

num.

COUNCIL CHAMBER

City of Berea, Ohio

ORDINANCE No. 2014-37

By Nick Haschka Sponsored By Mayor Cyril M. Kleem

AN ORDINANCE

APPROVING, RATIFYING AND AFFIRMING THE 2013 ANNUAL REPORT AND ACTIONS OF THE HOUSING COUNCIL FOR COMMUNITY REINVESTMENT AREA ABATEMENTS IN THE CITY OF BERA.

WHEREAS, the Housing Council for Community Reinvestment Area Abatements in the City of Berea meets annually to review the activities of entities that have qualified for and participate in Community Reinvestment Area Agreements with the City; and

WHEREAS, the 2013 meeting of said Housing Council has been held according to law and said council has issued its Report for 2013 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 2013 Annual Report of the City's Housing Council for Community Reinvestment Area Agreements (for 2013 activities) and the Minutes of its 2013 meeting, the same being attached hereto as Exhibit "A" and incorporated herein.

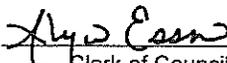
SECTION 3. That it is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council and of any of its committees that resulted in such formal actions were in meetings open to the public in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

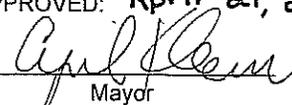
SECTION 4. That this Ordinance shall take effect and be in force from and after the earliest period allowed by law.

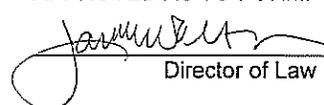
PASSED: April 21, 2014



President of Council

ATTEST: 
Clerk of Council

APPROVED: April 21, 2014

Mayor

APPROVED AS TO FORM:

Director of Law

City of Berea
Housing Council Review Meeting
November 27, 2013
9:00 a.m. Berea City Hall, Berea Room

A meeting of the Housing Council Review Committee was held in the Berea Room at Berea City Hall on Wednesday, November 27, 2013. The meeting was called to order by Matthew Madzy, Director of Building, Planning, Engineering and Housing at 9:02 a.m. with the following also in attendance: Ken Weber, Resident; Dan Smith, Resident; Paul Gilly, Chief Building Official & Zoning Administrator.

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.

Mr. Madzy explained that as the Housing Council, this is the second year of the bifurcated system in which post 2008 Commercial and Industrial Tax Abatements were reviewed through the County. The Tax Incentive Review Committee Meeting was held in July. Mr. Smith, Mr. Weber, and Mr. Madzy were present at that meeting with members of the County Government. The minutes of that meeting are being prepared and will be presented to Berea City Council in January or February.

Mr. Madzy indicated that this meeting was to review the residential tax abatements that have been issued, as well as any Commercial/Industrial abatements that have been issued prior to 2008. In anticipation of this meeting, Rebecca Corrigan from the Berea Community Development Corporation was able to check the taxes on each of the properties and submitted a list (attached and made part of the minutes). He explained that the taxes on all of the properties are in order. On the tax list, there are a few properties that are in bold. Those are properties that indicate that there was an issue at one point, however, Mr. Madzy looked at those properties again yesterday and those issues have been resolved and they are current on their taxes.

Additionally, the Exterior Maintenance Inspector reviewed each of the properties to determine if there were any exterior maintenance violations and there were no violations on any of the properties. Mr. Madzy explained that this meeting was to certify the list and to confirm that all the properties are in conformance with their taxes as well as exterior maintenance laws. The check that has been done by the City Government indicates that those are in the affirmative.

Mr. Madzy asked if there were any questions. Mr. Smith asked if this list is only for residential. Mr. Madzy replied that this list will have everything. He indicated that the ones that were reviewed with the Tax Incentive Review Committee are also on this list. The list includes all the properties.

Mr. Weber had a question regarding the Helwig Whistle Stop. He indicated that the list says the percent of exemption is 100%. He wanted to know if that meant that the Helwig Whistle Stop has no taxes. In response to Mr. Weber, Mr. Madzy indicated that they do have tax on the land. Mr. Madzy explained that this property was one of four properties that were reviewed at the Tax Incentive Review Committee Meeting. He stated that any tax abatement would be on the building, there is no tax abatement on the land. That would apply to all of the residential properties on the list as well.

Mr. Smith asked if Commercial and Industrial properties are subject to the Exterior Maintenance Code. Mr. Madzy explained that they are and that they have some other zoning regulations regarding screening of items.

Mr. Madzy noted that the Housing Council in 2013 is reviewing the 2012 status. The 2013 status is not yet known, so only the 2012 status of the property is being considered at this time.

Mr. Gilly noted that we had 71 expire in 2013. Mr. Madzy explained that this is the list received from the County. They stay on the list even though they are technically expired.

With no further questions, Mr. Madzy asked for a motion to accept the list. Mr. Gilly made a motion, seconded by Mr. Smith, that the list be accepted as submitted. The vote on the motion was all ayes, no nays. The motion was carried; the list will stand as approved.

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

Attest: _____
Heather Toth, Secretary

CERTIFICATE OF COMPLIANCE

The meeting of the Housing Council Review held this 27th day of November 2013 has been conducted in compliance with all legal requirements, including C.O. Chapter 109 and Section 121.22 of the Ohio Revised Code.

Heather Toth, Secretary