



Received by Cleveland City Clerk / Clerk of
Cleveland City Council on September 2, 2020

FILE NO. 780-2020-A

CITY CLERK, CLERK OF COUNCIL

WE SEP 2 2020 PM 2:42:11

BOARD OF DIRECTORS

Antonin Robert
GBX Group

Edna Akrish
Sole Business Systems, Inc.

Karen Perkowski
Tower Press Development

Dan LaGuardia
Lake Affect Studios

Basheer Jones
City Council Representative

Robin Brown
Mayoral Representative

Ryan Fioritto
Tenable Protective Services

Chad Jones
Cleveland Bricks

Lyn Ruggeri
Firefighters Community
Credit Union

Ms. Patricia J. Britt
City Clerk, Clerk of Council
City of Cleveland
601 Lakeside Avenue, Room 220
Cleveland, Ohio 44114

**Re: Petition and Comprehensive Services Plan for the Continued Operations
of the Cleveland Superior Arts Improvement District for the Period 2021-2025**

Dear Ms. Britt:

On behalf of the Board of Directors of the Cleveland Superior Arts Improvement District (the "SAIC"), and in accordance with Chapter 1710 of the Ohio Revised Code, I have enclosed the Comprehensive Services Plan for the Continued of the Operations of the Cleveland Superior Arts Improvement District for the Period of 2021-2025 (the "Plan"), along with petitions signed by property owners who own at least sixty percent of the front footage of property that is to be assessed under the Plan (the "Petition"). Also included is the Articles of Incorporation, which remain unchanged from the 2017 creation of the SAIC.

The Board of Directors submits the Petition and the Plan for the approval of Cleveland City Council in accordance with the terms of Chapter 1710 of the Ohio Revised Code.

The Cleveland Superior Arts Improvement District is enjoying its third year in service to the members of the SAIC for the improvement of Downtown Cleveland. With the cooperation of the City of Cleveland and our supportive members, the SAIC looks forward to continuing its operations under this Plan.

Please contact me if you have any questions or if you need additional information.

Very truly yours,

Mark Lammon
Executive Director
Campus District, Inc.

Antonin Robert
Chair
Superior Arts Improvement Corporation

- copy: Mayor Frank Jackson (w/o enclosures)
- Council President Kevin J. Kelley (w/o enclosures)
- Councilman Basheer Jones (w/o enclosures)
- Councilwoman Phyllis Cleveland (w/o enclosures)
- SAIC Board of Directors (w/o enclosures)
- Commissioner Dedrick Stephens (with enclosures)

1

The undersigned property owners further request that all legislation required to be enacted pursuant to Chapter 727 of the Revised Code to permit the Plan to commence immediately be enacted at one Council meeting and consent to the enactment of such legislation at one meeting.

A. Property Address: **ROCKWELL AVE.**

Permanent Parcel No.: **10215056 ; 10215057**

B. Name of Owner:* **ROCKWELL PARKING LLC**, an Ohio limited liability company

By: 2101 Superior Avenue, LLC, an Ohio limited liability company

By: Dev X, LLC, an Ohio limited liability company, its Manager

DocuSigned by:
Andrew Sparacia
EBCF8A71DAC14BA

C. Name, title and signature of By: _____
Andrew Sparacia, Manager

authorized representative of owner:*

*Please refer to the enclosed instructions for signing the Petition.

The undersigned property owners further request that all legislation required to be enacted pursuant to Chapter 727 of the Revised Code to permit the Plan to commence immediately be enacted at one Council meeting and consent to the enactment of such legislation at one meeting.

A. Property Address: **2101 SUPERIOR AVE.**

Permanent Parcel No.: **10215058**

B. Name of Owner:* **2101 SUPERIOR OWNER, LLC** , an Ohio limited liability company

By: 2101 Superior Avenue, LLC, an Ohio limited liability company,
its Manager

By: Dev X, LLC, an Ohio limited liability company,
its Manager

C. Name, title and signature of

By:

Andrew Sparacia, Manager

authorized representative of owner:*

DocuSigned by:
Andrew Sparacia
EBCF8A71DAC14BA...

*Please refer to the enclosed instructions for signing the Petition.

The undersigned property owners further request that all legislation required to be enacted pursuant to Chapter 727 of the Revised Code to permit the Plan to commence immediately be enacted at one Council meeting and consent to the enactment of such legislation at one meeting.

A. Property Address: **2212 SUPERIOR AVE.**

Permanent Parcel No.: **10225006**

2230 SUPERIOR AVE., LLC, an Ohio limited liability company,

B. Name of Owner:*

By: Dev X, LLC, an Ohio limited liability company,
its Manager *Andrew Sparacia*

By: _____
Andrew Sparacia, Manager

C. Name, title and signature of authorized representative of owner:*

*OK
HAR*

*Please refer to the enclosed instructions for signing the Petition.

The undersigned property owners further request that all legislation required to be enacted pursuant to Chapter 727 of the Revised Code to permit the Plan to commence immediately be enacted at one Council meeting and consent to the enactment of such legislation at one meeting.

A. Property Address: **2331 SUPERIOR AVE.**

Permanent Parcel No.: **10215048 ; 10216056 ; 10216094**

B. Name of Owner:* **SUPERIOR MANAGER LLC**, an Ohio limited liability company

By: Dev X, LLC, an Ohio limited liability company, its Manager

Andrew Sparacia

EBCF8A71DAC14BA...

C. Name, title and signature of By: _____
Andrew Sparacia, Manager

authorized representative of owner:*

*Please refer to the enclosed instructions for signing the Petition.

The undersigned property owners further request that all legislation required to be enacted pursuant to Chapter 727 of the Revised Code to permit the Plan to commence immediately be enacted at one Council meeting and consent to the enactment of such legislation at one meeting.

A. Property Address: **2498 SUPERIOR AVE.**

Permanent Parcel No.: **10226004**

B. Name of Owner:* **STERLING SUPERIOR, LLC**, an Ohio limited liability company

By: Dev X, LLC, an Ohio limited liability company,
its Manager

Andrew Sparacia

By: _____
EBCF8A71DAC14BA...

C. Name, title and signature of Andrew Sparacia, Manager
authorized representative of owner:*

*Please refer to the enclosed instructions for signing the Petition.

The undersigned property owners further request that all legislation required to be enacted pursuant to Chapter 727 of the Revised Code to permit the Plan to commence immediately be enacted at one Council meeting and consent to the enactment of such legislation at one meeting.

A. Property Address: **E. 25 ST.; 1449 SUPERIOR AVE. ; 2530 SUPERIOR AVE. ; E. 25 ST. 2335 SUPERIOR AVE.**

Permanent Parcel No.: **10226006; 10216093 ; 10226005 ; 10226043 ;10216041**

B. Name of Owner:* **2530 SUPERIOR AVENUE, L.L.C. , an Ohio limited liability company**

By: Dev X, LLC, an Ohio limited liability company,
its Manager

DocuSigned by:
Andrew Sparacia
EBCF8A71DAC14BA...

C. Name, title and signature of

By: _____
Andrew Sparacia, Manager

authorized representative of owner:*

*Please refer to the enclosed instructions for signing the Petition.

The undersigned property owners further request that all legislation required to be enacted pursuant to Chapter 727 of the Revised Code to permit the Plan to commence immediately be enacted at one Council meeting and consent to the enactment of such legislation at one meeting.

A. Property Address: **2230 SUPERIOR AVE.**

Permanent Parcel No.: **10225007**

B. Name of Owner:* **2230 SUPERIOR AVE., LLC**, an Ohio limited liability company,

By: Dev X, LLC, an Ohio limited liability company, its Manager

DocuSigned by:
Andrew Sparacia
EBCF8A71DAC14BA...

C. Name, title and signature of By: _____
Andrew Sparacia, Manager

authorized representative of owner:*

*Please refer to the enclosed instructions for signing the Petition.

The undersigned property owners further request that all legislation required to be enacted pursuant to Chapter 727 of the Revised Code to permit the Plan to commence immediately be enacted at one Council meeting and consent to the enactment of such legislation at one meeting.

A. Property Address: 2310 SUPERIOR AVE. ; 1557 E. 23RD ; 1545 E. 23RD

Permanent Parcel No.: 10226001 ; 10226031 ; 10226032 ; 10226033

B. Name of Owner:* 2310 SUPERIOR, LLC

C. Name, title and signature of authorized representative of owner:*

*Karen M. Peikowski, Karen M Peikowski
MANAGING MEMBER, SUNSHINE CLOTH LLC OWNER
2310 Superior LLC*

*Please refer to the enclosed instructions for signing the Petition.

The undersigned property owners further request that all legislation required to be enacted pursuant to Chapter 727 of the Revised Code to permit the Plan to commence immediately be enacted at one Council meeting and consent to the enactment of such legislation at one meeting.

A. Property Address: **1900 SUPERIOR AVE.**

Permanent Parcel No.: **10224024**

B. Name of Owner:* **TOWER PRESS LTD**

C. Name, title and signature of authorized representative of owner:*

Karol M. Perkowski, MANAGING MEMBER
KAROL M. PERKOWSKI

*Please refer to the enclosed instructions for signing the Petition.

The undersigned property owners further request that all legislation required to be enacted pursuant to Chapter 727 of the Revised Code to permit the Plan to commence immediately be enacted at one Council meeting and consent to the enactment of such legislation at one meeting.

A. Property Address: **2320 SUPERIOR AVE.**

Permanent Parcel No.: **10226002**

B. Name of Owner:* **2320 SUPERIOR LLC**

C. Name, title and signature of authorized representative of owner:*

Kenn M. Perkowski, KENN M PERKOWSKI

MANAGING MEMBER, SUNSHINE CLOAK II Partnership

*Please refer to the enclosed instructions for signing the Petition. *OWNER OF 2320 SUPERIOR LLC*

The undersigned property owners further request that all legislation required to be enacted pursuant to Chapter 727 of the Revised Code to permit the Plan to commence immediately be enacted at one Council meeting and consent to the enactment of such legislation at one meeting.

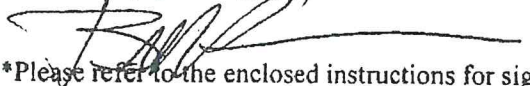
A. Property Address: 1801 SUPERIOR AVE.

Permanent Parcel No.: 10208054

B. Name of Owner:* FOREST CITY PUBLISHING CO

C. Name, title and signature of authorized representative of owner:*

BRADLEY M. HARMON
PRESIDENT

 7/12/20

*Please refer to the enclosed instructions for signing the Petition.

5

The undersigned property owners further request that all legislation required to be enacted pursuant to Chapter 727 of the Revised Code to permit the Plan to commence immediately be enacted at one Council meeting and consent to the enactment of such legislation at one meeting.

A. Property Address: E. 25 ST.

Permanent Parcel No.: 10226018

B. Name of Owner:* CEI BUILDING LLC

C. Name, title and signature of authorized representative of owner:*

Robert T. George
Robert J. George Managing Mbr

*Please refer to the enclosed instructions for signing the Petition.

The undersigned property owners further request that all legislation required to be enacted pursuant to Chapter 727 of the Revised Code to permit the Plan to commence immediately be enacted at one Council meeting and consent to the enactment of such legislation at one meeting.

A. Property Address: E. 25 ST.

Permanent Parcel No.: 10226042

B. Name of Owner:* CEI BUILDING LLC

C. Name, title and signature of authorized representative of owner:*

Robert T. George
Robert J. George Managing Mbr

*Please refer to the enclosed instructions for signing the Petition.

The undersigned property owners further request that all legislation required to be enacted pursuant to Chapter 727 of the Revised Code to permit the Plan to commence immediately be enacted at one Council meeting and consent to the enactment of such legislation at one meeting.

A. Property Address: **ROCKWELL AVE.**

Permanent Parcel No.: **10215018**

B. Name of Owner:* **TRAN, ANH CHAN & LANH T**

C. Name, title and signature of authorized representative of owner:* *Anh Tran* *Lanh Tran owners*

*Please refer to the enclosed instructions for signing the Petition.

The undersigned property owners further request that all legislation required to be enacted pursuant to Chapter 727 of the Revised Code to permit the Plan to commence immediately be enacted at one Council meeting and consent to the enactment of such legislation at one meeting.

A. Property Address: **2400 SUPERIOR AVE.**

Permanent Parcel No.: **10226003**

B. Name of Owner:* **2400 LOFTS LLC**

C. Name, title and signature of authorized representative of owner:*

Robert George, Managing Member



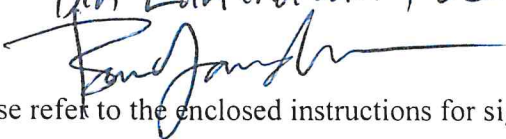
*Please refer to the enclosed instructions for signing the Petition.

The undersigned property owners further request that all legislation required to be enacted pursuant to Chapter 727 of the Revised Code to permit the Plan to commence immediately be enacted at one Council meeting and consent to the enactment of such legislation at one meeting.

A. Property Address: **2300 ST. CLAIR AVE.**

Permanent Parcel No.: **10215015**

B. Name of Owner:* **GREATER CLEVE FIRE**
Firefighters Community Credit Union

C. Name, title and signature of
authorized representative of owner:*
Ben Laurendeau, CEO


*Please refer to the enclosed instructions for signing the Petition.

The undersigned property owners further request that all legislation required to be enacted pursuant to Chapter 727 of the Revised Code to permit the Plan to commence immediately be enacted at one Council meeting and consent to the enactment of such legislation at one meeting.

A. Property Address: **2102 ST. CLAIR AVE.**

Permanent Parcel No.: **10215001**

B. Name of Owner:* **SHADOW LAKE DEVELOPMENT, LLC.**

C. Name, title and signature of authorized representative of owner:* *MARY C DOYLE, MANAGING MEMBER*
Mary C Doyle


*Please refer to the enclosed instructions for signing the Petition.

The undersigned property owners further request that all legislation required to be enacted pursuant to Chapter 727 of the Revised Code to permit the Plan to commence immediately be enacted at one Council meeting and consent to the enactment of such legislation at one meeting.

A. Property Address: **2110 ST. CLAIR AVE.**

Permanent Parcel No.: **10215002**

B. Name of Owner:* **SHADOW LAKE DEVELOPMENT, LLC.**

C. Name, title and signature of authorized representative of owner:* *MARY C. DOYLE, MANAGING MEMBER*


*Please refer to the enclosed instructions for signing the Petition.

10


The undersigned property owners further request that all legislation required to be enacted pursuant to Chapter 727 of the Revised Code to permit the Plan to commence immediately be enacted at one Council meeting and consent to the enactment of such legislation at one meeting.

A. Property Address: **2600 ST. CLAIR AVE.**

Permanent Parcel No.: **10216016**

B. Name of Owner:* **PAWN CORP. PROPERTIES LLC**

C. Name, title and signature of authorized representative of owner:*


LOUIS W. TANSKY
Manager

2 JUNE 2020

*Please refer to the enclosed instructions for signing the Petition.

The undersigned property owners further request that all legislation required to be enacted pursuant to Chapter 727 of the Revised Code to permit the Plan to commence immediately be enacted at one Council meeting and consent to the enactment of such legislation at one meeting.

A. Property Address: 1420 E. 24 ST.

Permanent Parcel No.: 10216046

B. Name of Owner:* SCAMP STUDIOS LLC

C. Name, title and signature of authorized representative of owner:*



Peter Larson, Co-President & Member

*Please refer to the enclosed instructions for signing the Petition.

The undersigned property owners further request that all legislation required to be enacted pursuant to Chapter 727 of the Revised Code to permit the Plan to commence immediately be enacted at one Council meeting and consent to the enactment of such legislation at one meeting.

A. Property Address: **1615 E. 25 ST.**

Permanent Parcel No.: **10226010**

B. Name of Owner:* **STUDIO 25, LLC**

C. Name, title and signature of authorized representative of owner:*

AMANDA LAGUARDIA
MANAGING MEMBER/OWNER
Amanda LaGuardia

*Please refer to the enclosed instructions for signing the Petition.

OPERATING AGREEMENT EFFECTIVE ON 4/11/2014

14


The undersigned property owners further request that all legislation required to be enacted pursuant to Chapter 727 of the Revised Code to permit the Plan to commence immediately be enacted at one Council meeting and consent to the enactment of such legislation at one meeting.

A. Property Address: **1535 E. 18 ST.**

Permanent Parcel No.: **10224031**

B. Name of Owner:* **RMA PROPERTIES II, INC**

C. Name, title and signature of authorized representative of owner:*

ROSE FINI
PRESIDENT


*Please refer to the enclosed instructions for signing the Petition.

15

The undersigned property owners further request that all legislation required to be enacted pursuant to Chapter 727 of the Revised Code to permit the Plan to commence immediately be enacted at one Council meeting and consent to the enactment of such legislation at one meeting.

A. Property Address: 2219 PAYNE AVE.

Permanent Parcel No.: 10225014

B. Name of Owner.* 2219-27 PAYNE AVE, LLC.

C. Name, title and signature of authorized representative of owner.* *Elaine Gimmet - Executive Director*
Elaine Gimmet

*Please refer to the enclosed instructions for signing the Petition.

16

The undersigned property owners further request that all legislation required to be enacted pursuant to Chapter 727 of the Revised Code to permit the Plan to commence immediately be enacted at one Council meeting and consent to the enactment of such legislation at one meeting.

A. Property Address: 1590 E. 23 ST.

Permanent Parcel No.: 10225011

B. Name of Owner:* ELECTRICAL WORKERS BLDG INC

C. Name, title and signature of authorized representative of owner:*

DENNIS MEANEY
BUSINESS MANAGER / FINANCIAL SECRETARY
Dennis Meaney

*Please refer to the enclosed instructions for signing the Petition.

The undersigned property owners further request that all legislation required to be enacted pursuant to Chapter 727 of the Revised Code to permit the Plan to commence immediately be enacted at one Council meeting and consent to the enactment of such legislation at one meeting.

A. Property Address: **1412 E. 25 ST.**

Permanent Parcel No.: **10216064**

B. Name of Owner:* **ROSE INVEST CORPORATION**

C. Name, title and signature of authorized representative of owner:*

JAMES F. BURNS
PRESIDENT
James F. Burns

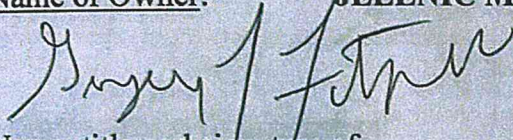
*Please refer to the enclosed instructions for signing the Petition.

The undersigned property owners further request that all legislation required to be enacted pursuant to Chapter 727 of the Revised Code to permit the Plan to commence immediately be enacted at one Council meeting and consent to the enactment of such legislation at one meeting.

A. Property Address: 1390 E. 25 ST.

Permanent Parcel No.: 10216066

B. Name of Owner:* JELENIC MACHINERY COMPANY INCORPORATED



C. Name, title and signature of authorized representative of owner:*

Owner / President

*Please refer to the enclosed instructions for signing the Petition.

The undersigned property owners further request that all legislation required to be enacted pursuant to Chapter 727 of the Revised Code to permit the Plan to commence immediately be enacted at one Council meeting and consent to the enactment of such legislation at one meeting.

A. Property Address: 1390 E. 25 ST.

Permanent Parcel No.: 10216067

B. Name of Owner:* JELNIC MACHINERY CO

C. Name, title and signature of
authorized representative of owner:*

owner/President

*Please refer to the enclosed instructions for signing the Petition.

12

The undersigned property owners further request that all legislation required to be enacted pursuant to Chapter 727 of the Revised Code to permit the Plan to commence immediately be enacted at one Council meeting and consent to the enactment of such legislation at one meeting.

A. Property Address: **2235 ROCKWELL AVE.**

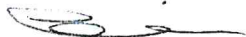
Permanent Parcel No.: **10215054**

B. Name of Owner:* **S.B.S**

EDNA A. TALMOR

C. Name, title and signature of
authorized representative of owner:*

**EDNA A. TALMOR
PRESIDENT**



*Please refer to the enclosed instructions for signing the Petition.

The undersigned property owners further request that all legislation required to be enacted pursuant to Chapter 727 of the Revised Code to permit the Plan to commence immediately be enacted at one Council meeting and consent to the enactment of such legislation at one meeting.

A. Property Address: **1374 E. 25 ST.**

Permanent Parcel No.: **10216091**

B. Name of Owner:* **ENGLISH, STEFANIE AND ENGLISH, MICHAEL**

C. Name, title and signature of authorized representative of owner:*

Stefanie English
owner

Michael English
owner


*Please refer to the enclosed instructions for signing the Petition.

The undersigned property owners further request that all legislation required to be enacted pursuant to Chapter 727 of the Revised Code to permit the Plan to commence immediately be enacted at one Council meeting and consent to the enactment of such legislation at one meeting.

A. Property Address: 1573 E. 22 ST.

Permanent Parcel No.: 10225038

B. Name of Owner:* BETA UPSILON CHAPTER SIGMA TAU GAMMA
ALUMNI ASSOCIATION INC.

C. Name, title and signature of
authorized representative of owner:* 
JEFFERY A. MOLEWAND
TREASURER

*Please refer to the enclosed instructions for signing the Petition.

22

The undersigned property owners further request that all legislation required to be enacted pursuant to Chapter 727 of the Revised Code to permit the Plan to commence immediately be enacted at one Council meeting and consent to the enactment of such legislation at one meeting.

A. Property Address: **1946 ST. CLAIR AVE.**

Permanent Parcel No.: **10208051**

B. Name of Owner:* **MURAL BUILDING LLC**

C. Name, title and signature of authorized representative of owner:* *J. Chad Jones*
Chad Jones
Director of Rental Operations, Cleveland Bricks

*Please refer to the enclosed instructions for signing the Petition.

The undersigned property owners further request that all legislation required to be enacted pursuant to Chapter 727 of the Revised Code to permit the Plan to commence immediately be enacted at one Council meeting and consent to the enactment of such legislation at one meeting.

A. Property Address: **2208 ROCKWELL AVE.**

Permanent Parcel No.: **10215024**

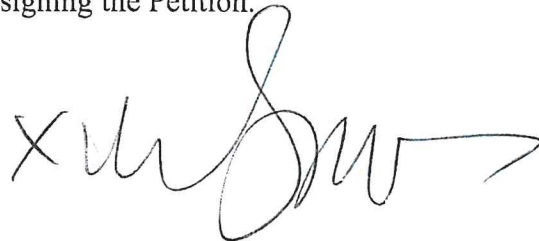
B. Name of Owner:* **SIMONS ROBERT & CLIFFEL KRISTEN**

C. Name, title and signature of authorized representative of owner:*

X **Kristen
Cliffel**

Digitally signed by Kristen Cliffel
DN: cn=Kristen Cliffel, o, ou, email=kristencliffel1@mac.com, c=US
Date: 2020.07.14 13:16:53 -05'00'

*Please refer to the enclosed instructions for signing the Petition.



The undersigned property owners further request that all legislation required to be enacted pursuant to Chapter 727 of the Revised Code to permit the Plan to commence immediately be enacted at one Council meeting and consent to the enactment of such legislation at one meeting.

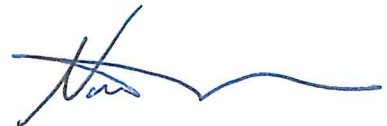
A. Property Address: **2535 SUPERIOR AVE.**

Permanent Parcel No.: **10216031**

B. Name of Owner:* **FOUR AQUA HOLDINGS, LLC**

C. Name, title and signature of authorized representative of owner:*

NADER HAMDAN , MANAGING MEMBER



*Please refer to the enclosed instructions for signing the Petition.

The undersigned property owners further request that all legislation required to be enacted pursuant to Chapter 727 of the Revised Code to permit the Plan to commence immediately be enacted at one Council meeting and consent to the enactment of such legislation at one meeting.

A. Property Address: **2553 SUPERIOR AVE.**

Permanent Parcel No.: **10216033**

B. Name of Owner:* **FOUR AQUA HOLDINGS, LLC**

C. Name, title and signature of
authorized representative of owner:*

NADER HAMDAN, MANAGING MEMBER

A handwritten signature in blue ink, appearing to read 'Nader Hamdan', written over a horizontal line.

*Please refer to the enclosed instructions for signing the Petition.

The undersigned property owners further request that all legislation required to be enacted pursuant to Chapter 727 of the Revised Code to permit the Plan to commence immediately be enacted at one Council meeting and consent to the enactment of such legislation at one meeting.


A. Property Address: **2553 SUPERIOR AVE.**

Permanent Parcel No.: **10216032**

B. Name of Owner:* **FOUR AQUA HOLDINGS, LLC**

C. Name, title and signature of
authorized representative of owner:*

NADER HAMDAN, MANAGING MEMBER

A handwritten signature in blue ink, appearing to read 'Nader Hamdan', with a long horizontal flourish extending to the right.

*Please refer to the enclosed instructions for signing the Petition.

The undersigned property owners further request that all legislation required to be enacted pursuant to Chapter 727 of the Revised Code to permit the Plan to commence immediately be enacted at one Council meeting and consent to the enactment of such legislation at one meeting.

A. Property Address: **2519 SUPERIOR AVE.**

Permanent Parcel No.: **10216034**

B. Name of Owner:* **FOUR AQUA HOLDINGS, LLC**

C. Name, title and signature of
authorized representative of owner:*

NADER HAMDAN, MANAGING MEMBER

A handwritten signature in blue ink, appearing to read 'Nader Hamdan', written over a horizontal line.

*Please refer to the enclosed instructions for signing the Petition.

The undersigned property owners further request that all legislation required to be enacted pursuant to Chapter 727 of the Revised Code to permit the Plan to commence immediately be enacted at one Council meeting and consent to the enactment of such legislation at one meeting.


A. Property Address: **2104 SUPERIOR AVE.**

Permanent Parcel No.: **10225001**

B. Name of Owner:* **CC SUPERIOR HOLDING LLC**

C. Name, title and signature of authorized representative of owner*:

CC Superior Holding LLC
By: CC Superior Acquisition LLC, its Manager

By: 
John J. Pinney, Manager

*Please refer to the enclosed instructions for signing the Petition.

The undersigned property owners further request that all legislation required to be enacted pursuant to Chapter 727 of the Revised Code to permit the Plan to commence immediately be enacted at one Council meeting and consent to the enactment of such legislation at one meeting.

A. Property Address: 2110 SUPERIOR AVE.

Permanent Parcel No.: 10225002

B. Name of Owner:* CC SUPERIOR HOLDING LLC

C. Name, title and signature of
authorized representative of owner:

CC Superior Holding LLC

By: CC Superior Acquisition LLC, its Manager

By:



John J. Pinney, Manager

*Please refer to the enclosed instructions for signing the Petition.

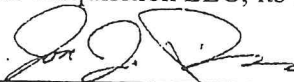
The undersigned property owners further request that all legislation required to be enacted pursuant to Chapter 727 of the Revised Code to permit the Plan to commence immediately be enacted at one Council meeting and consent to the enactment of such legislation at one meeting.

A. Property Address: **2130 SUPERIOR AVE.**

Permanent Parcel No.: **10225003**

B. Name of Owner:* **CC SUPERIOR HOLDING LLC**

C. Name, title and signature of authorized representative of owner:* CC Superior Holding LLC
By: CC Superior Acquisition LLC, its Manager

By: 
John J. Pinney, Manager

*Please refer to the enclosed instructions for signing the Petition.

The undersigned property owners further request that all legislation required to be enacted pursuant to Chapter 727 of the Revised Code to permit the Plan to commence immediately be enacted at one Council meeting and consent to the enactment of such legislation at one meeting.

A. Property Address: 2140-2160 SUPERIOR AVE.

Permanent Parcel No.: 10225004


B. Name of Owner:* CC SUPERIOR HOLDING LLC

C. Name, title and signature of authorized representative of owner:*

CC Superior Holding LLC

By: CC Superior Acquisition LLC, its Manager

By:



John J. Pinney, Manager

*Please refer to the enclosed instructions for signing the Petition.

The undersigned property owners further request that all legislation required to be enacted pursuant to Chapter 727 of the Revised Code to permit the Plan to commence immediately be enacted at one Council meeting and consent to the enactment of such legislation at one meeting.


A. Property Address: **2163 PAYNE AVE.**

Permanent Parcel No.: **10225016**

B. Name of Owner:* **CC SUPERIOR HOLDING LLC**

C. Name, title and signature of
authorized representative of owner:*

CC Superior Holdings LLC
By: CC Superior Acquisition LLC, its Manager

By: 
Jon J. Pinney, Manager

*Please refer to the enclosed instructions for signing the Petition.

The undersigned property owners further request that all legislation required to be enacted pursuant to Chapter 727 of the Revised Code to permit the Plan to commence immediately be enacted at one Council meeting and consent to the enactment of such legislation at one meeting.

A. Property Address: 1601-1609 E. 21 ST.

Permanent Parcel No.: 10225019


B. Name of Owner:* CC SUPERIOR HOLDING LLC

C. Name, title and signature of authorized representative of owner:*

CC Superior Holding LLC

By: CC Superior Acquisition LLC, its Manager

By:



John J. Pinney, Manager

*Please refer to the enclosed instructions for signing the Petition.

The undersigned property owners further request that all legislation required to be enacted pursuant to Chapter 727 of the Revised Code to permit the Plan to commence immediately be enacted at one Council meeting and consent to the enactment of such legislation at one meeting.

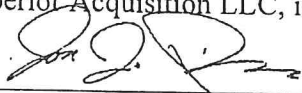
A. Property Address: **E. 21 ST.**

Permanent Parcel No.: **10225022**

B. Name of Owner:* **CC SUPERIOR HOLDING LLC**

C. Name, title and signature of
authorized representative of owner:*

CC Superior Holding LLC
By: CC Superior Acquisition LLC, its Manager

By: 
John J. Pinney, Manager

*Please refer to the enclosed instructions for signing the Petition.

The undersigned property owners further request that all legislation required to be enacted pursuant to Chapter 727 of the Revised Code to permit the Plan to commence immediately be enacted at one Council meeting and consent to the enactment of such legislation at one meeting.

A. Property Address: **1547 E. 21 ST.**

Permanent Parcel No.: **10225024**

B. Name of Owner:* **CC SUPERIOR HOLDING LLC**

C. Name, title and signature of authorized representative of owner:*

CC Superior Holding LLC

By: CC Superior Acquisition LLC, its Manager

By: 

John J. Pinney, Manager

*Please refer to the enclosed instructions for signing the Petition.

The undersigned property owners further request that all legislation required to be enacted pursuant to Chapter 727 of the Revised Code to permit the Plan to commence immediately be enacted at one Council meeting and consent to the enactment of such legislation at one meeting.

A. Property Address: **2140 SUPERIOR AVE.**

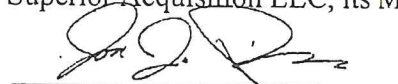
Permanent Parcel No.: **10225025**

B. Name of Owner:* **CC SUPERIOR HOLDING LLC**

C. Name, title and signature of
authorized representative of owner:*

CC Superior Holding LLC
By: CC Superior Acquisition LLC, its Manager

By:



Jn J. Pinney, Manager

*Please refer to the enclosed instructions for signing the Petition.

The undersigned property owners further request that all legislation required to be enacted pursuant to Chapter 727 of the Revised Code to permit the Plan to commence immediately be enacted at one Council meeting and consent to the enactment of such legislation at one meeting.

A. Property Address: 2140 SUPERIOR AVE.

Permanent Parcel No.: 10225026

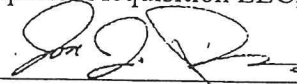
B. Name of Owner:* CC SUPERIOR HOLDING LLC

C. Name, title and signature of authorized representative of owner.*

CC Superior Holding LLC

By: CC Superior Acquisition LLC, its Manager

By:



John J. Pinney, Manager

*Please refer to the enclosed instructions for signing the Petition.

The undersigned property owners further request that all legislation required to be enacted pursuant to Chapter 727 of the Revised Code to permit the Plan to commence immediately be enacted at one Council meeting and consent to the enactment of such legislation at one meeting.


A. Property Address: **E. 22 ST.**

Permanent Parcel No.: **10225027**

B. Name of Owner:* **CC SUPERIOR HOLDING LLC**

C. Name, title and signature of
authorized representative of owner:*

CC Superior Holding LLC
By: CC Superior Acquisition LLC, its Manager

By: 
John J. Pinney, Manager

*Please refer to the enclosed instructions for signing the Petition.

The undersigned property owners further request that all legislation required to be enacted pursuant to Chapter 727 of the Revised Code to permit the Plan to commence immediately be enacted at one Council meeting and consent to the enactment of such legislation at one meeting.


A. Property Address: E. 22 ST.

Permanent Parcel No.: 10225028

B. Name of Owner:* CC SUPERIOR HOLDING LLC

C. Name, title and signature of
authorized representative of owner.*

CC Superior Holding LLC
By: CC Superior Acquisition LLC, its Manager

By: 
John J. Pinney, Manager

*Please refer to the enclosed instructions for signing the Petition.

The undersigned property owners further request that all legislation required to be enacted pursuant to Chapter 727 of the Revised Code to permit the Plan to commence immediately be enacted at one Council meeting and consent to the enactment of such legislation at one meeting.

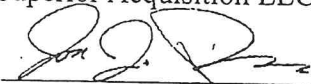
A. Property Address: E. 22 ST.

Permanent Parcel No.: 10225029

B. Name of Owner:* CC SUPERIOR HOLDING LLC

C. Name, title and signature of authorized representative of owner:*

CC Superior Holding LLC
By: CC Superior Acquisition LLC, its Manager

By: 
John J. Pinney, Manager

*Please refer to the enclosed instructions for signing the Petition.

The undersigned property owners further request that all legislation required to be enacted pursuant to Chapter 727 of the Revised Code to permit the Plan to commence immediately be enacted at one Council meeting and consent to the enactment of such legislation at one meeting.

A. Property Address: **E. 22 ST.**

Permanent Parcel No.: **10225031**


B. Name of Owner:* **CC SUPERIOR HOLDING LLC**

C. Name, title and signature of authorized representative of owner:*

CC Superior Holding LLC

By: CC Superior Acquisition LLC, its Manager

By: _____


John J. Pinney, Manager

*Please refer to the enclosed instructions for signing the Petition.

The undersigned property owners further request that all legislation required to be enacted pursuant to Chapter 727 of the Revised Code to permit the Plan to commence immediately be enacted at one Council meeting and consent to the enactment of such legislation at one meeting.

A. Property Address: **00 E. 21 ST.**

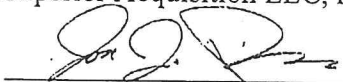
Permanent Parcel No.: 10225046

B. Name of Owner:* **CC SUPERIOR HOLDING LLC**

C. Name, title and signature of authorized representative of owner:*

CC Superior Holding LLC

By: CC Superior Acquisition LLC, its Manager

By: 
John J. Pinney, Manager

*Please refer to the enclosed instructions for signing the Petition.

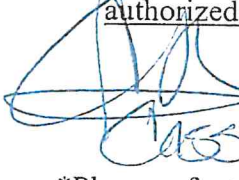
The undersigned property owners further request that all legislation required to be enacted pursuant to Chapter 727 of the Revised Code to permit the Plan to commence immediately be enacted at one Council meeting and consent to the enactment of such legislation at one meeting.

A. Property Address: 1850 SUPERIOR AVE.

Permanent Parcel No.: 10224023

B. Name of Owner:* FAMICOS PROPERTIES LTD

C. Name, title and signature of authorized representative of owner:*

 Director of Property Mgt.
Cassandra White, GM

*Please refer to the enclosed instructions for signing the Petition.

The undersigned property owners further request that all legislation required to be enacted pursuant to Chapter 727 of the Revised Code to permit the Plan to commence immediately be enacted at one Council meeting and consent to the enactment of such legislation at one meeting.

A. Property Address: PAYNE AVE.

Permanent Parcel No.: 10226015

B. Name of Owner:* **TPS PROPERTY MANAGEMENT, LTD. COMPANY**

C. Name, title and signature of authorized representative of owner:*

RYAN D. FIORITTO, PARTNER


*Please refer to the enclosed instructions for signing the Petition.

Received by Cleveland City
Clerk / Clerk of Cleveland City
Council on September 29, 2020

**Comprehensive Services Plan
for the Operations of the
Superior Arts District
for the Period of 2021 - 2025**

**Submitted by the
Cleveland Superior Arts Improvement Corporation**

Received by Cleveland City Clerk / Clerk
of Cleveland City Council on September
29, 2020

Table of Contents

I.	Background	2
II.	Work Program Highlights and Priorities	2
	Clean and Safe	2
	Business Development Marketing	3
III.	Proposed Comprehensive Services Plan for the Superior Arts District	3
	Assessment Revenues	5
	Assessment Methodology	6
	Governance	7
	Contract Services	8
	Safeguards	8

I. Background

The concept of forming a special improvement district (SID) in the Superior Arts District began in late 2015 as property owners in the Superior Arts area came together to discuss safety issues in the neighborhood. Multiple meetings were held throughout 2016 to identify the issues and to develop a strategy for mitigation. Further, several focus group meetings were held, a survey tool was used to elicit information from property owners, and a steering committee was formed to guide and champion the process. The property owner meetings and steering committee have been jointly staffed by Campus District Incorporated and Downtown Cleveland Alliance.

For cost modeling purposes, the committee concentrated on the Superior Arts District. This was largely due to the concentration of residential properties, as well as it was the area garnering the greatest support for the formation of a SID. Discussions were also held with property owners north of the Superior Arts District. The boundaries for the SID are depicted on the SID map (Exhibit A). This SID boundary configuration abuts the existing Downtown Cleveland Improvement District.

Clean & Safe services began in the district in May 2018. That fall a series of public meetings and stakeholder groups met to develop branding and marketing elements for the district. The district has since updated deployment hours based on feedback from stakeholders. In September 2019 the districted hosted its very first event aimed at driving sales traffic to businesses in the neighborhood. In Spring 2020, the district created its first branding campaign aimed at attracting businesses to the district.

The business plan, based upon the collective input from these discussions with the property owners will include the following services for the entire SID:

- Enhanced Cleanliness and Safety Services
 - Deployment of uniformed Ambassadors to augment crime prevention efforts; manage quality of life issues, such as homelessness; assist employees, residents and visitors and provide safety escorts.
 - Deployment of uniformed Ambassadors to clean sidewalks, remove litter and graffiti, and assist visitors/stakeholders.
 - Deployment of an Off-Duty Law Enforcement Officer for mobile patrol of the SID to augment crime prevention efforts
- District focused Business Development and Marketing
 - Business recruitment and retention marketing and outreach
 - Resident attraction and support for housing development
 - Retail and district amenity development
 - Market trend data and analysis

II. Work Program Highlights and Priorities

The day-to-day work program in the Superior Arts District would fall within the following three priority program areas: Clean and Safe; Business Development Marketing and Management.

Clean and Safe

The objective is to provide quality safety services for employees, businesses, residents and visitors to the District. A clean and safe environment is necessary to catalyze increased investment and residential development in the Superior Arts District. The District's ability to capitalize on the living and working preferences of Millennials and Baby Boomers, who are flocking to vibrant urban environments, depends upon the ability to keep streets free of litter, graffiti and debris, safe for pedestrians and hospitable to businesses and workers.

Examples of services to accomplish the district's cleanliness and safety objectives may include:

- Managing quality of life issues, such as homelessness
- Providing an off-duty law enforcement mobile patrol
- Providing safety escorts
- Acting as the 'eyes and ears' for the police
- Carrying radios to interface with central dispatch
- Manually cleaning sidewalks
- Removing graffiti (including stickers)
- Removing snow from ADA ramps
- Removing weeds along sidewalks and building faces
- Topping off trash cans
- Providing hospitality, wayfinding and neighborhood information to visitors

Several other neighborhoods in Greater Cleveland have implemented Clean and Safe Ambassador programs, including the core of Downtown, Ohio City, Gordon Square Arts District, North Coast Harbor, Shaker Square, and University Circle. Superior Arts District stakeholders reached out to several of these neighborhoods for feedback regarding the Ambassador programs; overwhelmingly, the neighborhoods are very supportive of the program and have received very positive feedback from their respective stakeholders.

Business Development and Marketing

The objective is to visibly increase office, retail, and housing occupancy; attract jobs, residents, businesses, and improve the District image. Services to accomplish these objectives include:

- Business recruitment and retention marketing and outreach
- Resident attraction and housing development assistance
- Providing market research and marketing outreach, and
- Advocacy support to access economic development programs and navigate local government processes

III. Proposed Comprehensive Services Plan for the Superior Arts Improvement District

The proposed services plan for the next five years (2021 to 2025) of the SID aims to build upon the following key parameters:

1. Implement a program to improve the safety and cleanliness of the District
2. Enhance business attraction, retention, development and marketing strategies in the District
3. Develop a stronger, unified voice for property owners to ensure the delivery of high quality public services and to attract public investments and improvements to the District

Clean and Safe

Safety ambassadors would be deployed on foot and bicycle to augment crime prevention and safety efforts.

Working closely with the Cleveland Division of Police Safety ambassador services would include:

- Regular patrols and ongoing communication with police to prevent crime.
- Ongoing contacts with pedestrians to provide information, directions and other types of visitor assistance.
- Safety escorts to accompany employees and residents to vehicles and other destinations, as well as interaction with homeless to help direct individuals to services.
- In addition to Safety Ambassadors, the SID would support a contract to utilize off-duty Cleveland police officers to patrol during critical time periods. The off-duty police officer would utilize a vehicle provided by the SID and have the authority to issue citations or make arrests as needed.

The ambassadors would provide the following cleaning services:

- Sidewalk cleaning, including removal of litter, cigarette butts and gum
- Periodic power washing of sidewalks
- Graffiti removal, including decals, flyers and paint posters
- Weed abatement
- Removal of dog/human waste

The SID will provide funding for the Superior Arts Clean and Safe program. The direct costs of the Clean and Safe program are anticipated to utilize approximately 80% of the overall annual SID budget.

The SID would not perform any responsibilities, duties, public improvements or public services traditionally and/or exclusively performed by employees of the City of Cleveland.

Business Development and Marketing

The objective is to attract and retain businesses, attract new investment and development, and support property owners in executing development plans. Examples of this work may include:

Business Attraction and Retention

- Office tenant retention visitation program
- Office tenant recruitment outreach
- Business-to-business executive consultations about relocating or expanding a business in Superior Arts District
- Orientation sessions for businesses that relocate to the Superior Arts District
- Site selection consultation
- Incentive, financing, regulatory and permitting consultation and advocacy
- Identification of parking and transportation solutions for employers and employees

Residential Development

- Resident attraction initiatives
- Demographic and market trend research and consultation
- Adaptive reuse and Historic Tax Credit technical assistance

Retail Development

- Tenant recruitment outreach
- Technical assistance for city retail development programs
- Technical assistance support for signage

Marketing & Research

- Promotion of vacant office, retail and industrial spaces and development parcels
- Quarterly market updates
- Annual business development report
- Inclusion in multi-media brand campaign
- Demographic research

The business development and business development marketing initiatives are anticipated to be approximately 12% of the overall annual SID budget.

Management

Like any business, the SID requires professional staff and administration to manage the deployment of SID funded services, advocate for the continued improvement of the Superior Arts District, and communicate with property owners, businesses and residents.

Overall, management costs account for 8% of the overall SID budget.

Assessment Revenues

Based on the feedback from the stakeholders, a five-year comprehensive plan and budget proposal has been developed incorporating all the costs of operating the SID, which are costs permissible under ORC Section 1710.07.

The following chart illustrates the total assessed costs, with a 3% increase each year to accommodate changes in the costs of living as well as changes in demands for services that may arise from new developments within the SID:

Year	Annual SID Assessment Revenues	Inflation Adjustment From Prior Year
2021	209,346	
2022	215,626	3%
2023	222,095	3%
2024	228,758	3%
2025	235,620	3%

Annual Budgets

Annual budgets will be determined by the governing board of the SID, the Superior Arts Improvement Corporation (SAIC).

An illustrative budget based upon the proposed work program in this plan for Year 1 is as follows:

Program Activity	Suggested 2021 Budget	Notes
Clean & Safe Programs/Reserve	\$ 167,476	80% of total budget
Business Development Center & Marketing Initiatives	\$ 25,122	12% of total budget
Management	\$ 16,748	8% of total budget
TOTAL	\$209,346	

Assessment Methodology

Throughout the community outreach process to create the SID, property owners and businesses indicated that the benefits-based hybrid model, which uses a portion of market value combined with linear front footage to be serviced, is balanced and commensurate with special benefits received. The assessment methodology is based upon the following parameters:

- *Benefits Received:* SID services are distributed throughout the entire boundary of the district, providing direct benefit to all properties.
- *Cost Allocation of Services:* Services that provide benefit to all property owners are distributed equally to all property owners.

- *Assessment Method:* Ratepayers affirmed that a formula consisting of a value component and a linear frontage component are the preferred mechanisms for allocating the costs and benefits of SID improvements and services.
- *Market Value:* The total value within the SID as determined by the Cuyahoga County Fiscal Officer as of **January 5, 2021** for valuation purposes. The Market Value is a fixed number and is not subject to fluctuation due to any subsequent revisions to the value of property. A copy of the Market Value of each parcel is on file and available for review in the offices of the Downtown Cleveland Alliance or Campus District, Inc.

Based upon the preceding considerations, the costs of SID services are assessed based on a benefits methodology using a formula to determine benefit that combines as factors assessed value and lot frontage of all properties within the SID, as follow:

Enhanced Maintenance and Public Safety costs are allocated primarily to sidewalk lot frontage since these services are concentrated along district sidewalks and will provide direct benefits to the frontage of commercial properties. Enhanced maintenance and public safety costs account for 80% of the total assessment budget.

$$(80\% \text{ of Total Assessment Budget}) / (\text{Total District Sidewalk Lot Frontage}) \\ = \mathbf{\$7.76} \text{ per linear foot of sidewalk lot frontage}$$

Business Development/Marketing and Management costs are allocated primarily to the value of properties since these services are viewed as benefiting all properties and their users, including employees and visitors. Business development/marketing and management costs account for 20% of the total assessment budget.

$$(20\% \text{ of Total Assessment Budget}) / (\text{Total Market Value of Properties}) \\ = \mathbf{0.06\%} \text{ of assessed market value}$$

To calculate assessments for individual properties, the preceding variables will be combined in the following formula:

$$(\mathbf{\$7.76} \times \text{linear feet of sidewalk frontage}) + (0.00064 \times \text{Market Value})$$

Annual Adjustments: To accommodate changes in the cost of living and changes in the demands for services that might arise from new development and/or special events, assessments and program budgets will be increased 3% per year each year. At no time during the three-year term of the SID will annual rates of assessment exceed the following:

	Estimated Rate per percent of Certified Value	Estimated Rate of Assessment per linear foot of lot frontage
Year 1	0.064%	\$ 7.76
Year 2	0.066%	\$ 7.9928
Year 3	0.068%	\$ 8.2325
Year 4	0.070%	\$8.4795
Year 5	0.072%	\$8.7339

Governance

The Superior Arts Improvement Corporation (a non-profit organization) will be created to manage the activities of the District. The corporation will be organized as a nonprofit corporation pursuant to Chapters 1702 and 1710 of the Ohio Revised Code, which provide that all owners of real property paying assessments in the District are members of the new corporation. The corporation will be organized under the articles of incorporation which will be submitted to the City of Cleveland for approval.

Once City Council has formally approved creation of the District and the Articles of Incorporation have been filed with the Ohio Secretary of State, the initial Board of Directors will be elected at the first full meeting of the membership. All subsequent elections of the Board of Directors shall be held at an annual meeting of the membership. Membership will be notified by mail of all board dates.

Board will perform its duties congruent with ORC 1710.04. Board directors serve 3-year staggered terms and an annual election is held to fill board vacancies. Specific duties and responsibilities for the SAIC board of directors include:

- Setting the annual budget and work programs
- Developing policies and procedures related to implementing the work program
- Recommending future plans for services or improvements
- Scheduling and conducting an annual meeting
- Developing a strategic plan for the continuing operation of the SID

To manage the day-to-day services funded by the SID, the SAIC would contract with an outside organization.

Contract Services

The SID may contract with outside entities to provide safety, cleanliness, business development, marketing and SID management services.

In addition to providing services to property owners within the SID, the SID may contract to provide services for safety, cleanliness, business development and other services to properties directly adjacent to but outside of the formal District boundaries. The SID may also seek to contract for service arrangements with property owners that are excluded from the SID under the Ohio statute, i.e. federal government. Contract services will be arranged at a rate not less than the rate paid by property owners within the SID.

Safeguards

The SID will have controls or “safeguards” that maximize cost certainty and accountability to property owners, including:

- **Ongoing Property Database Update:** Each year the SID property database will be updated. The 2018 property database has been compiled by the SID with data from the local assessor cross-checked with a field survey.
- **Annual Property Owner Satisfaction Focus Groups:** The SID will undertake an annual series of focus groups with property owners, businesses and residents to determine overall satisfaction with district services and to identify areas of improvement.
- **Annual Report:** The SID will provide an annual report to all property owners at its annual membership meeting. The report will give a summary of the progress made on each element of the SID plan.
- **Plan Term:** The plan is proposed to have a term to not exceed five (5) years. At the expiration of its term, continuation of district operations will require the creation of a new business plan and a petition by property owners representing 60% of the front footage.
- **Protocol Agreements:** The SID will enter into protocol and contractual agreements with the City of Cleveland that document existing levels of City services being provided in the SID and will monitor those service levels on an ongoing basis to ensure the service level remains constant.

The SID will not perform any responsibilities, duties, public improvements or public services traditionally and/or exclusively performed by employees of the City of Cleveland.

Exhibit C

ARTICLES OF INCORPORATION
OF
THE CLEVELAND SUPERIOR ARTS IMPROVEMENT CORPORATION

The undersigned, desiring to form a nonprofit corporation pursuant to Chapter 1702 and Chapter 1710 of the Ohio Revised Code (“ORC”), do hereby adopt the following Articles of Incorporation:

ARTICLE ONE

NAME OF CORPORATION

The name of this corporation is the Cleveland Superior Arts Improvement Corporation (“the Corporation”).

ARTICLE TWO

LOCATION OF PRINCIPAL OFFICE

The place where its principal office will be located is the City of Cleveland (“City”), Cuyahoga County, Ohio.

ARTICLE THREE

NAME OF SPECIAL IMPROVEMENT DISTRICT

The name of the special improvement district formed by the Corporation under ORC Chapter 1710 shall be the Cleveland Superior Arts Improvement District (“the District”).

ARTICLE FOUR

PURPOSES

The Corporation is organized and shall at all times be a nonprofit corporation and operated for any lawful purposes, including the following:

(a) To govern the Cleveland Superior Arts Improvement District as a special improvement district created pursuant to ORC Chapter 1710.

(b) To encourage and participate in projects and programs that will maintain, improve and build the District as a viable business, commercial, residential, cultural and entertainment area and thereby contribute to the development of the City, County and State.

(c) To undertake, in cooperation with the City and others, the acquisition, construction and installation of public improvements and the delivery of public services, including without limitation public improvements and public services that will be funded from special assessments levied on the properties in the District.

(d) To encourage and participate in programs to preserve the aesthetic, architectural, and historic character of the District.

(e) To engage in any lawful act or activity for which corporations may be formed under ORC Chapter 1702 and amendments thereto, as may be deemed appropriate by the Trustees of the Corporation, and to exercise any powers or rights now or hereafter conferred on nonprofit corporations under the laws of the State of Ohio which are in furtherance of any of the purposes for which the Corporation is formed and which do not conflict with the provisions of ORC Chapter 1710.

ARTICLE FIVE

REASONS FOR CREATING DISTRICT

The Cleveland Superior Arts Improvement District is being created by property owners in the District in an effort to strengthen the economic vitality, livability and commerce of the District. The District is intended to facilitate programs, services and improvements that will enhance public safety services, enhance maintenance services, decrease vacancies, and attract jobs, businesses and investment to Downtown Cleveland, which will, in turn, be conducive to the public health, safety, peace, convenience and welfare of the District.

ARTICLE SIX

MEMBERS

Each owner of real property within the District, other than the State of Ohio and the United States of America, will be a member of the District (“Members”), subject however to the requirement in ORC Chapter 1710.01 that any county, municipal corporation or church owning property in the District must request in writing that its property be included in the District. Members shall have such voting rights as are described in the Code of Regulations of the Corporation.

ARTICLE SEVEN

TERRITORY OF THE DISTRICT

The Territory of the District shall be the geographic area shown on the map attached as Exhibit A. That area generally consists of that portion of the City of Cleveland, Ohio which is bounded on the North by St. Clair Avenue; on the South by Payne Avenue; on the West by East 18th Street; and on the East by East 26th Street.

ARTICLE EIGHT

DIRECTORS

The Board of Directors of the Corporation shall be determined in accordance with the Code of Regulations and shall consist of not less than nine (9) individuals, one of whom shall be appointed by Council of the City of Cleveland and one of whom shall be the Mayor of the City, or alternatively if so designated by the Mayor to serve in his or her stead, an employee of the City involved with its planning or economic development functions who shall serve at the pleasure of the Mayor, and the remainder of whom shall be Members elected by the Members, or in the case of Members that are not natural persons, designees of such Members elected by the Members.

ARTICLE NINE

AMENDMENTS

These Articles may be amended as follows: (A) only by the affirmative vote of a majority of the total votes eligible to be cast by the Members in attendance at a meeting, approving such amendments or amended articles; (B) after receipt of approval of such amendment or amended articles by resolution of the Council of the City; and (C) upon filing of such amendment or amended articles and a certified copy of such resolution with the Ohio Secretary of State.

ARTICLE TEN

CERTAIN RESTRICTIONS ON ACTIVITIES

No part of the net earnings of the Corporation shall inure to the benefit of, or be distributable to its Members, Directors, officers, or other private persons, except that the Corporation shall be authorized and empowered to pay reasonable compensation or consideration for services rendered and goods acquired and to make payments and distributions in furtherance of


the purposes set forth in Article Four hereof. No substantial part of the activities of the Corporation shall be the carrying on of propaganda, or otherwise attempting to influence legislation, and the Corporation shall not participate in, or intervene in (including the publishing or distribution of statements), any political campaign on behalf of or in opposition to any candidate for public office.

ARTICLE ELEVEN

DISSOLUTION

Upon the dissolution of the Corporation, all assets remaining after paying or making provision for the payment of all the liabilities of the Corporation shall be distributed exclusively for one or more purposes of this Corporation or shall be distributed to the federal government, or to the State or local government, for a public purpose. Any such assets not so disposed of shall be disposed of by the Court of Common Pleas of Cuyahoga County exclusively for such purposes or to such organization or organizations as said Court shall determine, which are organized and operated exclusively for such purposes. Upon dissolution of the District, any assets of the District, after payment of all obligations of the District, shall be deposited in a special account in the treasury of the City of Cleveland to be used for the benefit of the territory that made up the District, if and to the extent required by ORC Chapter 1710.

IN WITNESS WHEREOF, the undersigned have executed this instrument on this 29th day of December, 2017.


Roberta Reichtell

Form 532B Prescribed by:

Date Electronically Filed: 1/11/2018

JON HUSTED
Ohio Secretary of State



Toll Free: (877) SOS-FILE (877-767-3453) | Central Ohio: (614) 466-3910
www.OhioSecretaryofState.gov | busserv@OhioSecretaryofState.gov
File online or for more information: www.OHBusinessCentral.com

For screen readers, follow instructions located at this path.

Initial Articles of Incorporation
(Nonprofit, Domestic Corporation)
Filing Fee: \$99
(114-ARN)
Form Must Be Typed

First: Name of Corporation

Second: Location of Principal Office in Ohio

City State

County

Optional: Effective Date (MM/DD/YYYY) (The legal existence of the corporation begins upon the filing of the articles or on a later date specified that is not more than ninety days after filing.)

Third: Purpose for which corporation is formed

TO GOVERN THE CLEVELAND SUPERIOR ARTS IMPROVEMENT DISTRICT AS A SPECIAL IMPROVEMENT DISTRICT CREATED PURSUANT TO ORC CHAPTER 1717. TO ENCOURAGE AND PARTICIPATE IN PROJECTS AND PROGRAMS THAT WILL MAINTAIN, IMPROVE AND BUILD THE DISTRICT AS A VIABLE BUSINESS, COMMERCIAL, RESIDENTIAL, CULTURAL, AND ENTERTAINMENT AREA AND THEREBY CONTRIBUTE TO THE DEVELOPMENT OF THE CITY, COUNTY AND STATE.

** Note: for Nonprofit Corporations: The Secretary of State does not grant tax exempt status. Filing with our office is not sufficient to obtain state or federal tax exemptions. Contact the Ohio Department of Taxation and the Internal Revenue Service to ensure that the nonprofit corporation secures the proper state and federal tax exemptions. These agencies may require that a purpose clause be provided. **

** Note: ORC Chapter 1702 allows for additional provisions to be included in the Articles of Incorporation that are filed with this office. If including any of these additional provisions, please do so by including them in an attachment to this form. **

Original Appointment of Statutory Agent

The undersigned, being at least a majority of the incorporators of

THE CLEVELAND SUPERIOR ARTS IMPROVEMENT CORPORATION

(Name of Corporation)

hereby appoint the following to be Statutory Agent upon whom any process, notice or demand required or permitted by statute to be served upon the corporation may be served. The complete address of the agent is:

ROBERTA REICHTELL

(Name of Statutory Agent)

1717 EUCLID AVE., UR 120

(Mailing Address)

CLEVELAND

(Mailing City)

OH

(Mailing State)

44115

(Mailing ZIP Code)

Must be signed by the incorporators or a majority of the incorporators.

ROBERTA REICHTELL

(Signature)

[Signature Line]

(Signature)

[Signature Line]

(Signature)

Acceptance of Appointment

The Undersigned,

ROBERTA REICHTELL

(Name of Statutory Agent)

, named herein as the

Statutory agent for

THE CLEVELAND SUPERIOR ARTS IMPROVEMENT CORPORATION

(Name of Corporation)

hereby acknowledges and accepts the appointment of statutory agent for said corporation.

Statutory Agent Signature

ROBERTA REICHTELL

(Individual Agent's Signature / Signature on Behalf of Business Serving as Agent)

By signing and submitting this form to the Ohio Secretary of State, the undersigned hereby certifies that he or she has the requisite authority to execute this document.

Required

Articles and original appointment of agent must be signed by the incorporator(s).

If the incorporator is an individual, then they must sign in the "signature" box and print his/her name in the "Print Name" box.

If the incorporator is a business entity, not an individual, then please print the entity name in the "signature" box, an authorized representative of the business entity must sign in the "By" box and print his/her name and title/authority in the "Print Name" box.

ROBERTA REICHTELL

Signature

ROBERTA REICHTELL

By (if applicable)

Print Name

Signature

By (if applicable)

Print Name

Signature

By (if applicable)

Print Name



DATE	DOCUMENT ID	DESCRIPTION	FILING	EXPED	CERT	COPY
01/11/2018	201801101004	DOMESTIC NONPROFIT CORP - ARTICLES (ARN)	99.00	200.00	0.00	0.00

Receipt

This is not a bill. Please do not remit payment.

THE CLEVELAND SUPERIOR ARTS IMPROVEMENT CORPORATION
1717 EUCLID AVE., UR 120
CLEVELAND, OH 44115

**STATE OF OHIO
CERTIFICATE**

**Ohio Secretary of State, Jon Husted
4120301**

It is hereby certified that the Secretary of State of Ohio has custody of the business records for

THE CLEVELAND SUPERIOR ARTS IMPROVEMENT CORPORATION

and, that said business records show the filing and recording of:

Document(s)

DOMESTIC NONPROFIT CORP - ARTICLES

Effective Date: 01/11/2018

Document No(s):

201801101004



United States of America
State of Ohio
Office of the Secretary of State

Witness my hand and the seal of the
Secretary of State at Columbus, Ohio this
11th day of January, A.D. 2018.

Jon Husted

Ohio Secretary of State