

BEREA CITY COUNCIL

City of Berea, Ohio

ORDINANCE NO. 2024-16

By: Councilman Leon R. Dozier Sr. Sponsor: Mayor Cyril M. Kleem

AN ORDINANCE

APPROVING, RATIFYING AND AFFIRMING THE 2022 ANNUAL REPORT, MINUTES AND ACTIONS OF THE CITY OF BEREА 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 BEREА.

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 2023 meeting of said Housing Council has been held according to law and said committee has issued its Report for 2022 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 2022 Annual Report of the Housing Council for Residential Community Reinvestment Area Tax Abatements and Commercial Agreements entered into under the pre-1994 rules (for 2022 activities) and the Minutes of its meeting held on December 14, 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

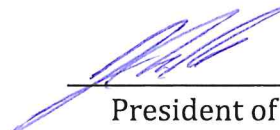
ORDINANCE NO. 2024-16

PASSED: April 15, 2024

ATTEST: 
Clerk of Council

APPROVED AS TO FORM:


Director of Law


President of Council

APPROVED: April 15, 2024

Mayor

Exhibit A



Development
Services Agency

Mike DeWine, Governor
Jon Husted, Lt. Governor

Lydia L. Mihalik, Director

OHIO COMMUNITY REINVESTMENT AREA (CRA) PROGRAM

2022 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 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
Sample: Joe Smith, 123 Main Street	3567	100%	12	40,000	40,000	11/15/06	continued
STONE RIDGE APARTMENTS, LLC.; 1000 STONE RIDGE CIR.	2007	100%	15	\$2,142,300	\$10,812,100	12/08/22	continued
FIR PROPERTIES, LTD.; 1277 BERE A 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
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NHN PROPERTIES, LLC.; 430 BAGLEY RD.	2009	100%	15	\$412,700	\$689,400	12/08/22	continued
CAVANAUGH-BEREA, 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
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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
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OR

daniel.strasser@development.ohio.gov

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STOWELL, KAREN TRUSTEE; 88 MURPHY ST.	2010	100%	15	\$34,900	\$163,900	12/08/22	continued
PETRASEK PROPERTIES, LLC.; 1073 BEEA 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
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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
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Signature of Housing Officer or Political Subdivision Executive Title Date

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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.

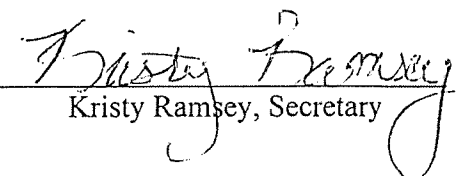
The meeting was called to order by Mr. Matthew Madzy, Director of Planning and Development at 10:30 a.m. with the following also in attendance: Mr. Anthony Alexander, Member; Mr. Dan Smith, Member. Notice of this meeting was provided to the Berea City School District, Polaris Career Center, and Olmsted 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 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.

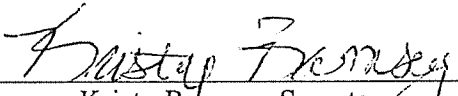
Mr. Madzy asked if there were any questions about the report. Since there were no questions or comments, Mr. Madzy asked for a motion for approval of the report. Moved by Mr. Dan Smith, seconded by Mr. Anthony Alexander, that the Community Reinvestment Area Residential Status Report for 2022 be approved.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

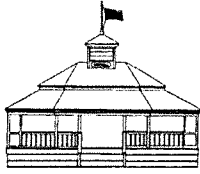
Attest: 
Kristy Ramsey, Secretary

CERTIFICATE OF COMPLIANCE

The meeting of the Housing Council Review held this 14th 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 BEREA

"The Grindstone City"

Cyril Kleem
Mayor

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

CITY OF BEREA 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

"City of Champions"





Development
Services Agency

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Name and Address	Residential or Commercial	Exterior Maintenance Violations (Yes or No)	Current on Property Taxes in Calendar Year 2022
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Sun News
LEGAL AFFIDAVIT

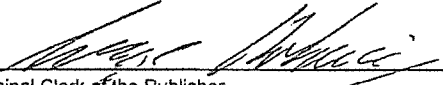
AD#: 0010795691

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

Name	Affiliation	Phone Number	E-Mail
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John Desimone	Anthony Desimone	216-515-1076	jdesimone@franciscan.com
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Matt Muley	City of Berea	440-826-5803	MMuley@CITYOFBEREA.ORG
Heather Toth	City of Berea	(440) 826-5814	hthtoth@cityofberea.org
Kristy Ramsey	City of Berea	4-826-5814	KRAMSEY@CITYOFBEREA.ORG