

Super Hot Summer Fest

August 27 - noon to 6 p.m.

Celebrate the unofficial end of summer with shopping, food, game trucks, face painting, a balloon artist, and entertainment on Larchmere Boulevard. This event will happen rain or shine, and is presented by UnBar Café and Rebellious Beauty LLC.

Cleveland Garlic Festival

August 27 - noon to 8 p.m.

August 28 - noon to 6 p.m.

The North Union Farmers Market will once again host this beloved festival on Shaker Square. There will be Garlic Gourmet Alley, garlic fries, the craft beers tent, and an artist gallery. Kids can enjoy the Mighty Locavores Kid's Zone that includes: Flower Clown, Jungle Terry's Live Animal Show, face painting, Party Pals Mobile Farm and more. Clevelandgarlicfestival.org.

Greater Cleveland Urban Film Festival

September 15 - 23

Now in its 11 years of showcasing Black independent films, this year's festival theme is "Afrofuturism." Viewers will experience a variety of genres exploring imagined and alternative Black experiences and learn more in workshops, panel discussions and symposiums. For tickets: gcuff.org.

EDWINS Run for Re-Entry 5k Grind

Sunday, October 23 - 9 a.m.

Support the right for fair and equal futures in the seventh annual race. The race starts at Shaker Square and continues onto Doan Creek, where there's some running on trails and through the creek. There's also a 1-mile walk. Pre-registration is \$25 (5k) and \$15 (walk). edwinsrestaurant.org/grind.

Shaker Square Purchase Deal Finalized



by Kristen Romito

Cleveland Neighborhood Progress (CNP) and Burten, Bell, Carr Development Inc. (BBC) have inked a deal to purchase Shaker Square.

On August 5, CNP, through its subsidiary New Village Corporation, and BBC reached an agreement with The Coral Company and Wilmington Trust to purchase the shopping plaza out of foreclosure and avoided a sheriff's sale. The nonprofits have formed a partnership and created a new development entity to

acquire the property. New Village Corporation, which will serve as the general managing partner, will own 90 percent, and BBC will own 10 percent for a short-term period.

The rescue plan was made possible through a \$12 million deal approved by Cleveland City Council in April 2022 and provides a \$6 million loan to be paid back with interest over five years. The other \$6 million is a 10-year loan that may be forgiven at the discretion of the City of Cleveland under certain conditions.

According to Terri Hamilton Brown, who consulted the nonprofits on the deal, New Village and BBC want to raise an additional \$4 million to fund much needed repairs at the Square. They also have funding requests pending with local foundations and Community Development Financial Institutions (CDFI), and a request to the County for American Rescue Plan Act (ARPA) funds.

Hamilton Brown added that within the first 30 days of ownership,

See Shaker Square Purchase Deal Finalized, page 10

Montlack Makes Changes During Litigation



With one potential buyer already bowing out, prosecution continued over the summer in Shaker Heights Municipal Court for building code violations at the Kemper Place Apartments, owned by the city's largest landlord, Montlack Realty.

by Thomas Jewell

Representatives for the subsidiary owner, "Kirt Montlack LTD," pleaded not guilty at a June 21 arraignment for three criminal complaints, each case involving a separate elevator that was not working, with residents contending that at least one of the passenger elevators has been broken since 2019.

By the end of July, the freight elevators in each five-story building were reportedly working for passenger use, "and the state elevator inspector recently conducted onsite inspections, for which the city is awaiting results," Shaker Heights

See Montlack Makes Changes During Litigation, page 9

NEIGHBORHOOD NEWS

1 The Buckeye Beautification Project is making progress. New sidewalks have been poured. Crews are almost done with Phase 1, which covers the south side of the street. New sidewalks and curb ramps have been installed, and the curbed planter beds will be installed next. Phase 2, which addresses the north side of the street, will begin soon.

2 Construction for Woodhill Homes, Woodhill Station West got underway the week of July 11. The \$46.4 million development project is the first phase of the Buckeye-Woodhill Choice Neighborhoods Implementation on 9511 Buckeye Rd., and will be home to 120 quality affordable apartments.

3 More than 600 people attended this year's La Bastille Annual Fundraiser. The Parisian-style event raised more than \$280,000 for EDWINS Leadership & Restaurant Institute. These funds will provide students' culinary education, life skills training and support services.

4 Fiddlehead Gallery Owner Susan Rozman shows off her artistic skills by painting window storefronts to help beautify empty shops on Larchmere Boulevard.



Rodney Brown, Rodney L. Brown Photography

Heather Pederson

SHAD Member Benefit: Neighborhood Shopping Savings

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SHAD MISSION STATEMENT
To provide the Shaker Square area with the leadership needed to re-imagine and foster well-maintained, diverse and vibrant neighborhoods.

NEIGHBORHOODS	COMMERCIAL DISTRICTS
• Apartment Corridor • CHALK • Drexmore/Chadbourne • Historic Shaker Square • Larchmere • Ludlow	• Shaker Square • Larchmere Blvd. • Van Aken Plaza • Shaker Boulevard West
SHAKER SQUARE AREA DEVELOPMENT CORPORATION	
Officers Mary Ann Kovach <i>President</i> Maryann Tegowski <i>First Vice-President</i> Brian Siggers <i>Second Vice-President</i> Kristen Schmidt <i>Secretary</i> George W. Palda <i>Treasurer</i>	
Trustees Lynda Bernays Melissa Garrett-Hirsch Fran Kalafatis Harriet Niles Mary Norris-Pack	

THE SHAD CONNECTION
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SHAD Celebrates 46 Years of Milestones at Annual Meeting

by Kristen Romito

This year's annual Shaker Square Area Development Corporation (SHAD) member meeting was both reflective and joyous.

SHAD President Mary Ann Kovach kicked off the meeting with opening remarks and announced the biggest news the organization has had in a while: it was awarded \$25,000 from the Saint Luke's Foundation in recognition for *The SHAD Connection's* contribution to the betterment of the community. The advocacy group was one of 50 nonprofit and local businesses from Buckeye-Shaker, Mount Pleasant and Woodhill neighborhoods to receive the generous gift at a June 30 community forum hosted by the Saint Luke's Foundation. Community residents nominated organizations using Lift Every Voice, the foundation's community engagement platform that conducts surveys and allows residents to interact with the foundation.

"The SHAD Board of Trustees and I were pleasantly surprised and honored to receive the announcement that SHAD was being recognized for *The SHAD Connection* and the positive impact the newspaper has on the community. Thank you to St. Luke's for their commitment to the community with these generous gifts, and for their continued support of the neighborhoods of Shaker Square."

- MARY ANN KOVACH

Recent Achievements

Kovach also noted SHAD's accomplishments from the past

year, ranging from advocacy to beautifying the neighborhood.

SHAD's deep roots in advocacy work were seen in several initiatives throughout the neighborhood. The threat of the Shaker Square sale to an out-of-town buyer prompted SHAD and the Shaker Square Alliance to organize a petition to save the Square from falling into the wrong hands. Their efforts worked, and it was announced earlier this year that Cleveland Neighborhood Progress, Burten, Bell, Carr, and New Village Corporation with the help from City of Cleveland will take over.

The continued effort to upkeep Helen Simpson Park and combat blight with surrounding apartment buildings around South Moreland was made possible by the newly formed Morelands Group along with SHAD and the Shaker Square Alliance.

On the suggestion of SHAD board member and Cleveland Public Library librarian Kristen Schmidt, SHAD is **working to digitize past issues of *The SHAD Connection***. In all, there are well over 100 issues that will be stored online through the Cleveland Public Library and through shad.org.

Last summer SHAD board members and volunteers **planted flowers**, purchased from the Larchmere Community Association plant sale, in the red planters placed around the Square. The planters were used during the Republican National Convention in Cleveland in 2017 and were donated to Shaker Square by the City of Cleveland.

The StoryWalk Project was implemented on Larchmere Boulevard with direction from Schmidt and Kovach last summer. Pages from "Over in the Meadow" by Ezra Jack Keats were placed in windows of participating businesses as a way to engage young families and promote the neighborhood.



SHAD along with Shaker Square Alliance and Morelands Group expressed their concerns about the closing of the East 130th Street Post Office, leading to a temporary mobile facility serving the community while the Post Office was being renovated. The grand opening included the **planting of shrubs and trees** outside the building. The building had been shuttered for a year and a half.

SHAD's Accomplishments

After Kovach listed the organization's most recent accomplishments, former two-time SHAD president and current board member George Palda reflected on SHAD's 46-year history of advocating for the neighborhood. He reflected on the first time Shaker Square faced bankruptcy in January 2004 and how SHAD organized a community meeting at Shaker Square Cinemas the following month with residents, community leaders, Mayor Jane Campbell, and Cleveland, Shaker Heights and county officials to discuss what the residents wanted for the future of the Square. SHAD led a vetting process to select the preferred developer to purchase Shaker Square.

Palda also pointed out that a lot of SHAD's work is done without financial resources, just tenacity and manpower. In March 2012 alone, according to Palda's document, SHAD: intervened in the Larchmere Streetscape Project to protect the interests of residents and business owners; along with the Larchmere Community Association, convinced the Cleveland Metropolitan School District to retain Sunbeam School in the neighborhood; in conjunction with Ludlow residents and other community activists, lobbied

New board members elected to their first term are (left to right): Fran Kalafatis (Larchmere), Melissa Garrett Hirsch (Larchmere), Harriet Niles (Ludlow), Mary Norris-Pack (Ludlow) and Lynda Bernays (Larchmere)

Cuyahoga County and the City of Cleveland to bring tax foreclosure against vacant apartment buildings on Drexmore and East 130th Street that led to the demolition of the heavily vandalized buildings; and convinced a Texas real estate company to sell the vacant and vandalized office building on Shaker Boulevard between the Social Security Service Center and the SHAD office to a selected developer who agreed to pay for the demolition.

Input from Residents and Merchants

"SHAD has had successful projects because it listened to the neighborhood residents and merchants concerning what they felt was needed. That is in stark contrast to the powers-that-be that attempted to do top-down project design," Palda expressed after the meeting. "The Shakerlan project on Larchmere at East 127th completed by Montlack Group, the Sunbeam School project, the Larchmere Streetscape, the demolition of vacant vandalized buildings, all were in direct response to concerns of the neighborhood. That approach has been SHAD's method to protect the neighborhoods."

The meeting ended with Sally Martin, director of building and housing for the City of Cleveland, discussing how her department is addressing the building and housing issues around the city, especially in the Greater Buckeye neighborhood.

(See page 9 for more information.)

Join Shaker Square Area Development Corp.

Your support sustains, maintains, improves & grows our neighborhoods!

YOUR MEMBERSHIP IN SHAD:

- Maintains our charming, artistic, accessible residential community
- Preserves this architectural gem
- Encourages local businesses and restaurants to thrive
- Contributes to fun, area activities
- Provides you with discounts from our merchants

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Community Surveys Drive Neighborhood Progress

The Greater Buckeye neighborhood is booming. From the Buckeye Revitalization Project to the Woodhill Estates development, the community is seeing long-overdue progress, and resident input was integral to jumpstarting these projects.

by Kristen Romito

Throughout the next few months Burten, Bell, Carr Development Inc. (BBC), along with Neighbor to Neighbor at Cleveland Neighborhood Progress (CNP) and The Center for Community Solutions, will each conduct a survey to assess the needs of the Greater Buckeye neighborhood. The surveys will get feedback on community health, digital access and general thoughts on community policy.

The momentum surrounding the development around Greater Buckeye has been a result of the surveying process but there are concerns there is survey fatigue.

“Residents across many different neighborhoods in Cleveland are feeling over-surveyed, yet there are a lot of data needs toward community, and the only way they [organizations] know how to get that data to substantiate other requests and have that data inform other processes and planning is to do surveys,” said BBC Director of Neighborhood Planning and Engagement Bianca Butts.

As a result of its own survey and community engagement over the past year to formulate the Buckeye Neighborhood Plan, BBC is addressing the critical issue of health and wellness and its effects on the success of the community.

Starting in August and through Fall, BBC will conduct a community health needs assessment (CHNA) in partnership with Old Brooklyn Community Development Corporation and Case Western Reserve University’s Mary Ann Swetland Center for Environmental Health in the Central, Kinsman and Buckeye neighborhoods. The survey will use the Social Determinants of Health (conditions in which people are born, grow, work, live and age) as a basis and frame for this research. The survey will be accessible via a QR code printed in advertisements (see back page) and flyers as well as paper surveys distributed at events and other in-person opportunities.

The CHNA will run concurrent with Neighbor to Neighbor’s survey about barriers in accessing technology across Cleveland. Neighbor to Neighbor was launched as a joint effort between Rocket Community Fund, Cleveland

Foundation and Cleveland Neighborhood Progress (CNP) to bridge the digital divide and connect residents to critical housing resources that will support lasting housing stability.

Butts says that the pandemic was eye-opening to many in philanthropic organizations in recognizing the digital divide in the city. According to the latest data from the U.S. Census, Cleveland is the only city of more than 100,000 households where more than 30 percent lack broadband of any type, including cellular data plans. Removing cellular data plans, nearly 46 percent of Cleveland households lack broadband internet.

“Resources are going to be more challenging to be deployed if there’s not an understanding of how much resources need to be deployed. So, this digital division conversation isn’t just happening in our neighborhood. If we don’t participate, we could not be getting resources that this neighborhood needs to be more connected,” Butt says.

Lindsay Wheeler, manager of organizing and community engagement for CNP, says there are a plethora of reasons why it’s crucial to bridge the digital divide.

“Our seniors are left out of healthcare and socialization. So much healthcare happens online these days. Our children are falling behind in school due to lack of reliable internet and devices. Our workforce is left behind because folks are not equipped for IT jobs. Folks who need to sign up for social services have to do it online most of the time and that can become difficult if you do not have access to a device.

The poor digital infrastructure puts pressure on everyone who relies on it for business as well.”

Canvassers will survey residents until the weather turns, and once the results are in, Wheeler says “Our hope will be that organizations can leverage this data to attract state and federal dollars into Cleveland to help both the affordability issue as well as the infrastructure problems. Through our program we also hope to help community development corporations (CDCs) continue to connect with the community in deeper and deeper ways.”

See Community Surveys Drive Neighborhood Progress, page 10

Heard Around the Square

by Margaret Simon

Most people measure their years by January, but September is my New Year; the time when summer draws to a close and we begin to make plans for a new school year and new beginnings.

Looking back at the summer of 2022, I am thankful for the City’s Sustainability Committee and to Shaker Recreation for a fun Ciclovía event. (*Ciclovía* is a Spanish term that means “cycleway.”) Thank you to **Michael Peters, Alex Nichols, and Eric Sarley** who introduced us to the celebration of sustainability and bike safety. And on a sustainability note, the City of Shaker Heights recently purchased an electric sit-down mower.

The summer of 2022 brought well deserved honors to our talented neighbors. Congratulations to **Tania Menesse**, CEO and president of Cleveland Neighborhood Progress who was recognized as one of *Crain’s Cleveland Women of Note*. More congratulations to Laurel School’s Head of School **Ann Klotz** and **Sandra Madison**, chief executive officer and chairperson, Robert P. Madison International, Inc. on being selected as a 2022 Woman of Achievement by the YWCA Greater Cleveland!

The summer of 2022 saw transitions, too. In July, **Carter Strang** began his term as Shaker Schools Foundation president. A dedicated volunteer, the retired attorney and former Shaker Schools’ teacher and coach has served on the board for six years. Family Connections’ Executive Director **Joanne Federman**, who so ably led the organization for 29 years, stepped down for a well-deserved retirement and passed her leadership baton to **Beth Darmstadter**. At its annual meeting in July, Friends of the Shaker Library said thank you to outgoing president **Susan Gall** and congratulations to incoming president **Julie Mizener**. **Lee Chilcote**, founder and executive director of *The Land*, will teach English at University School this fall. In his absence, **Cindy Bailie** will serve as acting executive director, and **Sharon Holbrook** has been hired as new managing editor.

Sophie Calabrese, who rowed at Shaker and now competes with the University of Texas, represented the United States at the 2022 World Rowing Under 23 Championships in Italy.

During the month of September be sure to visit Loganberry’s Annex Gallery to see **Chuck Mintz’s** “Guardians” exhibit. When he was asked to photograph the Cleveland landmarks, Mintz claimed that his first priority was “to avoid being hit by a bakery truck.”

Thursday evening, September 8, Shaker Library, Friends of the Shaker Library and Shaker



Friends of the Shaker Library outgoing president Susan Gall (left) and incoming president Julie Mizener

Historical Society at the Main Library will present “May We Ever Be United: Music of the North Union Shakers with Roger Lee Hall.” Learn about the early Shakers and their music with messages of unity and hope – something we all need!

Shaker **Mayor David Weiss** strives to be available to his constituents and is hosting informal Chats with the Mayor at the Main Library café from 11 a.m. to noon Saturday, September 24. There is no set agenda so stop by to talk with the Mayor about a City project, a neighborhood issue, or whatever else is on your mind. The Mayor will be joined by Shaker Heights Economic Development Director **Laura Englehart**.

The Friends Fall Book Sale is back! Under the leadership of **Stephanie Jonas**, volunteers have been busy collecting and sorting books for the sale, which will take place October 12 – 16 on the second floor of the Main Library.

Calling all Fun and Fitness Fanatics: here are some opportunities each month this fall. The Nature Center’s annual Hike & Run is back this September 18. Walk or run to benefit environmental education and the Jenny Goldman Memorial Nature Outreach Fund. Looking for a more challenging run? Sign up for **EDWINS Run for Re-Entry 5 K Grind** on October 23 to support EDWINS’ mission for the right for fair and equal futures. The race starts and ends at Shaker Square and includes challenging off-road trail running.

As we begin new school years, remember that it’s never too late to go back to school. **Tri-C Options** offers adult education for those pursuing High School Equivalency (HSE), Adult Diploma (ADP), or skills refreshment at Shaker Library.

September is a beginning but also an end. So enjoy your sunny summer memories and begin to plan for crisp autumn fun . . . and keep your ears open for me.

heardaroundthesquare@gmail.com



Benjamin Rose SENIOR PROM

Benjamin Rose Centers held its Senior Prom on Saturday, July 23, 2022. The Parisian star-themed night celebrated the older adults in the community with a night filled with dancing, raffles, dinner and resource tables. More than 100 seniors attended. Congratulations to Prom King, Joseph Harris, and Prom Queen, Karen Pittman!



Honeybirch Bakehouse Offers Sweets, Sandwiches on Larchmere

by Jason Novak

The Honeybirch Bakehouse is the culmination of an idea formed over a decade ago. “We always wanted to open a business together,” says Elan Hoenig, co-owner of Honeybirch along with his wife, Renee. “I’ve worked in kitchens for a long time, and Renee loves baking – she’s pretty good at it, too.” Their bakery, located at 12204 Larchmere Blvd., offers a selection of pastries and baked goods.

Amongst the most popular pastries on the menu are the cardamom knots, cinnamon knots, and a variety of puff pastries. “People love our bourekas,” says Renee, “which are a traditional puff pastry that Elan grew up with.” Elan was raised on Middle Eastern food as his mother was from Israel, and he had many friends from the Middle East while growing up in South Euclid.

Honeybirch offers many different types of pastries, from savory jalapeno and cheddar scones to sweet blueberry and ricotta Danishes. The menu is constantly evolving. “We’ve started making a jalapeno cheddar bread, which is something we decided on this week,” says Elan.

Besides pastries and baked goods, Honeybirch also offers a host of sandwiches. “We like the sweet stuff,” says Renee, “but we also want to catch the lunch crowd. We have a lot of good sandwiches on the menu.” The Honeybirch Bakehouse has daily offerings such as Buffalo Chicken, Corned Beef & Swiss, and the Luca: a salami, mortadella, ham, and provolone sandwich with tapenade. All sandwiches are made with fresh baked bread from the bakery, as well as farm-fresh ingredients sourced from a local dairy farm.

In addition to items made in the bakery, Honeybirch Bakehouse serves as a small specialty market, selling domestic and imported chocolates and candies, eggs and milk from the farm where they source their ingredients, olive oil, and even tins of fish. “We want people to know they can pick up a freshly baked baguette and maybe some tinned mussels to go with it,” says Renee.

When searching for a location for their one-stop bakeshop, Larchmere was the ideal place. “We wanted to be part of a neighborhood,” says Renee,



“rather than just lost in a shopping center. We like to get to know people, get to know their names, and actually be part of a community.”

“We’re lucky to be in Cleveland,” adds Elan. “We’ve always loved food, we love music concerts like the Cleveland Orchestra and Tri-C Jazz Festival. We’re music lovers and food lovers.”

Honeybirch Bakehouse is open Tuesday to Friday from 7:30 a.m. to 3 p.m., and Saturday and Sunday from 10 a.m. to 4 p.m.



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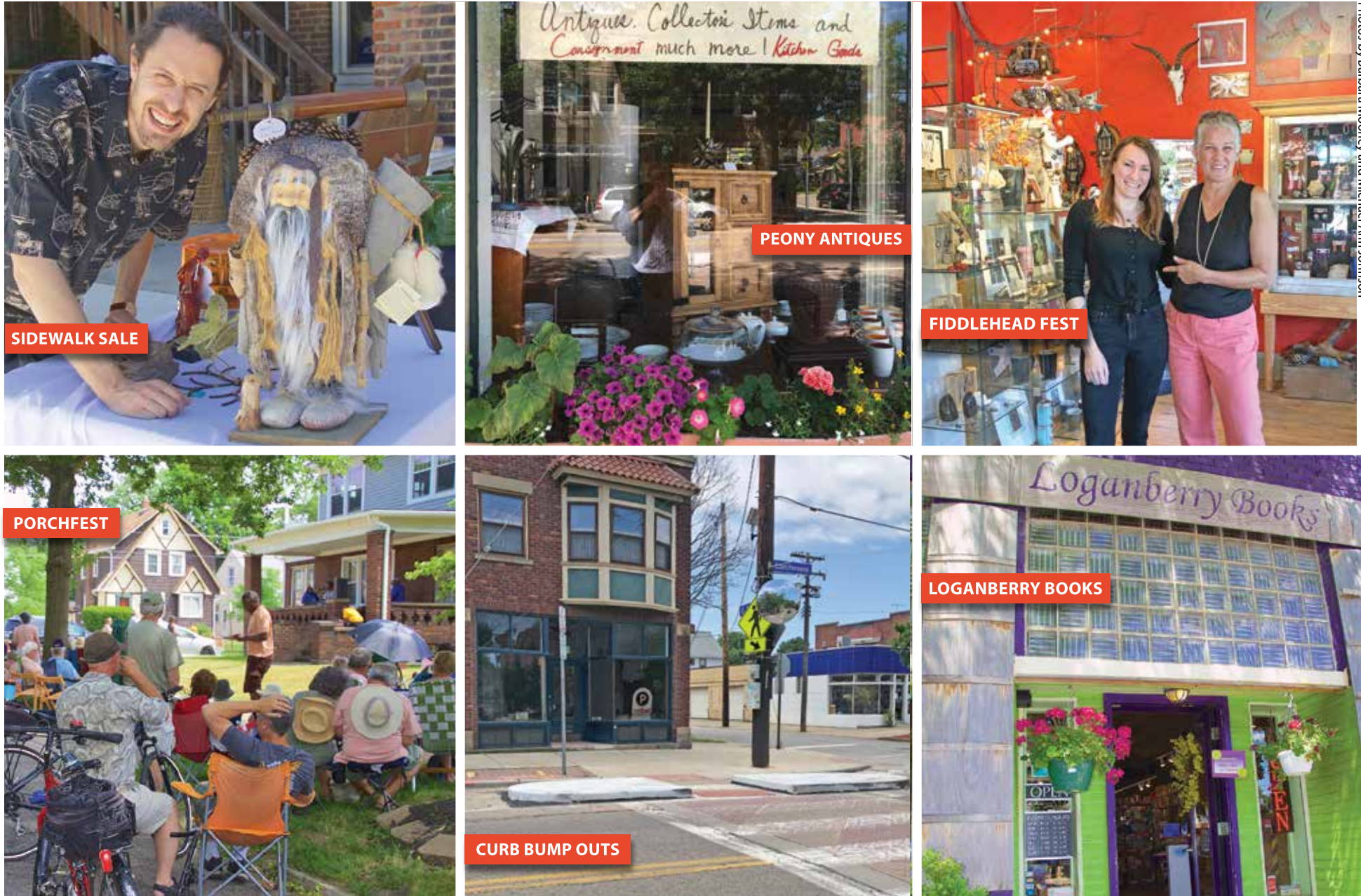
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Up and Down the Boulevard

After a hectic summer of outdoor festivals and streetscape construction, Larchmere continues to host unique events through the fall.



By Barbara Mooney

The signature kickoff event of autumn along Larchmere Boulevard is the Labor Day weekend **Sidewalk Sale**, which takes place on Sept. 3. Resident merchants and outside vendors will have their wares on display starting at 10 a.m.

Following a brief respite in streetwide celebrations, the annual **Larchmere Holiday Stroll** is on schedule to take place Nov. 26. While this year won't have the traditional horse-drawn carriage rides, the day will see merchants hosting various sales and holiday-themed programs, such as the Polar Express event for kids at **Our Favorite Things Boutique and Events Center** (12730 Larchmere Blvd.).

Fiddlehead Fest

In celebration of its tenth anniversary, **Fiddlehead Gallery** (12736 Larchmere Blvd., 216.231.9400) is holding a weekend-long party starting Oct. 7. The shop has specialized in contemporary crafts, functional art, jewelry, gems and stones, and unique oddities. It has also attracted a strong following by creating a curriculum of craft and art-making classes.

To celebrate the store's milestone, several of the approximately 200 artists who have contributed pieces to the shop will appear over the weekend. Other details are still in progress, such as a fashion show and music acts. Owner Susan Rozman, who runs the store with daughter Sophie, sees the event "spilling out into the street" over the course of the celebration.

PorchFest Rocked (In a Good Way)

Although numbers were still being calculated as of this writing, **PorchFest 2022** on June 25 proved to be a huge success. Ms. Rozman of Fiddlehead Gallery is among the merchants who were very pleased with the event. "We had people in here until 11 p.m. that night. A lot of people who said they'd return did return."

Fran Kalafatis, one of the volunteer leaders of PorchFest, said reports are that attendance to the music festival met and exceeded expectations. "It started a little slow but built to a beautiful crescendo." The tentative plan is to hold PorchFest next year on June 22.

City crews were able to finish the six curb bump outs along Larchmere just in time for PorchFest, and the new structures are attracting much online commentary among the Larchmere Community Association. Some neighbors find the bump outs helpful for pulling into Larchmere traffic, while others find that they're clumsy and an insufficient remedy to excessive speeding along the boulevard.

Shiny New, Yet Antique, Peony Fall is the perfect season for antiques, which makes Peony Antiques (13002 Larchmere) a welcome addition to Larchmere. Until a few years ago, owners William Frye and Kayoko Trie-Frye had operated the small eatery, The Flying Cranes, in the spot. Now Peony sells much of that restaurant's plates and other glassware as well as linens, art prints

and books with a strong Japanese bent. Mr. Frye said the shop's name reflects his love of the flower and its significance in Japanese culture.

EDWINS to Open Family Center

The realm of the **EDWINS Restaurant and Leadership Institute** is expanding beyond its Shaker Square base onto Larchmere Boulevard. In July it announced it will open a family/daycare center to serve its students and employees sometime this fall. Thanks to a fundraising drive that saw donations from the likes of the Cleveland Browns, EDWINS purchased the two-story house that's been home to Epstein Design Partners Inc. at 13017 Larchmere Blvd. The graphic design firm, which has successfully operated there for more than 20 years, will move to a yet-to-be-announced East Side location.

Loganberry's Busy September

September will be an exceptionally busy time, particularly for author events at Loganberry Books (13015 Larchmere, 216.795.9800).

On Sept. 11 at 1 p.m., Timm Otterson, the Buffalo-based author of "All Creatures Weird and Dangerous," will discuss his memoir about being a wildlife rehabilitator and exotic-animal veterinarian.

Following the theme, on Sept. 14 at 7 p.m. author Kris Ohlson will speak about "Sweet Tooth and Claw," an exploration of nature that challenges the accepted premise of survival of the fittest in the animal kingdom.

Then on Sept. 15 at 5:30 p.m. Dr. Gloria Pope will appear to discuss "Hero: Memoirs of Infertility," which presents true accounts from families that have dealt with the trials of infertility. On the same evening at 7:30 p.m. Loganberry's book club, Berry Good Books, will convene to discuss "The Tiger's Wife," a novel by Tea Obreht that was selected by Loganberry's bookseller Toni (if that's a joke, it's grrreat!).

Dr. Gabe Goldman will sign copies of "Loving the Wind," a children's picture book, on Sept. 18 at 1 p.m. Following that, at 2:30 p.m., the discussion will turn decidedly more adult when author Valencia Joy talks about her humorous book, "I Met a Guy ... And Other Things You Can Only Discuss with Your SisterGirlfriends."

In Loganberry's Annex Gallery, the artist of the month of September will be photographer Chuck Mintz.

Good Works Recognized

For its good works for youth entrepreneurship, afterschool childcare and literacy programs, its early fall dorm-kit distributions, and myriad other activities, **Our Favorite Things Boutique and Event Center** was recently named one of the recipients of the Saint Lukes Foundation grant program that spread \$1.25 million among 50 local businesses and organizations. Among other Larchmere recipients recognized for contributions to the community were **Academy Tavern**, **Abide Yoga** and **Big Al's Diner**.

Landmark Moreland Courts Celebrates Its Centenary

by Pamela Zoslov

"As an architect, you design for the present, with an awareness of the past for a future which is essentially unknown," wrote British architect Norman Foster. In 1922, when architect Alfred Harris designed Moreland Courts, the luxury apartment complex that lines a 1,500-foot block along Shaker Boulevard, it's unlikely he imagined the year 2022, when his landmark creation celebrates its 100th anniversary.

Harris was impressed by the architecture he saw in England while serving in the Air Force in World War I. He wanted to illustrate the history of English architecture, using

The complex retains the aura of Jazz Age elegance, with its grand architecture, luxury detail (limestone doorways and trim, rooftop urns, a gargoyle on the Tudor buildings), and adjacency to the Rapid Transit line. A grand hallway links the six western buildings.

a large apartment complex as his canvas. His idea was to showcase a progression of styles: Elizabethan, Late Gothic, Tudor, Jacobean and Georgian. He got the opportunity to realize his vision when the Van Sweringen brothers, who owned a large amount of property at the entrance to Shaker Heights, sold the land to developer Josiah Kirby, who chose company hired Harris to develop Moreland Courts.

The history of Moreland Courts is a storied one, encompassing a business failure, a revival, a change of architects, a renovation, and conversion to condominiums. In 1923, after completion of the buildings from Coventry Road to the West Towers, Kirby's company went bankrupt (and he was later jailed for mail fraud). The Van Sweringens

bought back the property and hired architect Phillip W. Small to complete the final six buildings, and to design and oversee the construction of Shaker Square. Left unrealized were plans to extend the development to a complementary set of buildings on the south side of Shaker Boulevard, and townhomes on Van Aken Boulevard.

Moreland Courts and Shaker Square were owned and managed as a single property until 1978, when the property was sold and ownership divided. Moreland Courts' 147 apartment units were sold as condominiums.

The complex retains the aura of Jazz Age elegance, with its grand architecture, luxury detail (limestone doorways and trim, rooftop urns, a gargoyle on the Tudor buildings), and adjacency to the Rapid Transit line. A grand hallway links the six western buildings. Originally, there were shops on the first floor – a barber/beauty shop, linen shop, gift store and tobacconist; traces are still visible under painted-over windows.

A love of fine architecture is part of what led Carol Lowenthal and her husband, Gil, to move to Moreland Courts six years ago, after selling their house in Shaker Heights. "I love the architecture, outside and in," Lowenthal says, pointing out the arched ceilings, cornices, textured ceilings, and bay windows that overlook Shaker Boulevard, beckoning light into her spacious condominium. The venerable age of the complex is part of its allure. "It has good bones."

Lowenthal also likes Moreland Courts' many amenities (including valet service, maintenance, and business services), lush private back gardens, and the resident community. "It's a nice group of people," she says. "We've made a lot of good friends." Over the years, Moreland Courts has been home to many prominent Clevelanders: executives, retirees, artists, musicians, representatives of the city's arts organizations.

Private celebrations of the centenary kicked off earlier this year with a festive dinner party for residents.



For the last two years, a small group of residents has been commemorating the anniversary by writing a book on the history of Moreland Courts. Lowenthal, who was a founding editor of this newspaper, is one of the writers. Research has involved retrieving archival data from historical societies and libraries, and sorting through boxes of papers stored at the complex. The writers have also interviewed people who have lived at Moreland Courts since childhood, and people involved in the buildings' construction and design.

Moreland Courts, the 147-unit condominium building on Shaker Blvd., is celebrating its 100th anniversary. Architect Alfred Harris designed the building to showcase a progression of styles: Elizabethan, Late Gothic, Tudor, Jacobean and Georgian.

"We felt somebody ought to commemorate the history," Lowenthal says, "before it gets totally lost."



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Mr. Gilbert’s Hats Is a Life Dream Fulfilled

by Pamela Zoslov

Robert Harris’ career ambition was sparked by a chance encounter at age 15. He was shining shoes to make extra money, as did many boys in his East 55th and Woodland neighborhood. A customer, who owned the Mike the Hatter store, asked if he wanted to work for him.

“He taught me the hat trade – taught me cleaning, blocking and making hats,” Harris recalls. “My starting salary was \$65 a week, which was a lot of money then for a young guy.” Harris worked for his mentor for many years before the man died. “He accepted me like a son, and I respected him like a father,” he says. “It was a hurt when he passed.” For a time, Harris continued to work at the shop while also working at Cleveland State University. Over the years he put money aside, purchased hat-blocking equipment, sold hats from his custom-designed white van, and dreamed of one day opening his own hat store.

Living the Dream

That dream finally became a reality this past March, when Harris, 75, opened a brick-and-mortar store, Mr. Gilbert’s Hats, on Larchmere Boulevard. He learned of the availability of the space, formerly an antiques store, leased it and made extensive renovations that included painting, flooring, ceilings, windows and lights. “I spent a lot of money,” he says. A recent addition is a round blade sign at the storefront bearing his Mr. Gilbert’s Hats logo: a top hat, cane and a pair of white gloves, symbolizing Harris’ ideal of sartorial elegance.

His efforts have paid off; the store is very attractively designed, with counters and shelves beckoning with handsome hats: two-tone fedoras, straw sun hats, Bruno Capelo red bottoms (fedoras with a red underbrim), umbrella hats, baseball and driving caps, and ladies’ hats and turbans. On the shelves and walls are vintage photographs of



Harris’ family and friends. One photo shows Harris, as a boy, flanked by his sister and his brother William, who often helps in the store. Young Harris is nattily dressed and, of course, wearing a hat.

“I always had a fascination with hats,” he muses. “Always had a hat on my head. People thought I was bald-headed, because they never saw me without a hat! I don’t even count the number of hats I have.”

Looking Dapper

Harris describes his lifelong interest in headwear. “When I was growing up, I used to look at guys with fascination. They always looked nice in a hat and with shined shoes.” His reminiscences paint a picture of a thriving Central neighborhood, alive with hat stores, barbershops, clubs and movie theaters, and he embraces an image of timeless gentility. “When I was growing up, a man dressed like a man.” His store also sells ladies’ hats, and he has women customers who snap up the Capelo



red bottoms, which have a unisex appeal. “It’s a knockoff of the Fitch and James hat, which costs \$500. I sell it for \$79.95,” Gilbert quips. Because keeping hats clean is an important part of maintaining that well-dressed image, Mr. Gilbert’s also offers expert hat cleaning at reasonable prices.

The Larchmere neighborhood is proving to be an ideal location for his store, and business has been brisk. During Larchmere’s summer festivals, Harris sold stacks of sun hats, “five-dollar holler” caps and colorful umbrella hats. “I really do like this area,” he says. “It’s really nice.” The neighborhood likes him as well. While he is telling his story, a passerby calls through the door, “Hey, Mr. Gilbert!” The store is named in memory of Harris’ son, Gilbert, who was tragically murdered. Harris helped raise his grandson, also named Gilbert, who helps out in the store on weekends. He says, “I built everything for him.”

Harris is reflective about the journey that led him here. “I asked God a long time ago, and he let me fulfill my bucket list. It took quite a while, but you have to do things in God’s time, not your time. I love what I do. It’s a dream come true.”

Mr. Gilbert’s Hats, 12900 Larchmere Blvd., can be reached at 216.374.4745.

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“Since 1972”

New Housing Director Addresses Neglected Apartments

by Thomas Jewell

Taking over this year as Cleveland’s Building and Housing Director, Sally Martin already knew she had her work cut out for her in addressing neglected apartment buildings to the immediate south of Shaker Square.

That corridor remains a focus for her department in the early going as she and staff meet weekly with local advocacy groups on a more proactive approach, rather than primarily “complaint-driven, as it has been,” Martin noted.

Formerly South Euclid’s housing director for nearly 14 years, Martin spoke at the annual members’ meeting of the Shaker Square Area Development (SHAD) Corp., held July 14 in Cummins Hall at Our Lady of Peace Church.

Driving Compliance, Stability and Affordable Housing

“We have our hands full in the South Moreland and Shaker Boulevard area, and we’re keeping those buildings on the front burner, seeing what we can do to drive compliance and create stable and

affordable housing,” Martin said in an interview with *The SHAD Connection* after the meeting.

Outside Investors

Counted among those not in attendance were out-of-state and even out-of-country property owners who have been buying up apartment buildings around Shaker Square of late, with little in the way of plans to put any money back into them.

As Martin proved in South Euclid, the best defense is a good offense, in terms of strengthening code enforcement and holding landlords accountable.

“No one deserves to live in substandard housing; we’ve been meeting weekly and working a great deal in collaboration with (local activist organizations) Shaker Square Alliance and The Morelands Group,” the latter formed in the spring of 2021 with the goal of “preserving, protecting and advocating” for that residential corridor.

One battleground building continues to be the condemned historic landmark at 2962 South Moreland Blvd., its 14 apartments vacant for

at least five years and the subject of neighborhood petition drives. “Nobody wants to see it torn down; we don’t want to demolish housing that can be saved,” Martin said.

In addition to criminal prosecution, there may be civil remedies at hand, such as placing such buildings into court-appointed receivership.

Remedial Toolbox

“A lot of properties have changed hands and then the owners don’t want to do anything with them after that,” which weakens the local housing market, Martin said. “To drive more code compliance, the receiver could instead make repairs on behalf of the city.”

Along with expanding the city’s remedial toolbox, Martin also noted the potential shot-in-the-arm for the housing department with \$90-\$100 million in program resources through the American Rescue Plan Act (ARPA) – roughly one-fifth of Cleveland’s federal funding to counteract the ill effects of the pandemic.

“Nothing has been finalized, but we’re looking toward funding home

repair grants to help contractors and rehabbers as well as ‘gap’ financing,” Martin said. “This would help provide incentives in weaker housing markets” where prospective investors and developers feel not enough money can be made otherwise.

While ARPA guidelines may be too stringent, additional freed-up city funds could possibly go toward roughly 450 properties already on the State of Ohio’s Forfeited Lands Inventory, most of those on the east side of Cleveland.

“These are properties that went to sheriff’s sale and no one bought them,” Martin said, adding that more than half of those end up in a “churning state of failure” by way of tax delinquencies and ongoing building code violations.

“We have the ability to pull them off the list for a better outcome,” Martin said. “When a particular market is already weak, we want to make sure we don’t lose even more affordable housing, and potential development projects and opportunities.”

Montlack Makes Changes During Litigation

Continued from page 1

Law Director William Ondrey Gruber said at the time.

Gruber also pointed out that the three criminal cases do not include over 750 separate violations logged during a point-of-sale inspection conducted in March. Those could wind up in court at a later date, he noted.

This inspection came after Montlack officials applied late last year to sell 11 of their 16 buildings in Shaker Heights, placing about 450 units on the market, City Building and Housing Department Director Kyle Krewson said.

The Kemper Place buildings have 95 units, with close to 90 percent occupancy early this year.

Krewson planned to continue following up with the owners on their point-of-sale violations “to find out where they are on compliance to see if they are making sufficient progress – or are about to transfer the property,” Gruber said after the third pre-trial conference was continued from July 26 to Aug. 9.

That was also the time frame that a trial date might be set.

The “Building and Housing Department did recently have a meeting with a prospective purchaser, but we have been informed that the buyer backed out,” Gruber said July 28, adding that the city was unaware of any other interested parties at that point.

The new owner would take over any unresolved point-of-sale citations, many of the city’s violations mirroring issues brought up by Kemper Place resident Patricia Carter before Shaker Heights City Council, the Shaker Square Alliance and the Morelands Group.

Carter is holding her rent in escrow since the beginning of the year, citing ongoing violations as safety and civil rights issues for disabled and elderly residents on walkers who have been “locked in their apartments whenever the elevators aren’t working.”

Other issues have involved rodents and cockroaches for which Montlack had brought in pest control, with mixed results over the summer, although those efforts continued.

Montlack officials, and their attorneys from the Beachwood-based real estate management law firm Powers Friedman Linn, could not be reached for comment.



In Memoriam

Kevin O. Lowery, Jr., co-president of Ludlow Community Association, passed away unexpectedly on July 11 at the age of 52. Lowery will be remembered not only as a community leader, but also as a kind and caring individual, ultimate sports booster for his children, champion of the at-risk and disenfranchised population, and faithful member of Mount Olive Missionary Baptist Church.

Lowery earned his law degree at Cleveland State University in 2013 and subsequently worked for the City of Cleveland Cleveland Municipal Court and, at the time of his death, as Director of Compliance at Harvest Ohio.

He had an insatiable love for life, his family, and friends. In one of his last social media posts, on his family vacation, he remarked “YOLO (you only live once) ... life is good!”

He leaves his wife of 23 years Ramona, daughter Kayla, son Kevin, as well as his mother, sister, brother and a host of family, neighbors, and friends. He will be missed by many whose lives he touched.

A Thank You to Shaker Library

by Margaret Simon

Shaker Library’s grant-funded art project for young adults yielded a colorful picnic table now in place on the east side of the Main Library. Led by artist Dina Hoeynck, the young artists decorated it in colored stains, acrylic paints, and sealed it with in a protective coating of polyurethane. The image on the table is a phoenix, representing the resiliency of our community as we rebound from the damage of COVID-19. Hoeynck is the talented artist who decorated the utility box at the corner of Ashby and Van Aken. She currently teaches art in the Cleveland Metropolitan School District, where she leads her students in collaborating on large-scale, site-specific installations.



The next time you visit the Main Library, bring your lunch and enjoy it at the picnic table – with a good friend or a good book.

Summer Spruce-Up for Helen E. Simpson-Ludlow Park

by Joanne Blanchard

The historic triangle pocket park located just south of Shaker Square, known as Helen Simpson Park (HSP), is showing a greener face this summer thanks to the collaborative effort between various nonprofit organizations, local community groups, and the City of Cleveland Department of Parks, Recreation, and Properties.

Getting Green
Sponsored by Project EverGreen's GreenCare for Communities, a national nonprofit group dedicated to "creating a greener, healthier, cooler earth," and the Ohio Landscape Association (OLA), the transformation occurred on June 29. Fourteen in-kind donors from area landscaping companies donated a value of \$25,000 in labor, plantings and materials to complete the renewal. About 20 to 30 volunteers joined green thumbs in planting, mulching, top seeding and tree pruning.
At the dedication ceremony, Cindy Code, executive director of Project

EverGreen, said, "Green parks are the lungs of the city."
Ward 4 Councilperson Deborah Gray also stopped by to thank the volunteers and expressed her appreciation too. According to the Project EverGreen website she said, "We are thrilled to see these improvements at our Helen Simpson Park. We're so appreciative of the support shown to this neighborhood and the tremendous work completed to restore this beautiful park."
Sandy Munley, executive director of the Ohio Landscape Association, added, "We are so happy that Project EverGreen asked OLA to be their partner on this project at HSP. Public green spaces are such an important part of communities. They promote physical and mental health, and make the surrounding areas a desirable place to live and play."
Steps Taken
The vision for the revival of the distressed park started with the Ludlow Community Association (LCA). Members of LCA throughout the preceding years planted mums, formed a litter patrol, and discussed

ways to restore the former green space, which honors the late Helen Simpson. Simpson was a local Ludlow resident and a pioneer in television broadcasting. Simpson was a Renaissance woman who enjoyed the arts and worked as an executive in promotions and advertising at WKYC-3, until her tragic murder in 1972. The case has never been solved. The park was renamed in 1973 to honor her memory. A bronze plaque adorns the walkway to the center circle.
Joining Forces
The Morelands Group, an offshoot of Shaker Square Alliance, recently joined forces with LCA to bring back the community gathering place. Led by the group's beautification committee co-chairs Joanne Blanchard, Julie Donaldson, and Susan Rotatori, volunteers planted pansies in the center circle on Earth Day this past spring, and daffodil bulbs bloomed from last autumn. The Morelands Group will assume the stewardship of Helen Simpson Park as "Friends of Helen Simpson Park." A watering schedule is in place to nurture the growth of the new

plants, under the "Summer Sprouts" program administered by the City of Cleveland. The Morelands Group hopes to develop a productive and supportive relationship with the Department of Parks, Recreation, and Properties. The group hopes to add seating, lighting, and trash cans in the park.
Julie Donaldson, Ludlow resident and an early advocate for HSP, envisioned a place "where people can walk their dogs (on leashes, please), seniors can sit in the shade, and children can play."
Last summer the first Morelands Summer Event was held in HSP. The Morelands 2022 Festival will be held at HSP on Saturday, Sept. 17 from 1 to 4 p.m. in conjunction with Holy Grove Missionary Baptist Church on East 130th Street. There will be food, fun, resource tables, and live music.
To be a part of the beautification efforts, join The Morelands Group, which meets the first and third Tuesdays of each month at 9:15 a.m. at Edwin's Bakery, 13106 Buckeye Rd.

Greater Buckeye Summer Camp Keeps Kids Busy this Summer!

Youth participants in the Summer Creators & Agriculture Camp learn how to prepare meals using ingredients from the hoop house and garden at the Concerned Citizens Community Council center. They also took on art projects to help beautify the neighborhood.



On a driveway apron in Mount Pleasant this summer, four teens painted a few hearts and the word "welcome."
Claretta Walker told a comrade, "You can do a heart next to mine." She lifted her paintbrush and regarded her lime-colored creation. "My heart looks good."
Kayla Williams said she liked being part of the Concerned Citizens Community Council's Summer Creators & Agriculture Camp. "I get to make the community look better by painting stuff that stands out. It makes you want to be here, makes you feel welcome here."
Michael Williams, no relation, said, "It's a very warm environment. You don't feel like you're working. You're doing a service to your community."
The free yearly camp at the Kinsman Avenue center took place on Mondays, Tuesdays, and Wednesdays from June 13 to July 27. It hosted 14 elementary schoolers and teens, the latter employed by the local Youth Opportunities Unlimited program.

The center has a hoop house and gardens. Participants researched, reported and practiced tending the plants there. Those skills were new for many.
"If you come to my house, there's a lot of flowers," said Ma'Shayla Frazier. "They're fake."
The plants furnished some of the ingredients for the camp's breakfasts, lunches, and snacks. The youths helped to prepare the food.
The camp was led by Stephanie Wahome-Lassiter, head of a local nonprofit called Art of Me. She had the participants make a storyboard each morning about the day's activities, then photograph them, boosting skills of communication, cooperation, and problem solving. "The goal is to create a plan and execute it," she said.
The camp will resume next summer. Priority will be given as always to residents of Mount Pleasant. For information about next year's camp, email stephanie@artofme.org.



Michael Ann Johnson

Shaker Square Purchase Deal Finalized

Continued from page 1

CNP and BBC intend to focus on improving curb appeal through a comprehensive clean up and landscaping campaign, begin conducting a capital needs assessment to detail the full scope of deferred maintenance and begin prioritizing immediate repair needs that impact tenants and customers. BBC and CNP also plan to meet with merchants and office tenants to introduce the new ownership and property management team. CRESCO Playhouse Square Management has been selected as the new property manager.
City Council President Blaine Griffin said, "Across the city, we have witnessed how important neighborhood retail development is to the community, and I'm glad we are taking the right steps to stabilize this property. The City's investment was a good and equitable investment in this project."

The planning process has already begun through BBC's neighborhood planning process We Are Buckeye, which has been underway for more than a year.
"We are committed to working with merchants, customers, residents, and area stakeholders to craft a community-driven vision for a renovated Shaker Square and the green space in its center," BBC Executive Director Joy Johnson said. "The Shaker Square, Larchmere, Buckeye and Mt. Pleasant neighborhoods have long and proud histories of community engagement. We want to tap that spirit of activism and passion."
Tania Menesse, CEO and President of CNP, gives credit to the



community coming together to save Shaker Square.
"There was a genuine collaboration by city officials, residents of this community, tenants, philanthropic organizations, and others to make sure this historic neighborhood anchor did not fade into obsolescence. We are so grateful for everyone's partnership and assistance. The city of Cleveland's loans were a game changer and this opportunity would not be possible without that funding," she said.
"Shaker Square Area Development Corporation (SHAD) is pleased to know that the parties have come to an agreement and that the improvements to Shaker Square are

now poised to move ahead. This will be a great step in stabilizing the shopping district and the communities adjacent to Shaker Square," Mary Ann Kovach, SHAD president, adds.
Shaker Square is in City Councilperson Deborah Gray's ward. "It is critical Shaker Square remains a strong social and economic anchor for the contiguous neighborhoods," she said. "The Square provides essential conveniences like Dave's Grocery Store and CVS that we must ensure remain in the neighborhood, and it is an important link for key commercial corridors."
"As I stated at community meetings, my hope is that we can

trust our community partners to do what is best for our community," she said. "I stand ready to work with partners who value the community's best interests and fully appreciate how this historic property best fits into our future."
For more than a year, residents and advocacy groups, including SHAD, called for the historical property to be transferred to local ownership. Their concerns were rooted in the decline of other commercial properties owned by large, uninvested out-of-town owners, citing Severance Town Center in Cleveland Heights as an example.

Community Surveys Drive Neighborhood Progress

Continued from page 4

The Center for Community Solutions' (CCS) research is digging deep to learn how residents receive information about various policies affecting different populations.
Zulma Zabala, CCS senior fellow of community and racial equity, is leading the task. The first phase of research included one-on-one interviews throughout Greater Buckeye with emphasis on Woodhill. She's currently creating the broader survey now and hopes to implement the survey process in the fall.
One area of focus is how senior citizens receive information. In

one example, Zabala points out that in the past seniors had to complete applications annually to receive various benefits. Now because of active advocacy by CCS team members, this policy has changed from 12 months to 36 months, alleviating much stress for seniors. Zabala wants to assess if seniors know about this change, how they found out about it and how her colleagues can identify the best way to close any possible gaps for receiving such information.
"Most of us use social media platforms to get information but it's likely that senior citizens and

others don't. They probably read something that's in their hands," says Zabala. Zabala hopes to share the collected data with the respondents of the survey and other stakeholders to identify additional ways of connecting community members with policy information that impacts their lives.
For more information visit bbcdevelopment.org, clevelandnp.org and communitysolutions.com, or call BBC at 216.341.1455.

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