

BEREA CITY COUNCIL

City of Berea, Ohio

ORDINANCE NO. 2022-58

By: Councilwoman Lisa Weaver Sponsor: Mayor Cyril M. Kleem

AN ORDINANCE

APPROVING, RATIFYING AND AFFIRMING THE 2020 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 UNDER THE PRE-1994 COMMUNITY REINVESTMENT AREA REGULATIONS 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 under the pre-1994 Community Reinvestment Area regulations within the City of Berea; and

WHEREAS, the 2021 meeting of said Housing Council has been held according to law and said committee has issued its Report for 2020 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 2020 Annual Report of the Housing Council for Residential Community Reinvestment Area Tax Abatements and Commercial Agreements entered into under the pre-1994 rules (for 2020 activities) and the Minutes of its meeting held on December 23, 2021, 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.

BEREA CITY COUNCIL

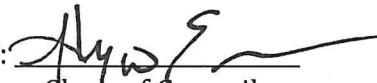
City of Berea, Ohio

ORDINANCE NO. 2022-58

PASSED: November 21, 2022



President Pro Tempore of Council

ATTEST: 

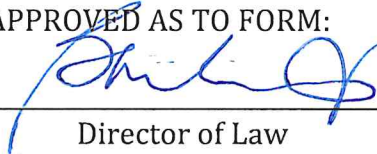
Clerk of Council

APPROVED: November ~~21~~ 22, 2022



Mayor

APPROVED AS TO FORM:



Director of Law

Exhibit "A"

City of Berea
Housing Council Review Meeting
December 23, 2021 9:00 a.m.
Berea City Hall

A meeting of the Berea Municipal Housing Council Review Committee was held at Berea City Hall on Thursday, December 23, 2021. 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.

The meeting was called to order by Matthew Madzy, Director of Planning and Development at 9:00 a.m. with the following also in attendance: Anthony Alexander, Member; Dan Smith, Member. The notice of the meeting was published on December 9, 2021 in the News Sun and Parma Sun Post, and on cleveland.com from December 9, 2021 to December 16, 2021. In addition, notices about the meeting were sent on December 9, 2021 to the Berea City School District, Polaris Career Center and the Olmsted Falls City School District.

Mr. Madzy explained that the purpose of the meeting is to review the 2020 Residential Status Report. (The Ohio Community Reinvestment Area (CRA) Program 2020 Residential Status Report is attached to and made a part of the minutes). The residential status report contains all residential tax abatements within the City of Berea and also commercial tax abatements that were entered into prior to 2009. Those commercial tax abatements were done when the City operated under the old pre 1994 rules. Mr. Madzy explained that amendments were made to our section and now we operate under the new rules, the post 1994 rules.

Mr. Madzy further explained that the purpose of this meeting is to review this list to determine if the properties in question are paying their tax bills. Mr. Madzy did review all of these properties and for calendar year 2020 they are all in compliance. Additionally, it is to be reviewed whether they have any exterior maintenance violations. Marvin McDonald from the City's Housing Department did review these properties and said there are no issues on any of the properties or businesses. Mr. Madzy noted that taxes are up to date and there are no exterior maintenance violations and those are the two things that need to be reviewed.

Mr. Madzy asked if there were any questions about the process or about the list. Mr. Smith asked why there were a few 2009 Commercial Properties on the list. Mr. Madzy explained that anything that was done around 2008 or 2009, if there was an agreement in 2008, but the property wasn't certified during the construction period, the properties come on the list when the final occupancy is issued. It's possible that some of the commercial ones that were done in 2008 didn't get their final occupancy until 2009 or they might not have been certified under the tax year until a year later. Mr. Madzy indicated that since we are reviewing their performance in calendar year 2020, we are actually reviewing it for tax year 2019. Some of these on the list are technically off now. As of today, they are off, but we are reviewing their past performance.

Since there were no further questions or comments. Mr. Madzy asked for a motion for approval of the list. Moved by Mr. Smith, seconded by Mr. Alexander to approve the list as submitted. The vote on the motion was all ayes, no nays. Motion carried.

Mr. Madzy explained that there is no further business and that they will pick up next when they have the Tax Incentive Review Council Meeting for all post 2009 Commercial Abatements. Two years ago, it was done by telephone, last year it was done remotely. He is not sure how it will be done in 2022. It was held in May 2021, however, Mr. Madzy anticipates it will be in July of 2022.

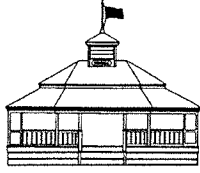
There being no further business, it was moved by Mr. Dan Smith and seconded by Mr. Anthony Alexander that the Housing Council Review Meeting be adjourned. The vote on the motion was all ayes, no nays. Motion carried.

Attest: Heather Toth
Heather Toth, Secretary

CERTIFICATE OF COMPLIANCE

The meeting of the Housing Council Review held this 23rd day of December 2021 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



CITY OF BERE A

"The Grindstone City"

Cyril Kleem
Mayor

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

CITY OF BERE A HOUSING COUNCIL REVIEW MEETING

Thursday, December 23, 2021
9:00 a.m.

Berea Room – Berea City Hall
11 Berea Commons
Berea, Ohio 44017

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)

Notices to schools

Advertised in newspapers and Cleveland.com

II. Housing Council Review of the 2020 Residential Status Report

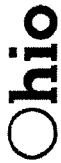
A. Active residential CRA abatements

B. Active commercial / industrial abatements prior to 2008

III. Adjournment

"City of Champions"





Development
Services Agency

Mike DeWine, Governor
Jon Husted, Lt. Governor

Lydia L. Mihalik, Director

OHIO COMMUNITY REINVESTMENT AREA (CRA) PROGRAM

2020 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 County
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	Total Real Property Investment Subject to Exemption	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
CITY OF BEREA; 80 FIRST AVE.	1991	100%	30	\$818,900	\$19,257,100	12/17/20	continued
STONE RIDGE APARTMENTS, LLC.; 1000 STONE RIDGE CIR.	2007	100%	15	\$1,831,000	\$9,241,100	12/17/20	continued
FJR PROPERTIES, LTD.; 1277 BEREA INDUSTRIAL PKWY.	2007	100%	15	\$152,400	\$2,037,800	12/17/20	continued
KBS, LLC.; 55 BEECH ST.	2014	100%	15	\$1,561,300	\$1,654,000	12/17/20	continued
FOREST PARK INDUSTRIES INC.; 800 POERTNER DR.	2007	100%	15	\$1,430,100	\$1,550,800	12/17/20	continued
KEYSTONE BEREA, LLC; 258 FRONT ST.	2006	100%	15	\$1,075,100	\$1,191,300	12/17/20	continued
GENAWA PROPERTIES, INC.; 110 BLAZE INDUSTRIAL PKWY.	2006	100%	15	\$65,000	\$803,000	12/17/20	continued
FJR PROPERTIES, LTD.; 297 RUNN ST.	2008	100%	15	\$187,700	\$779,500	12/17/20	continued
NHN PROPERTIES, LLC; 430 BAGLEY RD.	2009	100%	15	\$412,700	\$689,400	12/17/20	continued
CAVANAUGH-BEREA, LLC.; 480 W. BAGLEY RD.	2009	100%	15	\$380,800	\$517,400	12/17/20	continued
HIRSCH, JOSEPH A.; 455 BAGLEY RD.	2005	100%	15	\$249,000	\$404,700	12/17/20	continued
METZGER, ERIC M. 460 BARRETT RD.	2018	100%	15	\$338,700	\$535,900	12/17/20	continued
K RENTAL PROPERTIES, LLC.; 729 PROSPECT ST.	2015	100%	15	\$52,500	\$308,800	12/17/20	continued
MAKRINOS, THEODORE A. JR.; 301 SAVAGE ST.	2019	100%	15	22,100	282,700	12/17/20	continued
VAN DRESS, DEAN; 150 ADAMS ST.	2013	100%	15	\$42,200	\$264,000	12/17/20	continued
S & J BUILDERS, INC.; 1425 BAGLEY RD.	2005	100%	15	\$268,100	\$244,400	12/17/20	continued
THE MACANGA LLC.; 165 W. BAGLEY RD.	2008	100%	15	\$69,500	\$230,500	12/17/20	continued
HANSON, DEAN J. & L.; 105 KRAFT ST.	2008	100%	15	\$50,000	\$220,000	12/17/20	continued
SWANSON, JOSHUA A. & SIERRA E.; 193 S. ROCKY RIVER DR.	2012	100%	15	\$30,300	\$215,700	12/17/20	continued

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

Questions? Contact:
Daniel Strasser
Tax Incentives Analyst
daniel.strasser@development.ohio.gov

BENZON, CHARLES L. & A. LENORE; 417 PROSPECT	2007	100%	15	\$58,300	\$198,900	12/17/20	continued
SMITH, JAMES P.; 747 LONGFELLOW DR.	2014	100%	15	\$24,500	\$193,100	12/17/20	continued
RHODES, NICHOLS; 71 SPRAGUE RD.	2018	100%	15	\$27,800	\$189,800	12/17/20	continued
FAY, HARRY ANDRES & FAY, DONNA; 106 KRAFT ST.	2019	100%	15	\$27,000	\$185,400	12/17/20	continued
SCHNEIDER, NICHOLAS; 281 WEST ST.	2012	100%	15	\$34,600	\$178,000	12/17/20	continued
MAKSYM, KENNETH & JOANNE; 30 SPRAGUE RD.	2014	100%	15	\$30,000	\$173,300	12/17/20	continued
LORENCE, FRANCIS D. & CAROLYN A.; 584 PROSPECT ST.	2019	100%	15	\$29,600	\$163,200	12/17/20	continued
CONRAD, JOSHUA D. & KRAUS, NICHOLE C.; 227 NOBOTTOM R	2011	100%	15	\$29,900	\$160,800	12/17/20	continued
BROWN, TIMOTHY & MARY K.; 271 NOBOTTOM RD.	2019	100%	15	24,000	153,100	12/17/20	continued
DM1 PROPERTIES; 207 DEPOT ST.	2005	100%	15	\$179,100	\$149,200	12/17/20	continued
REYNOLDS, CRAIG R. & EMILY A.; 229 EASTLAND RD.	2011	100%	15	\$30,300	\$148,200	12/17/20	continued
EDWARDS, HOBART (TRS); 66 SPRAGUE RD.	2007	100%	15	\$33,700	\$141,800	12/17/20	continued
HOLT, CLAYTON & STOWELL, KAREN; 88 MURPHY ST.	2010	100%	15	\$29,600	\$138,900	12/17/20	continued
PETRASEK PROPERTIES, LLC.; 1180 BEREA INDUSTRIAL PKWY.	2014	100%	15	\$689,700	\$136,100	12/17/20	continued
PAPADIMOULIS, ALEX T.; 102 N. ROCKY RIVER DR.	2010	100%	15	\$66,500	\$102,100	12/17/20	continued
BEREA STYLE, LLC.; 34 BEECH ST.	2007	100%	15	\$112,800	\$68,500	12/17/20	continued
WHITE JR., GEORGE & WENDY; 137 STONE RIDGE WAY	2015	100%	10	\$223,300	\$57,700	12/17/20	continued
DAVE AND TRACY JUSTICE HOLDINGS; 137 FRONT ST.	2009	100%	15	\$86,400	\$48,400	12/17/20	continued
KAHL, RACHEL R.; 439 GIRARD DR.	2017	100%	10	\$128,000	\$40,200	12/17/20	continued
KAHL, JAMES V.; 383 BARRETT RD.	2015	100%	15	\$122,300	\$29,100	12/17/20	continued
BODENMILLER, EARLYNE TRS.; 193 BEECH ST.	2012	100%	10	\$130,000	\$20,300	12/17/20	continued
LLOYD, RYAN; 676 LONGFELLOW DR.	2016	100%	10	\$109,500	\$18,900	12/17/20	continued
SANCHEZ, ANGELITO G.; 64 W. BAGLEY RD.	2010	100%	15	\$113,800	\$4,100	12/17/20	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
daniel.strasser@development.ohio.gov

Questions? Contact:
Daniel Strasser
Tax Incentives Analyst
daniel.strasser@development.ohio.gov

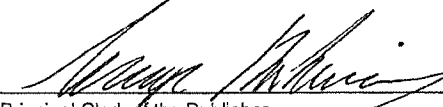


AD#: 0010185224

State of Ohio,) ss
County of Cuyahoga)

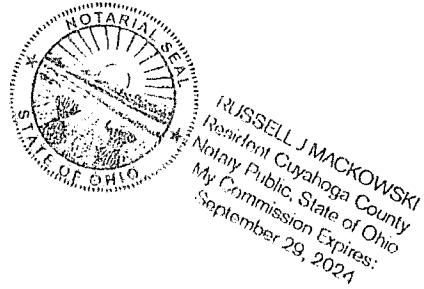
George Halarewicz being duly sworn, deposes that he/she is principal clerk of Advance Ohio; that News Sun is a public newspaper published in the city of Cleveland, with general circulation in Cuyahoga county, and this notice is an accurate and true copy of this notice as printed in said newspaper, was printed and published in the regular edition and issue of said newspaper on the following date(s):

News Sun 12/09/2021


Principal Clerk of the Publisher

Sworn to and subscribed before me this 10th day of December 2021


Notary Public



PUBLIC NOTICE
CITY OF BEREA
Housing Council Review Meeting

The City of Berea, will hold the 2021 Housing Council review of the status and activities in Berea's Community Reinvestment Areas.

Thursday, Dec. 23, 2021; 9 a.m.
Berea City Hall
11 Berea Commons
Berea, Ohio 44017

For further information, contact:

Matt Madzy
11 Berea Commons
Berea, Ohio 44017

Any persons who wish to attend the meeting and require special accommodations under the Americans With Disabilities Act, please call 440-826-5803 no later than 72 hours prior to the public meeting.
PNS, dec. 9, 2021, 10185224

**City of Berea – Housing Council Review Meeting
Thursday, December 23, 2021 at 9:00 a.m.
Berea Room**

Name	Affiliation	Phone Number	E-Mail
Anthony Alexander	Berea Resident	216-702-3718	parkermao2016@gmail.com
Daniel Smith	Berea Resident	440-915-6092	SmithDanKim@yahoo.com
Matt Mubzy	Berea City Hall	440-826-5803	mmubzy@cityofberea.org
Heather Toth	City of Berea	440-826-5814	htoth@cityofberea.org