

P E T I T I O N

**TO APPROVE THE RENEWAL OF THE
GORDON SQUARE ARTS DISTRICT – CLEVELAND IMPROVEMENT DISTRICT
AND
TO APPROVE THE COMPREHENSIVES SERVICES PLAN
OF THE DISTRICT**

City of Cleveland, Ohio
January 2025

To the Mayor and the Council of the City of Cleveland, Ohio:

We petition the City to approve the renewal of the Gordon Square Arts District – Cleveland Improvement District as a special improvement district under Ohio Revised Code Chapter 1710, containing the boundaries described in the map attached as Exhibit A, for the purpose of developing and implementing plans for public improvements and public services that benefit the District.

We are the owners of 60% or more of the front footage of property that abuts upon any street, alley, public road, place, boulevard, parkway, park entrance, easement, or other existing public improvement, excluding, as required by law, any properties owned by the federal and state governments and any properties owned by a church or by city and county governments unless the church or city or county specifically requested in writing that its designated property be included in the District.

A list of all of the properties included in the proposed Gordon Square Arts District – Cleveland Improvement District (identified by permanent parcel numbers shown on the records in the Cuyahoga County Auditor's office) and shown on the attached Exhibit B. Excluded from the property comprising the District, as required by law, are any properties owned by the federal and State governments and any properties owned by a church or by city and county governments unless the church or city or county specifically requested in writing that its designated property be included in the District.

The Gordon Square Arts District – Cleveland Improvement District is to be governed by the Gordon Square Arts District – Cleveland Improvement Corporation, an Ohio nonprofit corporation pursuant to Chapters 1702 and 1710 of the Ohio Revised Code. The Articles of Incorporation for that corporation are attached as Exhibit C.

We approve the Comprehensive Services Plan of the District in the form attached as Exhibit D (the "Plan"). The Gordon Square Arts District – Cleveland Improvement District is to provide, or contract for the provision of, the services described in the Plan. The City is to levy special assessments upon the properties in the District to pay for the costs of the services described in the Plan.

We petition the Council of the City to approve the Plan. We request that our properties be assessed for the Plan in proportion to the benefits. We agree that the determination of the benefits shall be in accordance with the formula outlined in the Plan. We request that the assessment be payable in 5 annual installments payable in advance of the services to be provided by the Plan. A schedule of those assessments is shown the attached Exhibit B. We acknowledge that the actual assessments will include an additional amount for the costs expended by the City in levying and collecting the assessments.

We further acknowledge and agree, in consideration of the services of the Plan, that the assessment of our properties does not exceed the benefit to be received from the Plan by each of the properties to be assessed for the Plan, that no other property other than those properties shown on Exhibit B will receive special benefits from that Plan for which any such property should be assessed, that the undersigned will pay promptly all special assessments levied against the properties pursuant to this petition as they become due, and that the determination by the Council of the special assessment against the properties pursuant to and in accordance with this Petition will be final, conclusive and binding upon the undersigned, its successors, assigns and any grantees of the properties or any portion thereof.

The undersigned property owners consent and request that subject to the terms hereof these special assessments be levied and collected without limitation as to the value of the property assessed, and waive all the following relating to the Plan and the special assessments described herein:

- (1) any and all rights, benefits and privileges specified by Sections 727.03 and 727.06 of the Revised Code that may be deemed applicable to the Plan and thereby restrict these special assessments to 33-1/3% of the actual improved value of the properties as enhanced by the Plan;
- (2) any and all resolutions, ordinances and notices required for the Plan, including the notice of the adoption of the resolution of necessity and the filing of estimated special assessments, the equalization of the estimated special assessments, any increase in the cost of labor and materials over the estimated cost, and the passage of the assessing ordinance, including but not limited to notices authorized and required by Sections 727.13, 727.16, 727.17, 727.24 and 727.26 of the Revised Code; and
- (3) any and all irregularities and defects in the proceedings.

The undersigned property owner(s) 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:

Permanent Parcel No.: 002-07-005

B. Name of Owner:* ALDERWOOD FUNERAL HOME INC.

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

Name: Holly Warco

Title: Vice President, Alderwoods, Ohio

Signature: 

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

in levying and collecting the assessments.

We further acknowledge and agree, in consideration of the services of the Plan, that the assessment of our properties does not exceed the benefit to be received from the Plan by each of the properties to be assessed for the Plan, that no other property other than those properties shown on Exhibit B will receive special benefits from that Plan for which any such property should be assessed, that the undersigned will pay promptly all special assessments levied against the properties pursuant to this petition as they become due, and that the determination by the Council of the special assessment against the properties pursuant to and in accordance with this Petition will be final, conclusive and binding upon the undersigned, its successors, assigns and any grantees of the properties or any portion thereof.

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- (1) any and all rights, benefits and privileges specified by Sections 727.03 and 727.06 of the Revised Code that may be deemed applicable to the Plan and thereby restrict these special assessments to 33 1/3% of the actual improved value of the properties as enhanced by the Plan;
- (2) any and all resolutions, ordinances and notices required for the Plan, including the notice of the adoption of the resolution of necessity and the filing of estimated special assessments, the equalization of the estimated special assessments, any increase in the cost of labor and materials over the estimated cost, and the passage of the assessing ordinance, including but not limited to notices authorized and required by Sections 727.13, 727.16, 727.17, 727.24 and 727.26 of the Revised Code; and
- (3) any and all irregularities and defects in the proceedings.

The undersigned property owner(s) 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: 6810 DETROIT AVE

Permanent Parcel No.: 002-09-020

B. Name of Owner:* GORDON SQUARE SIX LLC

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

Name: BRANDON BAILEY

Title: Managing Member

Signature: 

The undersigned property owner(s) 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: 6710 DETROIT AVE

Permanent Parcel No.: 002-09-022

B. Name of Owner:* NEAR WEST LOFTS LLC

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

Name: Anna Ferlmutter

Title: Managing Member

Signature: 

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

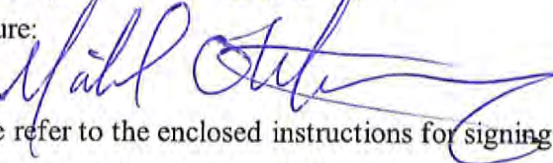
Permanent Parcel No.: 002-09-023

B. Name of Owner:* NEAR WEST THEATRE, INC.

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

Name: Michael Obertace

Title: Executive Director

Signature: 

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

The undersigned property owner(s) 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: 6500 DETROIT AVE

Permanent Parcel No.: 002-09-024

B. Name of Owner:* GORDON SQUARE COMMERCIAL LLC

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

Name: Anna Perlmutter

Title: Managing Member

Signature: 

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

The undersigned property owner(s) 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: 6406 DETROIT AVE

Permanent Parcel No.: 002-09-028

B. Name of Owner:* SAINT HELENA ROMANIAN CATHOLIC PARISH

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

Name: FR. PETRO STIVRA

Title: VERY REVEREND

Signature: 

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

Permanent Parcel No.: 002-09-027

B. Name of Owner:* SAINT HELENA ROMANIAN CATHOLIC PARISH

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

Name: FR. PETRU STINEA

Title: VERY REVEREND

Signature: 

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

The undersigned property owner(s) 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: 1389 W 64 ST

Permanent Parcel No.: 002-12-020

B. Name of Owner:* HISTORIC SHOREWAY LLC

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

Name: Anna Perlmutter

Title: Managing Member

Signature: 

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

The undersigned property owner(s) 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: W 65 ST

Permanent Parcel No.: 002-09-135

B. Name of Owner:* CAPITAL THEATER, LLC

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

Name: Anna Perlmutter

Title: Managing Member

Signature: 

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

The undersigned property owner(s) 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: 5800 DETROIT AVE


Permanent Parcel No.: 002-12-034

B. Name of Owner.* K2 RENTALS LLC

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

Name: KYLE M. LAWRENCE

Title: OWNER

Signature: 

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

Permanent Parcel No.: 002-12-033

B. Name of Owner.* K2 RENTALS LLC

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

Name: *KYLE M. LAWRENCE*

Title: *OWNER*

Signature:

A handwritten signature in blue ink, appearing to read "Kyle M. Lawrence", written over a horizontal line.

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

The undersigned property owner(s) 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: 5900 DETROIT AVE

Permanent Parcel No.: 002-12-029

B. Name of Owner.* K2 RENTALS LLC

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

Name: *KYLE M. LAWRENCE*

Title: *OWNER*

Signature:



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

Permanent Parcel No.: 002-12-119

B. Name of Owner:* SIX B CORP

SIX-B MANAGEMENT CORP.

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

Name: *ALAN BUEHNER*

Title: *PRESIDENT*

Signature: 

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

Permanent Parcel No.: 002-16-012

B. Name of Owner:* CLEVELAND STANDARD ENTERPRISE INC

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

Name: *Richard A. Gilliam Jr.*

Title: *Vice President*

Signature: *Richard A. Gilliam Jr.*

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

The undersigned property owner(s) 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: 6405 DETROIT AVE

Permanent Parcel No.: 002-16-019

B. Name of Owner.* CLEVELAND PUBLIC THEATRE

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

Name: Raymond Bobgan
Title: Executive Artistic Director, CEO

Signature: 

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


The undersigned property owner(s) 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: 6204 DETROIT AVE

Permanent Parcel No.: 002-16-015

B. Name of Owner.* THE CLEVELAND PUBLIC THEATRE INC

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

Name: Raymond Bobgan
Title: Executive Artistic Director, CEO
Signature: 

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

The undersigned property owner(s) 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: 6203 DETROIT AVE

Permanent Parcel No.: 002-16-013

B. Name of Owner:* THE CLEVELAND PUBLIC THEATER INC

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

Name:

 Raymond Bobgan

Title:

Executive Artistic Director, CEO

Signature:



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

Permanent Parcel No.: 002-16-022

B. Name of Owner:* MEDICI PROPERTIES LLC

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

Name: ROBERT MASCHKE
Title: Managing MEMBER

Signature:

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

The undersigned property owner(s) 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: 6419 DETROIT AVE

Permanent Parcel No.: 002-16-021

B. Name of Owner:* MEDICI PROPERTIES LLC

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

Name:

ROBERT MASSEUR

Title:

MANAGING MEMBER

Signature:



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

The undersigned property owner(s) 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: 6515 DETROIT AVE

Permanent Parcel No.: 002-17-002

B. Name of Owner.* GORDON SQUARE HOMES LP

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

Name: Anna Perlmutter

Title: General Partner

Signature: 

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

The undersigned property owner(s) 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: 6501-6511 DETROIT AVE

Permanent Parcel No.: 002-17-001

B. Name of Owner:* OCDS LIMITED PARTNERSHIP

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

Name: *Bridget Kent Marquez*

Title: *General Partner*

Signature: 

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

The undersigned property owner(s) 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: 6425 DETROIT AVE

Permanent Parcel No.: 002-16-023

B. Name of Owner:* HISTORIC SHOREWAY LLC

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

Name: Anna Perlmutter

Title: Managing Member

Signature: 

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

Permanent Parcel No.: 002-17-004

B. Name of Owner:* ROUMANIAN SAVINGS & LOAN CO

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

Name: *IOREDA D. BSCZ*

Title: *EVP*

Signature: *[Signature]*

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

The undersigned property owner(s) 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: 6605 DETROIT AVE

Permanent Parcel No.: 002-17-003

B. Name of Owner:* VCB DETROIT, LLC

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

Name: Joseph A. Rose

Title: Member

Signature: JDR

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

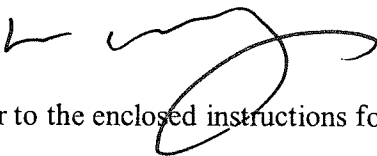
Permanent Parcel No.: 002-17-009

B. Name of Owner:* WRIGHT FLATS LLC

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

Name: Karen O'Malley

Title: Owner - part

Signature: 

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

The undersigned property owner(s) 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: 6907 DETROIT AVE


Permanent Parcel No.: 002-17-012

B. Name of Owner:* EMERALD DEV & ECON NTRK INC

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

Name: *Elaine Gimme*

Title: *CEO*

Signature: 

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

Permanent Parcel No.: 002-17-013

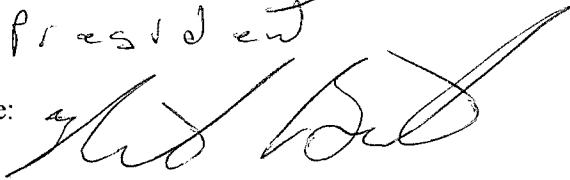
B. Name of Owner:* PAISANO PROPERTIES INC.

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

Name: Nicola Berardi

Title: President

Signature:

A handwritten signature in black ink, appearing to read 'Nicola Berardi', written over a horizontal line.

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

The undersigned property owner(s) 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: 7001 DETROIT AVE

Permanent Parcel No.: 002-17-018

B. Name of Owner:* GORDON SQUARE HOMES, L. P.

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

Name: Anna Perlmutter

Title: General Partner

Signature: 

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

Permanent Parcel No.: 002-17-082

B. Name of Owner:* THE LESBIAN, GAY, BISEXUAL, & TRANSGENDER COMMUNITY
CENTER OF GREATER CLEVELAND

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

Name: Phyllis Harris

Title: Executive Director

Signature: 

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

INSTRUCTIONS FOR EXECUTION OF PETITION

It is very important that this document be executed correctly. Please read these instructions carefully.

The name of the owner must be correct. Please double-check and correct.

Certain information would allow us to better serve you and get the information correct the first time. Please note any requests for information below. If there would be no inconvenience in providing the information, it would be very much appreciated.

CORPORATION:

Only an OFFICER of the Corporation can execute this Document. Next to the name of the person who executes this Document for the Corporation, please write WHETHER THE PERSON IS THE PRESIDENT, VICE PRESIDENT, TREASURER, SECRETARY, etc. of the Corporation.

DOUBLE-CHECK THE NAME OF THE CORPORATION. Is it correct on the Document?

PARTNERSHIP:

Only a PARTNER of the partnership can execute this Document.

DOUBLE-CHECK THE NAME OF THE PARTNERSHIP. Is it correct on the Document?

INFORMATION: Could you please provide the date of the Partnership Agreement?

LIMITED PARTNERSHIP:

Only a GENERAL PARTNER or an OFFICER of a GENERAL PARTNER can execute this Document. Next to the name of the person who executes this Document for the Limited Partnership, please write WHETHER THE PERSON IS A GENERAL PARTNER or if the person is an OFFICER of the GENERAL PARTNER, please write WHICH OFFICER the person is.

DOUBLE-CHECK THE NAME OF THE LIMITED PARTNERSHIP. Is it correct on the Document?

INFORMATION: Could you please provide the date of the Limited Partnership Agreement.

TRUST:

Only a TRUSTEE of the Trust can execute this Document.

DOUBLE-CHECK THE NAME OF THE TRUST. Is it correct on the Document?

INFORMATION: Could you please provide the date of the Trust Agreement.

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

