

# BEREA CITY COUNCIL

*City of Berea, Ohio*

## ORDINANCE NO. 2026-4

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

### AN ORDINANCE

**AUTHORIZING AND DIRECTING THE MAYOR TO ENTER INTO A LISTING AGREEMENT WITH A PROFESSIONAL REALTOR FOR THE MARKETING AND SALE OF 280 KEMPTON DRIVE, AND TO SUBSEQUENTLY, AND UPON THE APPROVAL OF BOARD OF CONTROL, ENTER INTO A STANDARD RESIDENTIAL PURCHASE AGREEMENT FOR THE SALE OF 280 KEMPTON DRIVE, WHICH IS NO LONGER NEEDED FOR MUNICIPAL PURPOSES, TO THE PERSON OR ENTITY SUBMITTING THE HIGHEST AND BEST OFFER, AND TO EXECUTE ALL DOCUMENTS RELATED TO THE SALES, AND DECLARING AN EMERGENCY.**

**WHEREAS**, the property located at 280 Kempton Drive, Permanent Parcel Number 363-28-071, ("the Property") is approximately .188 acres and includes a single-family home that is approximately 888 square feet; and

**WHEREAS**, in Ordinance No. 2025-73, the Council of the City of Berea authorized the Mayor to enter into a pass-through and purchase agreement with the Cuyahoga County Land Reutilization Authority to obtain title to the Property, at a cost of \$100, plus associated filing fees, for the purpose of development; and

**WHEREAS**, on or about January 12, 2026, title to the property was transferred to the City of Berea; and

**WHEREAS**, this Council finds that this home should not be maintained, repaired or renovated in any substantial measure using public funds and should, instead, be sold using the services of a licensed, professional realtor, to the person or entity making the highest and best offer; and

**WHEREAS**, the Council and Administration continue to support all reasonable efforts to encourage owner-occupied housing in the City including deed restrictions, as set forth in Resolution No. 2019-58, and, therefore, shall transfer this property subject to a deed restriction requiring owner-occupancy; and

**WHEREAS**, this Council finds that the property located at 280 Kempton Drive is no longer needed for any municipal purposes.

**NOW, THEREFORE, BE IT ORDAINED** by the Council of the City of Berea, State of Ohio:

# BEREA CITY COUNCIL

*City of Berea, Ohio*

ORDINANCE NO. 2026-4

**SECTION 1.** That this Council finds that the home located at 280 Kempton Drive, Permanent Parcel No. 363-28-071, and as further described in Exhibit A, which is attached hereto and incorporated by reference, is not needed for any municipal purpose and hereby authorizes and directs the Mayor to enter into a standard form Realtor's listing agreement with a professional, licensed realtor to market and sell the property, and to execute all documents related thereto.

**SECTION 2.** That the Mayor be, and hereby is, authorized, upon approval by the Board of Control, to subsequently enter into a standard residential purchase agreement for the sale of the property located at 280 Kempton Drive, as further described in Exhibit A, to the person or entity making the highest and best offer, with such sale being subject to a deed restriction requiring owner occupancy, and to execute all documents related thereto.

**SECTION 3.** 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.

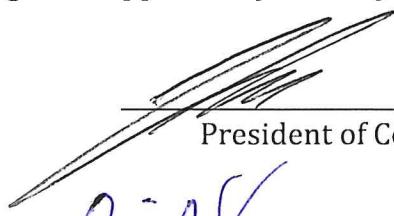
**SECTION 4.** That this Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, property, health, safety and welfare, or providing for the usual daily operation of a municipal department, and for the further reason that it is in the best interests of the City to sell this municipal property at the earliest possible time to avoid paying additional property taxes and costs to maintain the property. Therefore, provided this Ordinance receives the affirmative vote of two-thirds of all members elected to Council, it shall take effect and be in force immediately upon its passage and approval by the Mayor; otherwise, from and after the earliest period allowed by law.

PASSED: February 2, 2026

ATTEST: John E. APPROVED:  
Clerk of Council

APPROVED AS TO FORM:

Baldor  
Director of Law

  
President of Council

April Kowar 2-2-26  
Mayor Date

EXHIBIT A

LEGAL DESCRIPTION – 280 KEMPTON DRIVE

Situated in the City of Berea, county of Cuyahoga and State of Ohio:  
And known as being Sublot No. 4 in Wyles Bros. Building Company's Kempton Subdivision of part of  
Original Middleburgh Township Section No. 24, as shown by the recorded plat in Volume 151 of Maps,  
Page 40 of Cuyahoga County Records, and being 58.04 feet front on the Northerly side of Kempton  
Drive, and extending back 140.91 feet on the Westerly line, 140.86 feet on the Easterly line, and being  
58.01 feet in the rear, as appears by said plat, be the same more or less, but subject to all legal  
highways. Also subject to zoning ordinances if any.