

**UNIVERSITY CIRCLE
SPECIAL IMPROVEMENT DISTRICT OF CLEVELAND
SERVICE PLAN**

The University Circle Special Improvement District of Cleveland (the “District” or “SID”) is established pursuant to the provisions of Chapter 1710 of the Revised Code (the “Act”). This Plan refers to the Act and any and all future amendments to the Act. Any specific statutory reference contained in this Plan shall also refer to any succeeding or amending statutory provision.

The terms and conditions regarding the District are addressed in this Plan, and include, without limitation, a petition, a schedule of assessments to be made on included property (the “Assessment Schedule”), and the governing documents forming the District. The District is formed by University Circle Inc. as an “existing qualified nonprofit corporation” under the Act (herein referred to as “UCI”). The governing documents of the District include the Articles of Incorporation of UCI, as amended for this purpose, Code of Regulations, resolutions duly adopted by the board of trustees of the District, and the applicable resolutions and ordinances of the participating political subdivisions where the real property is located (collectively, the “Governing Documents”). The Governing Documents, this Plan, the petitions, and the Assessment Schedules are referred to herein collectively as the “District Documents.”

The District Documents establish the terms and conditions of the Program. The Program terms and conditions may be amended from time to time as described herein.

I. Purpose of the Program

The Program is intended to sustain and improve community safety in University Circle through services provided by the University Circle Police Department and UCI (the “Program Services”). The City of Cleveland (the “Participating Political Subdivision”) shall levy special assessments on real property included in the District, the payment of which will pay for the costs of the Program Services and the costs of administering the Program. Special assessment payments levied to pay costs of Program Services will be due and payable by property owners at the same time real property taxes are due. University Circle Inc. will continue to offer services to the community outside of this agreement, and paid for with separate funds, such as advocacy, community engagement, collaboration, public events, property enhancements, transportation and access management.

II. The District’s Governance

The District shall be governed, pursuant to the District Documents and the Act, by the Board of Trustees of UCI functioning in the capacity of the Board of Trustees of the District (the “Board”) all in accordance with the Act.

Pursuant to the Act, other Ohio law, and any Code of Regulations adopted for the governance of UCI, the Board may from time to time, and under such conditions as the Board determines,

delegate any or all of the authority contained in this Plan to a sub-committee or to an agent, independent contractor, or employee of the District or the Board.

III. District Area Description

The District Area shall contain the territory within the boundaries depicted in the map of the District attached hereto as Exhibit A and incorporated herein by reference and is largely congruous with the University Circle Inc. service boundary within the City of Cleveland. Other services not supported financially by this SID may extend beyond these boundaries.

IV. Description of Services Provided

The Program is intended to sustain and improve community safety in University Circle through services provided by the University Circle Police Department (UCPD) and UCI. The UCPD is a community police department with full law enforcement authority granted by state law and through an Authorizing Agreement with the City of Cleveland. The presence of the UCPD, along with its reputation for quick response, is intended to be a strong deterrent to criminal activity in the District. Minimized opportunity coupled with timely and decisive intervention in actual criminal incidents has characterized the UCPD's public safety strategy since its inception. In keeping with its preventative methods, the UCPD will:

- Work closely with UCI's member institutions and property owners in focusing on crime prevention;
- Support the principles of community policing, a concept which recognizes the interdependence and shared responsibility of police and community, as the best approach to problem solving;
- Work in partnership, share resources, and engage in joint trainings with the Case Western Reserve University Security Department, University Hospitals of Cleveland Protective Services Department, and other University Circle institutional forces to enhance personal safety in the District;
- Make crime prevention presentations to the employees and constituents of University Circle institutions, businesses, and other properties, as well as to neighborhood groups and University Circle residents in the interest of promoting public awareness and cooperation;
- Provide various additional measures to ensure transparency and accountability to the communities it serves, as outlined in Section IX;
- Increase the community engagement with regularly scheduled events, public trainings to increase citizen awareness and safety, and police presence at community centers, schools, houses of worship, institutions, businesses, and other community events;
- Work diligently to ensure that officers within the department provide bias-free policing and employ equitable practices at the center of their work;

As a full-service police department, the UCPD will provide the following services:

- 24-hour patrol in marked vehicles;
- Foot and bicycle patrols in designated areas;

- Rapid response to emergency calls;
- Surveillance using plainclothes officers, unmarked vehicles, and technology;
- Apprehension and arrest of criminals, as well as criminal investigations conducted by the UCPD Detective Bureau;
- Handling of many non-criminal incidents involving vehicles, missing persons, and disturbance complaints;
- Additional community services that contribute to the overall well-being of University Circle and are critical to the maintenance of public safety, including:
 - Mental health crisis intervention and social services co-response;
 - Expanded officer training including necessary police specific skills, but also ensuring trainings such as appropriate use of force, de-escalation tactics, sensitivity to persons with various needs, bias awareness and community policing best practices;
 - Work diligently to create a more diverse department with the belief that this department should represent the community that we serve;
 - Comprehensive assistance to motor vehicle owners and operators;
 - Special building safety checks when requested by property owner;
 - Maintaining dedicated community policing mindset, including a K9 as a working member of the UCPD and bringing the K9 to events and community venues regularly;
 - Increasing proactive foot patrols by officers around University Circle and in the many institutions located here;
- Additionally, the UCPD and UCI work together to promote a safe and efficient transportation network for all modes of travel in University Circle. UCI's transportation safety programs and responsibilities include:
 - Leading district-wide transportation planning and programming in University Circle;
 - Implementing the recommendations of the Moving Greater University Circle (MGUC) Plan, including the capital projects, programs, and services outlined in the plan;
 - Coordinating the work of the Sustainable Transportation Advisory Committee (STAC) with institutional and public sector representatives to advance sustainable transportation initiatives in University Circle;
 - Managing Project Yield, a local pedestrian safety initiative led by UCI & the UCPD;
 - Leading and working with community stakeholders to advance local initiatives, including but not limited to UCPD's Pedal with Police program, bicycle and pedestrian safety messaging, and bicycle/shared mobility safety events;
 - Leading UCI's effort to annually assess roadway conditions and advocate for resurfacing and repairs to maintain a state of good repair;
 - Serving as a community liaison to direct transportation safety related complaints to the appropriate agency and help advocate for resolution;

- Regularly communicating and engaging with University Circle stakeholders and the public on road safety efforts and traffic impacts;
- Tracking pedestrian safety data to inform UCI's programs, advocacy, and enforcement efforts;
- Serving as a district representative on various transportation safety related projects and working groups.

V. Program Budget

The baseline budget in Year 1 (2025) is \$3,946,700. The budget will increase by 3% annually, through 2029, as follows:

- 2025: \$3,946,700
- 2026: \$4,065,101
- 2027: \$4,187,054
- 2028: \$4,312,666
- 2029: \$4,442,046

Additional payments for UCPD and UCI safety services may be collected on a case-by-case basis for services above and beyond those listed above or by property owners or other supporters outside the District.

This SID program budget is to support the safety initiatives; however University Circle Inc. is committed to providing other services that enhance the vibrancy of the area and promote the district as a world class destination. Those programs, engagement, advocacy, place management, placemaking, community events, and institutional advancements, will be funded outside of this budget but are made possible by the specific capacity and outcomes of this program.

VI. Assessment Methodology

The assessment of eligible properties within the District is based on equal parts 1) serviceable frontage, 2) gross certified value, and 3) land area. The values for each property are derived from County records and additional frontage measurements conducted using the Cuyahoga County Web Mapping Application. The figures will be verified by the City of Cleveland's Division of Engineering and Division of Assessments and Licenses. Additional conditions include:

- A maximum of two serviceable frontages are included in the assessment calculation for each property;
- Properties with a County tax land use code of 1-Family, 2-Family, 3-Family, Residential Condo, Common Area Platted, and Res Vacant Land are not included in the assessment.
- Per ORC Section 1710.03, properties owned by public entities are not included in the assessment unless such entity specifically requests in writing that its property be included in the District;
- Per ORC Section 1710.03, church properties are not included in the assessment unless the church specifically requests in writing that its property be included in the District;

- Railroad right of way properties traveling through the district with no additional facilities are not included in the assessment;
- Cemeteries within the District service area will be assessed based on serviceable frontage and property value alone; their land area is not included.

VII. Period of Assessment

The term of the assessment will be for five (5) years beginning with Tax Collection Year 2025 through Tax Collection Year 2029, with collections spanning those collection years 2025 through 2029.

The amount of voluntary assessments or other amounts payable to UCI under arrangements with its members established prior to the establishment of the District, including, without limitation, those for the period from July 1, 2024 through December 31, 2024, shall remain due and payable notwithstanding anything hereto to the contrary.

VIII. Program Administration & Design

- A. Administration: The Board is hereby authorized to provide for ongoing services to the District, its property, and the property owners. All services provided under this Plan shall be deemed to be services provided in furtherance of Program Services under this Plan.

Pursuant to the Act, such Program costs may be included in the special assessments levied on real property within the District.

- B. Design: The determination of services provided and budget required to perform these services will be made by the Board of Trustees. The Board will solicit feedback from eligible property owners within the Service Area on a regular basis (see Section IX) and will incorporate this input into future Service Plans.

IX. Accountability & Reporting

This Plan and the Safety Services Program should be accountable to the community it serves and the property owners who support it. This includes provisions for Board and community oversight, as well as measures to promote transparency. To these ends, the following practices will be instituted as a component of the Service Program:

- A. UCI entered into and will maintain a Memorandum of Understanding (MOU) that enables the UCPD to operate within the city;
- B. Pursuant to the MOU, a Citizen Review Board (CRB) exists to field and review citizen complaints against the UCPD;
- C. After establishment of the District, a University Circle Safety Services Advisory Committee will be created for the purpose of providing additional oversight and advisory capacity from property owners within the SID service area.

- D. Each year, an Annual Report will be published by UCI on behalf of the SID, detailing the revenues and expenditures of the SID, outlining key programs and services, and performance measures, as defined by the above bodies.
- E. Leadership of UCI and UCPD will be held accountable to community policing standards, diversity efforts, and demonstration of inclusive practices.
- F. Prior to the expiration of the five-year term, the SID will re-evaluate the Service Plan, Program, and Budget with its members and contributing property owners to confirm the effectiveness of the programs and services provided.