



**Resolution of Necessity and Establishment of a  
Special Improvement District for Superior Arts District**

**Council Summary Ord. 480-2026**

This resolution approves the creation of the Cleveland Superior Arts Improvement District as a Special Improvement District in the City; accepts petitions from owners of property in the District; approves the amended Articles of Incorporation of the Cleveland Superior Arts Improvement District; approves a new plan for public services; declares it necessary to provide enhanced cleanliness and safety services, district-focused business development and marketing, and other services for the District; provides for the assessment of the cost of such work upon benefited properties in the District; declares an emergency; and authorizes the Director of City Planning to enter into a contract with Cleveland Superior Arts Improvement District.

This resolution authorizes the City to undertake the next administrative steps required to formalize the new Special Improvement District.

Background/Purpose

Conversations leading to the establishment of the Cleveland Superior Arts Improvement District began in 2015 and have continued to the present day. These discussions resulted in the formation of a business plan to guide Special Improvement District services to visibly increase office, retail, and housing occupancy; attract jobs, residents, and businesses; and improve the District's image. The proposed Cleveland Superior Arts Improvement District encompasses 22,762 feet of linear frontage and it is a total of 138 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. The Cleveland Superior Arts Improvement District covers the service area bounded on the east by East 26th Street; on the south by Payne Avenue; on the west by East 18th Street; and on the north by St. Clair Avenue.

District Service Plan

The Cleveland Superior Arts Improvement District will provide the following services:

- Clean and Safe services to keep streets free of litter, graffiti and debris, safe for pedestrians and hospitable to businesses and workers, including sidewalk cleaning, power washing, graffiti removal, weed abatement, and waste removal
- Business Development and Marketing services to increase office, retail, and housing occupancy; attract jobs, residents, businesses, and improve the District image; and
- Special Improvement District management.

Anticipated Revenue and Funding Plan





The projected assessment revenue in the first year (2026) is \$235,068. A 3% annual increase is projected for the remaining years of the term, for an annual budget of \$280,684 by the seventh year. Assessments are calculated based on a benefits methodology using a formula that combines assessed value and lot frontage of all properties within the Special Improvement District.

Special Improvement District Term

7 years (2026-2032)

Ward: 8

**SUPERIOR ARTS IMPROVEMENT DISTRICT**

Boundary Map

