



COMMUNITY DREAMS...  
REALITY IN MOTION  
2022



## A LETTER FROM OUR EXECUTIVE DIRECTOR AND BOARD PRESIDENT



**Denise VanLeer**  
Executive Director

**J. Stefan Holmes**  
President  
Board of Directors

Dear Friends:

We are so grateful that we can now say, “post-COVID,” and that the Fairfax community has not only survived, but thrived these last couple of years as our “renaissance” continues to be realized. We continue to grow, innovate, create, sustain, support and nurture—building upon the skills, talents, drive and successes of Fairfax community members and our ongoing projects.

2022 saw several major initiatives come to fruition that truly describe our revitalization trajectory: Community Dreams...Reality In Motion. We have continued to push the needle forward toward economic prosperity, equality and equity for all residents throughout Fairfax and the City of Cleveland, by investing in building capacity and fostering economic opportunities for our business community.

Within the Innovation Square footprint, are the 82-unit apartment complex, the Aura, the 199-unit apartment community, the Medley, and the Meijer Fairfax Market.

To our great surprise and pride, FRDC discovered that there are over 250 home-based businesses in our community. We engaged with several to assess their needs and develop a plan for sustainability and growth, with specialized guidance and expertise from FRDC.

One of the most significant developments has been the opening of Opportunity Corridor, a major roadway connecting the southeast side of Cleveland to University Circle and the surrounding anchor institutions, which has helped to transform neighborhoods along its route into attractive areas for investment.

Exciting future developments along the Opportunity Corridor include the New Economy Neighborhood (NEN). NEN’s vision is to attract education, medical and technology innovation.

Juicy Seafood & Wings opened on Euclid Avenue in the Shops at Church Square, while Bank of America joined our community on 79th and



Carnegie, answering the residents’ call for choices, and filling an overdue need.

FRDC also engaged Urban Design Associates to update our 2022-2027 Strategic Investment Plan. Since we began working together in the 1990s, the combined intention has been to collaborate closely with our community to bring to fruition the revitalization and sustained success of our neighborhood.

Though partnerships expand and elevate the Fairfax community, the heartbeat is always its residents, some of whom you’ll meet in this report. Each contributes in their own unique way that makes Fairfax enterprising, diverse and welcoming. *We are reality in motion!*



# BEACONS OF LIGHT

## INNOVATION SQUARE

### OPPORTUNITY CORRIDOR

The long-awaited Opportunity Corridor is aptly named as Clevelanders can now clearly see the growth and development along this route that stretches from I-490 to University Circle. The many benefits this Corridor provides include reduced drive time, easier access to bordering neighborhoods, new job opportunities,

and an influx of money and businesses—all of which have led to a reinvigorated identity for the Fairfax community. One resident described the project as “brilliant!” And it is truly that—a dream coming true!

“We had a contract with ODOT to do workforce development while the roadway was under construction,” said Denise

VanLeer, Executive Director, FRDC. “So the idea was that we would recruit residents to both work on the roadway and also to help them get jobs in the neighborhoods as a result of the roadway.”

In Fairfax, over the next four years, there will be an investment of approximately \$1.4 billion.





## BEACONS OF LIGHT INNOVATION SQUARE

### MEIJER FAIRFAX MARKET

One of the most pressing needs of the Fairfax community, food insecurity, is now being met with the introduction of the Meijer grocery store, its grand opening slated for early 2024. This over \$52 million project includes a 40,000 square foot market, additional stores and vendors, and Medley, a 199-unit, pet friendly apartment community that has seven unique floor plans, offering sleek and modern design features. The homes have been soundproofed to allow for a peaceful, quiet environment to live, work and study. There is also an on-site fitness center, and the rooftop is designed for community activities. This much-anticipated development

is a superb contribution to the transformation, revitalization and health of our neighborhood.

The project will create approximately 65-70 jobs, offering competitive wages. Meijer has also committed to granting local vendors an opportunity to sell their products at this location that will eliminate the typical barriers of entry that many large grocers have for small businesses to become established vendors. This is a tremendous opportunity that will certainly fuel the local economy and provide an experience for vendors that can lead to opportunities to work with other large corporate entities.





## BEACONS OF LIGHT INNOVATION SQUARE

### AURA AT INNOVATION SQUARE:

Developed with their partner, McCormack Baron Salazar, FRDC broke ground on the Aura in August 2022, an 82-unit, mixed income

apartment complex designed to offer varied housing options and easy access to employment opportunities. Slated to be completed in 2023,

it will be well-equipped with two common patio areas, an exercise room, business center and community meeting space.





# BEACONS OF LIGHT

## INNOVATION SQUARE

### KNEZ HOMES

With a mission to serve as the cornerstone in the revitalization of Cleveland, Knez has continued to work with FRDC to construct homes in the Innovation Square footprint. In 2022, Knez sold three, new construction, single-family homes and began construction on another eight homes.

### NEW ECONOMY NEIGHBORHOOD (NEN)

The vision for NEN is to be a mixed-use technology research district in close proximity to anchor institutions with easy access along Opportunity Corridor. Continuing to work with the City of Cleveland and other partners, plans are for FRDC to continue acquiring land in the NEN area, creating investment and job opportunities.

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INNOVATION SQUARE  
PHASE 1 & 2 PROPERTIES

3

NEW ECONOMY  
PROPERTIES

6

OTHER PROPERTY  
ACQUISITIONS

12

TOTAL ACQUISITIONS  
FOR 2022



# PREDICTING THE NEXT DREAM

## BUILDING ON THE MOMENTUM

### 2022-2027 FAIRFAX STRATEGIC INVESTMENT PLAN

The 2022-2027 Fairfax Strategic Investment Plan (SIP) is about celebrating the victories that have been achieved in the neighborhood, despite obstacles, while acknowledging the road ahead.

Updating the FRDC SIP for 2022 started with listening to residents and stakeholders, testing ideas, and prioritizing a course of action for the next five years.

#### UNITING PRIORITIES AND INPUT

Five categories captured much of the input:

- 1) housing
- 2) jobs and jobs training
- 3) parks and recreation
- 4) community culture and history
- 5) local retail and community services

Social Determinants of Health became a key consideration when studying Fairfax, a neighborhood with health and educational anchors nearby. They are:

- 1) education access and quality
- 2) healthcare access and quality
- 3) economic stability
- 4) social and community context
- 5) neighborhood and built environment



#### PRIORITIES AT A GLANCE

- Develop design principles for the Cleveland Clinic's Cleveland Play House Site (Jobs & Job Training)
- Refresh the plan for the Cedar Commercial District (Local Retail & Community Services)
- Create a strategy for attractive pedestrian connections through vacant lots (Parks & Recreation)
- Improve communication related to available training, jobs, services and events (Community Culture & History)
- Advance the Quincy Avenue Arts District (Housing)

*We will continue with our dreams in motion and building on our momentum!*



## FAIRFAX IN MOTION

### WORKFORCE: JOBS AND RESOURCES

Despite residual COVID repercussions, several important community events occurred in 2022 that were instrumental in securing employment for a number of people, as well as providing informational resources for those seeking jobs. As you will see, it takes a community.



J.G. Johnson Construction, builders of the new Meijer Fairfax Market, partnered with FRDC to host a job fair in which 25 job seekers attended. That was followed by two in-person hiring events co-sponsored with Cleveland Clinic attended by 29 job seekers. The outcome was that five job seekers obtained employment with the Clinic.

A virtual information session was held with Greater Cleveland Regional Transit Authority (GCRTA) to provide job seekers with material about bus operator, porter, and janitorial service openings with GCRTA.

Two in-person, hiring and resource events were held in September 2022, which were co-hosted by FRDC and The City Mission. Over 75 applicants attended and met with representatives from Evergreen Co-op Laundry, Huntington Convention Center, Nestlé, Cleveland's Department of Public Safety, and MetroHealth. Resource providers included Ohio Means Jobs, ASPIRE/Cuyahoga County Public Library, Legal Aid Society of Cleveland, Cuyahoga County's Fatherhood Initiative, and the Greater Cleveland Food Bank. Citizens Bank was on hand to assist those needing help in opening an account.





## FAIRFAX IN MOTION

### WORKFORCE: JOBS AND RESOURCES

An event held in December and hosted by FRDC Workforce and The City Mission, was titled “New Day, New Hope.” It was specifically designed to connect resource providers with individuals to assist them in reducing or eliminating barriers in attaining employment. The over 100 attendees also addressed the obstacles limiting their upward mobility.

The event included a forum that was moderated by Linda Uveges, CEO, The City Mission. Forum panelists included Councilman Richard A. Starr (Cleveland’s Ward 5), and Damian Calvert, Community and Justice Advocate. Calvert works to promote initiatives that are more inclusive and can benefit individuals who have been involved with the justice system.

FRDC Workforce continues to expand its list of community partners and employers, including CareSource, Cleveland Neighborhood Progress, Cuyahoga County Board of Developmental Disabilities, and Cleveland’s Department of Public Health. New employer partners included Azenta, Cleveland’s Department of Public Safety, Huntington Convention Center, MetroHealth, Sherwin-Williams and Towne Park.



The outcome of the job fairs is that a total of 44 people secured employment in 2022. Among the employers extending offers of employment were:

- ▶ Azenta Bio-Diversity Lab
- ▶ Cleveland Clinic
- ▶ Cuyahoga Community College
- ▶ Evergreen Co-op Laundry
- ▶ Huntington Convention Center
- ▶ MetroHealth
- ▶ Reese Pharmaceuticals



## FAIRFAX IN MOTION

### ECONOMIC DEVELOPMENT

One of the Fairfax community's dreams is the cultivation of an effective and rewarding ecosystem that furthers our economic prosperity and sustainability. Though COVID-19 is no longer the threat that it was, we continue to address its economic impact on Fairfax. FRDC engaged with home-based businesses to assess potential needs and develop sustainability and growth plans. Throughout 2022, FRDC continued its partnerships with local organizations providing support to small businesses and entrepreneurs.



Andrea Catlin, a resident of Fairfax and small business owner, supports the economic growth of the community. She is the owner and founder of Catlin Naturals®, a luxury body care brand that offers unique handcrafted products that will moisturize your skin and stimulate your senses while encouraging mindful self-care.

Her primary focus is fulfilling her purpose in life and making a positive impact. Supporting local businesses is also important to her as it contributes to the economic growth of the Fairfax community, where she has lived for 19 years. In addition to helping boost the local economy, her luxury body care products improve the well-being and self-care practices of individuals that ultimately leads to a healthier and happier community.

Andrea's drive to reach her potential and overcome obstacles inspires her to work hard, set ambitious goals, and constantly strive for self-improvement. She embraces stepping out of her comfort zone and taking risks to achieve her dreams.

Andrea's products are currently available at [www.catlinnaturals.com](http://www.catlinnaturals.com) or The Reverence Design Team Hair Salon in Cleveland Heights. And, they will be available soon at Meijer Fairfax Market.

*From personal dreams to community dreams, it all equals reality in motion!*



*"Being an entrepreneur can have a significant impact on family life. Balancing the demands of growing a business and family can be challenging, and it is important for entrepreneurs to prioritize and find ways to maintain a healthy work-life balance."*



## FAIRFAX IN MOTION ECONOMIC DEVELOPMENT

We all know that there is one thing that brings everyone together: Food! Juicy Seafood & Wings opened in 2022 on Euclid Avenue in the Shops at Church Square. Before joining the Fairfax neighborhood, seafood lovers commuted to the far eastside or westside to enjoy quality seafood. Not anymore!



*“What we do is only as good as how we do it, a goal reflected in our purpose in choosing this location.”*



“Great food and great service is a winning combination in our industry,” says Kevin Chen, owner and day-to-day operations manager of the restaurant. The atmosphere is warm and welcoming, and Kevin greets each customer with the intention of making them feel so taken care of and delighted with all the restaurant has to offer that they keep returning. Diners enjoy swift service from

attentive wait staff who make sure food comes out piping hot.

One patron remarked, “I attended the grand opening just to give it a shot. What has kept me returning is their consistent flavor in every dish, fresh seafood and generous portion sizes.”

This much-needed seafood restaurant seats 210 guests, is open 7 days a week serving lunch and dinner, and they also



do a robust takeout service that never stops.

Kevin explained that this was their opportunity to do something for the community in terms of a nice dine-in restaurant. “We make sure our food is high quality so customers are happy and will return.”



## FAIRFAX IN MOTION

### GREATER CIRCLE LIVING

The vision driving Greater Circle Living (GCL) is the combining of the economic power of anchor institutions with the resources of philanthropy and government to strengthen communities, create economic opportunity, and build individual wealth in the neighborhoods surrounding Greater University Circle.

Administered by Fairfax Renaissance Development Corporation, in partnership with Case Western Reserve University, Cleveland Clinic, the Cleveland Foundation, University Hospitals and other area nonprofits, GCL offers up to \$30,000 in down payment assistance, up to \$8,000 for exterior home repairs, and a one-time rental assistance up to \$1,400.

*The program has supported 1,445 new residents in GCL neighborhoods and represents relocations from over 243 different cities, 46 states and 18 countries.*

So many things have happened to enliven and transform Fairfax and its surrounding communities, which have become a magnet for new residents. We spoke with Jacqueline Robertson, Chief of Diversity and Inclusion at the Cleveland Clinic, who now resides in MidTown.

“We live in a nation where your zip code determines your life expectancy. Health equity means that everyone has a fair and just opportunity to be as healthy as possible. In my role, I have the privilege to support efforts to decrease health care disparities in the community where I work and live. This has really given me the opportunity to meet and know my neighbors, and to become an integral part of the community.”

Jacqueline enjoyed walking through the neighborhoods with the Councilpersons from Wards 5 and 7, and the Council President from Ward 6. This gave her an appreciation for history and the promise of tomorrow. “And being close to the lake has provided some very scenic sunrises and sunsets,” she adds with a smile. “There’s a lot of investment taking place in eastside neighborhoods. It’s exciting, and I’m glad we chose to call this area home.”



Jacqueline, a wife, and mother of two sons, finds that living in the area where you work helps people truly connect and to be more aware of the daily challenges of those living in city neighborhoods. “I’ve read that connecting with other people lowers health risks and improves physical health and length of life. Expanding our knowledge of human cultures helps us understand what binds us together and what differentiates us from others. There is tremendous value in each.”

She worked with the very knowledgeable FRDC staff to fill out the multitude of forms required in the application process. With their support, the process was made much less daunting and more efficient.

*“Applying for this program is an investment in yourself, your family, and future generations.”*





## FAIRFAX IN MOTION

### GREATER CIRCLE LIVING



For Jaime Bouvier, being closer to the Case Western University campus was important for her and her partner, Billy Ritter. Jaime has been an Associate Professor of Lawyering Skills for over ten years at the School of Law where she teaches legal writing.

What was also important to Jaime, a circus artist specializing in trapeze and aerial arts, was an open and airy home. And she and Billy found just what they were seeking not far from the Opportunity Corridor—a newer house with high ceilings and a modern loft design.

“We have had to do quite a bit of work on the house with quite a bit more to go,” says Jaime. “The house keeps revealing new surprises for us, as the previous owners seemed unable to care for it. But we are making the house our home.”

*“We discovered we’re surrounded by parks, playgrounds, and meadows. We’re less than a mile from the incredible Doan Brook hiking trails, a slice of waterfall-filled wilderness right in the middle of the city, which my dog and I enjoy almost every day,” says Jaime.*



Jaime and Billy also discovered the restaurants and cute shops in Larchmere, plus they are both now close to Sokol Greater Cleveland where Jaime teaches and where the Crooked River Circus company that Jaime helped found often performs.

“This neighborhood is so much more accessible because of the Corridor and we’ve had a chance to meet our neighbors who are incredibly kind and welcoming. They said that this is a neighborhood where the neighbors know and watch out for one another—and we’ve found this to be true. We’re close to the major cultural institutions and the best healthcare in Cleveland! And we wake up in a bedroom surrounded by trees and bird song,” says Jaime.

Billy and Jaime are part of the fresh energy of the neighborhood. “I’ve got to say that the week before we were going to move here, I went to the police station at the Fourth Precinct, and they said

‘you don’t want to move here.’ And I thought, just cause you’re saying that, I kinda do want to live here,” says Billy laughing. “We got to the block and literally people came across the street and they’re like, you’re the new neighbors! Everyone was so friendly. The people next door have lived here for 45 years. The guy right down the street helped build a number of houses on this block. It was the exact opposite of what everyone was saying.”

Both have found they’re distant enough from traffic and train noise that this hidden gem of a neighborhood is very quiet.

*Since inception, the program has invested approximately \$9.76 million and leveraged approximately \$64.12 million in GCL neighborhoods.*





“I love experiencing Cleveland, especially in the summer, and spending time in our region.” Those are the words of Tim Tramble who has gathered over 27 years of fond memories of the Fairfax community. He loves walking to Olivet Institutional Baptist Church because he likes the feel of this thriving and vibrant neighborhood with its historic institutions that have graced Fairfax for generations.

Tim, a longtime community development leader, joined Saint Luke’s Foundation as its President and CEO in 2020. In his various jobs over the years, he has always promoted the talents of people from within the community and promoted building community from the inside out. “I want to support those who are doing great things for and in the community.”

During the years he’s lived in Fairfax, Tim has seen many homes demolished. Working over the past 20 years to develop other parts of Cleveland, he realized that his expertise and talent for community development could be used to transform his own street. That’s when he formed We Rise Development, LLC, and sought the guidance of Denise VanLeer and Council President Blaine Griffin.

After adopting FRDC’s innovative plan for a unique style of housing on 89th Street, he sought the design expertise of August Fluker, also a Fairfax resident. August onboarded City Architecture and they eventually became the project architects for 89th Rising, a 48-unit market rate housing development that will soon be built on 89th Street by We Rise Development, LLC.

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*“I can now leverage opportunities and resources for people who most need it in the community. Having been raised in the inner city, I have an affinity and appreciation for the people living in these communities. I see their greatness and lack of opportunities. So, anything I can do to uplift them and us collectively, I’m going to do it.”*

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REALNESS IN MOTION  
IN THE SPOTLIGHT

PARTNER AND RESIDENT  
OF THE YEAR

*Timothy L. Tramble, Sr.*

In addition to vacationing with his family, Tim loves riding his bike through Fairfax and exploring it and other neighborhoods. He calls himself an “urban anthropologist” experiencing all that Cleveland has to offer. With We Rise Development, Tim is in the vanguard of “reality in motion” and making dreams come true.

*Tramble’s goal is to build multifamily homes on lots owned by the City’s Land Bank and Fairfax Renaissance Development Corporation.*



## REALNESS IN MOTION IN THE SPOTLIGHT

### MODEL BLOCK PROGRAM

The Model Block Program is considered a strategic investment initiative focused on helping eligible homeowners make necessary exterior repairs. The result is pride in home ownership and that not only increases the attraction of the neighborhood, but helps increase property values—all of which complements economic activities throughout the community.



Rosa and Willie Jackson purchased their home on Amos Avenue in 2012, right across the street from where Willie grew up. With newly installed handrails for their front porch, 40 feet of gutter replaced, a new front porch light fixture and new molding on the porch posts, the two love to just sit and relax on their porch.

Rosa says Thanksgiving and Christmas are their favorite holidays when their entire family convenes to express thanksgiving and gratitude, and she gets to spend time with her precious grandchildren.



*“My husband has asked me plenty of times if I would like to move and I always say no—this is where I want to spend the rest of my life. I love this neighborhood, my neighbors are great, and my street is awesome.”*

— Rosa Jackson



REALNESS IN MOTION  
IN THE SPOTLIGHT

MODEL BLOCK PROGRAM



Talk about putting reality into motion, Ewing Hicks, a 22-year Fairfax resident, began the 95th Street Block Club from his garage. In keeping with that, the Model Block Program painted his front porch rails and posts, as well as the wood trim and bricks of his garage. Ewing is proud that his home serves as a model for others.

Retired after working at the Cleveland Clinic for 38 years, his own health issues haven't slowed him down—he's still active by giving back to others in private healthcare. He believes that in giving of ourselves it takes us out of what we're going through. He loves engaging with people and is glad to be living in such a blended community.



*“God always gives me the strength to be able to do what I need to do. Because it’s not really just about me, it’s about serving others and that’s what we’re here for.”*

— Ewing Hicks



## COMMUNITY IN MOTION IN THE NEIGHBORHOOD

### HEAP

The Home Energy Assistance Program (HEAP) is a federally funded plan that helps residents with their home energy bills. FRDC provides this service in partnership with CHN Housing Partners. In 2022, HEAP intake staff assisted nearly 2,000 customers with financial counseling and help with restoring utilities or preventing the disconnection of utilities. Additionally, the staff worked to reduce processing times by helping customers with uploading documents online. An additional help for residents was the implementation of drop boxes at Quincy Place.

### RESIDENT LEADERSHIP

An ongoing “community dream” is Fairfax beautification. With the help of volunteers from PNC Bank, Cleveland Clinic, University Hospitals and Lucia Avenue residents, 30 land parcels were cleaned up throughout the neighborhood.

Several Block Clubs—East 87th, East 89th, East 95th, East 97th, and Townsend Avenue—and the newly formed Volunteers Club, participated in Block Club clean up events, and cleared over 82 land parcels.

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Participants also attended meetings, researched grant opportunities, and were advocates in supporting residential investment in our community—all encouraged and supported by FRDC. *Now that's not just reality in motion, but beauty in motion!*

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## COMMUNITY IN MOTION IN THE NEIGHBORHOOD

### TEACHING CLEVELAND

Creating an enduring legacy is one of our community's long-term goals. To further that endeavor, FRDC partnered with Teaching Cleveland to introduce 22 of Tri-C's Mandel Scholars to the Fairfax neighborhood's history, current advancements and future plans, while providing a collaborative forum to examine and address the challenges facing Greater Cleveland. Collaborations like this are what will ensure the Fairfax community is not only revitalized, but establishes historical longevity.

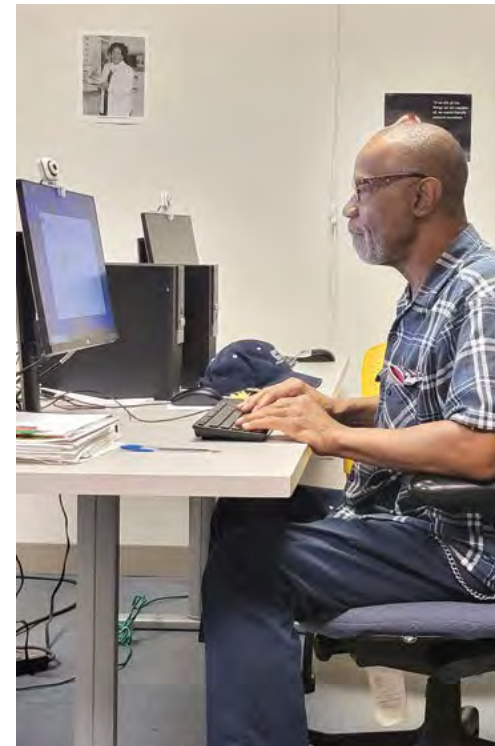


### TECHNOLOGY CENTER

2022 was a busy year for the Tech Lab, which re-opened its doors in July for in-person visits. Through its virtual classes, open lab, tech support and Workforce Development, the dreams of 425 people were put in motion as they explored our world, Black History and career opportunities.

The Black History classes continued virtually, but then had a “live” meetup where students got to meet their virtual counterparts in-person at a class and luncheon held at the Rid-All Farm. The excitement was electric.

Another live event was the intergenerational lunch held at the Third Space Lab in Glenville. It's an ongoing meetup where “seasoned” Clevelanders get a chance to share their lived history of Black Cleveland with younger generations.



### BLACK HISTORY DISCUSSION TOPICS:

- ▶ The Black Press: Soldiers Without Swords
- ▶ Making Black America: Through the Grapevine
- ▶ Deeds, Not Words: Conversations With Robert P. Madison
- ▶ The History and Impact of Blues in America

A program on the horizon for Fairfax youth is “NEO STEM,” a collaboration between the Tech Lab and Helping Youth Succeed. The program introduces young people to STEAM: Science, Technology, Engineering, Arts and Math. *It's all about putting futures in motion!*



## COMMUNITY IN MOTION IN THE NEIGHBORHOOD

### FRONT CONTEMPORARY ART FESTIVAL AND EXHIBIT

FRDC partnered with Land Studio and the Sculpture Center to host a temporary art installation from Abigail DeVille in Quincy Gardens across from Karamu. The installation featured sculptural pieces created by the artist from found objects. Many of the pieces were topped with masks created from molds of Fairfax residents' faces. The three-month exhibit was well attended by residents and visitors to the community.



### LUNCH BUDDIES

One facet of “community dreams” is FRDC’s emphasis on engaging and supporting our young people. Twelve Case Western Reserve University and ten John Carroll University volunteers provided mentoring, friendship, and positive role modeling to Bolton Elementary students during the lunchtime period.

Activities included stimulating games, conversation, recreation, and academic explorations for 3rd through 5th grade students.



## COMMUNITY IN MOTION IN THE NEIGHBORHOOD

### CIRCULAR CLEVELAND

One important facet of “reality in motion” is the Circular Cleveland initiative. This program’s focus is to reuse, deconstruct, repair, and design systems and cleaner technologies to be more efficient in addressing pollution. In the process, jobs and investment opportunities are created. Significantly, the entire program supports a healthier, more vibrant environment for residents.

Assisting in this community dream are “ambassadors,” like Fairfax’s Ron Shelton. Ron, through the repurposing of reusable plastic and other materials, leveraged his skills as an artist to help motivate the community to redirect waste into opportunities to benefit the community and environment.



### GARDENWALK

Over 200 people attended the Walk, enjoying the welcoming community ambiance and the beauty of Nature’s flora and fauna. A sunny 80-degree day with a light breeze was the perfect weather for residents and many visitors from outside the neighborhood to enjoy the vibrant gardens and well-appointed landscaping. The information station was set up in front of the home of local gardener and head of the Fairfax Garden and Transformation Team, Vernice Smith, and was sponsored by Knez Homes.





## COMMUNITY IN MOTION IN THE NEIGHBORHOOD

### EAST 100 STREET INITIATIVE FALL FEST

Another opportunity to celebrate was the East 100 Street Initiative Fall Fest, yet another partnering with the Cleveland Clinic and Council President Blaine Griffin. In its second year, participants were captivated by the music of the Cleveland Clinic Orchestra. And in typical autumn fashion, residents got to decorate pumpkins while also enjoying lunch.



### NEO RESTORATION ALLIANCE, FOOD DEPOT TO HEALTH (FORMERLY FAIRFAX FARM)

In 2022, FRDC ended its long partnership with Holden Farms and Gardens as they reimagined their community engagement efforts. Mike and Veronica Walton, founders of NEO Restoration Alliance, Food Depot to Health, approached FRDC to farm on nearly the entire space, as well as conduct classes that support local farmers. Active in vacant land use in Cleveland for more than a decade, they currently maintain growing spaces in Hough. It was a wonderful partnership.



## COMMUNITY IN MOTION IN THE NEIGHBORHOOD

### FAIRFAX REUNION, MOVIE NIGHT & MORE

Nothing brings a community together better than Movie Night and getting together with old friends! It's a chance for the adults to mingle, the kids to enjoy Quincy Park, and everyone to dream and be carried away by movies under the night sky. In June and July, attendees were treated to the hilarious and enchanting Encanto and Sing 2, as well as popcorn, chips and glow sticks.

In August, Greater Cleveland Realtist Association (GCRA) and PNC Bank teamed up to spread more joy in Fairfax! Volunteers from GCRA and the community cleaned debris and landscaped tree lawns on Lucia in the morning. Later, GCRA and PNC provided homebuyer readiness training, while simultaneously hosting a community-wide party. Participants enjoyed food, music from a DJ, a state-of-the-art video game truck, bounce houses, games and live characters. During the evening, the community was able to relax and enjoy Raya and the Last Dragon as the last movie night feature. What a wonderful revival of this classic Fairfax neighborhood event!





## GRACE IN MOTION HOME

### GRIOT VILLAGE YOUTH GETS COLLEGE SEND-OFF

Diandra Hubbard, a Griot Village resident for 5½ years, is currently majoring in nursing at Ursuline University. While living in Griot Village, she was a peer tutor for youth as part of the Homework Help Program. As Diandra prepared to leave for college in 2022, FRDC, Cleveland Clinic, and Making A Difference Consulting provided her with supplies, electronics and food items.



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Excelling at Ursuline, Diandra recently made the Dean's list. Besides her studies, though, she enjoys poetry, math and creative writing—a sure sign that Diandra's future holds great promise!

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# GRACE IN MOTION

## HOME



### PRE-THANKSGIVING MEAL

Partnering with Cleveland Clinic, FRDC provided 320 residents of Griot Village, Renaissance at Fairfax Place, Koinonia Village, Bolton Elementary School, Carnegie Tower at Fairfax, and individual Fairfax residents, with pre-Thanksgiving meals.



### ADOPT A FAMILY

Helping to make dreams become a reality, several FRDC delivery elves helped seven special families truly enjoy the 2022 holiday season. The Allen, Burden, Alexander, Burns, Ramsey, Overstreet, and Hatchett families were presented with gifts provided through the wonderful generosity of our sponsors: Liberty Hill Baptist Church, Westfield Insurance Company, Antioch Baptist Church, E. F. Boyd & Son Funeral Home, and Union Grove Missionary Baptist Church.

*These acts of kindness and yearly community contributions are without a doubt grace in motion.*





# WELL-BEING IN MOTION

## HEALTH

The Fairfax neighborhood, plus 50 parents and students, participated in a full day of events.



### BOLTON ELEMENTARY SCHOOL

The first annual Community Health Fair was held in September 2022 and hosted by Bolton Elementary School, Cleveland Clinic and FRDC.

Those attending received information from service providers, mental health sessions, health screenings, and even chair Yoga and Zumba classes. Music heightened the festive air and the Barrio Food Truck provided tacos. It was a great day of celebrating health!



# WELL-BEING IN MOTION

## HEALTH

### EAST 100TH STREET HEALTHY COMMUNITY INITIATIVE

This initiative, co-led with Cleveland Clinic and Council President Blaine Griffin, was developed to support community leadership in meeting the social determinants of health and environmental health and safety risks in the community.

- ▶ 21 residents completed needs assessment surveys in which 72 needs were identified and referred appropriately.
- ▶ Bolton Elementary leadership put forth a list of needs in which holistic mental and behavioral health services were provided for 82 students.
- ▶ 65 students received puberty and hygiene education.

### HEALTHCARE ANCHOR NETWORK (HAN) ANNUAL CONVENING

HAN held its annual convocation in Detroit, Michigan in 2022. Catondra Noye, Assistant Director, FRDC, co-presented with RosaLia Stadler from the Cleveland Clinic on the impact of the East 100 Street Initiative. HAN supports health systems in leveraging their institutional assets more specifically to improve health and well-being by addressing economic and racial inequities in communities.

HAN shares best practices on methods to build inclusive local economies:

- ▶ Hiring
- ▶ Purchasing
- ▶ Investing
- ▶ Other Key Assets





## WELL-BEING IN MOTION

### HEALTH

#### COLLABORATIVE PRACTICE

Since 2019, Cleveland Clinic has partnered with FRDC to create a learning opportunity for students to collaborate on community-based health-related projects. The program is an interprofessional and interdisciplinary class called Collaborative Practice 1 (CPI) and held at Case Western Reserve University. The class teams up first year health and social work students on a joint project.

In 2022, the project centered on oral health in relationship to mental/physical health. The Case Western Dental School provided technical insight and assistance to CPI students. The project held two dental clinics at Griot Village in which 11 adults and 12 children received dental screenings and resource information.



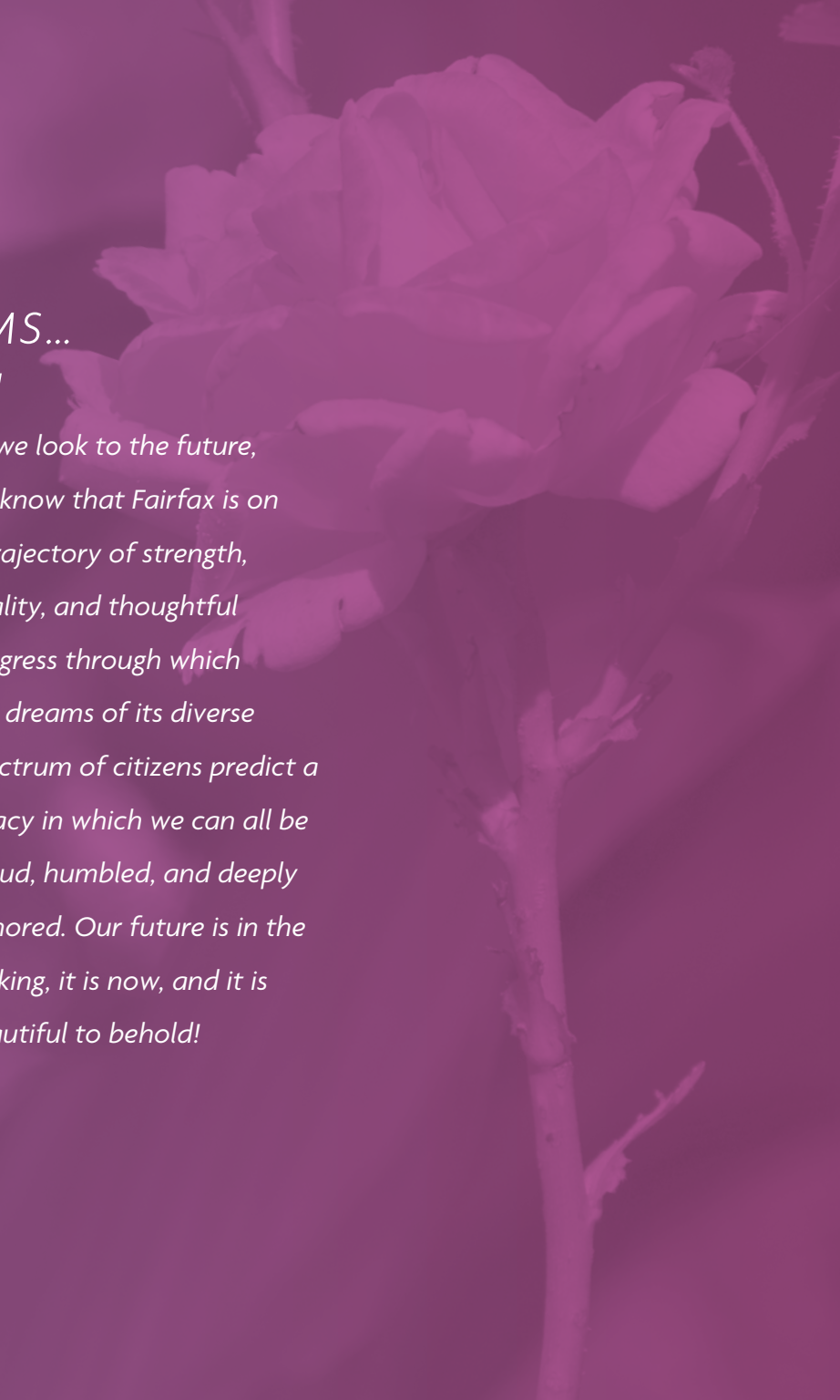




## COMMUNITY DREAMS... REALITY IN MOTION

*has been the name of the game for the Fairfax community. Throughout 2022, residents, businesses, and organizations have consistently lent their skills, talents, expertise, and unflinching efforts to progress the initiatives, programs, and developments, that are helping to revitalize and enliven Fairfax. It has taken a cooperative effort by so many—the dreamers and visionaries from all walks of life desiring to build a better future for everyone.*

*As we look to the future, we know that Fairfax is on a trajectory of strength, vitality, and thoughtful progress through which the dreams of its diverse spectrum of citizens predict a legacy in which we can all be proud, humbled, and deeply honored. Our future is in the making, it is now, and it is beautiful to behold!*



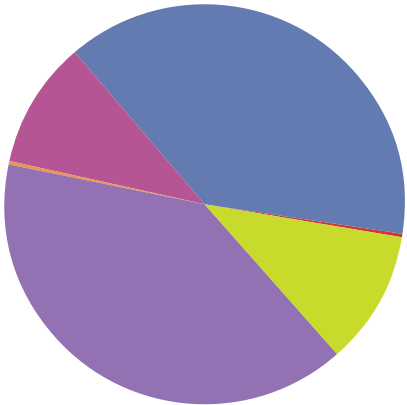


FAIRFAX RENAISSANCE  
DEVELOPMENT CORPORATION

STATEMENT OF ACTIVITIES FOR THE  
TWELVE MONTHS ENDING DECEMBER 31, 2022

SUPPORT & REVENUE

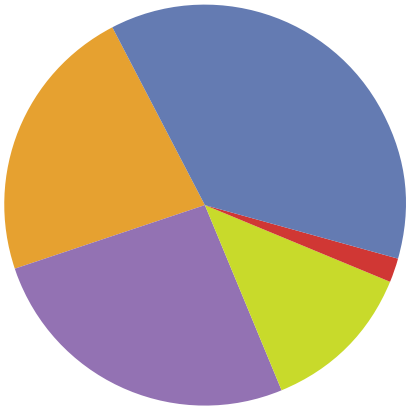
Federal Funding Grants	\$ 355,755
Foundation & Other Grants	1,297,422
Fundraising Income	15,250
Interest & Loss on Investments	(94,470)
Development Fee Income	329,855
Rent Income	1,266,791
Other Income	722
<b>Total Support and Revenues</b>	<b>\$ 3,171,325</b>



- Rent Income
- Other Income
- Federal Funding Grants
- Foundation & Other Grants
- Fundraising Income
- Development Fee Income

EXPENSES

Personnel Costs	\$ 1,327,223
General Overhead	65,211
Professional Services	445,000
Property Expenses	935,473
Other Expenses	802,620
<b>Total Expenses</b>	<b>\$ 3,575,527</b>



- Personnel Costs
- General Overhead
- Professional Services
- Property Expenses
- Other Expenses

Change in Unrestricted Net Assets	(\$ 404,202)
Beginning Net Unrestricted Assets: 01-01-2022	\$15,337,454
<b>Ending Net Unrestricted Assets: 12-31-2022</b>	<b>\$14,933,252</b>



DEDICATED COLLEAGUES...  
COMMITTED STAFF...HARD WORKERS

OFFICERS

**J. Stefan Holmes**  
President  
First National Bank

**Angela Jeffries**  
1st Vice President  
Hammes Company

**Matthew P. Yourkvitch**  
2nd Vice President  
Yourkvitch & Dibo, Ltd.

**John Malcolm**  
Treasurer  
Cleveland Public  
Library

**Donte Gibbs**  
Secretary  
Conservancy for  
Cuyahoga Valley  
National Park

MEMBERS

**Antoine Burts**  
Resident

**Yolanda Butler**  
Resident

**Jeraldine Campbell**  
Resident

**Caroline Cole**  
Resident

**Remmie Crawford**  
Resident

**Lamont B. Davis**  
Bolton Elementary

**Regina Harper**  
Resident

**Zachary Lewis**  
Resident

**Ardell Moore**  
Resident

**Gary Sardon**  
Gene's Beverage

**Walter Stanley**  
Resident

**Blanton S. Tolbert**  
CWRU

**Milan Wilder**  
Resident

STAFF

**Denise VanLeer**  
Executive Director

**Catondra Noye**  
Assistant Executive  
Director

**Terrell Knight**  
Economic  
Development  
Manager

**John Deal**  
Controller

**Alisha Memaran**  
Project Manager

**Maritza Herrera-  
Sansom**  
Greater Circle Living  
Administrator

**Sheetal Tuteja**  
Greater Circle Living  
Administrator

**Ruby Raines**  
Office Manager

**Gail Powell**  
Receptionist

**Kenneth Peterson**  
Facilities Manager

**Elle Wilson**  
Social Media  
Manager

**Jacob Derzon**  
Neighborhood  
Services Coordinator

**Teresa Avery**  
Neighborhood  
Technology  
Coordinator

**Jerilyn Mason**  
Program Manager,  
Workforce  
Development

**Tamela Powell**  
Workforce  
Development  
Specialist

**Lakeyla Anderson**  
H.E.A.P. Intake Officer

**Tia Simone Fuller**  
H.E.A.P. Intake Officer

**Jacci Prather**  
H.E.A.P. Intake Officer

**Tracey Smith**  
H.E.A.P. Intake Officer

**Ray Brown**  
Maintenance Staff

**Vonda Stanford**  
Maintenance Staff

**Charles White**  
Maintenance Staff

**Alice Williams**  
Maintenance Staff

INTERNS

**Kayla Johnson**  
Cleveland Foundation

**Godfred Amankona**  
CWRU

**Ewurabena Krampah**  
CWRU



PARTNERS. FRIENDS. SUPPORTERS.

Our ability to see Reality In Motion is due, in large part, to the many who believed in the vision and dream, and supported FRDC with generous financial and in-kind contributions.

CORPORATIONS \_\_\_\_\_

Chase Bank  
E.F. Boyd & Son Funeral Home, Inc.  
Harvard Title  
PNC Bank

FOUNDATIONS/NONPROFITS/GOVERNMENT \_\_\_\_\_

CHN Housing Partners  
City of Cleveland  
Cleveland Clinic  
Cleveland Clinic Foundation  
Cleveland Foundation  
Cleveland Neighborhood Progress  
Cuyahoga County of Ohio  
Deaconess Foundation  
Enterprise Community Partners  
Fairfax Intergenerational Housing, LP

Huntington Foundation  
Langston Hughes Center, LLC  
McGregor Foundation  
Union Grove Baptist Church  
University Hospitals  
Westfield Insurance Company Employees  
Westfield Insurance Foundation

INDIVIDUALS \_\_\_\_\_

Zachary & Cynthia Lewis







FAIRFAX  
RENAISSANCE

DEVELOPMENT CORPORATION

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[fairfaxrenaissance.org](http://fairfaxrenaissance.org)