

# COUNCIL CHAMBER

City of Berea, Ohio

Ordinance No. 2021-17

By Jim Maxwell Sponsored By Mayor Cyril M. Kleem

## AN ORDINANCE

**APPROVING, RATIFYING AND AFFIRMING THE 2019 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 UNDER THE PRE-1994 COMMUNITY REINVESTMENT AREA REGULATIONS 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 under the pre-1994 Community Reinvestment Area regulations within the City of Berea; and

**WHEREAS**, the 2020 meeting of said Housing Council has been held according to law and said committee has issued its Report for 2019 Reviews and Minutes of said meeting, the same being attached hereto as Exhibit "A" and incorporated herein.

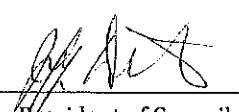
**NOW, THEREFORE, BE IT ORDAINED** by the Council of the City of Berea, State of Ohio:

**SECTION 1.** That the Council of the City of Berea hereby approves, ratifies and affirms the 2019 Annual Report of the Housing Council for Residential Community Reinvestment Area Tax Abatements and Commercial Agreements entered into prior to 2008 (for 2019 activities) and the Minutes of its meeting held on December 17, 2020, the same being attached hereto as Exhibit "A" and incorporated herein.

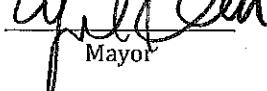
**SECTION 2.** That it is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council and of any of its committees that resulted in such formal actions 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: May 3, 2021

  
President of Council

ATTEST: Alysia  
Clerk of Council

APPROVED: May 7, 2021  
  
Mayor

APPROVED AS TO FORM:

Barker  
Director of Law

Exh. "A"

City of Berea  
Housing Council Review Meeting  
December 17, 2020 9:00 a.m.  
Virtually via Ring Central

A meeting of the Berea Municipal Housing Council Review Committee was held virtually via Ring Central on Thursday, December 17, 2020.\* 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. Also present were: Kevin Hinkel, Chair, Business Law Practice Group, Frantz Ward LLP, Attorney for the Berea City School District; Tom Norton, Business Outreach Coordinator, City of Berea. The notice of the meeting was published in the News Sun, Parma Sun Post, and cleveland.com. In addition, notices about the meeting were sent 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 2019 Residential Status Report. This status report contains active residential tax abatements within the City of Berea and also active commercial and industrial abatements that were entered into prior to 2008.

Mr. Madzy indicated that an annual form is completed, which is a list of all of the abatements. Mr. Madzy noted that he provided the list to the members in advance. (The Ohio Community Reinvestment Area (CRA) Program 2019 Residential Status Report is attached to and made a part of the minutes).

Mr. Madzy provided an update. He noted that the Exterior Maintenance Department went out and did inspections on all of those properties and they came back with no violations being present. The tax status of all of the properties have been checked. The property taxes have been paid on all of the properties, except for one property at 584 Prospect.

Mr. Madzy briefly discussed the property at 584 Prospect. He explained that it had been a vacant lot because a dilapidated home was torn down and it sat vacant for a few years. A gentleman purchased the lot from the City and built a new home there. The owner pulled his construction permit to build the new home mid-January of 2018. The project was completed mid to late June of 2018. The owner submitted a tax abatement form, because he would be eligible for an infill housing tax abatement. He submitted that form to the City of Berea. The City of Berea sent notice to Polaris Career Center and the Berea City School District. The School Boards did not have any objections to the abatement. The abatement was sent to the County for processing. Mr. Madzy indicated that something happened at the County and the abatement was not put in place for tax year 2018, which is paid in 2019. The abatement was put in place for tax year 2019, which is paid in 2020.

Mr. Madzy further explained that there was an issue where the first year of the abatement, the full value of the home which should have been fully abated, was taxed. The property owner has paid the taxes, but paid what should have been the value of the home. The property owner is

now working with the County to correct the taxes from 2018. The property owner paid what he feels is right. Mr. Madzy noted and if you look at 2019, which is payable in 2020, that year has just the valuation of the land, which is correct so he would have paid the right amount of taxes. Mr. Madzy said that the County has admitted that this was done in error and they are going to be altering it. There has been communication with the County and they are processing the paperwork to make that happen and get the values straight. According to what the taxes should be, the property owner paid the right amount, however, what the taxes in error show are additional taxes that haven't been paid. Mr. Madzy's suggestion is to approve the list with the condition that the tax issue be straightened out with the County for 584 Prospect.

Mr. Madzy asked if there were any questions. Mr. Smith wanted to thank Mr. Madzy for his thoroughness, having all the houses undergo exterior maintenance inspections, confirming all the real estate taxes and following up when there is an issue. Mr. Madzy explained that because we are confirming compliance at this meeting of 2019, we are really looking at 2018 taxes. This is the first time this property has come up. Mr. Madzy noted that when the error was noticed, the Berea Building Department had all of their records in place with the email, email confirmation and letters that went to the County. He also explained that the County was great to work with too.

Mr. Madzy asked if there were any questions or comments about the list. There were no further questions.

Mr. Madzy asked for a motion to accept the list with the condition that the County straighten out the taxes at 584 Prospect to reflect the abatement being in place in 2018. Moved by Mr. Dan Smith; seconded by Mr. Dale Lange that the list be approved with the condition that the County straighten out the tax issue at 584 Prospect. The vote on the motion was all ayes, no nays. The motion was carried; the list will stand as approved, with the condition for 584 Prospect.

Mr. Madzy asked Mr. Hinkel if he had any questions or comments. He did not have any questions and said that this was very efficient.

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 17th day of December 2020 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 BEREA

*"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  
Thursday, December 17, 2020  
9:00 a.m.  
Video Conference

## 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 2019 Residential Status Report**

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

### **III. Adjournment**

*"City of Champions"*



# Ohio

## Development Services Agency

Mike DeWine, Governor  
Jon Husted, Lt. Governor  
Linda L. McNutt, Director

## OHIO COMMUNITY REINVESTMENT AREA (CRA) PROGRAM

### 2019 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 County  
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	Date of Most Recent Housing Council Review	Current Status
<i>Sample: Joe Smith, 123 Main Street</i>							
CITY OF BEREA; 80 FIRST AVE.	1991	100%	30	\$818,900	\$19,257,100	11/15/06	<i>continued</i>
STONE RIDGE APARTMENTS, LLC.; 1000 STONE RIDGE CIR.	2007	100%	15	\$1,831,000	\$9,241,100	12/19/19	continued
FIR PROPERTIES, LTD.; 1277 BEREA INDUSTRIAL PKWY.	2007	100%	15	\$152,400	\$2,037,800	12/19/19	continued
KBS, LLC.; 55 BEECH ST.	2014	100%	15	\$1,561,300	\$1,654,000	12/19/19	continued
FOREST PARK INDUSTRIES INC.; 800 POERTNER DR.	2007	100%	15	\$1,430,100	\$1,550,800	12/19/19	continued
KEYSTONE BEREA, LLC; 2538 FRONT ST.	2006	100%	15	\$1,075,100	\$1,191,300	12/19/19	continued
GENAWA PROPERTIES, INC.; 110 BLAZE INDUSTRIAL PKWY.	2006	100%	15	\$65,000	\$803,000	12/19/19	continued
FIR PROPERTIES, LTD.; 297 RUNN ST.	2008	100%	15	\$187,700	\$779,500	12/19/19	continued
NHN PROPERTIES, LLC.; BAGLEY RD.	2009	100%	15	\$412,700	\$689,400	12/19/19	continued
CAVANAUGH-BEREA, LLC.; 480 W. BAGLEY RD.	2009	100%	15	\$380,800	\$517,400	12/19/19	continued
HIRSCH, JOSEPH A.; 455 BAGLEY RD.	2005	100%	15	\$249,000	\$404,700	12/19/19	continued
METZGER, ERIC M.; 460 BARRETT RD.	2018	100%	15	60,000	340,000	N/A	N/A
K RENTAL PROPERTIES, LLC.; 729 PROSPECT ST.	2015	100%	15	\$52,500	\$308,800	12/19/19	continued
MAKRINOS, THEODORE A. JR.; 301 SAVAGE ST.	2019	100%	15	22,100	282,700	N/A	N/A
VAN DRESS, DEAN; 150 ADAMS ST.	2013	100%	15	\$42,200	\$264,000	12/19/19	continued
S & J BUILDERS, INC.; 1425 BAGLEY RD.	2005	100%	15	\$268,100	\$244,400	12/19/19	continued
THE MACANGA LLC.; 165 W. BAGLEY RD.	2008	100%	15	\$69,500	\$230,500	12/19/19	continued
HANSON, DEAN J. & L.; 105 KRAFT ST.	2008	100%	15	\$50,000	\$220,000	12/19/19	continued
SWANSON, JOSHUA A. & SIERRA E.; 193 S. ROCKY RIVER DR.	2012	100%	15	\$30,300	\$215,700	12/19/19	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. & LENORE; 417 PROSPECT	2007	100%	15	\$58,300	\$198,900	12/19/19	continued
SMITH, JAMES P.; 747 LONGFELLOW DR.	2014	100%	15	\$24,500	\$193,100	12/19/19	continued
RHODES, NICHOLS; 71 SPRAGUE RD.	2018	100%	15	27,800	189,300	N/A	N/A
FAY, HARRY ANDRES & FAY, DONNA; 106 KRAFT ST.	2019	100%	15	2,700	185,400	N/A	N/A
SCHNEIDER, NICHOLAS; 281 WEST ST.	2012	100%	15	\$34,600	\$178,000	12/19/19	continued
MAKSYM, KENNETH & JOANNE; 30 SPRAGUE RD.	2014	100%	15	\$30,000	\$173,300	12/19/19	continued
LORENCE, FRANCIS D. & CAROLYN A.; 284 PROSPECT ST.	2019	100%	15	29,600	163,200	N/A	N/A
HOLMES, KENDRA J.; 227 NO BOTTOM RD.	2011	100%	15	\$28,300	\$160,800	12/19/19	continued
BROWN, TIMOTHY & MARY K.; 271 NO BOTTOM RD.	2019	100%	15	24,000	153,100	N/A	N/A
DM1 PROPERTIES; 207 DEPOT ST.	2005	100%	15	\$179,100	\$149,200	12/19/19	continued
REYNOLDS, CRAIG R. & EMILY A.; 229 EASTLAND RD.	2011	100%	15	\$30,300	\$148,200	12/19/19	continued
EDWARDS, HOBART (TRS); 66 SPRAGUE RD.	2007	100%	15	\$33,700	\$141,800	12/19/19	continued
HOLT, CLAYTON & STOWELL, KAREN; 88 MURPHY ST.	2010	100%	15	\$29,600	\$138,900	12/19/19	continued
PETRASEK PROPERTIES, LLC; 1180 BEREA INDUSTRIAL PKWY.	2014	100%	15	\$689,700	\$136,100	12/19/19	continued
PAPADIMOULOS, ALEX T.; 102 N. ROCKY RIVER DR.	2010	100%	15	\$66,500	\$102,100	12/19/19	continued
BEREA STYLE, LLC; 34 BEECH ST.	2007	100%	15	\$112,800	\$68,500	12/19/19	continued
WHITE JR., GEORGE & WENDY; 137 STONE RIDGE WAY	2015	100%	10	\$223,300	\$57,700	12/19/19	continued
DAVE AND TRACY JUSTICE HOLDINGS; 137 FRONT ST.	2009	100%	15	\$85,400	\$48,400	12/19/19	continued
KAHL, RACHEL R.; 439 GIRARD DR.	2017	100%	10	\$128,000	\$40,200	12/19/19	continued
KAHL, JAMES V.; 383 BARRETT RD.	2015	100%	15	\$122,300	\$29,100	12/19/19	continued
BODENMILLER, EARLYNE TRS.; 193 BEECH ST.	2012	100%	10	\$130,000	\$20,300	12/19/19	continued
LLOYD, RYAN; 676 LONGFELLOW DR.	2016	100%	10	\$109,500	\$18,900	12/19/19	continued
SANCHEZ, ANGELITO G.; 64 W. BAGLEY RD.	2010	100%	15	\$113,800	\$4,100	12/19/19	continued

Signature of Housing Officer or Political Subdivision Executive

Date

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

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



News Sun  
LEGAL AFFIDAVIT

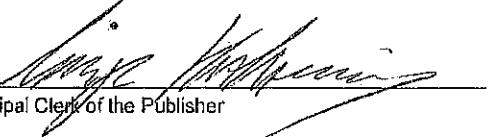
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State of Ohio,) ss

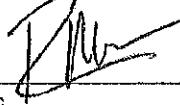
County of Cuyahoga)

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 12/03/2020

  
Principal Clerk of the Publisher

Sworn to and subscribed before me this 4th day of December 2020

  
Notary Public



RUSSELL J MACKOWSKI  
Resident Cuyahoga County  
Notary Public, State of Ohio  
My Commission Expires:  
September 29, 2024

LEGAL NOTICE

HOUSING COUNCIL REVIEW MEETING  
The City of Berea will hold the 2019 Housing Council review meeting on Thursday, Dec. 17, 2020; 9 a.m. The purpose of this meeting is to review the status and activities in Berea's Community Reinvestment Area. This meeting will be held virtually. For further information or to obtain the virtual meeting log-in information, please contact Matt Madzy at 440-826-5803. 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 meeting.

news.sun Dec 3, 2020 9:00:2299

