

BEREA CITY COUNCIL

City of Berea, Ohio

ORDINANCE NO. 2024-15

By: Councilman Rick Skoczen Sponsor: Mayor Cyril M. Kleem

AN ORDINANCE

APPROVING, RATIFYING AND AFFIRMING THE 2023 ANNUAL FINDINGS, MINUTES AND ACTIONS OF THE TAX INCENTIVE REVIEW COMMITTEE FOR COMMERCIAL COMMUNITY REINVESTMENT AREA REAL ESTATE TAX ABATEMENTS ENTERED INTO UNDER POST-1994 RULES IN THE CITY OF BEREA.

WHEREAS, the Tax Incentive Review Committee for the City of Berea meets annually to review the prior year's activities of entities that have qualified for, and participate in, Community Reinvestment Area Agreements within the City of Berea; and

WHEREAS, the 2023 meeting of said Tax Incentive Review Committee has been held according to law and said committee has issued its Findings for 2023 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 2023 Annual Findings of the Tax Incentive Review Committee for Community Reinvestment Area Agreements (for 2022 activities) and the Minutes of its meeting held on August 3, 2023, 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.

BEREA CITY COUNCIL

City of Berea, Ohio

ORDINANCE NO. 2024-15

PASSED: April 15, 2024

ATTEST: John S.
Clerk of Council

APPROVED AS TO FORM:

John S.
Director of Law

John S.
President of Council

APPROVED: April 15, 2024
John S.
Mayor

Berea
2023 TAX INCENTIVE REVIEW COUNCIL
Findings for review of 2022 performance

Type; Parcel #; Contract Party/Incentive	Compliance	Recommendation
CRA; 36109020; HELWIG WHISTLE STOP, LLC	Compliant	Continue
CRA; 36110006; JMJ Real Estate Company, LLC; Conrads Tire Service, Inc	Compliant	Continue
CRA; 36130004; Clovequip Properties of Ohio; Cloverdale Equipment Comp of Ohio	Compliant	Continue
CRA; 36134014; JOYCE MANUFACTURING CO.	Compliant	Continue
CRA; 36134030; Patrasek Properties, LLC & Synergy Sport	Compliant	Continue
CRA; 36134031; FIELDHOUSE ATHLETICS, LLC & ABOVE THE BARRE, INC.	Compliant	Continue
CRA; 36135011; Talent Tool and Die, Inc.	Compliant	Continue
CRA; 36135020; RWBB Holdings, LLC; Audion Automation	Compliant	Continue
CRA; 36302059; IRIS PROPERTIES, LLC	Compliant	Continue
CRA; 36405001; Front Street Group, LLC	Compliant	Continue

TAX INCENTIVE REVIEW COUNCIL
August 3, 2023

The Tax Incentive Review Council met on August 3, 2023 via video conference, and was called to order at 1:15 p.m. by Bryan Dunn, Chair of the 2023 Tax Incentive Review Council. Members present: Greg Huth, Cuyahoga County Law Director; Susan Infeld, Cuyahoga County Planning Commission; Anthony Alexander, Resident City of Berea; and Daniel Smith, Resident City of Berea. Also present were: Kevin Hinkel, Frantz Ward, LLP., Attorney for the Berea City School District; Thomas Norton, City of Berea; and Matthew Madzy, City of Berea.

Mr. Dunn allowed those participating in the video conference to introduce themselves and state whether they are a voting member.

The minutes of the 2022 Tax Incentive Review Council were approved.

Mr. Dunn turned the floor over to the City of Berea to present the Status Report for each CRA Agreement.

Clovequip Properties of Ohio, LLC. and Cloverdale Equipment Company, Inc.

TIRC members discussed the fact that in 2022, Clovequip Properties of Ohio, LLC. and Cloverdale Equipment Company, Inc. achieved the required payroll established in the CRA Agreement and 93% of the new job requirements.

Moved by Huth and seconded by Infeld that Clovequip Properties of Ohio, LLC. and Cloverdale Equipment Company, Inc. are compliant with the terms of the CRA Agreement. Vote all ayes, no nays, the motion carried.

Moved by Huth and seconded by Infeld to recommend that the City of Berea, Clovequip Properties of Ohio, LLC. and Cloverdale Equipment Company, Inc. continue the CRA Agreement. Vote all ayes, no nays, the motion carried.

Fieldhouse Athletics, LLC.

Mr. Madzy stated that in year 2022, Fieldhouse Athletics exceeded both the number of jobs and payroll amounts set forth in the CRA Agreement.

Moved by Huth and seconded by Infeld that Fieldhouse Athletics, LLC. is compliant with the terms of the CRA Agreement. Vote all ayes, no nays, the motion carried.

Moved by Huth and seconded by Infeld to recommend that the City of Berea and Fieldhouse Athletics, LLC. continue the CRA Agreement. Vote all ayes, no nays, the motion carried.

Front Street Group, LLC.

Leading off this portion of the meeting, there was general discussion about this mixed-use project and its proximity to Baldwin Wallace University, Cleveland Metroparks, Coe Lake Park and the rest of Downtown Berea. Following these initial remarks, Mr. Madzy explained that the Front Street Group has exceeded both the job and payroll creation figures for the project.

Moved by Infeld and seconded by Alexander that Front Street Group, LLC. is compliant with the terms of the CRA Agreement. Vote all ayes, no nays, the motion carried.

Moved by Infeld and seconded by Huth to recommend that the City of Berea and Front Street Group, LLC. continue the CRA Agreement. Vote all ayes, no nays, the motion carried.

Helwig Whistle Stop, LLC.

Discussion about the Helwig Whistle Stop, LLC. project opened with a review of new jobs and payroll created via the project. Mr. Madzy explained that the project has exceeded both the required jobs and payroll.

Moved by Infeld and seconded by Alexander that Helwig Whistle Stop, LLC. is compliant with the terms of the CRA Agreement. Vote all ayes, no nays, the motion carried.

Moved by Infeld and seconded by Alexander to recommend that the City of Berea and Helwig Whistle Stop, LLC. continue the CRA Agreement. Vote all ayes, no nays, the motion carried.

Iris Properties, LLC. and Dr. Caitlin Filips, Inc.

The TIRC began the conversation by recognizing that this project was built between the adjoining commercial and residential zoning districts and that the project has served as a nice buffer between the two zoning districts. After discussing the history of the project, Mr. Madzy explained that the project was still in the job creation phase.

Moved by Huth and seconded by Smith that Iris Properties, LLC. and Dr. Caitlin Filips, Inc. are compliant with the terms of the CRA Agreement. Vote all ayes, no nays, the motion carried.

Moved by Huth and seconded by Smith to recommend that the City of Berea, Iris Properties, LLC. and Dr. Caitlin Filips, Inc. continue the CRA Agreement. Vote all ayes, no nays, the motion carried.

JMJ Real Estate Company, LLC. and Conrad's Tire Service, Inc.

Mr. Madzy referenced the number of jobs and payroll to be created by this project and that in 2022, JMJ Real Estate Company and Conrad's Tire Service, Inc. met the jobs creation figures and the required amount of payroll.

Moved by Huth and seconded by Alexander that JMJ Real Estate Company, LLC. and Conrad's Tire Service, Inc. are compliant with the terms of the CRA Agreement. Vote all ayes, no nays, the motion carried.

Moved by Huth and seconded by Alexander to recommend that the City of Berea, JMJ Real Estate Company, LLC. and Conrad's Tire Service, Inc. continue the CRA Agreement. Vote all ayes, no nays, the motion carried.

Joyce Manufacturing Company and RAM Real Estate, LLC.

There was general discussion about the history and growth of Joyce Manufacturing Company in Berea. Mr. Madzy stated that Joyce Manufacturing Company achieved the required number of jobs and amount of payroll in 2022.

Moved by Huth and seconded by Smith that Joyce Manufacturing Company and RAM Real Estate, LLC. are compliant with the terms of the CRA Agreement. Vote all ayes, no nays, the motion carried.

Moved by Huth and seconded by Smith to recommend that the City of Berea, Joyce Manufacturing Company and RAM Real Estate, LLC. continue the CRA Agreement. Vote all ayes, no nays, the motion carried.

Petrasek Properties, LLC. and Sandstone Animal Hospital Company, LLC.

The discussion began with an overview of the history of the project and then it was reported that the job creation and payroll requirements were met for 2022.

Moved by Infeld and seconded by Huth that Petrasek Properties, LLC. and Sandstone Animal Hospital Company, LLC. are compliant with the terms of the CRA Agreement. Vote all ayes, no nays, the motion carried.

Moved by Infeld and seconded by Huth to recommend that the City of Berea, Petrasek Properties, LLC. and Sandstone Animal Hospital Company, LLC. continue the CRA Agreement. Vote all ayes, no nays, the motion carried.

RWBB Holdings, LLC. and Audion Automation

The discussion began with an explanation of the required number of jobs to be retained, jobs to be created, and payroll to be created. Following this introduction, Mr. Madzy stated that RWBB Holdings, LLC. and Audion Automation exceeded its job and payroll requirements for 2022.

Moved by Huth and seconded by Alexander that RWBB Holdings, LLC. and Audion Automation are compliant with the terms of the CRA Agreement. Vote all ayes, no nays, the motion carried.

Moved by Huth and seconded by Alexander to recommend that the City of Berea, RWBB Holdings, LLC. and Audion Automation continue the CRA Agreement. Vote all ayes, no nays, the motion carried.

Talent Tool and Die, Inc.

There was general discussion about the history of Talent Tool and Die, Inc., and how the business has continued to grow over the past three decades. Following up on this discourse, Mr. Madzy explained that Talent Tool and Die, Inc. met its job and payroll figures for 2022.

Moved by Infeld and seconded by Smith that Talent Tool and Die, Inc. is compliant with the terms of the CRA Agreement. Vote all ayes, no nays, the motion carried.

Moved by Infeld and seconded by Smith to recommend that the City of Berea and Talent Tool and Die, Inc. continue the CRA Agreement. Vote all ayes, no nays, the motion carried.

With no further business before the Council, moved by Rocco and seconded by Alexander to Adjourn the Tax Incentive Review Council meeting. Vote all ayes, no nays, the motion carried.