

To: Council of the City of Cleveland

From: Assessment Equalization Board

Date: December 1, 2020

Re: Report for Gordon Square Arts District - Cleveland Improvement District

The undersigned members of the Assessment Equalization Board appointed by Resolution No. 911-2020, adopted November 18, 2020, to hear and determine objections to the assessments estimated under Resolution No. 505-2020, adopted August 12, 2020, with respect to the continuation and expansion of the Gordon Square Arts District - Cleveland Improvement District ("District") respectfully report:

- (1) We met at the time and place prescribed in Resolution No. 911-2020 and took an oath of office as prescribed by law;
- (2) We heard and determined all objections to the estimated assessments;
- (3) We have determined and recommend the following with regard to the objections heard:
 - a. Parcel Nos. 002-18-002, 002-18-003, 002-18-004 (Ibrali Company, Inc.): Objection was heard and then withdrawn.
 - b. Amendment to Resolution 505-2020: Recommendation to amend this Resolution to correct an error in the description of the District boundaries in order to include all parcels set forth in the Petition to Approve the Renewal of the District dated February, 2020.
- (4) We have determined that the assessments, as equalized above, are proper and conform to the standards prescribed in the Petition approving the renewal and expansion of the District;
- (5) We have determined that the assessments, as equalized above, are limited, with respect to each lot and parcel of land to be assessed, to the special benefits conferred by the improvement; and
- (6) We have completed all hearings on the objections.

Attached is a list of the assessments as equalized, which is hereby recommended for your approval.

Unable to attend

Lauren Cromwell

Date

12/1/20

Samir Mohammad

Date

Robert Cahill

Date

Grayson Sieg, Alternate

Date

Mark Biggar, Alternate

Date

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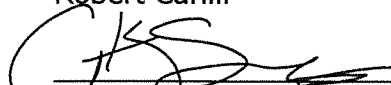
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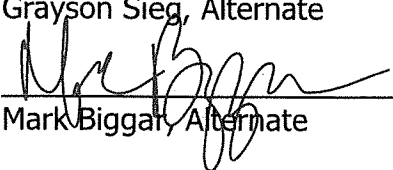
Date

Robert Cahill

Date

Grayson Sieg, Alternate

Date



Mark Biggar, Alternate

Date

12-4-2020

Assessments Equalization Board
Gordon Square Arts District - Cleveland Improvement District
December 1, 2020

Parcel	Address Number	Street	Property Owner	Front Footage	Annual Assessment				
					2021	2022	2023	2024	2025
002-05-024, 025	7418	Detroit Ave	TRIPLE R ASSOC, LTD.	123.50	\$4,190.36	\$4,295.11	\$4,402.49	\$4,512.55	\$4,625.37
002-05-026, 027	7406	Detroit Ave	SALIVARAS, DEAN TRUSTEE	110.27	\$3,741.46	\$3,835.00	\$3,930.87	\$4,029.14	\$4,129.87
002-05-117	7312	Detroit Ave	HOWARD GRANDON	84.71	\$2,874.21	\$2,946.07	\$3,019.72	\$3,095.21	\$3,172.59
002-05-120	7306	Detroit Ave	7306 COMPANY LLC	88.91	\$3,016.72	\$3,092.13	\$3,169.44	\$3,248.67	\$3,329.89
002-07-005, 006, 007, 008	7200	Detroit Ave	ALDERWOODS FUNERAL HOME INC	211.46	\$7,174.84	\$7,354.21	\$7,538.06	\$7,726.52	\$7,919.68
002-07-010	6928	Detroit Ave	EDWARD F HOBAN, BISHOP OF CLEVELAND	193.47	\$6,564.44	\$6,728.55	\$6,896.76	\$7,069.18	\$7,245.91
002-07-045	6902	Detroit Ave	PWF GORDON SQ LLC	98.88	\$3,355.00	\$3,438.87	\$3,524.85	\$3,612.97	\$3,703.29
002-07-046	7006	Detroit Ave	7006 DETROIT ROAD LLC	66.67	\$2,262.11	\$2,318.67	\$2,376.63	\$2,436.05	\$2,496.95
002-07-053	7000	Detroit Ave	MICHAEL E. HOLICK	40.00	\$1,357.20	\$1,391.13	\$1,425.91	\$1,461.56	\$1,498.09
002-09-020	6806	Detroit Ave	GORDON SQUIRE SIX LLC	58.00	\$1,967.94	\$2,017.14	\$2,067.57	\$2,119.26	\$2,172.24
002-09-021	6804	Detroit Ave	6804 DETROIT,LLC	40.21	\$1,364.33	\$1,398.43	\$1,433.39	\$1,469.23	\$1,505.96
002-09-022	6710	Detroit Ave	NEAR WEST LOFTS LLC	97.16	\$3,296.64	\$3,379.05	\$3,463.53	\$3,550.12	\$3,638.87
002-09-023	6702	Detroit Ave	NEAR WEST THEATRE, INC.	237.52	\$8,059.05	\$8,260.53	\$8,467.04	\$8,678.72	\$8,895.69
002-09-024	6500	Detroit Ave	GORDON SQUARE HOMES LP	319.35	\$10,835.55	\$11,106.43	\$11,384.09	\$11,668.70	\$11,960.41
002-09-025	6501	Detroit Ave	6501 DETROIT INC	37.76	\$1,281.20	\$1,313.23	\$1,346.06	\$1,379.71	\$1,414.20
002-09-026	6416	Detroit Ave	GORDON SQUARE RE, LLC	40.22	\$1,364.66	\$1,398.78	\$1,433.75	\$1,469.59	\$1,506.33
002-09-027	6410	Detroit Ave	SAINT HELENA ROMANIAN CATHOLIC PARISH	77.21	\$2,619.74	\$2,685.23	\$2,752.36	\$2,821.17	\$2,891.70
002-09-028	6406	Detroit Ave	SAINT HELENA ROMANIAN CATHOLIC PARISH	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
002-09-029	6400	Detroit Ave	MURRAY JULIA T & CAROZZA, MARY LYNN	40.22	\$1,364.66	\$1,398.78	\$1,433.75	\$1,469.59	\$1,506.33
002-09-135	0	West 65th St	CAPITOL THEATER LLC	60.00	\$2,035.80	\$2,086.70	\$2,138.86	\$2,192.33	\$2,247.14
002-09-301	6710	Detroit Ave	GORDON SQUARE HOMES LP	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
002-12-020	1389	West 64th St	HISTORIC SHOREWAY LLC	55.50	\$1,883.12	\$1,930.19	\$1,978.45	\$2,027.91	\$2,078.61
002-12-021	6204	Detroit Ave	THE CLEVELAND PUBLIC THEATRE, INC.	73.39	\$2,490.12	\$2,552.38	\$2,616.19	\$2,681.59	\$2,748.63
002-12-022	0	Detroit Ave	THE CLEVELAND PUBLIC THEATRE, INC.	33.87	\$1,149.21	\$1,177.94	\$1,207.39	\$1,237.57	\$1,268.51
002-12-023	6108	Detroit Ave	THE CLEVELAND PUBLIC THEATRE, INC.	31.76	\$1,077.62	\$1,104.56	\$1,132.17	\$1,160.48	\$1,189.49
002-12-024	6102	Detroit Ave	THE CLEVELAND PUBLIC THEATRE, INC.	57.67	\$1,956.74	\$2,005.66	\$2,055.80	\$2,107.20	\$2,159.88
002-12-025, 026, 027, 028	6006	Detroit Ave	NADRA HENEN	171.44	\$5,816.96	\$5,962.38	\$6,111.44	\$6,264.23	\$6,420.83
002-12-029	5900	Detroit Ave	K2 RENTALS LLC	50.80	\$1,723.64	\$1,766.74	\$1,810.90	\$1,856.18	\$1,902.58
002-12-030	5820	Detroit Ave	NORRIS, BRIAN W.	37.04	\$1,256.77	\$1,288.19	\$1,320.39	\$1,353.40	\$1,387.24
002-12-033	5808	Detroit Ave	SOL PROPERTY HOLDINGS LLC	57.15	\$1,939.10	\$1,987.58	\$2,037.27	\$2,088.20	\$2,140.40
002-12-034	5800	Detroit Ave	SOL PROPERTY HOLDINGS LLC	57.15	\$1,939.10	\$1,987.58	\$2,037.27	\$2,088.20	\$2,140.40
002-12-119	5818	Detroit Ave	SIX B CORP	74.58	\$2,530.50	\$2,593.76	\$2,658.61	\$2,725.07	\$2,793.20
002-16-001	5801	Detroit Ave	5801 LTD	57.92	\$1,965.23	\$2,014.36	\$2,064.72	\$2,116.33	\$2,169.24
002-16-002	5807	Detroit Ave	GAZDE LLC	30.00	\$1,017.90	\$1,043.35	\$1,069.43	\$1,096.17	\$1,123.57
002-16-003	5811	Detroit Ave	SCHKURKO, NATHAN W.	59.90	\$2,032.41	\$2,083.22	\$2,135.30	\$2,188.68	\$2,243.40
002-16-005	5817	Detroit Ave	EB PINNACLE PROPERTIES, LLC	30.00	\$1,017.90	\$1,043.35	\$1,069.43	\$1,096.17	\$1,123.57
002-16-006	5821	Detroit Ave	RYAN LUIS SANTIAGO	31.50	\$1,068.80	\$1,095.51	\$1,122.90	\$1,150.98	\$1,179.75
002-16-007	5823	Detroit Ave	BETTER INVEST, LLC	31.50	\$1,068.80	\$1,095.51	\$1,122.90	\$1,150.98	\$1,179.75
002-16-008, 009, 010, 011	5901	Detroit Ave	MORAN FOODS INC	239.76	\$8,135.06	\$8,338.43	\$8,546.89	\$8,760.57	\$8,979.58
002-16-012	6101-05	Detroit Ave	CLE STANDARD ENETERPRISE INC	103.49	\$3,511.42	\$3,599.20	\$3,689.18	\$3,781.41	\$3,875.95

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002-16-013	6203	Detroit Ave	THE CLEVELAND PUBLIC THEATER INC	102.20	\$3,467.65	\$3,554.34	\$3,643.20	\$3,734.28	\$3,827.63
002-16-015	6211	Detroit Ave	CITY OF CLEVELAND	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
002-16-018	6321	Detroit Ave	CARLOS PEREZ	32.00	\$1,085.76	\$1,112.90	\$1,140.73	\$1,169.24	\$1,198.48
002-16-019	0	Detroit Ave	CLEVELAND PUBLIC THEATRE	128.21	\$4,350.17	\$4,458.92	\$4,570.39	\$4,684.65	\$4,801.77
002-16-021	6419	Detroit Ave	MEDICI PROPERTIES LLC	40.00	\$1,357.20	\$1,391.13	\$1,425.91	\$1,461.56	\$1,498.09
002-16-022	6421	Detroit Ave	MEDICI PROPERTIES LLC	25.58	\$867.93	\$889.63	\$911.87	\$934.67	\$958.03
002-16-023	6425	Detroit Ave	HISTORIC SHOREWAY LLC	45.00	\$1,526.85	\$1,565.02	\$1,604.15	\$1,644.25	\$1,685.36
002-17-001	6501	Detroit Ave	OCDS LIMITED PARTNERSHIP	110.00	\$3,732.30	\$3,825.61	\$3,921.25	\$4,019.28	\$4,119.76
002-17-002	6515	Detroit Ave	GORDON SQUARE HOMES LP	35.00	\$1,187.55	\$1,217.24	\$1,247.67	\$1,278.86	\$1,310.83
002-17-003	6605	Detroit Ave	VCB DETROIT, LLC	50.00	\$1,696.50	\$1,738.91	\$1,782.39	\$1,826.94	\$1,872.62
002-17-004, 005	6701	Detroit Ave	ROUMANIAN SAVINGS & LOAN CO	100.00	\$3,393.00	\$3,477.83	\$3,564.77	\$3,653.89	\$3,745.24
002-17-008	6801	Detroit Ave	6801-6805 DETROIT ROAD LLC	50.00	\$1,696.50	\$1,738.91	\$1,782.39	\$1,826.94	\$1,872.62
002-17-009	6807	Detroit Ave	WRIGHT FLATS LLC	50.00	\$1,696.50	\$1,738.91	\$1,782.39	\$1,826.94	\$1,872.62
002-17-010	6901	Detroit Ave	F&S SKIBO LIMITED PARTNERSHIP	50.00	\$1,696.50	\$1,738.91	\$1,782.39	\$1,826.94	\$1,872.62
002-17-011	6905	Detroit Ave	F&S SKIBO LIMITED PARTNERSHIP	50.00	\$1,696.50	\$1,738.91	\$1,782.39	\$1,826.94	\$1,872.62
002-17-012	6907	Detroit Ave	EMERALD DEV & ECON NTRK INC (EDEN)	50.00	\$1,696.50	\$1,738.91	\$1,782.39	\$1,826.94	\$1,872.62
002-17-013	6913	Detroit Ave	PAISANO PROPERTIES, INC.	44.50	\$1,509.89	\$1,547.63	\$1,586.32	\$1,625.98	\$1,666.63
002-17-014	6917	Detroit Ave	STOJKOV, ZORAN	44.50	\$1,509.89	\$1,547.63	\$1,586.32	\$1,625.98	\$1,666.63
002-17-015	6929	Detroit Ave	F&S SKIBO LIMITED PARTNERSHIP	44.00	\$1,492.92	\$1,530.24	\$1,568.50	\$1,607.71	\$1,647.90
002-17-016	6929	Detroit Ave	F&S SKIBO LIMITED PARTNERSHIP	49.28	\$1,672.07	\$1,713.87	\$1,756.72	\$1,800.64	\$1,845.65
002-17-017	6933	Detroit Ave	GARRIGAN, ALISON & SEAN	35.00	\$1,187.55	\$1,217.24	\$1,247.67	\$1,278.86	\$1,310.83
002-17-018	7001	Detroit Ave	GORDON SQUARE HOMES, L. P.	40.00	\$1,357.20	\$1,391.13	\$1,425.91	\$1,461.56	\$1,498.09
002-17-019	7015	Detroit Ave	MCDONALD'S CORPORATION	149.44	\$5,070.50	\$5,197.26	\$5,327.19	\$5,460.37	\$5,596.88
002-17-082	6705	Detroit Ave	THE LESBIAN, GAY, BISEXUAL, & TRANSGENDER COMMUN	100.00	\$3,393.00	\$3,477.83	\$3,564.77	\$3,653.89	\$3,745.24
002-18-002, 003, 004	7301	Detroit Ave	IBRALI COMPANY, INC	266.70	\$9,049.13	\$9,275.36	\$9,507.24	\$9,744.92	\$9,988.55
Totals:				5,001.35	\$169,695.81	\$173,938.20	\$178,286.66	\$182,743.82	\$187,312.42