

Steve Keener River Rock Advisors 1150 Linda Street Rocky River, OH 44116

February 5, 2025

To whom it may concern,

River Rock Advisors (RRA) is located at the PMC building at doors 1150 and 1152 Linda Street, Rocky River.

RRA is a management consultancy, with employees in the office during normal business hours. We currently have 8 people working from our offices. Occasionally, we have meetings for out-of-town clients held at our site; maybe once a quarter.

We have never had any issues or concerns with parking availability at our offices.

We will be happy to provide any further details required.

Sincerely,

Steve Keener
Partner
River Rock Advisors
440-610-0216
Steve.Keener@riverrockadvisors.com

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JOHN E. KOHLER, Of Counsel (Retired)

February 4, 2025

City of Rocky River 21012 Hilliard Boulevard Rocky River, Ohio 44116

Re: 1150-1156 Linda Street

Sir or Madam:

We are a tenant of the portion of the above property at 1154 Linda. I have maintained offices here since 1985.

I have a view of the large parking lot on the western and northern sides of the parcel. I monitor the traffic in the lot as it is in the best interests of our firm and its clients that plenty of parking is available.

Ninety-eight percent of the time, there is plenty of parking available. Typically it is less than 50% full. There was a period of time when parking was starting to get tight when patrons of the Hack Shack next door were parking in our lot. I contacted the owner and that situated abated. The other periods of time when parking gets tight is when there is an event at Market across the street, such as a funeral luncheon, and their customers park in our lot, signage notwithstanding.

I am aware of the new tenant moving into the property. From my understanding of their operations parking should not be a problem.

And frankly, I am not sure why the City is raising the issue presently. The property has been in its present configuration for more than 30 years. In 1992, the city approved the site plan when an addition was put on this building. That site plan included parking spaces for the entire parcel.

Thank you for your courtesy and cooperation in this matter. If you have any questions, do not hesitate to contact me.

Very truly yours,

Benjamin F. Farah

enj. F. Farab

To whom it may concern:

The Salon has been at this location for over 30 years. I worked with the previous owner for many years and have been the owner for the past five years. When Market first opened, Sean (the previous owner) frequently had to manage parking issues caused by Market customers using our lot. I still have Market parking in our lot mostly at night and weekends while we are open for business.

Parking has never been an issue for us. Our peak times are typically evenings and weekends when the parking lot usage is minimal. Clients book appointments with their individual stylists, allowing for very flexible schedules. During weekdays from 10 AM to 4 PM, we usually have an average of 4-5 clients at any given time. We get busier during weekends and evenings, but parking for the complex is always light here during these times. We are generally closed for the most part on Mondays for cleaning. During holidays, we do experience an increase in customer appointments; however, customers have not reported any issues with parking. While parking in front of our entrance may become tighter during these times, there has always been ample space available in the back lot of the complex.

In summary, we have not faced any parking availability issues.

Please let me know if you have any additional questions or concerns.

Sincerely,

Cara Contris

Owner

The River Salon Group LLC

charleysimmelink@gmail.com

From:

Linda LaFleur 440-396-8889 < linda@lindalafleur.com>

Sent: To: Sunday, February 9, 2025 4:09 PM charleysimmelink@gmail.com

Subject:

Fw: Parking

Attachments:

Parking Letter to existing tenants.docx

Hi Charley,

David sent me your email below and I wanted to let you know we have no issues with parking at all.

We have held events with 20+ agents during the day and in the evening and parking was not an issue for us. We have ample parking and rarely use more than 5 spaces on a typical day.

Please let me know if you have any additional questions.

Best, Linda

Linda LaFleur | Broker/Owner | RE/MAX Crossroads | 440-396-8889

From: "charleysimmelink@gmail.com" <charleysimmelink@gmail.com>

Date: Wednesday, February 5, 2025 at 12:10 PM To: David Lafleur < david@davidlafleur.com>

Subject: Parking

Hi David, hope everything is going well. I am meeting with the City of Rocky River on the 18th to discuss their parking concerns. They clearly are out of line but if necessary I would like to have some backup from my tenants regarding parking not being a problem. Just a short note would be greatly appreciated. Thanks, Charley



aasrcleveland@gmail.com (216) 432-2370

To Whom it May Concern,

My name is Brady Woodworth, and I am employed by the Scottish Rite Valley of Cleveland, a tenant of 1150 Linda Street Rocky River, OH owned by Charles Simmelink.

I am writing this letter regarding the parking at 1150 Linda Street. As far as the Valley of Cleveland goes, we only use 1 of the 54 spaces on a M-F 9:30 am to 5:30 pm for my vehicle, and at maximum 5 of the 54 spaces for a quarterly meeting at the office.

I hope this letter is clear and helps the issue at hand.

Sincerely,

Brady Woodworth Executive Secretary