

# BEREA CITY COUNCIL

*City of Berea, Ohio*

## ORDINANCE NO. 2025-36

By: Councilwoman Mary K. Brown Sponsor: Mayor Cyril M. Kleem

### AN ORDINANCE

**APPROVING THE CONSOLIDATION AND SPLIT OF PERMANENT PARCEL NUMBERS 362-14-026, 362-14-027, 362-14-028, 362-14-029, 362-14-030, 362-14-031, 362-14-032 AND 362-14-066, DEDICATING OF A PORTION OF DEPOT STREET AND AUTHORIZING THE DIRECTOR OF PUBLIC SERVICE TO PREPARE AND SIGN ALL DOCUMENTS RELATED THERETO.**

**WHEREAS**, the City owns eight parcels of land on Depot Street designated as Permanent Parcel numbers 362-14-026, 362-14-027, 362-14-028, 362-14-029, 362-14-030, 362-14-031, 362-14-032 and 362-14-066; and

**WHEREAS**, the City intends to consolidate and split portions of parcels: 362-14-026, 362-14-027, 362-14-028, 362-14-029 and 362-14-066 and retain ownership; and

**WHEREAS**, the City intends to consolidate and split portions of parcels: 362-14-028, 362-14-029, 362-14-030, 362-14-031, and 362-14-032 and then sell this land to Berea Mixed Use Project, LLC, or an affiliate thereof, in accordance with the development agreement approved by Council in Ordinance No. 2025-17 on March 24, 2025; and

**WHEREAS**, the City intends to consolidate and split portions of parcels: 362-14-026, 362-14-027, 362-14-028, 362-14-029, 362-14-030, 362-14-031, and 362-14-032 and then dedicate this land the Depot Street Right of Way; and

**WHEREAS**, the City is required to consolidate and split the eight parcels of land on Depot Street prior to the sale of a property; and

**WHEREAS**, when Depot Street was previously relocated, the City inadvertently failed to dedicate the relocated portion of Depot Street for public use and, therefore, it should now be formally dedicated.

**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 approves the consolidation and split of Permanent Parcel Numbers 362-14-027, 362-14-028, 362-14-029, 362-14-029, 362-14-030, 362-14-031, 362-14-032 and 362-14-066, as so designated on the Consolidation and Dedication plat in Exhibit "A" which is attached hereto and incorporated herein by reference.

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**SECTION 2.** That this Council hereby dedicates relocated Depot Street for public use, as shown in Exhibit "A," attached hereto and incorporated herein by reference.

**SECTION 3.** That pursuant to Section X of the City of Berea Charter, this Council has referred this Ordinance to the Municipal Planning Commission for report and recommendation, and the Planning Commission has recommended approval.

**SECTION 4.** That this Council hereby accepts the dedication of a portion of Depot Street (a public street) and other public improvements, known as the relocated Depot Street, as shown on attached Exhibit "A," and that this Ordinance is enacted in compliance with Ohio Revised Code Section 723.03.

**SECTION 5.** That the Mayor and appropriate City Administrators be and hereby are authorized and directed to execute the Consolidation and Dedication Plat and all other documents on behalf of the City of Berea consistent with this Ordinance and to cause the same to be filed for record in the Office of the Recorder of Cuyahoga County, Ohio.

**SECTION 6.** That the Clerk of Council is hereby directed to notify the Fiscal Officer of Cuyahoga County of the vacation and dedication by sending a copy of this Ordinance, immediately upon its passage and approval, to the Fiscal Officer of the County.

**SECTION 7.** 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 8.** That this Ordinance shall take effect and be in force from and after the earliest period allowed by law.

PASSED: May 19, 2025

ATTEST: [Signature]  
Clerk of Council

APPROVED AS TO FORM:

[Signature]  
Director of Law

[Signature]  
President of Council  
APPROVED: May 19, 2025  
[Signature]  
Mayor

