

City of Berea  
Housing Council Review Meeting  
December 14, 2023 10:30 a.m.  
Berea City Hall

A meeting of the Berea Municipal Housing Council Review Committee was held at Berea City Hall on Thursday, December 14, 2023. 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 Mr. Matthew Madzy, Director of Planning and Development at 10:30 a.m. with the following also in attendance: Mr. Anthony Alexander, Member; Mr. Dan Smith, Member. Notice of this meeting was provided to the Berea City School District, Polaris Career Center, and Olmsted Falls City School District. The notice of the meeting was published on November 30, 2023, and December 7, 2023, in the News Sun and Parma Sun Post, and on [cleveland.com](http://cleveland.com) for both weeks. Mr. John Desimone was present, representing the Berea City School District. Heather Toth, Engineering Department, and Kristy Ramsey, Engineering Department, were also present.


Mr. Madzy stated the purpose of the meeting is to review the 2022 Residential Status Report. The Residential Status Report includes the legacy commercial industrial projects that receive commercial reinvestment area tax abatements and includes all residential tax abatements. Residential tax abatements could include construction of a new home or potentially an addition on a home.

Mr. Madzy stated we are here today to review whether these properties are in compliance for 2022 for taxes, as well as any Exterior Maintenance violations. Mr. Madzy was able to look at back taxes for performance of 2022. In the 2022 calendar year there were no deficiencies in taxes. Additionally, the Exterior Maintenance Division has reviewed the properties and there are no Exterior Maintenance violations for the calendar year 2022. Mr. Madzy explained that the short form was created for this year. Six properties are highlighted, as these will be the last year on the report, since those abatements have expired. We will not be reviewing those next year. There are an additional 5 properties coming off the report next year. Mr. Madzy commented that the report used to be 3-4 pages.

Mr. Madzy asked if there were any questions about the report. Since there were no questions or comments, Mr. Madzy asked for a motion for approval of the report. Moved by Mr. Dan Smith, seconded by Mr. Anthony Alexander, that the Community Reinvestment Area Residential Status Report for 2022 be approved. The vote on the motion was all ayes, no nays. Motion carried.

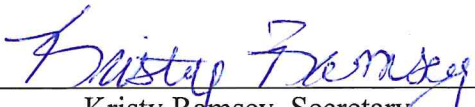
There being no further business, it was moved by Mr. Dan Smith, and seconded by Mr. Anthony Alexander, that the Housing Council Review Meeting be adjourned for the year. The vote on the motion was all ayes, no nays. Motion carried.

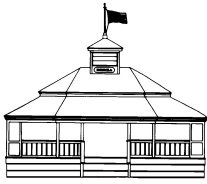
Attest:

  
Kristy Ramsey, Secretary

### **CERTIFICATE OF COMPLIANCE**

The meeting of the Housing Council Review held this 14<sup>th</sup> day of December 2023 has been conducted in compliance with all legal requirements, including C.O. Chapter 109 and Section 121.22 of the Ohio Revised Code.

  
\_\_\_\_\_  
Kristy Ramsey, Secretary



# CITY OF BERE A

*"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 BERE A HOUSING COUNCIL REVIEW MEETING

Thursday, December 14, 2023  
10:30 a.m.

Berea Room – Berea City Hall  
11 Berea Commons  
Berea, Ohio 44017

### **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)

Notices to schools  
Advertised in newspapers and Cleveland.com

#### **II. Housing Council Review of the 2022 Residential Status Report**

- A. Active residential CRA abatements
- B. Active commercial / industrial abatements prior to 2009

#### **III. Adjournment**





Development  
Services Agency

# OHIO COMMUNITY REINVESTMENT AREA (CRA) PROGRAM

## 2022 Residential Status Report

Mike DeWine, Governor  
Jon Husted, Lt. Governor

Lydia L. Mihalik, Director

**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 County
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	Total Real Property Investment Subject to Exemption	Date of Most Recent Housing Council Review	Current Status
<i>Sample: Joe Smith, 123 Main Street</i>	<i>35657</i>	<i>100%</i>	<i>12</i>	<i>40,000</i>	<i>40,000</i>	<i>11/15/06</i>	<i>continued</i>
STONE RIDGE APARTMENTS, LLC.; 1000 STONE RIDGE CIR.	2007	100%	15	\$2,142,300	\$10,812,100	12/08/22	continued
FJR PROPERTIES, LTD.; 1277 BEREA INDUSTRIAL PKWY.	2007	100%	15	\$167,600	\$2,241,600	12/08/22	continued
BALDWIN WALLACE UNIVERSITY; 55 BEECH ST.	2014	100%	15	\$1,561,300	\$1,654,000	12/08/22	continued
FOREST PARK INDUSTRIES INC.; 800 POERTNER DR.	2007	100%	15	\$1,573,100	\$1,705,900	12/08/22	continued
FJR PROPERTIES, LTD.; 150 WEST BAGLEY RD.	2008	100%	15	\$219,600	\$91,200	12/08/22	continued
NHN PROPERTIES, LLC.; 430 BAGLEY RD.	2009	100%	15	\$412,700	\$689,400	12/08/22	continued
CAVANAUGH-BERE, LLC.; 480 W. BAGLEY RD.	2009	100%	15	\$418,900	\$569,100	12/08/22	continued
VASEL, EDWARD J. & LAURA J., TRUSTEES; 470 OLD RESERVOIR RD.	2020	100%	15	\$85,700	\$592,600	N/A	N/A
METZGER, ERIC M.; 460 BARRETT RD.	2018	100%	15	\$167,300	\$575,900	12/08/22	continued
WALKUSH, ALICE & DANIEL; 325 BEELER DR.	2020	100%	15	\$34,200	\$377,700	N/A	N/A
K RENTAL PROPERTIES, LLC.; 729 PROSPECT ST.	2015	100%	15	\$61,400	\$361,300	12/08/22	continued
HOLDEN, MICHAEL & LAURA; 405 OLD RESERVOIR RD.	2020	100%	15	\$70,200	\$355,500	N/A	N/A
MAKRINOS, THEODORE A. JR.; 301 SAVAGE ST.	2019	100%	15	\$26,100	\$333,600	12/08/22	continued
VAN DRESS, DEAN; 150 ADAMS ST.	2013	100%	15	\$49,800	\$311,500	12/08/22	continued
SCHWEDA, CURT B.; 412 WALLACE DR.	2020	100%	15	\$14,200	\$287,700	N/A	N/A
THE MACANGA LLC.; 165 W. BAGLEY RD.	2008	100%	15	\$69,500	\$230,500	12/08/22	continued
HANSON, DEAN J. & L.; 105 KRAFT ST.	2008	100%	15	\$5,900	\$259,600	12/08/22	continued
SWANSON, JOSHUA A. & SIERRA E.; 193 S. ROCKY RIVER DR.	2012	100%	15	\$35,800	\$254,500	12/08/22	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. & A. LENORE; 417 PROSPECT	2007	100%	15	\$68,800	\$234,700	12/08/22	continued
SMITH, JAMES P.; 747 LONGFELLOW DR.	2014	100%	15	\$28,900	\$227,900	12/08/22	continued
RHODES, NICHOLS; 71 SPRAGUE RD.	2018	100%	15	\$32,800	\$224,000	12/08/22	continued
FAY, HARRY ANDRES & FAY, DONNA; 106 KRAFT ST.	2019	100%	15	\$31,900	\$218,800	12/08/22	continued
SCHNEIDER, NICHOLAS; 281 WEST ST.	2012	100%	15	\$40,800	\$210,000	12/08/22	continued
SLIMAN, TIMOTY CHARLES; 30 SPRAGUE RD.	2014	100%	15	\$35,400	\$204,500	12/08/22	continued
LORENCE, FRANCIS D. & CAROLYN A.; 584 PROSPECT ST.	2019	100%	15	\$34,900	\$192,600	12/08/22	continued
CONRAD, JOSHUA D. & KRAUS, NICHOLE C.; 227 NOBOTTOM RD.	2011	100%	15	\$35,000	\$165,000	12/08/22	continued
BROWN, TIMOTHY & MARY K.; 271 NOBOTTOM RD.	2019	100%	15	\$50,800	\$180,700	12/08/22	continued
POLOMSKY, RAYMOND & CHRISTINE F.; 229 EASTLAND RD.	2011	100%	15	\$35,800	\$200,700	12/08/22	continued
EDWARDS, HOBART (TRS); 66 SPRAGUE RD.	2007	100%	15	\$39,800	\$167,300	12/08/22	continued
STOWELL, KAREN TRUSTEE; 88 MURPHY ST.	2010	100%	15	\$34,900	\$163,900	12/08/22	continued
PETRASEK PROPERTIES, LLC.; 1073 BERA INDUSTRIAL PKWY.	2014	100%	15	\$758,700	\$149,700	12/08/22	continued
CMS INVESTMENTS, LLC.; 71 ADAMS ST.	2018	100%	15	\$30,900	\$130,900	12/08/22	continued
PAPADIMOULIS, ALEX T.; 102 N. ROCKY RIVER DR.	2010	100%	15	\$78,400	\$120,500	12/08/22	continued
BEREA STYLE, LLC.; 34 BEECH ST.	2007	100%	15	\$118,500	\$71,900	12/08/22	continued
WHITE JR., GEORGE & WENDY; 137 STONE RIDGE WAY	2015	100%	10	\$245,700	\$63,500	12/08/22	continued
DAVE AND TRACY JUSTICE HOLDINGS; 137 FRONT ST.	2009	100%	15	\$92,400	\$51,800	12/08/22	continued
KAHL, RACHEL R.; 439 GIRARD DR.	2017	100%	10	\$151,000	\$47,400	12/08/22	continued
KAHL, JAMES V.; 383 BARRETT RD.	2015	100%	15	\$144,300	\$34,300	12/08/22	continued
BODENMILLER, EARLYNE TRS.; 193 BEECH ST.	2012	100%	10	\$153,400	\$24,000	12/08/22	continued
LLOYD, RYAN; 676 LONGFELLOW DR.	2016	100%	10	\$153,400	\$28,300	12/08/22	continued
GRANDT III, FRED ALLAN; 121 WESTBRIDGE RD.	2021	100%	10	\$195,600	\$2,500	N/A	N/A
SANCHEZ, ANGELITO G.; 64 W. BAGLEY RD.	2010	100%	15	\$134,300	\$4,800	12/08/22	continued

Signature of Housing Officer or Political Subdivision Executive

Title

Date

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

Name and Address	Residential or Commercial	Exterior Maintenance Violations (Yes or No)	Current on Property Taxes in Calendar Year 2022
STONE RIDGE APARTMENTS, LLC.; 1000 STONE RIDGE CIR.	Residential	No	Yes
FJR PROPERTIES, LTD.; 1277 BERE A INDUSTRIAL PKWY.	Commercial	No	Yes
BALDWIN WALLACE UNIVERSITY; 55 BEECH ST.	Commercial	No	Yes
FOREST PARK INDUSTRIES INC.; 800 POERTNER DR.	Commercial	No	Yes
FJR PROPERTIES, LTD.; 150 WEST BAGLEY RD.	Residential	No	Yes
NHN PROPERTIES, LLC.; 430 BAGLEY RD.	Commercial	No	Yes
CAVANAUGH-BERE A, LLC.; 480 W. BAGLEY RD.	Commercial	No	Yes
VASEL, EDWARD J. & LAURA J., TRUSTEES; 470 OLD RESERVOIR RD.	Residential	No	Yes
METZGER, ERIC M.; 460 BARRETT RD.	Residential	No	Yes
WALKUSH, ALICE & DANIEL; 325 BEELER DR.	Residential	No	Yes
K RENTAL PROPERTIES, LLC.; 729 PROSPECT ST.	Residential	No	Yes
HOLDEN, MICHAEL & LAURA; 405 OLD RESERVOIR RD.	Residential	No	Yes
MAKRINOS, THEODORE A. JR.; 301 SAVAGE ST.	Residential	No	Yes
VAN DRESS, DEAN; 150 ADAMS ST.	Residential	No	Yes
SCHWEDA, CURT B.; 412 WALLACE DR.	Residential	No	Yes
THE MACANGA LLC.; 165 W. BAGLEY RD.	Commercial	No	Yes
HANSON, DEAN J. & L.; 105 KRAFT ST.	Residential	No	Yes
SWANSON, JOSHUA A. & SIERRA E.; 193 S. ROCKY RIVER DR.	Residential	No	Yes
BENZON, CHARLES L. & A. LENORE; 417 PROSPECT	Residential	No	Yes
SMITH, JAMES P.; 747 LONGFELLOW DR.	Residential	No	Yes
RHODES, NICHOLS; 71 SPRAGUE RD.	Residential	No	Yes
FAY, HARRY ANDRES & FAY, DONNA; 106 KRAFT ST.	Residential	No	Yes
SCHNEIDER, NICHOLAS; 281 WEST ST.	Residential	No	Yes
SLIMAN, TIMOTY CHARLES; 30 SPRAGUE RD.	Residential	No	Yes
LORENCE, FRANCIS D. & CAROLYN A.; 584 PROSPECT ST.	Residential	No	Yes
CONRAD, JOSHUA D. & KRAUS, NICHOLE C.; 227 NOBOTTOM RD.	Residential	No	Yes
BROWN, TIMOTHY & MARY K.; 271 NOBOTTOM RD.	Residential	No	Yes
POLOMSKY, RAYMOND & CHRISTINE F.; 229 EASTLAND RD.	Residential	No	Yes
EDWARDS, HOBART (TRS); 66 SPRAGUE RD.	Residential	No	Yes
STOWELL, KAREN TRUSTEE; 88 MURPHY ST.	Residential	No	Yes
PETRASEK PROPERTIES, LLC.; 1073 BERE A INDUSTRIAL PKWY.	Commercial	No	Yes
CMS INVESTMENTS, LLC.; 71 ADAMS ST.	Residential	No	Yes

PAPADIMOULIS, ALEX T.; 102 N. ROCKY RIVER DR.	Residential	No	Yes
<b>BEREA STYLE, LLC.; 34 BEECH ST.</b>	<b>Commercial</b>	<b>No</b>	<b>Yes</b>
WHITE JR., GEORGE & WENDY; 137 STONE RIDGE WAY	Residential	No	Yes
DAVE AND TRACY JUSTICE HOLDINGS; 137 FRONT ST.	Commercial	No	Yes
KAHL, RACHEL R.; 439 GIRARD DR.	Residential	No	Yes
KAHL, JAMES V.; 383 BARRETT RD.	Residential	No	Yes
<b>BODENMILLER, EARLYNE TRS.; 193 BEECH ST.</b>	<b>Residential</b>	<b>No</b>	<b>Yes</b>
LLOYD, RYAN; 676 LONGFELLOW DR.	Residential	No	Yes
GRANDT III, FRED ALLAN; 121 WESTBRIDGE RD.	Residential	No	Yes
SANCHEZ, ANGELITO G.; 64 W. BAGLEY RD.	Residential	No	Yes



Sun News  
LEGAL AFFIDAVIT

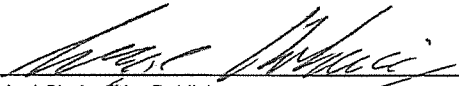
AD#: 0010795691

State of Ohio,) ss


County of Cuyahoga)

George Halarewicz being duly sworn, deposes that he/she is principal clerk of Advance Ohio; that Sun News 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):

Sun News 11/30, 12/07/2023

  
Principal Clerk of the Publisher

Sworn to and subscribed before me this 8th day of December 2023

  
Notary Public

PUBLIC NOTICE  
CITY OF BEREA  
Housing Council Review Meeting

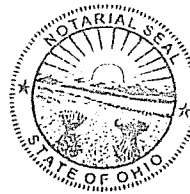
The City of Berea, will hold the 2023 Housing Council to review the status and activities in Berea's Community Reinvestment Areas.

Thursday, Dec. 14, 2023; 10:30 a.m.  
Berea City Hall Berea Room  
11 Berea Commons  
Berea, Ohio 44017

For further information, contact:

Matt Madzy  
11 Berea Commons  
Berea, Ohio 44017

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 public meeting.  
PNS, NOV. 30, DEC. 7, 2023 - 0010795691



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



**City of Berea – Housing Council Review Meeting  
Thursday, December 14, 2023 at 10:30 a.m.  
Berea City Hall - Berea Room**

[illegible]