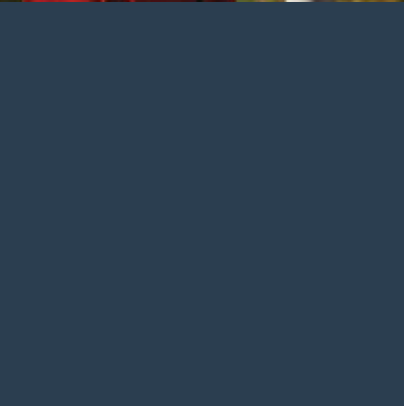


2022



UNIVERSITY CIRCLE INC.
Annual Report





PHOTOS BY EMILY METZGER, MOCK TUNA, DOWNIE PHOTOGRAPHY, NICOLE KATHRYN CREATIVE, AND MEGAN ULLOM

LEADERSHIP MESSAGE

As 2022 comes to a close, we reflect on the Circle's post-pandemic re-awakening, and look ahead with excitement to 2023.

University Circle Inc. is honored to represent and to serve our 37 member organizations which together make the Circle so special. UCI is privileged to lead the district's urban planning and economic development programs, and we take seriously our collaborative role ensuring everyone can feel welcome within a clean and safe environment.

At this writing, WEWS News 5 is reporting on the employment growth in University Circle's 44106 zip code, which has added more than 20,000 jobs over the past 15 years, based on data from the Ohio Department of Jobs and Family Services.

The district's residential growth is equally impressive, and even more visible, with new housing developments alongside vibrant historic neighborhoods.

More jobs, more housing, more people. More opportunities for partnerships that bring diverse

communities together, and greater needs for access, service, communication, and engagement. We look ahead to 2023 and growth in public events, education programs, public space activation, and public safety awareness. We look ahead to deepening relationships with residents, neighbors, employees, students, and visitors. We are excited about new programming and new leadership. And we are grateful for your ongoing support.

Most importantly, we salute the members of our dedicated administrative staff, the officers and dispatchers at the University Circle Police Department, and the members of our Board of Trustees. We thank all of our partners, our elected representatives, and especially our many generous donors and sponsors.

We are proud to be the non-profit behind the neighborhood.



Craig Martahus
Board Chair



Gary Hanson
Interim President





FOCUS ON PHILANTHROPY

University Circle Inc.'s (UCI) work wouldn't be possible without the generous support of our donors. We'd like to recognize longtime friends of the organization: Joe and Ellen Thomas, and PNC.



Joe and Ellen Thomas Support the Future of University Circle

Joe and Ellen Thomas have been unwavering in their support for decades. UCI's education programming and the numerous opportunities provided to families in the neighborhood resonate with Joe, a long-time UCI board member. Making a legacy gift was a natural way for Joe and Ellen to support UCI in perpetuity. As Joe put it, "We felt that UCI is important to the future of Cleveland and Cuyahoga County and the work that UCI does is outstanding."

Joe offered the wisdom that while other area institutions are usually the beneficiaries of large gifts, a gift to UCI has a very significant positive effect. It not only helps UCI financially, but also affects all of University Circle and the many people and institutions that call the Circle home.

We thank Joe and Ellen Thomas for their loyal support and choosing to make a lasting impact on University Circle with a planned gift.

Q&A with Longtime Philanthropy Partner, PNC

Erin Deimling, PNC's Director of Client and Community Relations, shares what makes the partnership between UCI and PNC so special. PNC's Regional President, Pat Pastore, serves on UCI's Board of Trustees.

What drew PNC to a partnership with UCI?

PNC has a long-standing relationship with University Circle Inc. spanning several decades. PNC recognizes that University Circle is a unique neighborhood that encompasses world-class institutions and iconic organizations, that brings neighbors together from near and far.

What does PNC value most about partnering with UCI?

As a National Main Street Bank, PNC is committed to supporting the communities where we live and work. Together, with UCI, we build lasting relationships that support the strength and economic vitality of our community.

What does PNC hope to accomplish through its philanthropy?

PNC is a coast-to-coast financial institution but offers a Main Street bank approach to our business and our philanthropy. We know that investing in our communities makes them stronger, and strong communities help businesses grow. We are investing in Cleveland and are committed to seeing it thrive for generations to come.

Is there something you love about the PNC/UCI partnership and UCI's work?

There are so many things to love about UCI and so much benefit the organization brings to the community. PNC has supported the WOW! Concert Series from its earliest years and this series of events captures the spirit of University Circle in every sense. Notably, this concert series attracts a diverse audience – medical residents, retirees, families, college students, as well as those who come from local neighborhoods and even neighboring counties. The sense of community building is evident the moment you see picnics and frisbees while everyone dances, sings, and enjoys this event together as one. Music has the power to bring together generations of people, reduce barriers, and help people find common ground.

In addition, the education programs that UCI manages help bring individuals together to learn from the world-class institutions in University Circle. Cleveland is blessed to have so many arts and cultural organizations in one neighborhood and UCI is unparalleled in providing a centralized experience for children to learn and grow. It's this spirit of partnership that reminds us that, together, we are greater than the sum of our parts.





SAFETY SERVICES

The officers and dispatchers of the University Circle Police Department (UCPD) work hard every day to serve, protect, and earn the trust of the community.

Community Policing and Civilian Oversight

Community policing combines public safety awareness with neighborhood patrols. The UCPD's highest priorities are crime prevention and creating a safe and secure atmosphere for all. Last year brought comprehensive civilian oversight to the UCPD with two newly established groups. A Citizen Review Board – five citizens and an independent investigator who review complaints and make disciplinary recommendations – was convened in 2021, and a new Safety Committee of UCI's Board of Trustees was established in early 2022. This work has been facilitated with the equipping of all on-duty officers with body cameras. This past year also saw the formal extension of our jurisdiction into Little Italy, where UCPD officers have been working with the community for years.

Community Outreach Through Innovative Events

This past year, the UCPD participated in two notably innovative events – a Cybersecurity Symposium in coordination with the Department of Homeland Security, Infrastructure Security Agency, and the Cleveland Institute of Art; and a Beep Baseball game with the Cleveland Scrappers on Wade Oval. (Beep Baseball is an adaptive sport designed for those who are blind or visually impaired.)

UCPD Station Renovations

A \$450,000 renovation began this past year to update and modernize the UCPD Station. The renovation includes new locker rooms, new restrooms and a kitchenette, a new armory, new first-floor windows, and a detective suite with office and evidence storage rooms. Additional improvements will include a repaved parking lot and a new roof. Renovations are expected to be complete in the spring of 2023.

PROGRAMS AND EVENTS



UCI is embracing change and forging a new path ahead for its community-centered programs and events with a focus on diversity, equity, and inclusion.

Community Education

The Community Education department is more focused than ever on the needs of pre-kindergarten through 8th grade students and their families – helping them make the most of all the educational resources that University Circle has to offer. The department is growing programs, they're doing more outreach to schools and parents that connects them to UCI's member institutions, and they're expanding support to members' education teams.

Though the department will continue to serve schools directly, in the years to come, look for more resources for families and teachers, more opportunities to engage with members, and more learning connections in all of UCI's programming – just a few of the many ways that UCI's community education department fosters belonging in the Circle!

Community Events

It's good to be back! For the first time in almost two years, UCI was able to host a full season of its popular annual community events. Colder temperatures brought the return of *Holiday CircleFest* and *The Rink at Wade Oval* while the summer months welcomed *WOW! Wade Oval Wednesdays* and *YAY! Saturdays*. New this year was *Summer Arts Fest: Dance with Giants*, a collaboration with The Cleveland Museum of Art that featured larger-than-life interactive sculptures,

music, and activities. No matter the season, it was wonderful to see Wade Oval activated and the community returning with enthusiasm.

The time away gave UCI the opportunity to reflect on how it could evolve the events to make them even more welcoming to the diverse communities that call Cleveland home. Those plans were set in motion during this past summer's *WOW!* season, which featured four celebration nights that highlighted Juneteenth, LGBTQ+ Pride, disability advocacy, and Latinx heritage. Approximately 70% of the event's performers and food vendors were Black, Hispanic, LGBTQ, or woman-owned/led.

Cozad-Bates House Interpretive Center

The National Park Service's National Underground Railroad Network to Freedom accepted the Cozad-Bates House Interpretive Center as one of 16 new listings. These new listings, alongside over 700 sites, facilities, and programs already in the Network, provide insight into the diverse experiences of freedom seekers who bravely escaped slavery and those who assisted them.

Greater Circle Business Alliance

Throughout the first two years of COVID-19, UCI suspended traditional programming for Greater Circle Business Alliance and other business services to support University Circle businesses on an individual level. Coming out of that period, UCI committed to supporting the Greater University Circle business community by hiring its first full-time dedicated staff member. With deeper collaborations with neighboring CDCs, UCI is eager to reengage business owners and entrepreneurs in the area with advocacy, awareness, and education.



University Circle Ambassadors

UCI's Ambassadors continued their good work of keeping University Circle a clean and attractive place to live, work, and visit. In addition to their daily tasks, the Ambassadors took on special projects such as cleaning under the Euclid Avenue bridge, monitoring the side streets off Euclid, and installing advertisements in the UCI-owned kiosks around the neighborhood.

Transportation Management

As more employees began returning to the office, UCI focused on maintaining safe ingress and egress from the neighborhood. Notable projects included a transition to a new parking operator and a reinvigoration of *Project Yield* with support from uGO and the UCPD. UCI employees were assisted by the Sustainable Transportation Advisory Committee.





PROPERTIES AND RETAIL

UCI is working with partners to add to the neighborhood's residential offerings and activate its retail spaces.

Property Development

Work has begun on five transformational projects in University Circle: the Jesse Owens Olympic Oak Plaza at Rockefeller Park, the Monroe Apartments, Stokes West, the Artisan, and the Library Lofts/new MLK Library Branch. The Jesse Owens Olympic Oak Plaza will feature new pathways, seating, signage, and public art and will open in late spring 2023. The Monroe Apartments, currently under construction at the former Woodhill Supply Site near Little Italy, will have an 80-unit apartment building, 17 for-sale townhouses, a public sculpture garden, and a dog park. The Stokes West development will bring 250 apartments to the border of University Circle and the

Fairfax neighborhood. The Artisan will feature 298 apartments, 17,000 square feet of ground-level retail space, and is expected to be complete in the spring of 2023. In the spring of 2024, the Library Lofts project will add 188 apartments above a brand new 28,000 square foot, two-story Martin Luther King Jr. Branch of the Cleveland Public Library.

Retail

University Circle welcomed two new businesses over the last year: Build the Pho and The Sweet Spot. The restaurants are owned by Sheng Long Yu, a great supporter of UCI and the same local entrepreneur who's behind University Circle staples such as Kenko and Hell's Fried Chicken. Build the Pho features customizable bowls where customers can select their noodles, broth, and protein of choice. The Sweet Spot is a dessert café with unique offerings such as croffles and mochi donuts.



GIVING CIRCLES

Circle Legacy Society

UCI would like to thank the following donors who have generously included UCI in their estate planning. These donors are ensuring that the impact of UCI programming carries on for future generations and that this wonderful neighborhood can continue to be enjoyed by all.

Dorothy Humel Hovorka*
Henri Pell Junod, Jr.
Joyce and Jay Nesbit
Joe and Ellen Thomas
Mr. and Mrs. Alan D. Wright

1957 Club

The 1957 Club recognizes a donor's loyalty to the impact and vision of University Circle Inc. These current donors have been making gifts for at least five consecutive years.

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We apologize for any omissions or errors.

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YEAR ENDED JUNE 30, 2022

	Without Donor Restrictions	With Donor Restrictions	Total
ASSETS			
CURRENT ASSETS			
Cash and cash equivalents	\$ 1,029,811	\$	\$ 1,029,811
Cash and cash equivalents, restricted	10,851,381		10,851,381
Accounts receivable, net	732,061		732,061
Current portion of contributions receivable	1,293,332	29,400	1,322,732
Current portion of notes receivable and accrued interest receivable	295,643		295,643
Prepaid expenses	127,715		127,715
	<u>14,329,943</u>	<u>29,400</u>	<u>14,359,343</u>
PROPERTY AND EQUIPMENT			
Property and equipment, at cost	108,155,900		108,155,900
Less: Accumulated depreciation and amortization	<u>18,474,856</u>		<u>18,474,856</u>
	<u>89,681,044</u>		<u>89,681,044</u>
NON-CURRENT ASSETS			
Investments	5,810,760	23,568,823	29,379,583
Contributions receivable, net of current portion		240,000	240,000
Notes receivable, net of current portion	6,778,591		6,778,591
Other non-current assets	1,047,284		1,047,284
	<u>13,636,635</u>	<u>23,808,823</u>	<u>37,445,458</u>
TOTAL ASSETS	<u>\$ 117,647,622</u>	<u>\$ 23,838,223</u>	<u>\$ 141,485,845</u>
LIABILITIES AND NET ASSETS			
CURRENT LIABILITIES			
Current portion of long-term debt	\$ 418,482	\$	\$ 418,482
Current portion of bonds payable	689,412		689,412
Accounts payable	256,147		256,147
Accrued interest payable	2,077,456		2,077,456
Accrued expenses	1,011,005		1,011,005
Refundable advance	6,900		6,900
Contract liability	137,368		137,368
Current portion of deferred revenues	19,600		19,600
Deposits	2,391,286		2,391,286
	<u>7,007,656</u>		<u>7,007,656</u>
NON-CURRENT LIABILITIES			
Long-term debt, net of current portion	2,011,663		2,011,663
Bonds payable, net of current portion	84,281,991		84,281,991
Deferred revenues, net of current portion	<u>746,433</u>		<u>746,433</u>
	<u>87,040,087</u>		<u>87,040,087</u>
	<u>94,047,743</u>		<u>94,047,743</u>
NET ASSETS	<u>23,599,879</u>	<u>23,838,223</u>	<u>47,438,102</u>
TOTAL LIABILITIES AND NET ASSETS	<u>\$ 17,647,622</u>	<u>\$ 23,838,223</u>	<u>\$ 141,485,845</u>

CONSOLIDATED STATEMENT OF ACTIVITIES

YEAR ENDED JUNE 30, 2022

	Without Donor Restrictions	With Donor Restrictions	Total
REVENUES, GAINS, AND OTHER SUPPORT			
Program services:			
Community education	\$ 152,370	\$	\$ 152,370
Parking	8,143,147		8,143,147
Safety	2,948,060		2,948,060
Property management	2,251,424		2,251,424
Other services	453,957		453,957
	<u>13,948,958</u>		<u>13,948,958</u>
Contributions:			
Donations and grants	<u>1,699,461</u>	<u>219,569</u>	<u>1,919,030</u>
Investment return, net	(771,504)	(1,802,481)	(2,573,985)
Investment income in unconsolidated entities	24,500		24,500
Development fee income	100,000		100,000
Special events	26,556		26,556
Management fee	310,000		310,000
Loss on disposal of property and equipment	(106,071)		(106,071)
Interest income on notes receivable	211,045		211,045
Other income	238,967		238,967
Net assets released from restrictions:			
Satisfaction of purpose restrictions	352,588	(352,588)	
Expiration of time restrictions	112,192	(112,192)	
Appropriation of endowment assets	999,000	(999,000)	
Reclassification of net assets, net	5,840	(5,840)	
	<u>1,503,113</u>	<u>(3,272,101)</u>	<u>(1,768,988)</u>
	<u>17,151,532</u>	<u>(3,052,532)</u>	<u>14,099,000</u>
EXPENSES			
Programs	16,963,474		16,963,474
General and administrative	1,464,102		1,464,102
Fundraising	645,590		645,590
	<u>19,073,166</u>		<u>19,073,166</u>
Losses on uncollectible contributions		867	867
	<u>19,073,166</u>	<u>867</u>	<u>19,074,033</u>
DECREASE IN NET ASSETS	(1,921,634)	(3,053,399)	(4,975,033)
NET ASSETS, BEGINNING OF YEAR	<u>25,521,513</u>	<u>26,891,622</u>	<u>52,413,135</u>
NET ASSETS, END OF YEAR	<u><u>\$ 23,599,879</u></u>	<u><u>\$ 23,838,223</u></u>	<u><u>\$ 47,438,102</u></u>

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