

# COUNCIL CHAMBER

City of Berea, Ohio

ORDINANCE No. 2020-18

By Chris McManis Sponsored By Mayor Cyril M. Kleem

## AN ORDINANCE

**APPROVING, RATIFYING AND AFFIRMING THE 2018 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 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.

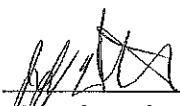
**NOW, THEREFORE, BE IT ORDAINED** by the Council of the City of Berea, State of Ohio:

**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.

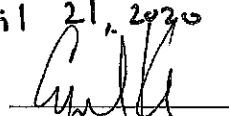
**SECTION 2.** That it is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council and of any of its committees that resulted in such formal actions 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:   
\_\_\_\_\_  
Clerk of Council

APPROVED: April 21, 2020  
  
\_\_\_\_\_  
Mayor

APPROVED AS TO FORM:

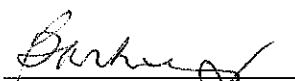
  
\_\_\_\_\_  
Director of Law

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](http://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



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: Cuyahoga  
 City of Berea

2. Name of County: Berea Ohio CRA

3. Name/Identification of CRA: 24-Jun-94

4. Dated Confirmed: N/A

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>							
HOLMES, KENDRA J.; 227 NOBOTTOM RD.	35557	100%	12	\$49,000	\$40,000	11/15/06	continued
NHN PROPERTIES, LLC; BAGLEY RD.	2011	100%	15	\$25,500	\$143,600	11/28/18	continued
CAVANAUGH-BEREA, LLC; 480 W. BAGLEY RD.	2009	100%	15	\$495,200	\$697,800	11/28/18	continued
LATHAM, MICHAEL M. SUG-TRUSTEE; 613 LONGFELLOW DR.	2009	100%	15	\$514,100	\$433,500	11/28/18	continued
STONE RIDGE APARTMENTS, LLC; 1000 STONE RIDGE CIR.	2007	100%	10	\$125,400	\$11,700	11/28/18	continued
GENAWA PROPERTIES, INC.; 110 BLAZE INDUSTRIAL PKWY.	2006	100%	15	\$897,200	\$9,480,700	11/28/18	continued
S & J BUILDERS, INC.; 1425 BAGLEY RD.	2005	100%	15	\$107,800	\$735,000	11/28/18	continued
TIMCO BEAL ESTATE, LLC; 125 BLAZE INDUSTRIAL PKWY.	2003	100%	15	\$244,600	\$278,800	11/28/18	continued
KRRENDALL, VAN DWIGT & KATHALEE J.; 729 PROSPECT RD.	2015	100%	15	\$672,700	\$369,600	11/28/18	continued
MEYWEITZ, PHILIP; 82 MANNING DR.	2009	100%	10	\$55,700	\$280,900	11/28/18	continued
SOPPELSA, JAMES A.; 83 DORLAND AVE.	2009	100%	10	\$141,600	\$38,300	11/28/18	continued
GRIGSON, ALFRED E. TRUSTEE; 676 LONGFELLOW DR.	2016	100%	10	\$141,200	\$14,200	11/28/18	continued
THE MACANGA LLC; 165 WEST BAGLEY RD.	2008	100%	15	\$105,700	\$18,900	N/A	N/A
PAPADIMOU, ALEX T.; 102 NORTH ROCKY RIVER DR.	2010	100%	15	\$52,400	\$234,000	11/28/18	continued
BRESLIN, THOMAS J III; 88 MURPHY ST.	2010	100%	15	\$57,100	\$98,200	11/28/18	continued
KEYSTONE BEREA, LLC; 258 FRONT ST.	2006	100%	15	\$20,400	\$124,200	11/28/18	continued
BODDENMILLER, EARLYNE TRS; 193 BEECH ST.	2012	100%	15	\$1,075,400	\$1,228,400	11/28/18	continued
KAHL, RACHEL R.; 439 GIRARD DR.	2017	100%	10	\$11,600	\$19,300	11/28/18	continued

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

Send Completed Reports To:  
 77 S. High Street  
 PO Box 1001  
 Columbus, Ohio 43216-1001

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	11/28/18	continued
BAM REAL EST. 1125 BEREA INDUSTRIAL PKWY.	2004	100%	15	\$3,322,000	\$474,900	11/28/18	continued
PAROTO FAMILY-WEST BAGLEY LLC; 1151 BAGLEY RD.	2004	100%	15	\$435,600	\$88,100	11/28/18	continued
FOREST PARK INDUSTRIES INC.; 800 PORTNER DR.	2002	100%	15	\$1,400,000	\$1,440,900	11/28/18	continued
BIG CREEK INVESTMENTS, LTD.; 100 PELRET INDUSTRIAL PKWY.	2004	100%	15	\$522,400	\$341,200	11/28/18	continued
DWI PROPERTIES; 207 DEPOT ST.	2005	100%	15	\$170,600	\$128,700	11/28/18	continued
EAR PROPERTIES, LTD.; 297 RUNN ST.	2008	100%	15	\$220,500	\$654,400	11/28/18	continued
SANCHEZ ANGELITO G.; 64 WEST BAGLEY RD.	2010	100%	15	\$90,200	\$3,400	11/28/18	continued
BEREA CITY OF; 80 FIRST AVE.	1991	100%	30	\$753,400	\$16,993,500	11/28/18	continued
RIE PROPERTIES LIMITED; 151 FIRST AVE.	2004	100%	15	\$230,500	\$345,800	11/28/18	continued
HINSCH, JOSEPH A.; 455 BAGLEY RD.	2005	100%	15	\$226,400	\$337,700	11/28/18	continued
DEAN, J & HANSON, L.; 105 KRAFT ST.	2008	100%	15	\$47,700	\$207,500	11/28/18	continued
MANITHEL KENNETH D & SHERRY; 292 PROSPECT RD.	2009	100%	10	\$127,400	\$25,490	11/28/18	continued
MARSYM, KENNETH & JOANNE; 30 SPRAGUE RD.	2014	100%	15	\$26,100	\$161,200	11/28/18	continued
BENZON, CHARLES L & A. LENORE; 417 PROSPECT RD.	2008	100%	15	\$49,500	\$125,000	11/28/18	continued
EDWARDS, WALTER A. & RHONDA; 66 SPRAGUE RD.	2007	100%	15	\$29,500	\$129,800	11/28/18	continued
SCHNEIDER, NICHOLAS; 281 WEST ST.	2012	100%	15	\$83,000	\$174,800	11/28/18	continued
DAVE AND TRACY JUSTICE HOLDING; 137 FRONT ST.	2009	100%	15	\$75,300	\$42,100	11/28/18	continued
KES, LLC; 55 BEECH ST.	2014	100%	15	\$1,540,700	\$1,768,900	11/28/18	continued
BEREA STYLE, LLC; 34 BEECH ST.	2007	100%	15	\$109,500	\$64,800	11/28/18	continued
REYNOLDS, CRAIG R. & EMILY A.; 229 EASTLAND RD.	2011	100%	15	\$28,700	\$123,000	11/28/18	continued
SWANSON, JOSHUA A & SIERRA E.; 193 SOUTH ROCKY RIVER DR.	2012	100%	15	\$27,800	\$220,400	11/28/18	continued
VAN DRESS, DEAN; 150 ADAMS ST.	2013	100%	15	\$20,800	\$243,000	11/28/18	continued
SMITH, JAMES P.; 747 LONGFELLOW DR.	2014	100%	15	\$20,800	\$194,400	11/28/18	continued
KAHL, JAMES V.; 383 BARETT RD.	2015	100%	15	\$127,800	\$32,800	11/28/18	continued
PETRASEK PROPERTIES, LLC; 1180 BEREA INDUSTRIAL DR.	2014	100%	Bere	\$632,700	\$126,500	11/28/18	continued
WHITE JR, GEORGE & WENDY; 137 STONE RIDGE WAY	2015	100%	10	\$200,000	\$52,500	N/A	N/A

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

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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