

COUNCIL CHAMBER

City of Berea, Ohio

ORDINANCE No. 2014-9

By Jim Maxwell Sponsored By Mayor Cyril M. Kleem

**AN ORDINANCE
AMENDING ORDINANCE NO. 2004-74, AND AMENDING THE MAXIMUM TERM OF ANY
AGREEMENT MADE PURSUANT TO THE CITY OF BEREA VACANT COMMERCIAL
BUILDING GRANT PROGRAM.**

WHEREAS, the experience of the city over the past nine years has shown that only two businesses have applied for and been approved for grants under the City of Berea Vacant Commercial Building Grant Program; and

WHEREAS, the Council finds that it is appropriate to increase the maximum term for which such a grant may be effective; and

WHEREAS, in Ordinance No. 2004-74, Exhibit "A", the maximum term of the grant was set at ten (10) years; and

WHEREAS, the Council finds that a more appropriate maximum term for such grants should be twenty (20) years.

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

SECTION 1. That the criteria for The City of Berea Vacant Commercial Building Grant Program as established in Ordinance 2004-74 be and the same is hereby amended to read as set forth in Exhibit "A" attached hereto 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 the effective date of the changes to the City of Berea Vacant Building Grant Program set forth herein shall be implemented and be in effect starting on the effective date of this Ordinance.

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

PASSED: February 10, 2014

ATTEST: Glynn Eason
Clerk of Council

APPROVED AS TO FORM:

John M. Walters
Director of Law

[Signature]
President of Council

APPROVED: February 11, 2014
Cyril M. Kleem
Mayor

CITY OF BEREA
VACANT COMMERCIAL BUILDING GRANT PROGRAM

The City of Berea Vacant Commercial Building Grant Program, established by Ordinance of City Council, is an incentive program designed to prevent and/or eliminate blight and blighting influences in the City and to retain and/or create jobs in the City.

Qualifications, criteria and requirements for participation:

- 1) Business must relocate to Berea or expand in its current or different location within Berea.
- 2) Space must be vacant at the time the business plans its relocation/expansion.
- 3) Business must commit to an annual payroll of at least \$1,000,000.00.
- 4) Grant must be initially approved by Ordinance of City Council and the agreement will be reviewed annually by the Community Reinvestment Area Review Board to either continue or terminate the agreement.
- 5) The agreement will not exceed twenty (20) years.
- 6) There is no requirement for the company to return any grant funding if the agreement is revoked or terminated early.
- 7) The business must relocate or expand in a vacant building meeting one of the following specifications:
 - a) Building must be located in an Improvement Target Area as designated by either one of the last two studies conducted by the Cuyahoga County Department of Development.
 - b) Building must be located in a Low-to-Moderate Income area as designated by the Cuyahoga County Department of Development.
 - c) Business must be located in an area where there are at least thirty (30) properties within a half mile radius, residential, commercial or industrial, that have been identified by the Cuyahoga County Department of Development as improvement properties.
- 8) Business cannot participate in this grant and the Community Reinvestment Area Program or the Enterprise Zone Program.
- 9) Grant will be determined based on company's payroll, not to exceed the amount equivalent to 60% (1.2% of the 2% payroll tax) of total municipal payroll income tax per quarter.