

# COUNCIL CHAMBER

City of Berea, Ohio

RESOLUTION No. 2019-58

By Nick Faschka

Sponsored By Mayor Cyril M. Kleem

Council Members: Cheryl A. Banaszak,  
Bill DeVito, Nick Faschka, Margaret K.

## ESTABLISHING THE CITY OF BEREAL HOME OWNERSHIP ZONE, FOR THE PURPOSE OF ENCOURAGING OWNER OCCUPANCY OF RESIDENTIAL PROPERTIES IN OR NEAR THE COLLEGE ZONING DISTRICT, AND DECLARING AN EMERGENCY.

WHEREAS, pursuant to Ordinance No. 2016-84, the City acquired five non-owner-occupied residential properties located at 180 Beech Street, 190 Beech Street, 312 Eastland Road, 106 Jacob Street and 115 Seminary Street, in exchange for a municipal parking lot located at 102 Front Street; and

WHEREAS, pursuant to Ordinance No. 2016-84, the City recognized the character of a neighborhood improves when residential properties are owner-occupied and, therefore, the City committed to add a permanent deed restriction to each property requiring owner-occupancy; and

WHEREAS, the City recognizes that investing in renovation, remodeling and other work at residential properties in a concentrated area improves the values of properties in this area and throughout the community; and

WHEREAS, the City intends to contract for the improvement or renovations of these five properties with the first being located at 115 Seminary Street, pursuant to Ordinance No. 4-17; and

WHEREAS, it is the intention of the City Administration and City Council to allocate the proceeds from the sale of these five properties to the acquisition of future residential properties, and their deed restriction to owner-occupancy, in order to establish a Home Ownership Zone in or near the College Zoning District, as defined by the boundaries of Front Street, Bagley Road, Riverside Drive, East Bridge Street, Eastland Road and Fifth Avenue; and

WHEREAS, owners of residential properties in this area may be interested in furthering the Home Ownership Zone by exercising their property rights to voluntarily place permanent deed restrictions requiring owner-occupancy on their properties.

**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 joins the Administration in supporting the establishment of a Home Ownership Zone in or near the College Zoning District to provide resources, information and encouragement to owners of residential properties in this area to voluntarily place permanent deed restrictions requiring owner-occupancy on their properties.

**SECTION 2.** That it is found and determined that all formal actions of this Council concerning and relating to the approval of this Resolution were approved 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 Resolution is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, property, health, safety and welfare, or providing for the usual daily operation of municipal departments, and for the further reason that the establishment of a Home Ownership Zone will assist in protecting the economic interests of homeowners and act to preserve City neighborhoods, both of which should be done without delay. Therefore, provided this Resolution receives the affirmative vote of at least two-thirds of all members elected to Council, it shall take effect and be in force immediately upon its passage and approval by the Mayor; otherwise, from and after the earliest period allowed by law.

# COUNCIL CHAMBER

City of Berea, Ohio

RESOLUTION No. 2019-58

By Haschka

PASSED: June 17, 2019

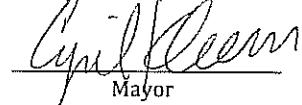
Sponsored By Mayor Kleem

Council Members: Banaszak, Dettlo, Haschka  
& Key

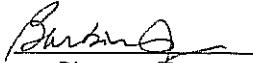
  
President of Council

ATTEST: Allyson Egan  
Clerk of Council

APPROVED: June 18, 2019

  
Cyril Kleem  
Mayor

Approved as to Form:

  
Director of Law