



May 27, 2025

City of Cleveland Division of Assessments & Licenses
Attn: Commissioner Dedrick Stephens
601 Lakeside Avenue, Room 122
Cleveland, OH 44114

Dear Sir:

The purpose of this letter is to issue a response from the Gordon Square Arts District-Cleveland Improvement Corporation ("GSAD-CIC") Board of Directors in response to issues and concerns raised in your correspondence dated May 22, 2025.

Our board concurs with your statement that by submitting petitions to the City of Cleveland for approval under Chapter 1710 of the Revised Code, the reasonable expectation is that a Special Improvement District (SID) assumes responsibility for ensuring the accuracy, completeness, and compliance of all information submitted including meeting applicable statutory eligibility criteria.

This is the GSAD-CIC's fourth petition submission to the City of Cleveland and we apologize for shortcomings in accuracy of the information provided. However, we look forward to working with the City to ensure that all necessary and appropriate documentation is promptly submitted so that Ordinance No. 669-2025 can be heard by Cleveland City Council during Committee of the Whole on June 2, 2025.

We acknowledge our thin petition submittal margin, and why resolution of each of these outstanding matters is necessary in order to reach the required 60% approval threshold.

As context, the Gordon Square area was hard hit by Cuyahoga County's sexennial reappraisal; for many of the properties within the GSAD-CIC boundaries, property tax assessments increased by thousands of dollars annually. Furthermore, in declining to submit petitions, several property owners referenced inflation and the overall increased cost of doing business. Notwithstanding this, a healthy majority of the District including all of our anchor institutions (Cleveland Public Theatre, Near West Theatre, Northwest Neighborhoods CDC and the LGBT Center) have submitted petitions and understand the importance of this submission.

The level of District care and upkeep provided by the GSAD-CIC simply cannot be replicated by regular City services. We self-assess through a SID in order to preserve Gordon Square as an economic anchor for the City as well as a destination for visitors, as highlighted by Destination Cleveland. Our commitment to this SID is no small sacrifice, and we view ourselves as partners and collaborators with the City in order to preserve existing public investments and set the stage for future growth.

Please allow us this opportunity to respond to the issues raised from the front footage analysis:

1. The comprehensive plan is does not have specific boundary as required in the in the Ohio Revised Code Section 1710.02 (D) (2): A description of the territory within the district, which may be all or part of each participating political subdivision. The description shall be specific enough to enable real property owners to determine if their property is located within the district.

Response: *Section II: The Area to be Serviced* directly references Exhibit A (Boundary Map) which clearly illustrates all included parcels, as well as front footage to be assessed.

2. The area described in the comprehensive plan indicates an eight-block stretch of Detroit Avenue, between West 58th and West 73rd Streets. This would require that all frontages be included. Additionally, it does not indicated specific side streets.

Response: See response to (1) above. Further, this Comprehensive Plan language is substantially identical to the Comprehensive Plans presented in three prior submissions (~2010, ~2015, ~2020). Because it was not flagged previously, this Board understood that the language – taken together with all exhibits within the petition packet – was sufficient to meet the requirements of ORC 1710.02.

3. The area to be serviced described in the comprehensive plan is not specified as the actual boundary of the special improvement district. The service area per the submitted map is the assessed area for the district.

Response: We request further clarification of this statement. SID services can only be provided within the assessed area.

4. The comprehensive plan's language to include active storefronts along W. 65th and W. 67th Streets is not defined and would not fit the criteria of having public access. The W. 67th frontage for Near West Theatre does not fit this criteria.

Response: West 67th Street is an active storefront because Ninja City's patio fronts onto Near West Theatre's Plaza on West 67th. Near West Theatre's primary patron entrance is off of this same plaza and not directly on Detroit Avenue. In addition, Near West Theatre (NWT) has a heavily used side business entrance on West 67th. Additionally, our

Board desired continuity along this stretch in order to provide SID services to this pedestrian access to the City of Cleveland owned parking lot immediately north of NWT.

Notwithstanding the descriptor “active storefronts,” the Exhibit A Boundary Map clearly and accurately shows the front footage to be assessed; further, NWT submitted a petition to be included in the District and be included in the assessment. There is no mistaking the desire and intent of the inclusion of the West 67th front footage.

Notwithstanding the descriptor “active storefronts,” the West 65th and West 67th frontages are truly unique conditions within the District, which is why they are the two side street front footages included. A cursory study of all other side streets shows no other conditions that are similar. Therefore, the inclusion of West 65th and West 67th logically follows the rationale provided.

Based on this, the frontage for PPN 002-09-023 (Near West Theatre) should be restored to 237.52 from 16.10.

5. Parcel 002-07-010 is not an exempt property per the definition under O.R.C. 1710.01 “Church Property”. As a result, the parcel was added to spreadsheet and front footage was accounted for.

Response: GSAD-CIC is seeking further clarification from Cuyahoga County, which we will forward expeditiously. In addition, it is our understanding that the City of Cleveland Law Department is reviewing this matter.

6. Parcel 002-17-009 primary front footage source was Cuyahoga County MyPlace, which indicates the legal frontage as zero (0).

Response: We perceive this to be a data entry error on the part of Cuyahoga County. Cuyahoga County GIS (obtained 5/27/25) the front footage for Wright Flats LLC (PPN 002-17-009) is 50.

Further, in previous submissions (~2010, ~2015, ~2020), this parcel has always been included. Its frontage has been long established and remains unchanged. The front footage include in the immediately prior submission was 50.

Based on this, the front footage for PPN 002-17-009 (WRIGHT FLATS LLC) should be changed to 50 from zero (0).

7. There were two changes in ownership prior to resubmission on April 25, 2025.

Response: We apologize for this error in the resubmission. However, the change in ownership does not have a direct bearing on the renewal percentage requirement, as the two parcels that had a change in ownership did not submit petitions.

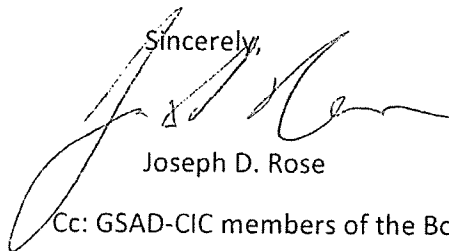
In response to the issues raised from the petition analysis:

Cleveland Public Theatre's original petitions with signature from Raymond Bobgan are valid, however an affidavit are being obtained and will be submitted today, May 27, 2025.

Regarding Our Lady of Mt. Carmel Church, please see comments above.

Please do not hesitate to contact me directly with questions at 216.961.4242 Ext.207.

Sincerely,

A handwritten signature in black ink, appearing to read 'Joseph D. Rose', written over the word 'Sincerely,'.

Joseph D. Rose

Cc: GSAD-CIC members of the Board of Directors

AFFIDAVIT OF AUTHORITY

(Corporation)

PURPOSE. This Affidavit of Authority is used to certify that the individual signing on behalf of a corporate partnership entity is duly authorized to do so with respect to the Gordon Square Special Improvement District.

STATE OF OHIO COUNTY OF CUYAHOGA

The undersigned affirms and states as follows:

1. Address(es) of Subject Property:
 - o 6203 Detroit Avenue, Cleveland, OH 44102 (Parcel No. 002-16-013)
 - o 6211 Detroit Avenue, Cleveland, OH, 44102 (Parcel No. 002-16-015)
 - o 6405 Detroit Avenue, Cleveland, OH, 44102 (Parcel No. 002-16-019)
2. The Subject Property is owned by:
The Cleveland Public Theatre
(Name of Corporation)
3. The name of the individual authorized to sign on behalf of the entity::
Raymond Bobgan
4. I certify that **The Cleveland Public Theatre** is a valid and active Ohio corporation as of the date signed below. I am the duly appointed agent or authorized party familiar with the partnership's authority structure and have direct knowledge that I, **Raymond Bobgan**, have the authority to act on behalf of the corporation regarding the Gordon Square Special Improvement District.
5. I further certify that the information and statements made within this affidavit are true, accurate, and complete to the best of my knowledge.
6. By signing this affidavit, I attest that I am unaware of any known or unknown person(s) who would contest **Raymond Bobgan's** authority to sign on behalf of **The Cleveland Public Theatre**. for the aforementioned parcels.

Dated: 05/27/25

Name of Affiant: Raymond Bobgan

Title: Executive Artistic Director

Signature:



Subscribed and sworn to before me this 27
day of MAY, 2025.



Notary Public, Cuyahoga County, Ohio

My commission expires: 02/09/30



JENNIFER PAIGE BECHTEL
Notary Public, State of Ohio
My Commission Expires
February 09, 2030

AFFIDAVIT OF AUTHORITY
(Corporation)

PURPOSE. This Affidavit of Authority is used to certify that the individual signing on behalf of a corporate partnership entity is duly authorized to do so with respect to the Gordon Square Special Improvement District.

STATE OF OHIO
COUNTY OF CUYAHOGA

The undersigned affirms and states as follows:

1. Address(es) of Subject Property:
 - o 6705 Detroit Avenue, Cleveland, OH 44102 (Parcel No. 002-17-082)
2. The Subject Property is owned by:
THE LESBIAN, GAY, BISEXUAL & TRANSGENDER COMMUNITY CENTER OF GREATER CLEVELAND
(Name of Corporation)
3. The name of the individual authorized to sign on behalf of the entity::
Phyllis Harris
4. I certify that **THE LESBIAN, GAY, BISEXUAL & TRANSGENDER COMMUNITY CENTER OF GREATER CLEVELAND** is a valid and active Ohio corporation as of the date signed below. I am the duly appointed agent or authorized party familiar with the partnership's authority structure and have direct knowledge that I, **Phyllis Harris**, have the authority to act on behalf of the corporation regarding the Gordon Square Special Improvement District.
5. I further certify that the information and statements made within this affidavit are true, accurate, and complete to the best of my knowledge.
6. By signing this affidavit, I attest that I am unaware of any known or unknown person(s) who would contest **Phyllis Harris'** authority to sign on behalf of **THE LESBIAN, GAY, BISEXUAL & TRANSGENDER COMMUNITY CENTER OF GREATER CLEVELAND** for the aforementioned parcels.

Dated: 03/16/25

Name of Affiant: Phyllis Harris

Title: Executive Director

Signature: [Handwritten Signature]

Subscribed and sworn to before me this 16
day of July, 2025.

Notary Public, Cuyahoga County, Ohio
My commission expires: 02/09/25



AFFIDAVIT OF AUTHORITY

(Corporation)

PURPOSE. This Affidavit of Authority is used to certify that the individual signing on behalf of a corporate partnership entity is duly authorized to do so with respect to the Gordon Square Special Improvement District.

STATE OF OHIO

COUNTY OF CUYAHOGA

The undersigned affirms and states as follows:

1. Address(es) of Subject Property:
 - o 6702 Detroit Avenue, Cleveland, OH 44102 (Parcel No. 002-09-023)
2. The Subject Property is owned by:
Near West Theatre, Inc.
(Name of Corporation)
3. The name of the individual authorized to sign on behalf of the entity::
Michael Obertacz
4. I certify that **Near West Theatre, Inc.** is a valid and active Ohio corporation as of the date signed below. I am the duly appointed agent or authorized party familiar with the partnership's authority structure and have direct knowledge that I, **Michael Obertacz**, have the authority to act on behalf of the corporation regarding the Gordon Square Special Improvement District.
5. I further certify that the information and statements made within this affidavit are true, accurate, and complete to the best of my knowledge.
6. By signing this affidavit, I attest that I am unaware of any known or unknown person(s) who would contest **Michael Obertacz's** authority to sign on behalf of **Near West Theatre, Inc.** for the aforementioned parcels.

Dated: 5/16/25

Name of Affiant: Michael Obertacz

Title: Executive Director

Signature: [Signature]

Subscribed and sworn to before me this 16
day of MAY, 2025.

[Signature]
Notary Public, Cuyahoga County, Ohio

My commission expires: 02/09/30



JENNIFER PAIGE BECHTEL
Notary Public, State of Ohio
My Commission Expires
February 09, 2030

**Comprehensive Services Plan
For the
Gordon Square Arts District-Cleveland Improvement Corporation**

Section I: The Business Plan for 2026-2030

Background: Since 2011, The Gordon Square Arts District- Cleveland Improvement Corporation (GSAD-CIC) has provided enhanced maintenance, beautification, safety and marketing services for the Special Improvement District (SID) the area to be included in the District will consist of Detroit Avenue, between West 58th Street and West 73rd Street as well as a portion of the west sides of both West 65th Street, to include PPN 00209024 and West 67th Street to include PPN 00209023, as shown on Exhibit A. It shall not include church property or property owned by the state, county, municipal, or federal government, unless a church, county or municipal corporation has specifically requested in writing that the property be included in the district

The business plan, based upon collective input from annual membership meetings as well as ongoing one-on-one conversations with individual property owners, targeted the following services for the entire District:

- **Enhanced Maintenance Services**, including trash and graffiti removal, district power washing, sidewalk and public parking lot snow removal, and seasonal landscaping.
- **Enhanced Security Services**, including either foot patrols by off-duty law enforcement officials and/or "safety ambassadors," use of existing security cameras, or a combination of the two services.
- **District Marketing**, including special event support; Gordon Square Arts District promotion; and, at a minimum, holiday lighting displays, with the possibility of decoration in other seasons as well as other potential physical improvements.

The assessment methodology will be the linear front footage method.

A more detailed rationale for the proposed services is as follows:

A. Maintenance Services: The objective is to provide for ongoing maintenance and beautification of the Streetscape as well as create a clean, attractive and visually inviting area for businesses, employees, and visitors. Enhanced maintenance throughout the District will also allow (1) uniformity of services (example: sidewalk snow removal throughout the district, ensuring uniform access to all businesses at all times); (2) speed (centrally administered removal of graffiti and unsightly litter); and (3) cost savings (economies of scale). Examples of services to accomplish these objectives may include:

- Daily snow removal from District sidewalks (in season, as needed).
- Snow removal in public parking lots (in season, as needed), including the Gordon Square Arcade lot, the Kennedy Building lot; the CPT south lot; the CPT north lot; the Near West Theater lot; and any future public parking lots developed within

District boundaries.

- Clean all District sidewalks and public spaces on a regular basis; litter removal on sidewalks/receptacles and in designated public areas.
- Pressure washing of District sidewalks and designated public areas two times per year (Spring and Fall).
- Graffiti removal from District sidewalks, buildings and public rights of way.
- Maintenance and repair of Streetscape amenities such as benches, bike racks, and pavers on an as-needed basis.
- Maintenance of trees and landscaping in designated public areas on a seasonal basis.

B. Security Services: The objective is to provide quality safety services for employees, businesses and visitors in the District, especially to strengthen the public perception of safety in the District. Services to accomplish these objectives may include:

- Foot patrol.

"Safety ambassadors" and/or off-duty law enforcement officials will be deployed throughout the District to provide coverage in critical areas (areas and hours of highest pedestrian activity). These personnel will wear clearly recognizable uniforms that designate them as "ambassadors." The types of services provided include:

- o Deterring, documenting and reporting nuisance crimes
- o Acting as the "eyes and ears" for police
- o Carrying radios that can interface with police dispatch systems
- o Providing information to visitors and pedestrians
- o Acting as witnesses against persons that commit crimes
- o Direct street populations to appropriate human service agencies

- Security cameras.

Security monitoring services can be effective deterrents of crime, and can also facilitate the apprehension of wrongdoers.

C. District Marketing: The objective is to support special events in the district and assist with basic services mainly consisting of holiday lighting and other seasonal decoration. A portion of this work will also include the continuation of the Gordon Square Arts District brand and promotional work.

Management & Reserve: The administration of the District will require professional staff to manage the deployment of services, advocate for the continued improvement of the District and communicate with and be accountable to property owners. The management staff person will provide the following key functions:

- Represent the District property owners and oversee the deployment of all programs.
- Keep property owners informed and engaged.
- Provide assistance as needed to the District Board of Directors.
- Financial control and bookkeeping.
- Manage vendor contracts/services and provide administrative support.

Program management costs including an annual audit, insurance, supplies and other costs of operations, are part of the budget.

Ongoing collaboration with Northwest Neighborhoods CDC will be critical to the success of this Plan. This arrangement will avoid duplication with ongoing neighborhood improvement efforts and already existing City services.

Comprehensive budget of the SID: A five-year comprehensive plan and budget proposal has been developed incorporating all costs of operating the District, which are costs permissible under O.R.C. Section 1710.07.

The total assessed costs for the Plan will be the sum of the annual budget amount for the five-year period of the plan. The annual budget in year 1 shall be \$158,176.65 and increase by 2.5% annually in years 2-5.

On a preliminary basis, the budget estimate will be allocated across the following costs and services:

Costs and Services	Approximate Percentage of Estimated Budget:
• Maintenance Services	45%
• Security Services	25%
• Marketing	15%
• Administrative Costs* & Contingencies	<u>15%</u>
	100%

Other services: This Plan authorizes activities permitted under O.R.C. Section 1706(a) in addition to the "Public Services" defined herein. In the event that certain costs were not anticipated, but are necessary to provide the services outlined in this Plan, the Plan authorizes them as long as the services are permitted under O.R.C. Section 1706 (a).

Section II: The Area to be Serviced

The area to be included in the District will consist of Detroit Avenue, between West 58th Street and West 73rd Street as well as a portion of the west sides of both West 65th Street to include PPN 00209024 and West 67th Street to include PPN 00209023, as shown on Exhibit A. It shall not include church property or property owned by the state, county, municipal, or federal government, unless a church, county or municipal corporation has specifically requested in writing that the property be included in the district.

Section III: Method of Assessment

The assessment will be fixed on a date not more than 60 days prior to any action by the City of Cleveland to levy the assessments. The proposed assessment methodology is based upon each property's linear front footage. The assessment will be calculated at \$38.38 per linear front footage with a 2.5% increase in the following years.

Section IV: Period of Assessment

The term of the assessment will be for five (5) years from January 1, 2026 through December 31, 2030.

Section V: Additional Provisions

Governance. The Gordon Square Arts District-Cleveland Improvement Corporation will continue to manage the activities of the District. The corporation is 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 is organized under the Articles of Incorporation, which were submitted to and approved by the City of Cleveland (Appendix C).

All elections of the Board of Directors shall be held at a November annual meeting of the membership.

The Board of Directors manages the day-to-day activities of the District. Specific duties and responsibilities 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 renewal of the District.
- Hiring professional management staff.

Contract Services. In addition to providing services to property owners within the District, the District may contract to provide safe, clean, and other services to properties adjacent to but outside the formal District boundaries. The District may also seek to contract for service arrangements with property owners that are excluded from the District under the Ohio statute. Contract services will be arranged at a rate not less than the rate paid by property owners within the District.

Safeguards. The following safeguards are incorporated into the District to maximize accountability to property owners. The District professional management staff to complete these tasks:

- **Annual Property Database Update.** Each year the District property database will be updated.
- **Annual Property Owner Satisfaction Surveys.** The District may undertake annual surveys of property owners to determine overall satisfaction with district services and to identify areas of improvement.
- **District Term.** The District is proposed to have a term to not exceed five (5) years. At the expiration of its term, renewal and subsequent renewals of the District will require the creation of new business plans and a petition by property owners representing 60% of front footage.
- **Annual Report & Meeting.** At its Annual Meeting, the District 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 Plan outlined herein.
- **Protocol Agreements.** The District will continue its protocol agreements with the City of Cleveland to document current levels of City services being provided in the District and monitor those levels on an ongoing basis to ensure the service level remains constant.

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.

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: 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.

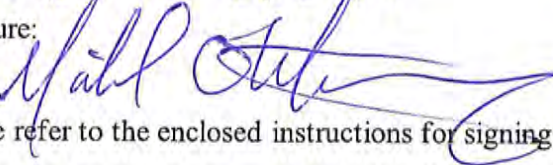
Permanent Parcel No.: 002-09-023

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 MASEUR

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: *IOANA D. BSC*

Title: *EVP*

Signature: *[Handwritten 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.

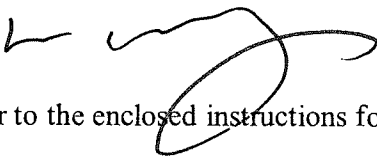
Permanent Parcel No.: 002-17-009

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

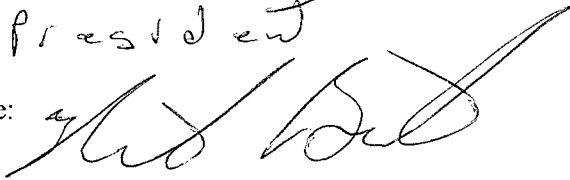
B. Name of Owner:* PAISANO PROPERTIES INC.

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

