



Resolution appointing an assessment equalization board for the Downtown Cleveland Improvement Corporation

City Planning Commission

Ord. No. 855-2025

Request for Legislation—FOR PASSAGE

Summary

This legislation is the second required Council action in the process of creating a new special improvement district in the City by the Downtown Cleveland Improvement Corporation. The legislation will name appointed members of the Assessment Equalization Board and declare the date(s) and time(s) of the AEB hearing, at which time affected property owners may object to the estimated assessments and/or the initial plan for district public services.

Background

The Downtown Cleveland Improvement District (DCID) was formed in 2005 to provide clean and safe services. It has been renewed every five years since then. This is the fourth renewal, this time for a seven year term, and encompasses 134,072 feet of property frontage and 1,338 parcels.

Improvement districts are created when 60% or more of property owners in a designated district elect to assess fees on themselves for services by signing petitions. These fees are incorporated as part of the Cuyahoga County property tax bill.

Details

On June 2, City Council passed Ord. 737-2025 to approve the creation of the Downtown Cleveland Improvement District, accept petitions from owners of properties in the District, approve their amended Articles of Incorporation and plan for public services, and authorize the assessment of the cost of public services upon benefitting properties in the District. The Assessment Equalization Board meeting is the next legislative step in the Special Improvement District creation process, providing due process to impacted property owners who may wish to raise objections to the estimated assessment on their property due to the creation of the Special Improvement District.





Anticipated Revenue

The projected assessment revenue in the first year (2026) is \$5,800,000. A 2.35% annual increase is projected for the remaining years of the term, for a total assessment revenue of \$43,500,000 over the course of seven years. Assessments are calculated using a combination of linear front footage serviced and total certified value.

Geographic Impact

Ward 3

