Detroit Shoreway
Community Development Organization
2017 Annual Report
In 2017, Detroit Shoreway Community Development Organization (DSCDO) continued to provide innovative, high quality community development services through its Detroit Shoreway and Metro West offices, which serve a combined population of over 40,000 Cleveland residents. DSCDO’s Real Estate Development team completed the Lofts at Lion Mills and broke ground on Aspen Place, resulting in the creation of 36 new affordable housing units, with an additional 40 units in the pipeline. Perhaps DSCDO’s most significant 2017 achievement was to bring Property Management and Maintenance in-house. By directly providing leasing, management and maintenance, DSCDO seeks to offer an outstanding level of service for residents and businesses who occupy DSCDO’s existing 295 affordable housing units and 50,000 square feet of commercial space.

COMMUNITY INVOLVEMENT

DSCDO continues to support our neighborhood’s block club network and diverse community groups, celebrating traditional block club structure while empowering residents to explore alternative forms of organizing and community building.

With the hiring of a new community organizer and restructuring of the community organizing role, DSCDO is prepared to implement new strategies while continuing to assist with grant procurement. In 2017, DSCDO launched a new Neighboring Fund to support grassroots “effective neighboring” practices. “Effective neighboring” is a process through which neighbors from diverse social, economic and cultural backgrounds establish a level of familiarity and shared expectations that enable them to live comfortably together (source: Mandel School of Applied Social Sciences, CWRU). The Neighboring Fund provides gap funding for block club support, block parties, potlucks, barbecues, clean ups, a children’s winter ball, and more.

ECONOMIC DEVELOPMENT

In 2017, Detroit Shoreway saw continued business growth and increased resident connections to local job opportunities. Nine new businesses opened this year (Terrestrial Brewing, Theater Ninjas, Brewnuts, Oceanane, The Boiler 65, Il Rione Pizzeria, Once Removed Antiques & Architecture, Forest City Shuffleboard Arena and Bar and Water Garden Café) in addition to 15 in 2016. Gordon Square businesses were boosted by increased activity at Edgewater Park due to the new beach house, and the new multi-purpose trail connecting our lakefront to residential communities.

Two new businesses spurred development on Lorain Avenue in 2017. Forest City Shuffleboard, formally an abandoned grocery store, now offers shuffleboard play and a rotating local kitchen. Water Garden Café boasts a beautifully restored brick storefront and serves fresh, local organic fare.

Detroit Shoreway neighborhood businesses continued to draw critical acclaim from Cleveland and beyond. Banter Beer and Wine, Astoria Market & Café and Once Removed Antiques & Architecture all earned praise from the City of Cleveland’s Storefront Renovation Program. Detroit Shoreway Community Development Organization, First Federal Lakewood, Gypsy Beans, Il Rione Pizzeria, Latitude 41n, Local West, Luxe Kitchen & Lounge, Minh Anh, Stockyard Meats, Sweet Moses, Toast and XYZ the Tavern, received national praise and were listed in the second half of 2017 alone.

Hire Local

In April 2017, DSCDO and The Centers for Families and Children launched the Hire Local initiative to connect local residents to employment opportunities in the Gordon Square Arts District. Businesses who sign the “Hire Local Pledge” agree to give priority hiring consideration to local residents. The Centers’ El Barrio Workforce Development program located at 3209 Detroit Avenue offers free four-week training tracks in areas such as hospitality and customer service – skills that closely align with the jobs being created. 17 businesses and non-profits have signed Hire Local Pledges to date, including Astoria Café & Market/Agoza Foods, The Boiler 65, Brewnuts, Capitol Theatre, The Centers for Families and Children, Detroit Shoreway Community Development Organization, First Federal Lakewood, Gypsy Beans, Il Rione Pizzeria, Latitude 41n, Local West, Luxe Kitchen & Lounge, Minh Anh, Stockyard Meats, Sweet Moses, Toast and XYZ the Tavern.

In June 2017, DSCDO received a Collaborative Action Grant from Enterprise Community Partners to transform Colgate Court alley between West 76th and West 78th streets through a community mural installation. Volunteers from Kohlsom Philanthropy prepared the site by cleaning and removing weeds. Then, throughout October, neighborhood artist Haley Morris led the mural design and installation support from DSCDO and a resident leadership team.

Colgate Court Mural - $5,000 investment

The all-ages mural painting days included pop up BBQs, music, and on the final day, a celebration at Water Garden Café.

“Liven Up Lorain” Improvements - $27,000 investment

Thanks to a Neighborhood Solutions grant from Cleveland Neighborhood Progress, DSCDO carried out safety-based improvements in the Lorain Avenue Antiques District. “Liven Up Lorain” includes improved public lighting, tree trimming, installation of safety cameras at individual businesses, and public art installations by neighborhood artist Nicole McGee. Additional public art will be installed in 2018.

Economic Empowerment

Community Involvement staff work with an array of partners to bring economic empowerment programs to the community. The Gordon Square Arcade computer lab hosts free tax preparation through the Enterprise-led Earned Income Tax Credit (EITC) Coalition. In 2017, 755 returns were filed, returning over $1 million to the local economy. In partnership with Towards Employment, the computer lab hosted 22 free WorkKeys® Assessments. We also partner with Cleveland Neighborhood Progress on Community Financial Centers (CFC), which offers free personalized, one-on-one financial counseling in a confidential setting in the Gordon Square Arcade. Appointments for CFC or tax preparation can be made by calling 2-1-1. If you would like to volunteer as a tax preparer with the EITC Coalition (no previous experience necessary), contact our Community Involvement staff.

Racial Equity and Inclusion

Diversity and social justice have long been core values of DSCDO. As the Detroit Shoreway neighborhood continues to develop, DSCDO is dedicated to ensuring that growth is beneficial for everyone, not just certain groups. In 2017, 100% of DSCDO staff attended two-day racial equity and inclusion training sessions hosted by the Racial Equity Institute and Cleveland Neighborhood Progress, with the goal of making strides toward fully grasping this topic and ensuring our work is infused with racial equity. We look forward to partnering with the community to advance this work in 2018 and beyond.

Safety

Throughout 2017, Detroit Shoreway residents continued to be proactive about safety through various initiatives, programs, and by working together at neighbors. The Detroit Shoreway Safety Advisory Committee met quarterly and provided crucial guidance to DSCDO staff and the three resident-led safety subcommittees.

The three subcommittees focus on resident safety skill-building, safety technology and infrastructure, and community and safety service provider relations. 2017 accomplishments include safety walks during the summer and fall months, a burglary prevention seminar, the installation of residential safety cameras on Fir and Franklin Avenue, and a safety fair at Michael J. Zone Recreation Center.

The Safety Advisory Committee has outlined primary safety concerns for the neighborhood to address in 2018. Please contact DSCDO Community Involvement staff if you would like to become involved.
SUSTAINABILITY, CLIMATE RESILIENCE & GREENSPACE

Dudley Triangle
Thanks to funding from Resilient Cleveland, DSCDO completed the Dudley Triangle Pocket Park (West 73rd & Dudley Avenue between Madison and Lorain). The vision behind this project is to create a central community gathering place for educational, environmental, and social events. The site for the park was identified in the Southwest Detroit Shoreway Neighborhood Plan, and the design was created with input from community members during a series of “design days” at Zone Rec, the Lorain Library, and the site itself. Stay tuned for programming that will be held at Dudley Triangle in 2018.

Resilient Cleveland
DSCDO is now in the third year of a partnership with Cleveland Neighborhood Progress on Resilient Cleveland, a climate resiliency initiative funded by the Kresge Foundation, focusing on climate change at the neighborhood level. The grant emphasizes (1) reduced energy usage (home weatherization) (2) emergency preparedness (3) impacting vacant land policy and (4) helping the City Office of Sustainability update the Cleveland Climate Action Plan. In a world of climate change which includes more extreme heat and weather events as well as increased risk of flooding, we need to make sure that the Detroit Shoreway neighborhood is prepared. Four neighborhood Climate Ambassadors work closely with DSCDO staff to advance the goals of Resilient Cleveland.

Infrastructure Funding Announcements
DSCDO collaborated on major infrastructure funding that will benefit the Detroit Shoreway neighborhood, announced in 2016 and 2017. The Cleveland Metroparks learned that it was awarded a nearly $8 million federal Transportation Investment Generating Economic Recovery (TIGER) grant to complete catalytic trails such as the Whiskey Island Connector (construction start 2018, completion 2019) and the Red Line Greenway (construction start 2019, completion 2020). In 2017, the Northeast Ohio Areawide Coordinating Agency (NOACA) announced $6.1 million for the planned construction in 2022 of the proposed Lorain Avenue Cycle Track, which will run along the north side of Lorain between West 20th and West 45th Streets, and the south side from West 45th to West 65th, terminating at Michael J. Zone Recreation Center.

EVENTS & MARKETING

DSCDO leads and provides support for a variety of free or low-cost events throughout the year, showcasing the neighborhood as a regional travel destination and providing arts and cultural opportunities for visitors and residents. WINTERFEST at Gordon Square, DSCDO’s signature event, launched its second year in December 2017. Other neighborhood events supported by DSCDO include Capitol Theatre special screenings, Dysgus Day, Edgewater Live, 78th Street Studios Thred Fridays, the Rite Aid Cleveland Marathon, NeoCycle bicycling festival, GardenWalk Cleveland, the Battery Park Farmer’s Market, GIGEvia open streets festival, Jumprall’s Start Up Scale Up, Recess Cleveland, the first annual Fashion Flexa, Dia De Muertos, Gordon Square Trick or Treat, Small Business Saturday, and more.

Rebranding
In 2017, Detroit Shoreway rolled out fresh new brand colors, fonts, email signatures, e-newsletter template, and selected a vendor for the neighborhood bi-weekly e-newsletter, the Catalyst, and Capitol Theatre e-newsletter, the Silver Screen, at dscdo.org. Follow @detroitshoreway on Facebook, Twitter, and Instagram to stay up to date on all neighborhood happenings. Opt in to the Detroit Shoreway neighborhood bi-weekly e-newsletter, the Catalyst, and Capitol Theatre e-newsletter, the Silver Screen, at dscdo.org.

Gordon Square Arts District

Gordon Square Arts District - Cleveland Improvement Corporation
2017 was another great year for the Gordon Square Arts District - Cleveland Improvement Corporation (GSA-CIC), the Special Improvement District that provides essential services in the area along Detroit Avenue between West 58th and West 73rd Streets. The GSA-CIC contracts with DSCDO to hire and manage all vendors, provide financial administration, and serve as primary contact for all district-related needs. Oversight of programs and services is provided by the GSA-CIC Board of Directors and four working subcommittees: maintenance, marketing, safety, and finance.

The GSA-CIC improved Detroit Avenue infrastructure over the past year and will look to make new improvements this coming spring. Bench lights and holiday snowflake lights were repaired and fixed were made to part of the irrigation system with more to come in 2018. Also new in the district was a change of color in Downtown Cleveland Alliance (DCA) uniforms to red, with a bold GSA-CIC logo and new maintenance cart. The GSA-CIC is proud to continue its relationship with DCA to provide supplemental maintenance and safety services.

Infrastructure Funding Announcements
DSCDO collaborated on major infrastructure funding that will benefit the Detroit Shoreway neighborhood, announced in 2016 and 2017. The Cleveland Metroparks learned that it was awarded a nearly $8 million federal Transportation Investment Generating Economic Recovery (TIGER) grant to complete catalytic trails such as the Whiskey Island Connector (construction start 2018, completion 2019) and the Red Line Greenway (construction start 2019, completion 2020). In 2017, the Northeast Ohio Areawide Coordinating Agency (NOACA) announced $6.1 million for the planned construction in 2022 of the proposed Lorain Avenue Cycle Track, which will run along the north side of Lorain between West 20th and West 45th Streets, and the south side from West 45th to West 65th, terminating at Michael J. Zone Recreation Center.

Recess Cleveland
For eight weeks from July - September, DSCDO hosted Recess Cleveland on Madison Avenue & West 77th Street, funded by Resilient Cleveland and Councilman Matt Zone. Each week DSCDO staff and the four Detroit Shoreway neighborhood resident climate ambassadors (Monwee Davis, Michael Armstrong, Jocelyn McCane, and Donna Friedman) worked with an organization called Recess Cleveland to bring free play, barbecues and community building to this vacant lot. At the same time, the group ran workshops aimed at preparing the community for a changing climate. For more information about the Climate Resilience and Urban Opportunity Initiative visit: clevoenandr.org/resilientcleveland/

HOUSING

Single & Two Family Rehabilitation Program
DSCDO’s Single and Two Family Rehabilitation Program was created in 2008 in response to the foreclosure crisis and diminishing availability of federal funds. DSCDO directly acquires or assists to transfer vacant and abandoned properties to developers and owners, returning the properties to productive use. Since its inception, the program has rehabilitated roughly 230 vacant and abandoned properties, generating over $11.1 million of reinvestment and saving the city $2.2 million in demolition funding. In 2017, Detroit Shoreway transferred 13 properties to developers and owners, which will result in private investment of roughly $913,000 in the Detroit Shoreway neighborhood. This reinvestment will allow for homes to either be rented or sold to owner occupants and will allow surrounding homeowners to build equity in their homes.

Code Enforcement
DSCDO continues to review neighborhood streets and parcels to identify building, health or housing code violations. Residents with violations are connected to home repair resources to help them ensure their properties are safe, sanitary, and secure. In 2017 the DSCDO Housing Specialist surveyed over 1,900 parcels for health and building code violations, encouraging owners to address these problems and connecting elderly and low-income owners to programs.

CAPITOL THEATRE

DSCDO is the proud owner and redeveloper of the Capitol Theatre. “The Capitol Theatre: Timeless”, our 2017 Gala on April 21, raised over $100,000 to provide investment to the historic, Capitol in the form of technology upgrades, plaster stabilization, and a reserve for future repairs. Built in 1921, but vacant for nearly three decades until 2009, the Capitol is a classically-inspired movie theater with all the amenities of 21st century technology. This unique movie house brings over 30,000 patrons to the Gordon Square Arts District each year. The success of the Gala helps to ensure that this historic west side gem will remain an economic driver for years to come.
REAL ESTATE DEVELOPMENT

Project Highlights

In September of 2017, DSCDO celebrated the completion of the $11 million Lofts at Lion Mills project in the Clark-Fulton neighborhood. Located at the intersection of West 25th Street and Meyer Avenue, the project provides 36 units of affordable housing adjacent to MetroHealth’s main campus. DSCDO was joined at the ribbon cutting ceremony by Mayor Frank Jackson, MetroHealth CEO Dr. Akram Boutros, and other elected officials. The Lofts at Lion Mills represents DSCDO’s first affordable housing project in the MetroWest service area.

DSCDO commenced construction on the $10 million Aspen Place project in November of 2017. Located in the Cleveland EcoVillage (West 61st Street & Lorain Avenue), Aspen Place incorporates the values of the Cleveland EcoVillage and will provide forty affordable apartments adjacent to the West 65th Rapid Transit Station. Future residents will enjoy access to indoor bike storage, community gardens, a community room, and amenities at Zone Rec Center. In addition, each household will receive a free monthly transit pass, providing access to the greater Cleveland Regional Transit Authority’s Red Line Station. DSCDO is thankful to Enterprise Community Partners for their critical support and partnership that has brought this transit-oriented development to fruition. Leasing is expected to begin in late summer of 2018. Be sure to follow DSCDO social media for project updates.

Tax Credit Awards

DSCDO, in partnership with The Snively Group, received an allocation of Low-Income Housing Tax Credits (LIHTC) in the 2017 round for the Forest City Square Apartments. The $11 million project, located at the intersection of West 25th Street and Detroit Avenue, will bring 38 units of affordable housing to the Ohio City neighborhood. The project is part of a mixed-use, mixed income development that will transform the intersection. Construction for the development is expected to begin in the spring of 2018.

Other Grants & Awards

DSCDO received a $60,000 capacity building grant from Enterprise Community Partners to support asset and property management within the organization.

Property Management Returns In-House

In 2017, DSCDO welcomed the return of a Property Management Department within the organization. DSCDO owned and managed its portfolio of affordable rental housing from 1988-2011, and hired a third-party property manager in 2011. To meet the needs of the changing organization, DSCDO decided to return to self-management. DSCDO has hired additional staff to build the capacity of the organization, including a Director of Property Management, two full-time accounting staff, and seven new employees. The transition allows for direct oversight of day-to-day operations and streamlined service for tenants.

METRO WEST OFFICE

DSCDO’s Metro West office, located on Fulton Road, serves the Stockyard, Clark-Fulton & Brooklyn Centre Neighborhoods, with combined populations of nearly 30,000 residents. Metro West’s three strategic impact projects are the West 25th Street Corridor, La Villa Hispana, and the International Village.

2017 at a glance:

COMMUNITY INVOLVEMENT
- Over 4,500 attendees at meetings, events and projects
- Door knocked over 1,000 homes
- Facilitated the delivery of over 32,000 flyers in the neighborhood
- Supported the application of 12 small grant applications that raised over $20,000 for neighborhood based projects

Annual Events
- 1st Annual Metro West Senior Day – Over 50 seniors were connected to senior resources in the community
- Stockyard Bike-A-Thon - largest group of partners in the 11-year history, over 200 participants and their families were in attendance, 26 bikes raffled off to the community
- La Villa Hispana Town Hall - inaugural event, over 125 attendees, presented and received feedback on the La Villa Hispana Strategic Plan

HOUSING

Code Enforcement & Housing Improvements
- 1,998 full exterior inspections
- 1,065 houses cited violations
- 470 cited homes achieved compliance
- Attended 60 housing court cases
- Over a third of cases were driven by us

Vacant Housing & Rehabs
- 28 deceased homes and properties successfully transferred
- 46% of homes transferred were bought and rehabbed by owner-occupants
- Estimated $280,000 in demolition costs saved ($8,000 per house)
- Estimated $728,000 invested in service area (average of $28,000 per property)

ECONOMIC DEVELOPMENT

Support & Growth
- 3 businesses opened or expanded
- 126 businesses supported with over 164 technical issues
- 54 property owners assisted through city processes

ECONOMIC EMPOWERMENT

HEAP
- Over 5,500 served
- Earned Income Tax Credit Site
- 857 clients served
- 51,145 in tax refunds returned to residents
- Computer Lab
- 341 residents attended open labs
- 91 class and program participants

GREEN SPACE & BEAUTIFICATION
- 434 tons of trash removed from the neighborhood
- 2,984 dumped tires collected
- 572 total green space and beautification needs responded to

Community involvement:

· 572 total green space and beautification needs responded to
· 2,984 dumped tires collected
· 434 tons of trash removed from the neighborhood
· 91 class and program participants
· 28 distressed homes and properties successfully transferred
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Support & Growth
- 3 businesses opened or expanded
- 126 businesses supported with over 164 technical issues
- 54 property owners assisted through city processes
Irene Catlin Award
Sustainability Award
Sean Kilbane Award

Moneeke Davis
Mariah Hayden - UpCycle Farm
Rick Dambrosio - Dampers Automotive

Jessica Serio
Lorain Branch Library

Haley Morris
Jodi Santosuosso - Daily Press
Caxandra Vasu

Irene Fanara - Water Garden Café
Nick Berardi
Marco Burello

West 80s Stakeholders
## DSCDO 2017 Financial Report

### Income

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<th>Source</th>
<th>Citizen</th>
<th>Commercial</th>
<th>Metro West</th>
<th>Housing</th>
<th>Real Estate Development</th>
<th>Property Management</th>
<th>Fundraising/ Special Events</th>
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### Expenses

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<th>Source</th>
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<td>Residential Representatives</td>
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<td>Patty Jurca, Vice Chair</td>
<td>Metro West</td>
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<td>Camilo Villa</td>
<td>Housing</td>
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<td>Christina Znidarsic</td>
<td>Real Estate</td>
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<td>Angela Raffa-Keeling</td>
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<td>At Large Representatives</td>
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<td>Joseph Tegreene, Chair</td>
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<td>Moneeke Davis</td>
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<td>Peter Harwood</td>
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<td>Millie Caraballo, WIRE-Net</td>
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<td>Heather Lazar, Safeguard</td>
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<td>Gloria Ferris</td>
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<td>Edwardo Muñoz, MetroHealth</td>
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<td>Medical Center</td>
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## DSCDO Board of Directors

- Residential Representatives
  - Dan Petricig, Cleveland Public Theatre
  - Fr. Richard Rasch, Our Lady of Mount Carmel Church
  - Teresa McCurry, New Beginnings Ministries

- Commercial Representatives
  - Dan Bush, 79th Street Studios, LLC
  - Anna Perlmutter, Cleveland Housing Solutions
  - Dan McCormick, Champion Fire Equipment, Inc
  - Dean Van Farowe, Calvary Reformed Church

- Institutional Representatives
  - Craciun Berry Funeral Homes, Inc.
  - The Centers for Families and Children
  - Urban Community School
  - Spindrift Management
  - Dimit Architects
  - The Riverstone Company
  - 1st Choice Roofing, Inc.

- At Large Representatives
  - Joseph Tegreene, Chair
  - Moneeke Davis

- Special Representatives
  - Chris Warren, Treasurer
  - Donna Gonyon, Secretary

- FRIENDS AND INDIVIDUAL DONORS
  - Dan Bush, 79th Street Studios, LLC
  - Anna Perlmutter, Cleveland Housing Solutions
  - Dan McCormick, Champion Fire Equipment, Inc
  - Dean Van Farowe, Calvary Reformed Church

- Residential Representatives
  - Patty Jurca, Vice Chair
  - Camilo Villa
  - Christina Znidarsic
  - Angela Raffa-Keeling

- Presenting Sponsor
  - First Federal Lakewood

- Platinum Sponsors
  - Marous Brothers Construction
  - PNC Bank

- Diamond Sponsors
  - Dollar Bank
  - Ohio Capital Corporation for Housing
  - KeyBank

- Gold Sponsors
  - Third Federal Savings & Loan
  - Safeguard Properties
  - Surety Title Agency, Inc.
  - Enterprise Community Partners
  - Fifth Third Bank
  - NRP Group

- Business Partners
  - MVP
  - Pioneer Savings Bank
  - Strategy Design Partners
  - Terry McJunkins and the City Team
  - Westshore Properties LLC

- All-Pro
  - Chicago Title
  - CRESCO Real Estate
  - Kyle Lawrence and KC Stitak at Keller Williams
  - The Project Group
  - Brownstone Inn
  - HNK Direct Market Communications
  - Ted Theophylactos at Howard Hanna
  - Kimballi E. Rubin & Associates, LTD
  - Skoda Minotti

- Stalwart
  - ECDI
  - First Interstate Properties
  - Old School Architectural Salvage
  - Porter Wright
  - The Riverstone Company
  - 1st Choice Roofing, Inc.
  - Sweet Moses Soda Fountain & Treat Shop
  - Coyahoga Land Bank
  - Cleveland Public Theatre
  - The Levin Group, Inc.
  - Security Installations
  - Progressive Urban Real Estate, Inc.
  - Insurance Partners, Inc.
  - Michelle Tomallo and Micki Tubbs cofounders at FIT Technologies
  - Paisano Properties LLC

- Team Player
  - Cirino & Son Landscaping
  - Environmental Design Group
  - Infinity Power Partners
  - Local West
  - LUXE Kitchen & Lounge
  - Kimko Inc. DBA McDonald's
  - Spindrift Management
  - Matthead Brewing Co.
  - Urban Community School
  - Dimitt Architects
  - Cleveland Cinemas
  - Craciun Berry Funeral Homes, Inc.
  - May Dugan Center
  - The Centers for Families and Children
  - Neighborhood Family Practice
  - Saint Augustine Health Campus
  - BNY Mellon Wealth Management
  - Full Color Prints
  - CPF Homes
  - Moore Yourkitch & DiBoo
  - Coastal Construction
  - Gazelle LLC
  - Ohio City Provisions
  - Gypsy Beans & Baking Co.
  - ASV Services
  - Property Advisors
  - Terrestrial Brewing Co.

- FRIENDS AND INDIVIDUAL DONORS
  - Joseph Tegreene
  - Larry Apple
Jeff Ramsey, Executive Director

**Detroit Shoreway Neighborhood Office**
- Adam Davenport, Project & Operations Manager
- Adam Rosen, Economic Development & Marketing Director
- Ashley Wilson, Community Organizer
- Jazzmin Hardman, Economic Development AmeriCorps VISTA
- Jenny Spencer, Managing Director
- Jeremy Taylor, Safety & Community Engagement Coordinator
- Joanne Leszniowsky, Receptionist
- Kathy Sargent, Housing Specialist
- Liz Weiler, Marketing & Events Coordinator
- Marcia Nolan, Housing Director
- Matthew Thomas, Housing Research Assistant

**Property Management**
- Belinda White, Assistant Maintenance Manager
- Carole Corrothers, Property Manager
- Chris McNeil, Maintenance Manager
- Diane Norman, Resident Services
- Iris Cosme, Certification Specialist
- Kimberly Royster, Director of Property Management
- Michelle Trice, Leasing Agent
- Paul Ettorre, Asset Manager
- Yarimar Soto, Leasing Agent

**Real Estate Development**
- Adam Stalder, Project Manager
- Anya Kulcsar, Director of Real Estate Development
- Brittany Senger, Multi-Family Project Manager

**Finance Staff**
- Ann Freyer, Staff Accountant
- Sharon Parks, Chief Financial Officer
- Tynise Cephus, Accounting Clerk