



TremontWest
DEVELOPMENT CORPORATION

2018-19 Annual Report

tremont



Photograph generously donated by
Paul Duda.

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 unique destination.*

Tremonters,

Tremont West Development Corporation continues to work to fulfill its mission: “We serve Tremont by organizing an inclusive community, building a unified neighborhood, and promoting a unique destination.” The core of our organization is YOU, the residents, businesses and stakeholders that contribute their time, talent and treasure to building community. From the clean-up projects to the hours spent at block club and community meetings to the volunteering for festivals and events, the reward is a vibrant and strong neighborhood.

Over the past year, we have seen an incredible amount of activity, including proposals for the first new construction apartment buildings in the neighborhood in over a generation and the completion of another phase of the Towpath Trail. With more people moving into the neighborhood and more people visiting, it is important that we are ready for the impacts. In the past two years we have completed two important planning documents with this in mind, the Housing Inclusion Plan and the Towpath Integration Plan. The Housing Inclusion Plan calls for equitable development, including protecting housing for low and moderate income individuals. This year, we have acquired 8 units of housing to rent to low and moderate income individuals and have been a leading advocate to reform housing tax policy in the City of Cleveland. The Towpath Integration Plan calls for investment in infrastructure to ensure we are prepared for new visitors but also to provide programming along the Towpath to encourage residents in the neighborhood to take advantage of the Historic Towpath.

Finally, our new website is meant to connect resident, businesses and visitors alike, to the unique destination that is Tremont. Tremont and the Towpath Trail are linked in history, and like the iconic trail, we are excited for a new chapter in our neighborhood. We know you will continue to work with us to tell our story.

Kate Carden
Board President

Cory Riordan
Executive Director

TREMONT NEIGHBORHOOD BY THE NUMBERS:

POPULATION ▼ 0.6%

CRIME ▼

INCOME ▲

UNDER 5 ▲ 54.4%

Property ▼ 29%

Household Income ▲ 46.5% since 2012 to \$40,333

25-34 ▲ 35.4%

Violent ▼ 26.4%

Poverty Rate ▼ 19.7% to 33.4% since 2012

55-64 ▲ 29.9%

668 members of the organization, **10** block clubs, **dozens** of Friends and Interest Groups, **122** community meetings, **93** committee meetings, **47** events, **5** community wide meetings, **11** newsletters, **62** e-news, **15,700** Twitter followers, **3,341** Facebook followers, Projects completed by community = **15**, **13** new businesses, **300** new housing units approved, and **TWO** new pieces of Public Art

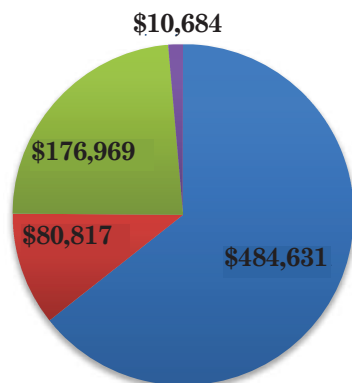


Tremont West hosts numerous events throughout the year such as Arts in August, Taste of Tremont, Tremont Farmers Market, Walkabout Tremont, Living Well in Lincoln Park (Safety) and in partnership with Merrick House, the Tremont Arts and Culture Festival



TOTAL INCOME

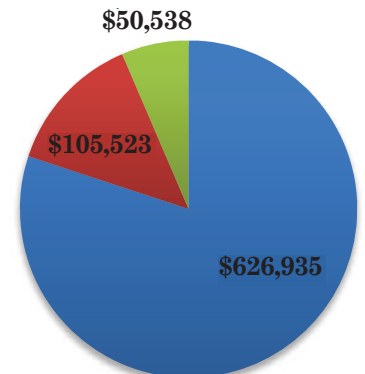
\$753,101



■ Grants ■ Property Management/Rental ■ Program Fees ■ Other

TOTAL EXPENSES

\$782,996



■ Program Expenses ■ Management Services ■ Fundraising/Development

BUSINESSES 2018

New businesses continue to invest in Tremont. Since May of 2018 13 new businesses called Tremont home. Laurie Meyers Yoga, Studio 888, Trio, Advent Fine Jewelry, 818 Studios, Mel's Cafe, Sesame & Soy, Duck Island Cocktails, Bon Kitchen, Affogato Cat Café, The Well House, Refold, and Terrapin Coffee.

HOUSING

Tremont West continues to work to bring new housing to the neighborhood. Over 300 new housing units are either approved or in pre-development ranging from single family homes to multi-family apartment units. We continue to pursue development projects that add vitality to the neighborhood and add density on "Corners and Corridors". Our Housing Inclusion Plan calls on us to ensure that the neighborhood continues to have housing at multiple price points. Over the past year we have focused on adding to our 2406 LLC property portfolio by adding Affordable and Workforce Housing through acquisition and rehabilitation of additional units. We have acquired 4 properties for a total of 8 additional units. Currently, the 2406 LLC portfolio contains 18 units (14 currently occupied, 4 under rehabilitation) and manage 30 units for CHN Partners.

PLANNING AND ADVOCACY

In addition to the Housing Inclusion Plan (2017) and the Strategic Plan (2017-2020), Tremont West continues to implement the Duck Island Plan (2014), and the Towpath Integration Plan (2018). The Towpath Integration Plan will help ensure this once-in-a-generation infrastructure and recreational amenity is fully incorporated in the neighborhood. As part of better promoting the neighborhood, Tremont West has developed a new website designed to promote the unique amenities that Tremont offers. The website can be accessed at www.experiencetremont.com.

For the past year, Tremont West has been advocating for changes to housing tax policy and has been part of the Equitable Development and Housing Tax Policy Working Group that includes representation from the City Administration, City Council, foundation and non-profit community. Recently, it was announced that a consultant will be hired to make recommendations about tax abatement policy.

PARTNERSHIPS AND COLLABORATIONS

We continue to strengthen our partnership with Ohio City Inc. resulting in 3 shared staffing positions, the continuation of Near West Recreation and a Near West Safety Patrol that provides off-duty police officers contracted through DCA to patrol the neighborhood.

NEAR WEST RECREATION 1334 Participants, 150 Volunteers and Coaches on 93 Sports Teams ranging from Baseball and Soccer to Lacrosse. **SAFETY PATROLS** Beginning in March of 2019, Tremont West with support from Councilman McCormack, hired Downtown Cleveland Alliance to provide an off-duty police officer in a DCA marked vehicle, to patrol the near west side 5 nights per week. **ADDITIONAL PARTNERSHIPS INCLUDE**

Cleveland Metroparks, Canalway Partners, Hispanic Business Center, Cleveland Public Library, Julia de Burgos Cultural Arts Center, "Our Community Votes" Committee, Destination Cleveland, El Barrio Workforce Development, Animal Protective League, Cleveland Public Theatre, LAND Studio, MetroWest, Merrick House, Scranton Road Bible Church, Tremont Montessori School

COMMUNITY OUTREACH AND ENGAGEMENT

With over 668 members, 10 block clubs and over 200 meetings per year, Tremont West maintains a robust community network that results in numerous projects and programs that add to the vitality of the neighborhood. **EFFORTS INCLUDE** Clean-ups and plantings, Block Clubs and Block Parties, Non Partisan Voter Outreach, Community Art Projects, Home Repair Programs, Holiday Food Drive, Safety Town, Employment Workshops, Banner & Signage Program, Artist in Residence.

WE ARE EXPLORERS

GRAB YOUR BIKE OR TAKE A HIKE
ON THE TOWPATH TRAIL

Experience Tremont



TremontWest

DEVELOPMENT CORPORATION

Facebook & Twitter
Follow us
@tremontwest

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Cleveland, Ohio 44113

Contributors

City of Cleveland Community Development Department,
Cleveland Housing Network, Neighborhood Progress, Inc.,
Ward 3 Councilman Kerry McCormack,
Ward 14 Councilwoman, Jasmin Santana
Ward 12 Councilman Tony Brancatelli

ArcelorMittal, 1st Interstate/Steelyard Commons, A Christmas Story House & Museum, A Cookie and A Cupcake, Absolute Roofing, Adrienne Gray, Adrienne Linnick, Alpha Group, Amazon, Angelica Pozo, Ann Marie Riley, Barrio, Beck Center, Berges LLC, Blackbaud, Bourbon Street Barrel Room, Bright Funds, Brooks and Stafford, Bubblegum Books, Butcher and Brewer, Campbell's Sweets Factory (Ohio City), Chad Hartup & Lauren Shoop, CHN Housing Partners, City of Cleveland Department of Economic Development, Civic Builders, Civilization, Cle Clothing Co, Clear Choice LASIK, Cleveland APL, Cleveland Browns, Cleveland Crate Company, Cleveland MetroParks Zoo, Cleveland Orchestra, Cleveland Playhouse, Cleveland Public Theatre, Cleveland Water, Corner 11 Bowl & Wrap, Crust, Cuyahoga Arts & Culture, Cuyahoga Land Bank, Dante, Dave's Market, DDR Corp., Deane Malaker, Denise Kadilak, Domenic Fiorello Studio, Duck Rabbit Coffee, Edison's Pub, Enterprise Communities, Evie Lou, F.D. Roosevelt Post & Club 58, Fabo Architecture, Inc., Fairfield Market, Fat Cats, Floral Exlir Co., Flying Monkey Pub, Forest City, Forest City Brewery, Forest City Shuffleboard, Gentleman's Barbershop, Glenn Murray, Greater Cleveland Community Shares, Great Lakes Science Center, Great Lakes Theater at Cleveland Playhouse, Groovy Candies, Grumpy's Café, Gustave Development, Hi and Dry, Horton Harper Architects, Hotz Café, Howard Hanna, Independence Excavating, Infinity from Marvin Cleveland, Integrity Realty, Jill LeMieux, Joe Chura, John and Karen Moss, J-Roc Development, Krasa Salon, La Bodega, LAMAR, LAND Studio, Lava Lounge, Lisa Nemeth, LOOP, Lucky's Café, MCM Company, Medical Mutual, Melt Bar and Grilled, Merit Brass Company, Meritech, METROHEALTH, Michael Gersper, Midland Concrete and Sand Products, Nautica Queen Cruise Ship, Neighborhood Family Practice, Nestle, North Coast Men's Chorus, Ohio & Erie Canalway, Ohio Arts Council, Ohio Capital Corporation for Housing, Ohio City Galley, Olympic Forest Products, Parallax, Pat Catan's, Paul Duda Gallery, Post 1, Professor Market, Progressive Urban Real Estate, Prosperity Social Club, RCF Group, Renewal by Andersen, Robert Hartshorn, Sally Matia and Pete Kuchera, SHIPT, St. Augustine, State Alarm, Sunny Ting, Ted & Co., The Beauty Room, The Bentley Group, The Clark Bar, The Clark Bar, The Loyal Dog Photography, The Rowley Inn, The Shelly Company, The South Side, The Treehouse, The Western Reserve Historical Society, Third Federal Savings and Loan, Tom and Anita Cook, Tremont Athletic Club, Tremont General Store, Tremont Place Lofts, Tremont Scoops, Tremont Tap House, Tremont Trek, Trolley Tours of Cleveland, Ty Fun Thai Bistro, United Way of Greater Stark County, Visible Voice Books, WB Mason, Wine & Design, WXZ Development

Board of Directors

President-Kate Carden
1st Vice President- Joe Chura
2nd Vice President- LerVal Elva
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Treasurer- Lynn McLaughlin Murray

Joe Adler

Dan Cotter

Jaime Declat

Brad Hauber

Adrienne Linnick

Gusty Molnar

Seronica Powell

Christopher Roy

Richard Sosenko

Casey Ward

Ex Officio:

Mendo Velloff, South of Jefferson Block Club

Carolyn Bentley, Duck Island Block Club

Tremont West Staff

Cory Riordan,

Executive Director

Chad Biggers,

Community Safety Organizer

Michelle Davis,

Assistant Director

Lynn Friedel,

Office Manager

Donna Grigonis Bailey,

Enterprise Community Partner Fellow

Khalid Hawthorne,

Housing & Economic Development Director

Keith Moore,

Property Manager

Maureen Riley,

Americorps VISTA Member

Scott Rosenstein,

Community Involvement Manager/

Tremont Arts & Cultural Festival Manager

Dharma Valentin,

Community & Equity Organizer