

COUNCIL CHAMBER

City of Berea, Ohio

Ordinance No. 2020-18

By Chris McManis Sponsored By Mayor Cyril M. Klein
AN ORDINANCE

APPROVING, RATIFYING AND AFFIRMING THE 2018 ANNUAL REPORT, MINUTES AND ACTIONS OF THE CITY OF BEREA 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 BEREA.

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 2019 meeting of said Housing Council has been held according to law and said committee has issued its Report for 2018 Reviews and Minutes of said meeting, the same being attached hereto as Exhibit "A" and incorporated herein.

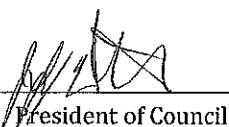
NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Berea, State of Ohio:

SECTION 1. That the Council of the City of Berea hereby approves, ratifies and affirms the 2018 Annual Report of the Housing Council for Residential Community Reinvestment Area Tax Abatements and Commercial Agreements entered into prior to 2008 (for 2018 activities) and the Minutes of its meeting held on December 19, 2019, 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.

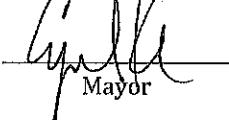
SECTION 3. That this Ordinance shall take effect and be in force from and after the earliest period allowed by law.

PASSED: April 20, 2020

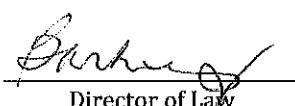

President of Council

ATTEST: Chris McManis
Clerk of Council

APPROVED: April 21, 2020


Mayor

APPROVED AS TO FORM:


Director of Law

*Exhibit
"A"*

City of Berea
Housing Council Review Meeting
December 19, 2019
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 Thursday, December 19, 2019. 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 December 12, 2019. It began running on cleveland.com on December 12, 2019.)

Mr. Madzy explained that the purpose of the meeting is to review two types of CRA Community Reinvestment Area Tax Abatements. The first type is any commercial industrial regulation that is under the old rule, so to speak. The old rules were pre 1994, which were adopted by the City before 1994. The City was allowed to use those rules until the ordinance was amended so many times and then the regulations that were in place for the post 1994 rules were used. Mr. Madzy indicated that on this list there are some older legacy commercial industrial properties, but also on this list are any of the active residential abatements. These types of abatements fall into two categories. One is new home construction or new residential construction, as well as additions.

Mr. Madzy noted that he submitted the list to everyone in advance. (The Ohio Community Reinvestment Area (CRA) Program 2018 Residential Status Report is attached to and made a part of the minutes). He has reviewed the list and none of the properties are in the exterior maintenance protocol. Mr. Madzy did check the taxes on all the properties and all of the properties are current or have been entered into a payment plan.

Mr. Lange had mentioned that there were a couple of new homes that he was aware of. Mr. Madzy believes that those will probably come on the 2019 report. The list being reviewed includes the ones that construction has been completed and certificate of occupancies have been issued, pre December 31, 2018.

Mr. Dan Smith observed that it's great that such a high percentage, almost everybody, is current. He said that it shows that the program is working. There is a benefit of newer houses and people stay current on their taxes. He said that it's a good program.

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 to adopt the list. Moved by Mr. Dale Lange; seconded by Mr. Dan Smith 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 19th day of December 2019 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



Ohio | Development
Services Agency

OHIO COMMUNITY REINVESTMENT AREA (CRA) PROGRAM

2018 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 Subject to Exemption AN	Date of Next Recert. Hearing, Subject to Council Review	Current Status
Sample, Joe Smith, 123 Main Street	3/5/57	100%	12	\$40,000	\$40,000	1/15/06	continued
HOLMES, KENDRA, J.; 227 NORFOLK RD.	2011	100%	15	\$25,500	\$143,600	1/12/8/18	continued
MIN PROPERTIES, LLC BAGLEY RD.	2009	100%	15	\$495,200	\$637,800	1/12/8/18	continued
CAVANAUGH-BEREA, LLC, 480 W. BAGLEY RD.	2009	100%	15	\$514,100	\$433,500	1/12/8/18	continued
LATHAM, MICHAEL M. SUCH-TRUSTEE, 513 LONGFELLOW DR.	2009	100%	10	\$125,400	\$11,700	1/12/8/18	continued
STONE RIDGE APARTMENTS, LLC, 1000 STONE RIDGE CIR.	2007	100%	15	\$897,200	\$9,480,700	1/12/8/18	continued
GENAWA PROPERTIES, INC., 110 BLAZE INDUSTRIAL PKWY.	2006	100%	15	\$107,800	\$735,000	1/12/8/18	continued
S & B BUILDERS, INC.; 1475 BAGLEY RD.	2005	100%	15	\$244,600	\$218,800	1/12/8/18	continued
TIMCO REAL ESTATE, LLC, 125 BLAZE INDUSTRIAL PKWY.	2003	100%	15	\$672,700	\$369,600	1/12/8/18	continued
KIRKENDALL, VAN DWIGHT & RATHALEE, 2-729 PROSPECT RD.	2015	100%	15	\$55,700	\$289,900	1/12/8/18	continued
METMETZ, PHILIP; 82 MANNING DR.	2009	100%	10	\$143,600	\$38,300	1/12/8/18	continued
SOPPELSA, JAMES A.; 83 DORLAND AVE.	2009	100%	10	\$143,200	\$14,200	1/12/8/18	continued
GRIGSON, ALFRED E. TRUSTEE; 676 LONGFELLOW DR	2015	100%	10	\$105,700	\$18,900	N/A	N/A
THE MACANGA LLC, 165 WEST BAGLEY RD.	2008	100%	15	\$52,100	\$224,000	1/12/8/18	continued
PAPADMOULIS, ALEX T.; 102 NORTH ROCKY RIVER DR.	2010	100%	15	\$57,100	\$98,200	1/12/8/18	continued
BRESLIN, THOMAS J. III; 38 MURPHY ST.	2010	100%	15	\$20,400	\$124,200	1/12/8/18	continued
KEYSTONE BEREA, LLC, 258 FRONT ST.	2006	100%	15	\$1,075,100	\$1,228,400	1/12/8/18	continued
BODENMILLER, EARLINE TRS, 193 BEACH ST.	2012	100%	10	\$123,500	\$19,300	1/12/8/18	continued
KAHL, RACHEL R., 439 GIRARD DR.	2017	100%	10	\$11,600	\$38,300	N/A	N/A
Send Completed Reports To:							
77 S. High Street							
PO Box 1001							
Columbus, Ohio 43216-1001							
OK							

Matthew L. Sutherland, Director of Planning, Engineering & Development 3/28/19
Signature of Housing Officer or Political Subdivision Executive
Date

Questions? Contact:

Matthew L. Sutherland

Senior Tax Incentives Specialist

614.728.5778

matthew.sutherland@development.ohio.gov

Name/Property Identification	Date Project Certified	Percent of Exemption	Term of Exemption	Total Project Investment	Total Investment Subject to Tax Exemption	Date of First Revert Housing Council Review	Current Status
1277 PROPERTY COMPANY, LLC; 1277 BEREA INDUSTRIAL PKWY.	2007	100%	15	\$167,500	\$1,918,203	1/12/8/18	continued
RAM REAL EST; 1125 BEREA INDUSTRIAL PKWY.	2004	100%	15	\$3,322,000	\$474,500	1/12/8/18	continued
PAPOTTO FAMILY-WEST BAGLEY LLC; 1151 BAGLEY RD.	2004	100%	15	\$435,500	\$83,100	1/12/8/18	continued
FOREST PARK INDUSTRIES INC.; 800 POERTNER DR.	2002	100%	15	\$1,400,000	\$1,440,900	1/12/8/18	continued
BIG GREEK INVESTMENTS, LTD.; 100 PELLET INDUSTRIAL PKWY.	2004	100%	15	\$522,400	\$341,200	1/12/8/18	continued
DML PROPERTIES; 207 DEPOT ST.	2005	100%	15	\$170,600	\$128,700	1/12/8/18	continued
FTR PROPERTIES, LTD; 297 RUMN ST.	2008	100%	15	\$220,500	\$554,400	1/12/8/18	continued
SANCHEZ, ANGELITO G.; 64 WEST BAGLEY RD.	2010	100%	15	\$90,200	\$2,400	1/12/8/18	continued
BEREA CITY OF; 80 FIRST AVE.	1991	100%	30	\$753,400	\$16,993,500	1/12/8/18	continued
RUE PROPERTIES LIMITED; 151 FIRST AVE.	2004	100%	15	\$230,500	\$345,800	1/12/8/18	continued
HIRSCH, JOSEPH A.; 455 BAGLEY RD.	2005	100%	15	\$226,400	\$337,700	1/12/8/18	continued
DEAN, J & HANSON, L; 305 KRAFT ST.	2008	100%	15	\$47,700	\$207,500	1/12/8/18	continued
MANTIFEL, KENNETH D & SHERRY; 292 PROSPECT RD.	2009	100%	10	\$127,400	\$25,400	1/12/8/18	continued
MASSEY, KENNETH & JOANNE; 30 SPRAGUE RD.	2014	100%	15	\$26,100	\$61,200	1/12/8/18	continued
BENZON, CHARLES L & A. LENORE; 417 PROSPECT RD.	2008	100%	15	\$49,500	\$25,000	1/12/8/18	continued
EDWARDS, WALTER A. & RHONDA; 56 SPRAGUE RD.	2007	100%	15	\$29,500	\$129,800	1/12/8/18	continued
SCHNEIDER, NICHOLAS; 281 WEST ST.	2012	100%	15	\$33,000	\$174,800	1/12/8/18	continued
DAVE AND TRACY JUSTICE HOLDING; 137 FRONT ST.	2009	100%	15	\$75,300	\$42,100	1/12/8/18	continued
KBS, LLC; 55 BEECH ST.	2014	100%	15	\$1,540,700	\$1,768,900	1/12/8/18	continued
BERA STYLIC, LLC; 34 BEECH ST.	2007	100%	15	\$109,500	\$64,800	1/12/8/18	continued
REYNOLDS, CRAIG R. & EMILY A.; 229 EASTLAND RD.	2011	100%	15	\$28,700	\$123,000	1/12/8/18	continued
SWANSON, JOSHUA A & SIERRA E; 193 SOUTH ROCKY RIVER DR.	2012	100%	15	\$27,600	\$220,400	1/12/8/18	continued
VAN DRESS, DEAN; 150 ADAMS ST.	2013	100%	15	\$20,800	\$243,000	1/12/8/18	continued
SMITH, JAMES P.; 747 LONGFELLOW DR.	2014	100%	15	\$20,600	\$194,400	1/12/8/18	continued
KAHL, JAMES V.; 363 BARRETT RD.	2015	100%	15	\$127,800	\$32,800	1/12/8/18	continued
PETRASEK PROPERTIES, LLC; 1180 BEREA INDUSTRIAL DR.	2014	100%	Bere	\$632,700	\$126,500	1/12/8/18	continued
WHITE JR, GEORGE & WENDY; 137 STONE RIDGE WAY	2015	100%	10	\$200,000	\$52,500	N/A	N/A

Signature of Housing Officer or Political Subdivision Executive Director

Date: 3/25/19

Send Completed Reports To:

77 S. High Street
PO Box 1001

Columbus, Ohio 43216-1001

OR

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