

COUNCIL CHAMBER

City of Berea, Ohio

ORDINANCE No. 2017-36

By NICK HASCHKA Sponsored By Mayor Cyril M Kleem

AN ORDINANCE

APPROVING, RATIFYING AND AFFIRMING THE 2015 ANNUAL REPORT, MINUTES AND ACTIONS OF THE CITY OF BERA HOUSING REVIEW COUNCIL FOR ALL RESIDENTIAL COMMUNITY REINVESTMENT AREA REAL ESTATE TAX ABATEMENTS AND COMMERCIAL COMMUNITY REINVESTMENT AREA REAL ESTATE TAX ABATEMENTS ENTERED INTO PRIOR TO 2008 IN THE CITY OF BERA.

WHEREAS, the Housing Council for the City of Berea meets annually to review the prior year's activities of property owners that have qualified for and participate in Residential Community Reinvestment Area Tax Abatements and Commercial Agreements entered into prior to 2008 within the City of Berea; and

WHEREAS, the 2016 meeting of said Housing Council has been held according to law and said committee has issued its Report for 2015 Reviews and Minutes of said meeting the same being attached hereto as Exhibit "A" and incorporated herein.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Berea, State of Ohio;

SECTION 1. That the Council of the City of Berea hereby approves, ratifies and affirms the 2015 Annual Report of Housing Council for Residential Community Reinvestment Area Tax Abatements and Commercial Agreements entered into prior to 2008 (for 2015 activities) and the Minutes of its meeting held on December 20, 2016 the same being attached hereto as Exhibit "A" and incorporated herein.

SECTION 2. That it is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council and of any of its committees that resulted in such formal actions were in meetings open to the public in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

SECTION 3. That this Ordinance shall take effect and be in force from and after the earliest period allowed by law.

PASSED: June 19, 2017

ATTEST: [Signature]
Clerk of Council

APPROVED: June 20, 2017

[Signature]
President of Council

[Signature]
Mayor

APPROVED AS TO FORM:

[Signature]
Director of Law

Exhibit "A"
2017-36

City of Berea
Housing Council Review Meeting
December 20, 2016
9:00 a.m. Berea City Hall, Berea Room

A meeting of the Housing Council Review Committee was held in the Berea Room at Berea City Hall on Tuesday, December 20, 2016. The meeting was called to order by Matthew Madzy, Director of Planning, Engineering and Development at 9:00 a.m. with the following also in attendance: Dave Smith, Member; Dan Smith, Member. Tom Norton, Business Outreach Coordinator, City of Berea was also present. Ken Weber was not in attendance.

This meeting was held in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code and Chapter 109 of the Codified Ordinances of the City of Berea.

Mr. Madzy indicated that notice of the meeting was published in the News Sun and Parma Sun Post on December 8, 2016. Representatives for the Cuyahoga County Fiscal Officer, the Superintendent of the Berea City Schools, the Superintendent of Polaris Career Center, and the Superintendent of Olmsted Falls City Schools were also notified.

Mr. Madzy explained that the purpose of this meeting is to review residential abatements that have been active within the City of Berea and commercial tax abatements that have been active prior to 2008. The Commercial Tax Abatements that came forth after 2008 are reviewed yearly at the Tax Incentive Review Council at the County. Mr. Daniel Smith and Mr. Ken Weber are also part of that group. They met earlier in the year in July or August.

The Council has before them the Ohio Community Reinvestment Area (CRA) Program 2015 Residential Status Report (attached to and made part of the minutes). It is a review of performance that happened in 2015. Mr. Madzy looked at all of the properties and reviewed their taxes. Mr. Madzy checked with the Building Department and there are no open cases on any of these properties currently. On the second page, there is a bold property, RJE Properties Limited, 151 First Avenue. There is a deficiency in their taxes for 2015. They need to pay approximately \$4,400.00. He contacted the property owner and spoke to him last week. That property owner indicated that part of the building is in Middleburg Heights on one parcel and part is in Berea on a different parcel. He thinks that there may have been an issue that they were not sent the tax bill on that or it was paid on one parcel and not the other parcel. The property owner is going to look into that and pay it on their next check run, probably within the next two weeks. In the past, the list has been approved with the condition that the deficiencies be paid within 30 days.

Mr. Madzy noted that over the last couple years they have seen the list getting shorter. The tax abatements done in the 1990's and early 2000's under this program are slowly coming off. There was a push several years ago on ten year tax abatements for residential home improvements. A lot of those are coming off, so the list is getting smaller.

With no further questions, Mr. Madzy asked for a motion that the list be approved with the condition that the property owner of RJE Properties Limited, 151 First Avenue, pays their tax deficiency from 2015 within the next 30 days. Mr. Dave Smith made a motion, seconded by Mr. Dan Smith, that the list be accepted as submitted. The vote on the motion was all ayes, no nays. The motion was carried; the list will stand as approved.

There being no further business, it was moved by Mr. Dan Smith and seconded by Mr. Dave Smith, that the Housing Council Review Meeting be adjourned. The vote on the motion was all ayes, no nays. Motion carried.

Attest: Heather Toth
Heather Toth, Secretary

CERTIFICATE OF COMPLIANCE

The meeting of the Housing Council Review held this 20th day of December 2016 has been conducted in compliance with all legal requirements, including C.O. Chapter 109 and Section 121.22 of the Ohio Revised Code.

Heather Toth
Heather Toth, Secretary



**Development
Services Agency**

**OHIO COMMUNITY REINVESTMENT AREA (CRA) PROGRAM
2015 Residential Status Report**

Please read the CRA Annual Report Letter (email) prior to completing this form. All questions MUST be answered for report to be complete.

| | |
|--------------------------------|----------------|
| 1. Name of Jurisdiction: | City of Berea |
| 2. Name of County: | Cuyahoga |
| 3. Name/Identification of CRA: | Berea Ohio CRA |
| 4. Dated Confirmed: | 24-Jun-94 |
| 5. Expiration Date (if any): | N/A |

6. List all residential exemptions for which an exemption has been granted in the CRA area and current status*:
* Attach additional pages if necessary to fully describe project status.

| Name/Property Identification | Date Project Certified | Percent of Exemption | Term of Exemption | Total Project Investment AG | Total Real Property Investment Subject to Exemption AN | Date of Most Recent Housing Council Review | Current Status |
|--|------------------------|----------------------|-------------------|-----------------------------|--|--|----------------|
| <i>Sample: Joe Smith, 123 Main Street</i> | 35657 | 100% | 12 | \$40,000 | \$40,000 | 11/15/06 | continued |
| HOLMES, KENDRA J.; 227 NOBOTTOM RD. | 2011 | 100% | 15 | \$25,500 | \$143,600 | 12/09/15 | continued |
| NHN PROPERTIES, LLC, BAGLEY RD. | 2009 | 100% | 15 | \$495,200 | \$697,800 | 12/09/15 | continued |
| CAVANAUGH-BERA, LLC; 480 W. BAGLEY RD. | 2009 | 100% | 15 | \$519,000 | \$433,500 | 12/09/15 | continued |
| LATHAM, MICHAEL M. SUG-TRUSTEE; 613 LONGFELLOW DR. | 2009 | 100% | 10 | \$125,400 | \$11,700 | 12/09/15 | continued |
| STONE RIDGE APARTMENTS, LLC; 1000 STONE RIDGE CIR. | 2007 | 100% | 15 | \$97,200 | \$9,480,700 | 12/09/15 | continued |
| BIG CREEK INVESTMENTS, LTD.; 100 PELRET INDUSTRIAL PKWY. | 2000 | 100% | 15 | \$522,400 | \$341,200 | 12/09/15 | continued |
| GENAWA PROPERTIES, INC.; 110 BLAZE INDUSTRIAL PKWY. | 2006 | 100% | 15 | \$107,800 | \$735,000 | 12/09/15 | continued |
| S & J BUILDERS, INC.; 1425 BAGLEY RD. | 2005 | 100% | 15 | \$175,000 | \$278,800 | 12/09/15 | continued |
| KIRKENDALL, VAN DWIGHT & KATHALIEE J.; 729 PROSPECT RD. | 2003 | 100% | 15 | \$672,700 | \$369,600 | 12/09/15 | continued |
| MEDVETZ, PHILIP; 82 MANNING DR. | 2009 | 100% | 10 | \$141,600 | \$38,300 | 12/09/15 | continued |
| SOPELSA, JAMES A.; 83 DORLAND AVE. | 2009 | 100% | 10 | \$141,200 | \$14,200 | 12/09/15 | continued |
| DAGOSTINO, PATRICK F. & LORI; 510 RACE ST. | 2007 | 100% | 10 | \$145,400 | \$29,600 | 12/09/15 | continued |
| THE MACANGA LLC; 165 WEST BAGLEY RD. | 2008 | 100% | 15 | \$52,100 | \$34,000 | 12/09/15 | continued |
| PAPADIMOUIS, ALEX T.; 102 NORTH ROCKY RIVER DR. | 2010 | 100% | 15 | \$57,100 | \$98,200 | 12/09/15 | continued |
| BRESLIN, THOMAS J. III; 88 MURPHY ST. | 2010 | 100% | 15 | \$20,400 | \$124,200 | 12/09/15 | continued |
| KEYSTONE BERA, LLC; 258 FRONT ST. | 2006 | 100% | 15 | \$1,075,100 | \$1,228,400 | 12/09/15 | continued |
| BODENMILLER, EARLYNE TRS; 193 BEECH ST. | 2012 | 100% | 10 | \$123,500 | \$19,300 | 12/09/15 | continued |

Send Completed Reports To:

77 S. High Street
PO Box 1001
Columbus, Ohio 43216-1001
OR
matthew.sutherland@development.ohio.gov

Signature of Housing Officer or Political Subdivision Executive

Title

Date

Questions? Contact:
Matthew L. Sutherland
Senior Tax Incentives Specialist
614.728.6778

| Name/Property Identification | Date Project Certified | Percent of Exemption | Term of Exemption | Total Project Investment | Total Real Property Investment Subject to Exemption | Date of Most Recent Housing Council Review | Current Status |
|--|------------------------|----------------------|-------------------|--------------------------|---|--|----------------|
| 1277 PROPERTY COMPANY, LLC; 1277 BEREA INDUSTRIAL PKWY. | 2007 | 100% | 15 | \$162,500 | \$1,918,200 | 12/09/15 | continued |
| RAM REAL EST.; 1125 BEREA INDUSTRIAL PKWY. | 2004 | 100% | 15 | \$3,322,000 | \$474,900 | 12/09/15 | continued |
| PAPOTTO FAMILY-WEST BAGLEY LLC; 1151 BAGLEY RD. | 2004 | 100% | 15 | \$255,700 | \$83,100 | 12/09/15 | continued |
| FOREST PARK INDUSTRIES INC.; 800 POERTNER DR. | 1999 | 100% | 15 | \$1,400,000 | \$1,440,900 | 12/09/15 | continued |
| DM1 PROPERTIES; 207 DEPOT ST. | 2005 | 100% | 15 | \$154,400 | \$128,700 | 12/09/15 | continued |
| EAR PROP LTD; 118 BAGLEY RD. | 2002 | 100% | 15 | \$59,500 | \$567,600 | 12/09/15 | continued |
| EAR PROPERTIES, LTD; 297 RUNN ST. | 2008 | 100% | 15 | \$220,500 | \$654,400 | 12/09/15 | continued |
| SANCHEZ, ANGELITO G.; 64 WEST BAGLEY RD. | 2010 | 100% | 15 | \$90,200 | \$3,400 | 12/09/15 | continued |
| BEREA CITY OF; 80 FIRST AVE. | 1991 | 100% | 30 | \$753,400 | \$13,166,400 | 12/09/15 | continued |
| R/E PROPERTIES LIMITED; 151 FIRST AVE. | 2004 | 100% | 15 | \$230,500 | \$345,800 | 12/09/15 | continued |
| HIRSCH, JOSEPH A.; 455 BAGLEY RD. | 2005 | 100% | 15 | \$226,400 | \$337,700 | 12/09/15 | continued |
| TAYLOR, STEPHANIE A. & BRANDON A.; 343 KRAFT ST. | 2006 | 100% | 10 | \$110,600 | \$49,600 | 12/09/15 | continued |
| PRILL, HELMUT; 180 WEST ST. | 2005 | 100% | 10 | \$97,800 | \$7,200 | 12/09/15 | continued |
| DEAN, J & HANSON, L.; 105 KRAFT ST. | 2008 | 100% | 15 | \$47,700 | \$207,500 | 12/09/15 | continued |
| MANTZEL, KENNETH D & SHERRY; 292 PROSPECT RD. | 2009 | 100% | 10 | \$127,400 | \$25,400 | 12/09/15 | continued |
| MAKSYM, KENNETH & JOANNE; 30 SPRAGUE RD. | 2014 | 100% | 15 | \$26,100 | \$161,200 | 12/09/15 | continued |
| BENZON, CHARLES L. & A. LENON; 417 PROSPECT RD. | 2008 | 100% | 15 | \$49,500 | \$125,000 | 12/09/15 | continued |
| EDWARDS, WALTER A. & RHONDA; 66 SPRAGUE RD. | 2007 | 100% | 15 | \$29,500 | \$129,800 | 12/09/15 | continued |
| SCHNEIDER, NICHOLAS; 281 WEST ST. | 2012 | 100% | 15 | \$33,000 | \$174,800 | 12/09/15 | continued |
| BERRY JOHN F.; 187 WALLACE DR. | 2006 | 100% | 10 | \$103,100 | \$1,400 | 12/09/15 | continued |
| DAVE AND TRACY JUSTICE HOLDING; 137 FRONT ST. | 2009 | 100% | 15 | \$75,300 | \$42,100 | 12/09/15 | continued |
| KBS, LLC; 55 BEECH ST. | 2014 | 100% | 15 | \$1,540,700 | \$1,768,900 | 12/09/15 | continued |
| RIDDELL, DEBORAH M.; 96 CENTER ST. | 2006 | 100% | 10 | \$25,400 | \$151,700 | 12/09/15 | continued |
| BEREA STYLE, LLC; 34 BEECH ST. | 2007 | 100% | 15 | \$109,500 | \$64,800 | 12/09/15 | continued |
| REVOLDIS, CRAIG R. & EMILY A.; 229 EASTLAND RD. | 2011 | 100% | 15 | \$28,700 | \$123,000 | 12/09/15 | continued |
| SWANSON, JOSHUA A & SIERRA E.; 193 SOUTH ROCKY RIVER DR. | 2012 | 100% | 15 | \$27,600 | \$220,400 | 12/09/15 | continued |
| VAN DRESS, DEAN; 150 ADAMS ST. | 2013 | 100% | 15 | \$20,800 | \$243,000 | 12/09/15 | continued |
| KILGORE, JOHN C. III; 245 QUARRYSTONE LN. | 2006 | 100% | 10 | \$265,600 | \$43,900 | 12/09/15 | continued |
| SMITH, JAMES P.; 747 LONGFELLOW DR. | 2014 | 100% | 15 | \$20,300.00 | \$194,400.00 | 12/09/15 | continued |

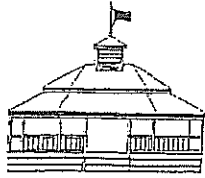
Signature of Housing Officer or Political Subdivision Executive

Title

Date

Send Completed Reports To:
 77 S. High Street
 PO Box 1001
 Columbus, Ohio 43216-1001
 OR
 matthew.sutherland@development.ohio.gov

Questions? Contact:
 Matthew L. Sutherland
 Senior Tax Incentives Specialist
 614.728.6778



CITY OF BEREA

"The Grindstone City"

Cyril Kleem
Mayor

11 Berea Commons
Berea, Ohio 44017
(440) 826-5800
Fax: (440) 826-4800
www.cityofberea.org

HOUSING COUNCIL
Tuesday, December 20, 2016
9:00 a.m.
11 Berea Commons
Berea Room

AGENDA

- I. INTRODUCTION
 - A. Call to Order
 - B. Roll Call of Members
 - C. Sunshine Compliance with Ohio R.C. 121.22 and Codified Ordinance Chapter 109 (Sunshine Laws)
- II. Housing Council Review
 - A. Active residential CRA abatements
 - B. Active commercial / industrial abatements prior to 2008
- III. Adjournment



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Ad Content Proof

PUBLIC NOTICE
CITY OF BEREA

Housing Council Review Meeting

The City of Berea, will conduct the 2015 Housing Council review of the status of, and activities in, Community Reinvestment Areas within the City of Berea. Tuesday, Dec. 20, 2016; 9 a.m., Berea City Hall Berea Room 11, Berea Commons, Berea, OH 44017. For further information, contact: Matt Madzy, 11 Berea Commons, Berea, OH 44017. Any persons who wish to attend the meeting and require special accommodations under the Americans With Disabilities Act, please contact Matt Madzy at 440-826-5803 no later than 72 hours prior to the public meeting.

pns;dec8,2016-7955009