



TremontWest
DEVELOPMENT CORPORATION

2014-15 Annual Report



About Us

VISION

Tremont is the ideal urban village, led by a growing population of dedicated people, filled with desirable amenities and essential services, and welcoming to all.

MISSION

We serve Tremont by organizing an inclusive community, building a unified neighborhood, and promoting a national destination.



Board of Directors

President, Lynn McLaughlin Murray

First Vice President, Josh Zielaskiewicz

Second Vice President, LerVal Elva

Treasurer, Paul Weinzimmer

Secretary, Chelsea Kulhanek,

Directors:

Kate Carden, Cynthia Chiplis, Jeffrey Eizember, Athena Gallo, Mike Koski, Hansal Patel, Ann Marie Riley, Christopher Roy, Richard Sosenko, Andrew Stebbins

Ex Officios:

Henry Senyak, Lincoln Heights Block Club; Dan Cotter, North of Literary Block Club; Alicia Hudson, Duck Island Block Club; Christopher Page, 5/3 Bank; Jaime Declet, Cleveland Public Library

Tremont West Staff

Cory Riordan, Executive Director

Cally Byrne, AmeriCorps VISTA Member

Qualetha Carty, Office Manager

Sammy Catania, Physical Development Director

Michelle Davis, Assistant Director

Katie Hough, Ward 3 Area Coordinator

Lindsay Smetana, Community Organizer/Program Manager

Scott Rosenstein, Community Involvement Manager & Tremont Arts & Cultural Festival Manager

Andy Thomas, Property Manager/Safety Coordinator

Jim Votava, Tremont Farmers' Market Manager

Letter from the Director

Tremont Friends and Neighbors,

On behalf of the Board and staff of Tremont West Development Corporation, we present to you the 2014-15 Annual Report of the neighborhood. We are excited about the progress being made throughout the neighborhood and look forward to continuing the momentum in 2015-16.

We continue to strive to meet the objectives set forth in our strategic plan, continuing the development momentum while focusing on creating quality of life amenities that will ensure the neighborhood's vitality well into the future. The Duck Island Plan is rapidly coming to fruition with large scale investment in new housing, the Fairmont Creamery represents the largest investment in a generation in the soon-to-be established Scranton Southside Historic District, the Ohio Awning Building is slated for 50+ apartment units, and Our Lady of Mercy, a vacant church on Lincoln park is seeing new life as an office park. Tremont West continued to work with businesses such as the Bourbon Street Barrel Room and Spotted Owl to open their doors and one of the greatest requests from neighborhood residents was fulfilled with the opening of the Tremont Athletic Club. We know a fully realized community is not just about bricks and mortar but about opportunity and access and that is why we continue our strong partnership with neighboring CDCs on Near West Recreation to provide recreational opportunities to children on the near west side of Cleveland. We are also working closely with a consultant to take Tremont Montessori to the next level, providing the highest quality education for our neighborhood children. We continue to work to provide housing repair assistance through unique partnerships like the A Christmas Story House Neighborhood Restoration Program.

Over the next year we are hopeful that we are able to establish a grocery store in the neighborhood, create affordable housing opportunities to supplement the market rate housing that is occurring, creating safer bike and pedestrian facilities, and tackling real estate projects that will not progress without our assistance.

Now in my fourth year as Executive Director, I often marvel at just how engaged and involved this community is. From block clubs, to social media sites, meetings at the coffee shop, and encounters at the Farmers' Market, I am constantly involved in and overhearing conversations about how people are actively engaging to improve the neighborhood. It is this energy, enthusiasm and spirit that will ensure the continued success of the neighborhood. Tremont is truly a unique urban village, and this is because of the continued dedication of residents and businesses investing in the long term vision of our special little corner of Cleveland. I am proud to be a part of it.

Sincerely,

Cory Riordan
Executive Director



Letter from the Board President

Dear friends and neighbors,

What an amazing year in our great neighborhood. From the opening of Fairmont Creamery to the Duck Island Plan development, to the work of our partner Block Clubs, it has been an amazing year of change and growth in Tremont. Thank you to everyone who attended an event, or block club meeting, or volunteered on a Tremont West Committee, or supported the Arts in August programming. You make this neighborhood the special place it is. We are so lucky to be made up of families who have been here for decades and new residents who chose to make Tremont home. Working together to confront crime, beautify the neighborhood through our cleanups, celebrate an artist during Artwalk, or just walking your dog and talking with your neighbors, keep up the good work you do to make Tremont so vibrant. Thank you to our businesses who support the programming in the neighborhood and who care so passionately about Tremont. You constantly walk the walk of community engagement. It has been an honor to serve as your President of the Board this past year. I look forward to next year to the launching of new developments, the opening of Our Lady of Mercy, the continuation of the development of the Towpath and maybe soon not hearing the pounding of the pylons for the new bridge. Thank you to all the members of Tremont West for your work in keeping our urban village in the city vibrant.

Lynn McLaughlin Murray
Board President



Connected Community...

where there are strong and seamless linkages within the neighborhood and to surrounding communities



ADDITIONAL PROJECTS:

ODOT Continue to partner to ensure the successful implementation of neighborhood enhancements as part of the Innerbelt Bridge Project.

Towpath Trail Working with the partners we hosted community meetings and assisted in finalizing the preferred route for the Towpath Trail.

Complete Community...

where a mix of diverse residential and commercial development is advancing the neighborhood

The Fairmont Creamery A \$15+ million historic renovation contains 32 units-6 of which are for low and moderate income individuals-and 60,000 square feet of commercial space including the Tremont Athletic Club. The gym represents one of the most sought after amenities that was lacking prior to their opening. The overall project represents the greatest investment along the Clark Avenue Corridor in a generation.

Our Lady of Mercy A 35,000 square foot historic renovation of a former Catholic parish, this redevelopment represents a significant investment that will bring 60+ jobs to the corner of Lincoln Park.

In-Fill Housing Development Tremont West has worked with developers throughout the neighborhood to identify in-fill housing opportunities that has resulted in 17 new construction units, 65 units of multi-unit and 8 single family rehabilitated units. The total investment combined for these projects is \$4,675,000.

Commitment to Affordable Housing Tremont West continues its commitment to affordable housing. We are currently working with partners to identify a long term strategy to ensure that we continue our history of income diversity as the housing market continues to strengthen.

2406 LLC

Tremont West continues its partnership with Cleveland Housing Network to provide property management services for the near west side. We continue to nurture our own housing portfolio of 10 units and completed a property management strategic plan for 2406 LLC with assistance from an Enterprise Community Partners Grant.

The Duck Island Plan Completed in early 2014, has begun to produce results. In the first year of implementation we have completed rezoning of the Duck Island overlook, worked with developers and the block club to bring 8 new housing units to the neighborhood and are collaborating north of Lorain on a major development project. When completed, the Duck Island Plan will result in over \$100 million in new development.

Clark Avenue Transportation for Livable Communities Initiative Plan Tremont West recognized the need to connect neighborhoods along this important corridor through planning that will create a more inviting, walkable and transit friendly environment. Additionally, the plan connects the Towpath Trail and Clark Field amenities to those living and working in proximity to the corridor.

Scranton Southside Historic District The District has been discussed for many years. The designation will provide national recognition for an important corridor to the development of the Tremont neighborhood. Spanning from Valentine to Parafine the district will bring incentives that will allow for future redevelopment of large scale projects, marketing potential to add additional brand value to the area, and instill a sense of pride along the corridor. Final approval at the Federal level is expected in Summer 2015.

The West 12th Street Neighborhood Pathway At times, smaller investments make large impacts. Tremont West secured a grant from Cleveland Neighborhood Progress to connect West 12th Street to the West 11th Street Footbridge, making a tangible connection between areas of the neighborhood cut off from each other by the construction of 490.

Jefferson Pervious Pavement and Bioswale (Under Construction) \$200,000+ project to remake Jefferson Avenue in front of Tremont Montessori.



Sustainable Community...

where people live well and have the opportunity to thrive

A Christmas Story House Neighborhood Restoration Program

A partnership between Tremont West and The Christmas Story House Foundation, over \$45,000 was raised and used for improvements to housing within the neighborhood with preference given to seniors, low income, and homeowner occupied units.

Economic Opportunity Plan The Economic Opportunity Plan received funding to produce a How to Do Business with MetroHealth in English and Spanish. The overall goal of the program is to increase participation in MetroHealth by hyper local contractors and to increase the number of employees of MetroHealth hired from the neighborhood.

Tremont Healthy Corner Store

Initiative This initiative, recognized for its innovative approach in bringing healthy foods to where people shop most frequently, was awarded a Leadership in Community Innovation Award by Enterprise Community Partners. Currently, the HCSI is in 5 stores on the near west side and expanding beyond the borders of Tremont. Staff is also engaged with partners to ensure access to healthy food options city and countywide.

Near West Recreation A partnership between Near West Community Development

Attractive Community...

where visitors from around the region, nation and world are experiencing and enjoying this unique destination.

Storefront Incubator Program The Storefront Incubator Program, now in its 3rd year, is a competitive proposal process aimed at assisting start-up businesses by providing a brick and mortar location with reduced rent. This year, Brawnuts was the occupant of Tremont West's storefront location, selling handcrafted donuts made with spent grains and beer as an ingredient. The donuts have been so popular that they, at times, sell out within minutes. USA Today named Brawnuts one of the 10 best donut shops in the country.

Bourbon Street Barrel Room An investment of over \$1 million that brought a taste of New Orleans to Professor Avenue. The attention to detail has created an immaculate space destined to be a Tremont favorite for years to come.

Spotted Owl A participant in the storefront renovation signage program, the Spotted Owl brings a sophisticated cocktail bar to the Tremont Place Lofts Building, and adds another element of vibrancy of the restaurant and bar scene in Tremont.

Events Tremont West hosts numerous events. The **Taste of Tremont** had a record year, bringing over 50,000 people into the neighborhood. **Arts in August**, now in its 12th season, is considered the finest free outdoor performing arts programming in the City of Cleveland. A partnership with Merrick House, the **Tremont Arts and Cultural Festival** continues to attract throngs of people to enjoy the Cleveland arts scene in Lincoln Park for a weekend in September. The **Tremont Farmers' Market** continues to be one of the premier farmers' markets in the region, and we are extremely proud of being the #1 in EBT sales in the region.

Gay Games 9 Tremont West was proud to partner with and market the neighborhood for Gay Games 9. Not only was this an important citywide opportunity to showcase our neighborhoods, but an important opportunity to make a statement about our values as an organization. We proudly flew the rainbow flag around Lincoln Park and on Professor Avenue during the Gay Games.



Corporations, this initiative brought recreational opportunities to over 1000 youth and continues to grow with programs such as tee ball, coach pitch baseball, softball, soccer, and bowling.

Tremont Montessori Strategic Plan Tremont Montessori is an anchor in the neighborhood and has served generations of Tremont school children. Although at one time slated for closure, the neighborhood fought to save the school in recognition of its central place in the community. Now, a strategic planning process is underway, led by Tremont West, to take Tremont Montessori from GOOD TO GREAT and ensure the school becomes a fully accredited Montessori.

West Side Bike Share A partnership between Near West Community Development Corporations, this program works to create a bike share network in the Tremont, Ohio City and Detroit Shoreway neighborhoods with sponsorships from local businesses and funding through the Enterprise Community Partners Nurture An Idea Award.



Inclusive Community...

where everyone in the neighborhood is engaged through direct, transparent and consistent outreach

Tremont Gardeners

A grass roots organization of Tremont residents who share a passion for gardening and are dedicated to keeping the Tremont neighborhood beautiful and clean. Their mission is upheld through multiple educational and interactive community projects.

Tremont History Project

The group presented a showing of a locally-filmed episode of Route 66, facilitated a walking tour of Tremont, presented and/or contributed Tremont history information for several local community organizations, churches, and events. The organization also took steps toward a future book on Tremont's fascinating history.

Tremont Trek Home Tour

The Trek is a benefit fundraiser organized by a committee of neighborhood residents. The Trek funds Tremont-based community programming and features rare peeks into six Tremont homes, food by our amazing Tremont chefs, and fine wine.

Friends of Tremont School

Friends of Tremont School is dedicated to ensuring Tremont Montessori continues as a fully functioning Montessori program within the Cleveland Metropolitan School District.

Friends of Clark Field

Dedicated to enhancing and improving Clark Field for the recreational enjoyment of Tremont. They host events for neighborhood children including an Easter Egg Hunt and Halloween Party.

Tremont Arts Committee

New in 2014, Tremont artists, business owners and residents have gathered to discuss improved messaging and support for Tremont artists, arts organizations and arts related events.

Tremont West is now a member of Community Shares

Founded in 1984, Community Shares is Cleveland's only workplace giving federation with a focus on social justice and the second largest such fund in the country. Community Shares generate essential operating funds for nonprofit organizations that are working for positive community change.

Organized Community...

where neighborhood plans are executed and results achieved in collaboration with residents and businesses

Tremont West assists Block Clubs with preparing and staffing their monthly meetings.

North Tremont District

Defining characteristics: Professor Avenue business and entertainment district – Lincoln Park and the neighborhood festivals – unique infill housing that adds new housing types – Tremont Pointe, townhome developments, Tremont Place Lofts, Tremont Commons on Lincoln Park, etc. – growing economic diversity – an established artist community – a regional draw.

- **Auburn Block Club:** Meets the third Monday of the month, 7:00pm. From Kenilworth on the north to I-490 on the south. And from W. 15th Street on the west to W. 10th Street on the east.
- **Central Tremont Block Club:** Meets the first Tuesday of the month, 6:30pm. South side of Literary on the north, north side of Jefferson on the south, east side of W. 10th Street on the west, and W. 3rd Street on the east.
- **North of Literary Block Club:** Meets the third Tuesday of the month, 6:30pm. Abbey Bridge/Innerbelt on the west, University Road on the north, W. 3rd Street on the east, and north side of Kenilworth/ Literary Avenue on the south.
- **South of Jefferson Block Club:** Meets the second Tuesday of the month, 7:00pm. South side of Jefferson on the north, I-490 on the south, W. 3rd Street on the east, and W. 9th Street on the west.

Duck Island District

Defining Characteristics: predominately residential development supported by commercial and greenspace – adjacent to the Rapid Transit Station – great views – direct connections to Downtown, Ohio City and the Cuyahoga Valley.

- **Duck Island Block Club:** Meets the first Tuesday of the month, 6:30pm. Willey Av. on the south, Old Lorain on the north, Columbus Rd. on the west, Scranton/ Train Avenue on the east.

South Tremont District

Defining characteristics: connections to Clark Field and the Towpath Trail – predicted commercial growth due to adjacency to Steelyard Commons – increase in regional awareness with new developments – A Christmas Story House – Hooper Farm – a mixture of single, double and multi-family housing.

- **Holmden-Buhrer-Rowley Block Club:** Meets the first Wednesday of the month, 6:30pm. South side of Clark Ave. on the north, Steelyard Commons on the south, I-71 on the west, and W. 11th Street on the east.
- **Mentor-Castle-Clark Block Club:** Meets the first Wednesday of the month, 6:30pm. I-490 on the north, north side of Clark Avenue on the south, I-71 on the west, Clark Field on the east.

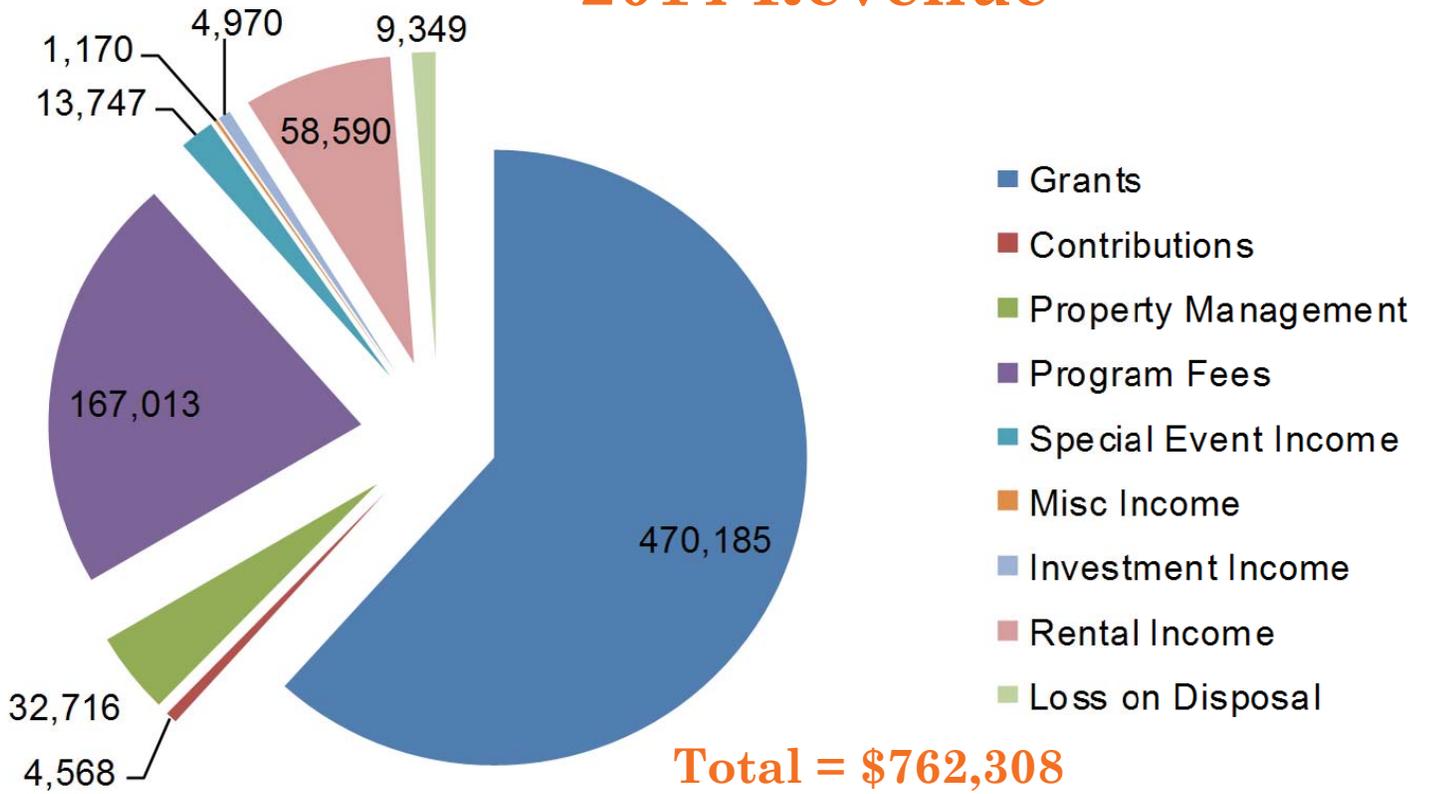
Scranton Road District

Defining Characteristics: Strong Institutional presence – i.e MetroHealth, Public Library Branch, Three schools, Multiple churches – family oriented residential streets – mixture of ethnic heritages – historic blocks along Scranton Rd. – convenience retail to support the community. – history: first of the neighborhood districts to be settled/ developed – the historic Liminis Theatre – affordable housing options available – large-scale new development opportunities to expand the housing styles offered

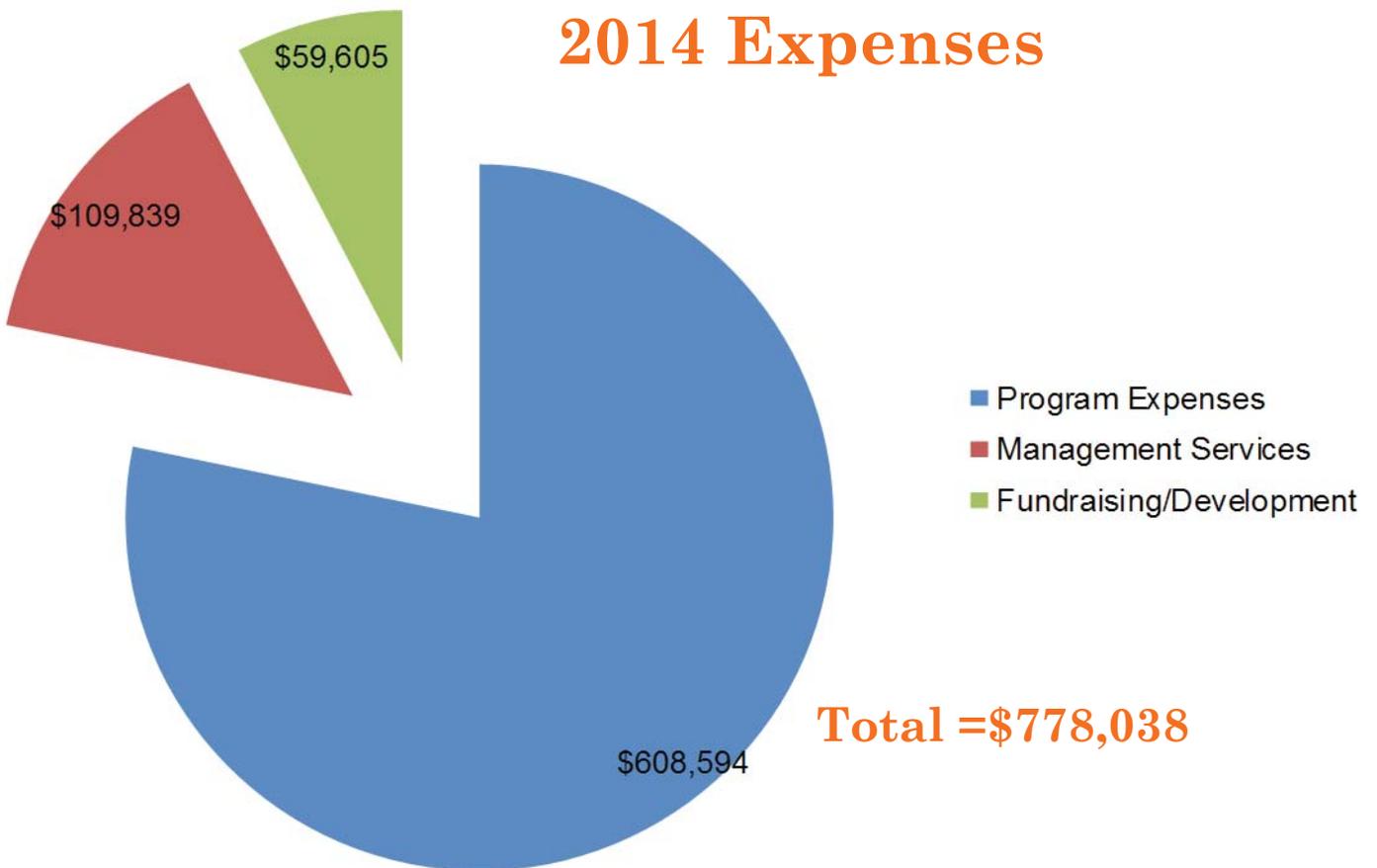
- **Clark-Scranton Block Club:** Meeting dates TBD. I-490 on the north Clark on the south, I-71 on the east, and the eastside of W. 25th Street on the west.
- **Lincoln Heights Block Club:** Meeting dates TBD. Train Avenue on the north, I-490 on the south, W. 25th St. on the west, I-71 on the east.
- **Metro North Block Club:** Meets the fourth Tuesday, 6:30pm. Buhrer on the north, Valentine on the south, eastside of W. 25th on the west, and I-71 on the east.



2014 Revenue



2014 Expenses



Contributors

City of Cleveland Community Development Department, Cleveland Housing Network, Neighborhood Progress, Inc.,
Ward 3 Councilman Joe Cimperman, Ward 14 Councilman Brian Cummins, Ward 12 Councilman Tony Brancatelli

1st Interstate/Steelyard Commons, Alpha Group, Andrew Morris, Andy Thomas, Ann Marie Riley, Annie Block, Anthony J. Trzaska, Anya Kulcsar, ArcelorMittal, Arcform, Ashley Shaw, aza events, LLC, Bourbon Street Barrel Room, Brewnuts, Bridget Bringman, Brooke Willis, Brooks & Stafford, Cadillac, Cally Byrne, Casey and Karlene Clark, Chris Garland, Chris Roy, Christopher Blue, Clear Channel Outdoor, Clear Choice LASIK, Cleveland Water, Consolidated Solutions, Cory Riordan, Cover Story Media, Inc., Craig Cupach, Craig Hoffman, Crust, Cuyahoga Arts & Culture, Dan Korte, Dan Seigle, Daniel Budish, Dante, David Heller, Dollar Bank, Dolores Watson, Dominion Foundation, Edison's Pub, Enterprise Community Partners, Evan Wachs, Fahrenheit, Fat Cats/Lava Lounge, Flying Monkey Pub, Forest City, Fresh Brewed Tees, Gargi Patel, Greg Kobe, Grumpy's Café, Hermes, Howard Hanna, James Keating, James Naccarato, Jim Pearce, John and Karen Moss, John Byrne, Karen Desotell and Mike Cushler, Kathy Smith, Kauser Razvi, Kim Crow, Knez Homes, Kristen McCann, La Bodega, LAND Studio, Ligali's Bistro, Lindsay Smetana, Lisa Sanniti, Lois Byrne, Lucky's Café, Lynn and Glenn Murray, MAKER, Mandel Metals, Margy and Amo Judd, Matt Gary, Matthew Boyes, Maureen Khal, McCormack Baron, Medical Mutual, MetroHealth, Michelle Brzoska, Mike Koski, Mutt Hutt, Nathan Smetana, Neighborhood Family Practice, Nestle, Nick Stewart, Nico Houghton, Nicole Thomas, Ohio Arts Council, Ohio Savings Bank, Phil Pavarini, Press Wine Bar, Prosperity Social Club, Regina Riley, Renewal by Andersen, Republic Services, Rick Simmons, Roberta Rocco, RS Construction, Sally Matia and Peter Kochera, Sam Vozar, Scott Nagy, Scott Rosenstein, Sean Byrne, Shelley Companies, Simple Yard Care, Starting Point, State Alarm, Stein Inc., Stephen Finegold, Strategic Materials, Susan Ziegan, Sustainable Community Associates, Symon Group, Tasmin Andres, Thatcher Family Fund, The Rowley Inn, The South Side, The W.H. Fay company, Third Federal Savings and Loan, Tom and Anita Cook, Treehouse, Tremont Scoops, Tremont Tap House, Tremont Trek, Ty Fun Thai Bistro, Westown Tire & Auto Repair & Yvonne Bruce and Denise Kadilak



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