



2022 - 2023 Annual Report



Welcome

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.

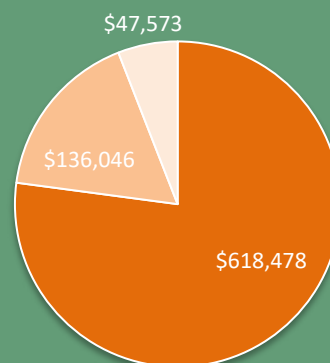
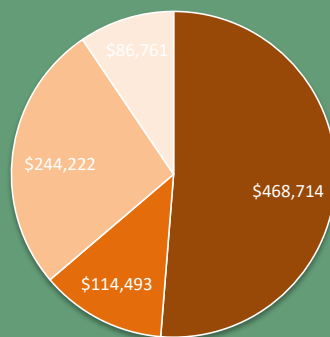
MISSION | We serve Tremont by organizing an inclusive community, building a unified neighborhood, and promoting a unique destination.

Tremont West works to realize its mission and vision through our goals. We work to build a dense neighborhood with a **COMPREHENSIVE** and diverse set of housing options and business attractions that appeal to all residents and visitors. We strive to organize an inclusive and **CONNECTED** community through meaningful engagement and equitable physical and social infrastructure that creates seamless linkages and increases accessibility for everyone. We work transparently in **COLLABORATION** with residents, business leaders and external community partners to maximize resources and execute neighborhood plans. Additionally, we work hard at creating a **RESILIENT** community by using innovative practices in response to adverse situations and that affords all people the opportunity to advance, live healthy lives, and thrive.

Financials

TOTAL INCOME \$914,190

- Grants: \$468,714
- Rentals & Property Management \$114,493
- Program Fees \$244,222
- Other \$86,761



TOTAL EXPENSES \$802,097

- Program Expenses: \$618,478
- Management Services: \$136,046
- Fundraising & Development: \$47,573

Development Update

WESTERN RESERVE LAND CONSERVANCY SURVEYS

In partnership with the City of Cleveland and the Western Reserve Land Conservancy, TWDC staff surveyed the entirety of the Tremont neighborhood to record the conditions of vacant structures, vacant lots, sidewalks, street trees, and homes. This assessment will help the City of Cleveland make informed decisions about where resources are needed to restore homes, sidewalks, street trees, and to target demolition of dilapidated and abandoned properties.

HOUSING INSPECTION & REPAIR PROGRAM

- 373 exterior housing condition surveys completed
- 6 properties brought into code compliance
- 340 residents referred home repair resources
- 23 homeowners have applied to the 2021/22 Tremont West Home Repair Program

"Many thanks to [Tremont West] for the repairs to my home. Everything looks good and safe." - Diane Curry Burns, 77 years old, who received front cement walkway repair by TWDC.

COMMUNITY BENEFITS AGREEMENTS

Tremont West worked with the community and developers to create community benefits agreements in the Duck Island and Lincoln Heights areas of the neighborhood. These agreements include workforce/affordable housing, greenspace enhancements and funds to improve housing stock and implement neighborhood plans.

BUSINESS DEVELOPMENT

There have been quite a few changes over the past year(s) with businesses in the neighborhood. Even though there have been a few business closings, we continue to see great demand for retail space in the neighborhood. Six new businesses are in the process of opening this summer.

Tremont West continues to utilize the storefront at 2406 Professor as a storefront incubator. The current participant is Cool Water Dry Goods.

In partnership with Cleveland Neighborhood Progress, Tremont businesses secured 14 grants resulting in \$17,500 to support small neighborhood businesses. Grants ranged from \$1000 - \$2500.

PROPERTY ACQUISITION AND PROPERTY MANAGEMENT

In 2022, in partnership with Ohio City Inc. we took over property management of a 40 unit low income Senior building, Fairview Gardens.

Tremont West continues to pursue an acquisition and rehabilitation strategy to maintain and add to the affordable housing in the neighborhood. We were able to add two additional units to our portfolio within the past year.

Tremont Events



TREMONT ARTS & CULTURE FESTIVAL | During the third weekend of September 2022, the Tremont Arts and Culture Festival was held with programming areas focusing on juried artists, community, cultural, and children's' interactive programming. This was the fourth year on the Focus on the Artist program, celebrating minority and underrepresented artists from the Latino, LGBTQIA+, African Diaspora and Asian American and Pacific Islander communities in partnership with Tremont's Kaiser Gallery.



WALKABOUT TREMONT | On the second Friday of every month artists and performers are highlighted in the community with participating restaurants, bars and retail outlets. A volunteer run event, each month features a different theme and continues to draw people to Professor Avenue.



TREMONT FARMERS MARKET | A Tuesday night staple in the Lincoln Park from late Spring through Early Fall, the Tremont Farmers Market provides the opportunity for shoppers to have direct interaction with the people that grow their food, revitalizing the way we shop and eat. Since farmers markets are often the only source of fresh and healthy food options for some, Tremont Farmers Market proudly accepts SNAP, WIC, and Produce Perks in order to best serve all members of our community.



CELEBRATE TREMONT | Our annual fundraiser continues to grow each year. This year we celebrated the Tremont Gardeners for all they do to keep Tremont looking its best. Thank you to all our sponsors and all of those who attended for making it a success!



ARTS IN AUGUST | August in Tremont means there will be Shakespeare, theater, professional dance and music. This long running free community arts program brings a diverse array of performances to Lincoln Park.

Neighborhood Updates



IMPLEMENTATION OF REACHING LINCOLN HEIGHTS

In 2020, the Lincoln Heights Block Club and Tremont West initiated a multi-month planning process which resulted in the Reaching Lincoln Heights Plan. Since this time we have been working on implementation of the plan. The plan has been successful in guiding development compatible with the neighborhood while providing greenspace enhancements, workforce housing and the development of a fund for home repair and neighborhood improvement.

RETURN OF TASTE OF TREMONT | 2022 saw the return of one of Tremont and the City's premiere events in Taste of Tremont. Although a bit on the soggy side, tens of thousands of people flocked back to Professor Avenue to taste, toast and peruse the many offerings from our shops, restaurants and bars.

Community Engagement

BLOCK CLUBS | Over 105 meetings were held in-person or via Zoom (some hybrid in-person & virtual) by the following block clubs: Auburn-Lincoln Park, Central Tremont, Duck Island, Holmden-Buhrer-Rowley, Mentor-Castle-Clark, Irishtown Bend, Lincoln Heights, Metro North, North of Literary, and South of Jefferson.

HOLIDAY FOOD DRIVE | The 2022 holiday food drive raised more than \$22,483 and collected 1,615 food items across 9 teams to benefit 10 area pantries. In a friendly competition, Duck Island and Irishtown Bend won the grand-prize for most checks/cash (\$7,290) and Auburn-Lincoln Park won for the most food donations (1,244 food items). Additionally, Duck Island Block Club is recognized for the widest participation by their members.

BOARD OF DIRECTORS AND COMMITTEES | The Board of Directors provide strategic and financial oversight for the organization. The Board of Directors consists of 15 elected members and 1 elected Board President. The Board divides its works through numerous committees. The Standing Committees of the Board consist of the Executive Committee, Finance Committee, Governance Committee, Economic Development Committee and Safety Committee. Additional Ad-Hoc Committees focus on fundraising and arts and culture when deemed necessary. This accounts for an additional 40+ meetings a year from volunteers working to make Tremont a better place to live and do business.



DEVELOPMENT CORPORATION
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Tom Tosurksri | *1st Vice President*

Kate O'Neil | *2nd Vice President*

Carolyn Bentley | *Secretary*

Dan Imfeld | *Treasurer*

Fred Calatrello, Dan Cotter, Jaime Declat, Jonathan Greever, Jenny Rodriguez, Deborah Smith, Richard Sosenko, Darren Triplett

Ex-Officio: Claire Elliot & Shannon Copfer Brace

Tremont West Staff

Cory Riordan | *Executive Director*

Julie Dahlhausen | *Housing & Program Manager*

Katy Baumbach | *Director of Marketing*

Lynn Friedel | *Office Manager*

Donna Grigonis-Bailey | *Director of Economic Development & Real Estate*

Scott Rosenstein | *Community Involvement Manager & Tremont Arts and Cultural Festival Manager*

Dharma Valentin | *Community and Equity Organizer*

Anita Watson | *Property Manager*

Marty Brass | *Community Engagement Specialist*

Contributors

Cleveland Neighborhood Progress

City of Cleveland

Councilman Kerry McCormack, Ward 3

Councilwoman Rebecca Maurer, Ward 12

Councilwoman Jasmin Santana, Ward 14

818 Studio, Barrio, Beck Center, Berges LLC, Bourbon Street Barrel Room, Bubblegum Books, Buildings and Food, Butcher and the Brewer, Carlos Polichuk, Carolyn Bentley, Choolaah, Civilization, Cleveland Cliffs, Cleveland Clothing Co., Cleveland Water, Corner 11 Wraps and Bowls, Crust, Cuyahoga Arts and Culture, Dante, Dean's Greenhouse, DiGeronimo Companies, Edison's, Erie Bank, Everarbor, Fahrenheit, Fat Cats, First Source Title Agency, Flight, Flying Monkey Pub, Forest City Brewery, Funny Bus, Gale's Garden Center, Gentleman's Barber Shop, Great Lakes Health & Wellness, Grove Design, Grumpy's, Hi & Dry, Holden Arboretum, Horton Harper Architects, Howard Hanna, Integrity Realty Group, J-Roc Development, John and Karen Moss, Kaiser Gallery, Key Bank, La Bodega, Lincoln Park Pub, Loop, Lucky's Cafe, Mark and Janet Rosel Smith, Medical Mutual, Meritech, MetroHealth, Morgan Services, NeighborUp, Ninja City, Nite Lights Landscape Lighting & Design, Ohio Arts Council, Railroad Brewing Co, Rebuilders Xchange, Roasted, Rocky River Brewing Co, Russell Lee Photo, Shelley, Sign Guy, SITE Centers, Southside, Stone Mad Pub, Sustainable Community Partners, Sweet Peat Ohio/Urban Organics, Ted Theophalactos, The Bentley Group, The Elliot, The W.H. Fay Company, The Well House, Treehouse, Tremont Athletic Club, Tremont Lofts, Ty Fun, Werner G Smith Inc., Wine & Design, WXZ Development