

# BEREA CITY COUNCIL

*City of Berea, Ohio*

## ORDINANCE NO. 2025-70

By: Councilman Gene Zacharyasz Sponsor: Mayor Cyril M. Kleem

### AN ORDINANCE

**APPROVING, RATIFYING AND AFFIRMING THE 2024 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 2024 meeting of said Housing Council was held according to law on December 18, 2024, and said committee has issued its Report for 2024, 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 2024 Annual Report of the Housing Council for Residential Community Reinvestment Area Tax Abatements and Commercial Agreements entered into under the pre-1994 rules (for 2023 activities) and the Minutes of its meeting held on December 18, 2024, 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.

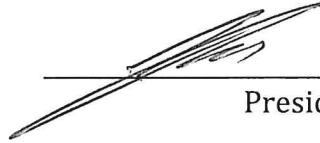
**SECTION 3.** That this Ordinance shall take effect and be in force from and after the earliest period allowed by law.

# BEREA CITY COUNCIL

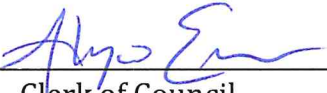
*City of Berea, Ohio*

ORDINANCE NO. 2025-70

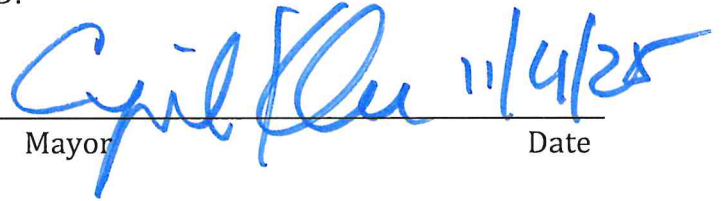
PASSED: November 3, 2025



\_\_\_\_\_  
President of Council

ATTEST:   
Clerk of Council

APPROVED:

 11/4/25  
Mayor Date

APPROVED AS TO FORM

  
Director of Law

City of Berea  
Housing Council Review Meeting  
December 18, 2024 1:00 p.m.  
Berea City Hall

A meeting of the Berea Municipal Housing Council Review Committee was held at Berea City Hall on Wednesday, December 18, 2024. 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 Matthew Madzy, Director of Planning and Development at 1:00 p.m. with the following members also in attendance: Richard Koharik, Member; Kevin Davenport, Member. Absent from the meeting: Anthony Alexander, Member. Mr. Kevin Hinkel was present representing the Berea City School District. Heather Toth, Engineering Department, Hannah Budic, Engineering Department, and Mason Kahl, intern with Planning and Development, were also present. The notice of the meeting was published on December 5, 2024 and December 12, 2024 in the West Zone Sun Papers and on [cleveland.com](https://www.cleveland.com). In addition, notices were sent to the Berea City School District, Polaris Career Center and the Olmsted Falls City School District on November 26, 2024.

Mr. Madzy stated that the purpose of the meeting was to review the 2023 Residential Status report completed by the City and filed with the State on March 31, 2024 or just before.

Mr. Madzy explained that the City of Berea had created a CRA tax abatement legislation back in the late 1980s and the City operated as a pre-1994 tax abatement status. He went on to say that changes were made to the ordinance and the third change triggered the City to comply with the new rules. Mr. Madzy said that the list provided shows all the residential tax abatements currently in place in the City of Berea - but that some are commercial. These are legacy tax abatements prior to the third change. Mr. Madzy and Mr. Kahl reviewed the properties prior to the meeting and believe this year will be the last year commercial abatements will appear on the list. The legacy commercial properties are slowly working their way off the list. Next year the list will likely be strictly residential with commercial properties (that are post-1994) to be reviewed at taxes and review council.

Mr. Madzy said the goal of the meeting was to review the list and confirm that there are no exterior maintenance violations at any properties and that the 2023 taxes have been paid. He referred the Council to the lists provided; both the list sent to the state and also a short form list. He stated that exterior maintenance officers had visited the properties and found no violations. He also said Mr. Kahl had checked with the County and there were no tax delinquencies on any of the properties either.


Mr. Madzy asked for questions or comments on the list and there were none. Mr. Davenport had a general question and asked what would happen if someone had not been current on paying taxes. Mr. Madzy answered generally the option would be to recommend to City Council that the tax abatement be revoked. In the past, they have sent letters to the owners in this situation and set a deadline to pay the back taxes or enter into a payment plan. He said if this did not happen, it would set a motion triggering a recommendation to Council that the abatement be extinguished.

He added that this is similar to the way exterior maintenance violations are handled. However, deadlines can be tricky in these instances since the meeting is during the winter and weather can make certain tasks more difficult; such as painting. For this reason, they will generally make a spring due date for exterior maintenance violations to be corrected.

Mr. Madzy asked Mr. Hinkel if there were any questions or comments about any abatements on the list. Mr. Hinkel said no, not from the Berea Board and Mr. Madzy added that it was a clean list this year.

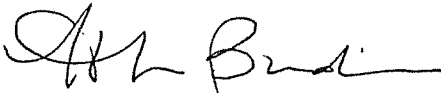
Since there were no further questions or comments, Mr. Madzy asked for a motion for approval of the list. Moved by Mr. Koharik, seconded by Mr. Davenport to approve the list as submitted. The vote on the motion was all ayes, no nays. Motion carried.

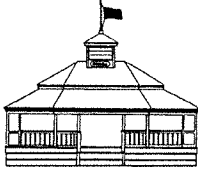
There being no further business, it was moved by Mr. Davenport and seconded by Mr. Koharik that the Housing Council Review Meeting be adjourned. The vote on the motion was all ayes, no nays. Motion carried.

Attest:   
Hannah Budic, Acting Secretary

#### **CERTIFICATE OF COMPLIANCE**

The meeting of the Housing Council Review held this 18<sup>th</sup> day of December 2024 has been conducted in compliance with all legal requirements, including C.O. Chapter 109 and Section 121.22 of the Ohio Revised Code.

  
Hannah Budic, Acting 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

Wednesday, December 18, 2024  
1:00 p.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 2023 Residential Status Report**

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

#### **III. Adjournment**

*"City of Champions"*





# OHIO COMMUNITY REINVESTMENT AREA (CRA) PROGRAM

## 2023 Residential Status Report

Please submit a copy of this report to [localincentives@development.ohio.gov](mailto:localincentives@development.ohio.gov)

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>	35657	100%	12	40,000	40,000	11/15/06	continued
HRABEK, TOM; 160 PROSPECT RD.	2020	100%	15	\$147,900	\$15,000	N/A	N/A
LLOYD, RYAN; 676 LONGFELLOW DR.	2016	100%	10	\$156,700	\$28,300	12/14/23	continued
GRANDT III, FRED ALLAN; 121 WESTBRIDGE RD.	2021	100%	10	\$195,600	\$2,500	12/14/23	continued
SANCHEZ, ANGELITO G.; 64 W. BAGLEY RD.	2010	100%	15	\$134,300	\$4,800	12/14/23	continued
KALL, JOHN J JR. & DIANE P.; 429 WEST ST.	2021	100%	15	\$124,600	\$49,700	N/A	N/A
NHN PROPERTIES, LLC.; 430 BAGLEY RD.	2009	100%	15	\$412,700	\$689,400	12/14/23	continued
CAVANAUGH-BEREA, LLC.; 480 W. BAGLEY RD.	2009	100%	15	\$418,900	\$569,100	12/14/23	continued
VASEL, EDWARD J. & LAURA J., TRUSTEES; 470 OLD RESERVOIR RD.	2020	100%	15	\$85,700	\$592,600	12/14/23	continued
METZGER, ERIC M.; 460 BARRETT RD.	2018	100%	15	\$167,300	\$575,900	12/14/23	continued
WALKUSH, ALICE & DANIEL; 325 BEELER DR.	2020	100%	15	\$38,000	\$326,800	12/14/23	continued
PROSPECT 6 HOLDINGS, LLC.; 729 PROSPECT ST.	2015	100%	15	\$61,400	\$361,300	12/14/23	continued
HOLDEN, MICHAEL & LAURA; 405 OLD RESERVOIR RD.	2020	100%	15	\$70,200	\$355,500	12/14/23	continued
MAKRINOS, THEODORE A. JR.; 301 SAVAGE ST.	2019	100%	15	\$26,100	\$333,600	12/14/23	continued
VAN DRESS, DEAN; 150 ADAMS ST.	2013	100%	15	\$49,800	\$311,500	12/14/23	continued
SCHWEDA, CURT B.; 412 WALLACE DR.	2020	100%	15	\$14,200	\$287,700	12/14/23	continued
BUSH, BRAD & KIDO, SUSAN; 611 EASTLAND RD.	2022	100%	15	\$50,400	\$228,500	N/A	N/A
ARCURI, GEORGIA L.; 80 HARNAGY ST.	2022	100%	15	\$32,900	\$213,900	N/A	N/A
SWANSON, JOSHUA A. & SIERRA E.; 193 S. ROCKY RIVER DR.	2012	100%	15	\$35,800	\$254,500	12/14/23	continued
PAPADIMOULIS, ALEX T.; 102 N. ROCKY RIVER DR.	2010	100%	15	\$78,400	\$120,500	12/14/23	continued
MCIUNKINS, DOUGLAS G. SR. - TRUSTEE; 62 MILTON ST.	2022	100%	15	\$83,700	\$56,000	N/A	N/A

Send Completed Reports To:

77 S. High Street  
PO Box 1001  
Columbus, Ohio 43216-1001  
OR  
[daniel.strasser@development.ohio.gov](mailto:daniel.strasser@development.ohio.gov)

Questions? Contact:  
Daniel Strasser  
Tax Incentives Analyst  
[daniel.strasser@development.ohio.gov](mailto:daniel.strasser@development.ohio.gov)

BURKHART, ROBERT; 721 LONGFELLOW DR.	2021	100%	15	\$15,000	\$179,600	N/A	N/A
SMITH, JAMES P.; 747 LONGFELLOW DR.	2014	100%	15	\$28,900	\$227,900	12/14/23	continued
RHODES, NICHOLS; 71 SPRAGUE RD.	2018	100%	15	\$32,800	\$224,000	12/14/23	continued
FAY, HARRY ANDRES & FAY, DONNA; 106 KRAFT ST.	2019	100%	15	\$31,900	\$218,800	12/14/23	continued
LILL, MARGARET & BILL, ROBERT; 281 WEST ST.	2012	100%	15	\$40,800	\$210,000	12/14/23	continued
SLIMAN, TIMOTY CHARLES; 30 SPRAGUE RD.	2014	100%	15	\$35,400	\$204,500	12/14/23	continued
LORENCE, FRANCIS D. & CAROLYN A.; 584 PROSPECT ST.	2019	100%	15	\$34,900	\$192,600	12/14/23	continued
CONRAD, JOSHUA D. & KRAUS, NICHOLE C.; 227 NOBOTTOM RD.	2011	100%	15	\$37,500	\$165,900	12/14/23	continued
BROWN, TIMOTHY & MARY K.; 271 NOBOTTOM RD.	2019	100%	15	\$50,800	\$180,700	12/14/23	continued
POLOMSKY, RAYMOND & CHRISTINE F.; 229 EASTLAND RD.	2011	100%	15	\$35,800	\$200,700	12/14/23	continued
EDWARDS, HOBART (TRS); 66 SPRAGUE RD.	2007	100%	15	\$39,800	\$167,300	12/14/23	continued
STOWELL, KAREN TRUSTEE; 88 MURPHY ST.	2010	100%	15	\$34,900	\$163,900	12/14/23	continued
PETRASEK PROPERTIES, LLC.; 1073 BEREIA INDUSTRIAL PKWY.	2014	100%	15	\$758,700	\$149,700	12/14/23	continued
CMS INVESTMENTS, LLC.; 71 ADAMS ST.	2018	100%	15	\$30,900	\$130,900	12/14/23	continued
WHITE JR., GEORGE & WENDY; 137 STONE RIDGE WAY	2015	100%	10	\$245,700	\$63,500	12/14/23	continued
DAVE AND TRACY JUSTICE HOLDINGS; 137 FRONT ST.	2009	100%	15	\$92,400	\$51,800	12/14/23	continued
KAHL, RACHEL R.; 439 GIRARD DR.	2017	100%	10	\$151,000	\$47,400	12/14/23	continued
KAHL, JAMES V.; 383 BARRETT RD.	2015	100%	15	\$144,300	\$34,300	12/14/23	continued

*Matthew J. Madzy*  
 Signature of Housing Officer or Political Subdivision Executive

Director of Planning & Development

Date

3/26/2024

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 2023
NHN PROPERTIES, LLC.; 430 BAGLEY RD.	Commercial	No	Yes
CAVANAUGH-BEREA, 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, NICOLE 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 BEREA 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
MCJUNKINS, DOUGLAS G. SR. - TRUSTEE; 62 MILTON ST.	Residential	No	Yes
BURKHART, ROBERT; 721 LONGFELLOW DR.	Residential	No	Yes
BEREA STYLE, LLC.; 34 BEECH ST.	Commercial	No	Yes
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
BODENMILLER, EARLYNE TRS.; 193 BEECH ST.	Residential	No	Yes
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
HRABEK, TOM; 160 PROSPECT RD.	Residential	No	Yes
KALL, JOHN J JR. & DIANE P.; 429 WEST ST.	Residential	No	Yes
BUSH, BRAD & KIDO, SUSAN; 611 EASTLAND RD.	Residential	No	Yes
ARCURI, GEORGIA L.; 80 HARNAGY ST.	Residential	No	Yes



Sun News  
LEGAL AFFIDAVIT

AD#: 0010940378

State of Ohio,) ss

County of Cuyahoga)

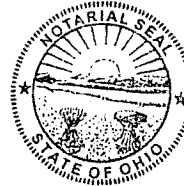
Nancy Block being duly sworn, deposes that he/she is principal clerk of Advance Ohio; that Sun News is a public newspaper published in the city of Cleveland, with general circulation in Cuyahoga county, and this notice is an accurate and true copy of this notice as printed in said newspaper, was printed in the regular edition and issue of said newspaper on the following date(s):

Sun News 12/05, 12/12/2024

Principal Clerk of the Publisher

Sworn to and subscribed before me this 12th day of December 2024

Notary Public



Russell J Mackowski  
Notary Public, State of Ohio  
My Commission Expires:  
September 29, 2029

PUBLIC NOTICE  
CITY OF BEREA  
Housing Council Review Meeting

The City of Berea, will hold the 2024 Housing Council to review the status and activities in Berea's Community Reinvestment Areas.

Wednesday, Dec. 18, 2024; 1:00 p.m.  
Berea City Hall Berea Room  
11 Berea Commons  
Berea, Ohio 44017

For further information, contact:

Matthew 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.

SNWZ DEC. 5, 12, 2024 - 0010940378

**City of Berea – Housing Council Review Meeting**  
**Wednesday, December 18, 2024 at 1:00 p.m.**  
**Berea City Hall - Berea Room**

Name	Affiliation	Phone Number	E-Mail
RICHARD KELLACH		216 589 0347	R.KELLACH@GMAIL.COM
Kevin Hinkel	Attorney for BCS	216 515 1021	K.hinkel@front2ward.com
Kevin Davenport	Resident	440.823.5753	Kevin@davenportwm.com
Nelson Karl	City of Berea	440-668-0005	Nkahl@cityofBerea.org
Marian Morzy	Planning & Development	440-826-5503	mmorzy@cityofBerea.org
Hannah Budic	City of Berea	440 826 5514	Hbudic@cityofBerea.org
Helenius Torn	City of Berea	440-826-5514	h.torn@cityofBerea.org