

CAPITOL

THEATRE



detroit shoreway

Community Development Organization

Annual Report
2009

Detroit Shoreway

Board of Directors

Residential Representatives

Gerri Burns
Donna Gonyon - Vice Chair
Jonathan Holody

Commercial Representatives

Joseph Craciun - *Craciun Berry Funeral Home*
Gia Hoa Ryan - *Saigon Plaza*

Institutional and Industrial Representatives

Eileen Kelly - *St. Colman's Church*
Shellie Sedlak - *Cleveland Public Theatre*
Fr. Richard Rasch, O de M - *Our Lady of Mt. Carmel Church*

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Paul Ettore - Treasurer
Brian Kazy
Madelyn Zone - Secretary

Special Board Members

Dan Bush
Mike Dolezal
Peter Harwood - *Deacon Harwood Law, Chairman*

Staff

Ian Andrews - *Director of Development and Marketing*
Michael Chapuran - *Director of Community Involvement*
Kathy Christopher - *Accountant*
Maribel Cirino - *Receptionist*
Casey Clark - *Maintenance Manager*
Becky Dick - *Chief Financial Officer*
John Enlow - *Safety Coordinator*
Bob Hilliard - *Energy Conservation Specialist*
Matthew Lasko - *Director of Housing*
Lakisha Love - *Property Management Assistant*
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Marilyn Mosinski - *Economic Development Director*
Diane Norman - *Resident Service Coordinator*
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Brenda Sharp - *Janitorial Technician*
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Jennifer Spencer - *Project Manager*
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Belinda White - *Maintenance Technician*
Lilah Zautner - *EcoVillage Project Director*

Gordon Square Arts District Staff

Jan Cline - *GSAD Director of Development*
Joy Roller - *GSAD Executive Director*
John Stuehr - *GSAD Coordinator*

Westside Housing Center Staff

Daisy Alvarado - *ESOP Coordinator*
Amy Weahry - *Director*

Mission:

Through collaboration, the Detroit Shoreway Community Development Organization guides the physical, economic and social development of the Detroit Shoreway neighborhood toward an improved quality of life.

2010 Annual Meeting Honorees

Irene Catlin Leadership Award

Jonathan Holody

Sustainability Award

Dave Roswurm

Community Spirit Awards

Brian Kazy
Cleveland Public Library
Citizen Police Academy Graduates
Robert Hart, Paul Glowacki, Joe Wolf
Civita Blaske
Day of the Dead Celebration
Friends of the Cleveland Public Library
Gordon Square Apartments Coffee Group

Lutheran Medical Center
Made in The 216
Marcia Pressman
Minh Anh
Parkview Nite Club
Steven Rolland
78th Street Studios

Neighborhood Improvement



Cleveland Public Art
-Blue Bird Project



Courtland Court Project
-Mike DeCesare



John Deli



Leonard Elfers



Stanley Joe Walls



Ripcho Studios



Lynnhaven Group
-Jeff Raig
and Mike Raig

Owner of
rehabilitated home
-Robert Masseria



Detroit Avenue Streetscape
- photo by Chris Wilson

Becoming A Regional Destination with Cutting Edge Projects



- photo by Chris Wilson

Detroit Avenue Streetscape

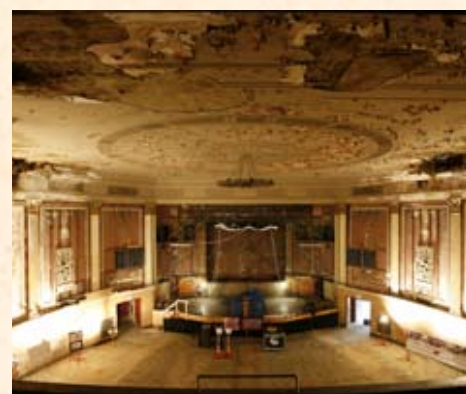
- Completed **\$3.5 million Detroit Avenue Streetscape** construction and revitalization of **Detroit Avenue**.
- **Buried overhead lines**, removed utility poles, **installed concrete benches** that are lit from below, **placed special pavers**, **widened sidewalks** and planted **60 new trees**.
- Second completed project of the **Gordon Square Arts District!**
- Install **iconic stainless steel designed bus shelters** by award winning local architect **Robert Maschke**, funded by a transit waiting environment grant by the **Greater Cleveland RTA** and a City of Cleveland grant from **Councilman Matt Zone**.

Parking

- **Created 47 new parking spaces** at the former Craciun-Berry Funeral Home site.
- **Added 9 new parking spaces** to the Kennedy Building parking lot and used **permeable pavers** to reduce run-off, **one of first such projects in Cleveland**.
- Design completed for **36-car parking lot** next to Cleveland Public Theatre; groundbreaking in Spring 2010.

Capitol Theatre

- Opened for business on **October 2, 2009** – a project that took nearly **30 years to complete!**
- Project represents nearly **\$7 million investment** with over \$4 million equity from **PNC Bank** for new markets tax credits and state and federal historic tax credits. **Cleveland Development Advisors**, a subsidiary of the **Greater Cleveland Partnership**, is also a partner in the new markets tax credit investment. **PNC and Village Capital Corporation** each provided bridge to facilitate construction.
- Public support was provided by a \$1.5 million loan from the **City of Cleveland Dept. of Economic Development**, a \$500,000 capital grant from the **State of Ohio through the Ohio Cultural Facilities Commission**, and a \$360,000 grant from **Cuyahoga County**.
- Foundations grants included \$500,000 from the **Cleveland Foundation**, \$120,000 from the **Finance Fund**, and \$5,000 from the **Community West Foundation**. Special thanks to the **George Gund Foundation** for helping to launch the Gordon Square Arts District with a \$1.2 million operating grant to GSAD.
- Features the best in **Hollywood, art and independent films** and is operated by Cleveland Cinemas.
- The theater is projected to **bring over 100,000 people** into the neighborhood annually which will in turn stimulate surrounding restaurants and merchants.
- Features **3 state of the art high definition theaters** (with 3D capability): one main 420 capacity theater with two adjacent 100 seat theaters upstairs.
- Will serve as a host site for the **2010 Cleveland International Film Festival**.
- Supported by **Friends of the Capitol Theatre**.
- Semifinalist, Council of Development Finance Agencies **“Best Tax Credit Program.”**
- Semifinalist, National Development Council’s **“Project Showcase.”**
- TeamNEO/Inside Business **“Economic Development Impact Awards 2009”**.
- First completed project of the **Gordon Square Arts District**
- Held one of the best parties of the year, the **Grand Gala on October 1**, with over 450 in attendance.



The Capitol Theatre's Main Auditorium before and after restoration

Continuing Our Commitment to Sustainability



- Completed first **Green Cottage** in the Cleveland EcoVillage through a partnership with the Cuyahoga Community Land Trust. With five total cottages planned, these 2 and 3 bedroom, 1.5 bath single family colonials are between 1,200 and 1,400 square feet and are extremely energy efficient.
- Finished furnace repair work, insulated attic and sidewalls, and reduced air leakage at **114 elderly and low-income homes resulting in significant energy savings**.
- **Completed 48 water conservation jobs** through the City's Water Department and Cleveland Housing Network
- **Completed 64 House Warming Combo Jobs** through Cleveland Housing Network's House Warming Program.
- Leveraged Home Weatherization Assistance Program (HWAP) funds to **spur \$135,724 toward non-funded energy conservation improvements**.
- **Opened Simmons Park**, a former gas station and brownfield site, along Bridge Avenue.



Fostering a Place to Live, Work and Play

- **Manage 10 buildings** along Detroit Avenue and 2 on Lorain Avenue encompassing **211 affordable apartments** and **over 44,000 square feet of retail and office space**.
- **Achieved 0% vacancy rate for the 118 homes** managed by DSCDO for the Cleveland Housing Network Lease-Purchase and Rental Program each month in 2009.
- Helped five families **purchase their lease-purchase home**.
- Completed **203 low-income housing tax credit recertifications** and 102 public housing recertifications.
- Assisted residents with access to free and low-cost food services resulting in **600 community dinners**.
- Worked with Detroit Avenue land owners to approve **Business Improvement District** which will maintain streetscape beautification, improve safety and providing for snow plowing and other services.
- Assisted **7 businesses** along Detroit and Lorain Avenues with **building and signage improvements** through the **City of Cleveland Storefront Renovation Program**.
- Recruited **8 businesses** to locate in the Detroit Shoreway neighborhood.
- Assisted in marketing **La Boca, Happy Dog** (new owners), **Made in The 216 event**, and **Day of the Dead event**.
- Coordinated marketing campaigns for **Valentine's Day, St. Patrick's Day, and After Thanksgiving Day** events along with the first **Discover Detroit Shoreway Home Tour**.
- Developed new **Detroit Shoreway web site**.
- Awarded Oberlin Research Survey for **cutting edge projects**.
- Participated in **Got City Game** reality online show.

Partnering with Residents and Organizations for a Stronger Community



Cogswell Hall

- Partnership with Cogswell Hall for **\$8.8 million renovation and expansion** of the 100 year old facility by adding **23 new housing units** and renovating original 18 units.
- Continuing DSCDO's commitment to affordable housing, **all units are affordable** to households at or below 60% Area Median Gross Income.
- Provides **supportive services** for adults.
- New units have amenities that did not exist in the historic building including **individual bathrooms and controlled air conditioning and heating**.
- Created **state-of-the-art kitchen, large dining room, resident lounges** and many other amenities for residents.
- Helped create the **Franklin Safety Plan** and worked with residents to develop a **Community Connections Plan**, both to be implemented in 2010.
- Conducted **114 safety and security surveys** resulting in 10 convictions and abatement of over 1,300 graffiti tags.
- Coordinated development of **Neighborhood Ambassador Program** to greet visitors to the Gordon Square Arts District.
- Led **64 neighborhood patrols** while recruiting **5 new community patrol leaders**.
- Assisted in receiving \$26,000 in Re-Imagining Cleveland funds for **three new garden projects**.
- Helped **10 block clubs** increase attendance and apply for **10 grant proposals** from City Works and Neighborhood Connections, a program of the Cleveland Foundation.
- Worked with **City Year "100 Hours of Power"** program to abate graffiti and clean vacant lots.
- Worked with **1,400 youth through the ROCK** (Respect Our Community and Kids) program that matches youth with mentors and teaches them basic skills.
- Assisted in ParkWorks programming that led to **1,047 youth attending summer events**.
- Implemented **Westside Housing Center** through partnerships with eight non-profit organizations as a response to the foreclosure crisis. Services offered include foreclosure prevention, financial literacy, first-time homebuyer seminars, home repair loans, and loan modifications. 69 individuals have completed foreclosure intakes while 60 people have enrolled in Cleveland Saves.

Improving the Neighborhood One Day at a Time



- Transitioned **33 homes from abandonment to beneficial owners** in 2009 as part of DSCDO's Single Family Redevelopment Program. Since the program's inception in August 2008, **48 homes have been transitioned and rehabilitated.**
- The Model Blocks program in Edgewater Hill was a huge success in 2009 with **88% of homes experiencing positive changes** in property conditions through exterior repairs and landscaping grants provided by Neighborhood Progress Inc. There is now an 70% homeownership rate in Edgewater Hill.
- Acquired **8 homes for rehabilitation** as lease purchase homes for low income families with construction beginning on four of the homes. In addition 10 homes were demolished to make way for future projects.
- In partnership with Cleveland Public Art, enhanced neighborhood identity by the installation of **35 bluebird sculptures designed by Mark Reigelman, in Edgewater Hill** highlighting the neighborhood's importance as a stopping point for migratory birds.
- **76 houses completed the Paint Program** in which the City provides up to \$500 in paint vouchers for low-income families to paint the exterior of their houses.
- Promoted a greener neighborhood by conducting **10 neighborhood cleanups** including the planting of **30 trees and 2,100 daffodil bulbs.**



A new roof was installed at a home on Rutledge Avenue when the owner took advantage of utilizing a Model Block grant. Similar improvements are available through the Home Improvement Program.

2009 Financial Report

	Citizen Participation	Commercial	West Side Housing	Property Management	Energy Conservation	Re-Development	Fundraiser Special Events	Indirect	Total
Income									
Memberships/Donations	3,737	0	0	0	0	0	0	0	3,737
Fundraising	0	0	0	0	0	0	51,900	0	51,900
Development Fees	0	0	0	0	0	24,198	0	24,000	48,198
Property Management	0	0	0	304,229	0	11,336	0	0	315,565
Energy Conservation	0	0	0	0	816,982	0	0	0	816,982
Foundation Grants	47,000	188,346	117,500	0	0	45,395	0	0	398,241
NPI	35,000	131,511	0	0	0	43,794	0	23,400	233,705
City Grants	199,000	208,071	0	0	0	23,668	0	42,300	473,365
Other Grants	30,035	0	0	0	0	0	0	0	30,035
HUD/RSC	0	0	0	52,224	0	0	0	0	52,224
Miscellaneous	0	748	0	0	0	18,613	0	0	19,361
Total Income	315,098	528,676	117,500	356,453	816,982	167,004	51,900	89,700	2,443,313
Expenses									
Total Personnel	110,571	329,749	16,644	369,863	224,599	105,811	4,500	94,800	1,301,537
Total Administrative	7,104	10,082	28,196	6,309	21,541	4,547	11,210	131,653	220,642
Total Program	217,068	123,847	0	841	391,767	21,565	0	345	755,433
Total Expenses	334,743	463,678	44,840	377,013	637,907	176,923	15,710	226,798	2,277,612
Total Income/Expenses	-19,645	64,998	72,660	-20,560	179,075	-9,919	36,190	-137,098	165,701

Thank You

2009 Partners, Funders, Benefit Underwriters and Contributors

Advocacy & Communication Solutions LLC
American Preservation Builders
Annette and Patrick Stevenson
Ariel Ventures
Bethany Presbyterian Church
Bobbi Reichtell and Mark McDermott
Brennan & Associates
Brian Polomsky
Brownstone Inn
Buehner's Supply Co.
Business Volunteers Unlimited
Calvary Reformed Church
Case Western Reserve University
Catholic Commission for Community Action
CGB Tech
Cleveland Action to Support Housing (CASH)
Charter One
CHASE Bank
CHASE Foundation
Chris and Linda Warren
City Architecture
City of Cleveland
City of Cleveland Housing Court
Civic Builders
Cleveland Cinemas
Cleveland Development Advisors
Cleveland Fire Department
The Cleveland Foundation
Cleveland Green Building Coalition
Cleveland Housing Network
Cleveland Lumber
Cleveland Metropolitan School District
Cleveland Neighborhood Development Coalition
Cleveland Police Department
Cleveland Public Art
Cleveland Public Power
Cleveland Public Theatre
Cleveland Restoration Society
Cleveland SAVES
Cleveland Social Venture Partners
Cleveland State University
Cleveland Tenants Organization
Cogswell Hall Inc.
Cohen & Company
Community Shares
Community West Foundation
Craciun Berry Funeral Homes
Cuyahoga Community Land Trust
Cuyahoga County
Cuyahoga Metropolitan Housing Authority
Deaconess Community Foundation
Doan Pyramid
Dollar Bank
Dominion East Ohio Gas
duoHome
EDEN Inc.
EcoVillage Community Gardeners
EcoVillage Produce LLC
Empowering and Strengthening Ohio's People
Enterprise Community Partners
The Eva L. and Joseph M. Bruening Foundation
Fairview-Lutheran Foundation
Fiberglass Insulation Co.
First Federal of Lakewood
Floyd Browne Group
GEM Testing

Gerri Burns
The George Gund Foundation
Gordon Square Farmers Market
Greater Cleveland Community Shares
Greater Cleveland Partnership
Greater Cleveland Regional Transit Authority
Habitat for Humanity of Greater Cleveland
HKM Direct Marketing
Humphrey & Cavagna Insurance, Inc.
Huntington National Bank
Jonathan and Emily Holody
Karen Bauernschmidt
KeyBank
Kitsch City
La Sagrada Familia Parish
The LGBT Center
Lightning Demolition
Lincoln Financial Group, Ron Ross
Local Initiatives Support Corporation
Lorraine Surgical Supplies
Lutheran Hospital
Marous Brothers Construction
Michael Benza & Associates, Inc.
National City, now part of PNC
National Development Council
Near West Theatre
Nehemiah Mission of Cleveland
Neighborhood Housing Services
Neighborhood Progress, Inc.
Northeast Ohio Area-wide Coordinating Agency
Novogradac & Company, LLP
OSU Extension
Ohio Capitol Corporation for Housing
Ohio Community Development Finance Fund
Ohio Cultural Facilities Commission
Ohio Department of Development
Ohio Department of Transportation
Ohio Housing Finance Agency
Ohio State Representative Michael K. Skindell
Ohio State Representative Mike Foley
Ohio State Senator Dale Miller
Our Lady of Mount Carmel Church
Parkworks
Paul Ettore
Pave Ohio & Paver Art
Peter Harwood
Petty Group
Pioneer Savings & Loan
Pompili Precast Concrete, Inc.
The Project Group
Randy Shorr, Attorney at Law
Re\$store Cleveland
Robert Maschke Architects, Inc.
Room Service
Safeguard Properties
Saigon Plaza
Shellie Sedlak
Sherwin-Williams
Sisters of Charity Foundation
Speed Exterminating
Squire Sanders & Dempsey
St. Colman Church
St. Augustine Health Campus
State of Ohio
Susie Frazier Mueller
The State of Ohio
Studio Graphique
Terrace Construction
Third Federal Savings and Loan
Surety Title

Ulmer Berne LLP
Universal Grinding Co.
U.S. Congressman Dennis J. Kucinich
U.S. Senator George V. Voinovich
U.S. Senator Sherrod Brown
Village Capital Corporation
Vintage Development Group
Ward 15 Councilman Matt Zone
Warwick Communications, Inc.
WECO Fund, Inc.
Westlake Reed Leskosky
West Side Ecumenical Ministry
West Side Rental Housing Collaborative
William Gant
William Whitney
WIRE-Net
Your CFO Resource
78th Street Studios

2009 Benefit Auction Donors

AirTran Airways
Boston Mills/Brandywine
Cleveland Cavaliers
Cleveland Metroparks
Cleveland Metroparks Zoo
Dave & Busters
George Shuba
Jan Cline
Lake Erie Monsters
Malley's Chocolates
Nautica Queen
Pickwick & Frolic
Walker Frame and Art

2009 Benefit Buffet Donors

Gypsy Beans & Baking
6425 Detroit Avenue
gypsybeans.com

Happy Dog
5801 Detroit Avenue
happydogcleveland.com

La Boca
5800 Detroit Avenue
labocabarrio.com

Latitude 41°n
5712 Detroit Avenue
eatatlatitude41n.com

LUXE Kitchen & Lounge
6605 Detroit Avenue
luxecleveland.com

Parkview Nite Club
1261 West 58th Street
parkviewniteclub.com

Rincon Criollo
6504 Detroit Avenue

Saigon Plaza
5400 Detroit Avenue

Stone Mad
1306 West 65th Street