



Cedar Fairmount Special Improvement District Meeting  
December 12, 2023

In attendance:

Sal A. Russo, President  
Brian Anderson, City of Cleveland Heights  
Rex Beck, Cleveland Heights Church  
Tony Cuda, City of Cleveland Heights  
Hugh Fisher, Resident on Fairmount Blvd  
Melody Joy Hart  
Jake Orosz, The Fairmount  
Vince Pangle, SID Treasurer and Property Owner  
Tawny Ratner, Resident  
Sal V. Russo, Cedar-Grandview  
Brooks Jones, Resident on Grandview  
Julie Mostov, Executive Director

The meeting was called to order by President Sal A. Russo at 9:10 a.m. Minutes were reviewed. Motion to approve by Melody Joy Hart. Second by Rex Beck. Minutes approved.

Treasurer's report was reviewed by Vince Pangle. End of January, City disbursement of \$62,000 is due. Motion was made to approve the Balance Sheet and Profit & Loss Statement. Vince motioned to approve. Melody seconded.

### Old Business

**Snow Plowing-** Sal A reported that the plow service has been told to treat the Residential lots as commercial to have them plowed earlier in the future. Sidewalk shoveling only. Will let the plow service know to clear full walkway for the Church.

**Dave's Update-** Sal V reported that Grocery Outlet is interested in the space. They are based in CA and have over 400 stores. Similar to Aldi's and Trader Joe's in size. All items are prepacked. Pricing is 25-30% less than Heinen's. Sal V. visited their store in Boardman. A distinguishing feature is there is an owner/operator franchisee that must live close by and can only own one store.

Brian Anderson reported that the goal of the space is to retain a grocer. Structural upgrades to the space would be both the City and tenant participating in the costs. One year+ from lease signing. Grocery Outlet sent architects and engineers to the space to assess and created a detailed budget to create a store.

30-year resident on Fairmount Blvd Hugh Fisher voiced his concern that Grocery Outlets are typically in strip malls near lower end stores and how would they fit in here?

Sal V stated there are stores in CA and Oregon in more upscale markets and they are a 90 year grocery store operator.

Grandview Avenue resident Brooks Jones expressed he is in support of keeping the space a grocery store. Wondered how much influence we would have on outside signage. Brian Anderson stated that it's a municipal function to oversee size and placement of signage.

Brooks expressed safety concerns on Grandview with traffic, crosswalks and pedestrians and the direction of future truck deliveries. Sal V. stated that the circulation of truck deliveries improved greatly with the addition of the lot between Grandview and Bellfield.

**ARPA Grant Update**-Melody reported grant to cover loan still being considered. The grant cannot come from the ARPA Funds.

**Parking Garage Update**-Brian said he will check if a structural engineer assessment has been done (since our meeting, Parking Lot 27, the Surrey Deck, has been closed after being inspected by the Fire Chief and deemed structurally unsafe).

**Ascent Update**-Brian to reach out to Property Manager Lindsey to get an update on the leasing of their retail spaces.

## **New Business**

**Vote on Julie Mostov as Secretary**- Motion by Sal A, second by Vince. Yes vote by Brian, Melody, Vince and Sal A.

**Board Updates** - Thank you to Melody for her support as a Board Member. Craig Cobb has served as Melody's proxy. SID can appoint Craig to join the Board, with Tony Cuda as Craig's proxy. Brian Anderson to remain the Mayor's proxy.

**Friends of Cedar Fairmount**- Hugh has agreed to help identify a resident to lead Friends of Cedar Fairmount.

**Social Media**- Recommendation from Luna for the hiring of Aleah Martin to overseeing SID social media channels for \$4,800 annually. Motion by Melody, second by Vince.

**Cuyahoga Arts & Culture (CAC) 2024 Grant** - approved for \$3,410

## **Promotions**

**After Hours Networking event**- in conjunction with the Heights-Hillcrest Chamber of Commerce on January 25 from 5-7pm at Buffalo Wild Wings.

**SummerFEST**-Cedar Fairmount neighborhood street festival to return Sunday, August 11 from 12-4pm.

**Heights Music Hop**-Julie has joined the Heights Music Hop committee to try to renew our involvement.

**Solar Eclipse**-Group discussion on hosting a Solar Eclipse rooftop viewing party on April 8.

Sal A made a motion to adjourn at 10:48am, Hugh seconded. The meeting was adjourned.

The next meeting will be held on April 9 at 9:00 a.m. at The Fairmount