

COUNCIL CHAMBER

City of Berea, Ohio

Ordinance No. 2017-36

By Nick Haschka

Sponsored By Mayor Cyril M Kleem

AN ORDINANCE

APPROVING, RATIFYING AND AFFIRMING THE 2015 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 2016 meeting of said Housing Council has been held according to law and said committee has issued its Report for 2015 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 2015 Annual Report of Housing Council for Residential Community Reinvestment Area Tax Abatements and Commercial Agreements entered into prior to 2008 (for 2015 activities) and the Minutes of its meeting held on December 20, 2016 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.

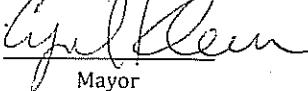
SECTION 3. That this Ordinance shall take effect and be in force from and after the earliest period allowed by law.

PASSED: June 19, 2017


President of Council

ATTEST: Debra Eas
Derk of Council

APPROVED: June 20, 2017


Mayor

APPROVED AS TO FORM:

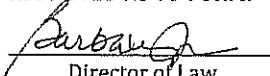

Director of Law

Exhibit "A"

2017-36

City of Berea
Housing Council Review Meeting
December 20, 2016
9:00 a.m. Berea City Hall, Berea Room

A meeting of the Housing Council Review Committee was held in the Berea Room at Berea City Hall on Tuesday, December 20, 2016. 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: Dave Smith, Member; Dan Smith, Member. Tom Norton, Business Outreach Coordinator, City of Berea was also present. Ken Weber was not in attendance.

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.

Mr. Madzy indicated that notice of the meeting was published in the News Sun and Parma Sun Post on December 8, 2016. Representatives for the Cuyahoga County Fiscal Officer, the Superintendent of the Berea City Schools, the Superintendent of Polaris Career Center, and the Superintendent of Olmsted Falls City Schools were also notified.

Mr. Madzy explained that the purpose of this meeting is to review residential abatements that have been active within the City of Berea and commercial tax abatements that have been active prior to 2008. The Commercial Tax Abatements that came forth after 2008 are reviewed yearly at the Tax Incentive Review Council at the County. Mr. Daniel Smith and Mr. Ken Weber are also part of that group. They met earlier in the year in July or August.

The Council has before them the Ohio Community Reinvestment Area (CRA) Program 2015 Residential Status Report (attached to and made part of the minutes). It is a review of performance that happened in 2015. Mr. Madzy looked at all of the properties and reviewed their taxes. Mr. Madzy checked with the Building Department and there are no open cases on any of these properties currently. On the second page, there is a bold property, RJE Properties Limited, 151 First Avenue. There is a deficiency in their taxes for 2015. They need to pay approximately \$4,400.00. He contacted the property owner and spoke to him last week. That property owner indicated that part of the building is in Middleburg Heights on one parcel and part is in Berea on a different parcel. He thinks that there may have been an issue that they were not sent the tax bill on that or it was paid on one parcel and not the other parcel. The property owner is going to look into that and pay it on their next check run, probably within the next two weeks. In the past, the list has been approved with the condition that the deficiencies be paid within 30 days.

Mr. Madzy noted that over the last couple years they have seen the list getting shorter. The tax abatements done in the 1990's and early 2000's under this program are slowly coming off. There was a push several years ago on ten year tax abatements for residential home improvements. A lot of those are coming off, so the list is getting smaller.

With no further questions, Mr. Madzy asked for a motion that the list be approved with the condition that the property owner of RJE Properties Limited, 151 First Avenue, pays their tax deficiency from 2015 within the next 30 days. Mr. Dave Smith made a motion, seconded by Mr. Dan Smith, that the list be accepted as submitted. 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. Dave Smith, that the Housing Council Review Meeting be adjourned. The vote on the motion was all ayes, no nays. Motion carried.

Attest: H. Toth
Heather Toth, Secretary

CERTIFICATE OF COMPLIANCE

The meeting of the Housing Council Review held this 20th day of December 2016 has been conducted in compliance with all legal requirements, including C.O. Chapter 109 and Section 121.22 of the Ohio Revised Code.

H. Toth
Heather Toth, Secretary

Ohio Development Services Agency

OHIO COMMUNITY REINVESTMENT AREA (CRA) PROGRAM

2015 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 AC	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.	2011	100%	15	\$25,500	\$143,600	12/09/15	continued
NHN PROPERTIES, LLC; BAGLEY RD.	2009	100%	15	\$495,200	\$697,800	12/09/15	continued
CAVANAUGH-BEREA, LLC; BAGLEY RD.	2009	100%	15	\$519,000	\$433,500	12/09/15	continued
LATHAM, MICHAEL M. SUC-TRUSTEE; 613 LONGFELLOW DR.	2009	100%	10	\$125,400	\$11,700	12/09/15	continued
STONE RIDGE APARTMENTS, LLC; 1000 STONE RIDGE CIR.	2007	100%	15	\$897,200	\$9,480,700	12/09/15	continued
BIG GREEK INVESTMENTS, LTD; 100 PELRET INDUSTRIAL PKWY.	2000	100%	15	\$522,400	\$341,200	12/09/15	continued
GENAWA PROPERTIES, INC.; 110 BLAZE INDUSTRIAL PKWY.	2006	100%	15	\$107,800	\$735,000	12/09/15	continued
S & J BUILDERS, INC.; 1425 BAGLEY RD.	2005	100%	15	\$175,000	\$278,800	12/09/15	continued
BLAZE INDUSTRIAL PROPERTIES; 125 BLAZE INDUSTRIAL PKWY.	2003	100%	15	\$672,700	\$369,600	12/09/15	continued
KIRKENDALL, VAN DWIGHT & KATHALEE J.; 729 PROSPECT RD.	2015	100%	15	\$5,700,00	280,900,00		
MEDVETZ, PHILIP; 32 MANNING DR.	2009	100%	10	\$141,600	\$38,300	12/09/15	continued
SOPPELSA, JAMES A.; 83 DORLAND AVE.	2009	100%	10	\$141,200	\$14,200	12/09/15	continued
D'AGOSTINO, PATRICK F. & LORI; 510 RACE ST.	2007	100%	10	\$145,400	\$29,600	12/09/15	continued
THE MACANGA LLC.; 165 WEST BAGLEY RD.	2008	100%	15	\$52,100	\$234,000	12/09/15	continued
PAPADIMOULOS, ALEX T.; 102 NORTH ROCKY RIVER DR.	2010	100%	15	\$57,100	\$98,200	12/09/15	continued
BRESLIN, THOMAS J. III; 88 MURPHY ST.	2010	100%	15	\$20,400	\$124,200	12/09/15	continued
KEYSTONE BEREALLC; 258 FRONT ST.	2006	100%	15	\$1,075,100	\$1,228,400	12/09/15	continued
BODENMILLER, EARLYNE TRS; 193 BEECH ST.	2012	100%	10	\$123,500	\$19,300	12/09/15	continued

Send Completed Reports To:

77 S. High Street

PO Box 1001

Columbus, Ohio 43216-1001

OR

Questions? Contact:
Matthew L. Sutherland
Senior Tax Incentives Specialist
614.728.6778

matthew.sutherland@development.ohio.gov

Name/Property Identification	Date Project Certified	Percent of Exemption	Term of Exemption	Total Project Investment	Total Real Property Subject to Exemption	Date of Next Housing Council Review	Current Status
1277 PROPERTY COMPANY, LLC; 1277 BEREA INDUSTRIAL PKWY.	2007	100%	15	\$162,500	\$1,918,200	12/09/15	continued
RAM REAL EST; 1125 BEREA INDUSTRIAL PKWY.	2004	100%	15	\$3,322,000	\$474,900	12/09/15	continued
PAPOTTO FAMILY-WEST BAGLEY LLC; 1151 BAGLEY RD.	2004	100%	15	\$255,700	\$83,100	12/09/15	continued
FOREST PARK INDUSTRIES INC.; 800 POERNER DR.	1999	100%	15	\$1,400,000	\$1,440,900	12/09/15	continued
DM1 PROPERTIES; 207 DEPOT ST.	2005	100%	15	\$154,400	\$128,700	12/09/15	continued
FJR PROP LTD; 118 BAGLEY RD.	2002	100%	15	\$59,500	\$567,600	12/09/15	continued
FIR PROPERTIES, LTD; 297 RUNN ST.	2008	100%	15	\$220,500	\$654,400	12/09/15	continued
SANCHEZ, ANGELITO G.; 64 WEST BAGLEY RD.	2010	100%	15	\$90,200	\$3,400	12/09/15	continued
BEREA CITY OF; 80 FIRST AVE.	1991	100%	30	\$753,400	\$13,166,400	12/09/15	continued
RUE PROPERTIES LIMITED; 151 FIRST AVE.	2004	100%	15	\$280,500	\$345,800	12/09/15	continued
HIRSCH, JOSEPH A.; 455 BAGLEY RD.	2005	100%	15	\$225,400	\$337,700	12/09/15	continued
TAYLOR, STEPHANIE A. & BRANDON A.; 343 KRAFT ST.	2005	100%	10	\$110,600	\$49,600	12/09/15	continued
PRILL, HEIMUT.; 180 WEST ST.	2006	100%	10	\$97,800	\$7,200	12/09/15	continued
DEAN, J & HANSON, L; 105 KRAFT ST.	2008	100%	15	\$47,700	\$207,500	12/09/15	continued
MANTIFEL KENNETH D & SHERRY; 292 PROSPECT RD.	2009	100%	10	\$127,400	\$25,400	12/09/15	continued
MAKSYM, KENNETH & JOANNE; 30 SPRAGUE RD.	2014	100%	15	\$26,100	\$161,200	12/09/15	continued
BENZON, CHARLES L. & LENORE; 417 PROSPECT RD.	2008	100%	15	\$49,500	\$125,000	12/09/15	continued
EDWARDS, WALTER A. & RHONDA; 66 SPRAGUE RD.	2007	100%	15	\$29,500	\$129,800	12/09/15	continued
SCHNEIDER, NICHOLAS; 281 WEST ST.	2012	100%	15	\$33,000	\$174,800	12/09/15	continued
BERRY JOHN F.; 187 WALLACE DR.	2006	100%	10	\$103,100	\$1,400	12/09/15	continued
DAVE AND TRACY JUSTICE HOLDING; 137 FRONT ST.	2009	100%	15	\$75,300	\$42,100	12/09/15	continued
KBS, LLC; 55 BEECH ST.	2014	100%	15	\$1,540,700	\$1,768,900	12/09/15	continued
RIDDELL, DEBORAH M.; 96 CENTER ST.	2006	100%	10	\$25,400	\$151,700	12/09/15	continued
BEREA STYLE, LLC; 34 BEECH ST.	2007	100%	15	\$109,500	\$64,800	12/09/15	continued
REYNOLDS, CRAIG R. & EMILY A.; 229 EASTLAND RD.	2011	100%	15	\$28,700	\$123,000	12/09/15	continued
SWANSON, JOSHUA A & SIERRA E.; 193 SOUTH ROCKY RIVER DR.	2012	100%	15	\$27,600	\$220,400	12/09/15	continued
VAN DRESS, DEAN; 150 ADAMS ST.	2013	100%	15	\$20,800	\$243,000	12/09/15	continued
KILGORE, JOHN C. III; 245 QUARRYSTONE LN.	2006	100%	10	\$265,600	\$43,900	12/09/15	continued
SMITH, JAMES P.; 747 LONGFELLOW DR.	2014	100%	15	\$20,300.00	\$194,400.00	12/09/15	continued

Signature of Housing Officer or Political Subdivision Executive

Title _____

Date _____

Send Completed Reports To:

77 S. High Street

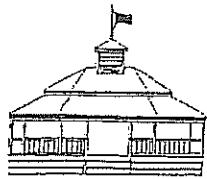
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Questions? Contact:
Matthew L. Sutherland
Senior Tax Incentives Specialist
614.728.6778



CITY OF BEREA

"The Grindstone City"

Cyril Kleem
Mayor

11 Berea Commons
Berea, Ohio 44017
(440) 826-5800
Fax. (440) 826-4800
www.cityofberen.org

HOUSING COUNCIL

Tuesday, December 20, 2016

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

A. Active residential CRA abatements

B. Active commercial / industrial abatements prior to 2008

III. Adjournment



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Ad Content Proof

PUBLIC NOTICE

CITY OF BEREA

Housing Council Review Meeting

The City of Berea, will conduct the 2015 Housing Council review of the status of, and activities in, Community Reinvestment Areas within the City of Berea, Tuesday, Dec. 20, 2016; 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 contact Matt Madzy at 440-826-5803 no later than 72 hours prior to the public meeting.
pns;dec8,2016-7955009