

# COUNCIL CHAMBER

City of Berea, Ohio

Ordinance No. 2019-13

By Jim Maxwell Sponsored By Mayor Cyril M. Kleem

## AN ORDINANCE

APPROVING, RATIFYING AND AFFIRMING THE 2017 ANNUAL REPORT, MINUTES AND ACTIONS OF THE CITY OF BREA 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 BREA.

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 2018 meeting of said Housing Council has been held according to law and said committee has issued its Report for 2017 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 2017 Annual Report of the Housing Council for Residential Community Reinvestment Area Tax Abatements and Commercial Agreements entered into prior to 2008 (for 2017 activities) and the Minutes of its meeting held on November 28, 2018, 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: March 4, 2019

Mark Mackie

President Pro Tempore of Council

ATTEST: Allyson Eason  
Clerk of Council

APPROVED: March 6, 2019  
Cyril Kleem

Mayor

APPROVED AS TO FORM:

Barb  
Director of Law

*Exhibit  
"A"*

City of Berea  
Housing Council Review Meeting  
November 28, 2018  
9:00 a.m. Berea City Hall, Berea Room

A meeting of the Berea Municipal Housing Council Review Committee was held in the Berea Room at Berea City Hall on Wednesday, November 28, 2018. 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, Engineering and Development at 9:00 a.m. with the following also in attendance: Dale Lange, Member; Dan Smith, Member. Tom Norton, Business Outreach Coordinator, City of Berea was also present. (The notice of the meeting was published in the News Sun and Parma Sun Post on November 15, 2018. It began running on cleveland.com on November 15, 2018. In addition, letters about the meeting were sent to the Berea City School District, the Olmsted Falls City School District and Polaris Career Center.)

Mr. Madzy began the meeting by indicating that Dale Lange is a new member to the Housing Council and he gave Mr. Lange an opportunity to introduce himself.

This meeting was being held to review tax abatements within the City of Berea. Mr. Madzy noted that there was a meeting in May with Cuyahoga County with the Tax Incentive Review Council. At that meeting, all of the Commercial Tax Abatements that have taken place since 2008 were reviewed. Mr. Madzy mentioned that 2008 is significant because that is the year in which City Council amended the CRA Ordinance for the City of Berea for the fourth time, which then sent the Ordinance into the post 1994 rules.

Mr. Madzy explained that anything that was entered into in the residential side and then the commercial/industrial side that is pre 2008 is subject to review at this meeting. The list has been provided. (The Ohio Community Reinvestment Area (CRA) Program 2017 Residential Status Report is attached to and made a part of the minutes). Over the years this list has gotten smaller, a lot of abatements have rolled off. As is the standard, these properties have been reviewed and confirmed that they are all up to date with their taxes. Additionally, Marvin McDonald from the Housing Division checked the properties for Exterior Maintenance Violations and found that there are no violations on any of the properties.

Mr. Madzy asked if there are any questions about the report. After a brief discussion about the report, there were no questions.

Mr. Madzy asked for a motion that the list is in compliance. Moved by Mr. Dan Smith; seconded by Mr. Dale Lange that the list be approved as compliant. The vote on the motion was all ayes, no nays. The motion was carried; the list will stand as approved.

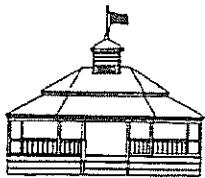
There being no further business, it was moved by Mr. Dan Smith and seconded by Mr. Dale Lange that the Housing Council Review Meeting be adjourned. The vote on the motion was all ayes, no nays. Motion carried.

Attest: Heather Toth  
Heather Toth, Secretary

**CERTIFICATE OF COMPLIANCE**

The meeting of the Housing Council Review held this 28<sup>th</sup> day of November 2018 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 BEREAL

*"The Grindstone City"*

Cyril Kleem  
*Mayor*

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

CITY OF BEREAL  
HOUSING COUNCIL  
Wednesday, November 28, 2018  
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 of the 2017 Residential Status Report

- A. Active residential CRA abatements
- B. Active commercial / industrial abatements prior to 2008

### III. Adjournment

*"City of Champions"*





5671948

## Order Confirmation

Ad Order Number 0008896430

<u>Customer</u>	<u>Payer Customer</u>	<u>PO Number</u>
CITY OF BEREAL Account:40294329	CITY OF BEREAL Account: 40294329	
CITY OF BEREAL 11 BEREAL COMMONS, BEREAL OH 44017 USA (440)826-5800	CITY OF BEREAL 11 BEREAL COMMONS, BEREAL OH 44017 USA (440)826-5800	
FAX:4408264598 avale@cityofbereal.org		
<i>Tear Sheets</i> 0	<i>TearSheetsCost</i> \$0.00	<i>Net Amount</i> \$57.36
<i>Proofs</i> 0		<i>Tax Amount</i> \$0.00
<i>Affidavits</i> 0	<i>AffidavitsCost</i> \$0.00	<i>Total Amount</i> \$57.36
<i>Blind Box</i>		<i>Payment Method</i> Invoice
<i>Promo Type</i>		<i>Payment Amount</i> \$0.00
<i>Materials</i>		<i>Amount Due</i> \$57.36
<i>Invoice Text</i>		

## Ad Schedule

<i>Product</i> News Sun::Full_OH	<i>Placement/Class</i> Legals
<i># Inserts</i> 1	<i>POS/Sub-Class</i> Public Notices
<i>Cost</i> \$0.00	<i>AdNumber</i> 0008896430-01
<i>Ad Type</i> OH CLS Legal Liner	<i>Ad Size</i> 1 X 23 II
<i>Pick Up #</i>	<i>Ad Attributes</i>
<i>External Ad #</i>	<i>Color</i> <NONE>
<i>Production Method</i> AdBooker	<i>Production Notes</i>
<i>Run Dates</i> Sort Text 11/15/2018	PUBLICNOTICECITYOFBEREALHOUSINGCOUNCILREVIEWMEETINGTHECITYOFBEREALWILLHOLDTHE2017HOUSING
<i>Product</i> Parma Sun Post::Full_OH	<i>Placement/Class</i> Legals
<i># Inserts</i> 1	<i>POS/Sub-Class</i> Public Notices
<i>Cost</i> \$57.36	<i>AdNumber</i> 0008896430-01
<i>Ad Type</i> OH CLS Legal Liner	<i>Ad Size</i> 1 X 23 II
<i>Pick Up #</i>	<i>Ad Attributes</i>
<i>External Ad #</i>	<i>Color</i> <NONE>
<i>Production Method</i> AdBooker	<i>Production Notes</i>
<i>Run Dates</i> Sort Text 11/15/2018	PUBLICNOTICECITYOFBEREALHOUSINGCOUNCILREVIEWMEETINGTHECITYOFBEREALWILLHOLDTHE2017HOUSING
<i>Product</i> Cleveland.com	<i>Placement/Class</i> Legals
<i># Inserts</i> 1	<i>POS/Sub-Class</i> Public Notices
<i>Cost</i> \$0.00	<i>AdNumber</i> 0008896430-01
<i>Ad Type</i> OH CLS Legal Liner	<i>Ad Size</i> 1 X 23 II
<i>Pick Up #</i>	<i>Ad Attributes</i>
<i>External Ad #</i>	<i>Color</i> <NONE>
<i>Production Method</i> AdBooker	<i>Production Notes</i>
<i>Run Dates</i> Sort Text 11/15/2018	PUBLICNOTICECITYOFBEREALHOUSINGCOUNCILREVIEWMEETINGTHECITYOFBEREALWILLHOLDTHE2017HOUSING

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0008896430-01

Ad Content Proof

PUBLIC NOTICE  
CITY OF BEREAL

HOUSING COUNCIL REVIEW MEETING  
The City of Berea, will hold the 2017 Housing  
Council review of the status and activities in  
Berea's Community Reinvestment Areas.

Wednesday, Nov. 28, 2018; 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 call  
440-826-5803 no later than 72 hours prior to  
the public meeting.  
pns;nov15,2018-8896430

# Ohio Development Services Agency

## OHIO COMMUNITY REINVESTMENT AREA (CRA) PROGRAM

### 2017 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.

- Name of Jurisdiction:
- Name of County:
- Name/Identification of CRA:
- Dated Confirmed:
- Expiration Date (if any):

City of Berea

Cuyahoga

Berea Ohio CRA

24-Jun-94

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 AN	Date of Most Recent Housing Council Review	Current Status
Sample: Joe Smith, 123 Main Street	35657	100%	12	\$40,000	\$40,000	11/15/06	continued
HOLMES, KENDRA L; 227 NOBOTTOM RD.	2011	100%	15	\$25,500	\$143,600	12/14/17	continued
NHN PROPERTIES, LLC; BAGLEY RD.	2009	100%	15	\$495,200	\$697,800	12/14/17	continued
CAVANAUGH-BEREA, LLC; 480 W. BAGLEY RD.	2009	100%	15	\$514,100	\$433,500	12/14/17	continued
LATHAM, MICHAEL M; SUC-TRUSTEE; 613 LONGFELLOW DR.	2009	100%	10	\$125,400	\$11,700	12/14/17	continued
STONE RIDGE APARTMENTS, LLC; 1000 STONE RIDGE CIR.	2007	100%	15	\$897,200	\$9,480,700	12/14/17	continued
GENAWA PROPERTIES, INC.; 110 BLAZE INDUSTRIAL PKWY.	2006	100%	15	\$107,800	\$735,000	12/14/17	continued
S & J BUILDERS, INC.; 1425 BAGLEY RD.	2005	100%	15	\$175,000	\$278,800	12/14/17	continued
TIMCO REAL ESTATE, LLC; 125 BLAZE INDUSTRIAL PKWY.	2003	100%	15	\$672,700	\$369,600	12/14/17	continued
KIRKENDALL, VAN DWIGHT & KATHALEE J.; 729 PROSPECT RD.	2015	100%	15	\$55,700	\$280,900	12/14/17	continued
MEDVETZ, PHILIP; 82 MANNING DR.	2009	100%	10	\$141,600	\$38,300	12/14/17	continued
SOPPELSA, JAMES A.; 83 DORLAND AVE.	2009	100%	10	\$141,200	\$14,200	12/14/17	continued
D'AGOSTINO, PATRICK F. & LORI; 510 RACE ST.	2007	100%	10	\$145,400	\$29,600	12/14/17	continued
THE MACANGA LLC; 165 WEST BAGLEY RD.	2008	100%	15	\$52,100	\$234,000	12/14/17	continued
PAPADIMOUlis, ALEX T.; 102 NORTH ROCKY RIVER DR.	2010	100%	15	\$57,100	\$93,200	12/14/17	continued
BRESLIN, THOMAS J.; 88 MURPHY ST.	2010	100%	15	\$20,400	\$124,200	12/14/17	continued
KEYSTONE BEREA, LLC; 258 FRONT ST.	2006	100%	15	\$1,075,100	\$1,228,400	12/14/17	continued
BODENMILLER, EARLINE TRS; 193 BEECH ST.	2012	100%	10	\$123,500	\$19,300	12/14/17	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	Project Investment	Total Real Property Subject to Exemption	Date in Must Present Housing Council Review	Current Status
1277 PROPERTY COMPANY, LLC; 1277 BEREA INDUSTRIAL PKWY.	2007	100%	15	\$162,500	\$1,918,200	12/14/17	continued
RAM REAL EST; 1125 BEREA INDUSTRIAL PKWY.	2004	100%	15	\$3,322,000	\$474,900	12/14/17	continued
PAPOOTOO FAMILY-WEST BAGLEY LLC; 1151 BAGLEY RD.	2004	100%	15	\$435,600	\$53,100	12/14/17	continued
FOREST PARK INDUSTRIES INC.; 800 POERTNER DR.	2002	100%	15	\$1,400,000	\$1,440,900	12/14/17	continued
BIG CREEK INVESTMENTS, LTD; 100 PELLET INDUSTRIAL PKWY.	2004	100%	15	\$522,400	\$341,200	12/14/17	continued
DM1 PROPERTIES; 207 DEPOT ST.	2005	100%	15	\$170,600	\$128,700	12/14/17	continued
FIR PROPLTD; 118 BAGLEY RD.	2002	100%	15	\$59,500	\$567,600	12/14/17	continued
FIR PROPERTIES, LTD; 297 RUNN ST.	2008	100%	15	\$220,500	\$654,400	12/14/17	continued
SANCHEZ, ANGELITO G.; 64 WEST BAGLEY RD.	2010	100%	15	\$90,200	\$3,400	12/14/17	continued
BEREA CITY OF; 80 FIRST AVE.	1991	100%	30	\$753,400	\$13,166,400	12/14/17	continued
RUE PROPERTIES LIMITED; 151 FIRST AVE.	2004	100%	15	\$230,500	\$345,800	12/14/17	continued
HIRSCH, JOSEPH A.; 455 BAGLEY RD.	2005	100%	15	\$226,400	\$337,700	12/14/17	continued
DEAN, J & HANSON, L; 105 KRAFT ST.	2008	100%	15	\$47,700	\$207,500	12/14/17	continued
MANTIFEL, KENNETH D & SHERRY; 292 PROSPECT RD.	2009	100%	10	\$127,400	\$25,400	12/14/17	continued
MAKSYM, KENNETH & JOANNE; 30 SPRAGUE RD.	2014	100%	15	\$25,100	\$161,200	12/14/17	continued
BENZON, CHARLES L & A. LENORE; 417 PROSPECT RD.	2008	100%	15	\$49,500	\$125,000	12/14/17	continued
EDWARDS, WALTER A. & RHONDA; 66 SPRAGUE RD.	2007	100%	15	\$29,500	\$129,800	12/14/17	continued
SCHNEIDER, NICHOLAS; 283 WEST ST.	2012	100%	15	\$33,000	\$174,800	12/14/17	continued
DAVE AND TRACY JUSTICE HOLDING; 137 FRONT ST.	2009	100%	15	\$75,300	\$42,100	12/14/17	continued
KBS, LLC; 55 BEECH ST.	2014	100%	15	\$1,540,700	\$1,768,900	12/14/17	continued
BEREA STYLE, LLC; 34 BEECH ST.	2007	100%	15	\$109,500	\$64,800	12/14/17	continued
REYNOLDS, CRAIG R. & EMILY A.; 229 EASTLAND RD.	2011	100%	15	\$28,700	\$123,000	12/14/17	continued
SWANSON, JOSHUA A & SIERRA E.; 193 SOUTH ROCKY RIVER DR.	2012	100%	15	\$27,600	\$220,400	12/14/17	continued
VAN DRESS, DEAN; 150 ADAMS ST.	2013	100%	15	\$20,800	\$243,000	12/14/17	continued
SMITH, JAMES P.; 747 LONGFELLOW DR.	2014	100%	15	\$20,600	\$194,400	12/14/17	continued
KAHL, JAMES V.; 3B3 BARRETT RD.	2015	100%	15	\$127,800	\$32,800	12/14/17	continued
PETRAKE PROPERTIES, LLC.; 1180 BEREA INDUSTRIAL DR.	2014	100%	15	\$632,700	\$126,500	12/14/17	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  
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