

RESOLUTION NO. 148-2025(PD), *First  
Reading (Amended 08.04.2025)*

By Mayor Seren

A Resolution declaring the necessity of implementing a public services plan for the Cedar Fairmount Special Improvement District, Inc.; and declaring the necessity that this legislation become immediately effective as an emergency measure.

WHEREAS, this Council has received a petition for adoption of a five-year public services plan which was executed by the owners of over sixty percent (60%) of the property in the Cedar Fairmount Special Improvement District as determined by front footage; and

WHEREAS, by Resolution No. 138-2025, this Council approved said public services plan; and

WHEREAS, estimated first-year assessments for the affected properties, as well as the total costs of the plan, are now on file with the Clerk of Council.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Cleveland Heights, Ohio, that:

SECTION 1. This Council hereby declares it necessary to implement a five-year public services plan for the Cedar Fairmount Special Improvement District, Inc., with such plan being attached hereto as Exhibit A and incorporated herein.

SECTION 2. One hundred percent (100%) of the cost of the public services plan shall be paid for by special assessments.

SECTION 3. The areas of the district to be assessed per the public services plan are identified in Exhibit "B," attached hereto.

SECTION 4. The method of levying the special assessment shall be by a percentage of the tax value of the property assessed.

SECTION 5. The mode of payment shall be annual payments for five (5) consecutive years, payable to the Cleveland Heights Director of Finance, with the first annual payment due and owing thirty days after passage of the assessment ordinance under Section 727.25 of the Ohio Revised Code. Successive annual payments shall be due and owing thirty (30) days after receipt of an invoice from the Director of Finance.

SECTION 6. No securities shall be issued in anticipation of the levy of the special assessments or in anticipation of the collection of the special assessments.

RESOLUTION NO. 148-2025(F)

SECTION 7. The costs of the public services plan and the estimated first-year assessments for affected properties are presently on file with the Clerk of Council and available for inspection.

SECTION 8. The Clerk of Council be, and she is hereby, authorized and directed to serve notice of the passage of this Resolution upon the owners of each of the properties included in the Special Improvement District in the manner provided by law, and to make appropriate record of proof of service.

SECTION 9. Notice of the passage of this Resolution shall be given by publishing the title and abstract of its contents, prepared by the Director of Law, once in one newspaper of general circulation in the City of Cleveland Heights, or by posting the full text of this Resolution to the City of Cleveland Heights website.

SECTION 10. It is necessary that this Resolution become immediately effective as an emergency measure necessary for the preservation of the public peace, health and safety of the inhabitants of the City of Cleveland Heights, such emergency being the need to meet county taxing deadlines. Wherefore, provided it receives the affirmative vote of five (5) or more of the members elected or appointed to this Council, this Resolution shall take effect and be in force immediately upon passage; otherwise, it shall take effect and be in force from and after the earliest time allowed by law.



---

TONY CUDA  
President of Council



---

ADDIE BALESTER  
Clerk of Council

PASSED: August 4, 2025

Presented to Mayor: 08/07/2025

Effective Date: 08/15/2025

---

---

KAHLIL SEREN  
Mayor

\*Effective date per Article IV, Section 5 of the Codified Ordinances of the City of Cleveland Heights



March 4, 2025

Mr. Tony Cuda  
Council President  
City of Cleveland Heights  
40 Severance Circle  
Cleveland Heights, OH 44118

Dear Council President Cuda:

Per Ohio Revised Code 1710, the Cedar Fairmount Special Improvement District Plan of Services is being submitted to initiate our renewal process. This document also includes a district map and budget for the five-year term, which would commence in January 1, 2026, pending approval of property owners who represent 60% of the frontage within our service area.

Please reach out to any member of our Board of Trustees if you have any questions or concerns.

Respectfully submitted,

Sal A. Russo  
Board President



## **PLAN OF SERVICES**

**To be provided by**

### **CEDAR FAIRMOUNT IMPROVEMENT DISTRICT**

**Forward**

Chapter 1710 of the Ohio Revised Code, effective September 1994, provides that owners of sixty percent (60%) of the front footage of an area can petition to create a Special Improvement District. The SID is a non-profit corporation, governed by trustees elected by the property owners (one of which is the City Executive or his/her designee, and one appointed by City Council) of an area/district, to provide special desired services such as marketing, beautification/maintenance, economic development, and physical improvement planning services. These services are set forth in the "Plan of Services" and are in addition to services normally provided by the City.

Property owners representing at least sixty percent of the front footage of the Cedar Fairmount Special Improvement District (which is herein defined) are petitioning the Council of the City of Cleveland Heights for the continuance of the Cedar Fairmount Special Improvement District (the "District") and for approval of the Plan of Services for Cedar Fairmount Special Improvement District.

The Plan of Services as its overall goal to maintain and to enhance the economic viability of the Cedar Fairmount District. To that end, it provides marketing, beautification/maintenance, economic development, and physical improvement planning services.

#### **The Services**

The services to be provided by the Cedar Fairmount Special Improvement District, as part of the plan, are listed below as types of activities to be undertaken. These are given as representative samplings. The intent is not to limit the services to those specifically described or bind services to this initial conceptual schedule. This plan authorizes all activities as permitted under Ohio Revised Code Section 1710.06(a).

The Cedar Fairmount Special Improvement District will provide the professional management to deliver the services in the district. The managed services will be overseen by the nine member Board of Directors of the SID consisting of seven members elected by the property owners, one appointee by City Council and the Mayor (or Mayor's designee).

## Marketing Program

- Promote the district as a premier retail, dining, business and office district.
- Present marketing and promotional events that highlight the district such as annual Street Festival, neighborhood happy hours and winter ice carving.
- Maintain a district website, oversee social media channels and create email campaigns to engage and inform the neighborhood and surrounding area of district happenings.
- Keep merchants informed of marketing and promotional opportunities.

## Beautification and Maintenance

- Coordinate the delivery of designed maintenance programs on a scheduled basis.
- Seasonal plantings, watering and care: multiple-weekly schedule as seasonally needed.
- Snow removal: as seasonally needed.
- Power washing of sidewalks/pedestrian spaces: annually.
- Sidewalk sweeping/vacuuming: multiple-weekly schedule.
- Litter and debris removal: multiple-weekly schedule.
- Maintain garbage receptacles and benches.

## Connector to the City of Cleveland Heights

- Work in partnership with the Police Department to address crime prevention and safety awareness.
- Keep merchants informed of planned City projects affecting the district such as changes to traffic, street closings, parking and construction.
- Collaborate with the Economic Development Department on available commercial spaces and develop lead generation.

### Cost

The costs of the Plan of Services shall include those permitted pursuant to the Ohio Revised Code, Section 1710.07. The annual cost of the Plan of services is budgeted for each of the five years of the plant and will be generated by property owners' assessments. See Exhibit A.

### Areas to be Served:

The area to be served is as follows:

- Cedar Road, on the north side from Euclid Heights Boulevard to 12479 Cedar Road Parcel Number 685-16-053
- Cedar Road, on the south side from Parcel Number 685-24-075 to Fairmount Boulevard
- Bellfield, on west side , Parcel Number 685-24-075
- Bellfield, on east side, Parcel Number 685-26-001
- Lenox Road, on the west side, from Cedar Road to Euclid Heights Boulevard
- Lenox Road, on the east side, from Cedar Road to Euclid Heights Boulevard
- Grandview, on the west side, Parcel Number 685-26-003
- Grandview, on the east side, Parcel Number 685-26-004
- Surrey Road, on the west side, from Cedar Road to Euclid Heights Boulevard
- Surrey Road , on the east side, Parcel Number 685-16-057
- Euclid Heights Boulevard, on the south side, from Surrey Road to 2378 Euclid Heights Boulevard Parcel Number 685-18-006 and Parcel 685-18-042
- Fairmount Boulevard, on the south side, 2460 Fairmount Boulevard Parcel Number 685-26-004

A detailed map showing the area is attached as the last page of this Plan of Services as Exhibit B.

### Method of Assessment

The assessments to be used by Cedar Fairmount Special Improvement District shall be by Assessed Value as determined by the Cuyahoga County Fiscal Officer. The total assessed costs will be determined based on the annual budget for that year as it is approved by the Board of Directors. As permitted by section 1710.06 of the Ohio Revised Code, the assessment methodology of the district will be based on assessed value, with a maximum value of a property within the District capped at \$2,500,000.

The formula that will be used to determine each Members assessment amount is set forth below:

Annual SID Budget	X	Assessed Value of Parcel(s)	=	Annual Contribution to the SID
		Total Assessed Value of All District Parcels		

The assessment will be collected semi-annually.

#### Term of the Plan

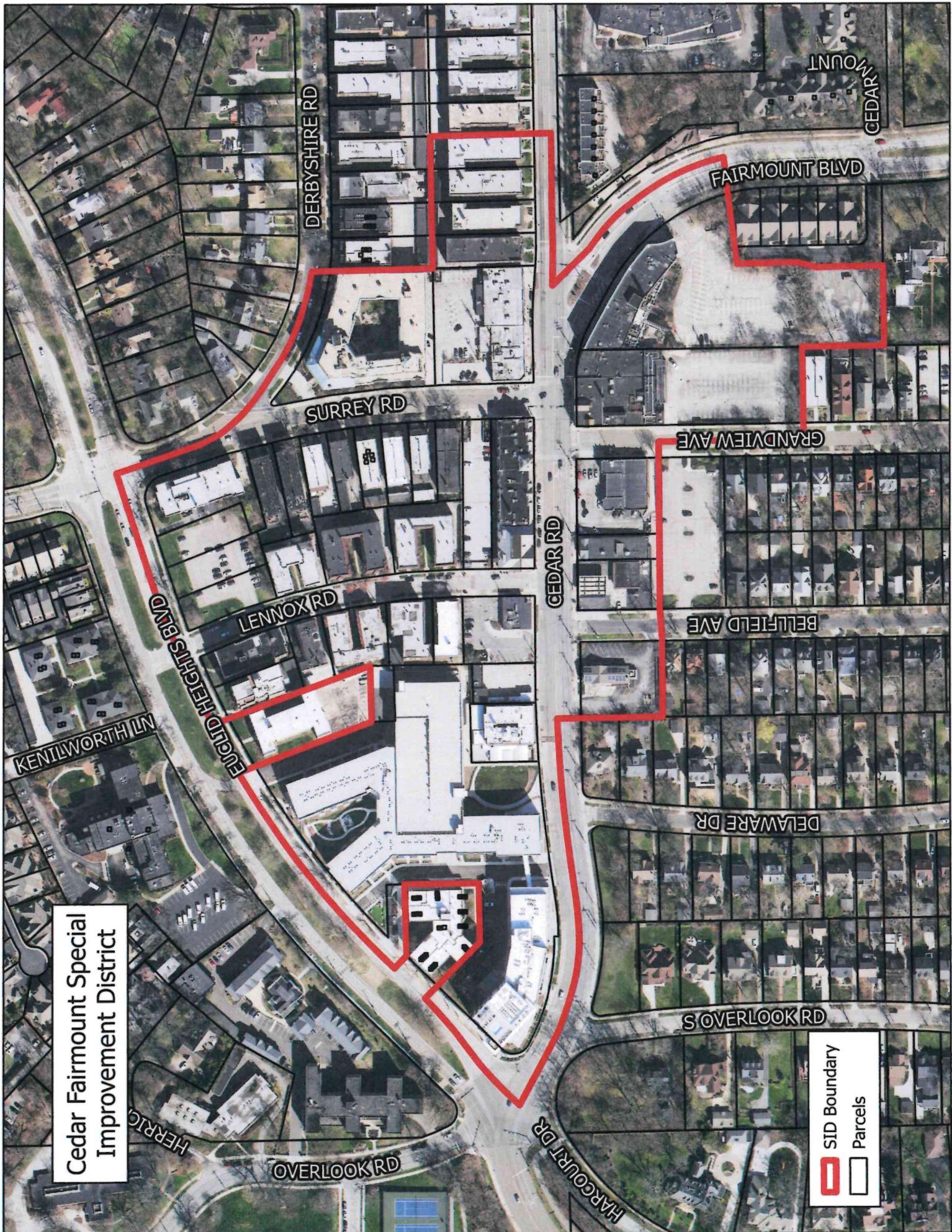
The term of the Plan of Services shall be for five (5) years from January 1, 2026 through December 31, 2030. Services will be provided during the same term. The commencement date may be adjusted by the Board of Directors by up to six (6) month later as necessary to give flexibility in meeting all requirements as provided in Chapter 1710 of the Ohio Revised Code and/or as necessary to provide for funds collection and cash flow to commence operation.

#### Period of Assessment

The term of assessment levied by the district shall be for five (5) years from January 1, 2026 through December 31, 2030. It may also be adjusted by the Board of Directors as stated above under the Term of Plan.

#### Annual and 990 Report

The Executive Director or Treasurer of the Board of Directors shall submit by the last day of March each year to the City of Cleveland Heights Finance Director (and/or Mayor), a report of the Cedar Fairmount Special Improvement District's activities and financial condition for the previous year. An annual report will also be submitted to the Ohio Auditor of State office for public view.



Five Year SID Tax Cost With The Alcazar										% OF									
Parcel #	Owner	Address	IN 2025	OUT 2025	Frontage	FRONTAGE	Market Value	Assessed Value	% of Assess	Assessmen	\$169,600	\$156,000	\$161,000	\$166,000	\$171,000				
685-16-057	Cedar Fairmount, LLC	Vince Pangle	12451 Cedar	213.50	213.50	4.78%	\$ 1,387,900	\$ 485,770	\$ 3.88%	\$ 5,936	\$ 5,653	\$ 6,058	\$ 6,252	\$ 6,446	\$ 6,640	\$ 6,623	10,743		
685-26-005	Heights Medical Bld.	LLC Russo	2460 Fairmount	395.10	395.10	8.85%	\$ 2,245,000	\$ 785,500	\$ 6,280	\$ 10,099	\$ 10,561	\$ 9,801	\$ 10,115	\$ 10,429	\$ 10,429	\$ 10,429	10,429		
685-18-021	12383 Cedar Road LLC	Nighttown Barber	12383 Cedar	107.10	107.10	2.40%	\$ 1,384,300	\$ 484,510	\$ 3.87%	\$ 5,640	\$ 5,546	\$ 6,042	\$ 6,236	\$ 6,430	\$ 6,623	\$ 6,623	1,348		
685-18-022	12395 Euclid	Cedar	12395 Cedar	73.00	73.00	1.63%	\$ 281,700	\$ 98,600	\$ 0.79%	\$ 902	\$ 1,332	\$ 1,230	\$ 1,269	\$ 1,308	\$ 1,348	\$ 1,348	1,348		
685-18-023	VALUEROCK CLEVELAND HEIGHTS, LLC	C 12401 Cedar	343.00	125.00	2.80%	\$ 952,500	\$ 333,380	\$ 2.67%	\$ 2,619	\$ 4,504	\$ 4,158	\$ 4,291	\$ 4,424	\$ 4,557	\$ 4,557	4,557			
685-26-004	The Cedar-Grandview Company	Russo	12426 Cedar	92.00	343.00	7.68%	\$ 1,381,800	\$ 483,640	\$ 3.87%	\$ 6,023	\$ 6,534	\$ 6,031	\$ 6,225	\$ 6,418	\$ 6,611	\$ 6,611			
685-26-001	Together Properties, LLC	* Gas Station	12404 Cedar	92.00	2.06%	\$ 282,700	\$ 98,950	\$ 0.79%	\$ 1,172	\$ 1,337	\$ 1,234	\$ 1,274	\$ 1,313	\$ 1,353	\$ 1,353				
685-24-075	Bank One, Cleveland (dba Chase)		12388 Cedar	50.00	1.12%	\$ 675,000	\$ 236,260	\$ 1.89%	\$ 2,978	\$ 3,192	\$ 2,946	\$ 3,041	\$ 3,135	\$ 3,230	\$ 3,230				
685-26-003	BFS Retail Firestone		12416 Cedar	138.00	3.09%	\$ 562,500	\$ 196,880	\$ 1.57%	\$ 2,619	\$ 2,660	\$ 2,455	\$ 2,534	\$ 2,613	\$ 2,691	\$ 2,691				
685-26-002	Church in Cleveland Heights		12412 Cedar	46.00	46.00	1.03%	\$ 244,500	\$ 85,575	\$ 0.68%	\$ 1,220	\$ 1,156	\$ 1,067	\$ 1,101	\$ 1,136	\$ 1,170	\$ 1,170			
685-18-042	The Accent ***Plugged#		12301 Cedar	750.00	16.79%	\$ 38,039,500	\$ 2,247,150	\$ 17.96%	\$ 30,359	\$ 28,024	\$ 28,922	\$ 29,820	\$ 30,719	\$ 30,719					
685-18-024	Heights Ctr Ltd		12405 Cedar	275.00	6.19%	\$ 1,988,300	\$ 695,940	\$ 5.56%	\$ 9,234	\$ 9,402	\$ 8,679	\$ 8,957	\$ 9,235	\$ 9,513	\$ 9,513				
Total Commercial Buildings				2,340.70	58.38%	\$ 49,426,100.00	\$ 6,232,545	\$ 49,82%	\$ 48,442	\$ 84,202	\$ 12	\$ 77,725	\$ 80,216	\$ 82,708	\$ 85,199				
685-16-056	Fairmount Portfolio 1V1C1, LLC ET AL	12463 Cedar	60.50	60.50	1.35%	\$ 1,023,600	\$ 358,260	\$ 2.86%	\$ 4,595	\$ 4,840	\$ 4,468	\$ 4,611	\$ 4,754	\$ 4,897	\$ 4,897				
685-16-055	Fairmount MF Portfolio 1, LLC & II Jason	12467 Cedar	60.00	60.00	1.34%	\$ 901,200	\$ 315,420	\$ 2.52%	\$ 3,899	\$ 4,261	\$ 3,934	\$ 4,060	\$ 4,186	\$ 4,312	\$ 4,312				
685-16-053	Fairmount MF Portfolio 1, LLC & II Jason	12479 Cedar	60.00	60.00	1.34%	\$ 1,034,200	\$ 361,970	\$ 2.89%	\$ 4,169	\$ 4,890	\$ 4,514	\$ 4,659	\$ 4,803	\$ 4,948	\$ 4,948				
685-16-054	Circerchi Development Company LLC	Ric 12471 Cedar	60.00	60.00	1.34%	\$ 873,300	\$ 305,660	\$ 2.44%	\$ 4,130	\$ 3,812	\$ 3,934	\$ 4,056	\$ 4,178						
685-16-040	RP Derbyshire LLC (Alcazar)		2450 E Derbyshire	276.40	6.19%	\$ 2,537,400	\$ 888,100	\$ 7.10%	\$ 11,998	\$ 1, \$ 11,075	\$ 11,430	\$ 11,785	\$ 12,140						
685-18-025	Martin S Horowitz Beachwood Mayor	2130 Survey	50.00	50.00	1.12%	\$ 577,700	\$ 202,200	\$ 1.62%	\$ 2,239	\$ 2,732	\$ 2,522	\$ 2,602	\$ 2,683	\$ 2,764	\$ 2,764				
685-18-026	Fairmount MF Portfolio 1, LLC & II Jason	2126 Survey	50.00	50.00	1.12%	\$ 277,600	\$ 97,160	\$ 0.78%	\$ 997	\$ 1,313	\$ 1,212	\$ 1,251	\$ 1,289	\$ 1,328	\$ 1,328				
685-18-029	James C. Barle	2110 Survey	50.00	50.00	1.12%	\$ 318,500	\$ 111,480	\$ 0.89%	\$ 2,335	\$ 1,506	\$ 1,390	\$ 1,435	\$ 1,479	\$ 1,524	\$ 1,524				
685-18-030	Tom Sockel	2106 Survey	50.00	50.00	1.12%	\$ 246,400	\$ 115,850	\$ 0.69%	\$ 1,495	\$ 1,655	\$ 1,405	\$ 1,110	\$ 1,145	\$ 1,179	\$ 1,179				
685-18-031	Lewis Zipkin	2100 Survey	50.00	50.00	1.12%	\$ 333,100	\$ 115,850	\$ 1.93%	\$ 1,962	\$ 1,565	\$ 1,445	\$ 1,491	\$ 1,537	\$ 1,584	\$ 1,584				
685-18-032	Lewis Zipkin	2096 Survey	100.00	-	100.00	\$ 2,24%	\$ 356,600	\$ 124,810	\$ 1.00%	\$ 2,062	\$ 1,686	\$ 1,556	\$ 1,606	\$ 1,656	\$ 1,706	\$ 1,706			
685-18-027	William Morgan	2122 Survey	50.00	50.00	1.12%	\$ 259,700	\$ 90,900	\$ 0.73%	\$ 1,269	\$ 1,228	\$ 1,134	\$ 1,170	\$ 1,206	\$ 1,243	\$ 1,243				
685-18-841C	Brooks, Gordon & Brooks, Gail Z	2116 Survey #1	176.40	176.40	0.00%	\$ 160,400	\$ 56,140	\$ 0.45%	\$ 815	\$ 758	\$ 700	\$ 723	\$ 745	\$ 767	\$ 767				
685-18-842C	O'Reilly, Jill	2116 Survey #2	176.50	176.50	0.00%	\$ 160,400	\$ 56,080	\$ 0.43%	\$ 728	\$ 731	\$ 674	\$ 696	\$ 718	\$ 739	\$ 739				
685-18-843C	Sloata, Mary Louise *	2116 Survey #3	160.50	160.50	0.00%	\$ 160,400	\$ 56,400	\$ 0.45%	\$ 815	\$ 758	\$ 700	\$ 723	\$ 745	\$ 767	\$ 767				
685-18-844C	Ryan, Pearce	2116 Survey #4	160.00	0.00%	\$ 83,200	\$ 29,130	\$ 0.23%	\$ 365	\$ 394	\$ 363	\$ 375	\$ 387	\$ 398						
685-18-845C	Fikter, Nathan Xavier *			450.00	10.07%	\$ 3,104,500.00	\$ 884,800	\$ 7.07%	\$ 13,114	\$ 11,924	\$ 12	\$ 11,034	\$ 11,388	\$ 11,742	\$ 12,095				
685-18-033	Fairmount Portfolio 1V1C1, LLC ET AL	1201 Lenox	95.00	95.00	2.13%	\$ 530,300	\$ 185,610	\$ 1.48%	\$ 2,283	\$ 2,508	\$ 2,315	\$ 2,389	\$ 2,463	\$ 2,537	\$ 2,537				
685-18-034	BEFMOREZ Mike Hong	2101 Lenox	125.00	125.00	2.80%	\$ 1,052,400	\$ 368,540	\$ 2.94%	\$ 4,743	\$ 4,976	\$ 4,594	\$ 4,741	\$ 4,888	\$ 5,035	\$ 5,035				
685-18-035	Fairmount Portfolio 1V1C1, LLC ET AL	2115-2123 Lenox	125.00	125.00	2.80%	\$ 1,016,100	\$ 355,640	\$ 2.84%	\$ 3,954	\$ 4,805	\$ 4,435	\$ 4,577	\$ 4,719	\$ 4,862	\$ 4,862				
685-18-037	BEFMOREZ Mike Hong	2118 Lenox	55.00	55.00	1.23%	\$ 471,900	\$ 165,170	\$ 1.32%	\$ 2,703	\$ 2,231	\$ 2,060	\$ 2,126	\$ 2,192	\$ 2,258	\$ 2,258				
685-18-038	Fairmount Portfolio 1V1C1, LLC ET AL	2112 Lenox	85.00	85.00	1.90%	\$ 588,400	\$ 205,940	\$ 1.65%	\$ 2,869	\$ 2,782	\$ 2,568	\$ 2,651	\$ 2,733	\$ 2,815	\$ 2,815				
685-18-039	S.P.H. Properties Inc	2104 Lenox	120.00	120.00	2.69%	\$ 1,062,200	\$ 371,780	\$ 2.97%	\$ 4,805	\$ 5,023	\$ 4,636	\$ 4,785	\$ 4,934	\$ 5,082	\$ 5,082				
685-18-040	S.P.H. Properties Inc	2096 Lenox	68.00	68.00	1.57%	\$ 43,300	\$ 151,150	\$ 1.21%	\$ 2,242	\$ 2,047	\$ 1,890	\$ 1,951	\$ 2,011	\$ 2,072					
685-18-006	Brantley Inc	Lewis Zipkin	2378 Euclid Heights	62.00	62.00	1.39%	\$ 1,619,000	\$ 566,650	\$ 4.53%	\$ 7,355	\$ 7,656	\$ 7,067	\$ 7,293	\$ 7,520	\$ 7,746	\$ 7,746			
685-18-005	JMUS Ltd	Integrity	2384 Euclid Heights Blvd	63.00	63.00	1.41%	\$ 1,158,100	\$ 405,340	\$ 3.24%	\$ 5,261	\$ 5,476	\$ 5,055	\$ 5,217	\$ 5,379	\$ 5,541	\$ 5,541			
685-18-001	2412 Euclid Heights	Bruce Mc	2412 Euclid Heights	94.00	94.00	2.10%	\$ 1,103,900	\$ 386,370	\$ 3.09%	\$ 4,901	\$ 5,220	\$ 4,818	\$ 4,973	\$ 5,127	\$ 5,282	\$ 5,282			
Total Apartments				488.40	4.90%	\$ 3,881,000.00	\$ 1,358,360	\$ 10.86%	\$ 17,516	\$ 18,352	\$ 16,940	\$ 17,483	\$ 18,026	\$ 18,569	\$ 18,569				
Total Commercial				2,340.70	2,829.10	2,829.10	2,829.10	100.00%	\$ 67,545,900	\$ 12,509,145	\$ 100.00%	\$ 120,000	\$ 169,000	\$ 156,000	\$ 161,000	\$ 165,000	\$ 171,000		
Total entire district				488.40	4,466.50	4,466.50	4,466.50												
<b>60% of Frontage Needed for Renewal</b>				2,679.96	2,340.70	2,340.70	2,340.70												
Total Commercial IN				488.40	2,829.10	2,829.10	2,829.10												
Total Commercial and Apt frontage IN				2,829.10	63.33%	63.33%	63.33%												

Frontage needed. Negative number means we have extra frontage

Frontage needed. Negative number means we have extra frontage

Frontage needed. Negative number means we have extra frontage

Frontage needed. Negative number means we have extra frontage

Frontage needed. Negative number means we have extra frontage

Frontage needed. Negative number means we have extra frontage

Frontage needed. Negative number means we have extra frontage

**EXHIBIT**

**B**

(149-14)