

RESOLUTION NO. 75-2018 (F)

By Council Member Stephens

A Resolution approving a petition for the adoption of a public services and improvements plan for the Cedar Lee Special Improvement District.

WHEREAS, Ohio Revised Code Chapter 1710, "Special Improvement Districts," provides for the voluntary creation of nonprofit corporations by groups of property owners to fund mutually beneficial improvements through self-assessment; and

WHEREAS, by Resolution No. 125-2003, this Council approved the petition for the formation of the Cedar Lee Special Improvement District ("Cedar Lee SID"); and

WHEREAS, by subsequent resolutions, this Council previously approved and levied assessments to fund the costs of said plan and subsequent public services and improvements plans for the Cedar Lee SID; and

WHEREAS, the most recently approved public services and improvements plan is due to expire this year; and

WHEREAS, the Board of Directors of the Cedar Lee SID have approved a proposed public services and improvements plan for the next five years; and

WHEREAS this Council returned said plan to the Board of Directors without comments or recommendations for changes by Resolution No. 9-2018; and

WHEREAS, said plan has been approved by the owners of property constituting over sixty percent (60%) of the front footage of the property included in the district and has been submitted to this Council for its approval; and

WHEREAS, approval of the public services and improvements plan would be in the best interest of the Cedar Lee SID and the residents of this community.

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

SECTION 1. This Council hereby approves the petition for adoption of the submitted public services and improvements Plan for the Cedar Lee SID, the originals of which petition are on file with the Clerk of Council, and a copy of which Plan is attached to this Resolution as Exhibit A and incorporated herein by reference.

SECTION 2. This Council hereby finds that the petition for the adoption of said Plan for the Cedar Lee SID was executed by the owners of over sixty percent (60%) of the front footage

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of all real property located in the district, as required by Ohio Revised Code Section 1710.06 and finds that the adoption of the submitted public services and improvements Plan will be in the best interest of the Cedar Fairmount SID and the residents of this community.

SECTION 3 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.

SECTION 3. This Resolution shall take effect and be in force from and after the earliest time allowed by law.

CAROL ANN ROE, Mayor
President of the Council

LAURIE SABIN
Clerk of Council

PASSED: June 18, 2018

**Plan of Services
To be provided by
Cedar Lee Special 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 (SID). The SID is a non-profit corporation, governed by trustees elected by the property owners (one of which is the City Executive and his/her designee and one appointed by City Council) of an area /district, to provide specially 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 Lee Special Improvement District (which is herein defined) are petitioning the Council of the City of Cleveland Heights for the continuance of the Cedar Lee Special Improvement District (the "District") and for approval of the Plan of Services for Cedar Lee Special Improvement District.

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

The Services

The services to be provided by the Cedar Lee 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 Lee Special Improvement District will provide the professional management to deliver the services in the district. The managed services will be overseen by the thirteen member Board of Directors of the SID consisting of 11 members elected by the property owners, one appointee by City Council and the City Manager.

Marketing Objectives

Marketing efforts will target NE Ohio

Promote the district as a destination for retail, services, dining, nightlife, art & theater

Maintain a district web site and utilize Facebook & Twitter to engage consumer audiences

Produce promotional materials such as brochures and e- newsletters

Present marketing & promotional events that highlight the district and its amenities

Keep merchants abreast of area-wide marketing and promotional opportunities

Beautification and Maintenance

Coordinate the delivery of maintenance services by independent contractors

Oversee seasonal plantings, watering and care

Seasonal snow removal service

Sidewalk sweeping and litter removal; multiple weekly schedule

Supplemental Security

Work in partnership with City of Cleveland Hts. Police department to address crime prevention and safety awareness

Provide crime advisories to the merchants

Physical Improvements

Redefined green space, pedestrian amenities & wayfinding signage

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 at \$155,888.00 for each of the five years of the plan and will be generated by property owners' assessments.

Area to be Served:

- *Lee Road, on the west side from Superior Road to and including Parcel No. 686-13-049*
- *Lee Road, on the east side from Dellwood Road to Cedar Road*

- *Lee Road, on the east side from Washington to Superior Road*
- *Silsby Road, on the north side Parcel No. 687-08-012*
- *Silsby Road, on the south side from Lee Rd. to and including Parcel No. 687-08-080*
- *Cedar Road, on the north side Parcel Nos. 684-22-019 and 684-22-020*
- *Cedar Road, on the south side from Edgewood to Kildare*

A map showing the area is attached as the last page of this Plan of Services and incorporated herein.

Method of Assessment

The assessments to be used by Cedar Lee Special Improvement District shall be by Market Value as determined by the Cuyahoga County Fiscal Officer.

The assessment will be collected in semi-annual

Term of the Plan

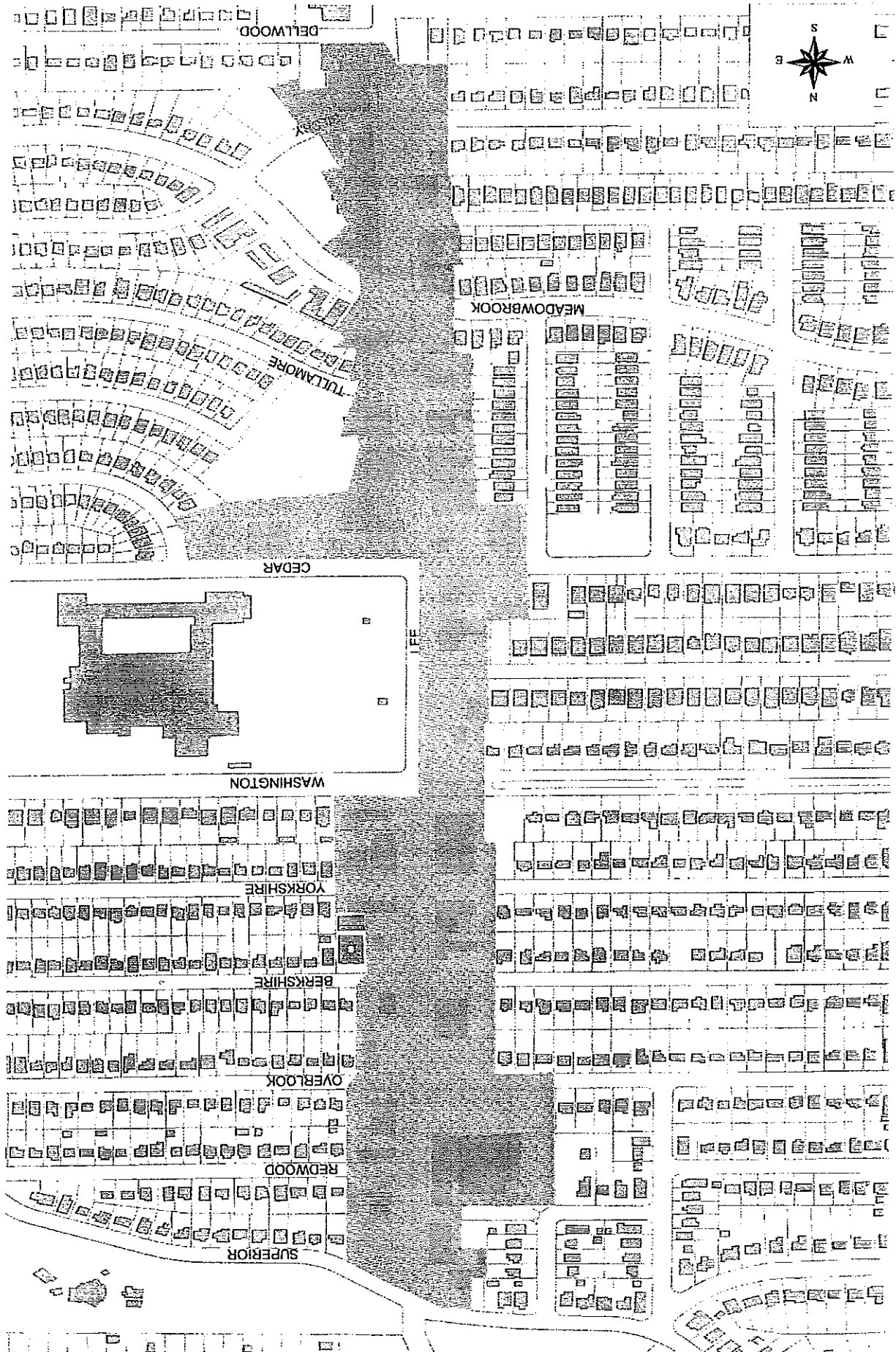
The term of the Plan of Services shall be for **five (5) years** from **October 2018 through September of 2023**. Services will be provided during the same term. The commencement date may be adjusted by the Board of Directors by up to six (6) months later as necessary to give flexibility in meeting all 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 operations.

Period of Assessment

The term of assessment levied by the district shall be for five years from October 2018 – September of 2023. It may also be adjusted by the Board of Directors as stated above under Term of Plan.

Annual and 990 Report

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



Cedar Lee Special Improvement District

CLSID 2018 - 2023 Renewal Budget

Income

Assessments	\$ 145,888	
Residual Prior Year	10,000	
Total Income		\$ 155,888

Expenses

Accounting	\$ 4,000	
Administrative - General	3,600	
Bank Charges	48	
BOD Liability Insurance	2,000	
Donations	1,500	
Legal	1,500	
Meetings	500	
Memberships	180	
Postage and Supplies	360	
Tax Filing Fees	300	
Training	500	
Total Administration		\$ 14,488

Maintenance

Administrative-Maintenance	\$ 11,210	
Landscape Maintenance	11,000	
Snow Removal	11,000	
Street Cleaning	19,800	
Watering	12,500	
Supplies	400	
Total Maintenance		\$ 65,910

Marketing

Administrative - Marketing	\$ 24,390	
Advertising	5,000	
Web page	1,000	
Newsletter	300	
Brochures	2,000	
Total Marketing		\$ 32,690

Promotional Events

Fall Promos	\$ 2,600	
Summer Promos	5,000	
Winter Promos	1,200	
Total Promos		\$ 8,800

Physical Improvements

Administrative - Physical Improvements	\$ 4,000
Master Plan Implementation	<u>30,000</u>

Total Physical Improvements	<u>\$ 34,000</u>
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Total Expenses	\$ 155,888
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Net Income	<u>\$ -</u>
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