

Resolution No. 480-2026

**Council Members Howse-Jones, Santana
and Griffin
(by departmental request)**

AN EMERGENCY RESOLUTION

Approving the creation of the Cleveland Superior Arts Improvement District as a Special Improvement District in the City; accepting petitions from owners of property in the proposed district; approving a plan for public services; declaring that the creation of the district is necessary and the plan will be conducive to the public health, safety, peace, convenience, and welfare of the proposed district; providing for the assessment of the cost of such work upon benefited properties in the district; and declaring an emergency.

WHEREAS, Chapter 1710 of the Ohio Revised Code (“Revised Code”) authorizes the formation of special improvement districts within the boundaries of a municipality by petition of property owners in a district and approval by the municipality for the purpose of developing and implementing plans for public improvements and public services that benefit the district; and

WHEREAS, owners of at least sixty percent (60%) of the front footage of all qualifying real property located in the proposed Cleveland Superior Arts Improvement District (“District”) have signed petitions (“Petitions”) requesting that the City of Cleveland (“City”) create the District as described in this resolution; and

WHEREAS, the District will be governed by The Cleveland Superior Arts Improvement Corporation (“Corporation”), an Ohio nonprofit corporation formed under Chapters 1702 and 1710 of the Revised Code; and

WHEREAS, under Section 1710.02(F) of the Revised Code, the Corporation, on behalf of the petitioners, has proposed a plan (the “Plan”) for public services benefitting all of the District and submitted the Plan as part of the Petitions proposing the creation of the District; and

WHEREAS, under Section 1710.02(E) of the Revised Code, the Petitions have been submitted to the Mayor, as municipal executive, and Cleveland City Council, as the legislative authority, of the City as the municipal corporation in which the proposed District is located; and

WHEREAS, under Section 1710.02(E) of the Revised Code, the City has sixty (60) days to approve or disapprove the Petitions by resolution; and

WHEREAS, this resolution constitutes an emergency measure providing for the usual daily operation of a municipal department; now, therefore,

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BE IT RESOLVED BY THE COUNCIL OF THE CITY OF CLEVELAND:

Section 1. That the City has accepted and approved the Petitions, and has placed them, which includes the Plan, in File No. 480-2026-A.

Section 2. That, under Chapter 1710 of the Revised Code, the District is hereby created with approximate boundaries as follows: St. Clair Avenue to the north; Payne Avenue to the south; East 18th Street to the west; and East 26th Street to the east.

Section 3. That it is determined and declared necessary and conducive to the public health, safety, peace, convenience and welfare of the District that the Corporation provide public services as set out in the Plan for a seven-year period commencing January 1, 2026.

Section 4. That it is determined that the properties contained within the District will be specially benefited by the above-referenced public services.

Section 5. That the Plan placed in the above-referenced file is approved at an estimated cost of \$1,801,207.25.

Section 6. That the entire cost of the Plan and the public services provided by it will be paid by special assessment of the properties in the District calculated and levied in proportion to the benefits that may result from the public services within the District. The cost of the Plan shall include the cost incurred in connection with the preparation, levying, and collection of the special assessments; the costs of legal services and related expenses; the cost of all labor and materials; and all other necessary expenditures allowed by law.

Section 7. That the special assessments are to be assessed against the properties commencing in tax year 2026 and shall continue through tax year 2032. As requested in the Petitions, the collections in 2027 will include both 2026 and 2027 assessments. However, if the proceedings relating to the special assessments are completed at such time that the County Fiscal Officer of Cuyahoga County, Ohio, determines that collections shall not commence in 2027, then the collection schedule

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may be deferred by one (1) year. The special assessments shall be assessed in each calendar year in the amount, manner, and number of installments as provided for in this resolution and/or as equalized by an assessment equalization board, as defined in Section 727.16 of the Revised Code.

Section 8. That, notwithstanding Section 1710.12 of the Revised Code, no notes or bonds of the City shall be issued in anticipation of the levy or collection of the special assessments.

Section 9. That the Commissioner of Assessments and Licenses of the City is authorized to prepare and separately file with Council an estimated special assessment for each lot or parcel of land to be assessed, which shall be based on the estimated cost of the Plan. After the estimated special assessments have been filed, Council shall cause notice of the adoption of this resolution and the amounts of estimated special assessments to be served in the manner provided by law on the owners of all lots and parcels to be assessed.

Section 10. That payment for the assessments shall be due in each of the years 2027, 2028, 2029, 2030, 2031, and 2032; with collections in 2027 to include both 2026 and 2027 assessments.

Section 11. That the assessments to be levied shall be certified to the County Fiscal Officer to be placed on the tax duplicate and collected the same as other taxes, as provided by law. The City shall be under no duty or obligation to separately bill or collect from property owners any amounts of special assessments provided for herein.

Section 12. That this Council finds and determines that all formal actions of this Council concerning and relating to the passage of this resolution were adopted in an open meeting of the Council and that all deliberations of the Council and of any of its committees that resulted in those formal actions were in meetings open to the public in compliance with the law.

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Section 13. That this resolution serves as the resolution of necessity pursuant to Section 727.12 of the Revised Code and requires the concurrence of three-fourths of all the members elected to Council.

Section 14. That this resolution is declared to be an emergency measure and, provided it receives the affirmative vote of two-thirds of all the members elected to Council, it shall take effect and be in force immediately upon its adoption and approval by the Mayor; otherwise it shall take effect and be in force from and after the earliest period allowed by law.

MC:nl
4-13-26

FOR: Director Mersmann

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[File No. 480-2026-A]

REPORT
after second Reading

By Council Members Howse-Jones, Santana and Griffin (by departmental request)

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READ FIRST TIME on APRIL 13, 2026

REPORTS

and referred to DIRECTORS of City Planning Commission, Finance, and Law; COMMITTEES on Development Planning and Sustainability, Finance, Diversity, Equity and Inclusion

CITY CLERK

READ SECOND TIME

CITY CLERK

READ THIRD TIME

PRESIDENT

CITY CLERK

APPROVED

MAYOR

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Published in the City Record _____

PASSAGE RECOMMENDED BY
COMMITTEE ON
DEVELOPMENT, PLANNING AND
SUSTAINABILITY

FILED WITH COMMITTEE

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FINANCE, DIVERSITY, EQUITY
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