

McDonald Hopkins

A business advisory and advocacy law firm®

Direct Dial: 1.216.348.5708

Email: agordon@mcdonaldhopkins.com

April 14, 2023

Via Hand Delivery

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



McDonald Hopkins LLC
600 Superior Avenue, East
Suite 2100
Cleveland, OH 44114

P 1.216.348.5400

F 1.216.348.5474

Re: University Circle, Inc. Filing Pursuant to Revised Code Chapter 1710 for Creation of a Special Improvement District

Dear Ms. Britt:

As counsel to and on behalf of University Circle, Inc. (UCI), we hereby file the following documentation with the City of Cleveland in connection with the creation of a special improvement district (District) as an existing “qualified non-profit corporation” pursuant to the provisions of Chapter 1710 of the Revised Code:

1. Amendment to the Articles of Incorporation of UCI creating the District (Section 1710.02(E), Revised Code);
2. Initial Services Plan for the District (Section 1710.02(F), Revised Code) such plan being attached as Exhibit C to the executed petitions referenced in 3 below; and
3. Executed Petitions of the members of the District who own at least 60% of the front footage of property that is to be assessed and that abuts upon a street, alley, public road, place, boulevard, parkway, park entrance, easement or other public improvement including the following (Section 1710.06, Revised Code):

(Note: percentage next to petitioner’s name represents the portion of the total front footage of the property in the District to be assessed and percentage in parentheses represents running total of front footage of all petitioned properties).

CWRU: 36.7%

UCI: 8.6% (45.3%)

University Hospitals Cleveland Med Center: 7.1% (52.4%)

Cleveland History Center of the Western Reserve Historical Society: 2.4% (54.8%)

Judson Manor & Park: 2.3% (57.1%)

Music Settlement: 1.5% (58.6%)

Cleveland Institute of Music: 1.3% (59.9%)

Cleveland Sight Center: 1.2% (61.1%)

Musical Arts Association – Severance Hall: 1.1% (62.2%)

Community Dialysis Center: 1.0% (63.2%)

Circle Health Services: 0.8% (64.0%)

Cleveland Institute of Art: 0.7% (64.7%)

Cleveland Hearing & Speech Center: 0.4% (65.1%)

Hawken Mastery School: 0.9% (66.0%)

Russell Berusch (Ford-Hessler and 11319 Hessler): 0.6% (66.60%)

UCI respectfully requests that the City of Cleveland approve the creation of the District, the Initial Services Plan and the enclosed assessment petitions and to proceed to complete the necessary proceedings to levy the special assessments in accordance with those documents in accordance with Chapter 727 and Section 1710.06 of the Revised Code.

Very truly yours,



Amanda E. Gordon

AEG/gb

Cc: The Honorable Justin M. Bibb, Mayor (w/ copy of Amendment to Articles)

Mary Cornely, Law Department
Rachel Scalish, City Council
Lamear Bostick, Assessments & Licenses
Joyce Huang, Planning Commission
Blaine Griffin, Council
Kevin Conwell, Council
Stephanie Howse, Council
Michael Polensek, Council
Anthony Hairston, Council



UCI Board Meeting Action Items

Amended UCI Articles of Incorporation Adopted on March 21, 2023

Resolution No. 1-23-UCI

Now therefore be it resolved that the UCI Member Organization Trustees do hereby adopt the following Amendment to Amended and Restated Articles of Incorporation of University Circle Incorporated:

"AMENDMENT TO AMENDED AND RESTATED ARTICLES OF INCORPORATION OF UNIVERSITY CIRCLE INCORPORATED

Paragraph "THIRD" of the Amended and Restated Articles of Incorporation of University Circle Incorporated is hereby amended to add the following in order to provide for the creation of a special improvement district in the Corporation's capacity as an "existing qualified non-profit corporation" under and pursuant to Section 1710 of the Revised Code:

(7) to create and operate a special improvement district to be known as the "University Circle Special Improvement District of Cleveland" (the "District") for the purposes of the provision of policing and safety services and other necessary services related thereto, all as set forth in and in accordance with a services plan for the District as may be amended from time to time (collectively, the "Program Services"). All of such Program Services are determined to be conducive to the public health, safety, peace, convenience and welfare of the District.

The Board of Trustees of the Corporation shall serve as the Board of Directors of the District.

The territory of the District shall be as set forth in the depiction attached hereto as Attachment I. The territory of the District may be amended from time to time as deemed necessary by amendment hereof."

University Circle Special Improvement District of Cleveland

March 23, 2023

Dear Property Owner:

We are working to establish a Special Improvement District (SID) in University Circle. Our goal is to sustain and enhance our neighborhood safety services by providing a reliable source of revenue to fully fund the work of the University Circle Police Department (UCPD).

Chapter 1710 of the Ohio Revised Code permits property owners to petition their local governments to pass legislation in creating a SID and levying a special assessment on the district's properties for specified services. Owners of property comprising 60% of serviceable frontage or 75% of area, at a minimum, must sign the petition in order for the assessment to move forward.

Included in this package are the following materials for your review. Once you have reviewed, your prompt return of the signed petition and all accompanying exhibits is appreciated, as it will enable us to proceed to the next step in the legislative process with the City of Cleveland.

- **Petition (and instructions):** Complete, sign and date, as instructed.
- **Property Summary (Exhibit D):** Summary of your properties, assessment methodology and estimated SID assessment for the 5-year period from 2024 – 2028.
- **SID Service Area (Exhibit A):** Map of the proposed District
- **Parcel List (Exhibit B):** List of all parcels included in the proposed District
- **Service Plan (Exhibit C):** Addressing the purpose, governance, District area, services provided, budget, assessment methodology, period of assessment, administration & design, and accountability & reporting of the proposed SID.

Please return the completed petition with exhibits to UCI at the address listed below. If you have any questions, you may email Cherie Bandy at Cherie.Bandy@universitycircle.org. Thank you for helping to make University Circle a vibrant, thriving, and enriching place.

Gary Hanson



Interim President
University Circle Inc.

P E T I T I O N

TO APPROVE THE CREATION OF THE UNIVERSITY CIRCLE SPECIAL IMPROVEMENT DISTRICT OF CLEVELAND AND THE IMPOSITION OF SPECIAL ASSESSMENTS TO PAY COSTS OF THE PROVISION OF SERVICES IN ACCORDANCE WITH THE SERVICES PLAN OF THE DISTRICT

City of Cleveland, Ohio

~~March~~ 3, 2023
APR

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

We petition the City to approve the creation of the University Circle Special Improvement District (the “District”) as a special improvement district under Ohio Revised Code (“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. The District is to be formed by University Circle, Inc., pursuant to Section 1710.02 of the Revised Code, as an “existing qualified non-profit corporation” in accordance with its amended articles of incorporation submitted to the City for the purpose thereof.

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 the properties included in the proposed University Circle Special Improvement District of Cleveland (identified by permanent parcel numbers shown on the records in the Cuyahoga County Fiscal Officer’s office) and shown on the attached Exhibit B. Excluded from the property comprising the District 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.

University Circle Incorporated has prepared and submitted to the City, with the amended articles of incorporation, the Service Plan of the District (in the form attached as Exhibit C (the “Plan”) which we hereby approve. The University Circle Special Improvement District of Cleveland 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 assess our properties for the services as set forth in 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 for the permanent parcel numbers identified below are shown in the attached Exhibit D. We acknowledge that the actual assessments may 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, heirs, executors 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, consent to our respective property being included in more than one special improvement district, if applicable, 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.

A. Property Address(es): The address(es) identified and listed in Exhibit D attached hereto which are incorporated by reference herein.

Permanent Parcel No(s): Those parcels identified and listed in Exhibit D attached hereto which are incorporated by reference herein.

B. Name of Owner:* 11319 Hessler LLC

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

Russell Bensch
MANAGER
RB

*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.

LIMITED LIABILITY COMPANY:

Only a MANAGING MEMBER or an OFFICER of a MANAGING MEMBER or a MANAGER can execute this Document. Next to the name of the person who executes this Document for the Limited Liability Company, please write WHETHER THE PERSON IS A MANAGER or a MANAGING MEMBER or if the person is an OFFICER of the MANAGING MEMBER, please write WHICH OFFICER the person is.

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

INFORMATION: Could you please provide the date of the Operating 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.

AFFIDAVIT

My legal name is Russell Berusch ("Affiant").

Being duly sworn, I hereby swear under oath that: I am the Manager (insert title of authorized representative) of 11319 Hessler LLC (insert owner/entity's name) (the "Organization"), and I am duly authorized to execute the foregoing Petition on behalf of the Organization.

Under penalty of perjury, I hereby declare and affirm that the above-mentioned statement is, to the best of my knowledge, true and correct.

FURTHER, AFFIANT SAYETH NAUGHT

Affiant's Signature: *RS* Date: 4-3-23

STATE OF OHIO)
) SS:
COUNTY OF CUYAHOGA)

SWORN TO before me and subscribed
in my presence, this 3 day of ~~March~~, 2023.
APRIL

Sheila Obrycki
Notary Public

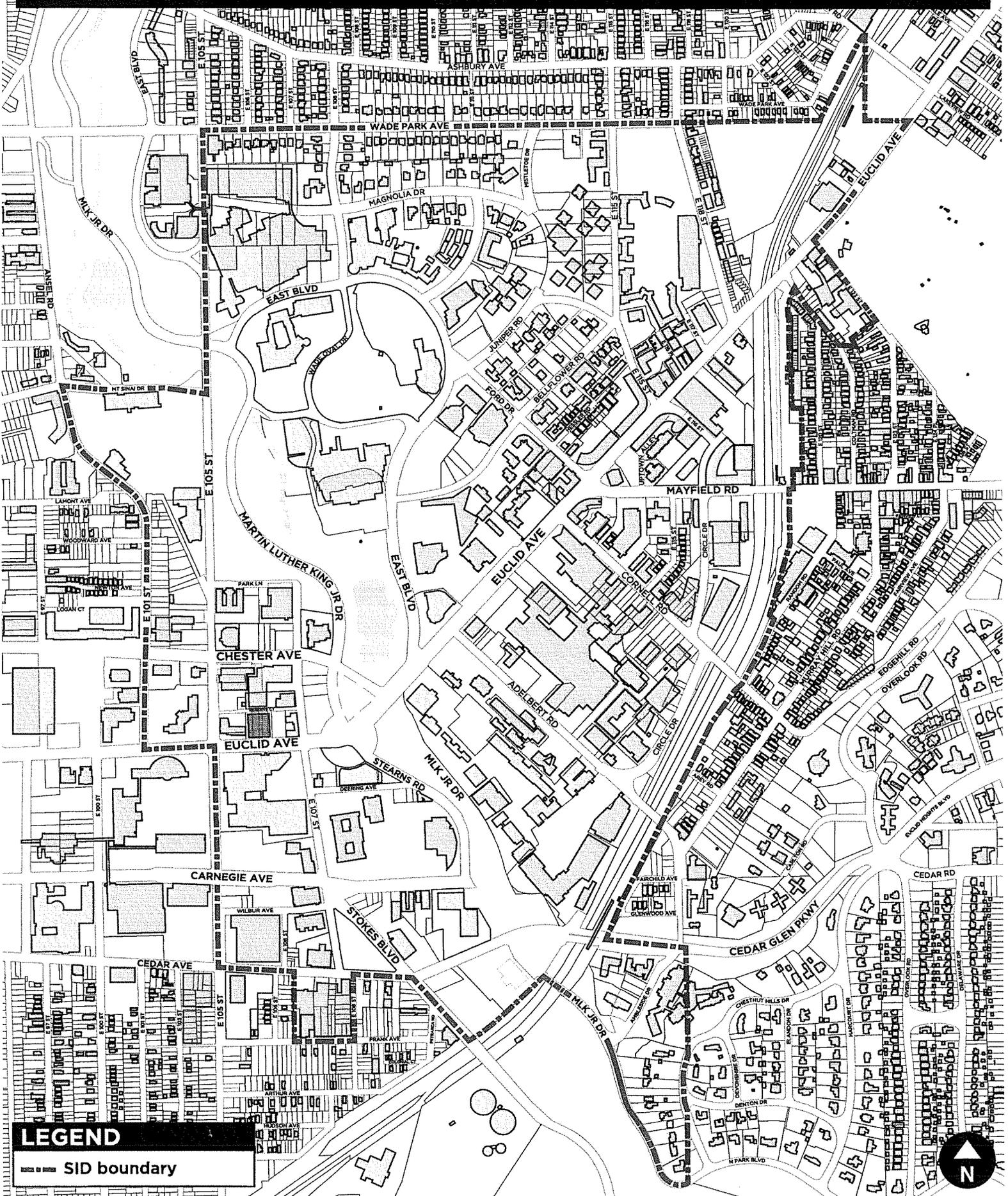
My commission expires: November 8, 2026



SHEILA OBRYCKI
Notary Public
State of Ohio
My Comm. Expires
November 8, 2026

Exhibit A

UNIVERSITY CIRCLE SID SERVICE AREA



LEGEND

--- SID boundary



Exhibit B

EXHIBIT B

**Parcel Numbers for Properties Included in the
University Circle Special Improvement District of Cleveland**

<u>Parcel Pins</u>	<u>Parcel Pins</u>	<u>Parcel Pins</u>	<u>Parcel Pins</u>
10726001	11920050	12020015	12024045
10726004	11920051	12020016	12025008
11910008	11920301	12020017	12025013
11910016	11920302	12020018	12025018
11911044	11925014	12020020	12026001
11911049	11925029	12020021	12026003
11911051	11925030	12020022	12027001
11911052	11925031	12020023	12027002
11911055	11925037	12020025	12027003
11911056	11925038	12020032	12027010
11911057	11925046	12020038	12027011
11911058	11925047	12021041	12027012
11911067	11925059	12021042	12027014
11912029	11925060	12021043	12027015
11912052	11925061	12021044	12027016
11912053	11925062	12022008	12027017
11919006	11925301	12022088	12027019
11919024	11925302	12022089	12027020
11920001	11925303	12023010	12027021
11920005	11925304	12023012	12028001
11920008	11925305	12023014	12028002
11920009	12017004	12023025	12028003
11920015	12017005	12023028	12028004
11920016	12017006	12023029	12028007
11920019	12017012	12023030	12028010
11920020	12018001	12023031	12028011
11920021	12018002	12023032	12028012
11920022	12018003	12023033	12028013
11920023	12018004	12023034	12028014
11920024	12018005	12023054	12028016
11920025	12018006	12023071	12028021
11920026	12018007	12023077	12028022
11920033	12018013	12023078	12028023
11920034	12018014	12023079	12028024
11920035	12018015	12024002	12028025
11920039	12018019	12024003	12028028
11920041	12019001	12024008	12028029
11920042	12019002	12024013	12028030
11920046	12019003	12024015	12028032
11920047	12019032	12024020	12028033
11920048	12020013	12024041	12028034
11920049	12020014	12024044	12028035

EXHIBIT B

<u>Parcel Pins</u>	<u>Parcel Pins</u>	<u>Parcel Pins</u>	<u>Parcel Pins</u>
12028043	12037001	12109012	12120018
12028052	12101001	12109013	12120019
12028053	12101002	12109014	12120084
12028054	12101005	12109015	12120085
12028055	12101006	12109016	12120086
12028056	12101009	12109017	12120087
12028057	12101012	12109018	12120088
12028060	12101014	12109019	12120089
12028065	12101016	12109020	12120090
12028074	12101018	12109021	12120091
12028076	12101031	12109027	12120092
12028078	12101036	12109028	12120185
12029001	12102001	12109029	12120186
12029002	12102002	12109030	12120187
12029004	12102003	12109031	12120188
12029005	12102004	12109032	12120189
12029015	12102005	12110001	12120190
12029019	12102006	12110002	12123002
12029024	12102007	12110003	12123010
12029025	12102008	12110004	12123011
12029054	12102009	12111001	12123015
12029055	12102010	12111004	12123016
12029056	12102011	12111005	12123017
12029057	12102012	12112001	12124013
12029058	12102013	12112003	12124015
12029300	12102018	12112047	12124017
12030116	12102021	12112048	12124019
12031001	12102022	12112049	12124020
12031002	12102023	12112051	12124021
12031003	12103008	12112052	12124022
12031007	12103009	12112058	12124023
12031008	12103010	12112064	12124024
12031009	12103011	12113001	12124049
12031023	12103012	12114001	12124058
12031024	12103013	12114004	12124061
12031025	12103022	12114005	12124062
12031026	12108001	12114006	12124063
12031027	12108007	12114016	12125001
12031049	12108011	12120009	12125007
12031050	12108012	12120012	12125010
12031051	12108030	12120013	12125303
12031076	12108032	12120014	12125304
12031077	12109009	12120015	12125305
12031084	12109010	12120016	12125307
12036002	12109011	12120017	12125308
12036002A			

Exhibit C

**UNIVERSITY CIRCLE
SPECIAL IMPROVEMENT DISTRICT OF CLEVELAND
SERVICE PLAN**

The University Circle Special Improvement District of Cleveland (the “District” or “SID”) is established pursuant to the provisions of Chapter 1710 of the Revised Code (the “Act”). This Plan refers to the Act and any and all future amendments to the Act. Any specific statutory reference contained in this Plan shall also refer to any succeeding or amending statutory provision.

The terms and conditions regarding the District are addressed in this Plan, and include, without limitation, a petition, a schedule of assessments to be made on included property (the “Assessment Schedule”), and the governing documents forming the District. The District is formed by University Circle, Inc. as an “existing qualified nonprofit corporation” under the Act (herein referred to as “UCI”). The governing documents of the District include the Articles of Incorporation of UCI, as amended for this purpose, Code of Regulations, resolutions duly adopted by the board of directors of the District, and the applicable resolutions and ordinances of the participating political subdivisions where the real property is located (collectively, the “Governing Documents”). The Governing Documents, this Plan, the petitions, and the Assessment Schedules are referred to herein collectively as the “District Documents.”

The District Documents establish the terms and conditions of the Program. The Program terms and conditions may be amended from time to time as described herein.

I. Purpose of the Program

The Program is intended to sustain and improve community safety in University Circle through services provided by the University Circle Police Department and UCI (the “Program Services”). The City of Cleveland (the “Participating Political Subdivision”) shall levy special assessments on real property included in the District, the payment of which will pay for the costs of the Program Services and the costs of administering the Program. Special assessment payments levied to pay costs of Program Services will be due and payable by property owners at the same time real property taxes are due.

II. The District’s Governance

The District shall be governed, pursuant to the District Documents and the Act, by the Board of Trustees of UCI functioning in the capacity of the Board of Directors of the District (the “Board”) all in accordance with the Act.

Pursuant to the Act, other Ohio law, and any Code of Regulations adopted for the governance of UCI, the Board may from time to time, and under such conditions as the Board determines, delegate any or all of the authority contained in this Plan to a sub-committee or to an agent, independent contractor, or employee of the District or the Board.

III. District Area Description

The District Area shall contain the territory within the boundaries depicted in the map of the District attached hereto as Exhibit A and incorporated herein by reference and is largely congruous with the University Circle, Inc. service boundary within the City of Cleveland.

IV. Description of Services Provided

The Program is intended to sustain and improve community safety in University Circle through services provided by the University Circle Police Department (UCPD) and UCI. The UCPD is a community police department with full law enforcement authority granted by state law. The presence of the UCPD, along with its reputation for quick response, is intended to be a strong deterrent to criminal activity in the District. Minimized opportunity coupled with timely and decisive intervention in actual criminal incidents has characterized the UCPD's public safety strategy since its inception. In keeping with its preventative methods, the UCPD will:

- Work closely with UCI's member institutions and property owners in focusing on crime prevention.
- Support the principles of community policing, a concept which recognizes the interdependence and shared responsibility of police and community, as the best approach to problem solving.
- Work in partnership and share resources with the Case Western Reserve University Security Department, University Hospitals Cleveland Medical Center Police Department, and other University Circle institutional forces to enhance personal safety in the District.
- Make crime prevention presentations, upon request, to the employees and constituents of University Circle institutions, businesses and other properties, as well as to neighborhood groups and University Circle residents in the interest of promoting public awareness and cooperation.
- Provide various additional measures to ensure transparency and accountability to the communities it serves, as outlined in Section IX.

As a full-service police department, the UCPD will provide the following services:

- 24-hour patrol in marked vehicles;
- Foot and bicycle patrols in designated areas;
- Rapid response to emergency calls;
- Surveillance using plainclothes officers and unmarked vehicles;
- Apprehension and arrest of criminals, as well as criminal investigations conducted by the UCPD Detective Bureau;
- Handling of many non-criminal incidents involving vehicles, missing persons, and disturbance complaints;
- Additional community services that contribute to the overall well-being of University Circle and are critical to the maintenance of public safety, including:

- Mental health crisis intervention and social services co-response;
- Expanded officer training;
- Comprehensive assistance to motor vehicle owners and operators;
- Traffic control;
- Special property checks;
- Managing Project Yield, the district’s pedestrian safety initiative;
- Working with community stakeholders to advance local initiatives, including the Pedal with Police program, bicycle and pedestrian safety messaging, and bicycle/shared mobility safety events;
- Tracking pedestrian safety data to inform programs, advocacy, and enforcement efforts;
- Serving as a District representative for citywide Vision Zero efforts.

V. Program Budget

The baseline budget in Year 1 (2024) is \$3,500,000. The budget will increase by 3% annually, through 2028, as follows:

- 2024: \$3,500,000
- 2025: \$3,605,000
- 2026: \$3,713,150
- 2027: \$3,824,544
- 2028: \$3,939,280

Additional payments to for UCPD and UCI transportation safety services may be collected on a case-by-case basis for services above and beyond those listed above or by property owners or other supporters outside the District.

VI. Assessment Methodology

The assessment of eligible properties within the District is based on equal parts 1) serviceable frontage, 2) gross certified value, and 3) land area. The values for each property are derived from County records and additional frontage measurements conducted using the Cuyahoga County Web Mapping Application. The figures have been verified by the City of Cleveland’s Division of Engineering and Division of Assessments and Licenses. Additional conditions include:

- A maximum of two serviceable frontages are included in the assessment calculation for each property.
- Properties with a County tax land use code of 1-Family, 2-Family, 3-Family, or Residential Condo are not included in the assessment.

- Per ORC Section 1710.03, properties owned by public entities are not included in the assessment unless such entity specifically requests in writing that its property be included in the District.
- Per ORC Section 1710.03, church properties are not included in the assessment unless the church specifically requests in writing that its property be included in the District.
- Railroad right of way properties traveling through the district with no additional facilities are not included in the assessment.
- Cemeteries within the District service area will be assessed based on serviceable frontage and property value alone; their land area is not included.

VII. Period of Assessment

The term of the assessment will be for five (5) years beginning with Tax Collection Year 2024 through Tax Collection Year 2028, with collections spanning those collection years 2024 through 2028.

The amount of voluntary assessments or other amounts payable to UCI under arrangements with its members established prior to the establishment of the District, including, without limitation, those for the period from July 1, 2023 through December 31, 2023, shall remain due and payable notwithstanding anything hereto to the contrary.

VIII. Program Administration & Design

- A. Administration: The Board is hereby authorized to provide for ongoing services to the District, its property, and the property owners. All services provided under this Plan shall be deemed to be services provided in furtherance of Program Services under this Plan.

Pursuant to the Act, such Program costs may be included in the special assessments levied on real property within the District.

- B. Design: The determination of services provided and budget required to perform these services will be made by the Board of Directors. The Board will solicit feedback from eligible property owners within the Service Area on a regular basis (see Section IX) and will incorporate this input into future Service Plans.

IX. Accountability & Reporting

This Plan and the Safety Services Program should be accountable to the community it serves and the property owners who support it. This includes provisions for Board and community oversight, as well as measures to promote transparency. To these ends, the following practices will be instituted as a component of the Service Program:

- A. A Citizen Review Board will exist to field and review citizen complaints against the UCPD and to meet the requirements of the City of Cleveland's Memorandum of Understanding that enables the UCPD to operate within the city.
- B. After establishment of the District, a University Circle Safety Services Advisory Committee will be created for the purpose of providing additional oversight and advisory capacity from property owners within in the SID service area.
- C. Each year, an Annual Report will be published by UCI on behalf of the SID, detailing the revenues and expenditures of the SID, outlining key programs and services, and performance measures, as defined by the above bodies.
- D. Prior to the expiration of the five-year term, the SID will re-evaluate the Service Plan, Program, and Budget with its members and contributing property owners to confirm the effectiveness of the programs and services provided.

Exhibit D

11319 Hessler LLC

Attn: Russell Berusch
19942 Chagrin Boulevard
Shaker Heights, OH 44122

Summary of Property & Assessment Value

Parcel #	Parcel Address	Value	Frontage	Area	2024 Assessment	Special Conditions
12028060	11319-11327 Hessler	\$1,126,400	199.7	9,742	\$4,535	
Totals		\$1,126,400	199.7	9,742	\$4,535	

Definitions

The **values** provided in the above table represent the certified “appraised total” for County tax year 2022. This includes both the total appraised land and building value for the parcel.

The **frontage** provided in the above table represents the “total serviceable linear feet” along the parcel’s primary and secondary frontages. Serviceable frontage is defined as the property frontage that abuts public right of way or another publicly accessible area and usually includes a roadway and/or sidewalk.

The **area** provided in the above table represents the “total square footage” for the parcel, as recorded by Cuyahoga County.

The **assessment** value in the above table is the SID payment amount attributed to the parcel in Year 1. This is derived from the parcel’s representative share of the eligible property in the district and the weighting of 1/3 value, 1/3 frontage, and 1/3 area, as described in the previous pages. The assessment value will increase by 3% each year, through 2028, as follows:

- 2024: \$4,535
- 2025: \$4,671
- 2026: \$4,811
- 2027: \$4,955
- 2028: \$5,104

Special Conditions & Other Notes

- Final assessment values will be calculated following City of Cleveland review and verification of property information, property owner objections, and other details.

University Circle Special Improvement District of Cleveland

March 23, 2023

Dear Property Owner:

We are working to establish a Special Improvement District (SID) in University Circle. Our goal is to sustain and enhance our neighborhood safety services by providing a reliable source of revenue to fully fund the work of the University Circle Police Department (UCPD).

Chapter 1710 of the Ohio Revised Code permits property owners to petition their local governments to pass legislation in creating a SID and levying a special assessment on the district's properties for specified services. Owners of property comprising 60% of serviceable frontage or 75% of area, at a minimum, must sign the petition in order for the assessment to move forward.

Included in this package are the following materials for your review. Once you have reviewed, your prompt return of the signed petition and all accompanying exhibits is appreciated, as it will enable us to proceed to the next step in the legislative process with the City of Cleveland.

- **Petition (and instructions):** Complete, sign and date, as instructed.
- **Property Summary (Exhibit D):** Summary of your properties, assessment methodology and estimated SID assessment for the 5-year period from 2024 – 2028.
- **SID Service Area (Exhibit A):** Map of the proposed District
- **Parcel List (Exhibit B):** List of all parcels included in the proposed District
- **Service Plan (Exhibit C):** Addressing the purpose, governance, District area, services provided, budget, assessment methodology, period of assessment, administration & design, and accountability & reporting of the proposed SID.

Please return the completed petition with exhibits to UCI at the address listed below. If you have any questions, you may email Cherie Bandy at Cherie.Bandy@universitycircle.org. Thank you for helping to make University Circle a vibrant, thriving, and enriching place.

Gary Hanson



Interim President
University Circle Inc.

P E T I T I O N

TO APPROVE THE CREATION OF THE UNIVERSITY CIRCLE SPECIAL IMPROVEMENT DISTRICT OF CLEVELAND AND THE IMPOSITION OF SPECIAL ASSESSMENTS TO PAY COSTS OF THE PROVISION OF SERVICES IN ACCORDANCE WITH THE SERVICES PLAN OF THE DISTRICT

City of Cleveland, Ohio

April 4, 2023

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

We petition the City to approve the creation of the University Circle Special Improvement District (the “District”) as a special improvement district under Ohio Revised Code (“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. The District is to be formed by University Circle, Inc., pursuant to Section 1710.02 of the Revised Code, as an “existing qualified non-profit corporation” in accordance with its amended articles of incorporation submitted to the City for the purpose thereof.

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 the properties included in the proposed University Circle Special Improvement District of Cleveland (identified by permanent parcel numbers shown on the records in the Cuyahoga County Fiscal Officer’s office) and shown on the attached Exhibit B. Excluded from the property comprising the District 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.

University Circle Incorporated has prepared and submitted to the City, with the amended articles of incorporation, the Service Plan of the District (in the form attached as Exhibit C (the “Plan”) which we hereby approve. The University Circle Special Improvement District of Cleveland 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 assess our properties for the services as set forth in 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 for the permanent parcel numbers identified below are shown in the attached Exhibit D. We acknowledge that the actual assessments may 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, heirs, executors 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, consent to our respective property being included in more than one special improvement district, if applicable, 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.

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.

LIMITED LIABILITY COMPANY:

Only a MANAGING MEMBER or an OFFICER of a MANAGING MEMBER or a MANAGER can execute this Document. Next to the name of the person who executes this Document for the Limited Liability Company, please write WHETHER THE PERSON IS A MANAGER or a MANAGING MEMBER or if the person is an OFFICER of the MANAGING MEMBER, please write WHICH OFFICER the person is.

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

INFORMATION: Could you please provide the date of the Operating 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.

AFFIDAVIT

My legal name is Kathryn J. Heidemann ("Affiant").

Being duly sworn, I hereby swear under oath that:

1. I am the President + CEO (insert title of authorized representative) of McCullough Center LLC/Cleveland Institute of Art (insert owner/entity's name) (the "Organization"), and I am duly authorized to execute the foregoing Petition on behalf of the Organization.

2. The Organization is the current owner of all of the parcels listed on Exhibit D to the foregoing Petition regardless of any deviations or variations in the name of the titled owner listed on the land records of the County of Cuyahoga, and I am therefore authorized to execute the Petition with respect to each parcel listed in that Exhibit D.

Under penalty of perjury, I hereby declare and affirm that the above-mentioned statements are, to the best of my knowledge, true and correct.

FURTHER, AFFIANT SAYETH NAUGHT

Affiant's Signature: [Handwritten Signature] Date: 4/4/2023

STATE OF OHIO)
) SS:
COUNTY OF CUYAHOGA)

SWORN TO before me and subscribed in my presence, this 4th day of April, 2023.

[Handwritten Signature: Sally Palmer]
Notary Public

My commission expires: SALLY PALMER
NOTARY PUBLIC • STATE OF OHIO
Lake County
My commission expires Apr. 19, 2025



A. Property Address(es): The address(es) identified and listed in Exhibit D attached hereto which are incorporated by reference herein.

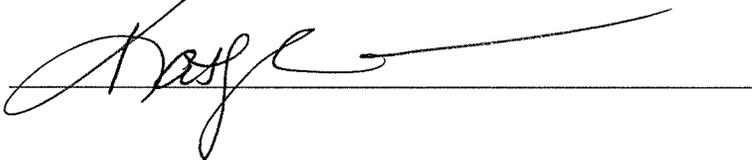
Permanent Parcel No(s): Those parcels identified and listed in Exhibit D attached hereto which are incorporated by reference herein.

B. Name of Owner:* McCullough Center, LLC
(a subsidiary of Cleveland Institute of Art)

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

Kathryn J. Heidemann

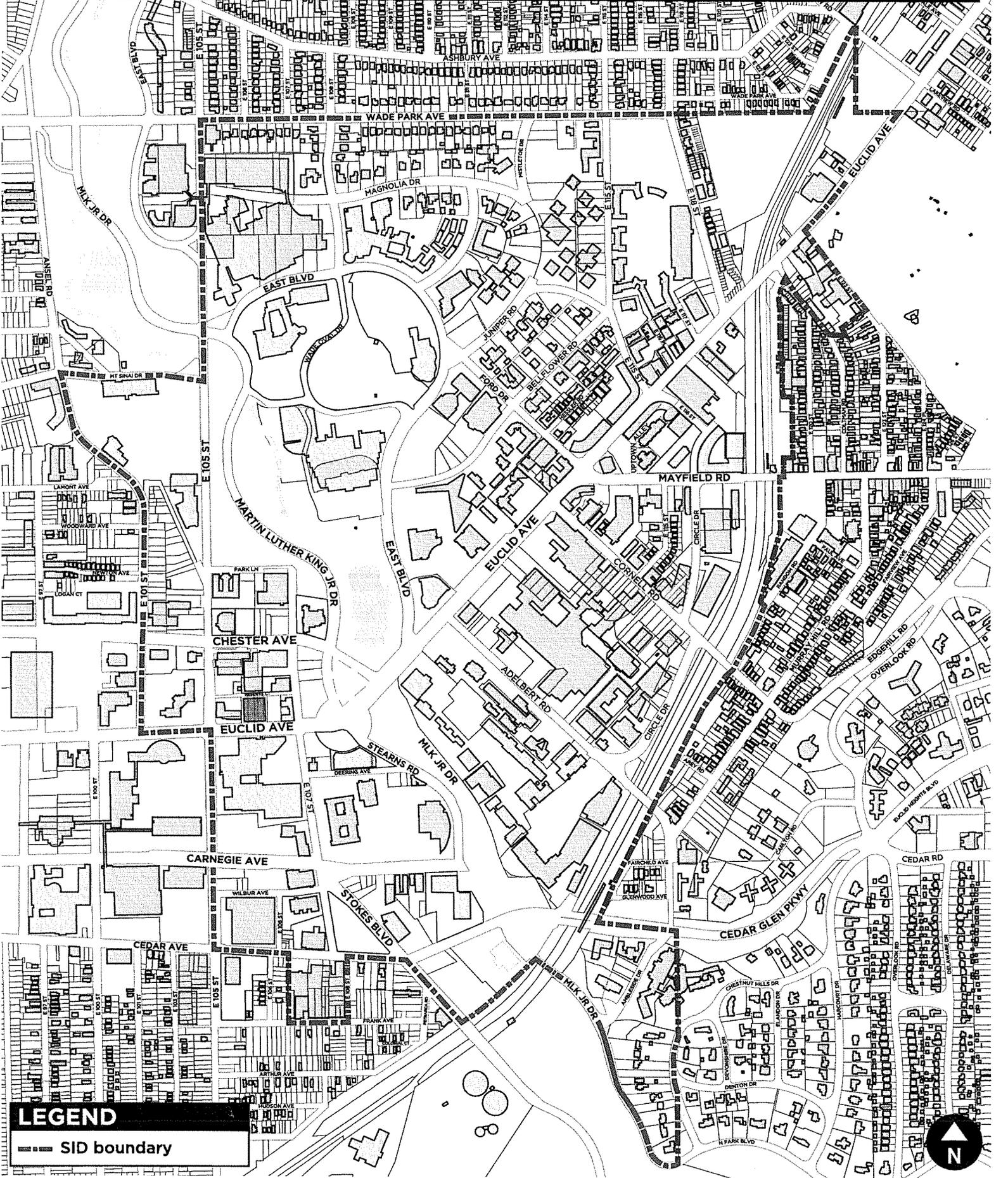
President + CEO, Cleveland Institute of Art



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

Exhibit A

UNIVERSITY CIRCLE SID SERVICE AREA



LEGEND
- - - SID boundary



Exhibit B

EXHIBIT B

**Parcel Numbers for Properties Included in the
University Circle Special Improvement District of Cleveland**

<u>Parcel Pins</u>	<u>Parcel Pins</u>	<u>Parcel Pins</u>	<u>Parcel Pins</u>
10726001	11920050	12020015	12024045
10726004	11920051	12020016	12025008
11910008	11920301	12020017	12025013
11910016	11920302	12020018	12025018
11911044	11925014	12020020	12026001
11911049	11925029	12020021	12026003
11911051	11925030	12020022	12027001
11911052	11925031	12020023	12027002
11911055	11925037	12020025	12027003
11911056	11925038	12020032	12027010
11911057	11925046	12020038	12027011
11911058	11925047	12021041	12027012
11911067	11925059	12021042	12027014
11912029	11925060	12021043	12027015
11912052	11925061	12021044	12027016
11912053	11925062	12022008	12027017
11919006	11925301	12022088	12027019
11919024	11925302	12022089	12027020
11920001	11925303	12023010	12027021
11920005	11925304	12023012	12028001
11920008	11925305	12023014	12028002
11920009	12017004	12023025	12028003
11920015	12017005	12023028	12028004
11920016	12017006	12023029	12028007
11920019	12017012	12023030	12028010
11920020	12018001	12023031	12028011
11920021	12018002	12023032	12028012
11920022	12018003	12023033	12028013
11920023	12018004	12023034	12028014
11920024	12018005	12023054	12028016
11920025	12018006	12023071	12028021
11920026	12018007	12023077	12028022
11920033	12018013	12023078	12028023
11920034	12018014	12023079	12028024
11920035	12018015	12024002	12028025
11920039	12018019	12024003	12028028
11920041	12019001	12024008	12028029
11920042	12019002	12024013	12028030
11920046	12019003	12024015	12028032
11920047	12019032	12024020	12028033
11920048	12020013	12024041	12028034
11920049	12020014	12024044	12028035

EXHIBIT B

<u>Parcel Pins</u>	<u>Parcel Pins</u>	<u>Parcel Pins</u>	<u>Parcel Pins</u>
12028043	12037001	12109012	12120018
12028052	12101001	12109013	12120019
12028053	12101002	12109014	12120084
12028054	12101005	12109015	12120085
12028055	12101006	12109016	12120086
12028056	12101009	12109017	12120087
12028057	12101012	12109018	12120088
12028060	12101014	12109019	12120089
12028065	12101016	12109020	12120090
12028074	12101018	12109021	12120091
12028076	12101031	12109027	12120092
12028078	12101036	12109028	12120185
12029001	12102001	12109029	12120186
12029002	12102002	12109030	12120187
12029004	12102003	12109031	12120188
12029005	12102004	12109032	12120189
12029015	12102005	12110001	12120190
12029019	12102006	12110002	12123002
12029024	12102007	12110003	12123010
12029025	12102008	12110004	12123011
12029054	12102009	12111001	12123015
12029055	12102010	12111004	12123016
12029056	12102011	12111005	12123017
12029057	12102012	12112001	12124013
12029058	12102013	12112003	12124015
12029300	12102018	12112047	12124017
12030116	12102021	12112048	12124019
12031001	12102022	12112049	12124020
12031002	12102023	12112051	12124021
12031003	12103008	12112052	12124022
12031007	12103009	12112058	12124023
12031008	12103010	12112064	12124024
12031009	12103011	12113001	12124049
12031023	12103012	12114001	12124058
12031024	12103013	12114004	12124061
12031025	12103022	12114005	12124062
12031026	12108001	12114006	12124063
12031027	12108007	12114016	12125001
12031049	12108011	12120009	12125007
12031050	12108012	12120012	12125010
12031051	12108030	12120013	12125303
12031076	12108032	12120014	12125304
12031077	12109009	12120015	12125305
12031084	12109010	12120016	12125307
12036002	12109011	12120017	12125308
12036002A			

Exhibit C

**UNIVERSITY CIRCLE
SPECIAL IMPROVEMENT DISTRICT OF CLEVELAND
SERVICE PLAN**

The University Circle Special Improvement District of Cleveland (the “District” or “SID”) is established pursuant to the provisions of Chapter 1710 of the Revised Code (the “Act”). This Plan refers to the Act and any and all future amendments to the Act. Any specific statutory reference contained in this Plan shall also refer to any succeeding or amending statutory provision.

The terms and conditions regarding the District are addressed in this Plan, and include, without limitation, a petition, a schedule of assessments to be made on included property (the “Assessment Schedule”), and the governing documents forming the District. The District is formed by University Circle, Inc. as an “existing qualified nonprofit corporation” under the Act (herein referred to as “UCI”). The governing documents of the District include the Articles of Incorporation of UCI, as amended for this purpose, Code of Regulations, resolutions duly adopted by the board of directors of the District, and the applicable resolutions and ordinances of the participating political subdivisions where the real property is located (collectively, the “Governing Documents”). The Governing Documents, this Plan, the petitions, and the Assessment Schedules are referred to herein collectively as the “District Documents.”

The District Documents establish the terms and conditions of the Program. The Program terms and conditions may be amended from time to time as described herein.

I. Purpose of the Program

The Program is intended to sustain and improve community safety in University Circle through services provided by the University Circle Police Department and UCI (the “Program Services”). The City of Cleveland (the “Participating Political Subdivision”) shall levy special assessments on real property included in the District, the payment of which will pay for the costs of the Program Services and the costs of administering the Program. Special assessment payments levied to pay costs of Program Services will be due and payable by property owners at the same time real property taxes are due.

II. The District’s Governance

The District shall be governed, pursuant to the District Documents and the Act, by the Board of Trustees of UCI functioning in the capacity of the Board of Directors of the District (the “Board”) all in accordance with the Act.

Pursuant to the Act, other Ohio law, and any Code of Regulations adopted for the governance of UCI, the Board may from time to time, and under such conditions as the Board determines, delegate any or all of the authority contained in this Plan to a sub-committee or to an agent, independent contractor, or employee of the District or the Board.

III. District Area Description

The District Area shall contain the territory within the boundaries depicted in the map of the District attached hereto as Exhibit A and incorporated herein by reference and is largely congruous with the University Circle, Inc. service boundary within the City of Cleveland.

IV. Description of Services Provided

The Program is intended to sustain and improve community safety in University Circle through services provided by the University Circle Police Department (UCPD) and UCI. The UCPD is a community police department with full law enforcement authority granted by state law. The presence of the UCPD, along with its reputation for quick response, is intended to be a strong deterrent to criminal activity in the District. Minimized opportunity coupled with timely and decisive intervention in actual criminal incidents has characterized the UCPD's public safety strategy since its inception. In keeping with its preventative methods, the UCPD will:

- Work closely with UCI's member institutions and property owners in focusing on crime prevention.
- Support the principles of community policing, a concept which recognizes the interdependence and shared responsibility of police and community, as the best approach to problem solving.
- Work in partnership and share resources with the Case Western Reserve University Security Department, University Hospitals Cleveland Medical Center Police Department, and other University Circle institutional forces to enhance personal safety in the District.
- Make crime prevention presentations, upon request, to the employees and constituents of University Circle institutions, businesses and other properties, as well as to neighborhood groups and University Circle residents in the interest of promoting public awareness and cooperation.
- Provide various additional measures to ensure transparency and accountability to the communities it serves, as outlined in Section IX.

As a full-service police department, the UCPD will provide the following services:

- 24-hour patrol in marked vehicles;
- Foot and bicycle patrols in designated areas;
- Rapid response to emergency calls;
- Surveillance using plainclothes officers and unmarked vehicles;
- Apprehension and arrest of criminals, as well as criminal investigations conducted by the UCPD Detective Bureau;
- Handling of many non-criminal incidents involving vehicles, missing persons, and disturbance complaints;
- Additional community services that contribute to the overall well-being of University Circle and are critical to the maintenance of public safety, including:

- Mental health crisis intervention and social services co-response;
- Expanded officer training;
- Comprehensive assistance to motor vehicle owners and operators;
- Traffic control;
- Special property checks;
- Managing Project Yield, the district’s pedestrian safety initiative;
- Working with community stakeholders to advance local initiatives, including the Pedal with Police program, bicycle and pedestrian safety messaging, and bicycle/shared mobility safety events;
- Tracking pedestrian safety data to inform programs, advocacy, and enforcement efforts;
- Serving as a District representative for citywide Vision Zero efforts.

V. Program Budget

The baseline budget in Year 1 (2024) is \$3,500,000. The budget will increase by 3% annually, through 2028, as follows:

- 2024: \$3,500,000
- 2025: \$3,605,000
- 2026: \$3,713,150
- 2027: \$3,824,544
- 2028: \$3,939,280

Additional payments to for UCPD and UCI transportation safety services may be collected on a case-by-case basis for services above and beyond those listed above or by property owners or other supporters outside the District.

VI. Assessment Methodology

The assessment of eligible properties within the District is based on equal parts 1) serviceable frontage, 2) gross certified value, and 3) land area. The values for each property are derived from County records and additional frontage measurements conducted using the Cuyahoga County Web Mapping Application. The figures have been verified by the City of Cleveland’s Division of Engineering and Division of Assessments and Licenses. Additional conditions include:

- A maximum of two serviceable frontages are included in the assessment calculation for each property.
- Properties with a County tax land use code of 1-Family, 2-Family, 3-Family, or Residential Condo are not included in the assessment.

- Per ORC Section 1710.03, properties owned by public entities are not included in the assessment unless such entity specifically requests in writing that its property be included in the District.
- Per ORC Section 1710.03, church properties are not included in the assessment unless the church specifically requests in writing that its property be included in the District.
- Railroad right of way properties traveling through the district with no additional facilities are not included in the assessment.
- Cemeteries within the District service area will be assessed based on serviceable frontage and property value alone; their land area is not included.

VII. Period of Assessment

The term of the assessment will be for five (5) years beginning with Tax Collection Year 2024 through Tax Collection Year 2028, with collections spanning those collection years 2024 through 2028.

The amount of voluntary assessments or other amounts payable to UCI under arrangements with its members established prior to the establishment of the District, including, without limitation, those for the period from July 1, 2023 through December 31, 2023, shall remain due and payable notwithstanding anything hereto to the contrary.

VIII. Program Administration & Design

- A. Administration: The Board is hereby authorized to provide for ongoing services to the District, its property, and the property owners. All services provided under this Plan shall be deemed to be services provided in furtherance of Program Services under this Plan.

Pursuant to the Act, such Program costs may be included in the special assessments levied on real property within the District.

- B. Design: The determination of services provided and budget required to perform these services will be made by the Board of Directors. The Board will solicit feedback from eligible property owners within the Service Area on a regular basis (see Section IX) and will incorporate this input into future Service Plans.

IX. Accountability & Reporting

This Plan and the Safety Services Program should be accountable to the community it serves and the property owners who support it. This includes provisions for Board and community oversight, as well as measures to promote transparency. To these ends, the following practices will be instituted as a component of the Service Program:

- A. A Citizen Review Board will exist to field and review citizen complaints against the UCPD and to meet the requirements of the City of Cleveland's Memorandum of Understanding that enables the UCPD to operate within the city.
- B. After establishment of the District, a University Circle Safety Services Advisory Committee will be created for the purpose of providing additional oversight and advisory capacity from property owners within in the SID service area.
- C. Each year, an Annual Report will be published by UCI on behalf of the SID, detailing the revenues and expenditures of the SID, outlining key programs and services, and performance measures, as defined by the above bodies.
- D. Prior to the expiration of the five-year term, the SID will re-evaluate the Service Plan, Program, and Budget with its members and contributing property owners to confirm the effectiveness of the programs and services provided.

Exhibit D

Cleveland Institute of Art

11610 Euclid Avenue
Cleveland, OH 44106

Kathryn Heidemann, President

Summary of Property & Assessment Value

Parcel #	Parcel Address	Value	Frontage	Area	2024 Assessment	Special Conditions
12029015	11610 Euclid Ave	\$39,041,800	493	161,529	\$41,505	
12029056	0 Mayfield Road	\$144,900	0	17,903	\$1,526	
Totals		\$47,158,800	604	212,941	\$43,030	

Definitions

The **value** provided in the above table represents the gross certified “appraised total” for County tax year 2022. This includes both the total appraised land and building value for the parcel.

The **frontage** provided in the above table represents the “total serviceable linear feet” along the parcel’s primary and secondary frontages. Serviceable frontage is defined as the property frontage that abuts public right of way or another publicly accessible area and usually includes a roadway and/or sidewalk. A maximum of two frontages are used in this calculation.

The **area** provided in the above table represents the “total square footage” for the parcel, as recorded by Cuyahoga County.

The **assessment** value in the above table is the SID payment amount attributed to the parcel in Year 1. This is derived from the parcel’s representative share of the eligible property in the district and the weighting of 1/3 value, 1/3 frontage, and 1/3 area, as described in the previous pages. The assessment value will increase by 3% each year, through 2028, as follows:

- 2024: \$43,030
- 2025: \$44,321
- 2026: \$45,651
- 2027: \$47,020
- 2028: \$48,431

Notes

- CIA is deeded owner of two parcels, which are home to the McCullough Center and a vacant property between the center and the railroad tracks.
- Final assessment values will be calculated following City of Cleveland review and verification of property information, property owner objections, and other details.
- CIA also leases student housing from UCI on two adjacent properties, which are not included in the above calculations. Tax payments for these properties will be made by UCI and recouped from CIA through their lease agreement. The approximate assessment for these properties totals \$8,681 in 2024.

University Circle Special Improvement District of Cleveland

March 23, 2023

Dear Property Owner:

We are working to establish a Special Improvement District (SID) in University Circle. Our goal is to sustain and enhance our neighborhood safety services by providing a reliable source of revenue to fully fund the work of the University Circle Police Department (UCPD).

Chapter 1710 of the Ohio Revised Code permits property owners to petition their local governments to pass legislation in creating a SID and levying a special assessment on the district's properties for specified services. Owners of property comprising 60% of serviceable frontage or 75% of area, at a minimum, must sign the petition in order for the assessment to move forward.

Included in this package are the following materials for your review. Once you have reviewed, your prompt return of the signed petition and all accompanying exhibits is appreciated, as it will enable us to proceed to the next step in the legislative process with the City of Cleveland.

- **Petition (and instructions):** Complete, sign and date, as instructed.
- **Property Summary (Exhibit D):** Summary of your properties, assessment methodology and estimated SID assessment for the 5-year period from 2024 – 2028.
- **SID Service Area (Exhibit A):** Map of the proposed District
- **Parcel List (Exhibit B):** List of all parcels included in the proposed District
- **Service Plan (Exhibit C):** Addressing the purpose, governance, District area, services provided, budget, assessment methodology, period of assessment, administration & design, and accountability & reporting of the proposed SID.

Please return the completed petition with exhibits to UCI at the address listed below. If you have any questions, you may email Cherie Bandy at Cherie.Bandy@universitycircle.org. Thank you for helping to make University Circle a vibrant, thriving, and enriching place.

Gary Hanson



Interim President
University Circle Inc.

P E T I T I O N

TO APPROVE THE CREATION OF THE UNIVERSITY CIRCLE SPECIAL IMPROVEMENT DISTRICT OF CLEVELAND AND THE IMPOSITION OF SPECIAL ASSESSMENTS TO PAY COSTS OF THE PROVISION OF SERVICES IN ACCORDANCE WITH THE SERVICES PLAN OF THE DISTRICT

City of Cleveland, Ohio
4/3, 2023

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

We petition the City to approve the creation of the University Circle Special Improvement District (the “District”) as a special improvement district under Ohio Revised Code (“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. The District is to be formed by University Circle, Inc., pursuant to Section 1710.02 of the Revised Code, as an “existing qualified non-profit corporation” in accordance with its amended articles of incorporation submitted to the City for the purpose thereof.

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 the properties included in the proposed University Circle Special Improvement District of Cleveland (identified by permanent parcel numbers shown on the records in the Cuyahoga County Fiscal Officer’s office) and shown on the attached Exhibit B. Excluded from the property comprising the District 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.

University Circle Incorporated has prepared and submitted to the City, with the amended articles of incorporation, the Service Plan of the District (in the form attached as Exhibit C (the “Plan”) which we hereby approve. The University Circle Special Improvement District of Cleveland 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 assess our properties for the services as set forth in 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 for the permanent parcel numbers identified below are shown in the attached Exhibit D. We acknowledge that the actual assessments may 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, heirs, executors 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, consent to our respective property being included in more than one special improvement district, if applicable, and waive all the following relating to the Plan and the special assessments described herein:

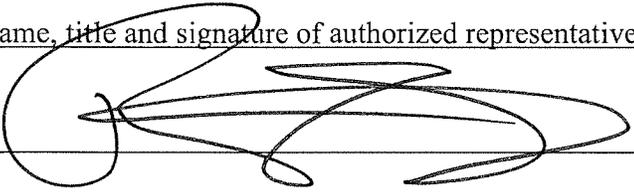
- (1) any and all rights, benefits and privileges specified by Sections 727.03 and 727.06 of the Revised Code that may be deemed applicable to the Plan and thereby restrict these special assessments to 33-1/3% of the actual improved value of the properties as enhanced by the Plan;
- (2) any and all resolutions, 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.

A. Property Address(es): The address(es) identified and listed in Exhibit D attached hereto which are incorporated by reference herein.

Permanent Parcel No(s): Those parcels identified and listed in Exhibit D attached hereto which are incorporated by reference herein.

B. Name of Owner:* Cleveland Institute of Music

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



President + CEO

Paul W. Hogle

*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.

LIMITED LIABILITY COMPANY:

Only a MANAGING MEMBER or an OFFICER of a MANAGING MEMBER or a MANAGER can execute this Document. Next to the name of the person who executes this Document for the Limited Liability Company, please write WHETHER THE PERSON IS A MANAGER or a MANAGING MEMBER or if the person is an OFFICER of the MANAGING MEMBER, please write WHICH OFFICER the person is.

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

INFORMATION: Could you please provide the date of the Operating 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.

AFFIDAVIT

My legal name is Paul William Hogle ("Affiant").

Being duly sworn, I hereby swear under oath that:

1. I am the President & CEO (insert title of authorized representative) of Cleveland Institute of music (insert owner/entity's name) (the "Organization"), and I am duly authorized to execute the foregoing Petition on behalf of the Organization.

2. The Organization is the current owner of all of the parcels listed on Exhibit D to the foregoing Petition regardless of any deviations or variations in the name of the titled owner listed on the land records of the County of Cuyahoga, and I am therefore authorized to execute the Petition with respect to each parcel listed in that Exhibit D.

Under penalty of perjury, I hereby declare and affirm that the above-mentioned statements are, to the best of my knowledge, true and correct.

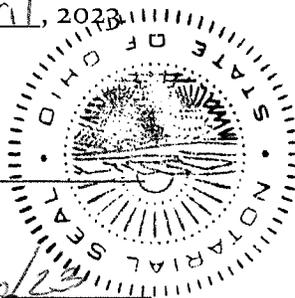
FURTHER, AFFIANT SAYETH NAUGHT

Affiant's Signature: [Handwritten Signature] Date: 4/3/23

STATE OF OHIO)
) SS:
COUNTY OF CUYAHOGA)

SWORN TO before me and subscribed in my presence, this 3rd day of April, 2023.

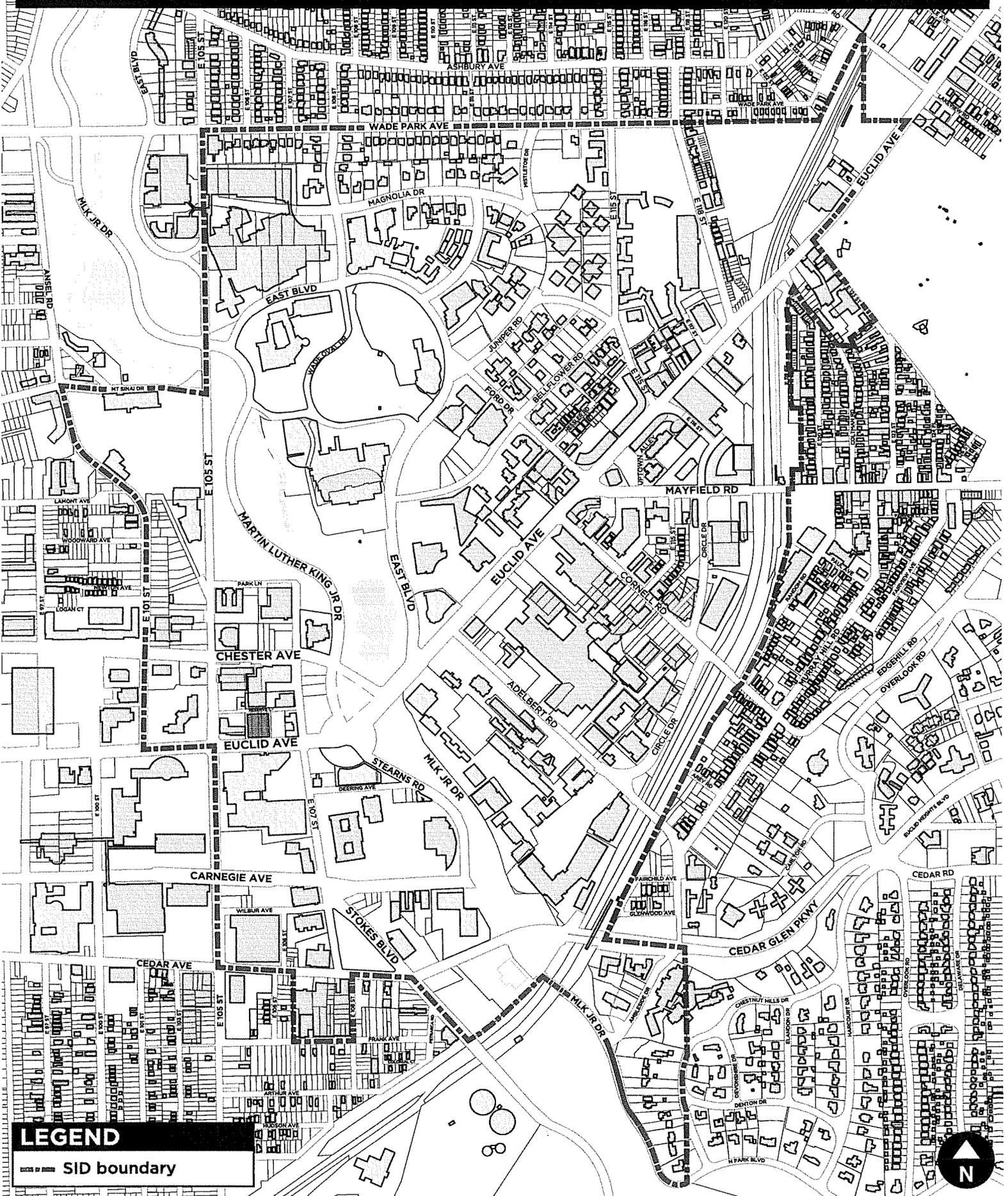
Carol Shivey
Notary Public



My commission CAROL K. SHIVEY
NOTARY PUBLIC • STATE OF OHIO
Recorded in Cuyahoga County
My commission expires Aug. 20, 2023

Exhibit A

UNIVERSITY CIRCLE SID SERVICE AREA



LEGEND

--- SID boundary



Exhibit B

EXHIBIT B

**Parcel Numbers for Properties Included in the
University Circle Special Improvement District of Cleveland**

<u>Parcel Pins</u>	<u>Parcel Pins</u>	<u>Parcel Pins</u>	<u>Parcel Pins</u>
10726001	11920050	12020015	12024045
10726004	11920051	12020016	12025008
11910008	11920301	12020017	12025013
11910016	11920302	12020018	12025018
11911044	11925014	12020020	12026001
11911049	11925029	12020021	12026003
11911051	11925030	12020022	12027001
11911052	11925031	12020023	12027002
11911055	11925037	12020025	12027003
11911056	11925038	12020032	12027010
11911057	11925046	12020038	12027011
11911058	11925047	12021041	12027012
11911067	11925059	12021042	12027014
11912029	11925060	12021043	12027015
11912052	11925061	12021044	12027016
11912053	11925062	12022008	12027017
11919006	11925301	12022088	12027019
11919024	11925302	12022089	12027020
11920001	11925303	12023010	12027021
11920005	11925304	12023012	12028001
11920008	11925305	12023014	12028002
11920009	12017004	12023025	12028003
11920015	12017005	12023028	12028004
11920016	12017006	12023029	12028007
11920019	12017012	12023030	12028010
11920020	12018001	12023031	12028011
11920021	12018002	12023032	12028012
11920022	12018003	12023033	12028013
11920023	12018004	12023034	12028014
11920024	12018005	12023054	12028016
11920025	12018006	12023071	12028021
11920026	12018007	12023077	12028022
11920033	12018013	12023078	12028023
11920034	12018014	12023079	12028024
11920035	12018015	12024002	12028025
11920039	12018019	12024003	12028028
11920041	12019001	12024008	12028029
11920042	12019002	12024013	12028030
11920046	12019003	12024015	12028032
11920047	12019032	12024020	12028033
11920048	12020013	12024041	12028034
11920049	12020014	12024044	12028035

EXHIBIT B

<u>Parcel Pins</u>	<u>Parcel Pins</u>	<u>Parcel Pins</u>	<u>Parcel Pins</u>
12028043	12037001	12109012	12120018
12028052	12101001	12109013	12120019
12028053	12101002	12109014	12120084
12028054	12101005	12109015	12120085
12028055	12101006	12109016	12120086
12028056	12101009	12109017	12120087
12028057	12101012	12109018	12120088
12028060	12101014	12109019	12120089
12028065	12101016	12109020	12120090
12028074	12101018	12109021	12120091
12028076	12101031	12109027	12120092
12028078	12101036	12109028	12120185
12029001	12102001	12109029	12120186
12029002	12102002	12109030	12120187
12029004	12102003	12109031	12120188
12029005	12102004	12109032	12120189
12029015	12102005	12110001	12120190
12029019	12102006	12110002	12123002
12029024	12102007	12110003	12123010
12029025	12102008	12110004	12123011
12029054	12102009	12111001	12123015
12029055	12102010	12111004	12123016
12029056	12102011	12111005	12123017
12029057	12102012	12112001	12124013
12029058	12102013	12112003	12124015
12029300	12102018	12112047	12124017
12030116	12102021	12112048	12124019
12031001	12102022	12112049	12124020
12031002	12102023	12112051	12124021
12031003	12103008	12112052	12124022
12031007	12103009	12112058	12124023
12031008	12103010	12112064	12124024
12031009	12103011	12113001	12124049
12031023	12103012	12114001	12124058
12031024	12103013	12114004	12124061
12031025	12103022	12114005	12124062
12031026	12108001	12114006	12124063
12031027	12108007	12114016	12125001
12031049	12108011	12120009	12125007
12031050	12108012	12120012	12125010
12031051	12108030	12120013	12125303
12031076	12108032	12120014	12125304
12031077	12109009	12120015	12125305
12031084	12109010	12120016	12125307
12036002	12109011	12120017	12125308
12036002A			

Exhibit C

**UNIVERSITY CIRCLE
SPECIAL IMPROVEMENT DISTRICT OF CLEVELAND
SERVICE PLAN**

The University Circle Special Improvement District of Cleveland (the “District” or “SID”) is established pursuant to the provisions of Chapter 1710 of the Revised Code (the “Act”). This Plan refers to the Act and any and all future amendments to the Act. Any specific statutory reference contained in this Plan shall also refer to any succeeding or amending statutory provision.

The terms and conditions regarding the District are addressed in this Plan, and include, without limitation, a petition, a schedule of assessments to be made on included property (the “Assessment Schedule”), and the governing documents forming the District. The District is formed by University Circle, Inc. as an “existing qualified nonprofit corporation” under the Act (herein referred to as “UCI”). The governing documents of the District include the Articles of Incorporation of UCI, as amended for this purpose, Code of Regulations, resolutions duly adopted by the board of directors of the District, and the applicable resolutions and ordinances of the participating political subdivisions where the real property is located (collectively, the “Governing Documents”). The Governing Documents, this Plan, the petitions, and the Assessment Schedules are referred to herein collectively as the “District Documents.”

The District Documents establish the terms and conditions of the Program. The Program terms and conditions may be amended from time to time as described herein.

I. Purpose of the Program

The Program is intended to sustain and improve community safety in University Circle through services provided by the University Circle Police Department and UCI (the “Program Services”). The City of Cleveland (the “Participating Political Subdivision”) shall levy special assessments on real property included in the District, the payment of which will pay for the costs of the Program Services and the costs of administering the Program. Special assessment payments levied to pay costs of Program Services will be due and payable by property owners at the same time real property taxes are due.

II. The District’s Governance

The District shall be governed, pursuant to the District Documents and the Act, by the Board of Trustees of UCI functioning in the capacity of the Board of Directors of the District (the “Board”) all in accordance with the Act.

Pursuant to the Act, other Ohio law, and any Code of Regulations adopted for the governance of UCI, the Board may from time to time, and under such conditions as the Board determines, delegate any or all of the authority contained in this Plan to a sub-committee or to an agent, independent contractor, or employee of the District or the Board.

III. District Area Description

The District Area shall contain the territory within the boundaries depicted in the map of the District attached hereto as Exhibit A and incorporated herein by reference and is largely congruous with the University Circle, Inc. service boundary within the City of Cleveland.

IV. Description of Services Provided

The Program is intended to sustain and improve community safety in University Circle through services provided by the University Circle Police Department (UCPD) and UCI. The UCPD is a community police department with full law enforcement authority granted by state law. The presence of the UCPD, along with its reputation for quick response, is intended to be a strong deterrent to criminal activity in the District. Minimized opportunity coupled with timely and decisive intervention in actual criminal incidents has characterized the UCPD's public safety strategy since its inception. In keeping with its preventative methods, the UCPD will:

- Work closely with UCI's member institutions and property owners in focusing on crime prevention.
- Support the principles of community policing, a concept which recognizes the interdependence and shared responsibility of police and community, as the best approach to problem solving.
- Work in partnership and share resources with the Case Western Reserve University Security Department, University Hospitals Cleveland Medical Center Police Department, and other University Circle institutional forces to enhance personal safety in the District.
- Make crime prevention presentations, upon request, to the employees and constituents of University Circle institutions, businesses and other properties, as well as to neighborhood groups and University Circle residents in the interest of promoting public awareness and cooperation.
- Provide various additional measures to ensure transparency and accountability to the communities it serves, as outlined in Section IX.

As a full-service police department, the UCPD will provide the following services:

- 24-hour patrol in marked vehicles;
- Foot and bicycle patrols in designated areas;
- Rapid response to emergency calls;
- Surveillance using plainclothes officers and unmarked vehicles;
- Apprehension and arrest of criminals, as well as criminal investigations conducted by the UCPD Detective Bureau;
- Handling of many non-criminal incidents involving vehicles, missing persons, and disturbance complaints;
- Additional community services that contribute to the overall well-being of University Circle and are critical to the maintenance of public safety, including:

- Mental health crisis intervention and social services co-response;
- Expanded officer training;
- Comprehensive assistance to motor vehicle owners and operators;
- Traffic control;
- Special property checks;
- Managing Project Yield, the district’s pedestrian safety initiative;
- Working with community stakeholders to advance local initiatives, including the Pedal with Police program, bicycle and pedestrian safety messaging, and bicycle/shared mobility safety events;
- Tracking pedestrian safety data to inform programs, advocacy, and enforcement efforts;
- Serving as a District representative for citywide Vision Zero efforts.

V. Program Budget

The baseline budget in Year 1 (2024) is \$3,500,000. The budget will increase by 3% annually, through 2028, as follows:

- 2024: \$3,500,000
- 2025: \$3,605,000
- 2026: \$3,713,150
- 2027: \$3,824,544
- 2028: \$3,939,280

Additional payments to for UCPD and UCI transportation safety services may be collected on a case-by-case basis for services above and beyond those listed above or by property owners or other supporters outside the District.

VI. Assessment Methodology

The assessment of eligible properties within the District is based on equal parts 1) serviceable frontage, 2) gross certified value, and 3) land area. The values for each property are derived from County records and additional frontage measurements conducted using the Cuyahoga County Web Mapping Application. The figures have been verified by the City of Cleveland’s Division of Engineering and Division of Assessments and Licenses. Additional conditions include:

- A maximum of two serviceable frontages are included in the assessment calculation for each property.
- Properties with a County tax land use code of 1-Family, 2-Family, 3-Family, or Residential Condo are not included in the assessment.

- Per ORC Section 1710.03, properties owned by public entities are not included in the assessment unless such entity specifically requests in writing that its property be included in the District.
- Per ORC Section 1710.03, church properties are not included in the assessment unless the church specifically requests in writing that its property be included in the District.
- Railroad right of way properties traveling through the district with no additional facilities are not included in the assessment.
- Cemeteries within the District service area will be assessed based on serviceable frontage and property value alone; their land area is not included.

VII. Period of Assessment

The term of the assessment will be for five (5) years beginning with Tax Collection Year 2024 through Tax Collection Year 2028, with collections spanning those collection years 2024 through 2028.

The amount of voluntary assessments or other amounts payable to UCI under arrangements with its members established prior to the establishment of the District, including, without limitation, those for the period from July 1, 2023 through December 31, 2023, shall remain due and payable notwithstanding anything hereto to the contrary.

VIII. Program Administration & Design

- A. Administration: The Board is hereby authorized to provide for ongoing services to the District, its property, and the property owners. All services provided under this Plan shall be deemed to be services provided in furtherance of Program Services under this Plan.

Pursuant to the Act, such Program costs may be included in the special assessments levied on real property within the District.

- B. Design: The determination of services provided and budget required to perform these services will be made by the Board of Directors. The Board will solicit feedback from eligible property owners within the Service Area on a regular basis (see Section IX) and will incorporate this input into future Service Plans.

IX. Accountability & Reporting

This Plan and the Safety Services Program should be accountable to the community it serves and the property owners who support it. This includes provisions for Board and community oversight, as well as measures to promote transparency. To these ends, the following practices will be instituted as a component of the Service Program:

- A. A Citizen Review Board will exist to field and review citizen complaints against the UCPD and to meet the requirements of the City of Cleveland's Memorandum of Understanding that enables the UCPD to operate within the city.
- B. After establishment of the District, a University Circle Safety Services Advisory Committee will be created for the purpose of providing additional oversight and advisory capacity from property owners within in the SID service area.
- C. Each year, an Annual Report will be published by UCI on behalf of the SID, detailing the revenues and expenditures of the SID, outlining key programs and services, and performance measures, as defined by the above bodies.
- D. Prior to the expiration of the five-year term, the SID will re-evaluate the Service Plan, Program, and Budget with its members and contributing property owners to confirm the effectiveness of the programs and services provided.

Exhibit D

Cleveland Institute of Music

11021 East Boulevard
Cleveland, OH 44106

Paul Hogle, President and CEO

Summary of Property & Assessment Value

Parcel #	Parcel Address	Value	Frontage	Area	2024 Assessment	Special Conditions
12018015	11021 East Blvd	\$25,960,400	704.6	111,827	\$33,902	
12018019	1609 Hazel Drive	\$10,414,500	248.3	61,059	\$14,369	
Totals		\$36,374,900	952.9	172,886	\$48,271	

Definitions

The **value** provided in the above table represents the gross certified “appraised total” for County tax year 2022. This includes both the total appraised land and building value for the parcel.

The **frontage** provided in the above table represents the “total serviceable linear feet” along the parcel’s primary and secondary frontages. Serviceable frontage is defined as the property frontage that abuts public right of way or another publicly accessible area and usually includes a roadway and/or sidewalk. A maximum of two frontages are used in this calculation.

The **area** provided in the above table represents the “total square footage” for the parcel, as recorded by Cuyahoga County.

The **assessment** value in the above table is the SID payment amount attributed to the parcel in Year 1. This is derived from the parcel’s representative share of the eligible property in the district and the weighting of 1/3 value, 1/3 frontage, and 1/3 area, as described in the previous pages. The assessment value will increase by 3% each year, through 2028, as follows:

- 2024: \$48,271
- 2025: \$49,719
- 2026: \$51,210
- 2027: \$52,746
- 2028: \$54,329

Notes

- Final assessment values will be calculated following City of Cleveland review and verification of property information, property owner objections, and other details.

University Circle Special Improvement District of Cleveland

March 23, 2023

Dear Property Owner:

We are working to establish a Special Improvement District (SID) in University Circle. Our goal is to sustain and enhance our neighborhood safety services by providing a reliable source of revenue to fully fund the work of the University Circle Police Department (UCPD).

Chapter 1710 of the Ohio Revised Code permits property owners to petition their local governments to pass legislation in creating a SID and levying a special assessment on the district's properties for specified services. Owners of property comprising 60% of serviceable frontage or 75% of area, at a minimum, must sign the petition in order for the assessment to move forward.

Included in this package are the following materials for your review. Once you have reviewed, your prompt return of the signed petition and all accompanying exhibits is appreciated, as it will enable us to proceed to the next step in the legislative process with the City of Cleveland.

- **Petition (and instructions):** Complete, sign and date, as instructed.
- **Property Summary (Exhibit D):** Summary of your properties, assessment methodology and estimated SID assessment for the 5-year period from 2024 – 2028.
- **SID Service Area (Exhibit A):** Map of the proposed District
- **Parcel List (Exhibit B):** List of all parcels included in the proposed District
- **Service Plan (Exhibit C):** Addressing the purpose, governance, District area, services provided, budget, assessment methodology, period of assessment, administration & design, and accountability & reporting of the proposed SID.

Please return the completed petition with exhibits to UCI at the address listed below. If you have any questions, you may email Cherie Bandy at Cherie.Bandy@universitycircle.org. Thank you for helping to make University Circle a vibrant, thriving, and enriching place.

Gary Hanson



Interim President
University Circle Inc.

P E T I T I O N

TO APPROVE THE CREATION OF THE UNIVERSITY CIRCLE SPECIAL IMPROVEMENT DISTRICT OF CLEVELAND AND THE IMPOSITION OF SPECIAL ASSESSMENTS TO PAY COSTS OF THE PROVISION OF SERVICES IN ACCORDANCE WITH THE SERVICES PLAN OF THE DISTRICT

City of Cleveland, Ohio
April 5, 2023

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

We petition the City to approve the creation of the University Circle Special Improvement District (the “District”) as a special improvement district under Ohio Revised Code (“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. The District is to be formed by University Circle, Inc., pursuant to Section 1710.02 of the Revised Code, as an “existing qualified non-profit corporation” in accordance with its amended articles of incorporation submitted to the City for the purpose thereof.

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 the properties included in the proposed University Circle Special Improvement District of Cleveland (identified by permanent parcel numbers shown on the records in the Cuyahoga County Fiscal Officer’s office) and shown on the attached Exhibit B. Excluded from the property comprising the District 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.

University Circle Incorporated has prepared and submitted to the City, with the amended articles of incorporation, the Service Plan of the District (in the form attached as Exhibit C (the “Plan”) which we hereby approve. The University Circle Special Improvement District of Cleveland 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 assess our properties for the services as set forth in 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 for the permanent parcel numbers identified below are shown in the attached Exhibit D. We acknowledge that the actual assessments may 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, heirs, executors 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, consent to our respective property being included in more than one special improvement district, if applicable, 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.

A. Property Address(es): The address(es) identified and listed in Exhibit D attached hereto which are incorporated by reference herein.

Permanent Parcel No(s): Those parcels identified and listed in Exhibit D attached hereto which are incorporated by reference herein.

B. Name of Owner:* _____

CIRCLE HEALTH SERVICES (d.b.a. THE CENTERS)

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



ERIC MORSE

PRESIDENT AND CEO THE CENTERS

*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.

LIMITED LIABILITY COMPANY:

Only a MANAGING MEMBER or an OFFICER of a MANAGING MEMBER or a MANAGER can execute this Document. Next to the name of the person who executes this Document for the Limited Liability Company, please write WHETHER THE PERSON IS A MANAGER or a MANAGING MEMBER or if the person is an OFFICER of the MANAGING MEMBER, please write WHICH OFFICER the person is.

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

INFORMATION: Could you please provide the date of the Operating 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.

AFFIDAVIT

My legal name is Eric Morse ("Affiant").

Being duly sworn, I hereby swear under oath that: I am the CEO (insert title of authorized representative) of Circle Health DBA The Centers (insert owner/entity's name) (the "Organization"), and I am duly authorized to execute the foregoing Petition on behalf of the Organization.

Under penalty of perjury, I hereby declare and affirm that the above-mentioned statement is, to the best of my knowledge, true and correct.

FURTHER, AFFIANT SAYETH NAUGHT

Affiant's Signature: [Signature] Date: 4/5/23

STATE OF OHIO)
) SS:
COUNTY OF CUYAHOGA)

SWORN TO before me and subscribed in my presence, this 5th day of April, 2023.

Marys Manik
Notary Public

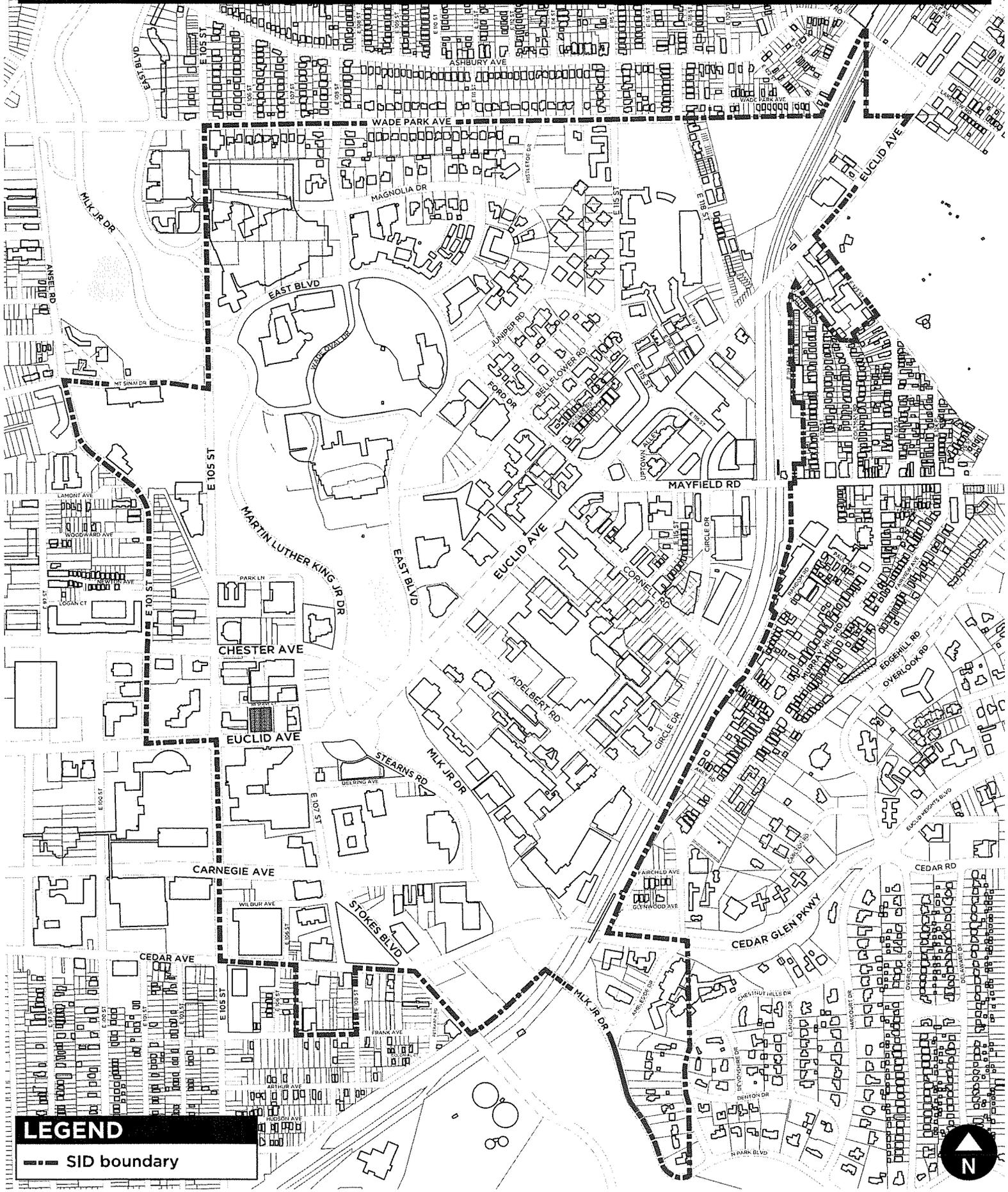
My commission expires: 8/7/27



MARY S MANIK
Notary Public
State of Ohio
My Comm. Expires
August 7, 2027

Exhibit A

UNIVERSITY CIRCLE SID SERVICE AREA



LEGEND
--- SID boundary



Exhibit B

EXHIBIT B

**Parcel Numbers for Properties Included in the
University Circle Special Improvement District of Cleveland**

<u>Parcel Pins</u>	<u>Parcel Pins</u>	<u>Parcel Pins</u>	<u>Parcel Pins</u>
10726001	11920050	12020015	12024045
10726004	11920051	12020016	12025008
11910008	11920301	12020017	12025013
11910016	11920302	12020018	12025018
11911044	11925014	12020020	12026001
11911049	11925029	12020021	12026003
11911051	11925030	12020022	12027001
11911052	11925031	12020023	12027002
11911055	11925037	12020025	12027003
11911056	11925038	12020032	12027010
11911057	11925046	12020038	12027011
11911058	11925047	12021041	12027012
11911067	11925059	12021042	12027014
11912029	11925060	12021043	12027015
11912052	11925061	12021044	12027016
11912053	11925062	12022008	12027017
11919006	11925301	12022088	12027019
11919024	11925302	12022089	12027020
11920001	11925303	12023010	12027021
11920005	11925304	12023012	12028001
11920008	11925305	12023014	12028002
11920009	12017004	12023025	12028003
11920015	12017005	12023028	12028004
11920016	12017006	12023029	12028007
11920019	12017012	12023030	12028010
11920020	12018001	12023031	12028011
11920021	12018002	12023032	12028012
11920022	12018003	12023033	12028013
11920023	12018004	12023034	12028014
11920024	12018005	12023054	12028016
11920025	12018006	12023071	12028021
11920026	12018007	12023077	12028022
11920033	12018013	12023078	12028023
11920034	12018014	12023079	12028024
11920035	12018015	12024002	12028025
11920039	12018019	12024003	12028028
11920041	12019001	12024008	12028029
11920042	12019002	12024013	12028030
11920046	12019003	12024015	12028032
11920047	12019032	12024020	12028033
11920048	12020013	12024041	12028034
11920049	12020014	12024044	12028035

EXHIBIT B

<u>Parcel Pins</u>	<u>Parcel Pins</u>	<u>Parcel Pins</u>	<u>Parcel Pins</u>
12028043	12037001	12109012	12120018
12028052	12101001	12109013	12120019
12028053	12101002	12109014	12120084
12028054	12101005	12109015	12120085
12028055	12101006	12109016	12120086
12028056	12101009	12109017	12120087
12028057	12101012	12109018	12120088
12028060	12101014	12109019	12120089
12028065	12101016	12109020	12120090
12028074	12101018	12109021	12120091
12028076	12101031	12109027	12120092
12028078	12101036	12109028	12120185
12029001	12102001	12109029	12120186
12029002	12102002	12109030	12120187
12029004	12102003	12109031	12120188
12029005	12102004	12109032	12120189
12029015	12102005	12110001	12120190
12029019	12102006	12110002	12123002
12029024	12102007	12110003	12123010
12029025	12102008	12110004	12123011
12029054	12102009	12111001	12123015
12029055	12102010	12111004	12123016
12029056	12102011	12111005	12123017
12029057	12102012	12112001	12124013
12029058	12102013	12112003	12124015
12029300	12102018	12112047	12124017
12030116	12102021	12112048	12124019
12031001	12102022	12112049	12124020
12031002	12102023	12112051	12124021
12031003	12103008	12112052	12124022
12031007	12103009	12112058	12124023
12031008	12103010	12112064	12124024
12031009	12103011	12113001	12124049
12031023	12103012	12114001	12124058
12031024	12103013	12114004	12124061
12031025	12103022	12114005	12124062
12031026	12108001	12114006	12124063
12031027	12108007	12114016	12125001
12031049	12108011	12120009	12125007
12031050	12108012	12120012	12125010
12031051	12108030	12120013	12125303
12031076	12108032	12120014	12125304
12031077	12109009	12120015	12125305
12031084	12109010	12120016	12125307
12036002	12109011	12120017	12125308
12036002A			

Exhibit C

**UNIVERSITY CIRCLE
SPECIAL IMPROVEMENT DISTRICT OF CLEVELAND
SERVICE PLAN**

The University Circle Special Improvement District of Cleveland (the “District” or “SID”) is established pursuant to the provisions of Chapter 1710 of the Revised Code (the “Act”). This Plan refers to the Act and any and all future amendments to the Act. Any specific statutory reference contained in this Plan shall also refer to any succeeding or amending statutory provision.

The terms and conditions regarding the District are addressed in this Plan, and include, without limitation, a petition, a schedule of assessments to be made on included property (the “Assessment Schedule”), and the governing documents forming the District. The District is formed by University Circle, Inc. as an “existing qualified nonprofit corporation” under the Act (herein referred to as “UCI”). The governing documents of the District include the Articles of Incorporation of UCI, as amended for this purpose, Code of Regulations, resolutions duly adopted by the board of directors of the District, and the applicable resolutions and ordinances of the participating political subdivisions where the real property is located (collectively, the “Governing Documents”). The Governing Documents, this Plan, the petitions, and the Assessment Schedules are referred to herein collectively as the “District Documents.”

The District Documents establish the terms and conditions of the Program. The Program terms and conditions may be amended from time to time as described herein.

I. Purpose of the Program

The Program is intended to sustain and improve community safety in University Circle through services provided by the University Circle Police Department and UCI (the “Program Services”). The City of Cleveland (the “Participating Political Subdivision”) shall levy special assessments on real property included in the District, the payment of which will pay for the costs of the Program Services and the costs of administering the Program. Special assessment payments levied to pay costs of Program Services will be due and payable by property owners at the same time real property taxes are due.

II. The District’s Governance

The District shall be governed, pursuant to the District Documents and the Act, by the Board of Trustees of UCI functioning in the capacity of the Board of Directors of the District (the “Board”) all in accordance with the Act.

Pursuant to the Act, other Ohio law, and any Code of Regulations adopted for the governance of UCI, the Board may from time to time, and under such conditions as the Board determines, delegate any or all of the authority contained in this Plan to a sub-committee or to an agent, independent contractor, or employee of the District or the Board.

III. District Area Description

The District Area shall contain the territory within the boundaries depicted in the map of the District attached hereto as Exhibit A and incorporated herein by reference and is largely congruous with the University Circle, Inc. service boundary within the City of Cleveland.

IV. Description of Services Provided

The Program is intended to sustain and improve community safety in University Circle through services provided by the University Circle Police Department (UCPD) and UCI. The UCPD is a community police department with full law enforcement authority granted by state law. The presence of the UCPD, along with its reputation for quick response, is intended to be a strong deterrent to criminal activity in the District. Minimized opportunity coupled with timely and decisive intervention in actual criminal incidents has characterized the UCPD's public safety strategy since its inception. In keeping with its preventative methods, the UCPD will:

- Work closely with UCI's member institutions and property owners in focusing on crime prevention.
- Support the principles of community policing, a concept which recognizes the interdependence and shared responsibility of police and community, as the best approach to problem solving.
- Work in partnership and share resources with the Case Western Reserve University Security Department, University Hospitals Cleveland Medical Center Police Department, and other University Circle institutional forces to enhance personal safety in the District.
- Make crime prevention presentations, upon request, to the employees and constituents of University Circle institutions, businesses and other properties, as well as to neighborhood groups and University Circle residents in the interest of promoting public awareness and cooperation.
- Provide various additional measures to ensure transparency and accountability to the communities it serves, as outlined in Section IX.

As a full-service police department, the UCPD will provide the following services:

- 24-hour patrol in marked vehicles;
- Foot and bicycle patrols in designated areas;
- Rapid response to emergency calls;
- Surveillance using plainclothes officers and unmarked vehicles;
- Apprehension and arrest of criminals, as well as criminal investigations conducted by the UCPD Detective Bureau;
- Handling of many non-criminal incidents involving vehicles, missing persons, and disturbance complaints;
- Additional community services that contribute to the overall well-being of University Circle and are critical to the maintenance of public safety, including:

- Mental health crisis intervention and social services co-response;
- Expanded officer training;
- Comprehensive assistance to motor vehicle owners and operators;
- Traffic control;
- Special property checks;
- Managing Project Yield, the district’s pedestrian safety initiative;
- Working with community stakeholders to advance local initiatives, including the Pedal with Police program, bicycle and pedestrian safety messaging, and bicycle/shared mobility safety events;
- Tracking pedestrian safety data to inform programs, advocacy, and enforcement efforts;
- Serving as a District representative for citywide Vision Zero efforts.

V. Program Budget

The baseline budget in Year 1 (2024) is \$3,500,000. The budget will increase by 3% annually, through 2028, as follows:

- 2024: \$3,500,000
- 2025: \$3,605,000
- 2026: \$3,713,150
- 2027: \$3,824,544
- 2028: \$3,939,280

Additional payments to for UCPD and UCI transportation safety services may be collected on a case-by-case basis for services above and beyond those listed above or by property owners or other supporters outside the District.

VI. Assessment Methodology

The assessment of eligible properties within the District is based on equal parts 1) serviceable frontage, 2) gross certified value, and 3) land area. The values for each property are derived from County records and additional frontage measurements conducted using the Cuyahoga County Web Mapping Application. The figures have been verified by the City of Cleveland’s Division of Engineering and Division of Assessments and Licenses. Additional conditions include:

- A maximum of two serviceable frontages are included in the assessment calculation for each property.
- Properties with a County tax land use code of 1-Family, 2-Family, 3-Family, or Residential Condo are not included in the assessment.

- Per ORC Section 1710.03, properties owned by public entities are not included in the assessment unless such entity specifically requests in writing that its property be included in the District.
- Per ORC Section 1710.03, church properties are not included in the assessment unless the church specifically requests in writing that its property be included in the District.
- Railroad right of way properties traveling through the district with no additional facilities are not included in the assessment.
- Cemeteries within the District service area will be assessed based on serviceable frontage and property value alone; their land area is not included.

VII. Period of Assessment

The term of the assessment will be for five (5) years beginning with Tax Collection Year 2024 through Tax Collection Year 2028, with collections spanning those collection years 2024 through 2028.

The amount of voluntary assessments or other amounts payable to UCI under arrangements with its members established prior to the establishment of the District, including, without limitation, those for the period from July 1, 2023 through December 31, 2023, shall remain due and payable notwithstanding anything hereto to the contrary.

VIII. Program Administration & Design

- A. Administration: The Board is hereby authorized to provide for ongoing services to the District, its property, and the property owners. All services provided under this Plan shall be deemed to be services provided in furtherance of Program Services under this Plan.

Pursuant to the Act, such Program costs may be included in the special assessments levied on real property within the District.

- B. Design: The determination of services provided and budget required to perform these services will be made by the Board of Directors. The Board will solicit feedback from eligible property owners within the Service Area on a regular basis (see Section IX) and will incorporate this input into future Service Plans.

IX. Accountability & Reporting

This Plan and the Safety Services Program should be accountable to the community it serves and the property owners who support it. This includes provisions for Board and community oversight, as well as measures to promote transparency. To these ends, the following practices will be instituted as a component of the Service Program:

- A. A Citizen Review Board will exist to field and review citizen complaints against the UCPD and to meet the requirements of the City of Cleveland's Memorandum of Understanding that enables the UCPD to operate within the city.
- B. After establishment of the District, a University Circle Safety Services Advisory Committee will be created for the purpose of providing additional oversight and advisory capacity from property owners within in the SID service area.
- C. Each year, an Annual Report will be published by UCI on behalf of the SID, detailing the revenues and expenditures of the SID, outlining key programs and services, and performance measures, as defined by the above bodies.
- D. Prior to the expiration of the five-year term, the SID will re-evaluate the Service Plan, Program, and Budget with its members and contributing property owners to confirm the effectiveness of the programs and services provided.

Exhibit D

Circle Health Services

12201 Euclid Avenue
Cleveland, OH 44106

Eric L. Morse, President & CEO

Summary of Property & Assessment Value

Parcel #	Parcel Address	Value	Frontage	Area	2024 Assessment	Special Conditions
12024020	12321 Euclid Ave.	\$5,189,700	569.9	102,106	\$20,002	
Totals		\$5,189,700	569.9	102,106	\$20,002	

Definitions

The **value** provided in the above table represents the gross certified “appraised total” for County tax year 2022. This includes both the total appraised land and building value for the parcel.

The **frontage** provided in the above table represents the “total serviceable linear feet” along the parcel’s primary and secondary frontages. Serviceable frontage is defined as the property frontage that abuts public right of way or another publicly accessible area and usually includes a roadway and/or sidewalk. A maximum of two frontages are used in this calculation.

The **area** provided in the above table represents the “total square footage” for the parcel, as recorded by Cuyahoga County.

The **assessment** value in the above table is the SID payment amount attributed to the parcel in Year 1. This is derived from the parcel’s representative share of the eligible property in the district and the weighting of 1/3 value, 1/3 frontage, and 1/3 area, as described in the previous pages. The assessment value will increase by 3% each year, through 2028, as follows:

- 2024: \$20,002
- 2025: \$20,602
- 2026: \$21,220
- 2027: \$21,857
- 2028: \$22,512

Notes

- PPN 120-24-020 is deeded to The Free Medical Clinic of Greater Cleveland, Inc.
- Final assessment values will be calculated following City of Cleveland review and verification of property information, property owner objections, and other details.

University Circle Special Improvement District of Cleveland

March 23, 2023

Dear Property Owner:

We are working to establish a Special Improvement District (SID) in University Circle. Our goal is to sustain and enhance our neighborhood safety services by providing a reliable source of revenue to fully fund the work of the University Circle Police Department (UCPD).

Chapter 1710 of the Ohio Revised Code permits property owners to petition their local governments to pass legislation in creating a SID and levying a special assessment on the district's properties for specified services. Owners of property comprising 60% of serviceable frontage or 75% of area, at a minimum, must sign the petition in order for the assessment to move forward.

Included in this package are the following materials for your review. Once you have reviewed, your prompt return of the signed petition and all accompanying exhibits is appreciated, as it will enable us to proceed to the next step in the legislative process with the City of Cleveland.

- **Petition (and instructions):** Complete, sign and date, as instructed.
- **Property Summary (Exhibit D):** Summary of your properties, assessment methodology and estimated SID assessment for the 5-year period from 2024 – 2028.
- **SID Service Area (Exhibit A):** Map of the proposed District
- **Parcel List (Exhibit B):** List of all parcels included in the proposed District
- **Service Plan (Exhibit C):** Addressing the purpose, governance, District area, services provided, budget, assessment methodology, period of assessment, administration & design, and accountability & reporting of the proposed SID.

Please return the completed petition with exhibits to UCI at the address listed below. If you have any questions, you may email Cherie Bandy at Cherie.Bandy@universitycircle.org. Thank you for helping to make University Circle a vibrant, thriving, and enriching place.

Gary Hanson



Interim President
University Circle Inc.

P E T I T I O N

TO APPROVE THE CREATION OF THE UNIVERSITY CIRCLE SPECIAL IMPROVEMENT DISTRICT OF CLEVELAND AND THE IMPOSITION OF SPECIAL ASSESSMENTS TO PAY COSTS OF THE PROVISION OF SERVICES IN ACCORDANCE WITH THE SERVICES PLAN OF THE DISTRICT

City of Cleveland, Ohio
_____, 2023

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

We petition the City to approve the creation of the University Circle Special Improvement District (the “District”) as a special improvement district under Ohio Revised Code (“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. The District is to be formed by University Circle, Inc., pursuant to Section 1710.02 of the Revised Code, as an “existing qualified non-profit corporation” in accordance with its amended articles of incorporation submitted to the City for the purpose thereof.

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 the properties included in the proposed University Circle Special Improvement District of Cleveland (identified by permanent parcel numbers shown on the records in the Cuyahoga County Fiscal Officer’s office) and shown on the attached Exhibit B. Excluded from the property comprising the District 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.

University Circle Incorporated has prepared and submitted to the City, with the amended articles of incorporation, the Service Plan of the District (in the form attached as Exhibit C (the “Plan”) which we hereby approve. The University Circle Special Improvement District of Cleveland 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 assess our properties for the services as set forth in 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 for the permanent parcel numbers identified below are shown in the attached Exhibit D. We acknowledge that the actual assessments may 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, heirs, executors 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, consent to our respective property being included in more than one special improvement district, if applicable, 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.

A. Property Address(es): The address(es) identified and listed in Exhibit D attached hereto which are incorporated by reference herein.

Permanent Parcel No(s): Those parcels identified and listed in Exhibit D attached hereto which are incorporated by reference herein.

B. Name of Owner:* CLEVELAND HEARING AND SPEECH CENTER

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

Jennell C. Vick
EXECUTIVE DIRECTOR


*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.

LIMITED LIABILITY COMPANY:

Only a MANAGING MEMBER or an OFFICER of a MANAGING MEMBER or a MANAGER can execute this Document. Next to the name of the person who executes this Document for the Limited Liability Company, please write WHETHER THE PERSON IS A MANAGER or a MANAGING MEMBER or if the person is an OFFICER of the MANAGING MEMBER, please write WHICH OFFICER the person is.

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

INFORMATION: Could you please provide the date of the Operating 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.

AFFIDAVIT

My legal name is Jennell Vick ("Affiant").

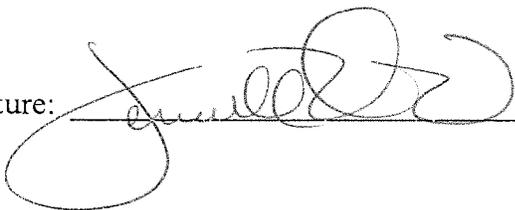
Being duly sworn, I hereby swear under oath that:

1. I am the EXECUTIVE DIRECTOR (insert title of authorized representative) of CLEVELAND HEARING AND SPEECH CENTER (insert owner/entity's name) (the "Organization"), and I am duly authorized to execute the foregoing Petition on behalf of the Organization.

2. The Organization is the current owner of all of the parcels listed on Exhibit D to the foregoing Petition regardless of any deviations or variations in the name of the titled owner listed on the land records of the County of Cuyahoga, and I am therefore authorized to execute the Petition with respect to each parcel listed in that Exhibit D.

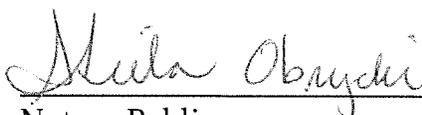
Under penalty of perjury, I hereby declare and affirm that the above-mentioned statements are, to the best of my knowledge, true and correct.

FURTHER, AFFIANT SAYETH NAUGHT

Affiant's Signature:  Date: 4-3-2023

STATE OF OHIO)
) SS:
COUNTY OF CUYAHOGA)

SWORN TO before me and subscribed in my presence, this 3rd day of April, 2023.


Notary Public

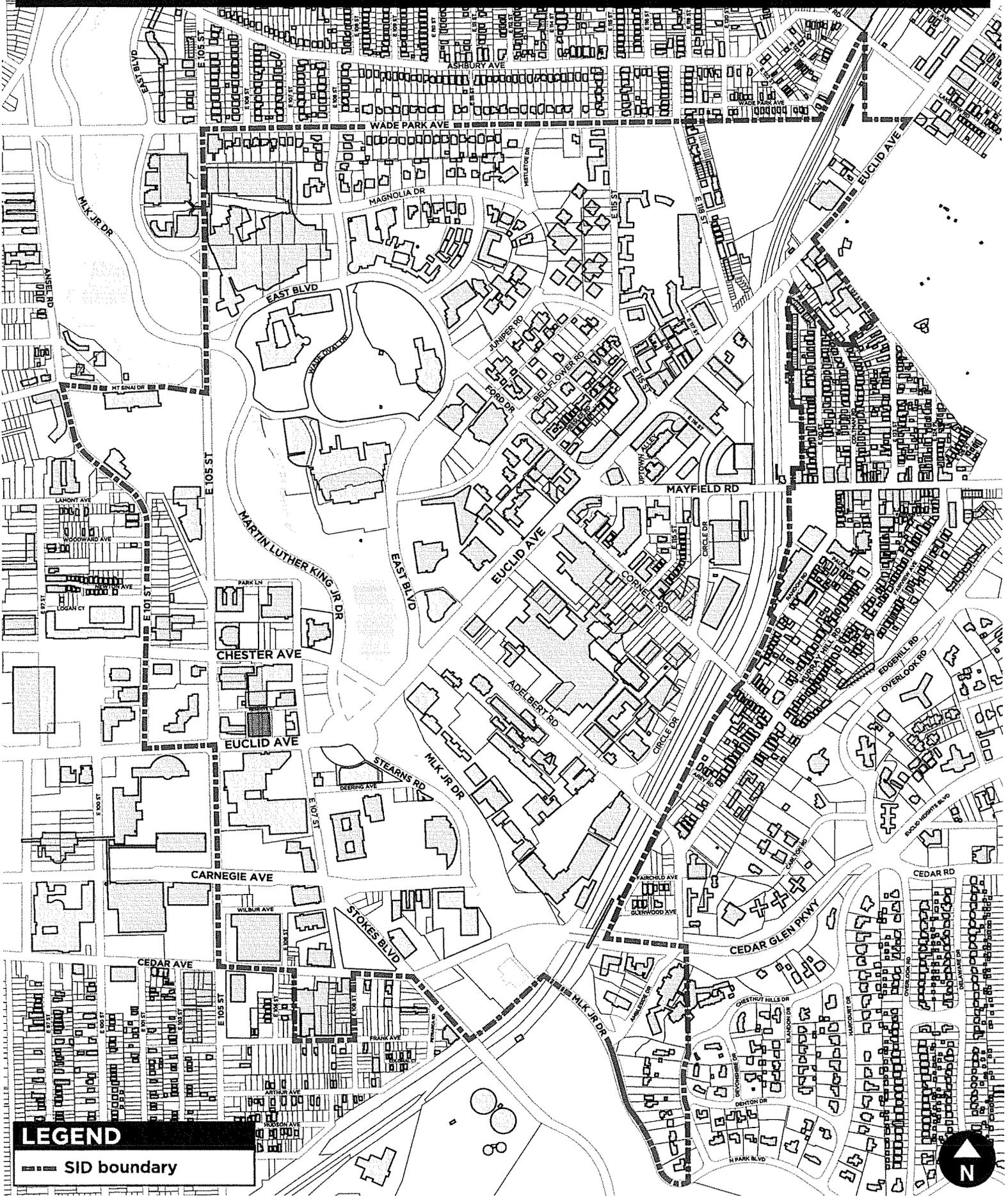


SHEILA OBRYSKI
Notary Public
State of Ohio
My Comm. Expires
November 8, 2026

My commission expires: November 8, 2026

Exhibit A

UNIVERSITY CIRCLE SID SERVICE AREA



LEGEND

--- SID boundary



Exhibit B

EXHIBIT B

**Parcel Numbers for Properties Included in the
University Circle Special Improvement District of Cleveland**

<u>Parcel Pins</u>	<u>Parcel Pins</u>	<u>Parcel Pins</u>	<u>Parcel Pins</u>
10726001	11920050	12020015	12024045
10726004	11920051	12020016	12025008
11910008	11920301	12020017	12025013
11910016	11920302	12020018	12025018
11911044	11925014	12020020	12026001
11911049	11925029	12020021	12026003
11911051	11925030	12020022	12027001
11911052	11925031	12020023	12027002
11911055	11925037	12020025	12027003
11911056	11925038	12020032	12027010
11911057	11925046	12020038	12027011
11911058	11925047	12021041	12027012
11911067	11925059	12021042	12027014
11912029	11925060	12021043	12027015
11912052	11925061	12021044	12027016
11912053	11925062	12022008	12027017
11919006	11925301	12022088	12027019
11919024	11925302	12022089	12027020
11920001	11925303	12023010	12027021
11920005	11925304	12023012	12028001
11920008	11925305	12023014	12028002
11920009	12017004	12023025	12028003
11920015	12017005	12023028	12028004
11920016	12017006	12023029	12028007
11920019	12017012	12023030	12028010
11920020	12018001	12023031	12028011
11920021	12018002	12023032	12028012
11920022	12018003	12023033	12028013
11920023	12018004	12023034	12028014
11920024	12018005	12023054	12028016
11920025	12018006	12023071	12028021
11920026	12018007	12023077	12028022
11920033	12018013	12023078	12028023
11920034	12018014	12023079	12028024
11920035	12018015	12024002	12028025
11920039	12018019	12024003	12028028
11920041	12019001	12024008	12028029
11920042	12019002	12024013	12028030
11920046	12019003	12024015	12028032
11920047	12019032	12024020	12028033
11920048	12020013	12024041	12028034
11920049	12020014	12024044	12028035

EXHIBIT B

<u>Parcel Pins</u>	<u>Parcel Pins</u>	<u>Parcel Pins</u>	<u>Parcel Pins</u>
12028043	12037001	12109012	12120018
12028052	12101001	12109013	12120019
12028053	12101002	12109014	12120084
12028054	12101005	12109015	12120085
12028055	12101006	12109016	12120086
12028056	12101009	12109017	12120087
12028057	12101012	12109018	12120088
12028060	12101014	12109019	12120089
12028065	12101016	12109020	12120090
12028074	12101018	12109021	12120091
12028076	12101031	12109027	12120092
12028078	12101036	12109028	12120185
12029001	12102001	12109029	12120186
12029002	12102002	12109030	12120187
12029004	12102003	12109031	12120188
12029005	12102004	12109032	12120189
12029015	12102005	12110001	12120190
12029019	12102006	12110002	12123002
12029024	12102007	12110003	12123010
12029025	12102008	12110004	12123011
12029054	12102009	12111001	12123015
12029055	12102010	12111004	12123016
12029056	12102011	12111005	12123017
12029057	12102012	12112001	12124013
12029058	12102013	12112003	12124015
12029300	12102018	12112047	12124017
12030116	12102021	12112048	12124019
12031001	12102022	12112049	12124020
12031002	12102023	12112051	12124021
12031003	12103008	12112052	12124022
12031007	12103009	12112058	12124023
12031008	12103010	12112064	12124024
12031009	12103011	12113001	12124049
12031023	12103012	12114001	12124058
12031024	12103013	12114004	12124061
12031025	12103022	12114005	12124062
12031026	12108001	12114006	12124063
12031027	12108007	12114016	12125001
12031049	12108011	12120009	12125007
12031050	12108012	12120012	12125010
12031051	12108030	12120013	12125303
12031076	12108032	12120014	12125304
12031077	12109009	12120015	12125305
12031084	12109010	12120016	12125307
12036002	12109011	12120017	12125308
12036002A			

Exhibit C

**UNIVERSITY CIRCLE
SPECIAL IMPROVEMENT DISTRICT OF CLEVELAND
SERVICE PLAN**

The University Circle Special Improvement District of Cleveland (the “District” or “SID”) is established pursuant to the provisions of Chapter 1710 of the Revised Code (the “Act”). This Plan refers to the Act and any and all future amendments to the Act. Any specific statutory reference contained in this Plan shall also refer to any succeeding or amending statutory provision.

The terms and conditions regarding the District are addressed in this Plan, and include, without limitation, a petition, a schedule of assessments to be made on included property (the “Assessment Schedule”), and the governing documents forming the District. The District is formed by University Circle, Inc. as an “existing qualified nonprofit corporation” under the Act (herein referred to as “UCI”). The governing documents of the District include the Articles of Incorporation of UCI, as amended for this purpose, Code of Regulations, resolutions duly adopted by the board of directors of the District, and the applicable resolutions and ordinances of the participating political subdivisions where the real property is located (collectively, the “Governing Documents”). The Governing Documents, this Plan, the petitions, and the Assessment Schedules are referred to herein collectively as the “District Documents.”

The District Documents establish the terms and conditions of the Program. The Program terms and conditions may be amended from time to time as described herein.

I. Purpose of the Program

The Program is intended to sustain and improve community safety in University Circle through services provided by the University Circle Police Department and UCI (the “Program Services”). The City of Cleveland (the “Participating Political Subdivision”) shall levy special assessments on real property included in the District, the payment of which will pay for the costs of the Program Services and the costs of administering the Program. Special assessment payments levied to pay costs of Program Services will be due and payable by property owners at the same time real property taxes are due.

II. The District’s Governance

The District shall be governed, pursuant to the District Documents and the Act, by the Board of Trustees of UCI functioning in the capacity of the Board of Directors of the District (the “Board”) all in accordance with the Act.

Pursuant to the Act, other Ohio law, and any Code of Regulations adopted for the governance of UCI, the Board may from time to time, and under such conditions as the Board determines, delegate any or all of the authority contained in this Plan to a sub-committee or to an agent, independent contractor, or employee of the District or the Board.

III. District Area Description

The District Area shall contain the territory within the boundaries depicted in the map of the District attached hereto as Exhibit A and incorporated herein by reference and is largely congruous with the University Circle, Inc. service boundary within the City of Cleveland.

IV. Description of Services Provided

The Program is intended to sustain and improve community safety in University Circle through services provided by the University Circle Police Department (UCPD) and UCI. The UCPD is a community police department with full law enforcement authority granted by state law. The presence of the UCPD, along with its reputation for quick response, is intended to be a strong deterrent to criminal activity in the District. Minimized opportunity coupled with timely and decisive intervention in actual criminal incidents has characterized the UCPD's public safety strategy since its inception. In keeping with its preventative methods, the UCPD will:

- Work closely with UCI's member institutions and property owners in focusing on crime prevention.
- Support the principles of community policing, a concept which recognizes the interdependence and shared responsibility of police and community, as the best approach to problem solving.
- Work in partnership and share resources with the Case Western Reserve University Security Department, University Hospitals Cleveland Medical Center Police Department, and other University Circle institutional forces to enhance personal safety in the District.
- Make crime prevention presentations, upon request, to the employees and constituents of University Circle institutions, businesses and other properties, as well as to neighborhood groups and University Circle residents in the interest of promoting public awareness and cooperation.
- Provide various additional measures to ensure transparency and accountability to the communities it serves, as outlined in Section IX.

As a full-service police department, the UCPD will provide the following services:

- 24-hour patrol in marked vehicles;
- Foot and bicycle patrols in designated areas;
- Rapid response to emergency calls;
- Surveillance using plainclothes officers and unmarked vehicles;
- Apprehension and arrest of criminals, as well as criminal investigations conducted by the UCPD Detective Bureau;
- Handling of many non-criminal incidents involving vehicles, missing persons, and disturbance complaints;
- Additional community services that contribute to the overall well-being of University Circle and are critical to the maintenance of public safety, including:

- Mental health crisis intervention and social services co-response;
- Expanded officer training;
- Comprehensive assistance to motor vehicle owners and operators;
- Traffic control;
- Special property checks;
- Managing Project Yield, the district’s pedestrian safety initiative;
- Working with community stakeholders to advance local initiatives, including the Pedal with Police program, bicycle and pedestrian safety messaging, and bicycle/shared mobility safety events;
- Tracking pedestrian safety data to inform programs, advocacy, and enforcement efforts;
- Serving as a District representative for citywide Vision Zero efforts.

V. Program Budget

The baseline budget in Year 1 (2024) is \$3,500,000. The budget will increase by 3% annually, through 2028, as follows:

- 2024: \$3,500,000
- 2025: \$3,605,000
- 2026: \$3,713,150
- 2027: \$3,824,544
- 2028: \$3,939,280

Additional payments to for UCPD and UCI transportation safety services may be collected on a case-by-case basis for services above and beyond those listed above or by property owners or other supporters outside the District.

VI. Assessment Methodology

The assessment of eligible properties within the District is based on equal parts 1) serviceable frontage, 2) gross certified value, and 3) land area. The values for each property are derived from County records and additional frontage measurements conducted using the Cuyahoga County Web Mapping Application. The figures have been verified by the City of Cleveland’s Division of Engineering and Division of Assessments and Licenses. Additional conditions include:

- A maximum of two serviceable frontages are included in the assessment calculation for each property.
- Properties with a County tax land use code of 1-Family, 2-Family, 3-Family, or Residential Condo are not included in the assessment.

- Per ORC Section 1710.03, properties owned by public entities are not included in the assessment unless such entity specifically requests in writing that its property be included in the District.
- Per ORC Section 1710.03, church properties are not included in the assessment unless the church specifically requests in writing that its property be included in the District.
- Railroad right of way properties traveling through the district with no additional facilities are not included in the assessment.
- Cemeteries within the District service area will be assessed based on serviceable frontage and property value alone; their land area is not included.

VII. Period of Assessment

The term of the assessment will be for five (5) years beginning with Tax Collection Year 2024 through Tax Collection Year 2028, with collections spanning those collection years 2024 through 2028.

The amount of voluntary assessments or other amounts payable to UCI under arrangements with its members established prior to the establishment of the District, including, without limitation, those for the period from July 1, 2023 through December 31, 2023, shall remain due and payable notwithstanding anything hereto to the contrary.

VIII. Program Administration & Design

- A. Administration: The Board is hereby authorized to provide for ongoing services to the District, its property, and the property owners. All services provided under this Plan shall be deemed to be services provided in furtherance of Program Services under this Plan.

Pursuant to the Act, such Program costs may be included in the special assessments levied on real property within the District.

- B. Design: The determination of services provided and budget required to perform these services will be made by the Board of Directors. The Board will solicit feedback from eligible property owners within the Service Area on a regular basis (see Section IX) and will incorporate this input into future Service Plans.

IX. Accountability & Reporting

This Plan and the Safety Services Program should be accountable to the community it serves and the property owners who support it. This includes provisions for Board and community oversight, as well as measures to promote transparency. To these ends, the following practices will be instituted as a component of the Service Program:

- A. A Citizen Review Board will exist to field and review citizen complaints against the UCPD and to meet the requirements of the City of Cleveland's Memorandum of Understanding that enables the UCPD to operate within the city.
- B. After establishment of the District, a University Circle Safety Services Advisory Committee will be created for the purpose of providing additional oversight and advisory capacity from property owners within in the SID service area.
- C. Each year, an Annual Report will be published by UCI on behalf of the SID, detailing the revenues and expenditures of the SID, outlining key programs and services, and performance measures, as defined by the above bodies.
- D. Prior to the expiration of the five-year term, the SID will re-evaluate the Service Plan, Program, and Budget with its members and contributing property owners to confirm the effectiveness of the programs and services provided.

Exhibit D

Cleveland Hearing & Speech Center

11635 Euclid Avenue
Cleveland, Ohio 44106

Jennell Vick, Executive Director

Summary of Property & Assessment Value

Parcel #	Parcel Address	Value	Frontage	Area	2024 Assessment	Special Conditions
12023031	11635 Euclid Ave	\$6,935,700	276	20,386	\$9,674	
Totals		\$6,935,700	276	20,386	\$9,674	

Definitions

The **value** provided in the above table represents the gross certified “appraised total” for County tax year 2022. This includes both the total appraised land and building value for the parcel.

The **frontage** provided in the above table represents the “total serviceable linear feet” along the parcel’s primary and secondary frontages. Serviceable frontage is defined as the property frontage that abuts public right of way or another publicly accessible area and usually includes a roadway and/or sidewalk. A maximum of two frontages are used in this calculation.

The **area** provided in the above table represents the “total square footage” for the parcel, as recorded by Cuyahoga County.

The **assessment** value in the above table is the SID payment amount attributed to the parcel in Year 1. This is derived from the parcel’s representative share of the eligible property in the district and the weighting of 1/3 value, 1/3 frontage, and 1/3 area, as described in the previous pages. The assessment value will increase by 3% each year, through 2028, as follows:

- 2024: \$9,674
- 2025: \$9,964
- 2026: \$10,263
- 2027: \$10,571
- 2028: \$10,888

Notes

- Final assessment values will be calculated following City of Cleveland review and verification of property information, property owner objections, and other details.

University Circle Special Improvement District of Cleveland

March 23, 2023

Dear Property Owner:

We are working to establish a Special Improvement District (SID) in University Circle. Our goal is to sustain and enhance our neighborhood safety services by providing a reliable source of revenue to fully fund the work of the University Circle Police Department (UCPD).

Chapter 1710 of the Ohio Revised Code permits property owners to petition their local governments to pass legislation in creating a SID and levying a special assessment on the district's properties for specified services. Owners of property comprising 60% of serviceable frontage or 75% of area, at a minimum, must sign the petition in order for the assessment to move forward.

Included in this package are the following materials for your review. Once you have reviewed, your prompt return of the signed petition and all accompanying exhibits is appreciated, as it will enable us to proceed to the next step in the legislative process with the City of Cleveland.

- **Petition (and instructions):** Complete, sign and date, as instructed.
- **Property Summary (Exhibit D):** Summary of your properties, assessment methodology and estimated SID assessment for the 5-year period from 2024 – 2028.
- **SID Service Area (Exhibit A):** Map of the proposed District
- **Parcel List (Exhibit B):** List of all parcels included in the proposed District
- **Service Plan (Exhibit C):** Addressing the purpose, governance, District area, services provided, budget, assessment methodology, period of assessment, administration & design, and accountability & reporting of the proposed SID.

Please return the completed petition with exhibits to UCI at the address listed below. If you have any questions, you may email Cherie Bandy at Cherie.Bandy@universitycircle.org. Thank you for helping to make University Circle a vibrant, thriving, and enriching place.

Gary Hanson



Interim President
University Circle Inc.

P E T I T I O N

TO APPROVE THE CREATION OF THE UNIVERSITY CIRCLE SPECIAL IMPROVEMENT DISTRICT OF CLEVELAND AND THE IMPOSITION OF SPECIAL ASSESSMENTS TO PAY COSTS OF THE PROVISION OF SERVICES IN ACCORDANCE WITH THE SERVICES PLAN OF THE DISTRICT

City of Cleveland, Ohio
April 3, 2023

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

We petition the City to approve the creation of the University Circle Special Improvement District (the “District”) as a special improvement district under Ohio Revised Code (“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. The District is to be formed by University Circle, Inc., pursuant to Section 1710.02 of the Revised Code, as an “existing qualified non-profit corporation” in accordance with its amended articles of incorporation submitted to the City for the purpose thereof (attached hereto as Exhibit B).

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 the properties included in the proposed University Circle Special Improvement District of Cleveland (identified by permanent parcel numbers shown on the records in the Cuyahoga County Fiscal Officer’s office) and shown on the attached Exhibit C. Excluded from the property comprising the District 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.

University Circle Incorporated has prepared and submitted to the City, with the amended articles of incorporation, the Service Plan of the District (in the form attached as Exhibit D (the “Plan”) which we hereby approve. The University Circle Special Improvement District of Cleveland 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 assess our properties for the services as set forth in 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 for the permanent parcel numbers identified below are shown in the attached Exhibit D. We acknowledge that the actual assessments may 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, heirs, executors 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, consent to our respective property being included in more than one special improvement district, if applicable, and waive all the following relating to the Plan and the special assessments described herein:

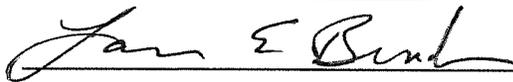
- (1) any and all rights, benefits and privileges specified by Sections 727.03 and 727.06 of the Revised Code that may be deemed applicable to the Plan and thereby restrict these special assessments to 33-1/3% of the actual improved value of the properties as enhanced by the Plan;
- (2) any and all resolutions, 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.

A. Property Address: 1909 E 101st Cleveland, OH 44106

Permanent Parcel No(s): 119-11-044, 119-11-049, 119-11-055, 119-11-056, 119-11-057, 119-11-058, 119-11-067

B. Name of Owner:* Cleveland Society For The Blind

C. Name, title and signature of authorized representative of owner:* Lawrence E Benders President and CEO



*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.

LIMITED LIABILITY COMPANY:

Only a MANAGING MEMBER or an OFFICER of a MANAGING MEMBER or a MANAGER can execute this Document. Next to the name of the person who executes this Document for the Limited Liability Company, please write WHETHER THE PERSON IS A MANAGER or a MANAGING MEMBER or if the person is an OFFICER of the MANAGING MEMBER, please write WHICH OFFICER the person is.

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

INFORMATION: Could you please provide the date of the Operating 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.

AFFIDAVIT

My legal name is Lawrence E Benders (“Affiant”).

Being duly sworn, I hereby swear under oath that: I am the President and CEO (insert title of authorized representative) of Cleveland Society for the Blind dba Cleveland Sight Center (insert owner/entity’s name) (the “Organization”), and I am duly authorized to execute the foregoing Petition on behalf of the Organization.

Under penalty of perjury, I hereby declare and affirm that the above-mentioned statement is, to the best of my knowledge, true and correct.

FURTHER, AFFIANT SAYETH NAUGHT

Affiant’s Signature: *Law E Benders* Date: 4/3/2023

STATE OF OHIO)
) SS:
COUNTY OF CUYAHOGA)

SWORN TO before me and subscribed in my presence, this 3rd day of April, 2023.



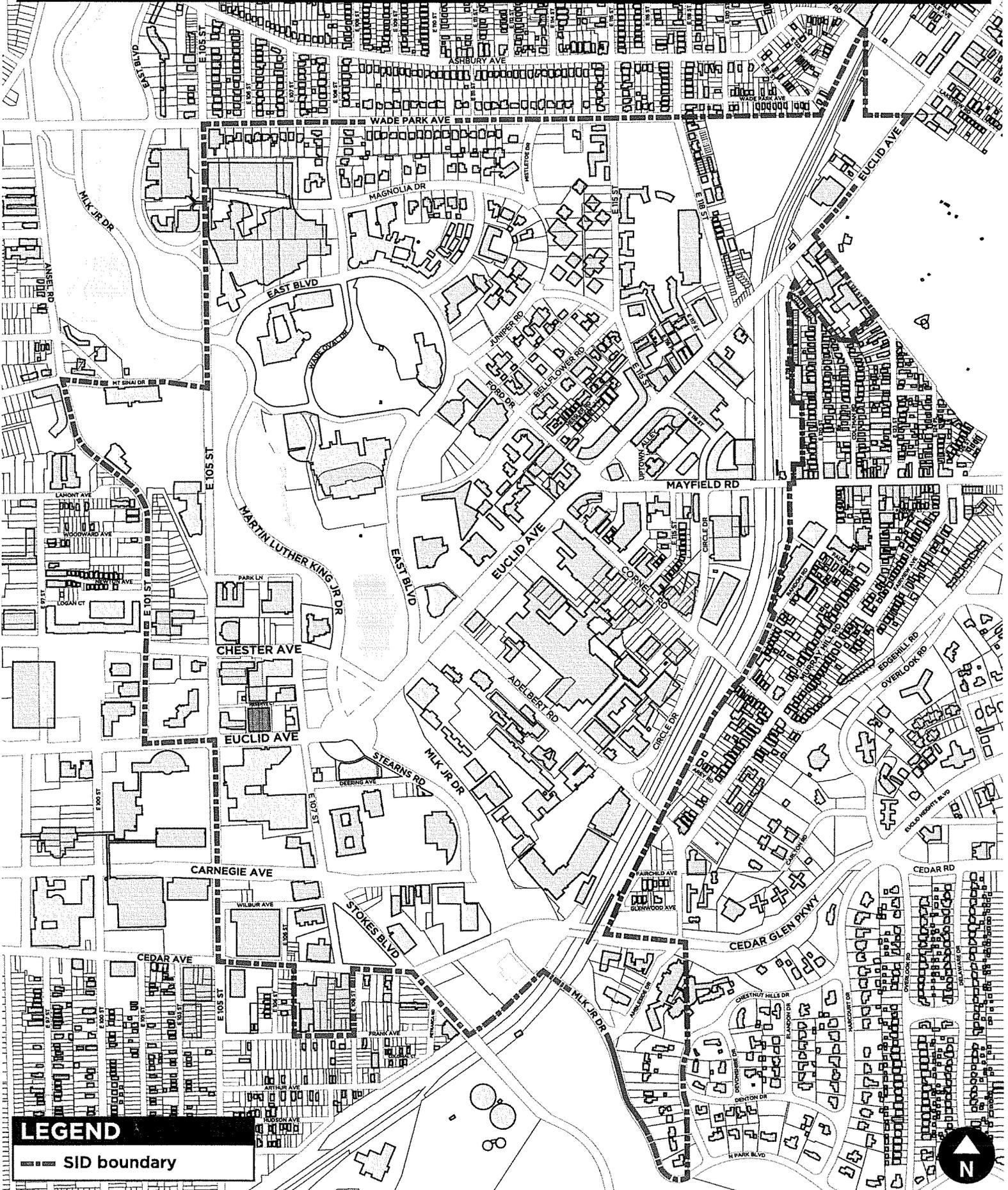
KEVIN KRENCISZ
Notary Public, State of Ohio
Registration No. 2015-RE-537628
My Commission Expires
July 26, 2025

[Signature]
Notary Public

My commission expires: July 26, 2025

Exhibit A

UNIVERSITY CIRCLE SID SERVICE AREA



LEGEND

--- SID boundary



Exhibit B

EXHIBIT B

**Parcel Numbers for Properties Included in the
University Circle Special Improvement District of Cleveland**

<u>Parcel Pins</u>	<u>Parcel Pins</u>	<u>Parcel Pins</u>	<u>Parcel Pins</u>
10726001	11920050	12020015	12024045
10726004	11920051	12020016	12025008
11910008	11920301	12020017	12025013
11910016	11920302	12020018	12025018
11911044	11925014	12020020	12026001
11911049	11925029	12020021	12026003
11911051	11925030	12020022	12027001
11911052	11925031	12020023	12027002
11911055	11925037	12020025	12027003
11911056	11925038	12020032	12027010
11911057	11925046	12020038	12027011
11911058	11925047	12021041	12027012
11911067	11925059	12021042	12027014
11912029	11925060	12021043	12027015
11912052	11925061	12021044	12027016
11912053	11925062	12022008	12027017
11919006	11925301	12022088	12027019
11919024	11925302	12022089	12027020
11920001	11925303	12023010	12027021
11920005	11925304	12023012	12028001
11920008	11925305	12023014	12028002
11920009	12017004	12023025	12028003
11920015	12017005	12023028	12028004
11920016	12017006	12023029	12028007
11920019	12017012	12023030	12028010
11920020	12018001	12023031	12028011
11920021	12018002	12023032	12028012
11920022	12018003	12023033	12028013
11920023	12018004	12023034	12028014
11920024	12018005	12023054	12028016
11920025	12018006	12023071	12028021
11920026	12018007	12023077	12028022
11920033	12018013	12023078	12028023
11920034	12018014	12023079	12028024
11920035	12018015	12024002	12028025
11920039	12018019	12024003	12028028
11920041	12019001	12024008	12028029
11920042	12019002	12024013	12028030
11920046	12019003	12024015	12028032
11920047	12019032	12024020	12028033
11920048	12020013	12024041	12028034
11920049	12020014	12024044	12028035

EXHIBIT B

<u>Parcel Pins</u>	<u>Parcel Pins</u>	<u>Parcel Pins</u>	<u>Parcel Pins</u>
12028043	12037001	12109012	12120018
12028052	12101001	12109013	12120019
12028053	12101002	12109014	12120084
12028054	12101005	12109015	12120085
12028055	12101006	12109016	12120086
12028056	12101009	12109017	12120087
12028057	12101012	12109018	12120088
12028060	12101014	12109019	12120089
12028065	12101016	12109020	12120090
12028074	12101018	12109021	12120091
12028076	12101031	12109027	12120092
12028078	12101036	12109028	12120185
12029001	12102001	12109029	12120186
12029002	12102002	12109030	12120187
12029004	12102003	12109031	12120188
12029005	12102004	12109032	12120189
12029015	12102005	12110001	12120190
12029019	12102006	12110002	12123002
12029024	12102007	12110003	12123010
12029025	12102008	12110004	12123011
12029054	12102009	12111001	12123015
12029055	12102010	12111004	12123016
12029056	12102011	12111005	12123017
12029057	12102012	12112001	12124013
12029058	12102013	12112003	12124015
12029300	12102018	12112047	12124017
12030116	12102021	12112048	12124019
12031001	12102022	12112049	12124020
12031002	12102023	12112051	12124021
12031003	12103008	12112052	12124022
12031007	12103009	12112058	12124023
12031008	12103010	12112064	12124024
12031009	12103011	12113001	12124049
12031023	12103012	12114001	12124058
12031024	12103013	12114004	12124061
12031025	12103022	12114005	12124062
12031026	12108001	12114006	12124063
12031027	12108007	12114016	12125001
12031049	12108011	12120009	12125007
12031050	12108012	12120012	12125010
12031051	12108030	12120013	12125303
12031076	12108032	12120014	12125304
12031077	12109009	12120015	12125305
12031084	12109010	12120016	12125307
12036002	12109011	12120017	12125308
12036002A			

Exhibit C

**UNIVERSITY CIRCLE
SPECIAL IMPROVEMENT DISTRICT OF CLEVELAND
SERVICE PLAN**

The University Circle Special Improvement District of Cleveland (the “District” or “SID”) is established pursuant to the provisions of Chapter 1710 of the Revised Code (the “Act”). This Plan refers to the Act and any and all future amendments to the Act. Any specific statutory reference contained in this Plan shall also refer to any succeeding or amending statutory provision.

The terms and conditions regarding the District are addressed in this Plan, and include, without limitation, a petition, a schedule of assessments to be made on included property (the “Assessment Schedule”), and the governing documents forming the District. The District is formed by University Circle, Inc. as an “existing qualified nonprofit corporation” under the Act (herein referred to as “UCI”). The governing documents of the District include the Articles of Incorporation of UCI, as amended for this purpose, Code of Regulations, resolutions duly adopted by the board of directors of the District, and the applicable resolutions and ordinances of the participating political subdivisions where the real property is located (collectively, the “Governing Documents”). The Governing Documents, this Plan, the petitions, and the Assessment Schedules are referred to herein collectively as the “District Documents.”

The District Documents establish the terms and conditions of the Program. The Program terms and conditions may be amended from time to time as described herein.

I. Purpose of the Program

The Program is intended to sustain and improve community safety in University Circle through services provided by the University Circle Police Department and UCI (the “Program Services”). The City of Cleveland (the “Participating Political Subdivision”) shall levy special assessments on real property included in the District, the payment of which will pay for the costs of the Program Services and the costs of administering the Program. Special assessment payments levied to pay costs of Program Services will be due and payable by property owners at the same time real property taxes are due.

II. The District’s Governance

The District shall be governed, pursuant to the District Documents and the Act, by the Board of Trustees of UCI functioning in the capacity of the Board of Directors of the District (the “Board”) all in accordance with the Act.

Pursuant to the Act, other Ohio law, and any Code of Regulations adopted for the governance of UCI, the Board may from time to time, and under such conditions as the Board determines, delegate any or all of the authority contained in this Plan to a sub-committee or to an agent, independent contractor, or employee of the District or the Board.

III. District Area Description

The District Area shall contain the territory within the boundaries depicted in the map of the District attached hereto as Exhibit A and incorporated herein by reference and is largely congruous with the University Circle, Inc. service boundary within the City of Cleveland.

IV. Description of Services Provided

The Program is intended to sustain and improve community safety in University Circle through services provided by the University Circle Police Department (UCPD) and UCI. The UCPD is a community police department with full law enforcement authority granted by state law. The presence of the UCPD, along with its reputation for quick response, is intended to be a strong deterrent to criminal activity in the District. Minimized opportunity coupled with timely and decisive intervention in actual criminal incidents has characterized the UCPD's public safety strategy since its inception. In keeping with its preventative methods, the UCPD will:

- Work closely with UCI's member institutions and property owners in focusing on crime prevention.
- Support the principles of community policing, a concept which recognizes the interdependence and shared responsibility of police and community, as the best approach to problem solving.
- Work in partnership and share resources with the Case Western Reserve University Security Department, University Hospitals Cleveland Medical Center Police Department, and other University Circle institutional forces to enhance personal safety in the District.
- Make crime prevention presentations, upon request, to the employees and constituents of University Circle institutions, businesses and other properties, as well as to neighborhood groups and University Circle residents in the interest of promoting public awareness and cooperation.
- Provide various additional measures to ensure transparency and accountability to the communities it serves, as outlined in Section IX.

As a full-service police department, the UCPD will provide the following services:

- 24-hour patrol in marked vehicles;
- Foot and bicycle patrols in designated areas;
- Rapid response to emergency calls;
- Surveillance using plainclothes officers and unmarked vehicles;
- Apprehension and arrest of criminals, as well as criminal investigations conducted by the UCPD Detective Bureau;
- Handling of many non-criminal incidents involving vehicles, missing persons, and disturbance complaints;
- Additional community services that contribute to the overall well-being of University Circle and are critical to the maintenance of public safety, including:

- Mental health crisis intervention and social services co-response;
- Expanded officer training;
- Comprehensive assistance to motor vehicle owners and operators;
- Traffic control;
- Special property checks;
- Managing Project Yield, the district’s pedestrian safety initiative;
- Working with community stakeholders to advance local initiatives, including the Pedal with Police program, bicycle and pedestrian safety messaging, and bicycle/shared mobility safety events;
- Tracking pedestrian safety data to inform programs, advocacy, and enforcement efforts;
- Serving as a District representative for citywide Vision Zero efforts.

V. Program Budget

The baseline budget in Year 1 (2024) is \$3,500,000. The budget will increase by 3% annually, through 2028, as follows:

- 2024: \$3,500,000
- 2025: \$3,605,000
- 2026: \$3,713,150
- 2027: \$3,824,544
- 2028: \$3,939,280

Additional payments to for UCPD and UCI transportation safety services may be collected on a case-by-case basis for services above and beyond those listed above or by property owners or other supporters outside the District.

VI. Assessment Methodology

The assessment of eligible properties within the District is based on equal parts 1) serviceable frontage, 2) gross certified value, and 3) land area. The values for each property are derived from County records and additional frontage measurements conducted using the Cuyahoga County Web Mapping Application. The figures have been verified by the City of Cleveland’s Division of Engineering and Division of Assessments and Licenses. Additional conditions include:

- A maximum of two serviceable frontages are included in the assessment calculation for each property.
- Properties with a County tax land use code of 1-Family, 2-Family, 3-Family, or Residential Condo are not included in the assessment.

- Per ORC Section 1710.03, properties owned by public entities are not included in the assessment unless such entity specifically requests in writing that its property be included in the District.
- Per ORC Section 1710.03, church properties are not included in the assessment unless the church specifically requests in writing that its property be included in the District.
- Railroad right of way properties traveling through the district with no additional facilities are not included in the assessment.
- Cemeteries within the District service area will be assessed based on serviceable frontage and property value alone; their land area is not included.

VII. Period of Assessment

The term of the assessment will be for five (5) years beginning with Tax Collection Year 2024 through Tax Collection Year 2028, with collections spanning those collection years 2024 through 2028.

The amount of voluntary assessments or other amounts payable to UCI under arrangements with its members established prior to the establishment of the District, including, without limitation, those for the period from July 1, 2023 through December 31, 2023, shall remain due and payable notwithstanding anything hereto to the contrary.

VIII. Program Administration & Design

- A. Administration: The Board is hereby authorized to provide for ongoing services to the District, its property, and the property owners. All services provided under this Plan shall be deemed to be services provided in furtherance of Program Services under this Plan.

Pursuant to the Act, such Program costs may be included in the special assessments levied on real property within the District.

- B. Design: The determination of services provided and budget required to perform these services will be made by the Board of Directors. The Board will solicit feedback from eligible property owners within the Service Area on a regular basis (see Section IX) and will incorporate this input into future Service Plans.

IX. Accountability & Reporting

This Plan and the Safety Services Program should be accountable to the community it serves and the property owners who support it. This includes provisions for Board and community oversight, as well as measures to promote transparency. To these ends, the following practices will be instituted as a component of the Service Program:

- A. A Citizen Review Board will exist to field and review citizen complaints against the UCPD and to meet the requirements of the City of Cleveland's Memorandum of Understanding that enables the UCPD to operate within the city.
- B. After establishment of the District, a University Circle Safety Services Advisory Committee will be created for the purpose of providing additional oversight and advisory capacity from property owners within in the SID service area.
- C. Each year, an Annual Report will be published by UCI on behalf of the SID, detailing the revenues and expenditures of the SID, outlining key programs and services, and performance measures, as defined by the above bodies.
- D. Prior to the expiration of the five-year term, the SID will re-evaluate the Service Plan, Program, and Budget with its members and contributing property owners to confirm the effectiveness of the programs and services provided.

Exhibit D

Cleveland Sight Center

1909 East 101st Street
Cleveland, Ohio 44106

Larry Benders, President & CEO

Summary of Property & Assessment Value

Parcel #	Parcel Address	Value	Frontage	Area	2024 Assessment	Special Conditions
11911044	1909 E. 101 st St	\$6,410,500	320.5	42,328	\$11,874	ROW frontage
11911049	0 E. 101 st St	\$222,300	100	12,702	\$2,724	
11911055	0 E. 105 th St	\$174,300	44.5	9,960	\$1,601	
11911056	1906 E. 105 th St	\$530,800	96	30,329	\$4,250	
11911057	0 E. 105 th St	\$77,900	50	4,450	\$1,190	
11911058	0 E. 105 th St	\$470,000	108	26,853	\$4,126	ROW frontage
11911067	1890 E. 105 th St	\$616,200	186.4	34,969	\$6,098	
Totals		\$8,502,000	905.4	161,591	\$31,863	

Definitions

The **value** provided in the above table represents the gross certified “appraised total” for County tax year 2022. This includes both the total appraised land and building value for the parcel.

The **frontage** provided in the above table represents the “total serviceable linear feet” along the parcel’s primary and secondary frontages. Serviceable frontage is defined as the property frontage that abuts public right of way or another publicly accessible area and usually includes a roadway and/or sidewalk. A maximum of two frontages are used in this calculation.

The **area** provided in the above table represents the “total square footage” for the parcel, as recorded by Cuyahoga County.

The **assessment** value in the above table is the SID payment amount attributed to the parcel in Year 1. This is derived from the parcel’s representative share of the eligible property in the district and the weighting of 1/3 value, 1/3 frontage, and 1/3 area, as described in the previous pages. The assessment value will increase by 3% each year, through 2028, as follows:

- 2024: \$31,863
- 2025: \$32,819
- 2026: \$33,803
- 2027: \$34,817
- 2028: \$35,862

Notes

- The Chester frontage for PPNs 11911044 and 11911058 includes City of Cleveland right of way parcels left over from the construction and widening of the avenue. This frontage has been removed from the calculations.
- Final assessment values will be calculated following City of Cleveland review and verification of property information, property owner objections, and other details.

University Circle Special Improvement District of Cleveland

March 23, 2023

Dear Property Owner:

We are working to establish a Special Improvement District (SID) in University Circle. Our goal is to sustain and enhance our neighborhood safety services by providing a reliable source of revenue to fully fund the work of the University Circle Police Department (UCPD).

Chapter 1710 of the Ohio Revised Code permits property owners to petition their local governments to pass legislation in creating a SID and levying a special assessment on the district's properties for specified services. Owners of property comprising 60% of serviceable frontage or 75% of area, at a minimum, must sign the petition in order for the assessment to move forward.

Included in this package are the following materials for your review. Once you have reviewed, your prompt return of the signed petition and all accompanying exhibits is appreciated, as it will enable us to proceed to the next step in the legislative process with the City of Cleveland.

- **Petition (and instructions):** Complete, sign and date, as instructed.
- **Property Summary (Exhibit D):** Summary of your properties, assessment methodology and estimated SID assessment for the 5-year period from 2024 – 2028.
- **SID Service Area (Exhibit A):** Map of the proposed District
- **Parcel List (Exhibit B):** List of all parcels included in the proposed District
- **Service Plan (Exhibit C):** Addressing the purpose, governance, District area, services provided, budget, assessment methodology, period of assessment, administration & design, and accountability & reporting of the proposed SID.

Please return the completed petition with exhibits to UCI at the address listed below. If you have any questions, you may email Cherie Bandy at Cherie.Bandy@universitycircle.org. Thank you for helping to make University Circle a vibrant, thriving, and enriching place.

Gary Hanson



Interim President
University Circle Inc.

P E T I T I O N

TO APPROVE THE CREATION OF THE UNIVERSITY CIRCLE SPECIAL IMPROVEMENT DISTRICT OF CLEVELAND AND THE IMPOSITION OF SPECIAL ASSESSMENTS TO PAY COSTS OF THE PROVISION OF SERVICES IN ACCORDANCE WITH THE SERVICES PLAN OF THE DISTRICT

City of Cleveland, Ohio

April 3, 2023

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

We petition the City to approve the creation of the University Circle Special Improvement District (the “District”) as a special improvement district under Ohio Revised Code (“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. The District is to be formed by University Circle, Inc., pursuant to Section 1710.02 of the Revised Code, as an “existing qualified non-profit corporation” in accordance with its amended articles of incorporation submitted to the City for the purpose thereof.

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 the properties included in the proposed University Circle Special Improvement District of Cleveland (identified by permanent parcel numbers shown on the records in the Cuyahoga County Fiscal Officer’s office) and shown on the attached Exhibit B. Excluded from the property comprising the District 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.

University Circle Incorporated has prepared and submitted to the City, with the amended articles of incorporation, the Service Plan of the District (in the form attached as Exhibit C (the “Plan”) which we hereby approve. The University Circle Special Improvement District of Cleveland 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 assess our properties for the services as set forth in 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 for the permanent parcel numbers identified below are shown in the attached Exhibit D. We acknowledge that the actual assessments may 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, heirs, executors 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, consent to our respective property being included in more than one special improvement district, if applicable, 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.

A. Property Address(es): The address(es) identified and listed in Exhibit D attached hereto which are incorporated by reference herein.

Permanent Parcel No(s): Those parcels identified and listed in Exhibit D attached hereto which are incorporated by reference herein.

B. Name of Owner:* Community Dialysis Center
d/b/a Centers for Dialysis Care

C. Name, title and signature of authorized representative of owner:*
Gary Robinson, President & CEO
Gary Robinson

*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.

LIMITED LIABILITY COMPANY:

Only a MANAGING MEMBER or an OFFICER of a MANAGING MEMBER or a MANAGER can execute this Document. Next to the name of the person who executes this Document for the Limited Liability Company, please write WHETHER THE PERSON IS A MANAGER or a MANAGING MEMBER or if the person is an OFFICER of the MANAGING MEMBER, please write WHICH OFFICER the person is.

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

INFORMATION: Could you please provide the date of the Operating 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.

AFFIDAVIT

My legal name is Gary Robinson (“Affiant”).

Being duly sworn, I hereby swear under oath that: I am the President of Community Dialysis Center, and I am duly authorized to execute the foregoing Petition on behalf of the Organization.

Under penalty of perjury, I hereby declare and affirm that the above-mentioned statement is, to the best of my knowledge, true and correct.

FURTHER, AFFIANT SAYETH NAUGHT

Affiant’s Signature: Gary Robinson Date: April 3, 2023

STATE OF OHIO)
) SS:
COUNTY OF CUYAHOGA)

SWORN TO before me and subscribed in my presence, this 3rd day of April, 2023.

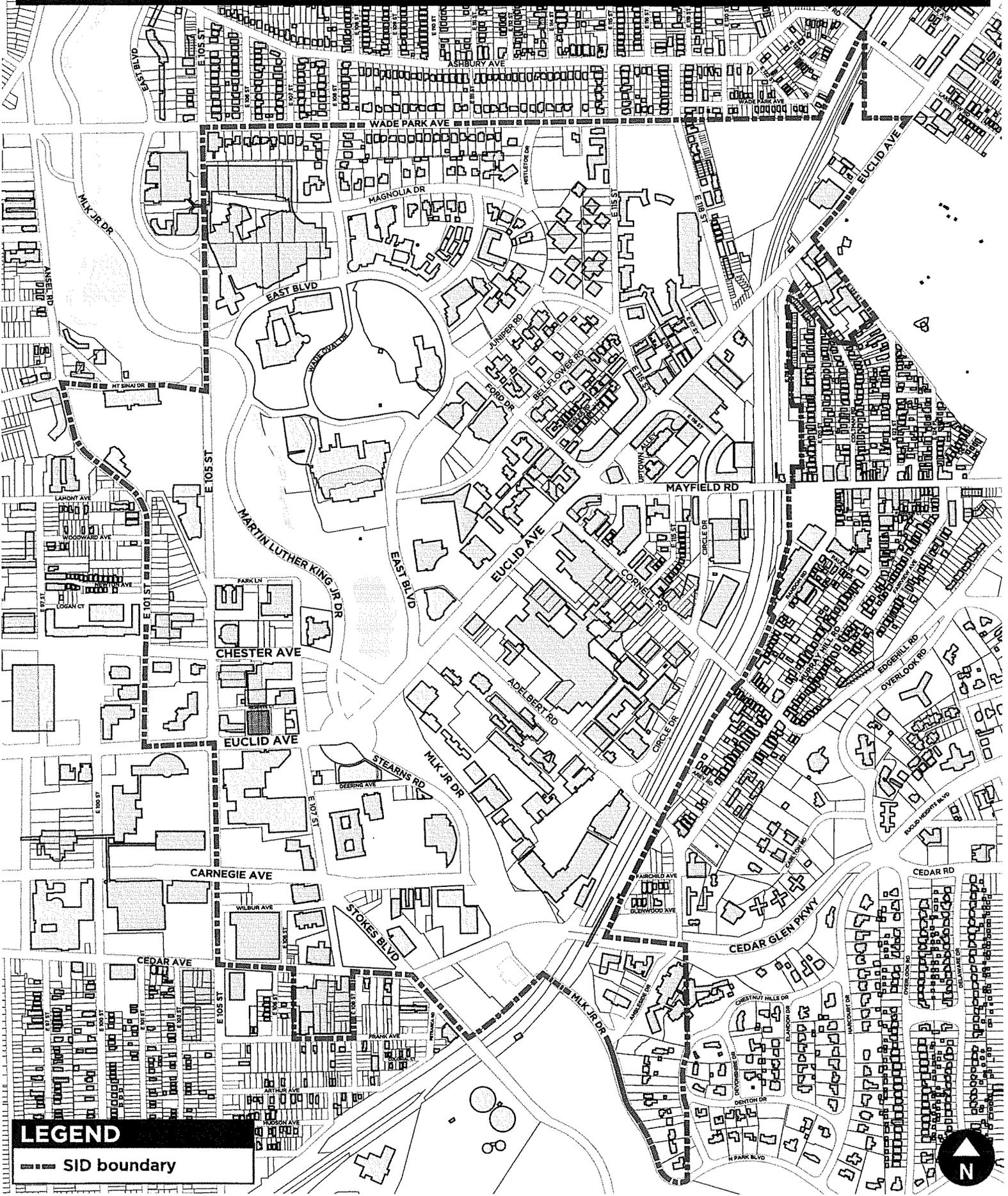
Heidi Ross
Notary Public



My commission expires: 5-22-2023

Exhibit A

UNIVERSITY CIRCLE SID SERVICE AREA



LEGEND

■ SID boundary



Exhibit B

EXHIBIT B

**Parcel Numbers for Properties Included in the
University Circle Special Improvement District of Cleveland**

<u>Parcel Pins</u>	<u>Parcel Pins</u>	<u>Parcel Pins</u>	<u>Parcel Pins</u>
10726001	11920050	12020015	12024045
10726004	11920051	12020016	12025008
11910008	11920301	12020017	12025013
11910016	11920302	12020018	12025018
11911044	11925014	12020020	12026001
11911049	11925029	12020021	12026003
11911051	11925030	12020022	12027001
11911052	11925031	12020023	12027002
11911055	11925037	12020025	12027003
11911056	11925038	12020032	12027010
11911057	11925046	12020038	12027011
11911058	11925047	12021041	12027012
11911067	11925059	12021042	12027014
11912029	11925060	12021043	12027015
11912052	11925061	12021044	12027016
11912053	11925062	12022008	12027017
11919006	11925301	12022088	12027019
11919024	11925302	12022089	12027020
11920001	11925303	12023010	12027021
11920005	11925304	12023012	12028001
11920008	11925305	12023014	12028002
11920009	12017004	12023025	12028003
11920015	12017005	12023028	12028004
11920016	12017006	12023029	12028007
11920019	12017012	12023030	12028010
11920020	12018001	12023031	12028011
11920021	12018002	12023032	12028012
11920022	12018003	12023033	12028013
11920023	12018004	12023034	12028014
11920024	12018005	12023054	12028016
11920025	12018006	12023071	12028021
11920026	12018007	12023077	12028022
11920033	12018013	12023078	12028023
11920034	12018014	12023079	12028024
11920035	12018015	12024002	12028025
11920039	12018019	12024003	12028028
11920041	12019001	12024008	12028029
11920042	12019002	12024013	12028030
11920046	12019003	12024015	12028032
11920047	12019032	12024020	12028033
11920048	12020013	12024041	12028034
11920049	12020014	12024044	12028035

EXHIBIT B

<u>Parcel Pins</u>	<u>Parcel Pins</u>	<u>Parcel Pins</u>	<u>Parcel Pins</u>
12028043	12037001	12109012	12120018
12028052	12101001	12109013	12120019
12028053	12101002	12109014	12120084
12028054	12101005	12109015	12120085
12028055	12101006	12109016	12120086
12028056	12101009	12109017	12120087
12028057	12101012	12109018	12120088
12028060	12101014	12109019	12120089
12028065	12101016	12109020	12120090
12028074	12101018	12109021	12120091
12028076	12101031	12109027	12120092
12028078	12101036	12109028	12120185
12029001	12102001	12109029	12120186
12029002	12102002	12109030	12120187
12029004	12102003	12109031	12120188
12029005	12102004	12109032	12120189
12029015	12102005	12110001	12120190
12029019	12102006	12110002	12123002
12029024	12102007	12110003	12123010
12029025	12102008	12110004	12123011
12029054	12102009	12111001	12123015
12029055	12102010	12111004	12123016
12029056	12102011	12111005	12123017
12029057	12102012	12112001	12124013
12029058	12102013	12112003	12124015
12029300	12102018	12112047	12124017
12030116	12102021	12112048	12124019
12031001	12102022	12112049	12124020
12031002	12102023	12112051	12124021
12031003	12103008	12112052	12124022
12031007	12103009	12112058	12124023
12031008	12103010	12112064	12124024
12031009	12103011	12113001	12124049
12031023	12103012	12114001	12124058
12031024	12103013	12114004	12124061
12031025	12103022	12114005	12124062
12031026	12108001	12114006	12124063
12031027	12108007	12114016	12125001
12031049	12108011	12120009	12125007
12031050	12108012	12120012	12125010
12031051	12108030	12120013	12125303
12031076	12108032	12120014	12125304
12031077	12109009	12120015	12125305
12031084	12109010	12120016	12125307
12036002	12109011	12120017	12125308
12036002A			

Exhibit C

**UNIVERSITY CIRCLE
SPECIAL IMPROVEMENT DISTRICT OF CLEVELAND
SERVICE PLAN**

The University Circle Special Improvement District of Cleveland (the “District” or “SID”) is established pursuant to the provisions of Chapter 1710 of the Revised Code (the “Act”). This Plan refers to the Act and any and all future amendments to the Act. Any specific statutory reference contained in this Plan shall also refer to any succeeding or amending statutory provision.

The terms and conditions regarding the District are addressed in this Plan, and include, without limitation, a petition, a schedule of assessments to be made on included property (the “Assessment Schedule”), and the governing documents forming the District. The District is formed by University Circle, Inc. as an “existing qualified nonprofit corporation” under the Act (herein referred to as “UCI”). The governing documents of the District include the Articles of Incorporation of UCI, as amended for this purpose, Code of Regulations, resolutions duly adopted by the board of directors of the District, and the applicable resolutions and ordinances of the participating political subdivisions where the real property is located (collectively, the “Governing Documents”). The Governing Documents, this Plan, the petitions, and the Assessment Schedules are referred to herein collectively as the “District Documents.”

The District Documents establish the terms and conditions of the Program. The Program terms and conditions may be amended from time to time as described herein.

I. Purpose of the Program

The Program is intended to sustain and improve community safety in University Circle through services provided by the University Circle Police Department and UCI (the “Program Services”). The City of Cleveland (the “Participating Political Subdivision”) shall levy special assessments on real property included in the District, the payment of which will pay for the costs of the Program Services and the costs of administering the Program. Special assessment payments levied to pay costs of Program Services will be due and payable by property owners at the same time real property taxes are due.

II. The District’s Governance

The District shall be governed, pursuant to the District Documents and the Act, by the Board of Trustees of UCI functioning in the capacity of the Board of Directors of the District (the “Board”) all in accordance with the Act.

Pursuant to the Act, other Ohio law, and any Code of Regulations adopted for the governance of UCI, the Board may from time to time, and under such conditions as the Board determines, delegate any or all of the authority contained in this Plan to a sub-committee or to an agent, independent contractor, or employee of the District or the Board.

III. District Area Description

The District Area shall contain the territory within the boundaries depicted in the map of the District attached hereto as Exhibit A and incorporated herein by reference and is largely congruous with the University Circle, Inc. service boundary within the City of Cleveland.

IV. Description of Services Provided

The Program is intended to sustain and improve community safety in University Circle through services provided by the University Circle Police Department (UCPD) and UCI. The UCPD is a community police department with full law enforcement authority granted by state law. The presence of the UCPD, along with its reputation for quick response, is intended to be a strong deterrent to criminal activity in the District. Minimized opportunity coupled with timely and decisive intervention in actual criminal incidents has characterized the UCPD's public safety strategy since its inception. In keeping with its preventative methods, the UCPD will:

- Work closely with UCI's member institutions and property owners in focusing on crime prevention.
- Support the principles of community policing, a concept which recognizes the interdependence and shared responsibility of police and community, as the best approach to problem solving.
- Work in partnership and share resources with the Case Western Reserve University Security Department, University Hospitals Cleveland Medical Center Police Department, and other University Circle institutional forces to enhance personal safety in the District.
- Make crime prevention presentations, upon request, to the employees and constituents of University Circle institutions, businesses and other properties, as well as to neighborhood groups and University Circle residents in the interest of promoting public awareness and cooperation.
- Provide various additional measures to ensure transparency and accountability to the communities it serves, as outlined in Section IX.

As a full-service police department, the UCPD will provide the following services:

- 24-hour patrol in marked vehicles;
- Foot and bicycle patrols in designated areas;
- Rapid response to emergency calls;
- Surveillance using plainclothes officers and unmarked vehicles;
- Apprehension and arrest of criminals, as well as criminal investigations conducted by the UCPD Detective Bureau;
- Handling of many non-criminal incidents involving vehicles, missing persons, and disturbance complaints;
- Additional community services that contribute to the overall well-being of University Circle and are critical to the maintenance of public safety, including:

- Mental health crisis intervention and social services co-response;
- Expanded officer training;
- Comprehensive assistance to motor vehicle owners and operators;
- Traffic control;
- Special property checks;
- Managing Project Yield, the district’s pedestrian safety initiative;
- Working with community stakeholders to advance local initiatives, including the Pedal with Police program, bicycle and pedestrian safety messaging, and bicycle/shared mobility safety events;
- Tracking pedestrian safety data to inform programs, advocacy, and enforcement efforts;
- Serving as a District representative for citywide Vision Zero efforts.

V. Program Budget

The baseline budget in Year 1 (2024) is \$3,500,000. The budget will increase by 3% annually, through 2028, as follows:

- 2024: \$3,500,000
- 2025: \$3,605,000
- 2026: \$3,713,150
- 2027: \$3,824,544
- 2028: \$3,939,280

Additional payments to for UCPD and UCI transportation safety services may be collected on a case-by-case basis for services above and beyond those listed above or by property owners or other supporters outside the District.

VI. Assessment Methodology

The assessment of eligible properties within the District is based on equal parts 1) serviceable frontage, 2) gross certified value, and 3) land area. The values for each property are derived from County records and additional frontage measurements conducted using the Cuyahoga County Web Mapping Application. The figures have been verified by the City of Cleveland’s Division of Engineering and Division of Assessments and Licenses. Additional conditions include:

- A maximum of two serviceable frontages are included in the assessment calculation for each property.
- Properties with a County tax land use code of 1-Family, 2-Family, 3-Family, or Residential Condo are not included in the assessment.

- Per ORC Section 1710.03, properties owned by public entities are not included in the assessment unless such entity specifically requests in writing that its property be included in the District.
- Per ORC Section 1710.03, church properties are not included in the assessment unless the church specifically requests in writing that its property be included in the District.
- Railroad right of way properties traveling through the district with no additional facilities are not included in the assessment.
- Cemeteries within the District service area will be assessed based on serviceable frontage and property value alone; their land area is not included.

VII. Period of Assessment

The term of the assessment will be for five (5) years beginning with Tax Collection Year 2024 through Tax Collection Year 2028, with collections spanning those collection years 2024 through 2028.

The amount of voluntary assessments or other amounts payable to UCI under arrangements with its members established prior to the establishment of the District, including, without limitation, those for the period from July 1, 2023 through December 31, 2023, shall remain due and payable notwithstanding anything hereto to the contrary.

VIII. Program Administration & Design

- A. Administration: The Board is hereby authorized to provide for ongoing services to the District, its property, and the property owners. All services provided under this Plan shall be deemed to be services provided in furtherance of Program Services under this Plan.

Pursuant to the Act, such Program costs may be included in the special assessments levied on real property within the District.

- B. Design: The determination of services provided and budget required to perform these services will be made by the Board of Directors. The Board will solicit feedback from eligible property owners within the Service Area on a regular basis (see Section IX) and will incorporate this input into future Service Plans.

IX. Accountability & Reporting

This Plan and the Safety Services Program should be accountable to the community it serves and the property owners who support it. This includes provisions for Board and community oversight, as well as measures to promote transparency. To these ends, the following practices will be instituted as a component of the Service Program:

- A. A Citizen Review Board will exist to field and review citizen complaints against the UCPD and to meet the requirements of the City of Cleveland's Memorandum of Understanding that enables the UCPD to operate within the city.
- B. After establishment of the District, a University Circle Safety Services Advisory Committee will be created for the purpose of providing additional oversight and advisory capacity from property owners within in the SID service area.
- C. Each year, an Annual Report will be published by UCI on behalf of the SID, detailing the revenues and expenditures of the SID, outlining key programs and services, and performance measures, as defined by the above bodies.
- D. Prior to the expiration of the five-year term, the SID will re-evaluate the Service Plan, Program, and Budget with its members and contributing property owners to confirm the effectiveness of the programs and services provided.

Exhibit D

Centers for Dialysis Care

2155 Stokes Boulevard Euclid Ave
Cleveland, OH 44106

Gary Robinson, President & CEO

Summary of Property & Assessment Value

Parcel #	Parcel Address	Value	Frontage	Area	2024 Assessment	Special Conditions
12124061	2155 Stokes Blvd.	\$10,475,200	743.0	111,473	\$26,288	
Totals		\$10,475,000	743.0	111,473	\$26,288	

Definitions

The **value** provided in the above table represents the gross certified “appraised total” for County tax year 2022. This includes both the total appraised land and building value for the parcel.

The **frontage** provided in the above table represents the “total serviceable linear feet” along the parcel’s primary and secondary frontages. Serviceable frontage is defined as the property frontage that abuts public right of way or another publicly accessible area and usually includes a roadway and/or sidewalk. A maximum of two frontages are used in this calculation.

The **area** provided in the above table represents the “total square footage” for the parcel, as recorded by Cuyahoga County.

The **assessment** value in the above table is the SID payment amount attributed to the parcel in Year 1. This is derived from the parcel’s representative share of the eligible property in the district and the weighting of 1/3 value, 1/3 frontage, and 1/3 area, as described in the previous pages. The assessment value will increase by 3% each year, through 2028, as follows:

- 2024: \$26,288
- 2025: \$27,076
- 2026: \$27,889
- 2027: \$28,725
- 2028: \$29,587

Notes

- Final assessment values will be calculated following City of Cleveland review and verification of property information, property owner objections, and other details.

University Circle Special Improvement District of Cleveland

March 23, 2023

Dear Property Owner:

We are working to establish a Special Improvement District (SID) in University Circle. Our goal is to sustain and enhance our neighborhood safety services by providing a reliable source of revenue to fully fund the work of the University Circle Police Department (UCPD).

Chapter 1710 of the Ohio Revised Code permits property owners to petition their local governments to pass legislation in creating a SID and levying a special assessment on the district's properties for specified services. Owners of property comprising 60% of serviceable frontage or 75% of area, at a minimum, must sign the petition in order for the assessment to move forward.

Included in this package are the following materials for your review. Once you have reviewed, your prompt return of the signed petition and all accompanying exhibits is appreciated, as it will enable us to proceed to the next step in the legislative process with the City of Cleveland.

- **Petition (and instructions):** Complete, sign and date, as instructed.
- **Property Summary (Exhibit D):** Summary of your properties, assessment methodology and estimated SID assessment for the 5-year period from 2024 – 2028.
- **SID Service Area (Exhibit A):** Map of the proposed District
- **Parcel List (Exhibit B):** List of all parcels included in the proposed District
- **Service Plan (Exhibit C):** Addressing the purpose, governance, District area, services provided, budget, assessment methodology, period of assessment, administration & design, and accountability & reporting of the proposed SID.

Please return the completed petition with exhibits to UCI at the address listed below. If you have any questions, you may email Cherie Bandy at Cherie.Bandy@universitycircle.org. Thank you for helping to make University Circle a vibrant, thriving, and enriching place.

Gary Hanson



Interim President
University Circle Inc.

P E T I T I O N

TO APPROVE THE CREATION OF THE UNIVERSITY CIRCLE SPECIAL IMPROVEMENT DISTRICT OF CLEVELAND AND THE IMPOSITION OF SPECIAL ASSESSMENTS TO PAY COSTS OF THE PROVISION OF SERVICES IN ACCORDANCE WITH THE SERVICES PLAN OF THE DISTRICT

City of Cleveland, Ohio
April 4, 2023

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

We petition the City to approve the creation of the University Circle Special Improvement District (the "District") as a special improvement district under Ohio Revised Code ("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. The District is to be formed by University Circle, Inc., pursuant to Section 1710.02 of the Revised Code, as an "existing qualified non-profit corporation" in accordance with its amended articles of incorporation submitted to the City for the purpose thereof.

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 the properties included in the proposed University Circle Special Improvement District of Cleveland (identified by permanent parcel numbers shown on the records in the Cuyahoga County Fiscal Officer's office) and shown on the attached Exhibit B. Excluded from the property comprising the District 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.

University Circle Incorporated has prepared and submitted to the City, with the amended articles of incorporation, the Service Plan of the District (in the form attached as Exhibit C (the "Plan") which we hereby approve. The University Circle Special Improvement District of Cleveland 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 assess our properties for the services as set forth in 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 for the permanent parcel numbers identified below are shown in the attached Exhibit D. We acknowledge that the actual assessments may 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, heirs, executors 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, consent to our respective property being included in more than one special improvement district, if applicable, 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.

A. Property Address(es): The address(es) identified and listed in Exhibit D attached hereto which are incorporated by reference herein.

Permanent Parcel No(s): Those parcels identified and listed in Exhibit D attached hereto which are incorporated by reference herein.

B. Name of Owner:* Case Western Reserve University

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

Eric William Kaler
President


*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.

LIMITED LIABILITY COMPANY:

Only a MANAGING MEMBER or an OFFICER of a MANAGING MEMBER or a MANAGER can execute this Document. Next to the name of the person who executes this Document for the Limited Liability Company, please write WHETHER THE PERSON IS A MANAGER or a MANAGING MEMBER or if the person is an OFFICER of the MANAGING MEMBER, please write WHICH OFFICER the person is.

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

INFORMATION: Could you please provide the date of the Operating 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.

AFFIDAVIT

My legal name is Eric William Kaler ("Affiant").

Being duly sworn, I hereby swear under oath that:

1. I am the President (insert title of authorized representative) of CASE WESTERN RESERVE UNIVERSITY (insert owner/entity's name) (the "Organization"), and I am duly authorized to execute the foregoing Petition on behalf of the Organization.

2. The Organization is the current owner of all of the parcels listed on Exhibit D to the foregoing Petition regardless of any deviations or variations in the name of the titled owner listed on the land records of the County of Cuyahoga, and I am therefore authorized to execute the Petition with respect to each parcel listed in that Exhibit D.

Under penalty of perjury, I hereby declare and affirm that the above-mentioned statements are, to the best of my knowledge, true and correct.

FURTHER, AFFIANT SAYETH NAUGHT

Affiant's Signature: [Signature] Date: 4/4/2023

STATE OF OHIO)
) SS:
COUNTY OF CUYAHOGA)

SWORN TO before me and subscribed
in my presence, this 4th day of April, 2023.

[Signature]
Notary Public

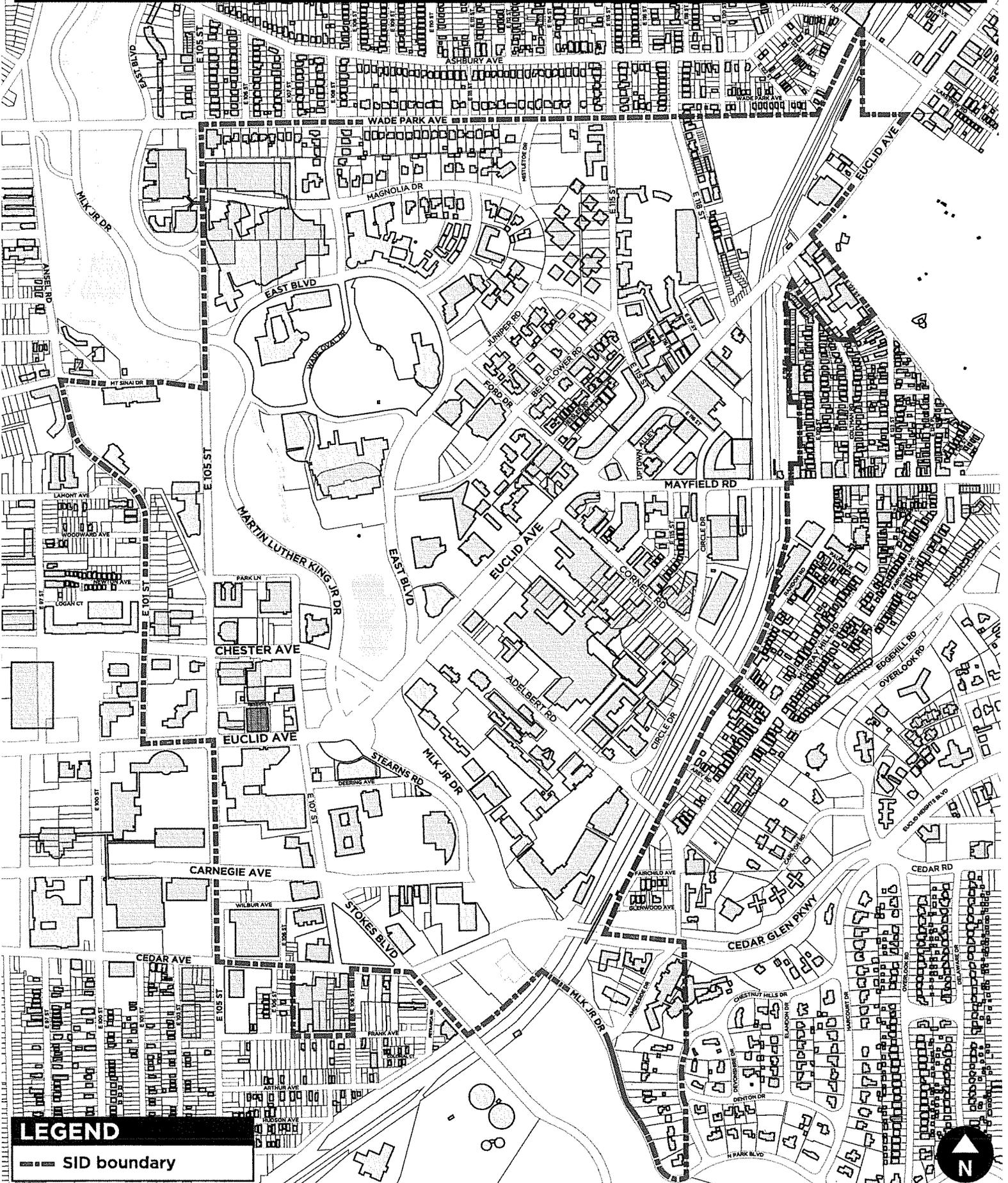
My commission expires:



Renee O'Connor
NOTARY PUBLIC • STATE OF OHIO
Commission No. 2017-RE-657018
My Commission Expires June 13, 2027

Exhibit A

UNIVERSITY CIRCLE SID SERVICE AREA



LEGEND

--- SID boundary



Exhibit B

EXHIBIT B

**Parcel Numbers for Properties Included in the
University Circle Special Improvement District of Cleveland**

<u>Parcel Pins</u>	<u>Parcel Pins</u>	<u>Parcel Pins</u>	<u>Parcel Pins</u>
10726001	11920050	12020015	12024045
10726004	11920051	12020016	12025008
11910008	11920301	12020017	12025013
11910016	11920302	12020018	12025018
11911044	11925014	12020020	12026001
11911049	11925029	12020021	12026003
11911051	11925030	12020022	12027001
11911052	11925031	12020023	12027002
11911055	11925037	12020025	12027003
11911056	11925038	12020032	12027010
11911057	11925046	12020038	12027011
11911058	11925047	12021041	12027012
11911067	11925059	12021042	12027014
11912029	11925060	12021043	12027015
11912052	11925061	12021044	12027016
11912053	11925062	12022008	12027017
11919006	11925301	12022088	12027019
11919024	11925302	12022089	12027020
11920001	11925303	12023010	12027021
11920005	11925304	12023012	12028001
11920008	11925305	12023014	12028002
11920009	12017004	12023025	12028003
11920015	12017005	12023028	12028004
11920016	12017006	12023029	12028007
11920019	12017012	12023030	12028010
11920020	12018001	12023031	12028011
11920021	12018002	12023032	12028012
11920022	12018003	12023033	12028013
11920023	12018004	12023034	12028014
11920024	12018005	12023054	12028016
11920025	12018006	12023071	12028021
11920026	12018007	12023077	12028022
11920033	12018013	12023078	12028023
11920034	12018014	12023079	12028024
11920035	12018015	12024002	12028025
11920039	12018019	12024003	12028028
11920041	12019001	12024008	12028029
11920042	12019002	12024013	12028030
11920046	12019003	12024015	12028032
11920047	12019032	12024020	12028033
11920048	12020013	12024041	12028034
11920049	12020014	12024044	12028035

EXHIBIT B

<u>Parcel Pins</u>	<u>Parcel Pins</u>	<u>Parcel Pins</u>	<u>Parcel Pins</u>
12028043	12037001	12109012	12120018
12028052	12101001	12109013	12120019
12028053	12101002	12109014	12120084
12028054	12101005	12109015	12120085
12028055	12101006	12109016	12120086
12028056	12101009	12109017	12120087
12028057	12101012	12109018	12120088
12028060	12101014	12109019	12120089
12028065	12101016	12109020	12120090
12028074	12101018	12109021	12120091
12028076	12101031	12109027	12120092
12028078	12101036	12109028	12120185
12029001	12102001	12109029	12120186
12029002	12102002	12109030	12120187
12029004	12102003	12109031	12120188
12029005	12102004	12109032	12120189
12029015	12102005	12110001	12120190
12029019	12102006	12110002	12123002
12029024	12102007	12110003	12123010
12029025	12102008	12110004	12123011
12029054	12102009	12111001	12123015
12029055	12102010	12111004	12123016
12029056	12102011	12111005	12123017
12029057	12102012	12112001	12124013
12029058	12102013	12112003	12124015
12029300	12102018	12112047	12124017
12030116	12102021	12112048	12124019
12031001	12102022	12112049	12124020
12031002	12102023	12112051	12124021
12031003	12103008	12112052	12124022
12031007	12103009	12112058	12124023
12031008	12103010	12112064	12124024
12031009	12103011	12113001	12124049
12031023	12103012	12114001	12124058
12031024	12103013	12114004	12124061
12031025	12103022	12114005	12124062
12031026	12108001	12114006	12124063
12031027	12108007	12114016	12125001
12031049	12108011	12120009	12125007
12031050	12108012	12120012	12125010
12031051	12108030	12120013	12125303
12031076	12108032	12120014	12125304
12031077	12109009	12120015	12125305
12031084	12109010	12120016	12125307
12036002	12109011	12120017	12125308
12036002A			

Exhibit C

**UNIVERSITY CIRCLE
SPECIAL IMPROVEMENT DISTRICT OF CLEVELAND
SERVICE PLAN**

The University Circle Special Improvement District of Cleveland (the “District” or “SID”) is established pursuant to the provisions of Chapter 1710 of the Revised Code (the “Act”). This Plan refers to the Act and any and all future amendments to the Act. Any specific statutory reference contained in this Plan shall also refer to any succeeding or amending statutory provision.

The terms and conditions regarding the District are addressed in this Plan, and include, without limitation, a petition, a schedule of assessments to be made on included property (the “Assessment Schedule”), and the governing documents forming the District. The District is formed by University Circle, Inc. as an “existing qualified nonprofit corporation” under the Act (herein referred to as “UCI”). The governing documents of the District include the Articles of Incorporation of UCI, as amended for this purpose, Code of Regulations, resolutions duly adopted by the board of directors of the District, and the applicable resolutions and ordinances of the participating political subdivisions where the real property is located (collectively, the “Governing Documents”). The Governing Documents, this Plan, the petitions, and the Assessment Schedules are referred to herein collectively as the “District Documents.”

The District Documents establish the terms and conditions of the Program. The Program terms and conditions may be amended from time to time as described herein.

I. Purpose of the Program

The Program is intended to sustain and improve community safety in University Circle through services provided by the University Circle Police Department and UCI (the “Program Services”). The City of Cleveland (the “Participating Political Subdivision”) shall levy special assessments on real property included in the District, the payment of which will pay for the costs of the Program Services and the costs of administering the Program. Special assessment payments levied to pay costs of Program Services will be due and payable by property owners at the same time real property taxes are due.

II. The District’s Governance

The District shall be governed, pursuant to the District Documents and the Act, by the Board of Trustees of UCI functioning in the capacity of the Board of Directors of the District (the “Board”) all in accordance with the Act.

Pursuant to the Act, other Ohio law, and any Code of Regulations adopted for the governance of UCI, the Board may from time to time, and under such conditions as the Board determines, delegate any or all of the authority contained in this Plan to a sub-committee or to an agent, independent contractor, or employee of the District or the Board.

III. District Area Description

The District Area shall contain the territory within the boundaries depicted in the map of the District attached hereto as Exhibit A and incorporated herein by reference and is largely congruous with the University Circle, Inc. service boundary within the City of Cleveland.

IV. Description of Services Provided

The Program is intended to sustain and improve community safety in University Circle through services provided by the University Circle Police Department (UCPD) and UCI. The UCPD is a community police department with full law enforcement authority granted by state law. The presence of the UCPD, along with its reputation for quick response, is intended to be a strong deterrent to criminal activity in the District. Minimized opportunity coupled with timely and decisive intervention in actual criminal incidents has characterized the UCPD's public safety strategy since its inception. In keeping with its preventative methods, the UCPD will:

- Work closely with UCI's member institutions and property owners in focusing on crime prevention.
- Support the principles of community policing, a concept which recognizes the interdependence and shared responsibility of police and community, as the best approach to problem solving.
- Work in partnership and share resources with the Case Western Reserve University Security Department, University Hospitals Cleveland Medical Center Police Department, and other University Circle institutional forces to enhance personal safety in the District.
- Make crime prevention presentations, upon request, to the employees and constituents of University Circle institutions, businesses and other properties, as well as to neighborhood groups and University Circle residents in the interest of promoting public awareness and cooperation.
- Provide various additional measures to ensure transparency and accountability to the communities it serves, as outlined in Section IX.

As a full-service police department, the UCPD will provide the following services:

- 24-hour patrol in marked vehicles;
- Foot and bicycle patrols in designated areas;
- Rapid response to emergency calls;
- Surveillance using plainclothes officers and unmarked vehicles;
- Apprehension and arrest of criminals, as well as criminal investigations conducted by the UCPD Detective Bureau;
- Handling of many non-criminal incidents involving vehicles, missing persons, and disturbance complaints;
- Additional community services that contribute to the overall well-being of University Circle and are critical to the maintenance of public safety, including:

- Mental health crisis intervention and social services co-response;
- Expanded officer training;
- Comprehensive assistance to motor vehicle owners and operators;
- Traffic control;
- Special property checks;
- Managing Project Yield, the district’s pedestrian safety initiative;
- Working with community stakeholders to advance local initiatives, including the Pedal with Police program, bicycle and pedestrian safety messaging, and bicycle/shared mobility safety events;
- Tracking pedestrian safety data to inform programs, advocacy, and enforcement efforts;
- Serving as a District representative for citywide Vision Zero efforts.

V. Program Budget

The baseline budget in Year 1 (2024) is \$3,500,000. The budget will increase by 3% annually, through 2028, as follows:

- 2024: \$3,500,000
- 2025: \$3,605,000
- 2026: \$3,713,150
- 2027: \$3,824,544
- 2028: \$3,939,280

Additional payments to for UCPD and UCI transportation safety services may be collected on a case-by-case basis for services above and beyond those listed above or by property owners or other supporters outside the District.

VI. Assessment Methodology

The assessment of eligible properties within the District is based on equal parts 1) serviceable frontage, 2) gross certified value, and 3) land area. The values for each property are derived from County records and additional frontage measurements conducted using the Cuyahoga County Web Mapping Application. The figures have been verified by the City of Cleveland’s Division of Engineering and Division of Assessments and Licenses. Additional conditions include:

- A maximum of two serviceable frontages are included in the assessment calculation for each property.
- Properties with a County tax land use code of 1-Family, 2-Family, 3-Family, or Residential Condo are not included in the assessment.

- Per ORC Section 1710.03, properties owned by public entities are not included in the assessment unless such entity specifically requests in writing that its property be included in the District.
- Per ORC Section 1710.03, church properties are not included in the assessment unless the church specifically requests in writing that its property be included in the District.
- Railroad right of way properties traveling through the district with no additional facilities are not included in the assessment.
- Cemeteries within the District service area will be assessed based on serviceable frontage and property value alone; their land area is not included.

VII. Period of Assessment

The term of the assessment will be for five (5) years beginning with Tax Collection Year 2024 through Tax Collection Year 2028, with collections spanning those collection years 2024 through 2028.

The amount of voluntary assessments or other amounts payable to UCI under arrangements with its members established prior to the establishment of the District, including, without limitation, those for the period from July 1, 2023 through December 31, 2023, shall remain due and payable notwithstanding anything hereto to the contrary.

VIII. Program Administration & Design

- A. Administration: The Board is hereby authorized to provide for ongoing services to the District, its property, and the property owners. All services provided under this Plan shall be deemed to be services provided in furtherance of Program Services under this Plan.

Pursuant to the Act, such Program costs may be included in the special assessments levied on real property within the District.

- B. Design: The determination of services provided and budget required to perform these services will be made by the Board of Directors. The Board will solicit feedback from eligible property owners within the Service Area on a regular basis (see Section IX) and will incorporate this input into future Service Plans.

IX. Accountability & Reporting

This Plan and the Safety Services Program should be accountable to the community it serves and the property owners who support it. This includes provisions for Board and community oversight, as well as measures to promote transparency. To these ends, the following practices will be instituted as a component of the Service Program:

- A. A Citizen Review Board will exist to field and review citizen complaints against the UCPD and to meet the requirements of the City of Cleveland's Memorandum of Understanding that enables the UCPD to operate within the city.
- B. After establishment of the District, a University Circle Safety Services Advisory Committee will be created for the purpose of providing additional oversight and advisory capacity from property owners within in the SID service area.
- C. Each year, an Annual Report will be published by UCI on behalf of the SID, detailing the revenues and expenditures of the SID, outlining key programs and services, and performance measures, as defined by the above bodies.
- D. Prior to the expiration of the five-year term, the SID will re-evaluate the Service Plan, Program, and Budget with its members and contributing property owners to confirm the effectiveness of the programs and services provided.

Exhibit D

Case Western Reserve University

10900 Euclid Avenue
Cleveland, OH 44106

Eric W. Kaler, President

Summary of Property & Assessment Value

Parcels	Parcel Address	Certified Value	Frontage	Area	2024 Assessment
125	Various	\$698,273,100	27,141	6,311,560	\$1,308,473

Definitions

The **value** provided in the above table represents the gross certified “appraised total” for County tax year 2022 for 125 properties deeded to Case Western Reserve University. This includes both the total appraised land and building value for each parcel.

The **frontage** provided in the above table represents the “total serviceable linear feet” along the 125 parcels’ primary and secondary frontages. Serviceable frontage is defined as the property frontage that abuts public right-of-way or another publicly accessible area and usually includes a roadway and/or sidewalk. A maximum of two frontages are used in this calculation.

The **area** provided in the above table represents the “total square footage” for the parcels, as recorded by Cuyahoga County and verified by the City of Cleveland.

The **assessment** value in the above table is the SID payment amount attributed to the parcel in Year 1 (2024). This is derived from the parcels’ representative share of the eligible property in the district and the weighting of 1/3 value, 1/3 frontage, and 1/3 area. The assessment value will increase by 3% each year, through 2028, as follows:

- 2024: \$1,308,473
- 2025: \$1,347,727
- 2026: \$1,388,159
- 2027: \$1,429,803
- 2028: \$1,472,698

Notes

- A full list of the 125 CWRU parcels and their attributes is included in a separate file.
- Properties include a variety of “deeded owner” names, each of which references an iteration of the CWRU name.
- PPN 12125305 is listed as owned by Bio Enterprise Corp, but has been transferred to CWRU.
- Final assessment values will be calculated following City of Cleveland review and verification of property information, property owner objections, and other details.

Case Western Reserve University Deeded Properties in the Proposed University Circle Special Improvement District

Parcel Pin	Deeded Owner	Parcel Address	Gross Cert. Value	Total Frontage	Total Sq. Ft.	Assessment (2024)	Assessment (2025)	Assessment (2026)	Assessment (2027)	Assessment (2028)
10726001	CASE WESTERN RESERVE UNIV	1819 E 101 ST, CLEVELAND, OH, 44106	\$ 13,561,000	1980	624,583	\$ 88,967.01	\$ 91,636.02	\$ 94,385.10	\$ 97,216.65	\$ 100,133.15
10726002	CASE WESTERN RESERVE UNIV	1850 E 105 ST, CLEVELAND, OH, 44106	\$ 28,144,000	585	99,520	\$ 31,687.73	\$ 32,638.37	\$ 33,617.52	\$ 34,626.04	\$ 35,664.82
11911051	CASE WESTERN RESERVE UNIV	0 E 101 ST, CLEVELAND, OH, 44106	\$ 24,100	19	2,413	\$ 507.86	\$ 523.10	\$ 538.79	\$ 554.96	\$ 571.60
11911052	CASE WESTERN RESERVE UNIV	0 E 101 ST, CLEVELAND, OH, 44106	\$ 49,000	38.9	4,897	\$ 1,036.10	\$ 1,067.18	\$ 1,099.20	\$ 1,132.17	\$ 1,166.14
11912029	CASE WESTERN RESERVE UNIV	0 E 101 ST, CLEVELAND, OH, 44106	\$ 1,451,000	529.4	137,127	\$ 20,219.56	\$ 20,826.15	\$ 21,450.94	\$ 22,084.46	\$ 22,757.30
11912052	CASE WESTERN RESERVE UNIV	0 E 101 ST, CLEVELAND, OH, 44106	\$ 12,900	33.5	1,292	\$ 640.03	\$ 659.23	\$ 679.01	\$ 699.38	\$ 720.36
11912053	CASE WESTERN RESERVE UNIV	0 E 101 ST, CLEVELAND, OH, 44106	\$ 17,000	54	1,698	\$ 998.55	\$ 1,028.51	\$ 1,059.37	\$ 1,091.15	\$ 1,123.88
12018001	CASE WESTERN RESERVE UNIV	11116 MAGNOLIA DR, CLEVELAND, OH, 44106	\$ 1,183,800	383.3	28,484	\$ 8,980.07	\$ 9,249.47	\$ 9,526.96	\$ 9,812.77	\$ 10,107.15
12018004	CASE WESTERN RESERVE UNIV	1626 MAGNOLIA DR, CLEVELAND, OH, 44106	\$ 838,000	0	18,435	\$ 1,935.25	\$ 1,993.31	\$ 2,053.11	\$ 2,114.70	\$ 2,176.15
12018005	CASE WESTERN RESERVE UNIV	0 MAGNOLIA DR, CLEVELAND, OH, 44106	\$ 198,800	0	19,881	\$ 1,714.16	\$ 1,765.58	\$ 1,818.55	\$ 1,873.11	\$ 1,929.30
12018006	CASE WESTERN RESERVE UNIV	0 MAGNOLIA DR, CLEVELAND, OH, 44106	\$ 264,900	0	26,180	\$ 2,589.91	\$ 2,626.68	\$ 2,696.48	\$ 2,766.37	\$ 2,842.43
12018007	CASE WESTERN RESERVE UNIV	11301 JUNIPER RD, CLEVELAND, OH, 44106	\$ 6,776,100	554.2	143,090	\$ 23,910.36	\$ 24,627.67	\$ 25,366.50	\$ 26,127.50	\$ 26,911.32
12018013	CASE WESTERN RESERVE UNIV	11279 JUNIPER DR, CLEVELAND, OH, 44106	\$ 361,500	385.4	36,154	\$ 9,198.98	\$ 9,474.95	\$ 9,759.20	\$ 10,051.97	\$ 10,353.53
12018014	C W R U	0 EAST BLVD, CLEVELAND, OH, 44106	\$ 249,000	75	24,903	\$ 3,330.68	\$ 3,430.60	\$ 3,533.52	\$ 3,639.52	\$ 3,748.71
12019001	WESTERN RESERVE UNIVERSITY	0 WADE PARK & MISTLETOE DR, CLEVELAND, OH, 44106	\$ 143,700	247.1	14,374	\$ 5,138.65	\$ 5,292.81	\$ 5,451.60	\$ 5,615.15	\$ 5,783.60
12019003	CASE WESTERN RESERVE UNIV	1567 MISTLETOE DR, CLEVELAND, OH, 44106	\$ 19,295,900	763.5	189,405	\$ 37,584.21	\$ 38,711.74	\$ 39,873.09	\$ 41,069.28	\$ 42,301.36
12019032	CASE WESTERN RESERVE UNIV	1619 MISTLETOE DR, CLEVELAND, OH, 44106	\$ 27,601,800	1510	398,234	\$ 70,658.72	\$ 72,778.48	\$ 74,961.84	\$ 77,210.69	\$ 79,527.01
12022008	WESTERN RESERVE UNIVERSITY	1611 E 115 ST, CLEVELAND, OH, 44106	\$ 72,123,100	2515	765,182	\$ 139,766.34	\$ 143,959.33	\$ 148,278.11	\$ 152,726.46	\$ 157,308.25
12023012	CASE WESTERN RESERVE UNIV	1715 E 115 ST, CLEVELAND, OH, 44106	\$ 1,424,600	290.7	50,286	\$ 9,410.65	\$ 9,692.97	\$ 9,983.76	\$ 10,283.28	\$ 10,591.77
12023025	CASE WESTERN RESERVE UNIV	1719 E 116 ST, CLEVELAND, OH, 44106	\$ 1,926,400	184.2	19,407	\$ 5,496.40	\$ 5,661.29	\$ 5,831.13	\$ 6,006.07	\$ 6,186.25
12023032	CASE WESTERN RESERVE UNIV	11717-11723 EUCLID AVE, CLEVELAND, OH, 44106	\$ 2,318,000	251.6	23,239	\$ 7,077.28	\$ 7,289.59	\$ 7,508.28	\$ 7,739.53	\$ 7,965.54
12023033	CASE WESTERN RESERVE UNIV	11725 EUCLID AVE, CLEVELAND, OH, 44106	\$ 119,800	205	11,975	\$ 4,267.50	\$ 4,395.53	\$ 4,527.39	\$ 4,663.21	\$ 4,803.11
12023034	CASE WESTERN RESERVE UNIV	1680 E 118 ST, CLEVELAND, OH, 44106	\$ 62,400	60	6,240	\$ 1,484.84	\$ 1,529.39	\$ 1,575.27	\$ 1,622.53	\$ 1,671.20
12023054	CASE WESTERN RESERVE UNIV	0 E 117 ST, CLEVELAND, OH, 44106	\$ 103,500	0	10,354	\$ 892.71	\$ 919.49	\$ 947.08	\$ 975.49	\$ 1,004.76
12023071	CASE WESTERN RESERVE UNIV	1672 E 118 ST, CLEVELAND, OH, 44106	\$ 57,000	50	5,700	\$ 1,280.48	\$ 1,318.89	\$ 1,358.46	\$ 1,399.21	\$ 1,441.19
12026001	CASE WESTERN RESERVE UNIV	11027 TO 11111 EUCLID AVE, CLEVELAND, OH, 44106	\$ 102,452,100	1787.5	652,393	\$ 135,201.26	\$ 139,257.30	\$ 143,433.02	\$ 147,738.07	\$ 152,170.21
12027002	CASE WESTERN RESERVE UNIV	11075 EAST BLVD, CLEVELAND, OH, 44106	\$ 20,017,900	669.7	96,416	\$ 28,960.20	\$ 29,829.00	\$ 30,723.87	\$ 31,645.59	\$ 32,594.96
12027003	WESTERN RESERVE UNIVERSITY	11119 BELLFLOWER RD, CLEVELAND, OH, 44106	\$ 40,247,500	690.3	96,686	\$ 40,008.10	\$ 41,208.34	\$ 42,444.59	\$ 43,717.93	\$ 45,029.47
12027019	CASE WESTERN RESERVE UNIV	REAR EUCLID AVE, CLEVELAND, OH, 44106	\$ 122,400	0	4,080	\$ 394.95	\$ 406.80	\$ 419.00	\$ 431.57	\$ 444.52
12027019	CASE WESTERN RESERVE UNIV	0 EUCLID AVE, CLEVELAND, OH, 44106	\$ 248,000	20	8,265	\$ 1,115.69	\$ 1,149.16	\$ 1,183.64	\$ 1,219.15	\$ 1,255.72
12027020	CASE WESTERN RESERVE UNIV	11291 EUCLID AVE, CLEVELAND, OH, 44106	\$ 1,151,000	0	7,560	\$ 1,220.69	\$ 1,257.31	\$ 1,295.03	\$ 1,333.88	\$ 1,373.90
12028001	WESTERN RESERVE UNIVERSITY	1901 FORD DR, CLEVELAND, OH, 44106	\$ 4,662,300	359	23,331	\$ 10,019.61	\$ 10,320.20	\$ 10,629.81	\$ 10,948.70	\$ 11,277.16
12028002	WESTERN RESERVE UNIVERSITY	0 MAGNOLIA DR, CLEVELAND, OH, 44106	\$ 456,600	190.1	20,805	\$ 4,925.16	\$ 5,072.91	\$ 5,225.10	\$ 5,381.85	\$ 5,543.31
12028003	WESTERN RESERVE UNIVERSITY	1715 MAGNOLIA DR, CLEVELAND, OH, 44106	\$ 203,300	189.8	20,330	\$ 4,747.99	\$ 4,890.43	\$ 5,037.15	\$ 5,186.26	\$ 5,343.91
12028004	WESTERN RESERVE UNIVERSITY	11300 JUNIPER RD, CLEVELAND, OH, 44106	\$ 397,700	189.8	20,330	\$ 4,850.83	\$ 4,996.35	\$ 5,146.24	\$ 5,300.63	\$ 5,459.65
12028007	CASE WESTERN RESERVE UNIV	11401 BELLFLOWER DR, CLEVELAND, OH, 44106	\$ 256,000	50	2,500	\$ 1,126.77	\$ 1,160.57	\$ 1,195.39	\$ 1,231.25	\$ 1,268.18
12028011	CASE WESTERN RESERVE UNIV	11421 BELLFLOWER RD, CLEVELAND, OH, 44106	\$ 507,700	306	17,550	\$ 6,517.70	\$ 6,713.23	\$ 6,914.63	\$ 7,122.07	\$ 7,335.73
12028012	C W R U	0 BELLFLOWER RD, CLEVELAND, OH, 44106	\$ 138,000	148.3	15,269	\$ 3,852.79	\$ 3,968.37	\$ 4,087.42	\$ 4,210.04	\$ 4,336.34
12028013	CASE WESTERN RESERVE UNIV	0 BELLFLOWER RD, CLEVELAND, OH, 44106	\$ 523,300	130	12,675	\$ 3,150.25	\$ 3,244.76	\$ 3,342.10	\$ 3,442.37	\$ 3,545.64
12028014	WESTERN RESERVE UNIVERSITY	0 BELLFLOWER RD, CLEVELAND, OH, 44106	\$ 135,700	130	12,675	\$ 3,150.25	\$ 3,244.76	\$ 3,342.10	\$ 3,442.37	\$ 3,545.64
12028015	CASE WESTERN RESERVE UNIV	0 BELLFLOWER RD, CLEVELAND, OH, 44106	\$ 170,000	180	17,550	\$ 4,350.74	\$ 4,481.26	\$ 4,615.70	\$ 4,754.17	\$ 4,896.80
12028016	WESTERN RESERVE UNIVERSITY	11327 BELLFLOWER RD, CLEVELAND, OH, 44106	\$ 4,195,900	249	12,705	\$ 7,177.08	\$ 7,392.39	\$ 7,614.16	\$ 7,842.59	\$ 8,077.86
12028022	C W R U	0 BELLFLOWER RD, CLEVELAND, OH, 44106	\$ 161,700	98	16,170	\$ 2,940.67	\$ 3,028.89	\$ 3,119.76	\$ 3,213.35	\$ 3,309.75
12028023	CASE WESTERN RESERVE UNIV	0 BELLFLOWER RD, CLEVELAND, OH, 44106	\$ 148,500	90	14,850	\$ 2,700.62	\$ 2,781.64	\$ 2,865.09	\$ 2,951.04	\$ 3,039.57
12028024	CASE WESTERN RESERVE UNIV	11318 BELLFLOWER RD, CLEVELAND, OH, 44106	\$ 815,700	316.1	24,393	\$ 7,393.82	\$ 7,615.64	\$ 7,844.11	\$ 8,079.43	\$ 8,321.81
12028025	CASE WESTERN RESERVE UNIV	0 BELLFLOWER RD, CLEVELAND, OH, 44106	\$ 3,390,800	314.6	27,094	\$ 8,950.92	\$ 9,219.44	\$ 9,496.03	\$ 9,780.91	\$ 10,074.33
12028028	CASE WESTERN RESERVE UNIV	11408 BELLFLOWER RD, CLEVELAND, OH, 44106	\$ 510,700	55	9,845	\$ 1,934.84	\$ 1,992.88	\$ 2,052.67	\$ 2,114.25	\$ 2,177.68
12028029	CASE WESTERN RESERVE UNIV	11418 BELLFLOWER RD, CLEVELAND, OH, 44106	\$ 429,300	60	10,740	\$ 2,043.12	\$ 2,104.41	\$ 2,167.54	\$ 2,232.57	\$ 2,299.54
12028030	CASE WESTERN RESERVE UNIV	11424 BELLFLOWER RD, CLEVELAND, OH, 44106	\$ 181,100	0	1,809	\$ 155.98	\$ 160.66	\$ 165.48	\$ 170.44	\$ 175.56
12028032	WESTERN RESERVE UNIVERSITY	0 E 115 ST, CLEVELAND, OH, 44106	\$ 1,018,500	67.6	12,224	\$ 2,594.82	\$ 2,672.67	\$ 2,752.85	\$ 2,835.43	\$ 2,920.49
12028033	CASE WESTERN RESERVE UNIV	1716 E 115 ST, CLEVELAND, OH, 44106	\$ 1,161,500	985	85,342	\$ 24,652.91	\$ 25,392.50	\$ 26,154.28	\$ 26,938.90	\$ 27,747.07
12028074	WESTERN RESERVE UNIVERSITY	11310 TO 11440 JUNIPER RD, CLEVELAND, OH, 44106	\$ 4,163,500							

Parcel Pin	Deeded Owner	Parcel Address	Gross Cert. Value	Total Frontage	Total Sq. Ft.	Assessment				Assessment (2028)
						(2024)	(2025)	(2026)	(2027)	
12029002	CASE WESTERN RESERVE UNIVERSITY	0 EUCLID AVE, CLEVELAND, OH, 44106	\$ 1,665,400	219	55,939	\$ 8,864.08	\$ 9,130.01	\$ 9,403.91	\$ 9,686.02	\$ 9,976.61
12029004	CASE WESTERN RESERVE UNIVERSITY	11457 MAYFIELD RD, CLEVELAND, OH, 44106	\$ 10,042,400	258.3	22,926	\$ 11,243.70	\$ 11,581.01	\$ 11,928.44	\$ 12,286.29	\$ 12,654.88
12029005	CASE WESTERN RESERVE UNIVERSITY	11487 MAYFIELD (REAR) RD, CLEVELAND, OH, 44106	\$ 4,196,700	0	46,463	\$ 5,980.27	\$ 6,159.68	\$ 6,344.47	\$ 6,534.81	\$ 6,730.85
12029024	CASE WESTERN RESERVE UNIVERSITY	11477 MAYFIELD (REAR) RD, CLEVELAND, OH, 44106	\$ 10,514,500	304	23,242	\$ 12,240.16	\$ 12,607.37	\$ 12,985.59	\$ 13,376.16	\$ 13,776.41
12102002	CASE WESTERN RESERVE UNIVERSITY	2103 CORNELL RD, CLEVELAND, OH, 44106	\$ 80,273,200	40	8,560	\$ 43,786.59	\$ 45,100.19	\$ 46,453.20	\$ 47,846.79	\$ 49,282.20
12102003	CASE WESTERN RESERVE UNIVERSITY	0 CORNELL RD, CLEVELAND, OH, 44106	\$ 132,400	43	6,020	\$ 1,235.80	\$ 1,272.87	\$ 1,311.06	\$ 1,350.39	\$ 1,390.90
12102004	CASE WESTERN RESERVE UNIVERSITY	2103 CORNELL PL, CLEVELAND, OH, 44106	\$ 135,500	60	6,160	\$ 1,517.04	\$ 1,562.55	\$ 1,609.42	\$ 1,657.71	\$ 1,707.44
12102005	CASE WESTERN RESERVE UNIVERSITY	0 CORNELL PL, CLEVELAND, OH, 44106	\$ 77,400	0	3,520	\$ 325.82	\$ 335.60	\$ 345.56	\$ 356.03	\$ 366.72
12102006	CASE WESTERN RESERVE UNIVERSITY	0 CORNELL PL, CLEVELAND, OH, 44106	\$ 97,300	0	4,422	\$ 409.35	\$ 421.63	\$ 434.28	\$ 447.31	\$ 460.73
12102007	CASE WESTERN RESERVE UNIVERSITY	0 CORNELL PL, CLEVELAND, OH, 44106	\$ 90,500	0	4,115	\$ 380.91	\$ 392.33	\$ 404.10	\$ 416.23	\$ 428.71
12102008	CASE WESTERN RESERVE UNIVERSITY	0 CORNELL PL, CLEVELAND, OH, 44106	\$ 13,100	40	594	\$ 686.22	\$ 706.80	\$ 728.01	\$ 749.85	\$ 772.34
12102009	CASE WESTERN RESERVE UNIVERSITY	0 CORNELL PL, CLEVELAND, OH, 44106	\$ 29,900	40	1,360	\$ 757.10	\$ 779.81	\$ 803.21	\$ 827.30	\$ 852.12
12102010	CASE WESTERN RESERVE UNIVERSITY	0 CORNELL PL, CLEVELAND, OH, 44106	\$ 104,700	33	2,340	\$ 1,515.00	\$ 1,550.50	\$ 1,594.74	\$ 1,642.81	\$ 1,694.92
12102011	CASE WESTERN RESERVE UNIVERSITY	0 CORNELL PL, CLEVELAND, OH, 44106	\$ 104,700	48	4,760	\$ 1,198.08	\$ 1,234.02	\$ 1,271.04	\$ 1,309.17	\$ 1,348.44
12102012	CASE WESTERN RESERVE UNIVERSITY	0 CORNELL RD, CLEVELAND, OH, 44106	\$ 129,400	36	5,880	\$ 1,112.42	\$ 1,145.79	\$ 1,180.17	\$ 1,215.57	\$ 1,253.04
12102022	CASE WESTERN RESERVE UNIVERSITY	0 CORNELL RD, CLEVELAND, OH, 44106	\$ 112,200	227.5	5,101	\$ 4,062.22	\$ 4,184.08	\$ 4,309.61	\$ 4,438.89	\$ 4,572.06
12102023	CASE WESTERN RESERVE UNIVERSITY	0 CIRCLE DR, CLEVELAND, OH, 44106	\$ 113,300	257.6	17,163	\$ 5,513.98	\$ 5,679.40	\$ 5,849.79	\$ 6,025.28	\$ 6,206.04
12109009	WESTERN RESERVE UNIVERSITY	0 CORNELL RD, CLEVELAND, OH, 44106	\$ 442,800	40	22,140	\$ 2,657.27	\$ 2,736.99	\$ 2,819.10	\$ 2,903.67	\$ 2,990.78
12109010	WESTERN RESERVE UNIVERSITY	0 CORNELL RD, CLEVELAND, OH, 44106	\$ 204,000	60	10,200	\$ 1,880.23	\$ 1,936.64	\$ 1,994.74	\$ 2,054.58	\$ 2,116.22
12109011	WESTERN RESERVE UNIVERSITY	0 CORNELL RD, CLEVELAND, OH, 44106	\$ 204,000	60	10,200	\$ 1,880.23	\$ 1,936.64	\$ 1,994.74	\$ 2,054.58	\$ 2,116.22
12109012	WESTERN RESERVE UNIVERSITY	0 CORNELL RD, CLEVELAND, OH, 44106	\$ 149,600	44	7,480	\$ 1,378.84	\$ 1,420.20	\$ 1,462.81	\$ 1,506.69	\$ 1,551.90
12109013	WESTERN RESERVE UNIVERSITY	0 CORNELL RD, CLEVELAND, OH, 44106	\$ 149,600	44	7,480	\$ 1,378.84	\$ 1,420.20	\$ 1,462.81	\$ 1,506.69	\$ 1,551.90
12109014	WESTERN RESERVE UNIVERSITY	0 CORNELL RD, CLEVELAND, OH, 44106	\$ 153,000	82.7	7,650	\$ 2,005.10	\$ 2,065.25	\$ 2,127.21	\$ 2,191.02	\$ 2,256.75
12109015	WESTERN RESERVE UNIVERSITY	0 CUMMINGTON RD, CLEVELAND, OH, 44106	\$ 153,000	0	7,650	\$ 2,005.10	\$ 2,065.25	\$ 2,127.21	\$ 2,191.02	\$ 2,256.75
12109016	WESTERN RESERVE UNIV	0 CIRCLE DR, CLEVELAND, OH, 44106	\$ 96,800	0	9,674	\$ 834.14	\$ 859.16	\$ 884.93	\$ 911.48	\$ 938.83
12109017	WESTERN RESERVE UNIV	0 CIRCLE DR, CLEVELAND, OH, 44106	\$ 100,900	0	10,088	\$ 869.81	\$ 895.90	\$ 922.78	\$ 950.47	\$ 978.98
12109018	WESTERN RESERVE UNIVERSITY	2123 ABBINGTON RD, CLEVELAND, OH, 44106	\$ 160,000	0	16,000	\$ 1,379.54	\$ 1,420.93	\$ 1,463.55	\$ 1,507.46	\$ 1,552.68
12109019	WESTERN RESERVE UNIVERSITY	0 ABBINGTON RD, CLEVELAND, OH, 44106	\$ 110,000	0	11,000	\$ 948.43	\$ 976.89	\$ 1,006.19	\$ 1,036.38	\$ 1,067.47
12109020	WESTERN RESERVE UNIVERSITY	2121 ABBINGTON RD, CLEVELAND, OH, 44106	\$ 43,318,000	0	13,940	\$ 23,800.51	\$ 24,596.92	\$ 25,334.83	\$ 26,094.88	\$ 26,877.72
12109021	WESTERN RESERVE UNIVERSITY	2078 ABBINGTON RD, CLEVELAND, OH, 44106	\$ 242,000	0	11,000	\$ 1,018.26	\$ 1,048.81	\$ 1,080.27	\$ 1,112.68	\$ 1,146.06
12109028	CASE WESTERN RESERVE	2145 ADELBERT AND CIRCLE DR, CLEVELAND, OH, 44106	\$ 1,081,300	315	29,163	\$ 7,903.00	\$ 8,140.09	\$ 8,384.30	\$ 8,635.83	\$ 8,894.90
12109030	WESTERN RESERVE UNIVERSITY	2107-02123 ADELBERT RD, CLEVELAND, OH, 44106	\$ 2,331,800	54	60,548	\$ 17,565.28	\$ 18,092.33	\$ 18,635.10	\$ 19,194.15	\$ 19,769.99
12109031	WESTERN RESERVE UNIVERSITY	2077-02085 ADELBERT RD, CLEVELAND, OH, 44106	\$ 2,854,800	108.9	26,537	\$ 5,376.28	\$ 5,537.57	\$ 5,703.70	\$ 5,874.81	\$ 6,051.05
12110001	CASE WESTERN RESERVE	10900 EUCLID AVE, CLEVELAND, OH, 44106	\$ 51,860,400	1590	624,684	\$ 103,080.30	\$ 106,172.71	\$ 109,357.90	\$ 112,638.63	\$ 116,017.79
12110002	WESTERN RESERVE UNIV	10940-10950 EUCLID AVE, CLEVELAND, OH, 44106	\$ 32,494,100	1540	285,920	\$ 64,630.31	\$ 66,569.21	\$ 68,566.29	\$ 70,623.28	\$ 72,741.98
12110003	CASE WESTERN RESERVE	0 EUCLID AVE, CLEVELAND, OH, 44106	\$ 918,500	0	83,501	\$ 7,243.72	\$ 7,461.04	\$ 7,684.87	\$ 7,915.41	\$ 8,152.88
12110004	CASE WESTERN RESERVE	2074 ADELBERT RD, CLEVELAND, OH, 44106	\$ 9,167,900	0	47,720	\$ 8,711.65	\$ 8,973.00	\$ 9,242.19	\$ 9,519.46	\$ 9,805.04
12111001	CASE WESTERN RESERVE UNIV.	11201 CEDAR AVE, CLEVELAND, OH, 44106	\$ 25,377,700	467.4	399,208	\$ 53,108.44	\$ 54,701.69	\$ 56,342.74	\$ 58,033.02	\$ 59,774.01
12112001	WESTERN RESERVE UNIVERSITY	0 CORNELL RD, CLEVELAND, OH, 44106	\$ 154,800	161.05	3,049	\$ 3,249.72	\$ 3,347.22	\$ 3,447.63	\$ 3,551.06	\$ 3,657.59
12112051	WESTERN RESERVE UNIV	0 CIRCLE DR, CLEVELAND, OH, 44106	\$ 61,000	22	3,049	\$ 626.20	\$ 644.98	\$ 664.33	\$ 684.26	\$ 704.79
12112052	CASE WESTERN RESERV UNIV	2109 ADELBERT RD, CLEVELAND, OH, 44106	\$ 18,076,900	270	115,870	\$ 23,200.48	\$ 23,896.49	\$ 24,613.39	\$ 25,351.79	\$ 26,112.34
12112058	WESTERN RESERVE UNIV	0 CIRCLE DR, CLEVELAND, OH, 44106	\$ 56,500	193	2,827	\$ 3,304.29	\$ 3,403.42	\$ 3,505.52	\$ 3,610.69	\$ 3,719.01
12120009	CASE WESTERN RESERVE	10618 CEDAR AVE, CLEVELAND, OH, 44106	\$ 193,300	150	38,653	\$ 5,597.55	\$ 5,765.48	\$ 5,938.44	\$ 6,116.60	\$ 6,300.09
12120012	CASE WESTERN RESERVE UNIV.	10620 CEDAR AVE, CLEVELAND, OH, 44106	\$ 3,449,200	100	22,827	\$ 5,250.00	\$ 5,407.50	\$ 5,569.73	\$ 5,736.82	\$ 5,908.93
12120013	LISTED WITH 12120012	0 NO STR NO SUFF, CLEVELAND, OH, 0	\$ -	0	-	\$ -	\$ -	\$ -	\$ -	\$ -
12120014	CASE WESTERN RESERVE	0 CEDAR AVE, CLEVELAND, OH, 44106	\$ 65,200	216.9	13,030	\$ 4,511.79	\$ 4,647.14	\$ 4,786.56	\$ 4,930.15	\$ 5,078.06
12120015	CASE WESTERN RESERVE UNIV.	0 E 108 ST, CLEVELAND, OH, 44106	\$ 35,800	65	5,101	\$ 1,457.49	\$ 1,501.22	\$ 1,546.25	\$ 1,592.64	\$ 1,640.42
12120016	CASE WESTERN RESERVE UNIV.	0 E 108 ST, CLEVELAND, OH, 44106	\$ 20,000	35	3,990	\$ 885.81	\$ 912.38	\$ 939.75	\$ 967.95	\$ 996.99
12120017	CASE WESTERN RESERVE UNIV.	0 E 108 ST, CLEVELAND, OH, 44106	\$ 21,100	37	4,218	\$ 936.40	\$ 964.50	\$ 993.43	\$ 1,023.23	\$ 1,053.93
12120018	CASE WESTERN RESERVE UNIV.	0 E 108 ST, CLEVELAND, OH, 44106	\$ 20,000	35	3,990	\$ 885.81	\$ 912.38	\$ 939.75	\$ 967.95	\$ 996.99
12120019	CASE WESTERN RESERVE UNIV.	0 E 108 ST, CLEVELAND, OH, 44106	\$ 18,800	33	3,762	\$ 835.16	\$ 860.22	\$ 886.02	\$ 912.60	\$ 939.98
12120084	CASE WESTERN RESERVE UNIV.	10615 FRANK AVE, CLEVELAND, OH, 44106	\$ 104,600	50	10,463	\$ 1,691.14	\$ 1,741.87	\$ 1,794.13	\$ 1,847.95	\$ 1,903.39
12120086	CASE WESTERN RESERVE UNIV.	0 FRANK AVE, CLEVELAND, OH, 44106	\$ 55,300	50	11,045	\$ 1,712.16	\$ 1,763.52	\$ 1,816.43	\$ 1,870.92	\$ 1,927.05
12120087	CASE WESTERN RESERVE UNIV.	0 FRANK AVE, CLEVELAND, OH, 44106	\$ 10,500	25	1,004	\$ 1,737.78	\$ 1,789.91	\$ 1,843.61	\$ 1,898.91	\$ 1,955.88
12120088	CASE WESTERN RESERVE UNIV.	0 FRANK AVE, CLEVELAND, OH, 44106	\$ 10,500	25	1,000	\$ 570.02	\$ 587.12	\$ 604.73	\$ 622.88	\$ 641.56
12120089	CASE WESTERN RESERVE UNIV.	0 FRANK AVE, CLEVELAND, OH, 44106	\$ 21,000	25	4,200	\$ 745.53	\$ 767.90	\$ 790.93	\$ 814.66	\$ 839.10

Parcel Pin	Deeded Owner	Parcel Address	Gross Cert. Value	Total Frontage	Total Sq. Ft.	Assessment (2024)	Assessment (2025)	Assessment (2026)	Assessment (2027)	Assessment (2028)
12120090	CASE WESTERN RESERVE UNIV.	0 FRANK AVE, CLEVELAND, OH, 44106	\$ 23,800	50	4,750	\$ 1,186.03	\$ 1,221.61	\$ 1,258.26	\$ 1,296.01	\$ 1,334.89
12120091	CASE WESTERN RESERVE UNIV.	0 FRANK AVE, CLEVELAND, OH, 44106	\$ 15,200	32.4	3,040	\$ 765.36	\$ 788.32	\$ 811.97	\$ 836.33	\$ 861.42
12120092	CASE WESTERN RESERVE UNIV.	0 CORNER E 108 & FRANK AVE, CLEVELAND, OH, 44106	\$ 16,700	128	3,325	\$ 2,297.82	\$ 2,366.75	\$ 2,437.76	\$ 2,510.89	\$ 2,586.22
12120185	CASE WESTERN RESERVE UNIV.	0 CEDAR AVE, CLEVELAND, OH, 44106	\$ 10,800	0	2,150	\$ 1,797.72	\$ 1,851.11	\$ 1,906.66	\$ 1,963.38	\$ 2,022.27
12120186	CASE WESTERN RESERVE UNIV.	0 CEDAR AVE, CLEVELAND, OH, 44106	\$ 21,000	49.9	4,200	\$ 1,138.46	\$ 1,172.62	\$ 1,207.79	\$ 1,244.03	\$ 1,281.35
12120187	CASE WESTERN RESERVE UNIV.	0 FRANK AVE, CLEVELAND, OH, 44106	\$ 8,400	0	1,680	\$ 140.41	\$ 144.62	\$ 148.96	\$ 153.43	\$ 158.03
12120188	CASE WESTERN RESERVE UNIV.	10707 FRANK AVE, CLEVELAND, OH, 44106	\$ 10,500	0	2,100	\$ 1,755.51	\$ 1,807.78	\$ 1,862.20	\$ 1,917.78	\$ 1,975.54
12120189	CASE WESTERN RESERVE UNIV.	0 CEDAR AVE, CLEVELAND, OH, 44106	\$ 7,000	0	1,400	\$ 117.01	\$ 120.52	\$ 124.13	\$ 127.86	\$ 131.69
12120190	CASE WESTERN RESERVE UNIV.	2179 CEDAR AVE, CLEVELAND, OH, 44106	\$ 9,300	0	1,850	\$ 154.64	\$ 159.28	\$ 164.06	\$ 168.98	\$ 174.05
12125001	CASE WESTERN RESERVE UNIVERSITY	11000 CEDAR AVE, CLEVELAND, OH, 44106	\$ 1,509,200	790	141,668	\$ 24,730.23	\$ 25,472.13	\$ 26,236.30	\$ 27,023.39	\$ 27,834.09
12125303	CASE INST OF TECHNOLOGY	0 CEDAR AVE, CLEVELAND, OH, 44106	\$ 2,000	0	-	\$ 1.06	\$ 1.09	\$ 1.12	\$ 1.16	\$ 1.19
12125304	CASE INST OF TECHNOLOGY	11000 CEDAR AVE, CLEVELAND, OH, 44106	\$ 1,921,300	0	-	\$ 1,016.32	\$ 1,046.81	\$ 1,078.22	\$ 1,110.56	\$ 1,143.88
12125305	BIO ENTERPRISE CORP	11000 CEDAR AVE, CLEVELAND, OH, 44106	\$ 1,722,900	0	-	\$ 911.37	\$ 938.71	\$ 966.88	\$ 995.88	\$ 1,025.76
12125307	CASE INSTITUTE OF TECH	11000 CEDAR AVE, CLEVELAND, OH, 44106	\$ 3,430,700	0	-	\$ 1,814.76	\$ 1,869.20	\$ 1,925.28	\$ 1,983.04	\$ 2,042.53
12125308	CASE INSTITUTE OF TECH	11000 CEDAR AVE, CLEVELAND, OH, 44106	\$ 2,000	0	-	\$ 1.06	\$ 1.09	\$ 1.12	\$ 1.16	\$ 1.19

Totals: \$ 698,273,100 27,141.25 6,311,560 \$ 1,308,472.71 \$ 1,347,726.89 \$ 1,388,158.70 \$ 1,429,803.46 \$ 1,472,697.56

University Circle Special Improvement District of Cleveland

March 23, 2023

Dear Property Owner:

We are working to establish a Special Improvement District (SID) in University Circle. Our goal is to sustain and enhance our neighborhood safety services by providing a reliable source of revenue to fully fund the work of the University Circle Police Department (UCPD).

Chapter 1710 of the Ohio Revised Code permits property owners to petition their local governments to pass legislation in creating a SID and levying a special assessment on the district's properties for specified services. Owners of property comprising 60% of serviceable frontage or 75% of area, at a minimum, must sign the petition in order for the assessment to move forward.

Included in this package are the following materials for your review. Once you have reviewed, your prompt return of the signed petition and all accompanying exhibits is appreciated, as it will enable us to proceed to the next step in the legislative process with the City of Cleveland.

- **Petition (and instructions):** Complete, sign and date, as instructed.
- **Property Summary (Exhibit D):** Summary of your properties, assessment methodology and estimated SID assessment for the 5-year period from 2024 – 2028.
- **SID Service Area (Exhibit A):** Map of the proposed District
- **Parcel List (Exhibit B):** List of all parcels included in the proposed District
- **Service Plan (Exhibit C):** Addressing the purpose, governance, District area, services provided, budget, assessment methodology, period of assessment, administration & design, and accountability & reporting of the proposed SID.

Please return the completed petition with exhibits to UCI at the address listed below. If you have any questions, you may email Cherie Bandy at Cherie.Bandy@universitycircle.org. Thank you for helping to make University Circle a vibrant, thriving, and enriching place.

Gary Hanson



Interim President
University Circle Inc.

P E T I T I O N

TO APPROVE THE CREATION OF THE UNIVERSITY CIRCLE SPECIAL IMPROVEMENT DISTRICT OF CLEVELAND AND THE IMPOSITION OF SPECIAL ASSESSMENTS TO PAY COSTS OF THE PROVISION OF SERVICES IN ACCORDANCE WITH THE SERVICES PLAN OF THE DISTRICT

City of Cleveland, Ohio

March 3, 2023

April

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

We petition the City to approve the creation of the University Circle Special Improvement District (the “District”) as a special improvement district under Ohio Revised Code (“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. The District is to be formed by University Circle, Inc., pursuant to Section 1710.02 of the Revised Code, as an “existing qualified non-profit corporation” in accordance with its amended articles of incorporation submitted to the City for the purpose thereof.

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 the properties included in the proposed University Circle Special Improvement District of Cleveland (identified by permanent parcel numbers shown on the records in the Cuyahoga County Fiscal Officer’s office) and shown on the attached Exhibit B. Excluded from the property comprising the District 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.

University Circle Incorporated has prepared and submitted to the City, with the amended articles of incorporation, the Service Plan of the District (in the form attached as Exhibit C (the “Plan”) which we hereby approve. The University Circle Special Improvement District of Cleveland 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 assess our properties for the services as set forth in 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 for the permanent parcel numbers identified below are shown in the attached Exhibit D. We acknowledge that the actual assessments may 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, heirs, executors 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, consent to our respective property being included in more than one special improvement district, if applicable, and waive all the following relating to the Plan and the special assessments described herein:

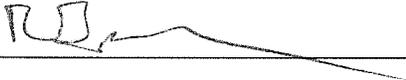
- (1) any and all rights, benefits and privileges specified by Sections 727.03 and 727.06 of the Revised Code that may be deemed applicable to the Plan and thereby restrict these special assessments to 33-1/3% of the actual improved value of the properties as enhanced by the Plan;
- (2) any and all resolutions, 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.

A. Property Address(es): The address(es) identified and listed in Exhibit D attached hereto which are incorporated by reference herein.

Permanent Parcel No(s): Those parcels identified and listed in Exhibit D attached hereto which are incorporated by reference herein.

B. Name of Owner: Ford-Hessler Property
Reorganization LLC

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

Russell B. Bensch
manager


*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.

LIMITED LIABILITY COMPANY:

Only a MANAGING MEMBER or an OFFICER of a MANAGING MEMBER or a MANAGER can execute this Document. Next to the name of the person who executes this Document for the Limited Liability Company, please write WHETHER THE PERSON IS A MANAGER or a MANAGING MEMBER or if the person is an OFFICER of the MANAGING MEMBER, please write WHICH OFFICER the person is.

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

INFORMATION: Could you please provide the date of the Operating 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.

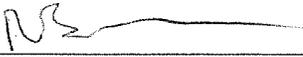
AFFIDAVIT

My legal name is Russell Borusch ("Affiant").

Being duly sworn, I hereby swear under oath that: I am the Manager (insert title of authorized representative) of Ford Hessler Property Reorganization LLC (insert owner/entity's name) (the "Organization"), and I am duly authorized to execute the foregoing Petition on behalf of the Organization.

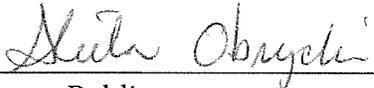
Under penalty of perjury, I hereby declare and affirm that the above-mentioned statement is, to the best of my knowledge, true and correct.

FURTHER, AFFIANT SAYETH NAUGHT

Affiant's Signature:  Date: 4-3-23

STATE OF OHIO)
) SS:
COUNTY OF CUYAHOGA)

SWORN TO before me and subscribed
in my presence, this 3 day of ~~March~~, 2023.
APRIL


Notary Public

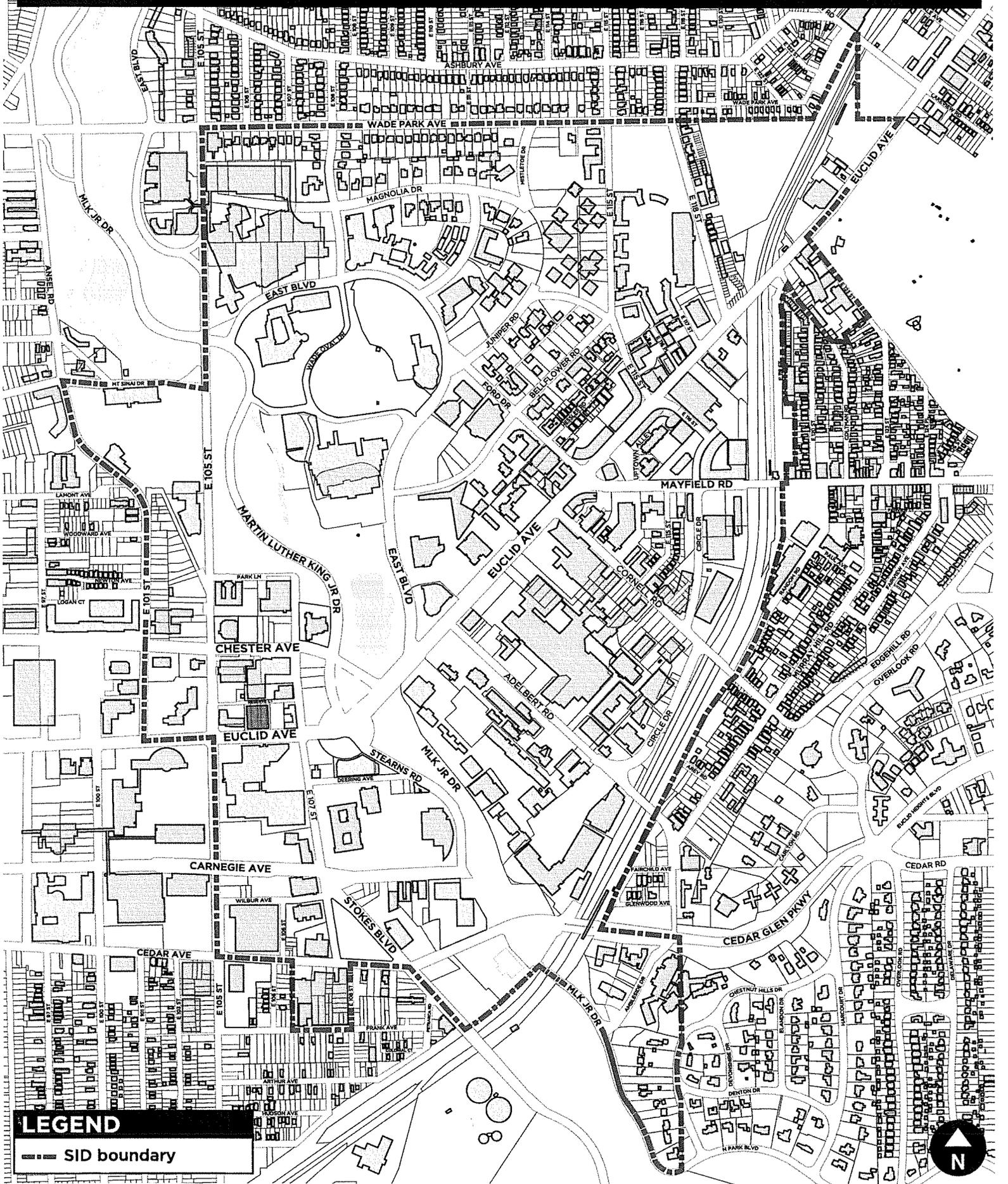
My commission expires: November 8, 2026



SHEILA OBRYSKI
Notary Public
State of Ohio
My Comm. Expires
November 8, 2026

Exhibit A

UNIVERSITY CIRCLE SID SERVICE AREA



LEGEND

--- SID boundary



Exhibit B

EXHIBIT B

**Parcel Numbers for Properties Included in the
University Circle Special Improvement District of Cleveland**

<u>Parcel Pins</u>	<u>Parcel Pins</u>	<u>Parcel Pins</u>	<u>Parcel Pins</u>
10726001	11920050	12020015	12024045
10726004	11920051	12020016	12025008
11910008	11920301	12020017	12025013
11910016	11920302	12020018	12025018
11911044	11925014	12020020	12026001
11911049	11925029	12020021	12026003
11911051	11925030	12020022	12027001
11911052	11925031	12020023	12027002
11911055	11925037	12020025	12027003
11911056	11925038	12020032	12027010
11911057	11925046	12020038	12027011
11911058	11925047	12021041	12027012
11911067	11925059	12021042	12027014
11912029	11925060	12021043	12027015
11912052	11925061	12021044	12027016
11912053	11925062	12022008	12027017
11919006	11925301	12022088	12027019
11919024	11925302	12022089	12027020
11920001	11925303	12023010	12027021
11920005	11925304	12023012	12028001
11920008	11925305	12023014	12028002
11920009	12017004	12023025	12028003
11920015	12017005	12023028	12028004
11920016	12017006	12023029	12028007
11920019	12017012	12023030	12028010
11920020	12018001	12023031	12028011
11920021	12018002	12023032	12028012
11920022	12018003	12023033	12028013
11920023	12018004	12023034	12028014
11920024	12018005	12023054	12028016
11920025	12018006	12023071	12028021
11920026	12018007	12023077	12028022
11920033	12018013	12023078	12028023
11920034	12018014	12023079	12028024
11920035	12018015	12024002	12028025
11920039	12018019	12024003	12028028
11920041	12019001	12024008	12028029
11920042	12019002	12024013	12028030
11920046	12019003	12024015	12028032
11920047	12019032	12024020	12028033
11920048	12020013	12024041	12028034
11920049	12020014	12024044	12028035

EXHIBIT B

<u>Parcel Pins</u>	<u>Parcel Pins</u>	<u>Parcel Pins</u>	<u>Parcel Pins</u>
12028043	12037001	12109012	12120018
12028052	12101001	12109013	12120019
12028053	12101002	12109014	12120084
12028054	12101005	12109015	12120085
12028055	12101006	12109016	12120086
12028056	12101009	12109017	12120087
12028057	12101012	12109018	12120088
12028060	12101014	12109019	12120089
12028065	12101016	12109020	12120090
12028074	12101018	12109021	12120091
12028076	12101031	12109027	12120092
12028078	12101036	12109028	12120185
12029001	12102001	12109029	12120186
12029002	12102002	12109030	12120187
12029004	12102003	12109031	12120188
12029005	12102004	12109032	12120189
12029015	12102005	12110001	12120190
12029019	12102006	12110002	12123002
12029024	12102007	12110003	12123010
12029025	12102008	12110004	12123011
12029054	12102009	12111001	12123015
12029055	12102010	12111004	12123016
12029056	12102011	12111005	12123017
12029057	12102012	12112001	12124013
12029058	12102013	12112003	12124015
12029300	12102018	12112047	12124017
12030116	12102021	12112048	12124019
12031001	12102022	12112049	12124020
12031002	12102023	12112051	12124021
12031003	12103008	12112052	12124022
12031007	12103009	12112058	12124023
12031008	12103010	12112064	12124024
12031009	12103011	12113001	12124049
12031023	12103012	12114001	12124058
12031024	12103013	12114004	12124061
12031025	12103022	12114005	12124062
12031026	12108001	12114006	12124063
12031027	12108007	12114016	12125001
12031049	12108011	12120009	12125007
12031050	12108012	12120012	12125010
12031051	12108030	12120013	12125303
12031076	12108032	12120014	12125304
12031077	12109009	12120015	12125305
12031084	12109010	12120016	12125307
12036002	12109011	12120017	12125308
12036002A			

**UNIVERSITY CIRCLE
SPECIAL IMPROVEMENT DISTRICT OF CLEVELAND
SERVICE PLAN**

The University Circle Special Improvement District of Cleveland (the “District” or “SID”) is established pursuant to the provisions of Chapter 1710 of the Revised Code (the “Act”). This Plan refers to the Act and any and all future amendments to the Act. Any specific statutory reference contained in this Plan shall also refer to any succeeding or amending statutory provision.

The terms and conditions regarding the District are addressed in this Plan, and include, without limitation, a petition, a schedule of assessments to be made on included property (the “Assessment Schedule”), and the governing documents forming the District. The District is formed by University Circle, Inc. as an “existing qualified nonprofit corporation” under the Act (herein referred to as “UCI”). The governing documents of the District include the Articles of Incorporation of UCI, as amended for this purpose, Code of Regulations, resolutions duly adopted by the board of directors of the District, and the applicable resolutions and ordinances of the participating political subdivisions where the real property is located (collectively, the “Governing Documents”). The Governing Documents, this Plan, the petitions, and the Assessment Schedules are referred to herein collectively as the “District Documents.”

The District Documents establish the terms and conditions of the Program. The Program terms and conditions may be amended from time to time as described herein.

I. Purpose of the Program

The Program is intended to sustain and improve community safety in University Circle through services provided by the University Circle Police Department and UCI (the “Program Services”). The City of Cleveland (the “Participating Political Subdivision”) shall levy special assessments on real property included in the District, the payment of which will pay for the costs of the Program Services and the costs of administering the Program. Special assessment payments levied to pay costs of Program Services will be due and payable by property owners at the same time real property taxes are due.

II. The District’s Governance

The District shall be governed, pursuant to the District Documents and the Act, by the Board of Trustees of UCI functioning in the capacity of the Board of Directors of the District (the “Board”) all in accordance with the Act.

Pursuant to the Act, other Ohio law, and any Code of Regulations adopted for the governance of UCI, the Board may from time to time, and under such conditions as the Board determines, delegate any or all of the authority contained in this Plan to a sub-committee or to an agent, independent contractor, or employee of the District or the Board.

III. District Area Description

The District Area shall contain the territory within the boundaries depicted in the map of the District attached hereto as Exhibit A and incorporated herein by reference and is largely congruous with the University Circle, Inc. service boundary within the City of Cleveland.

IV. Description of Services Provided

The Program is intended to sustain and improve community safety in University Circle through services provided by the University Circle Police Department (UCPD) and UCI. The UCPD is a community police department with full law enforcement authority granted by state law. The presence of the UCPD, along with its reputation for quick response, is intended to be a strong deterrent to criminal activity in the District. Minimized opportunity coupled with timely and decisive intervention in actual criminal incidents has characterized the UCPD's public safety strategy since its inception. In keeping with its preventative methods, the UCPD will:

- Work closely with UCI's member institutions and property owners in focusing on crime prevention.
- Support the principles of community policing, a concept which recognizes the interdependence and shared responsibility of police and community, as the best approach to problem solving.
- Work in partnership and share resources with the Case Western Reserve University Security Department, University Hospitals Cleveland Medical Center Police Department, and other University Circle institutional forces to enhance personal safety in the District.
- Make crime prevention presentations, upon request, to the employees and constituents of University Circle institutions, businesses and other properties, as well as to neighborhood groups and University Circle residents in the interest of promoting public awareness and cooperation.
- Provide various additional measures to ensure transparency and accountability to the communities it serves, as outlined in Section IX.

As a full-service police department, the UCPD will provide the following services:

- 24-hour patrol in marked vehicles;
- Foot and bicycle patrols in designated areas;
- Rapid response to emergency calls;
- Surveillance using plainclothes officers and unmarked vehicles;
- Apprehension and arrest of criminals, as well as criminal investigations conducted by the UCPD Detective Bureau;
- Handling of many non-criminal incidents involving vehicles, missing persons, and disturbance complaints;
- Additional community services that contribute to the overall well-being of University Circle and are critical to the maintenance of public safety, including:

- Mental health crisis intervention and social services co-response;
- Expanded officer training;
- Comprehensive assistance to motor vehicle owners and operators;
- Traffic control;
- Special property checks;
- Managing Project Yield, the district’s pedestrian safety initiative;
- Working with community stakeholders to advance local initiatives, including the Pedal with Police program, bicycle and pedestrian safety messaging, and bicycle/shared mobility safety events;
- Tracking pedestrian safety data to inform programs, advocacy, and enforcement efforts;
- Serving as a District representative for citywide Vision Zero efforts.

V. Program Budget

The baseline budget in Year 1 (2024) is \$3,500,000. The budget will increase by 3% annually, through 2028, as follows:

- 2024: \$3,500,000
- 2025: \$3,605,000
- 2026: \$3,713,150
- 2027: \$3,824,544
- 2028: \$3,939,280

Additional payments to for UCPD and UCI transportation safety services may be collected on a case-by-case basis for services above and beyond those listed above or by property owners or other supporters outside the District.

VI. Assessment Methodology

The assessment of eligible properties within the District is based on equal parts 1) serviceable frontage, 2) gross certified value, and 3) land area. The values for each property are derived from County records and additional frontage measurements conducted using the Cuyahoga County Web Mapping Application. The figures have been verified by the City of Cleveland’s Division of Engineering and Division of Assessments and Licenses. Additional conditions include:

- A maximum of two serviceable frontages are included in the assessment calculation for each property.
- Properties with a County tax land use code of 1-Family, 2-Family, 3-Family, or Residential Condo are not included in the assessment.

- Per ORC Section 1710.03, properties owned by public entities are not included in the assessment unless such entity specifically requests in writing that its property be included in the District.
- Per ORC Section 1710.03, church properties are not included in the assessment unless the church specifically requests in writing that its property be included in the District.
- Railroad right of way properties traveling through the district with no additional facilities are not included in the assessment.
- Cemeteries within the District service area will be assessed based on serviceable frontage and property value alone; their land area is not included.

VII. Period of Assessment

The term of the assessment will be for five (5) years beginning with Tax Collection Year 2024 through Tax Collection Year 2028, with collections spanning those collection years 2024 through 2028.

The amount of voluntary assessments or other amounts payable to UCI under arrangements with its members established prior to the establishment of the District, including, without limitation, those for the period from July 1, 2023 through December 31, 2023, shall remain due and payable notwithstanding anything hereto to the contrary.

VIII. Program Administration & Design

- A. Administration: The Board is hereby authorized to provide for ongoing services to the District, its property, and the property owners. All services provided under this Plan shall be deemed to be services provided in furtherance of Program Services under this Plan.

Pursuant to the Act, such Program costs may be included in the special assessments levied on real property within the District.

- B. Design: The determination of services provided and budget required to perform these services will be made by the Board of Directors. The Board will solicit feedback from eligible property owners within the Service Area on a regular basis (see Section IX) and will incorporate this input into future Service Plans.

IX. Accountability & Reporting

This Plan and the Safety Services Program should be accountable to the community it serves and the property owners who support it. This includes provisions for Board and community oversight, as well as measures to promote transparency. To these ends, the following practices will be instituted as a component of the Service Program:

- A. A Citizen Review Board will exist to field and review citizen complaints against the UCPD and to meet the requirements of the City of Cleveland's Memorandum of Understanding that enables the UCPD to operate within the city.
- B. After establishment of the District, a University Circle Safety Services Advisory Committee will be created for the purpose of providing additional oversight and advisory capacity from property owners within in the SID service area.
- C. Each year, an Annual Report will be published by UCI on behalf of the SID, detailing the revenues and expenditures of the SID, outlining key programs and services, and performance measures, as defined by the above bodies.
- D. Prior to the expiration of the five-year term, the SID will re-evaluate the Service Plan, Program, and Budget with its members and contributing property owners to confirm the effectiveness of the programs and services provided.

Exhibit D

Ford-Hessler Property Reorganization LLC

Attn: Russell Berusch
3555 Lee Road
Cleveland, OH 44120

Summary of Property & Assessment Value

Parcel #	Parcel Address	Value	Frontage	Area	2024 Assessment	Special Conditions
12028076	1981 Ford Dr.	\$326,500	50	5,294	\$1,390	
12028078	1975 Ford Ave.	\$0	219	12,384	\$4,458	
Totals		\$326,500	269	17,678	\$5,848	

Definitions

The **values** provided in the above table represent the certified “appraised total” for County tax year 2022. This includes both the total appraised land and building value for the parcel.

The **frontage** provided in the above table represents the “total serviceable linear feet” along the parcel’s primary and secondary frontages. Serviceable frontage is defined as the property frontage that abuts public right of way or another publicly accessible area and usually includes a roadway and/or sidewalk.

The **area** provided in the above table represents the “total square footage” for the parcel, as recorded by Cuyahoga County.

The **assessment** value in the above table is the SID payment amount attributed to the parcel in Year 1. This is derived from the parcel’s representative share of the eligible property in the district and the weighting of 1/3 value, 1/3 frontage, and 1/3 area, as described in the previous pages. The assessment value will increase by 3% each year, through 2028, as follows:

- 2024: \$5,848
- 2025: \$6,024
- 2026: \$6,205
- 2027: \$6,391
- 2028: \$6,582

Special Conditions & Other Notes

- PPN 120-28-078 is a new parcel that represents consolidation of parcel #s -075 and -077; no value is listed in the County record at this time.
- Final assessment values will be calculated following City of Cleveland review and verification of property information, property owner objections, and other details.

University Circle Special Improvement District of Cleveland

March 23, 2023

Dear Property Owner:

We are working to establish a Special Improvement District (SID) in University Circle. Our goal is to sustain and enhance our neighborhood safety services by providing a reliable source of revenue to fully fund the work of the University Circle Police Department (UCPD).

Chapter 1710 of the Ohio Revised Code permits property owners to petition their local governments to pass legislation in creating a SID and levying a special assessment on the district's properties for specified services. Owners of property comprising 60% of serviceable frontage or 75% of area, at a minimum, must sign the petition in order for the assessment to move forward.

Included in this package are the following materials for your review. Once you have reviewed, your prompt return of the signed petition and all accompanying exhibits is appreciated, as it will enable us to proceed to the next step in the legislative process with the City of Cleveland.

- **Petition (and instructions):** Complete, sign and date, as instructed.
- **Property Summary (Exhibit D):** Summary of your properties, assessment methodology and estimated SID assessment for the 5-year period from 2024 – 2028.
- **SID Service Area (Exhibit A):** Map of the proposed District
- **Parcel List (Exhibit B):** List of all parcels included in the proposed District
- **Service Plan (Exhibit C):** Addressing the purpose, governance, District area, services provided, budget, assessment methodology, period of assessment, administration & design, and accountability & reporting of the proposed SID.

Please return the completed petition with exhibits to UCI at the address listed below. If you have any questions, you may email Cherie Bandy at Cherie.Bandy@universitycircle.org. Thank you for helping to make University Circle a vibrant, thriving, and enriching place.

Gary Hanson



Interim President
University Circle Inc.

P E T I T I O N

TO APPROVE THE CREATION OF THE UNIVERSITY CIRCLE SPECIAL IMPROVEMENT DISTRICT OF CLEVELAND AND THE IMPOSITION OF SPECIAL ASSESSMENTS TO PAY COSTS OF THE PROVISION OF SERVICES IN ACCORDANCE WITH THE SERVICES PLAN OF THE DISTRICT

City of Cleveland, Ohio
April 4, 2023

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

We petition the City to approve the creation of the University Circle Special Improvement District (the "District") as a special improvement district under Ohio Revised Code ("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. The District is to be formed by University Circle, Inc., pursuant to Section 1710.02 of the Revised Code, as an "existing qualified non-profit corporation" in accordance with its amended articles of incorporation submitted to the City for the purpose thereof.

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 the properties included in the proposed University Circle Special Improvement District of Cleveland (identified by permanent parcel numbers shown on the records in the Cuyahoga County Fiscal Officer's office) and shown on the attached Exhibit B. Excluded from the property comprising the District 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.

University Circle Incorporated has prepared and submitted to the City, with the amended articles of incorporation, the Service Plan of the District (in the form attached as Exhibit C (the "Plan") which we hereby approve. The University Circle Special Improvement District of Cleveland 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 assess our properties for the services as set forth in 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 for the permanent parcel numbers identified below are shown in the attached Exhibit D. We acknowledge that the actual assessments may 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, heirs, executors 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, consent to our respective property being included in more than one special improvement district, if applicable, and waive all the following relating to the Plan and the special assessments described herein:

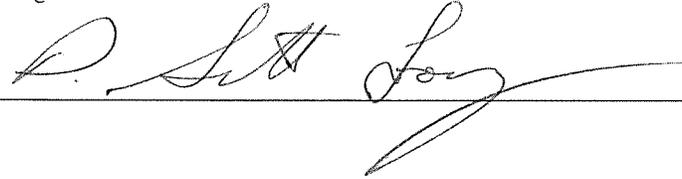
- (1) any and all rights, benefits and privileges specified by Sections 727.03 and 727.06 of the Revised Code that may be deemed applicable to the Plan and thereby restrict these special assessments to 33-1/3% of the actual improved value of the properties as enhanced by the Plan;
- (2) any and all resolutions, 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.

A. Property Address(es): The address(es) identified and listed in Exhibit D attached hereto which are incorporated by reference herein.

Permanent Parcel No(s): Those parcels identified and listed in Exhibit D attached hereto which are incorporated by reference herein.

B. Name of Owner:* Hawken School

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

D. Scott Looney
Head of School


*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.

LIMITED LIABILITY COMPANY:

Only a MANAGING MEMBER or an OFFICER of a MANAGING MEMBER or a MANAGER can execute this Document. Next to the name of the person who executes this Document for the Limited Liability Company, please write WHETHER THE PERSON IS A MANAGER or a MANAGING MEMBER or if the person is an OFFICER of the MANAGING MEMBER, please write WHICH OFFICER the person is.

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

INFORMATION: Could you please provide the date of the Operating 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.

AFFIDAVIT

My legal name is D. Scott Looney ("Affiant").

Being duly sworn, I hereby swear under oath that:

1. I am the Heads of School (insert title of authorized representative) of Howton School (insert owner/entity's name) (the "Organization"), and I am duly authorized to execute the foregoing Petition on behalf of the Organization.

2. The Organization is the current owner of all of the parcels listed on Exhibit D to the foregoing Petition regardless of any deviations or variations in the name of the titled owner listed on the land records of the County of Cuyahoga, and I am therefore authorized to execute the Petition with respect to each parcel listed in that Exhibit D.

Under penalty of perjury, I hereby declare and affirm that the above-mentioned statements are, to the best of my knowledge, true and correct.

FURTHER, AFFIANT SAYETH NAUGHT

Affiant's Signature: D Scott Looney Date: 4/4/23

STATE OF OHIO)
) SS:
COUNTY OF CUYAHOGA)

SWORN TO before me and subscribed in my presence, this 4 day of APRIL, 2023.

Karen Chounet
Notary Public

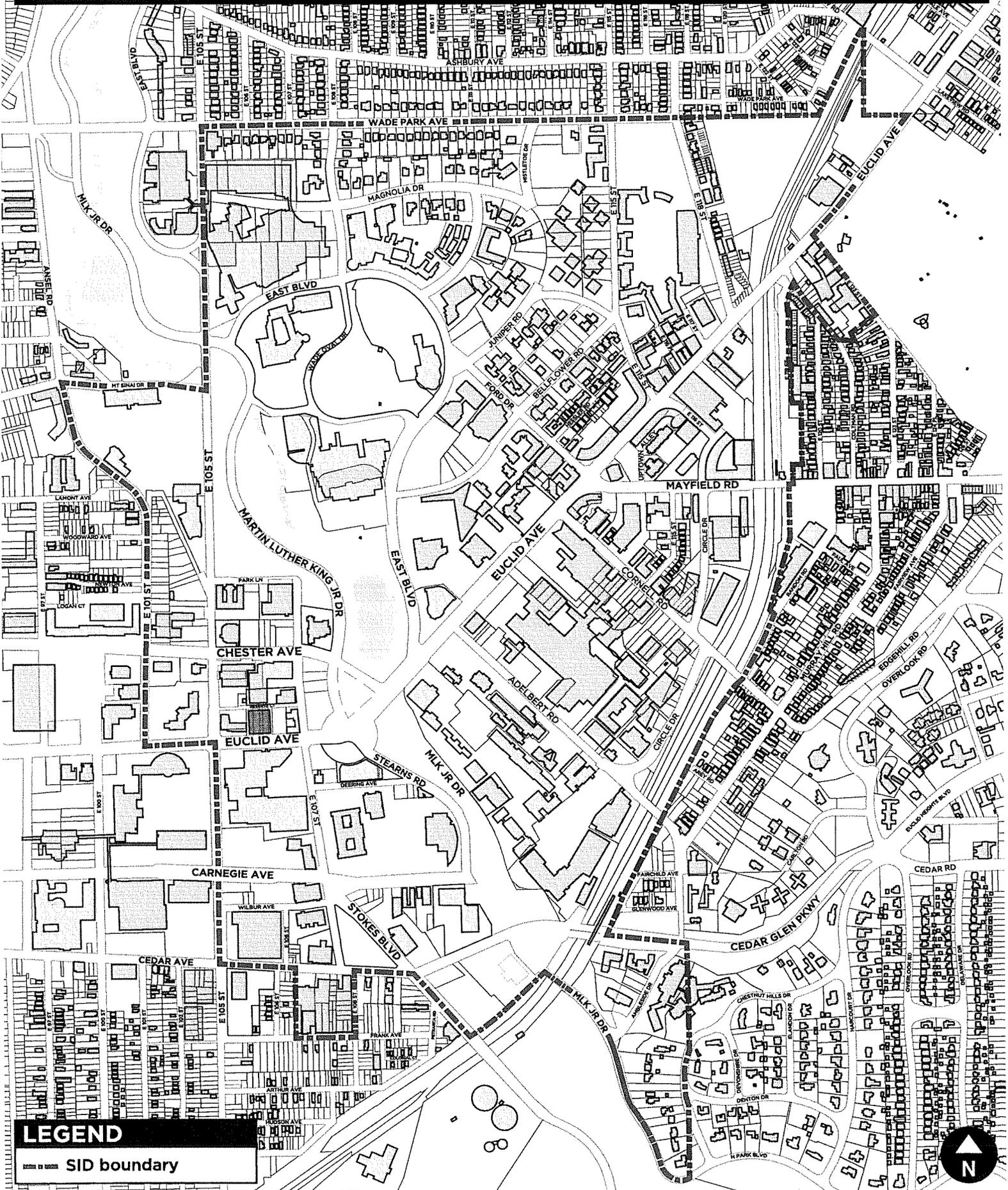
My commission expires: 8/17/2025



KAREN CHOUNET
Notary Public, State of Ohio
My Commission Expires
08/17/2025

Exhibit A

UNIVERSITY CIRCLE SID SERVICE AREA



LEGEND

--- SID boundary



Exhibit B

EXHIBIT B

**Parcel Numbers for Properties Included in the
University Circle Special Improvement District of Cleveland**

<u>Parcel Pins</u>	<u>Parcel Pins</u>	<u>Parcel Pins</u>	<u>Parcel Pins</u>
10726001	11920050	12020015	12024045
10726004	11920051	12020016	12025008
11910008	11920301	12020017	12025013
11910016	11920302	12020018	12025018
11911044	11925014	12020020	12026001
11911049	11925029	12020021	12026003
11911051	11925030	12020022	12027001
11911052	11925031	12020023	12027002
11911055	11925037	12020025	12027003
11911056	11925038	12020032	12027010
11911057	11925046	12020038	12027011
11911058	11925047	12021041	12027012
11911067	11925059	12021042	12027014
11912029	11925060	12021043	12027015
11912052	11925061	12021044	12027016
11912053	11925062	12022008	12027017
11919006	11925301	12022088	12027019
11919024	11925302	12022089	12027020
11920001	11925303	12023010	12027021
11920005	11925304	12023012	12028001
11920008	11925305	12023014	12028002
11920009	12017004	12023025	12028003
11920015	12017005	12023028	12028004
11920016	12017006	12023029	12028007
11920019	12017012	12023030	12028010
11920020	12018001	12023031	12028011
11920021	12018002	12023032	12028012
11920022	12018003	12023033	12028013
11920023	12018004	12023034	12028014
11920024	12018005	12023054	12028016
11920025	12018006	12023071	12028021
11920026	12018007	12023077	12028022
11920033	12018013	12023078	12028023
11920034	12018014	12023079	12028024
11920035	12018015	12024002	12028025
11920039	12018019	12024003	12028028
11920041	12019001	12024008	12028029
11920042	12019002	12024013	12028030
11920046	12019003	12024015	12028032
11920047	12019032	12024020	12028033
11920048	12020013	12024041	12028034
11920049	12020014	12024044	12028035

EXHIBIT B

<u>Parcel Pins</u>	<u>Parcel Pins</u>	<u>Parcel Pins</u>	<u>Parcel Pins</u>
12028043	12037001	12109012	12120018
12028052	12101001	12109013	12120019
12028053	12101002	12109014	12120084
12028054	12101005	12109015	12120085
12028055	12101006	12109016	12120086
12028056	12101009	12109017	12120087
12028057	12101012	12109018	12120088
12028060	12101014	12109019	12120089
12028065	12101016	12109020	12120090
12028074	12101018	12109021	12120091
12028076	12101031	12109027	12120092
12028078	12101036	12109028	12120185
12029001	12102001	12109029	12120186
12029002	12102002	12109030	12120187
12029004	12102003	12109031	12120188
12029005	12102004	12109032	12120189
12029015	12102005	12110001	12120190
12029019	12102006	12110002	12123002
12029024	12102007	12110003	12123010
12029025	12102008	12110004	12123011
12029054	12102009	12111001	12123015
12029055	12102010	12111004	12123016
12029056	12102011	12111005	12123017
12029057	12102012	12112001	12124013
12029058	12102013	12112003	12124015
12029300	12102018	12112047	12124017
12030116	12102021	12112048	12124019
12031001	12102022	12112049	12124020
12031002	12102023	12112051	12124021
12031003	12103008	12112052	12124022
12031007	12103009	12112058	12124023
12031008	12103010	12112064	12124024
12031009	12103011	12113001	12124049
12031023	12103012	12114001	12124058
12031024	12103013	12114004	12124061
12031025	12103022	12114005	12124062
12031026	12108001	12114006	12124063
12031027	12108007	12114016	12125001
12031049	12108011	12120009	12125007
12031050	12108012	12120012	12125010
12031051	12108030	12120013	12125303
12031076	12108032	12120014	12125304
12031077	12109009	12120015	12125305
12031084	12109010	12120016	12125307
12036002	12109011	12120017	12125308
12036002A			

Exhibit C

**UNIVERSITY CIRCLE
SPECIAL IMPROVEMENT DISTRICT OF CLEVELAND
SERVICE PLAN**

The University Circle Special Improvement District of Cleveland (the “District” or “SID”) is established pursuant to the provisions of Chapter 1710 of the Revised Code (the “Act”). This Plan refers to the Act and any and all future amendments to the Act. Any specific statutory reference contained in this Plan shall also refer to any succeeding or amending statutory provision.

The terms and conditions regarding the District are addressed in this Plan, and include, without limitation, a petition, a schedule of assessments to be made on included property (the “Assessment Schedule”), and the governing documents forming the District. The District is formed by University Circle, Inc. as an “existing qualified nonprofit corporation” under the Act (herein referred to as “UCI”). The governing documents of the District include the Articles of Incorporation of UCI, as amended for this purpose, Code of Regulations, resolutions duly adopted by the board of directors of the District, and the applicable resolutions and ordinances of the participating political subdivisions where the real property is located (collectively, the “Governing Documents”). The Governing Documents, this Plan, the petitions, and the Assessment Schedules are referred to herein collectively as the “District Documents.”

The District Documents establish the terms and conditions of the Program. The Program terms and conditions may be amended from time to time as described herein.

I. Purpose of the Program

The Program is intended to sustain and improve community safety in University Circle through services provided by the University Circle Police Department and UCI (the “Program Services”). The City of Cleveland (the “Participating Political Subdivision”) shall levy special assessments on real property included in the District, the payment of which will pay for the costs of the Program Services and the costs of administering the Program. Special assessment payments levied to pay costs of Program Services will be due and payable by property owners at the same time real property taxes are due.

II. The District’s Governance

The District shall be governed, pursuant to the District Documents and the Act, by the Board of Trustees of UCI functioning in the capacity of the Board of Directors of the District (the “Board”) all in accordance with the Act.

Pursuant to the Act, other Ohio law, and any Code of Regulations adopted for the governance of UCI, the Board may from time to time, and under such conditions as the Board determines, delegate any or all of the authority contained in this Plan to a sub-committee or to an agent, independent contractor, or employee of the District or the Board.

III. District Area Description

The District Area shall contain the territory within the boundaries depicted in the map of the District attached hereto as Exhibit A and incorporated herein by reference and is largely congruous with the University Circle, Inc. service boundary within the City of Cleveland.

IV. Description of Services Provided

The Program is intended to sustain and improve community safety in University Circle through services provided by the University Circle Police Department (UCPD) and UCI. The UCPD is a community police department with full law enforcement authority granted by state law. The presence of the UCPD, along with its reputation for quick response, is intended to be a strong deterrent to criminal activity in the District. Minimized opportunity coupled with timely and decisive intervention in actual criminal incidents has characterized the UCPD's public safety strategy since its inception. In keeping with its preventative methods, the UCPD will:

- Work closely with UCI's member institutions and property owners in focusing on crime prevention.
- Support the principles of community policing, a concept which recognizes the interdependence and shared responsibility of police and community, as the best approach to problem solving.
- Work in partnership and share resources with the Case Western Reserve University Security Department, University Hospitals Cleveland Medical Center Police Department, and other University Circle institutional forces to enhance personal safety in the District.
- Make crime prevention presentations, upon request, to the employees and constituents of University Circle institutions, businesses and other properties, as well as to neighborhood groups and University Circle residents in the interest of promoting public awareness and cooperation.
- Provide various additional measures to ensure transparency and accountability to the communities it serves, as outlined in Section IX.

As a full-service police department, the UCPD will provide the following services:

- 24-hour patrol in marked vehicles;
- Foot and bicycle patrols in designated areas;
- Rapid response to emergency calls;
- Surveillance using plainclothes officers and unmarked vehicles;
- Apprehension and arrest of criminals, as well as criminal investigations conducted by the UCPD Detective Bureau;
- Handling of many non-criminal incidents involving vehicles, missing persons, and disturbance complaints;
- Additional community services that contribute to the overall well-being of University Circle and are critical to the maintenance of public safety, including:

- Mental health crisis intervention and social services co-response;
- Expanded officer training;
- Comprehensive assistance to motor vehicle owners and operators;
- Traffic control;
- Special property checks;
- Managing Project Yield, the district’s pedestrian safety initiative;
- Working with community stakeholders to advance local initiatives, including the Pedal with Police program, bicycle and pedestrian safety messaging, and bicycle/shared mobility safety events;
- Tracking pedestrian safety data to inform programs, advocacy, and enforcement efforts;
- Serving as a District representative for citywide Vision Zero efforts.

V. Program Budget

The baseline budget in Year 1 (2024) is \$3,500,000. The budget will increase by 3% annually, through 2028, as follows:

- 2024: \$3,500,000
- 2025: \$3,605,000
- 2026: \$3,713,150
- 2027: \$3,824,544
- 2028: \$3,939,280

Additional payments to for UCPD and UCI transportation safety services may be collected on a case-by-case basis for services above and beyond those listed above or by property owners or other supporters outside the District.

VI. Assessment Methodology

The assessment of eligible properties within the District is based on equal parts 1) serviceable frontage, 2) gross certified value, and 3) land area. The values for each property are derived from County records and additional frontage measurements conducted using the Cuyahoga County Web Mapping Application. The figures have been verified by the City of Cleveland’s Division of Engineering and Division of Assessments and Licenses. Additional conditions include:

- A maximum of two serviceable frontages are included in the assessment calculation for each property.
- Properties with a County tax land use code of 1-Family, 2-Family, 3-Family, or Residential Condo are not included in the assessment.

- Per ORC Section 1710.03, properties owned by public entities are not included in the assessment unless such entity specifically requests in writing that its property be included in the District.
- Per ORC Section 1710.03, church properties are not included in the assessment unless the church specifically requests in writing that its property be included in the District.
- Railroad right of way properties traveling through the district with no additional facilities are not included in the assessment.
- Cemeteries within the District service area will be assessed based on serviceable frontage and property value alone; their land area is not included.

VII. Period of Assessment

The term of the assessment will be for five (5) years beginning with Tax Collection Year 2024 through Tax Collection Year 2028, with collections spanning those collection years 2024 through 2028.

The amount of voluntary assessments or other amounts payable to UCI under arrangements with its members established prior to the establishment of the District, including, without limitation, those for the period from July 1, 2023 through December 31, 2023, shall remain due and payable notwithstanding anything hereto to the contrary.

VIII. Program Administration & Design

- A. Administration: The Board is hereby authorized to provide for ongoing services to the District, its property, and the property owners. All services provided under this Plan shall be deemed to be services provided in furtherance of Program Services under this Plan.

Pursuant to the Act, such Program costs may be included in the special assessments levied on real property within the District.

- B. Design: The determination of services provided and budget required to perform these services will be made by the Board of Directors. The Board will solicit feedback from eligible property owners within the Service Area on a regular basis (see Section IX) and will incorporate this input into future Service Plans.

IX. Accountability & Reporting

This Plan and the Safety Services Program should be accountable to the community it serves and the property owners who support it. This includes provisions for Board and community oversight, as well as measures to promote transparency. To these ends, the following practices will be instituted as a component of the Service Program:

- A. A Citizen Review Board will exist to field and review citizen complaints against the UCPD and to meet the requirements of the City of Cleveland's Memorandum of Understanding that enables the UCPD to operate within the city.
- B. After establishment of the District, a University Circle Safety Services Advisory Committee will be created for the purpose of providing additional oversight and advisory capacity from property owners within in the SID service area.
- C. Each year, an Annual Report will be published by UCI on behalf of the SID, detailing the revenues and expenditures of the SID, outlining key programs and services, and performance measures, as defined by the above bodies.
- D. Prior to the expiration of the five-year term, the SID will re-evaluate the Service Plan, Program, and Budget with its members and contributing property owners to confirm the effectiveness of the programs and services provided.

Exhibit D

Hawken School

10823 Magnolia Drive
Cleveland, Ohio 44106

D. Scott Looney, Head of School

Summary of Property & Assessment Value

Parcel #	Parcel Address	Value	Frontage	Area	2024 Assessment	Notes
12017004	10924 Magnolia Dr.	\$623,500	75.3	16,555	\$2,858	
12017005	10916 Magnolia Dr.	\$914,900	125	26,100	\$4,569	
12020014	10819 Magnolia Dr.	\$929,700	86.5	18,748	\$3,374	
12020015	10823 Magnolia Dr.	\$631,100	104.2	27,560	\$4,209	
12020020	10923 Magnolia Dr.	\$667,200	100.4	21,157	\$3,650	
12020021	0 Magnolia Dr.	\$193,000	100	19,300	\$3,242	See Below
12020022	11025 Magnolia Dr.	\$1,144,200	100	19,600	\$3,770	
Totals		\$5,103,600	691.4	149,020	\$25,671	

Definitions

The **value** provided in the above table represents the gross certified “appraised total” for County tax year 2022. This includes both the total appraised land and building value for the parcel.

The **frontage** provided in the above table represents the “total serviceable linear feet” along the parcel’s primary and secondary frontages. Serviceable frontage is defined as the property frontage that abuts public right of way or another publicly accessible area and usually includes a roadway and/or sidewalk. A maximum of two frontages are used in this calculation.

The **area** provided in the above table represents the “total square footage” for the parcel, as recorded by Cuyahoga County.

The **assessment** value in the above table is the SID payment amount attributed to the parcel in Year 1. This is derived from the parcel’s representative share of the eligible property in the district and the weighting of 1/3 value, 1/3 frontage, and 1/3 area, as described in the previous pages. The assessment value will increase by 3% each year, through 2028, as follows:

- 2024: \$25,671
- 2025: \$26,441
- 2026: \$27,234
- 2027: \$28,051
- 2028: \$28,893

Notes

- Final assessment values will be calculated following City of Cleveland review and verification of property information, property owner objections, and other details.
- PPN 120-20-021 is listed incorrectly in the County record and still shows Montessori Development Partnerships as the deeded owner.

University Circle Special Improvement District of Cleveland

March 23, 2023

Dear Property Owner:

We are working to establish a Special Improvement District (SID) in University Circle. Our goal is to sustain and enhance our neighborhood safety services by providing a reliable source of revenue to fully fund the work of the University Circle Police Department (UCPD).

Chapter 1710 of the Ohio Revised Code permits property owners to petition their local governments to pass legislation in creating a SID and levying a special assessment on the district's properties for specified services. Owners of property comprising 60% of serviceable frontage or 75% of area, at a minimum, must sign the petition in order for the assessment to move forward.

Included in this package are the following materials for your review. Once you have reviewed, your prompt return of the signed petition and all accompanying exhibits is appreciated, as it will enable us to proceed to the next step in the legislative process with the City of Cleveland.

- **Petition (and instructions):** Complete, sign and date, as instructed.
- **Property Summary (Exhibit D):** Summary of your properties, assessment methodology and estimated SID assessment for the 5-year period from 2024 – 2028.
- **SID Service Area (Exhibit A):** Map of the proposed District
- **Parcel List (Exhibit B):** List of all parcels included in the proposed District
- **Service Plan (Exhibit C):** Addressing the purpose, governance, District area, services provided, budget, assessment methodology, period of assessment, administration & design, and accountability & reporting of the proposed SID.

Please return the completed petition with exhibits to UCI at the address listed below. If you have any questions, you may email Cherie Bandy at Cherie.Bandy@universitycircle.org. Thank you for helping to make University Circle a vibrant, thriving, and enriching place.

Gary Hanson



Interim President
University Circle Inc.

P E T I T I O N

TO APPROVE THE CREATION OF THE UNIVERSITY CIRCLE SPECIAL IMPROVEMENT DISTRICT OF CLEVELAND AND THE IMPOSITION OF SPECIAL ASSESSMENTS TO PAY COSTS OF THE PROVISION OF SERVICES IN ACCORDANCE WITH THE SERVICES PLAN OF THE DISTRICT

City of Cleveland, Ohio

April 4, 2023

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

We petition the City to approve the creation of the University Circle Special Improvement District (the “District”) as a special improvement district under Ohio Revised Code (“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. The District is to be formed by University Circle, Inc., pursuant to Section 1710.02 of the Revised Code, as an “existing qualified non-profit corporation” in accordance with its amended articles of incorporation submitted to the City for the purpose thereof.

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 the properties included in the proposed University Circle Special Improvement District of Cleveland (identified by permanent parcel numbers shown on the records in the Cuyahoga County Fiscal Officer’s office) and shown on the attached Exhibit B. Excluded from the property comprising the District 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.

University Circle Incorporated has prepared and submitted to the City, with the amended articles of incorporation, the Service Plan of the District (in the form attached as Exhibit C (the “Plan”) which we hereby approve. The University Circle Special Improvement District of Cleveland 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 assess our properties for the services as set forth in 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 for the permanent parcel numbers identified below are shown in the attached Exhibit D. We acknowledge that the actual assessments may 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, heirs, executors 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, consent to our respective property being included in more than one special improvement district, if applicable, 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.

A. Property Address(es): The address(es) identified and listed in Exhibit D attached hereto which are incorporated by reference herein.

Permanent Parcel No(s): Those parcels identified and listed in Exhibit D attached hereto which are incorporated by reference herein.

B. Name of Owner:* Tudson Manor & Tudson Park

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

Kendra J. Wozniak

[Signature]

President & CEO

*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.

LIMITED LIABILITY COMPANY:

Only a MANAGING MEMBER or an OFFICER of a MANAGING MEMBER or a MANAGER can execute this Document. Next to the name of the person who executes this Document for the Limited Liability Company, please write WHETHER THE PERSON IS A MANAGER or a MANAGING MEMBER or if the person is an OFFICER of the MANAGING MEMBER, please write WHICH OFFICER the person is.

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

INFORMATION: Could you please provide the date of the Operating 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.

AFFIDAVIT

My legal name is Kendon Untzik ("Affiant").

Being duly sworn, I hereby swear under oath that:

1. I am the President & CEO (insert title of authorized representative) of Juleson Motors & Juleson Park (insert owner/entity's name) (the "Organization"), and I am duly authorized to execute the foregoing Petition on behalf of the Organization.

2. The Organization is the current owner of all of the parcels listed on Exhibit D to the foregoing Petition regardless of any deviations or variations in the name of the titled owner listed on the land records of the County of Cuyahoga, and I am therefore authorized to execute the Petition with respect to each parcel listed in that Exhibit D.

Under penalty of perjury, I hereby declare and affirm that the above-mentioned statements are, to the best of my knowledge, true and correct.

FURTHER, AFFIANT SAYETH NAUGHT

Affiant's Signature: [Signature] Date: 4/4/2023

STATE OF OHIO)
) SS:
COUNTY OF CUYAHOGA)

SWORN TO before me and subscribed in my presence, this 4th day of April, 2023.

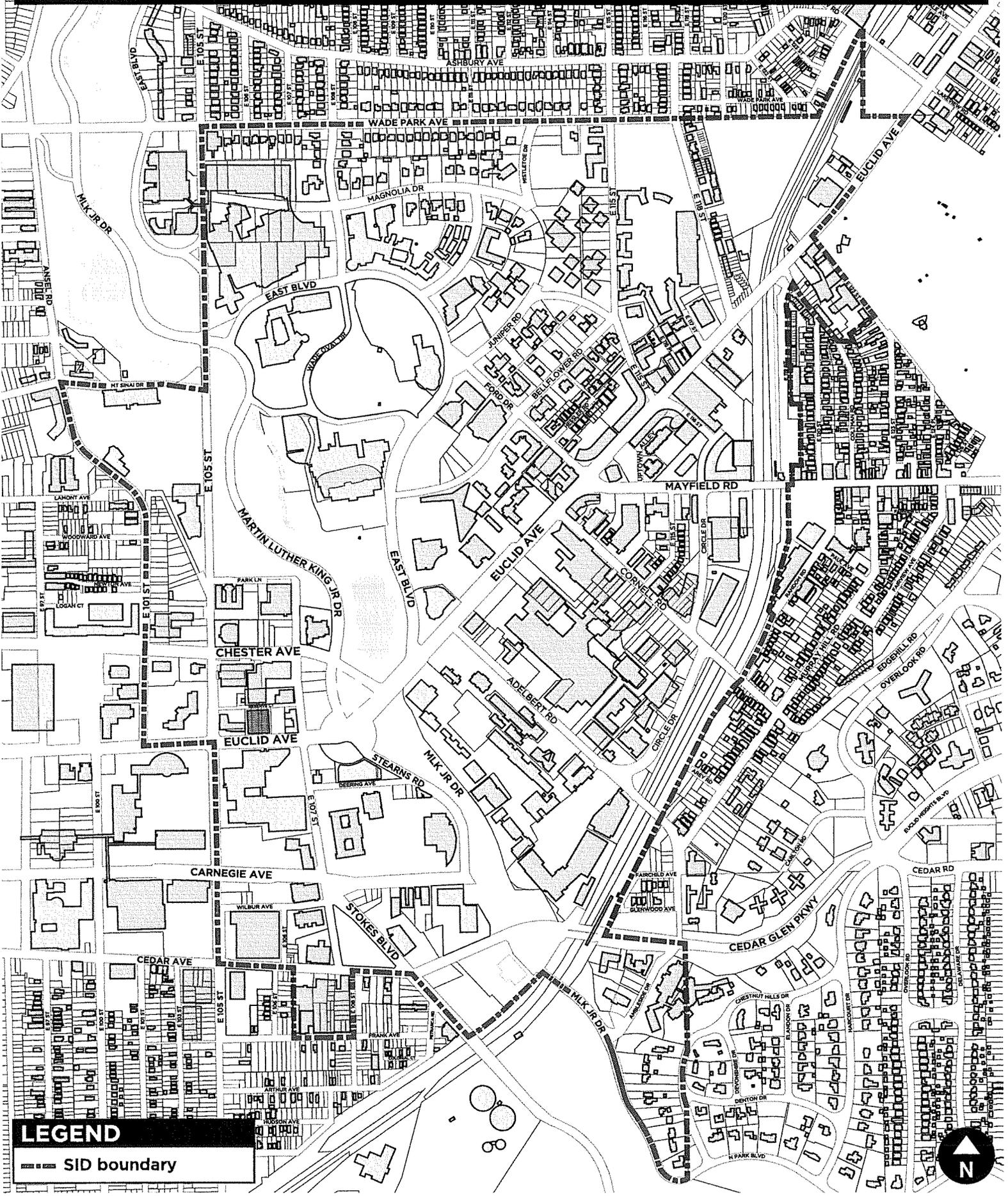
[Signature]
Notary Public

CAROL K. SHIVEY
NOTARY PUBLIC • STATE OF OHIO
Recorded In Cuyahoga County
My commission expires Aug. 20, 2023



Exhibit A

UNIVERSITY CIRCLE SID SERVICE AREA



LEGEND

--- SID boundary



Exhibit B

EXHIBIT B

**Parcel Numbers for Properties Included in the
University Circle Special Improvement District of Cleveland**

<u>Parcel Pins</u>	<u>Parcel Pins</u>	<u>Parcel Pins</u>	<u>Parcel Pins</u>
10726001	11920050	12020015	12024045
10726004	11920051	12020016	12025008
11910008	11920301	12020017	12025013
11910016	11920302	12020018	12025018
11911044	11925014	12020020	12026001
11911049	11925029	12020021	12026003
11911051	11925030	12020022	12027001
11911052	11925031	12020023	12027002
11911055	11925037	12020025	12027003
11911056	11925038	12020032	12027010
11911057	11925046	12020038	12027011
11911058	11925047	12021041	12027012
11911067	11925059	12021042	12027014
11912029	11925060	12021043	12027015
11912052	11925061	12021044	12027016
11912053	11925062	12022008	12027017
11919006	11925301	12022088	12027019
11919024	11925302	12022089	12027020
11920001	11925303	12023010	12027021
11920005	11925304	12023012	12028001
11920008	11925305	12023014	12028002
11920009	12017004	12023025	12028003
11920015	12017005	12023028	12028004
11920016	12017006	12023029	12028007
11920019	12017012	12023030	12028010
11920020	12018001	12023031	12028011
11920021	12018002	12023032	12028012
11920022	12018003	12023033	12028013
11920023	12018004	12023034	12028014
11920024	12018005	12023054	12028016
11920025	12018006	12023071	12028021
11920026	12018007	12023077	12028022
11920033	12018013	12023078	12028023
11920034	12018014	12023079	12028024
11920035	12018015	12024002	12028025
11920039	12018019	12024003	12028028
11920041	12019001	12024008	12028029
11920042	12019002	12024013	12028030
11920046	12019003	12024015	12028032
11920047	12019032	12024020	12028033
11920048	12020013	12024041	12028034
11920049	12020014	12024044	12028035

EXHIBIT B

<u>Parcel Pins</u>	<u>Parcel Pins</u>	<u>Parcel Pins</u>	<u>Parcel Pins</u>
12028043	12037001	12109012	12120018
12028052	12101001	12109013	12120019
12028053	12101002	12109014	12120084
12028054	12101005	12109015	12120085
12028055	12101006	12109016	12120086
12028056	12101009	12109017	12120087
12028057	12101012	12109018	12120088
12028060	12101014	12109019	12120089
12028065	12101016	12109020	12120090
12028074	12101018	12109021	12120091
12028076	12101031	12109027	12120092
12028078	12101036	12109028	12120185
12029001	12102001	12109029	12120186
12029002	12102002	12109030	12120187
12029004	12102003	12109031	12120188
12029005	12102004	12109032	12120189
12029015	12102005	12110001	12120190
12029019	12102006	12110002	12123002
12029024	12102007	12110003	12123010
12029025	12102008	12110004	12123011
12029054	12102009	12111001	12123015
12029055	12102010	12111004	12123016
12029056	12102011	12111005	12123017
12029057	12102012	12112001	12124013
12029058	12102013	12112003	12124015
12029300	12102018	12112047	12124017
12030116	12102021	12112048	12124019
12031001	12102022	12112049	12124020
12031002	12102023	12112051	12124021
12031003	12103008	12112052	12124022
12031007	12103009	12112058	12124023
12031008	12103010	12112064	12124024
12031009	12103011	12113001	12124049
12031023	12103012	12114001	12124058
12031024	12103013	12114004	12124061
12031025	12103022	12114005	12124062
12031026	12108001	12114006	12124063
12031027	12108007	12114016	12125001
12031049	12108011	12120009	12125007
12031050	12108012	12120012	12125010
12031051	12108030	12120013	12125303
12031076	12108032	12120014	12125304
12031077	12109009	12120015	12125305
12031084	12109010	12120016	12125307
12036002	12109011	12120017	12125308
12036002A			

Exhibit C

**UNIVERSITY CIRCLE
SPECIAL IMPROVEMENT DISTRICT OF CLEVELAND
SERVICE PLAN**

The University Circle Special Improvement District of Cleveland (the “District” or “SID”) is established pursuant to the provisions of Chapter 1710 of the Revised Code (the “Act”). This Plan refers to the Act and any and all future amendments to the Act. Any specific statutory reference contained in this Plan shall also refer to any succeeding or amending statutory provision.

The terms and conditions regarding the District are addressed in this Plan, and include, without limitation, a petition, a schedule of assessments to be made on included property (the “Assessment Schedule”), and the governing documents forming the District. The District is formed by University Circle, Inc. as an “existing qualified nonprofit corporation” under the Act (herein referred to as “UCI”). The governing documents of the District include the Articles of Incorporation of UCI, as amended for this purpose, Code of Regulations, resolutions duly adopted by the board of directors of the District, and the applicable resolutions and ordinances of the participating political subdivisions where the real property is located (collectively, the “Governing Documents”). The Governing Documents, this Plan, the petitions, and the Assessment Schedules are referred to herein collectively as the “District Documents.”

The District Documents establish the terms and conditions of the Program. The Program terms and conditions may be amended from time to time as described herein.

I. Purpose of the Program

The Program is intended to sustain and improve community safety in University Circle through services provided by the University Circle Police Department and UCI (the “Program Services”). The City of Cleveland (the “Participating Political Subdivision”) shall levy special assessments on real property included in the District, the payment of which will pay for the costs of the Program Services and the costs of administering the Program. Special assessment payments levied to pay costs of Program Services will be due and payable by property owners at the same time real property taxes are due.

II. The District’s Governance

The District shall be governed, pursuant to the District Documents and the Act, by the Board of Trustees of UCI functioning in the capacity of the Board of Directors of the District (the “Board”) all in accordance with the Act.

Pursuant to the Act, other Ohio law, and any Code of Regulations adopted for the governance of UCI, the Board may from time to time, and under such conditions as the Board determines, delegate any or all of the authority contained in this Plan to a sub-committee or to an agent, independent contractor, or employee of the District or the Board.

III. District Area Description

The District Area shall contain the territory within the boundaries depicted in the map of the District attached hereto as Exhibit A and incorporated herein by reference and is largely congruous with the University Circle, Inc. service boundary within the City of Cleveland.

IV. Description of Services Provided

The Program is intended to sustain and improve community safety in University Circle through services provided by the University Circle Police Department (UCPD) and UCI. The UCPD is a community police department with full law enforcement authority granted by state law. The presence of the UCPD, along with its reputation for quick response, is intended to be a strong deterrent to criminal activity in the District. Minimized opportunity coupled with timely and decisive intervention in actual criminal incidents has characterized the UCPD's public safety strategy since its inception. In keeping with its preventative methods, the UCPD will:

- Work closely with UCI's member institutions and property owners in focusing on crime prevention.
- Support the principles of community policing, a concept which recognizes the interdependence and shared responsibility of police and community, as the best approach to problem solving.
- Work in partnership and share resources with the Case Western Reserve University Security Department, University Hospitals Cleveland Medical Center Police Department, and other University Circle institutional forces to enhance personal safety in the District.
- Make crime prevention presentations, upon request, to the employees and constituents of University Circle institutions, businesses and other properties, as well as to neighborhood groups and University Circle residents in the interest of promoting public awareness and cooperation.
- Provide various additional measures to ensure transparency and accountability to the communities it serves, as outlined in Section IX.

As a full-service police department, the UCPD will provide the following services:

- 24-hour patrol in marked vehicles;
- Foot and bicycle patrols in designated areas;
- Rapid response to emergency calls;
- Surveillance using plainclothes officers and unmarked vehicles;
- Apprehension and arrest of criminals, as well as criminal investigations conducted by the UCPD Detective Bureau;
- Handling of many non-criminal incidents involving vehicles, missing persons, and disturbance complaints;
- Additional community services that contribute to the overall well-being of University Circle and are critical to the maintenance of public safety, including:

- Mental health crisis intervention and social services co-response;
- Expanded officer training;
- Comprehensive assistance to motor vehicle owners and operators;
- Traffic control;
- Special property checks;
- Managing Project Yield, the district’s pedestrian safety initiative;
- Working with community stakeholders to advance local initiatives, including the Pedal with Police program, bicycle and pedestrian safety messaging, and bicycle/shared mobility safety events;
- Tracking pedestrian safety data to inform programs, advocacy, and enforcement efforts;
- Serving as a District representative for citywide Vision Zero efforts.

V. Program Budget

The baseline budget in Year 1 (2024) is \$3,500,000. The budget will increase by 3% annually, through 2028, as follows:

- 2024: \$3,500,000
- 2025: \$3,605,000
- 2026: \$3,713,150
- 2027: \$3,824,544
- 2028: \$3,939,280

Additional payments to for UCPD and UCI transportation safety services may be collected on a case-by-case basis for services above and beyond those listed above or by property owners or other supporters outside the District.

VI. Assessment Methodology

The assessment of eligible properties within the District is based on equal parts 1) serviceable frontage, 2) gross certified value, and 3) land area. The values for each property are derived from County records and additional frontage measurements conducted using the Cuyahoga County Web Mapping Application. The figures have been verified by the City of Cleveland’s Division of Engineering and Division of Assessments and Licenses. Additional conditions include:

- A maximum of two serviceable frontages are included in the assessment calculation for each property.
- Properties with a County tax land use code of 1-Family, 2-Family, 3-Family, or Residential Condo are not included in the assessment.

- Per ORC Section 1710.03, properties owned by public entities are not included in the assessment unless such entity specifically requests in writing that its property be included in the District.
- Per ORC Section 1710.03, church properties are not included in the assessment unless the church specifically requests in writing that its property be included in the District.
- Railroad right of way properties traveling through the district with no additional facilities are not included in the assessment.
- Cemeteries within the District service area will be assessed based on serviceable frontage and property value alone; their land area is not included.

VII. Period of Assessment

The term of the assessment will be for five (5) years beginning with Tax Collection Year 2024 through Tax Collection Year 2028, with collections spanning those collection years 2024 through 2028.

The amount of voluntary assessments or other amounts payable to UCI under arrangements with its members established prior to the establishment of the District, including, without limitation, those for the period from July 1, 2023 through December 31, 2023, shall remain due and payable notwithstanding anything hereto to the contrary.

VIII. Program Administration & Design

- A. Administration: The Board is hereby authorized to provide for ongoing services to the District, its property, and the property owners. All services provided under this Plan shall be deemed to be services provided in furtherance of Program Services under this Plan.

Pursuant to the Act, such Program costs may be included in the special assessments levied on real property within the District.

- B. Design: The determination of services provided and budget required to perform these services will be made by the Board of Directors. The Board will solicit feedback from eligible property owners within the Service Area on a regular basis (see Section IX) and will incorporate this input into future Service Plans.

IX. Accountability & Reporting

This Plan and the Safety Services Program should be accountable to the community it serves and the property owners who support it. This includes provisions for Board and community oversight, as well as measures to promote transparency. To these ends, the following practices will be instituted as a component of the Service Program:

- A. A Citizen Review Board will exist to field and review citizen complaints against the UCPD and to meet the requirements of the City of Cleveland's Memorandum of Understanding that enables the UCPD to operate within the city.
- B. After establishment of the District, a University Circle Safety Services Advisory Committee will be created for the purpose of providing additional oversight and advisory capacity from property owners within in the SID service area.
- C. Each year, an Annual Report will be published by UCI on behalf of the SID, detailing the revenues and expenditures of the SID, outlining key programs and services, and performance measures, as defined by the above bodies.
- D. Prior to the expiration of the five-year term, the SID will re-evaluate the Service Plan, Program, and Budget with its members and contributing property owners to confirm the effectiveness of the programs and services provided.

Exhibit D

Judson Manor & Judson Park

2181 Ambleside Drive
Cleveland, Ohio 44106

Kendra Urdzik, President & CEO

Summary of Property & Assessment Value

Parcel #	Parcel Address	Value	Frontage	Area	2024 Assessment	Special Conditions
11920019	0 E. 107 th St	\$221,700	47	7,358	\$1,454	
11920020	1890 E. 107 th St	\$6,460,400	439.9	56,340	\$14,919	
11920021	0 E. 107 th St	\$265,400	66.4	8,810	\$1,901	
11920023	0 Chester Ave	\$708,900	131	24,830	\$4,452	
11920033	0 Chester Ave	\$534,200	272	17,750	\$6,011	
12114004	0 Ambleside Dr	\$321,600	0	64,310	\$5,375	
12114005	2180 Ambleside Dr	\$82,500	50	8,250	\$1,500	
12114006	0 Ambleside Dr	\$75,000	50	7,500	\$1,436	
12114016	2181 Ambleside Dr	\$18,114,400	666.5	105,991	\$28,678	
Totals		\$26,784,100	1,722.8	301,139	\$65,726	

Definitions

The **value** provided in the above table represents the gross certified “appraised total” for County tax year 2022. This includes both the total appraised land and building value for the parcel.

The **frontage** provided in the above table represents the “total serviceable linear feet” along the parcel’s primary and secondary frontages. Serviceable frontage is defined as the property frontage that abuts public right of way or another publicly accessible area and usually includes a roadway and/or sidewalk. A maximum of two frontages are used in this calculation.

The **area** provided in the above table represents the “total square footage” for the parcel, as recorded by Cuyahoga County.

The **assessment** value in the above table is the SID payment amount attributed to the parcel in Year 1. This is derived from the parcel’s representative share of the eligible property in the district and the weighting of 1/3 value, 1/3 frontage, and 1/3 area, as described in the previous pages. The assessment value will increase by 3% each year, through 2028, as follows:

- 2024: \$65,726
- 2025: \$67,698
- 2026: \$69,729
- 2027: \$71,821
- 2028: \$73,975

Notes

- Final assessment values will be calculated following City of Cleveland review and verification of property information, property owner objections, and other details.
- Judson Retirement Communities include PPNs 121-14-004, 005, 006, and 016, which are deeded to the Baptist Home of Ohio.
- In addition to the 9 parcels listed above, an additional Judson Park property (PPN 685-19-013) is located in Cleveland Heights and is NOT included in this assessment.

University Circle Special Improvement District of Cleveland

March 23, 2023

Dear Property Owner:

We are working to establish a Special Improvement District (SID) in University Circle. Our goal is to sustain and enhance our neighborhood safety services by providing a reliable source of revenue to fully fund the work of the University Circle Police Department (UCPD).

Chapter 1710 of the Ohio Revised Code permits property owners to petition their local governments to pass legislation in creating a SID and levying a special assessment on the district's properties for specified services. Owners of property comprising 60% of serviceable frontage or 75% of area, at a minimum, must sign the petition in order for the assessment to move forward.

Included in this package are the following materials for your review. Once you have reviewed, your prompt return of the signed petition and all accompanying exhibits is appreciated, as it will enable us to proceed to the next step in the legislative process with the City of Cleveland.

- **Petition (and instructions):** Complete, sign and date, as instructed.
- **Property Summary (Exhibit D):** Summary of your properties, assessment methodology and estimated SID assessment for the 5-year period from 2024 – 2028.
- **SID Service Area (Exhibit A):** Map of the proposed District
- **Parcel List (Exhibit B):** List of all parcels included in the proposed District
- **Service Plan (Exhibit C):** Addressing the purpose, governance, District area, services provided, budget, assessment methodology, period of assessment, administration & design, and accountability & reporting of the proposed SID.

Please return the completed petition with exhibits to UCI at the address listed below. If you have any questions, you may email Cherie Bandy at Cherie.Bandy@universitycircle.org. Thank you for helping to make University Circle a vibrant, thriving, and enriching place.

Gary Hanson



Interim President
University Circle Inc.

P E T I T I O N

TO APPROVE THE CREATION OF THE UNIVERSITY CIRCLE SPECIAL IMPROVEMENT DISTRICT OF CLEVELAND AND THE IMPOSITION OF SPECIAL ASSESSMENTS TO PAY COSTS OF THE PROVISION OF SERVICES IN ACCORDANCE WITH THE SERVICES PLAN OF THE DISTRICT

City of Cleveland, Ohio

March 30, 2023

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

We petition the City to approve the creation of the University Circle Special Improvement District (the “District”) as a special improvement district under Ohio Revised Code (“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. The District is to be formed by University Circle, Inc., pursuant to Section 1710.02 of the Revised Code, as an “existing qualified non-profit corporation” in accordance with its amended articles of incorporation submitted to the City for the purpose thereof.

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 the properties included in the proposed University Circle Special Improvement District of Cleveland (identified by permanent parcel numbers shown on the records in the Cuyahoga County Fiscal Officer’s office) and shown on the attached Exhibit B. Excluded from the property comprising the District 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.

University Circle Incorporated has prepared and submitted to the City, with the amended articles of incorporation, the Service Plan of the District (in the form attached as Exhibit C (the “Plan”) which we hereby approve. The University Circle Special Improvement District of Cleveland 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 assess our properties for the services as set forth in 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 for the permanent parcel numbers identified below are shown in the attached Exhibit D. We acknowledge that the actual assessments may 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, heirs, executors 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, consent to our respective property being included in more than one special improvement district, if applicable, 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.

A. Property Address(es): The address(es) identified and listed in Exhibit D attached hereto which are incorporated by reference herein.

Permanent Parcel No(s): Those parcels identified and listed in Exhibit D attached hereto which are incorporated by reference herein.

B. Name of Owner:* The Cleveland Music School
Settlement

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

Geraldyn M. Presti

President and CEO

Geraldyn M. Presti

*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.

LIMITED LIABILITY COMPANY:

Only a MANAGING MEMBER or an OFFICER of a MANAGING MEMBER or a MANAGER can execute this Document. Next to the name of the person who executes this Document for the Limited Liability Company, please write WHETHER THE PERSON IS A MANAGER or a MANAGING MEMBER or if the person is an OFFICER of the MANAGING MEMBER, please write WHICH OFFICER the person is.

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

INFORMATION: Could you please provide the date of the Operating 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.

AFFIDAVIT

My legal name is Geralyn M. Presti ("Affiant").

Being duly sworn, I hereby swear under oath that:

1. I am the President and CEO (insert title of authorized representative) of The Cleveland Music School Settlement (owner/entity's name) (the "Organization"), and I am duly authorized to execute the foregoing Petition on behalf of the Organization.

2. The Organization is the current owner of all of the parcels listed on Exhibit D to the foregoing Petition regardless of any deviations or variations in the name of the titled owner listed on the land records of the County of Cuyahoga, and I am therefore authorized to execute the Petition with respect to each parcel listed in that Exhibit D.

Under penalty of perjury, I hereby declare and affirm that the above-mentioned statements are, to the best of my knowledge, true and correct.

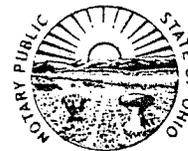
FURTHER, AFFIANT SAYETH NAUGHT

Affiant's Signature: Geralyn M. Presti Date: march 30, 2023

STATE OF OHIO)
) SS:
COUNTY OF CUYAHOGA)

SWORN TO before me and subscribed
in my presence, this 30 day of MARCH, 2023.

Sheila Obrycki
Notary Public

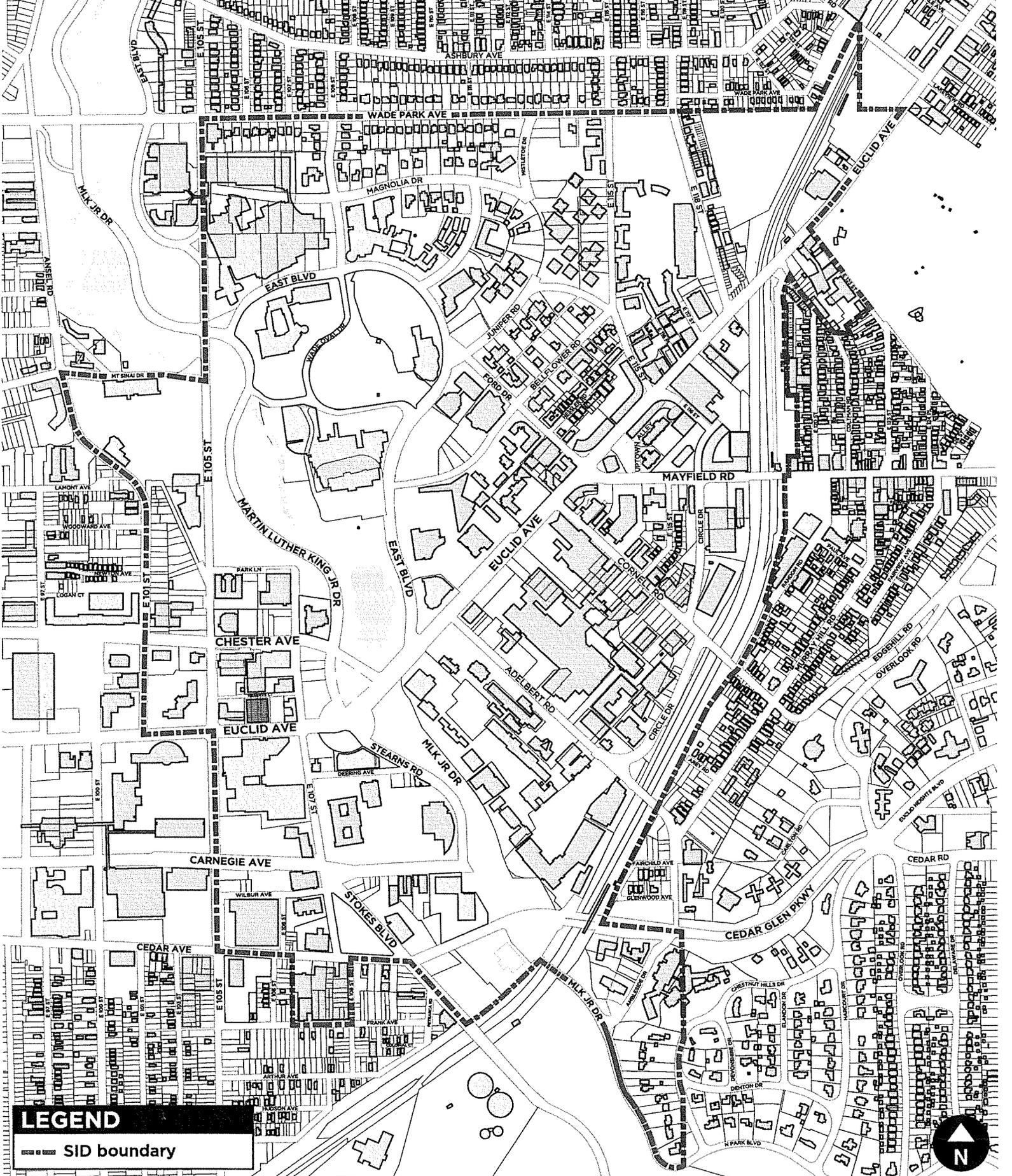


SHEILA OBRYSKI
Notary Public
State of Ohio
My Comm. Expires
November 8, 2026

My commission expires: November 8, 2026

Exhibit A

UNIVERSITY CIRCLE SID SERVICE AREA



LEGEND

--- SID boundary



Exhibit B

EXHIBIT B

**Parcel Numbers for Properties Included in the
University Circle Special Improvement District of Cleveland**

<u>Parcel Pins</u>	<u>Parcel Pins</u>	<u>Parcel Pins</u>	<u>Parcel Pins</u>
10726001	11920050	12020015	12024045
10726004	11920051	12020016	12025008
11910008	11920301	12020017	12025013
11910016	11920302	12020018	12025018
11911044	11925014	12020020	12026001
11911049	11925029	12020021	12026003
11911051	11925030	12020022	12027001
11911052	11925031	12020023	12027002
11911055	11925037	12020025	12027003
11911056	11925038	12020032	12027010
11911057	11925046	12020038	12027011
11911058	11925047	12021041	12027012
11911067	11925059	12021042	12027014
11912029	11925060	12021043	12027015
11912052	11925061	12021044	12027016
11912053	11925062	12022008	12027017
11919006	11925301	12022088	12027019
11919024	11925302	12022089	12027020
11920001	11925303	12023010	12027021
11920005	11925304	12023012	12028001
11920008	11925305	12023014	12028002
11920009	12017004	12023025	12028003
11920015	12017005	12023028	12028004
11920016	12017006	12023029	12028007
11920019	12017012	12023030	12028010
11920020	12018001	12023031	12028011
11920021	12018002	12023032	12028012
11920022	12018003	12023033	12028013
11920023	12018004	12023034	12028014
11920024	12018005	12023054	12028016
11920025	12018006	12023071	12028021
11920026	12018007	12023077	12028022
11920033	12018013	12023078	12028023
11920034	12018014	12023079	12028024
11920035	12018015	12024002	12028025
11920039	12018019	12024003	12028028
11920041	12019001	12024008	12028029
11920042	12019002	12024013	12028030
11920046	12019003	12024015	12028032
11920047	12019032	12024020	12028033
11920048	12020013	12024041	12028034
11920049	12020014	12024044	12028035

EXHIBIT B

<u>Parcel Pins</u>	<u>Parcel Pins</u>	<u>Parcel Pins</u>	<u>Parcel Pins</u>
12028043	12037001	12109012	12120018
12028052	12101001	12109013	12120019
12028053	12101002	12109014	12120084
12028054	12101005	12109015	12120085
12028055	12101006	12109016	12120086
12028056	12101009	12109017	12120087
12028057	12101012	12109018	12120088
12028060	12101014	12109019	12120089
12028065	12101016	12109020	12120090
12028074	12101018	12109021	12120091
12028076	12101031	12109027	12120092
12028078	12101036	12109028	12120185
12029001	12102001	12109029	12120186
12029002	12102002	12109030	12120187
12029004	12102003	12109031	12120188
12029005	12102004	12109032	12120189
12029015	12102005	12110001	12120190
12029019	12102006	12110002	12123002
12029024	12102007	12110003	12123010
12029025	12102008	12110004	12123011
12029054	12102009	12111001	12123015
12029055	12102010	12111004	12123016
12029056	12102011	12111005	12123017
12029057	12102012	12112001	12124013
12029058	12102013	12112003	12124015
12029300	12102018	12112047	12124017
12030116	12102021	12112048	12124019
12031001	12102022	12112049	12124020
12031002	12102023	12112051	12124021
12031003	12103008	12112052	12124022
12031007	12103009	12112058	12124023
12031008	12103010	12112064	12124024
12031009	12103011	12113001	12124049
12031023	12103012	12114001	12124058
12031024	12103013	12114004	12124061
12031025	12103022	12114005	12124062
12031026	12108001	12114006	12124063
12031027	12108007	12114016	12125001
12031049	12108011	12120009	12125007
12031050	12108012	12120012	12125010
12031051	12108030	12120013	12125303
12031076	12108032	12120014	12125304
12031077	12109009	12120015	12125305
12031084	12109010	12120016	12125307
12036002	12109011	12120017	12125308
12036002A			

Exhibit C

**UNIVERSITY CIRCLE
SPECIAL IMPROVEMENT DISTRICT OF CLEVELAND
SERVICE PLAN**

The University Circle Special Improvement District of Cleveland (the “District” or “SID”) is established pursuant to the provisions of Chapter 1710 of the Revised Code (the “Act”). This Plan refers to the Act and any and all future amendments to the Act. Any specific statutory reference contained in this Plan shall also refer to any succeeding or amending statutory provision.

The terms and conditions regarding the District are addressed in this Plan, and include, without limitation, a petition, a schedule of assessments to be made on included property (the “Assessment Schedule”), and the governing documents forming the District. The District is formed by University Circle, Inc. as an “existing qualified nonprofit corporation” under the Act (herein referred to as “UCI”). The governing documents of the District include the Articles of Incorporation of UCI, as amended for this purpose, Code of Regulations, resolutions duly adopted by the board of directors of the District, and the applicable resolutions and ordinances of the participating political subdivisions where the real property is located (collectively, the “Governing Documents”). The Governing Documents, this Plan, the petitions, and the Assessment Schedules are referred to herein collectively as the “District Documents.”

The District Documents establish the terms and conditions of the Program. The Program terms and conditions may be amended from time to time as described herein.

I. Purpose of the Program

The Program is intended to sustain and improve community safety in University Circle through services provided by the University Circle Police Department and UCI (the “Program Services”). The City of Cleveland (the “Participating Political Subdivision”) shall levy special assessments on real property included in the District, the payment of which will pay for the costs of the Program Services and the costs of administering the Program. Special assessment payments levied to pay costs of Program Services will be due and payable by property owners at the same time real property taxes are due.

II. The District’s Governance

The District shall be governed, pursuant to the District Documents and the Act, by the Board of Trustees of UCI functioning in the capacity of the Board of Directors of the District (the “Board”) all in accordance with the Act.

Pursuant to the Act, other Ohio law, and any Code of Regulations adopted for the governance of UCI, the Board may from time to time, and under such conditions as the Board determines, delegate any or all of the authority contained in this Plan to a sub-committee or to an agent, independent contractor, or employee of the District or the Board.

III. District Area Description

The District Area shall contain the territory within the boundaries depicted in the map of the District attached hereto as Exhibit A and incorporated herein by reference and is largely congruous with the University Circle, Inc. service boundary within the City of Cleveland.

IV. Description of Services Provided

The Program is intended to sustain and improve community safety in University Circle through services provided by the University Circle Police Department (UCPD) and UCI. The UCPD is a community police department with full law enforcement authority granted by state law. The presence of the UCPD, along with its reputation for quick response, is intended to be a strong deterrent to criminal activity in the District. Minimized opportunity coupled with timely and decisive intervention in actual criminal incidents has characterized the UCPD's public safety strategy since its inception. In keeping with its preventative methods, the UCPD will:

- Work closely with UCI's member institutions and property owners in focusing on crime prevention.
- Support the principles of community policing, a concept which recognizes the interdependence and shared responsibility of police and community, as the best approach to problem solving.
- Work in partnership and share resources with the Case Western Reserve University Security Department, University Hospitals Cleveland Medical Center Police Department, and other University Circle institutional forces to enhance personal safety in the District.
- Make crime prevention presentations, upon request, to the employees and constituents of University Circle institutions, businesses and other properties, as well as to neighborhood groups and University Circle residents in the interest of promoting public awareness and cooperation.
- Provide various additional measures to ensure transparency and accountability to the communities it serves, as outlined in Section IX.

As a full-service police department, the UCPD will provide the following services:

- 24-hour patrol in marked vehicles;
- Foot and bicycle patrols in designated areas;
- Rapid response to emergency calls;
- Surveillance using plainclothes officers and unmarked vehicles;
- Apprehension and arrest of criminals, as well as criminal investigations conducted by the UCPD Detective Bureau;
- Handling of many non-criminal incidents involving vehicles, missing persons, and disturbance complaints;
- Additional community services that contribute to the overall well-being of University Circle and are critical to the maintenance of public safety, including:

- Mental health crisis intervention and social services co-response;
- Expanded officer training;
- Comprehensive assistance to motor vehicle owners and operators;
- Traffic control;
- Special property checks;
- Managing Project Yield, the district’s pedestrian safety initiative;
- Working with community stakeholders to advance local initiatives, including the Pedal with Police program, bicycle and pedestrian safety messaging, and bicycle/shared mobility safety events;
- Tracking pedestrian safety data to inform programs, advocacy, and enforcement efforts;
- Serving as a District representative for citywide Vision Zero efforts.

V. Program Budget

The baseline budget in Year 1 (2024) is \$3,500,000. The budget will increase by 3% annually, through 2028, as follows:

- 2024: \$3,500,000
- 2025: \$3,605,000
- 2026: \$3,713,150
- 2027: \$3,824,544
- 2028: \$3,939,280

Additional payments to for UCPD and UCI transportation safety services may be collected on a case-by-case basis for services above and beyond those listed above or by property owners or other supporters outside the District.

VI. Assessment Methodology

The assessment of eligible properties within the District is based on equal parts 1) serviceable frontage, 2) gross certified value, and 3) land area. The values for each property are derived from County records and additional frontage measurements conducted using the Cuyahoga County Web Mapping Application. The figures have been verified by the City of Cleveland’s Division of Engineering and Division of Assessments and Licenses. Additional conditions include:

- A maximum of two serviceable frontages are included in the assessment calculation for each property.
- Properties with a County tax land use code of 1-Family, 2-Family, 3-Family, or Residential Condo are not included in the assessment.

- Per ORC Section 1710.03, properties owned by public entities are not included in the assessment unless such entity specifically requests in writing that its property be included in the District.
- Per ORC Section 1710.03, church properties are not included in the assessment unless the church specifically requests in writing that its property be included in the District.
- Railroad right of way properties traveling through the district with no additional facilities are not included in the assessment.
- Cemeteries within the District service area will be assessed based on serviceable frontage and property value alone; their land area is not included.

VII. Period of Assessment

The term of the assessment will be for five (5) years beginning with Tax Collection Year 2024 through Tax Collection Year 2028, with collections spanning those collection years 2024 through 2028.

The amount of voluntary assessments or other amounts payable to UCI under arrangements with its members established prior to the establishment of the District, including, without limitation, those for the period from July 1, 2023 through December 31, 2023, shall remain due and payable notwithstanding anything hereto to the contrary.

VIII. Program Administration & Design

- A. Administration: The Board is hereby authorized to provide for ongoing services to the District, its property, and the property owners. All services provided under this Plan shall be deemed to be services provided in furtherance of Program Services under this Plan.

Pursuant to the Act, such Program costs may be included in the special assessments levied on real property within the District.

- B. Design: The determination of services provided and budget required to perform these services will be made by the Board of Directors. The Board will solicit feedback from eligible property owners within the Service Area on a regular basis (see Section IX) and will incorporate this input into future Service Plans.

IX. Accountability & Reporting

This Plan and the Safety Services Program should be accountable to the community it serves and the property owners who support it. This includes provisions for Board and community oversight, as well as measures to promote transparency. To these ends, the following practices will be instituted as a component of the Service Program:

- A. A Citizen Review Board will exist to field and review citizen complaints against the UCPD and to meet the requirements of the City of Cleveland's Memorandum of Understanding that enables the UCPD to operate within the city.
- B. After establishment of the District, a University Circle Safety Services Advisory Committee will be created for the purpose of providing additional oversight and advisory capacity from property owners within in the SID service area.
- C. Each year, an Annual Report will be published by UCI on behalf of the SID, detailing the revenues and expenditures of the SID, outlining key programs and services, and performance measures, as defined by the above bodies.
- D. Prior to the expiration of the five-year term, the SID will re-evaluate the Service Plan, Program, and Budget with its members and contributing property owners to confirm the effectiveness of the programs and services provided.

Exhibit D

Cleveland Music School Settlement

11125 Magnolia Drive
Cleveland, OH 44106

Geralyn Presti, President and CEO

Summary of Property & Assessment Value

Parcel #	Parcel Address	Value	Frontage	Area	2024 Assessment	Special Conditions
12019002	0 Mistletoe Dr.	\$140,200	68	13,520	\$2,241	
12021041	1560 Mistletoe Dr.	\$643,600	336.7	24,386	\$7,627	
12021042	1566 Mistletoe Dr.	\$111,100	68	10,064	\$1,946	
12021043	11125 Magnolia Dr.	\$3,171,000	523	56,042	\$14,466	
12021044	11107 Magnolia Dr.	\$942,900	95.2	23,545	\$3,907	
Totals		\$5,008,800	1,090.9	127,557	\$30,188	

Definitions

The **value** provided in the above table represents the gross certified “appraised total” for County tax year 2022. This includes both the total appraised land and building value for the parcel.

The **frontage** provided in the above table represents the “total serviceable linear feet” along the parcel’s primary and secondary frontages. Serviceable frontage is defined as the property frontage that abuts public right of way or another publicly accessible area and usually includes a roadway and/or sidewalk. A maximum of two frontages are used in this calculation.

The **area** provided in the above table represents the “total square footage” for the parcel, as recorded by Cuyahoga County.

The **assessment** value in the above table is the SID payment amount attributed to the parcel in Year 1. This is derived from the parcel’s representative share of the eligible property in the district and the weighting of 1/3 value, 1/3 frontage, and 1/3 area, as described in the previous pages. The assessment value will increase by 3% each year, through 2028, as follows:

- 2024: \$30,188
- 2025: \$31,093
- 2026: \$32,026
- 2027: \$32,987
- 2028: \$33,977

Notes

- Final assessment values will be calculated following City of Cleveland review and verification of property information, property owner objections, and other details.
- TMS has five parcels in the SID service area. These parcels have frontage on Magnolia Drive, Mistletoe Drive, and Wade Park Avenue. No single parcel has more than two serviceable fronts.

University Circle Special Improvement District of Cleveland

March 23, 2023

Dear Property Owner:

We are working to establish a Special Improvement District (SID) in University Circle. Our goal is to sustain and enhance our neighborhood safety services by providing a reliable source of revenue to fully fund the work of the University Circle Police Department (UCPD).

Chapter 1710 of the Ohio Revised Code permits property owners to petition their local governments to pass legislation in creating a SID and levying a special assessment on the district's properties for specified services. Owners of property comprising 60% of serviceable frontage or 75% of area, at a minimum, must sign the petition in order for the assessment to move forward.

Included in this package are the following materials for your review. Once you have reviewed, your prompt return of the signed petition and all accompanying exhibits is appreciated, as it will enable us to proceed to the next step in the legislative process with the City of Cleveland.

- **Petition (and instructions):** Complete, sign and date, as instructed.
- **Property Summary (Exhibit D):** Summary of your properties, assessment methodology and estimated SID assessment for the 5-year period from 2024 – 2028.
- **SID Service Area (Exhibit A):** Map of the proposed District
- **Parcel List (Exhibit B):** List of all parcels included in the proposed District
- **Service Plan (Exhibit C):** Addressing the purpose, governance, District area, services provided, budget, assessment methodology, period of assessment, administration & design, and accountability & reporting of the proposed SID.

Please return the completed petition with exhibits to UCI at the address listed below. If you have any questions, you may email Cherie Bandy at Cherie.Bandy@universitycircle.org. Thank you for helping to make University Circle a vibrant, thriving, and enriching place.

Gary Hanson



Interim President
University Circle Inc.

P E T I T I O N

TO APPROVE THE CREATION OF THE UNIVERSITY CIRCLE SPECIAL IMPROVEMENT DISTRICT OF CLEVELAND AND THE IMPOSITION OF SPECIAL ASSESSMENTS TO PAY COSTS OF THE PROVISION OF SERVICES IN ACCORDANCE WITH THE SERVICES PLAN OF THE DISTRICT

City of Cleveland, Ohio

APR 4, 2023

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

We petition the City to approve the creation of the University Circle Special Improvement District (the “District”) as a special improvement district under Ohio Revised Code (“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. The District is to be formed by University Circle, Inc., pursuant to Section 1710.02 of the Revised Code, as an “existing qualified non-profit corporation” in accordance with its amended articles of incorporation submitted to the City for the purpose thereof.

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 the properties included in the proposed University Circle Special Improvement District of Cleveland (identified by permanent parcel numbers shown on the records in the Cuyahoga County Fiscal Officer’s office) and shown on the attached Exhibit B. Excluded from the property comprising the District 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.

University Circle Incorporated has prepared and submitted to the City, with the amended articles of incorporation, the Service Plan of the District (in the form attached as Exhibit C (the “Plan”) which we hereby approve. The University Circle Special Improvement District of Cleveland 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 assess our properties for the services as set forth in 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 for the permanent parcel numbers identified below are shown in the attached Exhibit D. We acknowledge that the actual assessments may 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, heirs, executors 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, consent to our respective property being included in more than one special improvement district, if applicable, 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.

A. Property Address(es): The address(es) identified and listed in Exhibit D attached hereto which are incorporated by reference herein.

Permanent Parcel No(s): Those parcels identified and listed in Exhibit D attached hereto which are incorporated by reference herein.

B. Name of Owner:* MUSICAL ARTS ASSOCIATION

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

ANDRÉ GRÉMILLET

PRESIDENT & CEO



*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.

LIMITED LIABILITY COMPANY:

Only a MANAGING MEMBER or an OFFICER of a MANAGING MEMBER or a MANAGER can execute this Document. Next to the name of the person who executes this Document for the Limited Liability Company, please write WHETHER THE PERSON IS A MANAGER or a MANAGING MEMBER or if the person is an OFFICER of the MANAGING MEMBER, please write WHICH OFFICER the person is.

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

INFORMATION: Could you please provide the date of the Operating 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.

AFFIDAVIT

My legal name is ANDRÉ GREMILLET ("Affiant").

Being duly sworn, I hereby swear under oath that:

1. I am the PRESIDENT & CEO (insert title of authorized representative) of MUSICAL ARTS ASSOCIATION (insert owner/entity's name) (the "Organization"), and I am duly authorized to execute the foregoing Petition on behalf of the Organization.

2. The Organization is the current owner of all of the parcels listed on Exhibit D to the foregoing Petition regardless of any deviations or variations in the name of the titled owner listed on the land records of the County of Cuyahoga, and I am therefore authorized to execute the Petition with respect to each parcel listed in that Exhibit D.

Under penalty of perjury, I hereby declare and affirm that the above-mentioned statements are, to the best of my knowledge, true and correct.

FURTHER, AFFIANT SAYETH NAUGHT

Affiant's Signature: [Signature] Date: APR 4, 2023

STATE OF OHIO)
) SS:
COUNTY OF CUYAHOGA)

SWORN TO before me and subscribed
in my presence, this 4th day of April, 2023.

Delores Perry
Notary Public

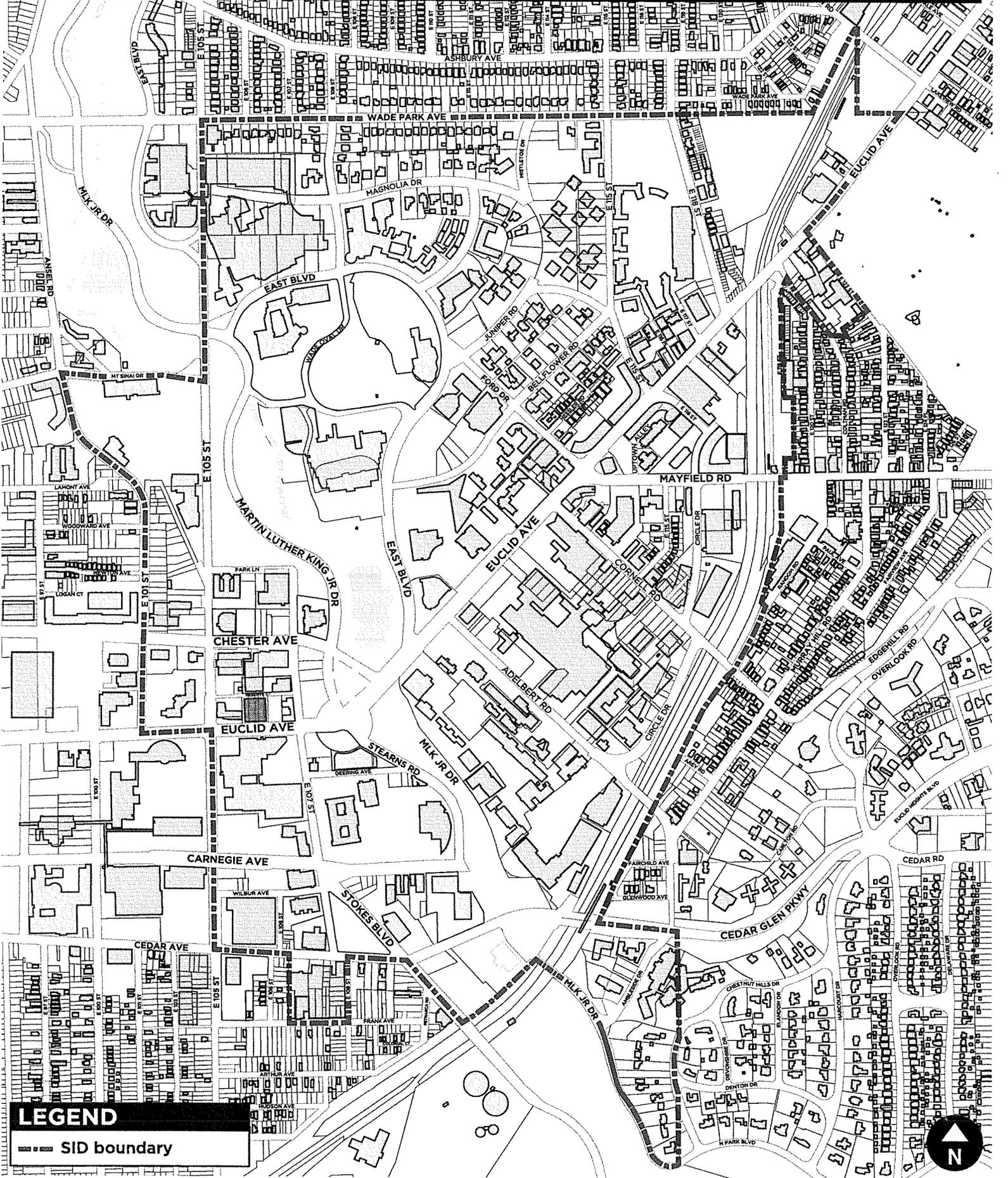
My commission expires: August 11, 2026



DELORES PERRY
Notary Public
State of Ohio
My Comm. Expires
August 11, 2026

Exhibit A

UNIVERSITY CIRCLE SID SERVICE AREA



LEGEND

--- SID boundary



Exhibit B

EXHIBIT B

**Parcel Numbers for Properties Included in the
University Circle Special Improvement District of Cleveland**

<u>Parcel Pins</u>	<u>Parcel Pins</u>	<u>Parcel Pins</u>	<u>Parcel Pins</u>
10726001	11920050	12020015	12024045
10726004	11920051	12020016	12025008
11910008	11920301	12020017	12025013
11910016	11920302	12020018	12025018
11911044	11925014	12020020	12026001
11911049	11925029	12020021	12026003
11911051	11925030	12020022	12027001
11911052	11925031	12020023	12027002
11911055	11925037	12020025	12027003
11911056	11925038	12020032	12027010
11911057	11925046	12020038	12027011
11911058	11925047	12021041	12027012
11911067	11925059	12021042	12027014
11912029	11925060	12021043	12027015
11912052	11925061	12021044	12027016
11912053	11925062	12022008	12027017
11919006	11925301	12022088	12027019
11919024	11925302	12022089	12027020
11920001	11925303	12023010	12027021
11920005	11925304	12023012	12028001
11920008	11925305	12023014	12028002
11920009	12017004	12023025	12028003
11920015	12017005	12023028	12028004
11920016	12017006	12023029	12028007
11920019	12017012	12023030	12028010
11920020	12018001	12023031	12028011
11920021	12018002	12023032	12028012
11920022	12018003	12023033	12028013
11920023	12018004	12023034	12028014
11920024	12018005	12023054	12028016
11920025	12018006	12023071	12028021
11920026	12018007	12023077	12028022
11920033	12018013	12023078	12028023
11920034	12018014	12023079	12028024
11920035	12018015	12024002	12028025
11920039	12018019	12024003	12028028
11920041	12019001	12024008	12028029
11920042	12019002	12024013	12028030
11920046	12019003	12024015	12028032
11920047	12019032	12024020	12028033
11920048	12020013	12024041	12028034
11920049	12020014	12024044	12028035

EXHIBIT B

<u>Parcel Pins</u>	<u>Parcel Pins</u>	<u>Parcel Pins</u>	<u>Parcel Pins</u>
12028043	12037001	12109012	12120018
12028052	12101001	12109013	12120019
12028053	12101002	12109014	12120084
12028054	12101005	12109015	12120085
12028055	12101006	12109016	12120086
12028056	12101009	12109017	12120087
12028057	12101012	12109018	12120088
12028060	12101014	12109019	12120089
12028065	12101016	12109020	12120090
12028074	12101018	12109021	12120091
12028076	12101031	12109027	12120092
12028078	12101036	12109028	12120185
12029001	12102001	12109029	12120186
12029002	12102002	12109030	12120187
12029004	12102003	12109031	12120188
12029005	12102004	12109032	12120189
12029015	12102005	12110001	12120190
12029019	12102006	12110002	12123002
12029024	12102007	12110003	12123010
12029025	12102008	12110004	12123011
12029054	12102009	12111001	12123015
12029055	12102010	12111004	12123016
12029056	12102011	12111005	12123017
12029057	12102012	12112001	12124013
12029058	12102013	12112003	12124015
12029300	12102018	12112047	12124017
12030116	12102021	12112048	12124019
12031001	12102022	12112049	12124020
12031002	12102023	12112051	12124021
12031003	12103008	12112052	12124022
12031007	12103009	12112058	12124023
12031008	12103010	12112064	12124024
12031009	12103011	12113001	12124049
12031023	12103012	12114001	12124058
12031024	12103013	12114004	12124061
12031025	12103022	12114005	12124062
12031026	12108001	12114006	12124063
12031027	12108007	12114016	12125001
12031049	12108011	12120009	12125007
12031050	12108012	12120012	12125010
12031051	12108030	12120013	12125303
12031076	12108032	12120014	12125304
12031077	12109009	12120015	12125305
12031084	12109010	12120016	12125307
12036002	12109011	12120017	12125308
12036002A			

Exhibit C

**UNIVERSITY CIRCLE
SPECIAL IMPROVEMENT DISTRICT OF CLEVELAND
SERVICE PLAN**

The University Circle Special Improvement District of Cleveland (the “District” or “SID”) is established pursuant to the provisions of Chapter 1710 of the Revised Code (the “Act”). This Plan refers to the Act and any and all future amendments to the Act. Any specific statutory reference contained in this Plan shall also refer to any succeeding or amending statutory provision.

The terms and conditions regarding the District are addressed in this Plan, and include, without limitation, a petition, a schedule of assessments to be made on included property (the “Assessment Schedule”), and the governing documents forming the District. The District is formed by University Circle, Inc. as an “existing qualified nonprofit corporation” under the Act (herein referred to as “UCI”). The governing documents of the District include the Articles of Incorporation of UCI, as amended for this purpose, Code of Regulations, resolutions duly adopted by the board of directors of the District, and the applicable resolutions and ordinances of the participating political subdivisions where the real property is located (collectively, the “Governing Documents”). The Governing Documents, this Plan, the petitions, and the Assessment Schedules are referred to herein collectively as the “District Documents.”

The District Documents establish the terms and conditions of the Program. The Program terms and conditions may be amended from time to time as described herein.

I. Purpose of the Program

The Program is intended to sustain and improve community safety in University Circle through services provided by the University Circle Police Department and UCI (the “Program Services”). The City of Cleveland (the “Participating Political Subdivision”) shall levy special assessments on real property included in the District, the payment of which will pay for the costs of the Program Services and the costs of administering the Program. Special assessment payments levied to pay costs of Program Services will be due and payable by property owners at the same time real property taxes are due.

II. The District’s Governance

The District shall be governed, pursuant to the District Documents and the Act, by the Board of Trustees of UCI functioning in the capacity of the Board of Directors of the District (the “Board”) all in accordance with the Act.

Pursuant to the Act, other Ohio law, and any Code of Regulations adopted for the governance of UCI, the Board may from time to time, and under such conditions as the Board determines, delegate any or all of the authority contained in this Plan to a sub-committee or to an agent, independent contractor, or employee of the District or the Board.

III. District Area Description

The District Area shall contain the territory within the boundaries depicted in the map of the District attached hereto as Exhibit A and incorporated herein by reference and is largely congruous with the University Circle, Inc. service boundary within the City of Cleveland.

IV. Description of Services Provided

The Program is intended to sustain and improve community safety in University Circle through services provided by the University Circle Police Department (UCPD) and UCI. The UCPD is a community police department with full law enforcement authority granted by state law. The presence of the UCPD, along with its reputation for quick response, is intended to be a strong deterrent to criminal activity in the District. Minimized opportunity coupled with timely and decisive intervention in actual criminal incidents has characterized the UCPD's public safety strategy since its inception. In keeping with its preventative methods, the UCPD will:

- Work closely with UCI's member institutions and property owners in focusing on crime prevention.
- Support the principles of community policing, a concept which recognizes the interdependence and shared responsibility of police and community, as the best approach to problem solving.
- Work in partnership and share resources with the Case Western Reserve University Security Department, University Hospitals Cleveland Medical Center Police Department, and other University Circle institutional forces to enhance personal safety in the District.
- Make crime prevention presentations, upon request, to the employees and constituents of University Circle institutions, businesses and other properties, as well as to neighborhood groups and University Circle residents in the interest of promoting public awareness and cooperation.
- Provide various additional measures to ensure transparency and accountability to the communities it serves, as outlined in Section IX.

As a full-service police department, the UCPD will provide the following services:

- 24-hour patrol in marked vehicles;
- Foot and bicycle patrols in designated areas;
- Rapid response to emergency calls;
- Surveillance using plainclothes officers and unmarked vehicles;
- Apprehension and arrest of criminals, as well as criminal investigations conducted by the UCPD Detective Bureau;
- Handling of many non-criminal incidents involving vehicles, missing persons, and disturbance complaints;
- Additional community services that contribute to the overall well-being of University Circle and are critical to the maintenance of public safety, including:

- Mental health crisis intervention and social services co-response;
- Expanded officer training;
- Comprehensive assistance to motor vehicle owners and operators;
- Traffic control;
- Special property checks;
- Managing Project Yield, the district’s pedestrian safety initiative;
- Working with community stakeholders to advance local initiatives, including the Pedal with Police program, bicycle and pedestrian safety messaging, and bicycle/shared mobility safety events;
- Tracking pedestrian safety data to inform programs, advocacy, and enforcement efforts;
- Serving as a District representative for citywide Vision Zero efforts.

V. Program Budget

The baseline budget in Year 1 (2024) is \$3,500,000. The budget will increase by 3% annually, through 2028, as follows:

- 2024: \$3,500,000
- 2025: \$3,605,000
- 2026: \$3,713,150
- 2027: \$3,824,544
- 2028: \$3,939,280

Additional payments to for UCPD and UCI transportation safety services may be collected on a case-by-case basis for services above and beyond those listed above or by property owners or other supporters outside the District.

VI. Assessment Methodology

The assessment of eligible properties within the District is based on equal parts 1) serviceable frontage, 2) gross certified value, and 3) land area. The values for each property are derived from County records and additional frontage measurements conducted using the Cuyahoga County Web Mapping Application. The figures have been verified by the City of Cleveland’s Division of Engineering and Division of Assessments and Licenses. Additional conditions include:

- A maximum of two serviceable frontages are included in the assessment calculation for each property.
- Properties with a County tax land use code of 1-Family, 2-Family, 3-Family, or Residential Condo are not included in the assessment.

- Per ORC Section 1710.03, properties owned by public entities are not included in the assessment unless such entity specifically requests in writing that its property be included in the District.
- Per ORC Section 1710.03, church properties are not included in the assessment unless the church specifically requests in writing that its property be included in the District.
- Railroad right of way properties traveling through the district with no additional facilities are not included in the assessment.
- Cemeteries within the District service area will be assessed based on serviceable frontage and property value alone; their land area is not included.

VII. Period of Assessment

The term of the assessment will be for five (5) years beginning with Tax Collection Year 2024 through Tax Collection Year 2028, with collections spanning those collection years 2024 through 2028.

The amount of voluntary assessments or other amounts payable to UCI under arrangements with its members established prior to the establishment of the District, including, without limitation, those for the period from July 1, 2023 through December 31, 2023, shall remain due and payable notwithstanding anything hereto to the contrary.

VIII. Program Administration & Design

- A. Administration: The Board is hereby authorized to provide for ongoing services to the District, its property, and the property owners. All services provided under this Plan shall be deemed to be services provided in furtherance of Program Services under this Plan.

Pursuant to the Act, such Program costs may be included in the special assessments levied on real property within the District.

- B. Design: The determination of services provided and budget required to perform these services will be made by the Board of Directors. The Board will solicit feedback from eligible property owners within the Service Area on a regular basis (see Section IX) and will incorporate this input into future Service Plans.

IX. Accountability & Reporting

This Plan and the Safety Services Program should be accountable to the community it serves and the property owners who support it. This includes provisions for Board and community oversight, as well as measures to promote transparency. To these ends, the following practices will be instituted as a component of the Service Program:

- A. A Citizen Review Board will exist to field and review citizen complaints against the UCPD and to meet the requirements of the City of Cleveland's Memorandum of Understanding that enables the UCPD to operate within the city.
- B. After establishment of the District, a University Circle Safety Services Advisory Committee will be created for the purpose of providing additional oversight and advisory capacity from property owners within in the SID service area.
- C. Each year, an Annual Report will be published by UCI on behalf of the SID, detailing the revenues and expenditures of the SID, outlining key programs and services, and performance measures, as defined by the above bodies.
- D. Prior to the expiration of the five-year term, the SID will re-evaluate the Service Plan, Program, and Budget with its members and contributing property owners to confirm the effectiveness of the programs and services provided.

Exhibit D

Musical Arts Association – Severance Hall

11001 Euclid Ave
Cleveland, OH 44106

André Gremillet, President & CEO

Summary of Property & Assessment Value

Parcel #	Parcel Address	Value	Frontage	Area	2024 Assessment	Special Conditions
12026003	11001 Euclid Ave.	\$26,350,000	826.3	79,954	\$33,449	
Totals		\$26,350,000	826.3	79,954	\$33,449	

Definitions

The **value** provided in the above table represents the gross certified “appraised total” for County tax year 2022. This includes both the total appraised land and building value for the parcel.

The **frontage** provided in the above table represents the “total serviceable linear feet” along the parcel’s primary and secondary frontages. Serviceable frontage is defined as the property frontage that abuts public right of way or another publicly accessible area and usually includes a roadway and/or sidewalk. A maximum of two frontages are used in this calculation.

The **area** provided in the above table represents the “total square footage” for the parcel, as recorded by Cuyahoga County.

The **assessment** value in the above table is the SID payment amount attributed to the parcel in Year 1. This is derived from the parcel’s representative share of the eligible property in the district and the weighting of 1/3 value, 1/3 frontage, and 1/3 area, as described in the previous pages. The assessment value will increase by 3% each year, through 2028, as follows:

- 2024: \$33,449
- 2025: \$34,452
- 2026: \$35,486
- 2027: \$36,550
- 2028: \$37,647

Notes

- Final assessment values will be calculated following City of Cleveland review and verification of property information, property owner objections, and other details.

University Circle Special Improvement District of Cleveland

March 23, 2023

Dear Property Owner:

We are working to establish a Special Improvement District (SID) in University Circle. Our goal is to sustain and enhance our neighborhood safety services by providing a reliable source of revenue to fully fund the work of the University Circle Police Department (UCPD).

Chapter 1710 of the Ohio Revised Code permits property owners to petition their local governments to pass legislation in creating a SID and levying a special assessment on the district's properties for specified services. Owners of property comprising 60% of serviceable frontage or 75% of area, at a minimum, must sign the petition in order for the assessment to move forward.

Included in this package are the following materials for your review. Once you have reviewed, your prompt return of the signed petition and all accompanying exhibits is appreciated, as it will enable us to proceed to the next step in the legislative process with the City of Cleveland.

- **Petition (and instructions):** Complete, sign and date, as instructed.
- **Property Summary (Exhibit D):** Summary of your properties, assessment methodology and estimated SID assessment for the 5-year period from 2024 – 2028.
- **SID Service Area (Exhibit A):** Map of the proposed District
- **Parcel List (Exhibit B):** List of all parcels included in the proposed District
- **Service Plan (Exhibit C):** Addressing the purpose, governance, District area, services provided, budget, assessment methodology, period of assessment, administration & design, and accountability & reporting of the proposed SID.

Please return the completed petition with exhibits to UCI at the address listed below. If you have any questions, you may email Cherie Bandy at Cherie.Bandy@universitycircle.org. Thank you for helping to make University Circle a vibrant, thriving, and enriching place.

Gary Hanson



Interim President
University Circle Inc.

P E T I T I O N

TO APPROVE THE CREATION OF THE UNIVERSITY CIRCLE SPECIAL IMPROVEMENT DISTRICT OF CLEVELAND AND THE IMPOSITION OF SPECIAL ASSESSMENTS TO PAY COSTS OF THE PROVISION OF SERVICES IN ACCORDANCE WITH THE SERVICES PLAN OF THE DISTRICT

City of Cleveland, Ohio
April 10, 2023

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

We petition the City to approve the creation of the University Circle Special Improvement District (the “District”) as a special improvement district under Ohio Revised Code (“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. The District is to be formed by University Circle, Inc., pursuant to Section 1710.02 of the Revised Code, as an “existing qualified non-profit corporation” in accordance with its amended articles of incorporation submitted to the City for the purpose thereof.

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 the properties included in the proposed University Circle Special Improvement District of Cleveland (identified by permanent parcel numbers shown on the records in the Cuyahoga County Fiscal Officer’s office) and shown on the attached Exhibit B. Excluded from the property comprising the District 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.

University Circle Incorporated has prepared and submitted to the City, with the amended articles of incorporation, the Service Plan of the District (in the form attached as Exhibit C (the “Plan”) which we hereby approve. The University Circle Special Improvement District of Cleveland 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 assess our properties for the services as set forth in 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 for the permanent parcel numbers identified below are shown in the attached Exhibit D. We acknowledge that the actual assessments may 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, heirs, executors 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, consent to our respective property being included in more than one special improvement district, if applicable, 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.

A. Property Address(es): The address(es) identified and listed in Exhibit D attached hereto which are incorporated by reference herein.

Permanent Parcel No(s): Those parcels identified and listed in Exhibit D attached hereto which are incorporated by reference herein.

B. Name of Owner:* University Circle Inc.

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

Gary Hanson

Interim President



*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.

LIMITED LIABILITY COMPANY:

Only a MANAGING MEMBER or an OFFICER of a MANAGING MEMBER or a MANAGER can execute this Document. Next to the name of the person who executes this Document for the Limited Liability Company, please write WHETHER THE PERSON IS A MANAGER or a MANAGING MEMBER or if the person is an OFFICER of the MANAGING MEMBER, please write WHICH OFFICER the person is.

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

INFORMATION: Could you please provide the date of the Operating 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.

AFFIDAVIT

My legal name is Gary Hanson ("Affiant").

Being duly sworn, I hereby swear under oath that:

1. I am the Interim President (insert title of authorized representative) of University Circle Inc (insert owner/entity's name) (the "Organization"), and I am duly authorized to execute the foregoing Petition on behalf of the Organization.

2. The Organization is the current owner of all of the parcels listed on Exhibit D to the foregoing Petition regardless of any deviations or variations in the name of the titled owner listed on the land records of the County of Cuyahoga, and I am therefore authorized to execute the Petition with respect to each parcel listed in that Exhibit D.

Under penalty of perjury, I hereby declare and affirm that the above-mentioned statements are, to the best of my knowledge, true and correct.

FURTHER, AFFIANT SAYETH NAUGHT

Affiant's Signature: [Signature] Date: April 10, 2023

STATE OF OHIO)
) SS:
COUNTY OF CUYAHOGA)

SWORN TO before me and subscribed in my presence, this 10th day of April, 2023.

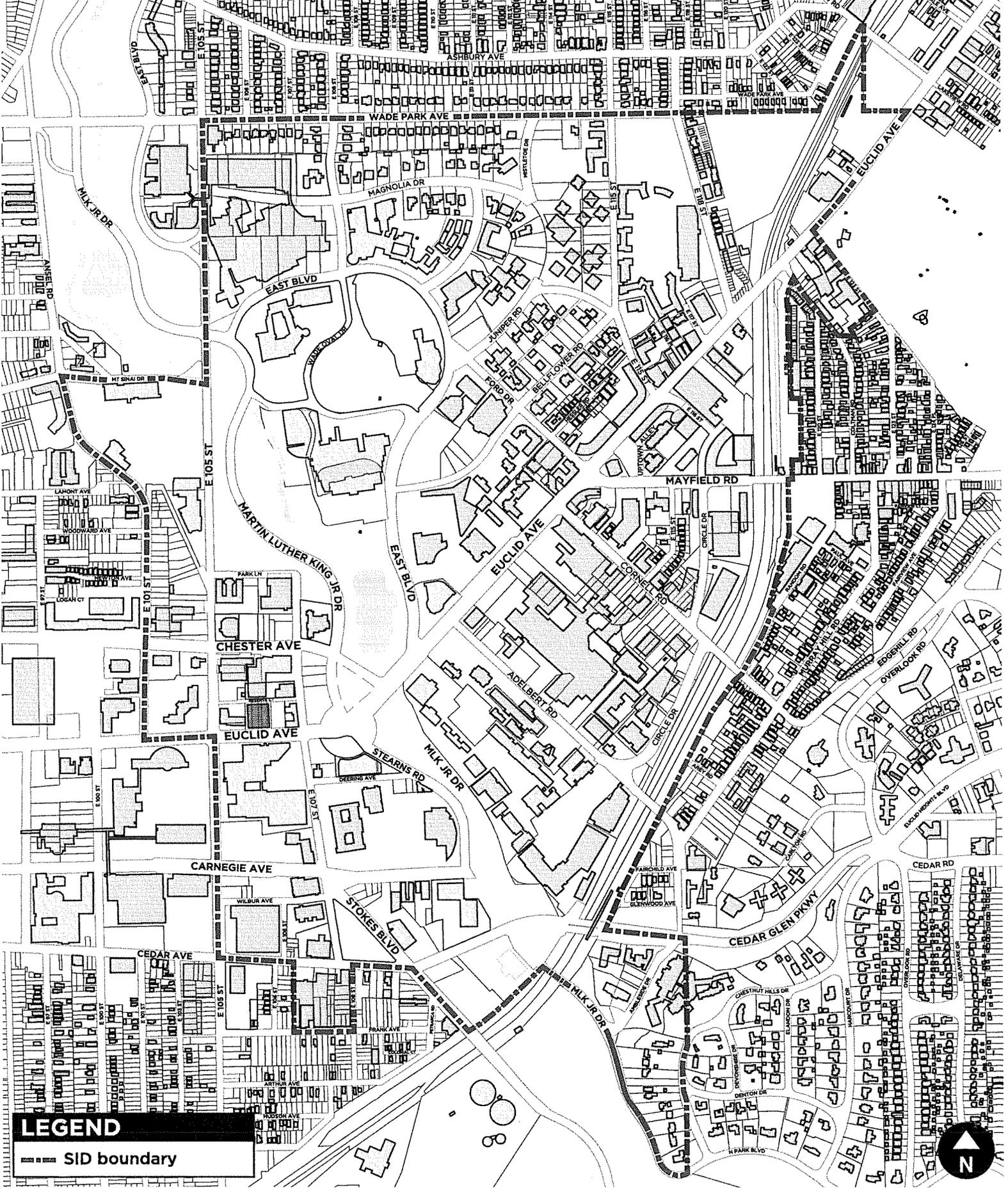
[Signature]
Notary Public

CAROL K. SHIVEY
NOTARY PUBLIC • STATE OF OHIO
Recorded in Cuyahoga County
My commission expires Aug. 20, 2023



Exhibit A

UNIVERSITY CIRCLE SID SERVICE AREA



LEGEND
--- SID boundary



Exhibit B

EXHIBIT B

**Parcel Numbers for Properties Included in the
University Circle Special Improvement District of Cleveland**

<u>Parcel Pins</u>	<u>Parcel Pins</u>	<u>Parcel Pins</u>	<u>Parcel Pins</u>
10726001	11920050	12020015	12024045
10726004	11920051	12020016	12025008
11910008	11920301	12020017	12025013
11910016	11920302	12020018	12025018
11911044	11925014	12020020	12026001
11911049	11925029	12020021	12026003
11911051	11925030	12020022	12027001
11911052	11925031	12020023	12027002
11911055	11925037	12020025	12027003
11911056	11925038	12020032	12027010
11911057	11925046	12020038	12027011
11911058	11925047	12021041	12027012
11911067	11925059	12021042	12027014
11912029	11925060	12021043	12027015
11912052	11925061	12021044	12027016
11912053	11925062	12022008	12027017
11919006	11925301	12022088	12027019
11919024	11925302	12022089	12027020
11920001	11925303	12023010	12027021
11920005	11925304	12023012	12028001
11920008	11925305	12023014	12028002
11920009	12017004	12023025	12028003
11920015	12017005	12023028	12028004
11920016	12017006	12023029	12028007
11920019	12017012	12023030	12028010
11920020	12018001	12023031	12028011
11920021	12018002	12023032	12028012
11920022	12018003	12023033	12028013
11920023	12018004	12023034	12028014
11920024	12018005	12023054	12028016
11920025	12018006	12023071	12028021
11920026	12018007	12023077	12028022
11920033	12018013	12023078	12028023
11920034	12018014	12023079	12028024
11920035	12018015	12024002	12028025
11920039	12018019	12024003	12028028
11920041	12019001	12024008	12028029
11920042	12019002	12024013	12028030
11920046	12019003	12024015	12028032
11920047	12019032	12024020	12028033
11920048	12020013	12024041	12028034
11920049	12020014	12024044	12028035

EXHIBIT B

<u>Parcel Pins</u>	<u>Parcel Pins</u>	<u>Parcel Pins</u>	<u>Parcel Pins</u>
12028043	12037001	12109012	12120018
12028052	12101001	12109013	12120019
12028053	12101002	12109014	12120084
12028054	12101005	12109015	12120085
12028055	12101006	12109016	12120086
12028056	12101009	12109017	12120087
12028057	12101012	12109018	12120088
12028060	12101014	12109019	12120089
12028065	12101016	12109020	12120090
12028074	12101018	12109021	12120091
12028076	12101031	12109027	12120092
12028078	12101036	12109028	12120185
12029001	12102001	12109029	12120186
12029002	12102002	12109030	12120187
12029004	12102003	12109031	12120188
12029005	12102004	12109032	12120189
12029015	12102005	12110001	12120190
12029019	12102006	12110002	12123002
12029024	12102007	12110003	12123010
12029025	12102008	12110004	12123011
12029054	12102009	12111001	12123015
12029055	12102010	12111004	12123016
12029056	12102011	12111005	12123017
12029057	12102012	12112001	12124013
12029058	12102013	12112003	12124015
12029300	12102018	12112047	12124017
12030116	12102021	12112048	12124019
12031001	12102022	12112049	12124020
12031002	12102023	12112051	12124021
12031003	12103008	12112052	12124022
12031007	12103009	12112058	12124023
12031008	12103010	12112064	12124024
12031009	12103011	12113001	12124049
12031023	12103012	12114001	12124058
12031024	12103013	12114004	12124061
12031025	12103022	12114005	12124062
12031026	12108001	12114006	12124063
12031027	12108007	12114016	12125001
12031049	12108011	12120009	12125007
12031050	12108012	12120012	12125010
12031051	12108030	12120013	12125303
12031076	12108032	12120014	12125304
12031077	12109009	12120015	12125305
12031084	12109010	12120016	12125307
12036002	12109011	12120017	12125308
12036002A			

Exhibit C

**UNIVERSITY CIRCLE
SPECIAL IMPROVEMENT DISTRICT OF CLEVELAND
SERVICE PLAN**

The University Circle Special Improvement District of Cleveland (the “District” or “SID”) is established pursuant to the provisions of Chapter 1710 of the Revised Code (the “Act”). This Plan refers to the Act and any and all future amendments to the Act. Any specific statutory reference contained in this Plan shall also refer to any succeeding or amending statutory provision.

The terms and conditions regarding the District are addressed in this Plan, and include, without limitation, a petition, a schedule of assessments to be made on included property (the “Assessment Schedule”), and the governing documents forming the District. The District is formed by University Circle, Inc. as an “existing qualified nonprofit corporation” under the Act (herein referred to as “UCI”). The governing documents of the District include the Articles of Incorporation of UCI, as amended for this purpose, Code of Regulations, resolutions duly adopted by the board of directors of the District, and the applicable resolutions and ordinances of the participating political subdivisions where the real property is located (collectively, the “Governing Documents”). The Governing Documents, this Plan, the petitions, and the Assessment Schedules are referred to herein collectively as the “District Documents.”

The District Documents establish the terms and conditions of the Program. The Program terms and conditions may be amended from time to time as described herein.

I. Purpose of the Program

The Program is intended to sustain and improve community safety in University Circle through services provided by the University Circle Police Department and UCI (the “Program Services”). The City of Cleveland (the “Participating Political Subdivision”) shall levy special assessments on real property included in the District, the payment of which will pay for the costs of the Program Services and the costs of administering the Program. Special assessment payments levied to pay costs of Program Services will be due and payable by property owners at the same time real property taxes are due.

II. The District’s Governance

The District shall be governed, pursuant to the District Documents and the Act, by the Board of Trustees of UCI functioning in the capacity of the Board of Directors of the District (the “Board”) all in accordance with the Act.

Pursuant to the Act, other Ohio law, and any Code of Regulations adopted for the governance of UCI, the Board may from time to time, and under such conditions as the Board determines, delegate any or all of the authority contained in this Plan to a sub-committee or to an agent, independent contractor, or employee of the District or the Board.

III. District Area Description

The District Area shall contain the territory within the boundaries depicted in the map of the District attached hereto as Exhibit A and incorporated herein by reference and is largely congruous with the University Circle, Inc. service boundary within the City of Cleveland.

IV. Description of Services Provided

The Program is intended to sustain and improve community safety in University Circle through services provided by the University Circle Police Department (UCPD) and UCI. The UCPD is a community police department with full law enforcement authority granted by state law. The presence of the UCPD, along with its reputation for quick response, is intended to be a strong deterrent to criminal activity in the District. Minimized opportunity coupled with timely and decisive intervention in actual criminal incidents has characterized the UCPD's public safety strategy since its inception. In keeping with its preventative methods, the UCPD will:

- Work closely with UCI's member institutions and property owners in focusing on crime prevention.
- Support the principles of community policing, a concept which recognizes the interdependence and shared responsibility of police and community, as the best approach to problem solving.
- Work in partnership and share resources with the Case Western Reserve University Security Department, University Hospitals Cleveland Medical Center Police Department, and other University Circle institutional forces to enhance personal safety in the District.
- Make crime prevention presentations, upon request, to the employees and constituents of University Circle institutions, businesses and other properties, as well as to neighborhood groups and University Circle residents in the interest of promoting public awareness and cooperation.
- Provide various additional measures to ensure transparency and accountability to the communities it serves, as outlined in Section IX.

As a full-service police department, the UCPD will provide the following services:

- 24-hour patrol in marked vehicles;
- Foot and bicycle patrols in designated areas;
- Rapid response to emergency calls;
- Surveillance using plainclothes officers and unmarked vehicles;
- Apprehension and arrest of criminals, as well as criminal investigations conducted by the UCPD Detective Bureau;
- Handling of many non-criminal incidents involving vehicles, missing persons, and disturbance complaints;
- Additional community services that contribute to the overall well-being of University Circle and are critical to the maintenance of public safety, including:

- Mental health crisis intervention and social services co-response;
- Expanded officer training;
- Comprehensive assistance to motor vehicle owners and operators;
- Traffic control;
- Special property checks;
- Managing Project Yield, the district’s pedestrian safety initiative;
- Working with community stakeholders to advance local initiatives, including the Pedal with Police program, bicycle and pedestrian safety messaging, and bicycle/shared mobility safety events;
- Tracking pedestrian safety data to inform programs, advocacy, and enforcement efforts;
- Serving as a District representative for citywide Vision Zero efforts.

V. Program Budget

The baseline budget in Year 1 (2024) is \$3,500,000. The budget will increase by 3% annually, through 2028, as follows:

- 2024: \$3,500,000
- 2025: \$3,605,000
- 2026: \$3,713,150
- 2027: \$3,824,544
- 2028: \$3,939,280

Additional payments to for UCPD and UCI transportation safety services may be collected on a case-by-case basis for services above and beyond those listed above or by property owners or other supporters outside the District.

VI. Assessment Methodology

The assessment of eligible properties within the District is based on equal parts 1) serviceable frontage, 2) gross certified value, and 3) land area. The values for each property are derived from County records and additional frontage measurements conducted using the Cuyahoga County Web Mapping Application. The figures have been verified by the City of Cleveland’s Division of Engineering and Division of Assessments and Licenses. Additional conditions include:

- A maximum of two serviceable frontages are included in the assessment calculation for each property.
- Properties with a County tax land use code of 1-Family, 2-Family, 3-Family, or Residential Condo are not included in the assessment.

- Per ORC Section 1710.03, properties owned by public entities are not included in the assessment unless such entity specifically requests in writing that its property be included in the District.
- Per ORC Section 1710.03, church properties are not included in the assessment unless the church specifically requests in writing that its property be included in the District.
- Railroad right of way properties traveling through the district with no additional facilities are not included in the assessment.
- Cemeteries within the District service area will be assessed based on serviceable frontage and property value alone; their land area is not included.

VII. Period of Assessment

The term of the assessment will be for five (5) years beginning with Tax Collection Year 2024 through Tax Collection Year 2028, with collections spanning those collection years 2024 through 2028.

The amount of voluntary assessments or other amounts payable to UCI under arrangements with its members established prior to the establishment of the District, including, without limitation, those for the period from July 1, 2023 through December 31, 2023, shall remain due and payable notwithstanding anything hereto to the contrary.

VIII. Program Administration & Design

- A. Administration: The Board is hereby authorized to provide for ongoing services to the District, its property, and the property owners. All services provided under this Plan shall be deemed to be services provided in furtherance of Program Services under this Plan.

Pursuant to the Act, such Program costs may be included in the special assessments levied on real property within the District.

- B. Design: The determination of services provided and budget required to perform these services will be made by the Board of Directors. The Board will solicit feedback from eligible property owners within the Service Area on a regular basis (see Section IX) and will incorporate this input into future Service Plans.

IX. Accountability & Reporting

This Plan and the Safety Services Program should be accountable to the community it serves and the property owners who support it. This includes provisions for Board and community oversight, as well as measures to promote transparency. To these ends, the following practices will be instituted as a component of the Service Program:

- A. A Citizen Review Board will exist to field and review citizen complaints against the UCPD and to meet the requirements of the City of Cleveland's Memorandum of Understanding that enables the UCPD to operate within the city.
- B. After establishment of the District, a University Circle Safety Services Advisory Committee will be created for the purpose of providing additional oversight and advisory capacity from property owners within in the SID service area.
- C. Each year, an Annual Report will be published by UCI on behalf of the SID, detailing the revenues and expenditures of the SID, outlining key programs and services, and performance measures, as defined by the above bodies.
- D. Prior to the expiration of the five-year term, the SID will re-evaluate the Service Plan, Program, and Budget with its members and contributing property owners to confirm the effectiveness of the programs and services provided.

Exhibit D

University Circle Inc.

10831 Magnolia Drive
Cleveland, OH 44106

Gary Hanson, Interim President

Summary of Property & Assessment Value

Parcels	Parcel Address	Certified Value	Frontage	Area	2024 Assessment
43	Various	\$136,454,100	6,327.8	743,517	\$232,210

Definitions

The **value** provided in the above table represents the gross certified “appraised total” for County tax year 2022 for 19 properties deeded to University Hospitals. This includes both the total appraised land and building value for each parcel.

The **frontage** provided in the above table represents the “total serviceable linear feet” along the 19 parcels’ primary and secondary frontages. Serviceable frontage is defined as the property frontage that abuts public right-of-way or another publicly accessible area and usually includes a roadway and/or sidewalk. A maximum of two frontages are used in this calculation.

The **area** provided in the above table represents the “total square footage” for the parcels, as recorded by Cuyahoga County and verified by the City of Cleveland.

The **assessment** value in the above table is the SID payment amount attributed to the parcel in Year 1 (2024). This is derived from the parcels’ representative share of the eligible property in the district and the weighting of 1/3 value, 1/3 frontage, and 1/3 area. The assessment value will increase by 3% each year, through 2028, as follows:

- 2024: \$232,210
- 2025: \$239,176
- 2026: \$246,352
- 2027: \$253,742
- 2028: \$261,354

Notes

- A full list of the 43 UCI parcels and their attributes is included on the following pages.
- The above figures include the totals for nine (9) parcels in which UCI has developer agreements; the assessments for these properties will be paid according to the terms of each respective agreement.
- Final assessment values will be calculated following City of Cleveland review and verification of property information, property owner objections, and other details.

University Circle Inc. Deeded Properties in the Proposed University Circle Special Improvement District

Parcel Pin	Deeded Owner	Parcel Address	Gross Cent. Value	Total Frontage	Total Sq. Ft.	Assessment																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
						(2024)	(2025)	(2026)	(2027)	(2028)	(2029)	(2030)	(2031)	(2032)	(2033)																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
12017012	UNIVERSITY CIRCLE DEV FDN	1604 TO 01618 HAZEL DR, CLEVELAND, OH, 44106	\$ 9,927,300	361.9	58,013	\$ 15,657.30	\$ 16,127.02	\$ 16,610.83	\$ 17,109.15	\$ 17,622.43	\$ 18,155.71	\$ 18,708.99	\$ 19,282.27	\$ 19,876.55	\$ 20,490.83	\$ 21,125.11	\$ 21,780.39	\$ 22,456.67	\$ 23,154.95	\$ 23,886.23	\$ 24,652.51	\$ 25,454.79	\$ 26,293.07	\$ 27,168.35	\$ 28,081.63	\$ 29,032.91	\$ 29,922.19	\$ 30,850.47	\$ 31,817.75	\$ 32,824.03	\$ 33,870.31	\$ 34,957.59	\$ 36,085.87	\$ 37,255.15	\$ 38,466.43	\$ 39,719.71	\$ 41,015.99	\$ 42,355.27	\$ 43,739.55	\$ 45,168.83	\$ 46,644.11	\$ 48,166.39	\$ 49,735.67	\$ 51,353.95	\$ 53,023.23	\$ 54,745.51	\$ 56,521.79	\$ 58,353.07	\$ 60,240.35	\$ 62,184.63	\$ 64,186.91	\$ 66,248.19	\$ 68,370.47	\$ 70,554.75	\$ 72,801.03	\$ 75,110.31	\$ 77,483.59	\$ 79,921.87	\$ 82,426.15	\$ 85,000.43	\$ 87,645.71	\$ 90,363.99	\$ 93,157.27	\$ 96,028.55	\$ 98,979.83	\$ 102,013.11	\$ 105,130.39	\$ 108,333.67	\$ 111,624.95	\$ 115,007.23	\$ 118,483.51	\$ 122,056.79	\$ 125,729.07	\$ 129,503.35	\$ 133,382.63	\$ 137,369.91	\$ 141,468.19	\$ 145,680.47	\$ 150,009.75	\$ 154,459.03	\$ 159,031.31	\$ 163,729.59	\$ 168,556.87	\$ 173,517.15	\$ 178,615.43	\$ 183,855.71	\$ 189,241.99	\$ 194,778.27	\$ 200,469.55	\$ 206,320.83	\$ 212,336.11	\$ 218,519.39	\$ 224,874.67	\$ 231,405.95	\$ 238,117.23	\$ 245,013.51	\$ 252,100.79	\$ 259,384.07	\$ 266,869.35	\$ 274,561.63	\$ 282,466.91	\$ 290,591.19	\$ 298,931.47	\$ 307,493.75	\$ 316,283.03	\$ 325,305.31	\$ 334,566.59	\$ 344,072.87	\$ 353,830.15	\$ 363,848.43	\$ 374,132.71	\$ 384,698.99	\$ 395,553.27	\$ 406,702.55	\$ 418,152.83	\$ 430,011.11	\$ 442,284.39	\$ 454,978.67	\$ 468,100.95	\$ 481,667.23	\$ 495,684.51	\$ 510,158.79	\$ 525,096.07	\$ 540,503.35	\$ 556,387.63	\$ 572,756.91	\$ 589,617.19	\$ 606,975.47	\$ 624,838.75	\$ 643,213.03	\$ 662,105.31	\$ 681,522.59	\$ 701,471.87	\$ 721,960.15	\$ 742,994.43	\$ 764,580.71	\$ 786,725.99	\$ 809,437.27	\$ 832,721.55	\$ 856,585.83	\$ 881,036.11	\$ 906,079.39	\$ 931,818.67	\$ 958,269.95	\$ 985,440.23	\$ 1,013,347.51	\$ 1,042,000.79	\$ 1,071,417.07	\$ 1,101,604.35	\$ 1,132,580.63	\$ 1,164,354.91	\$ 1,196,935.19	\$ 1,230,330.47	\$ 1,264,549.75	\$ 1,300,599.03	\$ 1,337,496.31	\$ 1,375,259.59	\$ 1,413,896.87	\$ 1,453,425.15	\$ 1,493,861.43	\$ 1,535,214.71	\$ 1,577,502.99	\$ 1,620,744.27	\$ 1,664,956.55	\$ 1,710,147.83	\$ 1,756,335.11	\$ 1,803,534.39	\$ 1,851,762.67	\$ 1,901,037.95	\$ 1,951,377.23	\$ 2,002,797.51	\$ 2,055,305.79	\$ 2,108,919.07	\$ 2,163,654.35	\$ 2,219,528.63	\$ 2,276,559.91	\$ 2,334,755.19	\$ 2,394,133.47	\$ 2,454,713.75	\$ 2,516,514.03	\$ 2,579,544.31	\$ 2,643,823.59	\$ 2,709,371.87	\$ 2,776,208.15	\$ 2,844,351.43	\$ 2,913,819.71	\$ 2,984,632.99	\$ 3,056,811.27	\$ 3,130,375.55	\$ 3,205,344.83	\$ 3,281,739.11	\$ 3,359,580.39	\$ 3,438,889.67	\$ 3,519,677.95	\$ 3,601,974.23	\$ 3,685,700.51	\$ 3,770,887.79	\$ 3,857,547.07	\$ 3,945,699.35	\$ 4,035,375.63	\$ 4,126,597.91	\$ 4,219,388.19	\$ 4,313,769.47	\$ 4,409,764.75	\$ 4,507,400.03	\$ 4,606,699.31	\$ 4,707,687.59	\$ 4,810,390.87	\$ 4,914,834.15	\$ 5,021,043.43	\$ 5,129,043.71	\$ 5,238,861.99	\$ 5,350,525.27	\$ 5,464,061.55	\$ 5,579,500.83	\$ 5,696,864.11	\$ 5,816,178.39	\$ 5,938,479.67	\$ 6,062,704.95	\$ 6,188,882.23	\$ 6,317,041.51	\$ 6,447,200.79	\$ 6,579,380.07	\$ 6,713,600.35	\$ 6,850,883.63	\$ 6,991,244.91	\$ 7,134,709.19	\$ 7,281,294.47	\$ 7,431,127.75	\$ 7,584,237.03	\$ 7,740,641.31	\$ 7,900,469.59	\$ 8,063,749.87	\$ 8,230,509.15	\$ 8,400,776.43	\$ 8,574,579.71	\$ 8,751,947.99	\$ 8,932,911.27	\$ 9,117,499.55	\$ 9,305,749.83	\$ 9,497,699.11	\$ 9,693,387.39	\$ 9,892,851.67	\$ 10,096,121.95	\$ 10,303,239.23	\$ 10,514,243.51	\$ 10,729,164.79	\$ 10,948,038.07	\$ 11,170,901.35	\$ 11,397,797.63	\$ 11,629,771.91	\$ 11,865,961.19	\$ 12,107,399.47	\$ 12,354,413.75	\$ 12,607,049.03	\$ 12,865,342.31	\$ 13,129,431.59	\$ 13,399,352.87	\$ 13,675,144.15	\$ 13,956,941.43	\$ 14,244,789.71	\$ 14,538,727.99	\$ 14,838,793.27	\$ 15,145,022.55	\$ 15,457,483.83	\$ 15,776,295.11	\$ 16,101,494.39	\$ 16,432,219.67	\$ 16,769,600.95	\$ 17,112,777.23	\$ 17,461,781.51	\$ 17,816,764.79	\$ 18,177,771.07	\$ 18,544,944.35	\$ 18,918,419.63	\$ 19,298,333.91	\$ 19,684,834.19	\$ 20,078,067.47	\$ 20,478,181.75	\$ 20,884,325.03	\$ 21,296,639.31	\$ 21,715,253.59	\$ 22,140,316.87	\$ 22,571,979.15	\$ 23,010,321.43	\$ 23,455,489.71	\$ 23,907,621.99	\$ 24,365,857.27	\$ 24,830,334.55	\$ 25,301,199.83	\$ 25,778,609.11	\$ 26,262,709.39	\$ 26,750,551.67	\$ 27,245,283.95	\$ 27,747,062.23	\$ 28,256,034.51	\$ 28,772,359.79	\$ 29,296,189.07	\$ 29,827,673.35	\$ 30,366,919.63	\$ 30,914,073.91	\$ 31,469,189.19	\$ 32,032,419.47	\$ 32,603,919.75	\$ 33,183,740.03	\$ 33,773,026.31	\$ 34,371,014.59	\$ 34,977,853.87	\$ 35,593,689.15	\$ 36,218,667.43	\$ 36,852,944.71	\$ 37,496,771.99	\$ 38,150,199.27	\$ 38,813,374.55	\$ 39,485,453.83	\$ 40,165,583.11	\$ 40,852,814.39	\$ 41,547,293.67	\$ 42,250,169.95	\$ 42,960,599.23	\$ 43,679,739.51	\$ 44,407,730.79	\$ 45,144,723.07	\$ 45,890,869.35	\$ 46,646,323.63	\$ 47,411,333.91	\$ 48,188,049.19	\$ 48,971,624.47	\$ 49,762,215.75	\$ 50,560,879.03	\$ 51,367,759.31	\$ 52,183,014.59	\$ 53,006,819.87	\$ 53,839,331.15	\$ 54,680,706.43	\$ 55,531,199.71	\$ 56,391,874.99	\$ 57,262,793.27	\$ 58,144,109.55	\$ 59,036,014.83	\$ 59,938,647.11	\$ 60,852,159.39	\$ 61,776,699.67	\$ 62,711,383.95	\$ 63,657,369.23	\$ 64,613,811.51	\$ 65,581,874.79	\$ 66,561,619.07	\$ 67,553,153.35	\$ 68,556,624.63	\$ 69,572,147.89	\$ 70,597,777.15	\$ 71,630,576.43	\$ 72,671,601.67	\$ 73,720,029.91	\$ 74,776,919.15	\$ 75,841,427.39	\$ 76,914,723.63	\$ 78,000,984.87	\$ 79,100,261.11	\$ 80,212,719.35	\$ 81,337,524.59	\$ 82,474,842.83	\$ 83,624,830.07	\$ 84,788,647.31	\$ 85,960,549.75	\$ 87,141,704.99	\$ 88,335,271.23	\$ 89,540,607.47	\$ 90,756,871.71	\$ 91,984,231.95	\$ 93,222,844.19	\$ 94,472,763.43	\$ 95,734,154.67	\$ 97,007,283.91	\$ 98,292,317.15	\$ 99,588,511.39	\$ 100,895,934.63	\$ 102,214,853.87	\$ 103,546,524.11	\$ 104,890,101.35	\$ 106,245,841.59	\$ 107,613,903.83	\$ 109,004,554.07	\$ 110,417,960.31	\$ 111,854,378.55	\$ 113,313,906.79	\$ 114,795,703.03	\$ 116,300,029.27	\$ 117,828,043.51	\$ 119,378,903.75	\$ 120,952,775.99	\$ 122,550,717.23	\$ 124,172,885.47	\$ 125,820,343.71	\$ 127,492,477.95	\$ 129,189,347.19	\$ 130,912,117.43	\$ 132,661,059.67	\$ 134,427,331.91	\$ 136,211,103.15	\$ 138,013,584.39	\$ 139,834,940.63	\$ 141,675,338.87	\$ 143,535,945.11	\$ 145,417,926.35	\$ 147,321,550.59	\$ 149,248,880.83	\$ 151,199,135.07	\$ 153,172,475.31	\$ 155,169,070.55	\$ 157,189,081.79	\$ 159,232,610.03	\$ 161,300,821.27	\$ 163,393,979.51	\$ 165,512,251.75	\$ 167,656,805.99	\$ 169,826,781.23	\$ 172,023,463.47	\$ 174,247,009.71	\$ 176,497,690.95	\$ 178,774,675.19	\$ 181,078,230.43	\$ 183,404,624.67	\$ 185,757,034.91	\$ 188,135,627.15	\$ 190,536,578.39	\$ 192,944,140.63	\$ 195,370,490.87	\$ 197,816,797.11	\$ 200,283,130.35	\$ 202,760,560.59	\$ 205,259,254.83	\$ 207,779,377.07	\$ 210,319,103.31	\$ 212,879,600.55	\$ 215,460,946.79	\$ 218,064,309.03	\$ 220,689,755.27	\$ 223,336,369.51	\$ 226,004,319.75	\$ 228,692,880.99	\$ 231,403,226.23	\$ 234,133,656.47	\$ 236,885,347.71	\$ 239,658,557.95	\$ 242,453,455.19	\$ 245,270,307.43	\$ 248,109,381.67	\$ 251,000,855.91	\$ 253,854,999.15	\$ 256,732,000.39	\$ 259,632,137.63	\$ 262,554,579.87	\$ 265,499,590.11	\$ 268,467,339.35	\$ 271,457,994.59	\$ 274,477,733.83	\$ 277,518,724.07	\$ 280,581,043.31	\$ 283,664,969.55	\$ 286,770,671.79	\$ 289,898,329.03	\$ 293,048,119.27	\$ 296,220,317.51	\$ 299,415,199.75	\$ 302,634,843.99	\$ 305,877,381.23	\$ 309,143,989.47	\$ 312,432,841.71	\$ 315,744,617.95	\$ 319,079,499.19	\$ 322,437,671.43	\$ 325,819,103.67	\$ 329,229,275.91	\$ 332,667,374.15	\$ 336,134,393.39	\$ 339,630,610.63	\$ 343,169,313.87	\$ 346,745,809.11	\$ 350,353,654.35	\$ 353,994,127.59	\$ 357,666,606.83	\$ 361,371,399.07	\$ 365,109,795.31	\$ 368,882,081.55	\$ 372,686,424.79	\$ 376,523,000.03	\$ 380,393,081.27	\$ 384,288,944.51	\$ 388,211,865.75	\$ 392,163,019.99	\$ 396,071,501.23	\$ 400,008,686.47	\$ 403,974,741.71	\$ 407,962,853.95	\$ 411,983,100.19	\$ 416,025,667.43	\$ 420,090,624.67	\$ 424,178,259.91	\$ 428,288,651.15	\$ 432,429,055.39	\$ 436,601,634.63	\$ 440,805,665.87	\$ 445,041,427.11	\$ 449,309,089.35	\$ 453,608,831.59	\$ 457,940,040.83	\$ 462,303,000.07	\$ 466,582,955.31	\$ 470,899,081.55	\$ 475,242,559.79	\$ 479,612,741.03	\$ 484,016,799.27	\$ 488,452,911.51	\$ 492,921,355.75	\$ 497,413,339.99	\$ 501,932,130.23	\$ 506,480,000.47	\$ 511,057,235.71	\$ 515,663,043.95	\$ 520,298,694.19	\$ 524,964,374.43	\$ 529,660,361.67	\$ 534,386,952.91	\$ 539,145,429.15	\$ 543,935,071.39	\$ 548,755,000.63	\$ 553,596,624.87	\$ 558,369,130.11	\$ 563,172,800.35	\$ 568,002,795.59	\$ 572,859,399.83	\$ 577,741,899.07	\$ 582,650,579.31	\$ 587,588,717.55	\$ 592,554,600.79	\$ 597,547,500.03	\$ 602,566,703.27	\$ 607,600,306.51	\$ 612,655,605.75	\$ 617,732,895.99	\$ 622,832,377.23	\$ 627,958,435.47	\$ 633,105,365.71	\$ 638,283,453.95	\$ 643,492,887.19	\$ 648,734,051.43	\$ 654,007,230.67	\$ 659,303,715.91	\$ 664,631,795.15	\$ 670,003,734.39	\$ 675,413,829.63	\$ 680,862,366.87	\$ 686,349,713.11	\$ 691,876,169.35	\$ 697,434,924.59	\$ 703,025,375.83	\$ 708,648,719.07	\$ 714,305,244.31	\$ 720,004,829.55	\$ 725,737,800.79	\$ 731,504,555.03	\$ 737,305,375.27	\$ 743,140,547.51	\$ 749,010,380.75	\$ 754,914,660.99	\$ 760,853,773.23	\$ 766,827,000.47	\$ 772,835,647.71	\$ 778,878,880.95	\$ 784,958,067.19	\$ 791,073,500.43	\$ 797,224,565.67	\$ 803,411,469.91	\$ 809,635,000.15	\$ 815,894,453.39	\$ 822,189,124.63	\$ 828,519,317.87	\$ 834,885,429.11	\$ 841,286,755.35	\$ 847,723,581.59	\$ 854,196,203.83	\$ 860,704,917.07	\$ 867,249,010.31	\$ 873,828,879.55	\$ 880,444,811.79	\$ 887,097,205.03	\$ 893,786,341.27	\$ 900,511,513.51	\$ 907,272,909.75	\$ 914,071,887.99	\$ 920,918,744.23	\$ 927,842,877.47	\$ 934,844,581.71	\$ 941,884,244.95	\$ 948,962,173.19	\$ 956,078,662.43	\$ 963,224,107.67	\$ 970,408,904.91	\$ 977,633,451.15	\$ 984,897,954.39	\$ 992,202,819.63	\$ 999,547,443.87	\$ 1,006,928,124.11	\$ 1,014,354,247.35	\$ 1,021,826,110.59	\$ 1,029,334,021.83	\$ 1,036,878,377.07	\$ 1,044,459,574.31	\$ 1,052,077,910.55	\$ 1,059,733,783.79	\$ 1,067,427,500.03	\$ 1,075,158,465.27	\$ 1,082,925,077.51	\$ 1,090,727,733.75	\$ 1,098,564,841.99	\$ 1,106,438,700.23	\$ 1,114,349,707.47	\$ 1,122

University Circle Special Improvement District of Cleveland

March 23, 2023

Dear Property Owner:

We are working to establish a Special Improvement District (SID) in University Circle. Our goal is to sustain and enhance our neighborhood safety services by providing a reliable source of revenue to fully fund the work of the University Circle Police Department (UCPD).

Chapter 1710 of the Ohio Revised Code permits property owners to petition their local governments to pass legislation in creating a SID and levying a special assessment on the district's properties for specified services. Owners of property comprising 60% of serviceable frontage or 75% of area, at a minimum, must sign the petition in order for the assessment to move forward.

Included in this package are the following materials for your review. Once you have reviewed, your prompt return of the signed petition and all accompanying exhibits is appreciated, as it will enable us to proceed to the next step in the legislative process with the City of Cleveland.

- **Petition (and instructions):** Complete, sign and date, as instructed.
- **Property Summary (Exhibit D):** Summary of your properties, assessment methodology and estimated SID assessment for the 5-year period from 2024 – 2028.
- **SID Service Area (Exhibit A):** Map of the proposed District
- **Parcel List (Exhibit B):** List of all parcels included in the proposed District
- **Service Plan (Exhibit C):** Addressing the purpose, governance, District area, services provided, budget, assessment methodology, period of assessment, administration & design, and accountability & reporting of the proposed SID.

Please return the completed petition with exhibits to UCI at the address listed below. If you have any questions, you may email Cherie Bandy at Cherie.Bandy@universitycircle.org. Thank you for helping to make University Circle a vibrant, thriving, and enriching place.

Gary Hanson



Interim President
University Circle Inc.

P E T I T I O N

TO APPROVE THE CREATION OF THE UNIVERSITY CIRCLE SPECIAL IMPROVEMENT DISTRICT OF CLEVELAND AND THE IMPOSITION OF SPECIAL ASSESSMENTS TO PAY COSTS OF THE PROVISION OF SERVICES IN ACCORDANCE WITH THE SERVICES PLAN OF THE DISTRICT

City of Cleveland, Ohio
March _____, 2023

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

We petition the City to approve the creation of the University Circle Special Improvement District (the “District”) as a special improvement district under Ohio Revised Code (“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. The District is to be formed by University Circle, Inc., pursuant to Section 1710.02 of the Revised Code, as an “existing qualified non-profit corporation” in accordance with its amended articles of incorporation submitted to the City for the purpose thereof.

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 the properties included in the proposed University Circle Special Improvement District of Cleveland (identified by permanent parcel numbers shown on the records in the Cuyahoga County Fiscal Officer’s office) and shown on the attached Exhibit B. Excluded from the property comprising the District 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.

University Circle Incorporated has prepared and submitted to the City, with the amended articles of incorporation, the Service Plan of the District (in the form attached as Exhibit C (the “Plan”) which we hereby approve. The University Circle Special Improvement District of Cleveland 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 assess our properties for the services as set forth in 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 for the permanent parcel numbers identified below are shown in the attached Exhibit D. We acknowledge that the actual assessments may 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, heirs, executors 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, consent to our respective property being included in more than one special improvement district, if applicable, 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.

A. Property Address(es): The address(es) identified and listed in Exhibit D attached hereto which are incorporated by reference herein.

Permanent Parcel No(s): Those parcels identified and listed in Exhibit D attached hereto which are incorporated by reference herein.

B. Name of Owner:* University Hospitals Health System, Inc.

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

Michael A. Szubski

Treasurer



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

AFFIDAVIT

My legal name is Michael A. Szubski ("Affiant").

Being duly sworn, I hereby swear under oath that:

1. I am the Treasurer (insert title of authorized representative) of University Hospitals Health System, Inc. (the "Organization"), and I am duly authorized to execute the foregoing Petition on behalf of the Organization.
2. On December 31, 1987, University Hospitals of Cleveland ("UHC") filed with the Secretary of State of Ohio Amended and Restated Articles of Incorporation which provided, in part, that the name of UHC was changed to the name of the Organization.
3. The Organization is the current owner of all of the parcels listed on Exhibit D to the foregoing Petition regardless of any deviations or variations in the name of the titled owner listed on the land records of the County of Cuyahoga, and I am therefore authorized to execute the Petition with respect to each parcel listed in that Exhibit D.

Under penalty of perjury, I hereby declare and affirm that the above-mentioned statements are, to the best of my knowledge, true and correct.

FURTHER, AFFIANT SAYETH NAUGHT

Affiant's Signature: *Michael A. Szubski* Date: 4-10-23

STATE OF OHIO)
) SS:
COUNTY OF CUYAHOGA)

SWORN TO before me and subscribed in my presence, this 10th day of April, 2023.

Rosemary Marotta Pratt
Notary Public

My commission expires: 3-8-2025



ROSEMARY MAROTTA PRATT
Notary Public
State of Ohio
My Comm. Expires
March 8, 2025

Exhibit A

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.

LIMITED LIABILITY COMPANY:

Only a MANAGING MEMBER or an OFFICER of a MANAGING MEMBER or a MANAGER can execute this Document. Next to the name of the person who executes this Document for the Limited Liability Company, please write WHETHER THE PERSON IS A MANAGER or a MANAGING MEMBER or if the person is an OFFICER of the MANAGING MEMBER, please write WHICH OFFICER the person is.

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

INFORMATION: Could you please provide the date of the Operating 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.

Exhibit B

EXHIBIT B

**Parcel Numbers for Properties Included in the
University Circle Special Improvement District of Cleveland**

<u>Parcel Pins</u>	<u>Parcel Pins</u>	<u>Parcel Pins</u>	<u>Parcel Pins</u>
10726001	11920050	12020015	12024045
10726004	11920051	12020016	12025008
11910008	11920301	12020017	12025013
11910016	11920302	12020018	12025018
11911044	11925014	12020020	12026001
11911049	11925029	12020021	12026003
11911051	11925030	12020022	12027001
11911052	11925031	12020023	12027002
11911055	11925037	12020025	12027003
11911056	11925038	12020032	12027010
11911057	11925046	12020038	12027011
11911058	11925047	12021041	12027012
11911067	11925059	12021042	12027014
11912029	11925060	12021043	12027015
11912052	11925061	12021044	12027016
11912053	11925062	12022008	12027017
11919006	11925301	12022088	12027019
11919024	11925302	12022089	12027020
11920001	11925303	12023010	12027021
11920005	11925304	12023012	12028001
11920008	11925305	12023014	12028002
11920009	12017004	12023025	12028003
11920015	12017005	12023028	12028004
11920016	12017006	12023029	12028007
11920019	12017012	12023030	12028010
11920020	12018001	12023031	12028011
11920021	12018002	12023032	12028012
11920022	12018003	12023033	12028013
11920023	12018004	12023034	12028014
11920024	12018005	12023054	12028016
11920025	12018006	12023071	12028021
11920026	12018007	12023077	12028022
11920033	12018013	12023078	12028023
11920034	12018014	12023079	12028024
11920035	12018015	12024002	12028025
11920039	12018019	12024003	12028028
11920041	12019001	12024008	12028029
11920042	12019002	12024013	12028030
11920046	12019003	12024015	12028032
11920047	12019032	12024020	12028033
11920048	12020013	12024041	12028034
11920049	12020014	12024044	12028035

EXHIBIT B

<u>Parcel Pins</u>	<u>Parcel Pins</u>	<u>Parcel Pins</u>	<u>Parcel Pins</u>
12028043	12037001	12109012	12120018
12028052	12101001	12109013	12120019
12028053	12101002	12109014	12120084
12028054	12101005	12109015	12120085
12028055	12101006	12109016	12120086
12028056	12101009	12109017	12120087
12028057	12101012	12109018	12120088
12028060	12101014	12109019	12120089
12028065	12101016	12109020	12120090
12028074	12101018	12109021	12120091
12028076	12101031	12109027	12120092
12028078	12101036	12109028	12120185
12029001	12102001	12109029	12120186
12029002	12102002	12109030	12120187
12029004	12102003	12109031	12120188
12029005	12102004	12109032	12120189
12029015	12102005	12110001	12120190
12029019	12102006	12110002	12123002
12029024	12102007	12110003	12123010
12029025	12102008	12110004	12123011
12029054	12102009	12111001	12123015
12029055	12102010	12111004	12123016
12029056	12102011	12111005	12123017
12029057	12102012	12112001	12124013
12029058	12102013	12112003	12124015
12029300	12102018	12112047	12124017
12030116	12102021	12112048	12124019
12031001	12102022	12112049	12124020
12031002	12102023	12112051	12124021
12031003	12103008	12112052	12124022
12031007	12103009	12112058	12124023
12031008	12103010	12112064	12124024
12031009	12103011	12113001	12124049
12031023	12103012	12114001	12124058
12031024	12103013	12114004	12124061
12031025	12103022	12114005	12124062
12031026	12108001	12114006	12124063
12031027	12108007	12114016	12125001
12031049	12108011	12120009	12125007
12031050	12108012	12120012	12125010
12031051	12108030	12120013	12125303
12031076	12108032	12120014	12125304
12031077	12109009	12120015	12125305
12031084	12109010	12120016	12125307
12036002	12109011	12120017	12125308
12036002A			

Exhibit C

**UNIVERSITY CIRCLE
SPECIAL IMPROVEMENT DISTRICT OF CLEVELAND
SERVICE PLAN**

The University Circle Special Improvement District of Cleveland (the “District” or “SID”) is established pursuant to the provisions of Chapter 1710 of the Revised Code (the “Act”). This Plan refers to the Act and any and all future amendments to the Act. Any specific statutory reference contained in this Plan shall also refer to any succeeding or amending statutory provision.

The terms and conditions regarding the District are addressed in this Plan, and include, without limitation, a petition, a schedule of assessments to be made on included property (the “Assessment Schedule”), and the governing documents forming the District. The District is formed by University Circle, Inc. as an “existing qualified nonprofit corporation” under the Act (herein referred to as “UCI”). The governing documents of the District include the Articles of Incorporation of UCI, as amended for this purpose, Code of Regulations, resolutions duly adopted by the board of directors of the District, and the applicable resolutions and ordinances of the participating political subdivisions where the real property is located (collectively, the “Governing Documents”). The Governing Documents, this Plan, the petitions, and the Assessment Schedules are referred to herein collectively as the “District Documents.”

The District Documents establish the terms and conditions of the Program. The Program terms and conditions may be amended from time to time as described herein.

I. Purpose of the Program

The Program is intended to sustain and improve community safety in University Circle through services provided by the University Circle Police Department and UCI (the “Program Services”). The City of Cleveland (the “Participating Political Subdivision”) shall levy special assessments on real property included in the District, the payment of which will pay for the costs of the Program Services and the costs of administering the Program. Special assessment payments levied to pay costs of Program Services will be due and payable by property owners at the same time real property taxes are due.

II. The District’s Governance

The District shall be governed, pursuant to the District Documents and the Act, by the Board of Trustees of UCI functioning in the capacity of the Board of Directors of the District (the “Board”) all in accordance with the Act.

Pursuant to the Act, other Ohio law, and any Code of Regulations adopted for the governance of UCI, the Board may from time to time, and under such conditions as the Board determines, delegate any or all of the authority contained in this Plan to a sub-committee or to an agent, independent contractor, or employee of the District or the Board.

III. District Area Description

The District Area shall contain the territory within the boundaries depicted in the map of the District attached hereto as Exhibit A and incorporated herein by reference and is largely congruous with the University Circle, Inc. service boundary within the City of Cleveland.

IV. Description of Services Provided

The Program is intended to sustain and improve community safety in University Circle through services provided by the University Circle Police Department (UCPD) and UCI. The UCPD is a community police department with full law enforcement authority granted by state law. The presence of the UCPD, along with its reputation for quick response, is intended to be a strong deterrent to criminal activity in the District. Minimized opportunity coupled with timely and decisive intervention in actual criminal incidents has characterized the UCPD's public safety strategy since its inception. In keeping with its preventative methods, the UCPD will:

- Work closely with UCI's member institutions and property owners in focusing on crime prevention.
- Support the principles of community policing, a concept which recognizes the interdependence and shared responsibility of police and community, as the best approach to problem solving.
- Work in partnership and share resources with the Case Western Reserve University Security Department, University Hospitals Cleveland Medical Center Police Department, and other University Circle institutional forces to enhance personal safety in the District.
- Make crime prevention presentations, upon request, to the employees and constituents of University Circle institutions, businesses and other properties, as well as to neighborhood groups and University Circle residents in the interest of promoting public awareness and cooperation.
- Provide various additional measures to ensure transparency and accountability to the communities it serves, as outlined in Section IX.

As a full-service police department, the UCPD will provide the following services:

- 24-hour patrol in marked vehicles;
- Foot and bicycle patrols in designated areas;
- Rapid response to emergency calls;
- Surveillance using plainclothes officers and unmarked vehicles;
- Apprehension and arrest of criminals, as well as criminal investigations conducted by the UCPD Detective Bureau;
- Handling of many non-criminal incidents involving vehicles, missing persons, and disturbance complaints;
- Additional community services that contribute to the overall well-being of University Circle and are critical to the maintenance of public safety, including:

- Mental health crisis intervention and social services co-response;
- Expanded officer training;
- Comprehensive assistance to motor vehicle owners and operators;
- Traffic control;
- Special property checks;
- Managing Project Yield, the district's pedestrian safety initiative;
- Working with community stakeholders to advance local initiatives, including the Pedal with Police program, bicycle and pedestrian safety messaging, and bicycle/shared mobility safety events;
- Tracking pedestrian safety data to inform programs, advocacy, and enforcement efforts;
- Serving as a District representative for citywide Vision Zero efforts.

V. Program Budget

The baseline budget in Year 1 (2024) is \$3,500,000. The budget will increase by 3% annually, through 2028, as follows:

- 2024: \$3,500,000
- 2025: \$3,605,000
- 2026: \$3,713,150
- 2027: \$3,824,544
- 2028: \$3,939,280

Additional payments to for UCPD and UCI transportation safety services may be collected on a case-by-case basis for services above and beyond those listed above or by property owners or other supporters outside the District.

VI. Assessment Methodology

The assessment of eligible properties within the District is based on equal parts 1) serviceable frontage, 2) gross certified value, and 3) land area. The values for each property are derived from County records and additional frontage measurements conducted using the Cuyahoga County Web Mapping Application. The figures have been verified by the City of Cleveland's Division of Engineering and Division of Assessments and Licenses. Additional conditions include:

- A maximum of two serviceable frontages are included in the assessment calculation for each property.
- Properties with a County tax land use code of 1-Family, 2-Family, 3-Family, or Residential Condo are not included in the assessment.

- Per ORC Section 1710.03, properties owned by public entities are not included in the assessment unless such entity specifically requests in writing that its property be included in the District.
- Per ORC Section 1710.03, church properties are not included in the assessment unless the church specifically requests in writing that its property be included in the District.
- Railroad right of way properties traveling through the district with no additional facilities are not included in the assessment.
- Cemeteries within the District service area will be assessed based on serviceable frontage and property value alone; their land area is not included.

VII. Period of Assessment

The term of the assessment will be for five (5) years beginning with Tax Collection Year 2024 through Tax Collection Year 2028, with collections spanning those collection years 2024 through 2028.

The amount of voluntary assessments or other amounts payable to UCI under arrangements with its members established prior to the establishment of the District, including, without limitation, those for the period from July 1, 2023 through December 31, 2023, shall remain due and payable notwithstanding anything hereto to the contrary.

VIII. Program Administration & Design

- A. Administration: The Board is hereby authorized to provide for ongoing services to the District, its property, and the property owners. All services provided under this Plan shall be deemed to be services provided in furtherance of Program Services under this Plan.

Pursuant to the Act, such Program costs may be included in the special assessments levied on real property within the District.

- B. Design: The determination of services provided and budget required to perform these services will be made by the Board of Directors. The Board will solicit feedback from eligible property owners within the Service Area on a regular basis (see Section IX) and will incorporate this input into future Service Plans.

IX. Accountability & Reporting

This Plan and the Safety Services Program should be accountable to the community it serves and the property owners who support it. This includes provisions for Board and community oversight, as well as measures to promote transparency. To these ends, the following practices will be instituted as a component of the Service Program:

- A. A Citizen Review Board will exist to field and review citizen complaints against the UCPD and to meet the requirements of the City of Cleveland's Memorandum of Understanding that enables the UCPD to operate within the city.
- B. After establishment of the District, a University Circle Safety Services Advisory Committee will be created for the purpose of providing additional oversight and advisory capacity from property owners within in the SID service area.
- C. Each year, an Annual Report will be published by UCI on behalf of the SID, detailing the revenues and expenditures of the SID, outlining key programs and services, and performance measures, as defined by the above bodies.
- D. Prior to the expiration of the five-year term, the SID will re-evaluate the Service Plan, Program, and Budget with its members and contributing property owners to confirm the effectiveness of the programs and services provided.

Exhibit D

University Hospitals Cleveland Medical Center

11100 Euclid Avenue
Cleveland, OH 44106

Stathis Antoniadou, MPH, FABC
President

Michael A. Szubski, CPA, MBA, FHFMA
Chief Financial Officer

Summary of Property & Assessment Value

Parcels	Parcel Address	Certified Value	Frontage	Area	2024 Assessment
19	Various	\$573,309,700	5,286	1,548,641	\$512,016

Definitions

The **value** provided in the above table represents the gross certified “appraised total” for County tax year 2022 for 19 properties deeded to University Hospitals. This includes both the total appraised land and building value for each parcel.

The **frontage** provided in the above table represents the “total serviceable linear feet” along the 19 parcels’ primary and secondary frontages. Serviceable frontage is defined as the property frontage that abuts public right-of-way or another publicly accessible area and usually includes a roadway and/or sidewalk. A maximum of two frontages are used in this calculation.

The **area** provided in the above table represents the “total square footage” for the parcels, as recorded by Cuyahoga County and verified by the City of Cleveland.

The **assessment** value in the above table is the SID payment amount attributed to the parcel in Year 1 (2024). This is derived from the parcels’ representative share of the eligible property in the district and the weighting of 1/3 value, 1/3 frontage, and 1/3 area. The assessment value will increase by 3% each year, through 2028, as follows:

- 2024: \$512,016
- 2025: \$527,376
- 2026: \$543,198
- 2027: \$559,494
- 2028: \$576,279

Notes

- A full list of the 19 UH parcels and their attributes is included in a separate file.
- Final assessment values will be calculated following City of Cleveland review and verification of property information, property owner objections, and other details.

University Hospitals Deeded Properties in the Proposed University Circle Special Improvement District

Parcel Pln.	Deeded Owner	Parcel Address	Gross Cert. Value	Total Frontage	Total Sq. Ft.	Assessment (2024)	Assessment (2025)	Assessment (2026)	Assessment (2027)	Assessment (2028)
12101009	UNIVERSITY HOSPITAL	2033-02071 CORNELL RD, CLEVELAND, OH, 44106	\$ 12,770,600	812.6	152,808	\$ 31,945.45	\$ 32,903.81	\$ 33,890.93	\$ 34,907.66	\$ 35,954.89
12101012	UNIVERSITY HOSPITAL	11432 MAYFIELD RD, CLEVELAND, OH, 44106	\$ 4,121,600	452.9	47,439	\$ 13,166.47	\$ 13,561.46	\$ 13,968.31	\$ 14,387.35	\$ 14,818.97
12101014	UNIVERSITY HOSPITAL	2032 E 115 ST, CLEVELAND, OH, 44106	\$ 452,500	62.2	9,492	\$ 1,989.10	\$ 2,048.78	\$ 2,110.24	\$ 2,173.55	\$ 2,238.75
12101016	UNIVERSITY HOSPITALS OF CLEV	0 E 115 ST, CLEVELAND, OH, 44106	\$ 62,700	38	3,800	\$ 940.36	\$ 968.57	\$ 997.63	\$ 1,027.56	\$ 1,058.38
12101018	UNIVERSITY HOSPITALS OF CLEV	0 E 115 ST, CLEVELAND, OH, 44106	\$ 64,700	80	4,356	\$ 1,649.19	\$ 1,698.67	\$ 1,749.63	\$ 1,802.12	\$ 1,856.18
12101031	UNIVERSITY HOSPITAL	2027 CORNELL RD, CLEVELAND, OH, 44106	\$ 706,200	60	12,650	\$ 2,344.17	\$ 2,414.49	\$ 2,486.93	\$ 2,561.54	\$ 2,638.38
12101036	UNIVERSITY HOSPITALS OF CLEV	0 E 115 (REAR) ST, CLEVELAND, OH, 44106	\$ 70,800	0	6,500	\$ 569.51	\$ 580.41	\$ 597.82	\$ 615.76	\$ 634.23
12102013	UNIVERSITY HOSPITALS	2127 CORNELL RD, CLEVELAND, OH, 44106	\$ 20,010,400	393	132,812	\$ 27,535.38	\$ 28,361.44	\$ 29,212.29	\$ 30,088.65	\$ 30,991.31
12102018	UNIVERSITY HOSPITALS	0 CIRCLE DR, CLEVELAND, OH, 44106	\$ 112,800	236.9	5,127	\$ 4,212.97	\$ 4,339.36	\$ 4,469.54	\$ 4,603.63	\$ 4,741.74
12102021	LISTED WITH 12102013	0 NO STR NO SUFF, CLEVELAND, OH, 0	\$ -	47	-	\$ 741.68	\$ 763.93	\$ 786.85	\$ 810.45	\$ 834.76
12103011	UNIVERSITY HOSPITALS	0 MAYFIELD RD, CLEVELAND, OH, 44106	\$ 1,272,900	487	55,621	\$ 12,859.87	\$ 13,245.66	\$ 13,643.03	\$ 14,052.32	\$ 14,473.89
12103012	UNIVERSITY HOSPITALS HEALTH SYSTEMS, I	11626 MAYFIELD RD, CLEVELAND, OH, 44106	\$ 2,250,800	164	42,758	\$ 7,239.07	\$ 7,456.24	\$ 7,679.93	\$ 7,910.33	\$ 8,147.64
12103013	UNIVERSITY HOSPITALS HEALTH	0 MAYFIELD RD, CLEVELAND, OH, 44106	\$ 161,900	0	7,360	\$ 681.30	\$ 701.74	\$ 722.79	\$ 744.47	\$ 766.81
12103022	UNIVERSITY HOSPITALS HEALTH	2045 CIRCLE DR, CLEVELAND, OH, 44106	\$ 17,016,200	193.4	68,593	\$ 17,604.42	\$ 18,132.55	\$ 18,676.53	\$ 19,236.83	\$ 19,813.93
12108001	UNIVERSITY HOSPITALS	0 EUCLID AVE, CLEVELAND, OH, 44106	\$ 159,493,000	820	177,812	\$ 111,696.48	\$ 115,049.43	\$ 118,500.92	\$ 122,055.94	\$ 125,717.62
12108007	UNIVERSITY HOSPITALS	11100 EUCLID AVE, CLEVELAND, OH, 44106	\$ 346,623,300	1177	779,898	\$ 265,047.24	\$ 272,998.65	\$ 281,188.61	\$ 289,624.27	\$ 298,313.00
12108012	UNIVERSITY HOSPITALS HEALTH SYSTEM, I	2029 ADELBERT RD, CLEVELAND, OH, 44106	\$ 183,100	50	8,015	\$ 1,534.54	\$ 1,580.58	\$ 1,627.89	\$ 1,676.83	\$ 1,727.14
12109029	UNIVERSITY HOSPITALS	0 ADELBERT RD, CLEVELAND, OH, 44106	\$ 128,000	40	6,400	\$ 1,216.89	\$ 1,253.39	\$ 1,290.99	\$ 1,329.72	\$ 1,369.62
12109032	UNIVERSITY HOSPITALS	2121 ADELBERT RD, CLEVELAND, OH, 44106	\$ 7,808,200	172	27,200	\$ 9,045.91	\$ 9,317.29	\$ 9,596.81	\$ 9,884.71	\$ 10,181.25
Totals:			\$ 573,309,700	5,286	1,548,641	\$ 512,015.98	\$ 527,376.46	\$ 543,197.76	\$ 559,493.69	\$ 576,278.50

University Circle Special Improvement District of Cleveland

March 23, 2023

Dear Property Owner:

We are working to establish a Special Improvement District (SID) in University Circle. Our goal is to sustain and enhance our neighborhood safety services by providing a reliable source of revenue to fully fund the work of the University Circle Police Department (UCPD).

Chapter 1710 of the Ohio Revised Code permits property owners to petition their local governments to pass legislation in creating a SID and levying a special assessment on the district's properties for specified services. Owners of property comprising 60% of serviceable frontage or 75% of area, at a minimum, must sign the petition in order for the assessment to move forward.

Included in this package are the following materials for your review. Once you have reviewed, your prompt return of the signed petition and all accompanying exhibits is appreciated, as it will enable us to proceed to the next step in the legislative process with the City of Cleveland.

- **Petition (and instructions):** Complete, sign and date, as instructed.
- **Property Summary (Exhibit D):** Summary of your properties, assessment methodology and estimated SID assessment for the 5-year period from 2024 – 2028.
- **SID Service Area (Exhibit A):** Map of the proposed District
- **Parcel List (Exhibit B):** List of all parcels included in the proposed District
- **Service Plan (Exhibit C):** Addressing the purpose, governance, District area, services provided, budget, assessment methodology, period of assessment, administration & design, and accountability & reporting of the proposed SID.

Please return the completed petition with exhibits to UCI at the address listed below. If you have any questions, you may email Cherie Bandy at Cherie.Bandy@universitycircle.org. Thank you for helping to make University Circle a vibrant, thriving, and enriching place.

Gary Hanson



Interim President
University Circle Inc.

P E T I T I O N

TO APPROVE THE CREATION OF THE UNIVERSITY CIRCLE SPECIAL IMPROVEMENT DISTRICT OF CLEVELAND AND THE IMPOSITION OF SPECIAL ASSESSMENTS TO PAY COSTS OF THE PROVISION OF SERVICES IN ACCORDANCE WITH THE SERVICES PLAN OF THE DISTRICT

City of Cleveland, Ohio
3.31, 2023

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

We petition the City to approve the creation of the University Circle Special Improvement District (the “District”) as a special improvement district under Ohio Revised Code (“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. The District is to be formed by University Circle, Inc., pursuant to Section 1710.02 of the Revised Code, as an “existing qualified non-profit corporation” in accordance with its amended articles of incorporation submitted to the City for the purpose thereof.

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 the properties included in the proposed University Circle Special Improvement District of Cleveland (identified by permanent parcel numbers shown on the records in the Cuyahoga County Fiscal Officer’s office) and shown on the attached Exhibit B. Excluded from the property comprising the District 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.

University Circle Incorporated has prepared and submitted to the City, with the amended articles of incorporation, the Service Plan of the District (in the form attached as Exhibit C (the “Plan”) which we hereby approve. The University Circle Special Improvement District of Cleveland 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 assess our properties for the services as set forth in 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 for the permanent parcel numbers identified below are shown in the attached Exhibit D. We acknowledge that the actual assessments may 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, heirs, executors 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, consent to our respective property being included in more than one special improvement district, if applicable, 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.

A. Property Address(es): The address(es) identified and listed in Exhibit D attached hereto which are incorporated by reference herein.

Permanent Parcel No(s): Those parcels identified and listed in Exhibit D attached hereto which are incorporated by reference herein.

B. Name of Owner:*

Western Reserve Historical Society

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

Kelly R. Falcone

President and CEO

K. R. Falcone

*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.

LIMITED LIABILITY COMPANY:

Only a MANAGING MEMBER or an OFFICER of a MANAGING MEMBER or a MANAGER can execute this Document. Next to the name of the person who executes this Document for the Limited Liability Company, please write WHETHER THE PERSON IS A MANAGER or a MANAGING MEMBER or if the person is an OFFICER of the MANAGING MEMBER, please write WHICH OFFICER the person is.

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

INFORMATION: Could you please provide the date of the Operating 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.

AFFIDAVIT

My legal name is Kelly R. Falcone ("Affiant").

Being duly sworn, I hereby swear under oath that:

1. I am the President and CEO (insert title of authorized representative) of Western Reserve Historical Society (insert owner/entity's name) (the "Organization"), and I am duly authorized to execute the foregoing Petition on behalf of the Organization.

2. The Organization is the current owner of all of the parcels listed on Exhibit D to the foregoing Petition regardless of any deviations or variations in the name of the titled owner listed on the land records of the County of Cuyahoga, and I am therefore authorized to execute the Petition with respect to each parcel listed in that Exhibit D.

Under penalty of perjury, I hereby declare and affirm that the above-mentioned statements are, to the best of my knowledge, true and correct.

FURTHER, AFFIANT SAYETH NAUGHT

Affiant's Signature: K.R. Falcone Date: 3.31.2023

STATE OF OHIO)
) SS:
COUNTY OF CUYAHOGA)

SWORN TO before me and subscribed in my presence, this 31st day of March, 2023.

Chandel Maetia Smith
Notary Public Chandel Maetia Smith

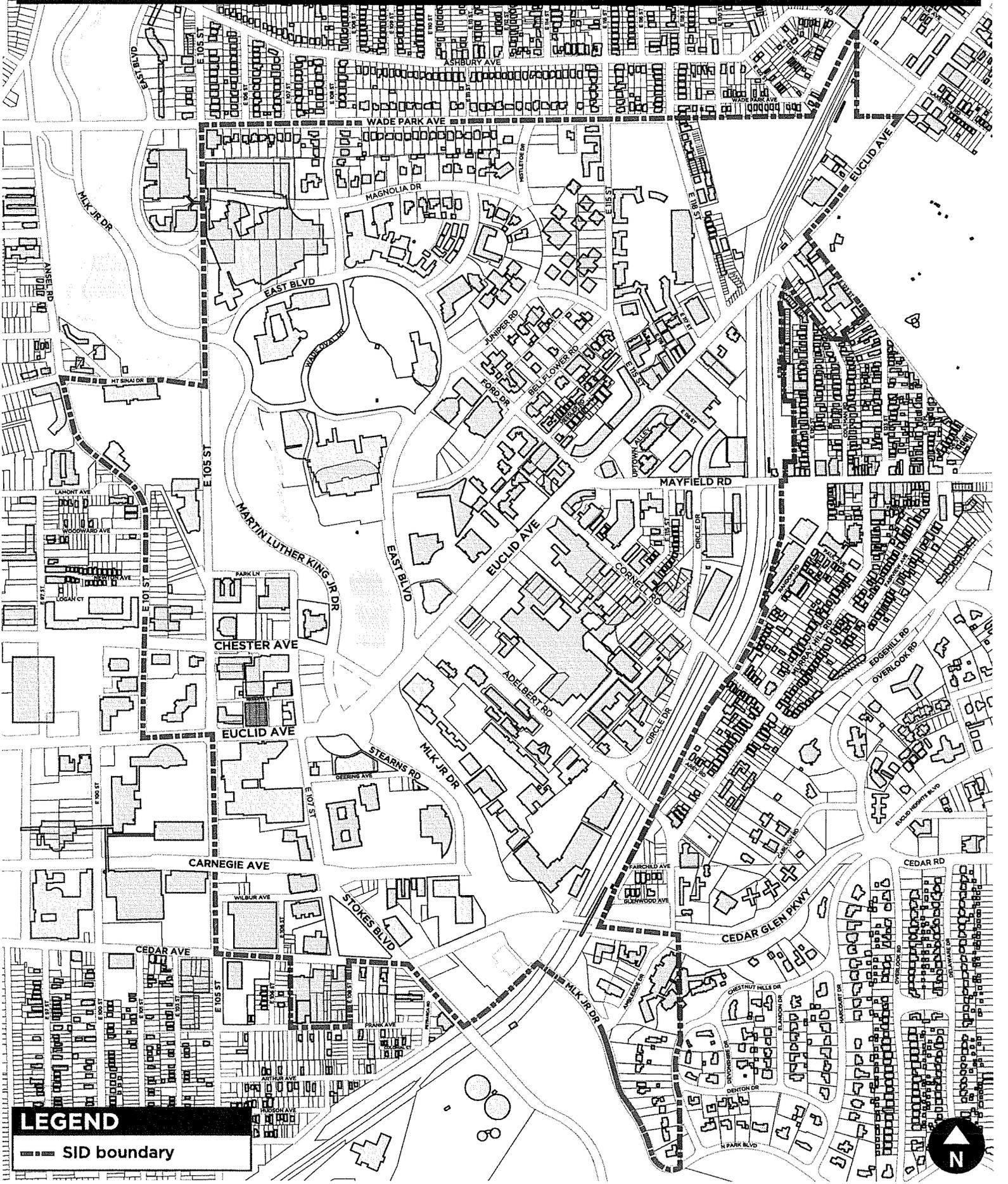


CHANDEL MAETIA SMITH
Notary Public
State of Ohio
My Comm. Expires
April 14, 2025

My commission expires: 4-14-2025

Exhibit A

UNIVERSITY CIRCLE SID SERVICE AREA



LEGEND

--- SID boundary



Exhibit B

EXHIBIT B

**Parcel Numbers for Properties Included in the
University Circle Special Improvement District of Cleveland**

<u>Parcel Pins</u>	<u>Parcel Pins</u>	<u>Parcel Pins</u>	<u>Parcel Pins</u>
10726001	11920050	12020015	12024045
10726004	11920051	12020016	12025008
11910008	11920301	12020017	12025013
11910016	11920302	12020018	12025018
11911044	11925014	12020020	12026001
11911049	11925029	12020021	12026003
11911051	11925030	12020022	12027001
11911052	11925031	12020023	12027002
11911055	11925037	12020025	12027003
11911056	11925038	12020032	12027010
11911057	11925046	12020038	12027011
11911058	11925047	12021041	12027012
11911067	11925059	12021042	12027014
11912029	11925060	12021043	12027015
11912052	11925061	12021044	12027016
11912053	11925062	12022008	12027017
11919006	11925301	12022088	12027019
11919024	11925302	12022089	12027020
11920001	11925303	12023010	12027021
11920005	11925304	12023012	12028001
11920008	11925305	12023014	12028002
11920009	12017004	12023025	12028003
11920015	12017005	12023028	12028004
11920016	12017006	12023029	12028007
11920019	12017012	12023030	12028010
11920020	12018001	12023031	12028011
11920021	12018002	12023032	12028012
11920022	12018003	12023033	12028013
11920023	12018004	12023034	12028014
11920024	12018005	12023054	12028016
11920025	12018006	12023071	12028021
11920026	12018007	12023077	12028022
11920033	12018013	12023078	12028023
11920034	12018014	12023079	12028024
11920035	12018015	12024002	12028025
11920039	12018019	12024003	12028028
11920041	12019001	12024008	12028029
11920042	12019002	12024013	12028030
11920046	12019003	12024015	12028032
11920047	12019032	12024020	12028033
11920048	12020013	12024041	12028034
11920049	12020014	12024044	12028035

EXHIBIT B

<u>Parcel Pins</u>	<u>Parcel Pins</u>	<u>Parcel Pins</u>	<u>Parcel Pins</u>
12028043	12037001	12109012	12120018
12028052	12101001	12109013	12120019
12028053	12101002	12109014	12120084
12028054	12101005	12109015	12120085
12028055	12101006	12109016	12120086
12028056	12101009	12109017	12120087
12028057	12101012	12109018	12120088
12028060	12101014	12109019	12120089
12028065	12101016	12109020	12120090
12028074	12101018	12109021	12120091
12028076	12101031	12109027	12120092
12028078	12101036	12109028	12120185
12029001	12102001	12109029	12120186
12029002	12102002	12109030	12120187
12029004	12102003	12109031	12120188
12029005	12102004	12109032	12120189
12029015	12102005	12110001	12120190
12029019	12102006	12110002	12123002
12029024	12102007	12110003	12123010
12029025	12102008	12110004	12123011
12029054	12102009	12111001	12123015
12029055	12102010	12111004	12123016
12029056	12102011	12111005	12123017
12029057	12102012	12112001	12124013
12029058	12102013	12112003	12124015
12029300	12102018	12112047	12124017
12030116	12102021	12112048	12124019
12031001	12102022	12112049	12124020
12031002	12102023	12112051	12124021
12031003	12103008	12112052	12124022
12031007	12103009	12112058	12124023
12031008	12103010	12112064	12124024
12031009	12103011	12113001	12124049
12031023	12103012	12114001	12124058
12031024	12103013	12114004	12124061
12031025	12103022	12114005	12124062
12031026	12108001	12114006	12124063
12031027	12108007	12114016	12125001
12031049	12108011	12120009	12125007
12031050	12108012	12120012	12125010
12031051	12108030	12120013	12125303
12031076	12108032	12120014	12125304
12031077	12109009	12120015	12125305
12031084	12109010	12120016	12125307
12036002	12109011	12120017	12125308
12036002A			

Exhibit C

**UNIVERSITY CIRCLE
SPECIAL IMPROVEMENT DISTRICT OF CLEVELAND
SERVICE PLAN**

The University Circle Special Improvement District of Cleveland (the “District” or “SID”) is established pursuant to the provisions of Chapter 1710 of the Revised Code (the “Act”). This Plan refers to the Act and any and all future amendments to the Act. Any specific statutory reference contained in this Plan shall also refer to any succeeding or amending statutory provision.

The terms and conditions regarding the District are addressed in this Plan, and include, without limitation, a petition, a schedule of assessments to be made on included property (the “Assessment Schedule”), and the governing documents forming the District. The District is formed by University Circle, Inc. as an “existing qualified nonprofit corporation” under the Act (herein referred to as “UCI”). The governing documents of the District include the Articles of Incorporation of UCI, as amended for this purpose, Code of Regulations, resolutions duly adopted by the board of directors of the District, and the applicable resolutions and ordinances of the participating political subdivisions where the real property is located (collectively, the “Governing Documents”). The Governing Documents, this Plan, the petitions, and the Assessment Schedules are referred to herein collectively as the “District Documents.”

The District Documents establish the terms and conditions of the Program. The Program terms and conditions may be amended from time to time as described herein.

I. Purpose of the Program

The Program is intended to sustain and improve community safety in University Circle through services provided by the University Circle Police Department and UCI (the “Program Services”). The City of Cleveland (the “Participating Political Subdivision”) shall levy special assessments on real property included in the District, the payment of which will pay for the costs of the Program Services and the costs of administering the Program. Special assessment payments levied to pay costs of Program Services will be due and payable by property owners at the same time real property taxes are due.

II. The District’s Governance

The District shall be governed, pursuant to the District Documents and the Act, by the Board of Trustees of UCI functioning in the capacity of the Board of Directors of the District (the “Board”) all in accordance with the Act.

Pursuant to the Act, other Ohio law, and any Code of Regulations adopted for the governance of UCI, the Board may from time to time, and under such conditions as the Board determines, delegate any or all of the authority contained in this Plan to a sub-committee or to an agent, independent contractor, or employee of the District or the Board.

III. District Area Description

The District Area shall contain the territory within the boundaries depicted in the map of the District attached hereto as Exhibit A and incorporated herein by reference and is largely congruous with the University Circle, Inc. service boundary within the City of Cleveland.

IV. Description of Services Provided

The Program is intended to sustain and improve community safety in University Circle through services provided by the University Circle Police Department (UCPD) and UCI. The UCPD is a community police department with full law enforcement authority granted by state law. The presence of the UCPD, along with its reputation for quick response, is intended to be a strong deterrent to criminal activity in the District. Minimized opportunity coupled with timely and decisive intervention in actual criminal incidents has characterized the UCPD's public safety strategy since its inception. In keeping with its preventative methods, the UCPD will:

- Work closely with UCI's member institutions and property owners in focusing on crime prevention.
- Support the principles of community policing, a concept which recognizes the interdependence and shared responsibility of police and community, as the best approach to problem solving.
- Work in partnership and share resources with the Case Western Reserve University Security Department, University Hospitals Cleveland Medical Center Police Department, and other University Circle institutional forces to enhance personal safety in the District.
- Make crime prevention presentations, upon request, to the employees and constituents of University Circle institutions, businesses and other properties, as well as to neighborhood groups and University Circle residents in the interest of promoting public awareness and cooperation.
- Provide various additional measures to ensure transparency and accountability to the communities it serves, as outlined in Section IX.

As a full-service police department, the UCPD will provide the following services:

- 24-hour patrol in marked vehicles;
- Foot and bicycle patrols in designated areas;
- Rapid response to emergency calls;
- Surveillance using plainclothes officers and unmarked vehicles;
- Apprehension and arrest of criminals, as well as criminal investigations conducted by the UCPD Detective Bureau;
- Handling of many non-criminal incidents involving vehicles, missing persons, and disturbance complaints;
- Additional community services that contribute to the overall well-being of University Circle and are critical to the maintenance of public safety, including:

- Mental health crisis intervention and social services co-response;
- Expanded officer training;
- Comprehensive assistance to motor vehicle owners and operators;
- Traffic control;
- Special property checks;
- Managing Project Yield, the district’s pedestrian safety initiative;
- Working with community stakeholders to advance local initiatives, including the Pedal with Police program, bicycle and pedestrian safety messaging, and bicycle/shared mobility safety events;
- Tracking pedestrian safety data to inform programs, advocacy, and enforcement efforts;
- Serving as a District representative for citywide Vision Zero efforts.

V. Program Budget

The baseline budget in Year 1 (2024) is \$3,500,000. The budget will increase by 3% annually, through 2028, as follows:

- 2024: \$3,500,000
- 2025: \$3,605,000
- 2026: \$3,713,150
- 2027: \$3,824,544
- 2028: \$3,939,280

Additional payments to for UCPD and UCI transportation safety services may be collected on a case-by-case basis for services above and beyond those listed above or by property owners or other supporters outside the District.

VI. Assessment Methodology

The assessment of eligible properties within the District is based on equal parts 1) serviceable frontage, 2) gross certified value, and 3) land area. The values for each property are derived from County records and additional frontage measurements conducted using the Cuyahoga County Web Mapping Application. The figures have been verified by the City of Cleveland’s Division of Engineering and Division of Assessments and Licenses. Additional conditions include:

- A maximum of two serviceable frontages are included in the assessment calculation for each property.
- Properties with a County tax land use code of 1-Family, 2-Family, 3-Family, or Residential Condo are not included in the assessment.

- Per ORC Section 1710.03, properties owned by public entities are not included in the assessment unless such entity specifically requests in writing that its property be included in the District.
- Per ORC Section 1710.03, church properties are not included in the assessment unless the church specifically requests in writing that its property be included in the District.
- Railroad right of way properties traveling through the district with no additional facilities are not included in the assessment.
- Cemeteries within the District service area will be assessed based on serviceable frontage and property value alone; their land area is not included.

VII. Period of Assessment

The term of the assessment will be for five (5) years beginning with Tax Collection Year 2024 through Tax Collection Year 2028, with collections spanning those collection years 2024 through 2028.

The amount of voluntary assessments or other amounts payable to UCI under arrangements with its members established prior to the establishment of the District, including, without limitation, those for the period from July 1, 2023 through December 31, 2023, shall remain due and payable notwithstanding anything hereto to the contrary.

VIII. Program Administration & Design

- A. Administration: The Board is hereby authorized to provide for ongoing services to the District, its property, and the property owners. All services provided under this Plan shall be deemed to be services provided in furtherance of Program Services under this Plan.

Pursuant to the Act, such Program costs may be included in the special assessments levied on real property within the District.

- B. Design: The determination of services provided and budget required to perform these services will be made by the Board of Directors. The Board will solicit feedback from eligible property owners within the Service Area on a regular basis (see Section IX) and will incorporate this input into future Service Plans.

IX. Accountability & Reporting

This Plan and the Safety Services Program should be accountable to the community it serves and the property owners who support it. This includes provisions for Board and community oversight, as well as measures to promote transparency. To these ends, the following practices will be instituted as a component of the Service Program:

- A. A Citizen Review Board will exist to field and review citizen complaints against the UCPD and to meet the requirements of the City of Cleveland's Memorandum of Understanding that enables the UCPD to operate within the city.
- B. After establishment of the District, a University Circle Safety Services Advisory Committee will be created for the purpose of providing additional oversight and advisory capacity from property owners within in the SID service area.
- C. Each year, an Annual Report will be published by UCI on behalf of the SID, detailing the revenues and expenditures of the SID, outlining key programs and services, and performance measures, as defined by the above bodies.
- D. Prior to the expiration of the five-year term, the SID will re-evaluate the Service Plan, Program, and Budget with its members and contributing property owners to confirm the effectiveness of the programs and services provided.

Exhibit D

Cleveland History Center of the Western Reserve Historical Society

10825 East Boulevard
Cleveland, Ohio 44106

Kelly Falcone-Hall, President & CEO

Summary of Property & Assessment Value

Parcel #	Parcel Address	Value	Frontage	Area	2024 Assessment	Special Conditions
12017006	10825 East Blvd	\$18,738,100	1,750	330,306	\$64,260	2 Frontages
Totals		\$18,738,100	1,750	330,306	\$64,260	

Definitions

The **value** provided in the above table represents the gross certified “appraised total” for County tax year 2022. This includes both the total appraised land and building value for the parcel.

The **frontage** provided in the above table represents the “total serviceable linear feet” along the parcel’s primary and secondary frontages. Serviceable frontage is defined as the property frontage that abuts public right of way or another publicly accessible area and usually includes a roadway and/or sidewalk. A maximum of two frontages are used in this calculation.

The **area** provided in the above table represents the “total square footage” for the parcel, as recorded by Cuyahoga County.

The **assessment** value in the above table is the SID payment amount attributed to the parcel in Year 1. This is derived from the parcel’s representative share of the eligible property in the district and the weighting of 1/3 value, 1/3 frontage, and 1/3 area, as described in the previous pages. The assessment value will increase by 3% each year, through 2028, as follows:

- 2024: \$64,260
- 2025: \$66,188
- 2026: \$68,173
- 2027: \$70,218
- 2028: \$72,325

Notes

- Final assessment values will be calculated following City of Cleveland review and verification of property information, property owner objections, and other details.
- Serviceable frontage for the Center’s primary (East Boulevard) and secondary (Magnolia Drive) fronts were used in the above calculations. E. 108th Street and Hazel Drive frontages were not included.