



CITY OF CLEVELAND

Mayor Justin M. Bibb

CITY PLANNING

Calley Mersmann
Director

**Resolution of Necessity and Establishment of a
Special Improvement District for Gordon Square Arts District**

City Planning Commission

Ord. No. 669-2025

Request for Legislation

This resolution approves the creation of the Gordon Square Arts District-Cleveland Improvement Corporation as a Special Improvement District in the City; accepts petitions from owners of property in the District; approves the amended Articles of Incorporation of the Gordon Square Arts District-Cleveland Improvement Corporation; approves a new plan for public services; declares it necessary to provide maintenance, security, marketing, and other services for the District; provides for the assessment of the cost of such work upon benefited properties in the District; declares an emergency; and authorizes the Director of City Planning to enter into a contract with Gordon Square Arts District-Cleveland Improvement Corporation.

Importantly, this resolution authorizes the City to undertake the next administrative steps required to meet the deadline to formalize the new Special Improvement District before the current District's expiration at the end of 2025.





Executive Summary

Resolution of Necessity and Establishment of a Special Improvement District for Gordon Square Arts District

Background/Purpose

The Gordon Square Arts District-Cleveland Improvement Corporation was formed in 2010 to provide enhanced services including beautification & maintenance, hospitality & safety, events & marketing, administration & finance. It has been renewed two times since then. This is the third renewal and encompasses 4,121.33 feet of property frontage and 55 parcels.

Improvement districts are created when 60% or more of property owners in a designated district elect to assess fees on themselves for services by signing petitions. These fees are incorporated as part of the Cuyahoga County property tax bill. The Gordon Square Arts District-Cleveland Improvement Corporation covers this service area:

Gordon Square Arts District Cleveland Improvement Corporation

EXHIBIT A: 2026 - 2030 Boundary Map



Legend

- Assessment Edge - Included
- Assessment Edge - Exempt

Parcels

- Parcel Included In Assessment
- Parcel Exempt from Assessment (Religious)
- Parcel Exempt from Assessment (City Owned)

0 100 200 300 400 500 ft





District Service Plan

The Gordon Square Arts District-Cleveland Improvement Corporation will provide the following services, continuing their work over the past fifteen years to maintain the Gordon Square Arts District as a safe, clean, and pleasant place to be.

- Maintenance services: landscaping, snow removal, amenity installation and repair, district power washing
- Hospitality & security services: business and security check-ins, security cameras, hospitality interactions, graffiti removal
- Marketing services: special event support, promotional materials, social media and website presence, monthly newsletter

Since 2020, the GSAD-CIC has completed 1,938 business check ins; removed 373 graffiti occurrences; removed 423 gum spots; cleaned up 24 instances of hazardous waste; provided hospitality assistance 1,337 times; performed 117 power washing hours; performed 2,620 security check-ins; and removed over 208,000 pounds of trash.

Anticipated Revenue and Funding Plan

The projected assessment revenue in the first year (2026) is \$158,176.65. A 2.5% annual increase is projected for the remaining years of the term, for an annual budget of \$147,597.42 by the fifth year. Assessments are calculated using 100% linear front footage.

Special Improvement District Term

5 years (2026-2030)

Ward: 15

