

FINANCE COMMITTEE AGENDA
October 28, 2024
Council Rotunda

Finance Committee (6:00 p.m.)

1. Assignment of Requests for Council Action
2. 24-219-10/28 – Increase Expenditure – Rocco Masonry – Service Dept.
3. 24-220-10/28 – Amend Ord. 77-24, Re: US 42 Engineering Services
4. 24-221-10/28 – Accept Fair Market Value Estimates – W. Smith Rd. Water Line
5. 24-222-10/28 – Renew Medina Municipal Airport Lease
6. Executive Session: (imminent/pending litigation)

REQUESTS FOR COUNCIL ACTION/DISCUSSION

Finance Committee

24-219-10/28 – Increase Expenditure – Rocco Masonry – Service Dept.

24-220-10/28 – Amend Ord. 77-24, Re: US 42 Engineering Services

24-221-10/28 – Accept Fair Market Value Estimates – W. Smith Rd. Water Line

24-222-10/28 – Renew Medina Municipal Airport Lease

10/28/24

*OK
2/10/24
10-22-24*

REQUEST FOR COUNCIL ACTION

No. RCA 24-219-10/28

FROM: Nino Piccoli Service Director

Finance

DATE: October 21, 2024

SUBJECT: Expenditure Approval

SUMMARY AND BACKGROUND:

Respectfully requesting Council’s authorization to increase an existing Purchase Order for Rocco Masonry. The original Purchase Order was approved by the Board of Control on January 2024 and subsequently increased to \$35,000. We are requesting to increase PO 2024-739 to \$55,000.00. There are seventy (70) locations on and around Medina Public Square that are part of the Street Scape project from many years ago. As such, numerous areas have recently presented a hazard to pedestrians over the years. We have identified the areas that are need of immediate attention.

Suggested Funding: \$20,000.00 – new total \$55,000.00

- Sufficient funds in Account No. 108--0610-54414
- Transfer needed from Account No.
to Account No.
- NEW APPROPRIATION needed in Account No.

Emergency Clause Requested: NO

Reason:

COUNCIL USE ONLY:

Committee Action/Recommendation:

Council Action Taken:

Ord./Res.

Date:



City of Medina
 132 North Elmwood Ave
 P.O. Box 703
 Medina, OH 44258

PURCHASE ORDER

Page: 1
 P.O. Number: 2024000739
 P.O. Date: 01/01/2024
 Req. Number: BOC 12/11/23
 Requested By: Elizabeth Brown
 Blanket Type: RB
 Ship Via:
 Terms:

Deliver To SERVICE DIRECTOR
 CITY OF MEDINA
 132 NORTH ELMWOOD AVENUE
 MEDINA, OHIO 44256

Vendor R00248
 ROCCO MASONRY & CONCRETE
 4715 RIDGE RD
 WADSWORTH, OH 44281

TERMS:
 1. City of Medina is exempt from excise or sales tax.
 2. Purchase order number must appear on all invoices, packages, packing slips, shipping papers and all other correspondence.
 3. Delivery must be prepaid to destination shown above or billed to same.
 4. No change may be made in this order without consent of the Director of Finance.
 DO NOT DUPLICATE THIS ORDER

FID# 34-6001856

Line	Description	Account	Qty	Unit	Price/Unit	Amount
BOC APPROVED 12/11/23						
Accounting						
001	RB-CONCRETE SLAB REPAIRS-STORM SEWERS	108-0610-54414				\$35,000.00

Purchase Order Total: \$35,000.00

\$15,000 INCREASE; FINANCE COMMITTEE APPROVED 6/10/24

This amount has been lawfully appropriated for such purpose and is in the treasury or in the process of collection.

Director of Finance

1/12/2024

Date

REQUEST FOR COUNCIL ACTION

*OK
amended
10-23-24*

NO. RCA 24-220-10/28

FROM: Patrick Patton
DATE: October 22, 2024
SUBJECT: Amend Ordinance No 77-24

COMMITTEE REFERRAL: Finance

This request asks that Council amend Ordinance No. 77-24 (attached) which authorized an agreement with American Structure Point for the engineering design services for the US 42 resurfacing project.

Recently the City of Medina was informed that our grant application to the Ohio Department of Transportation (ODOT) for funds to construct pedestrian safety improvements had been approved. ODOT awarded \$500,000 in safety funds for the project (see attached). This is in addition to the \$902,136 in grant funds we received through NOACA for the resurfacing of US 42 from Homestead Street to Lafayette Street.

Now that we have been awarded funding for construction, we can begin the engineering and design effort for this work. American Structure Point has submitted their proposal for the additional costs to complete the safety enhancement design. We ask that Council amend Ordinance No 77-24 by increasing it by \$56,400 to a revised total of \$175,262. In addition, we ask that Council approve the amended agreement and authorize the Mayor to sign the agreement for the City.

Thank you for your consideration.

ESTIMATED COST: \$56,400
SUGGESTED FUNDING: Street and Utility Special
Sufficient Funds in Account Number: 108-0610-54414
Transfer Needed From:
To:

New Appropriation:

Emergency Clause Requested: No
Reason:

COUNCIL USE ONLY:

COMMITTEE RECOMMENDATION:

Council Action Taken:

Ord./Res. Number:

Date:

ORDINANCE NO. 77-24

AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A CONTRACTUAL AGREEMENT WITH AMERICAN STRUCTURE POINT FOR ENGINEERING DESIGN SERVICES FOR THE US 42 RESURFACING PROJECT.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF MEDINA, OHIO:

- SEC. 1:** That the Mayor is hereby authorized and directed to execute a Contractual Agreement with American Structure Point for engineering design services for the US 42 Resurfacing Project (Homestead to Lafayette)
- SEC. 2:** That the funds to cover the agreement, in the estimated amount of \$118,862.00 are available in Account No. 108-0610-54411.
- SEC. 3:** That a copy of the Agreement is marked Exhibit A, attached hereto and incorporated herein.
- SEC. 4:** That it is found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in such formal action, were in meetings open to the public, in compliance with the law.
- SEC. 5:** That this Ordinance shall be in full force and effect at the earliest period allowed by law.

PASSED: April 9, 2024

SIGNED: John M. Coyne, III
President of Council

ATTEST: Kathy Patton
Clerk of Council

APPROVED: April 9, 2024

SIGNED: Dennis Hanwell
Mayor

Patrick Patton

From: HSIP Application <do-not-reply@dot.ohio.gov>
Sent: Friday, October 18, 2024 12:02 PM
To: Patrick Patton; Carrie.Whitaker@dot.ohio.gov
Cc: AbbreviatedApplications@dot.ohio.gov
Subject: Safety Funding Official Response for Abbreviated Application A202409D03-01 (MED-42-16-78 (Medina) Curb Bumpouts)

Hi Patrick Patton (City of Medina),

Based on our review of the PID/Abbreviated Application A202409D03-01 - MED-42-16-78 (Medina) Curb Bumpouts, the safety funding committee has made the following decision:

Approved Total Award: \$500000.00

Response: Please program this project using 90% 4HJ7 and 10% Local Match. Please email Drew, Drew.Janek@dot.ohio.gov, the project PID for tracking.

For questions about application review and decision, please contact drew.janek@dot.ohio.gov, directly.

Thanks,

Highway Safety Team



October 15, 2024

City of Medina Engineering Department
132 North Elmwood Avenue
Medina, Ohio 44256
Attn: Mr. Patrick Patton, PE

Subject: MED-42-16.78 US 42 Resurfacing (City of Medina), PID 119446
Proposal for Professional Services - Modification

Dear Mr. Patton,

Our team is pleased to submit our fee proposal to assist with additional design services for the City of Medina US 42 Resurfacing Improvements. The attached scope of services provides supplemental engineering services to accommodate pedestrian bump outs adjacent to Medina Public Square following City of Medina and ODOT Design Standards.

Project Modification Tasks:

This project involves an ODOT District 3 LPA delivery for the additional scope of services as listed below:

- **Medina Public Square**
 - Bump out modifications to curb and sidewalk on corners of public square
 - Proposed bump out design and improved signage at 4 midblock crossings
 - Proposed drainage layout
 - Proposed ADA curb ramps
 - Proposed pushbutton design at all corners to comply with ADA standards
 - Intersection details and pavement elevations

The following scope items are provided for clarification and fee proposal development:

- ADA curb ramp replacement for compliance with current ODOT standards
- Drainage structures will be proposed as needed to provide positive drainage around proposed bump outs
- ROW will not be required as all work is scoped to be completed within existing limits
- Pedestrian push button pedestals will require adjustments or new pedestals
- Deliverables will follow ODOT plan standards for engineering, design, and submittals

Prior to the combined Stage III submittal on December 1, 2024, the design team will develop a working exhibit to confirm the proposed curb bump out layouts and associated traffic control and curb ramp updates.

2024.00165

Field Survey

American Structurepoint will perform a topographic survey at Public Square described below. This scope includes the determination of right-of-way lines at the sidewalk and bump out locations.

- A. Establish horizontal (Ohio North, NAD 1983) and vertical (NAVD 1988) survey control
- B. Topographic survey of key locations within Public Square
 1. Intersections included in the survey are: Court Street & Washington Street, Court Street & Liberty Street, Broadway Street & Washington Street, and Broadway Street & Liberty Street
 2. Also includes survey of the curb ramps for the four midblock pedestrian crossing at Public Square
 3. Survey includes locating all walk, sidewalk panel joints, face of buildings, curb, bollards, signals, pushbuttons, property pins if visible, castings in the intersection, pull boxes, and other visible features
 4. Locate and determine inverts of drainage structures within public square and the adjoining structures
- C. Locate above ground evidence of utilities
 1. American Structurepoint will make a request for record utility plans and to have public utilities marked within public rights-of-way by notifying the Ohio Utilities Protection Service (Ohio811) prior to beginning our survey. We will not be responsible for damages resulting from a utility company who does not respond, for utilities that are not marked or that are mismarked, or for inaccurate/incomplete utility plans provided to us. Determining the depth of utilities is not a part of this scope. Private utilities will need marked by the owner in order to be included in the survey.
- D. Process raw survey data, drafting and creation of a TIN and contours (1-foot vertical interval) for design
- E. Right of Way Determination: We will determine the RW line locations for the project, which will include research for plats, record surveys, R/W plans and potential R/W drop deeds. Does not include research for individual adjacent property deeds. Locate controlling evidence of R/W lines, including front R/W pins, intermediate curb and sidewalk shots within each block, and relevant building face shots. Using the record documents and the located R/W line evidence, determine the R/W line locations for the project areas. Does not include a determination of adjacent property boundary lines. Should easements and/or additional R/W drops be needed for the project, additional boundary surveying may be required at specific locations to satisfy OAC 4733-37 requirements.
- F. Create a basemap of right-of-way and boundary lines, and best fit to the project area using located features and RW pins we are able to locate. The basemap will be developed following the details shared in Item (E) above and any available record plans and/or GIS datasets.

Bump Out Plans

- A. Complete roadway plan development per L&D Volume III for the curb bump outs which will include 8 intersection detail sheets (4 corners of Public Square and 4 Midblock crossings), approximately 24 curb ramp details (10 altered designs from Stage II Submittal), and drainage details and profiles as required. Pavement markings and signing will be revised for the new layout.
- B. Prepare modified signal plans for pushbutton layouts and details per L&D Volume III and the ODOT TEM. Bump out layouts will require pushbuttons to be modified on every proposed corner of Public Square.
- C. An opinion of probable cost estimate will be developed and provided with the Stage III submittal.

Schedule:

American Structurepoint will complete all work to be submitted with the December 1, 2024 Stage III submittal.

Compensation:

American Structurepoint is pleased to submit the following not to exceed lump sum fee for the proposed improvements as follows:

Field Survey	\$7,500
Bump Out Plans, Quantities, and Details	\$45,900
Safety Study Application and Preparation	<u>\$3,000</u>
Total	\$56,400

Terms and Conditions

The above referenced design services will be performed under modification and in accordance with our executed EJDC document for this project.

Additional Services, Exclusions

The Scope of Work identified in this document is based on American Structurepoint's knowledge of the project requirements at the time of document preparation and serves as the basis for the price proposal and agreed fee. However, changes in work may be required as the project develops, and more complete information becomes available. Although American Structurepoint routinely incorporates minor design changes in our work, we will notify the City in writing of any significant changes in the work that may require modification of the agreement and will maintain separate cost accounting for each specific issue. Any services that are not included under this work scope can be provided under a separate fee proposal and authorization, as approved by City of Medina. Specific services that are not included as part of this proposal include, but are not limited to the following:

1. Private utility design services
2. Signal design, lighting, or traffic analysis (outside of pedestrian pushbutton scope previously provided)
3. Stormwater studies and/or hydraulic reports
4. Full corridor sidewalk design; limited to localized ADA ramp replacements only
5. ODOT ROW plan development services
6. ODOT ROW Acquisition services
7. Geotechnical exploration
8. Public meetings
9. NEPA services

Mr. Pat Patton, PE

October 15, 2024

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We look forward to working with the City of Medina and ODOT District 3 on this important project for the community. If you have any questions on the fee proposal, or if you need additional information, please contact me at your earliest convenience at (216) 302-3694.

Very truly yours,

American Structurepoint, Inc.

A handwritten signature in black ink that reads "EDWARD KAGEL". The signature is written in a cursive, slightly slanted style.

Ed Kagel, PE

Project Manager

EDK:mma

Enclosures

Appendix A – Amendment No. 1

AMENDMENT TO OWNER-ENGINEER AGREEMENT

1. Background Data:

- a. Effective Date of Owner-Engineer Agreement: _____
- b. Owner: City of Medina, Ohio
- c. Engineer: American Structurepoint, Inc.
- d. Project: MED-42-16.78 US 42 Resurfacing (City of Medina), PID 119446

2. Nature of Amendment

- Additional Services to be performed by Engineer
- Modifications to Payment to Engineer

3. Description of Modifications

Attachment 1, "Modifications"
Engineer's Fee Proposal dated October 15, 2024

Owner and Engineer hereby agree to modify the above-referenced Agreement as set forth in this Amendment. All provisions of the Agreement not modified by this or previous Amendments remain in effect. The Effective Date of this Amendment is the date of the latest required signature below.

OWNER:

ENGINEER:

By: _____

By: _____

Title: _____

Title: _____

Date Signed: _____

Date Signed: _____

This is **Attachment 1**, consisting of 1 pages, to Amendment No. 1.

Modifications

1. Engineer shall perform the following Additional Services:

Paragraph 3 of the EJCDC E-520 preamble is modified to read as follows:

Engineer's services under this Agreement are generally identified as follows: Please see Engineer's fee proposals dated March 15, 2024 and October 15, 2024 ("Services").

2. For the Additional Services or the modifications to services set forth above, Owner shall pay Engineer the following additional or modified compensation:

Paragraph 2.02.A.1 is modified to read as follows:

1. For the Base Services, a Lump Sum amount of ~~\$111,083.00~~ **\$167,483.00**, an increase of **\$56,400**.

REQUEST FOR COUNCIL ACTION

*OK to Amend
10-22-24
[Signature]*

NO. RCA 24-221-10/28

FROM: Patrick Patton

DATE: October 18, 2024

COMMITTEE REFERRAL: Finance

SUBJECT: Fair Market Value Estimates (FMVE) for W. Smith Road Water Line Bore

In order to complete the installation of a new water line beneath the railroad tracks on West Smith, the City must acquire three easements. In order for the City's right-of-way consultant (O. R. Colan) to proceed with the offer to purchase and complete negotiations and acquisition, Council must authorize acceptance of the Fair Market Value Estimates (FMVE) for the project. Below please find a summary for the value of the ~~five (5)~~ parcels:

See below for a summary of the required easements: *four (4)*

PROPERTY #	Address	Parcel	FMVE
1	223 West Smith	028-19A-21-273	\$3,600
2	213 West Smith	028-19A-21-272	\$450
3	232 West Smith	028-19C-05-146	\$7,100
4	238 West Smith	028-19C-05-145	\$2,850
TOTAL			\$14,000

To summarize, this requests asks for Council's acceptance of the FMVE appraisals for the above easements, and authorizes the Mayor to sign each FMVE appraisal; by his signature the City will thus authorize the Consultant to proceed with the acquisition process.

ESTIMATED COST: \$ 14,000

SUGGESTED FUNDING: 108-0610-54411

Sufficient Funds in Account Number:

Transfer Needed from: To:

New Appropriation Account Number:

Emergency Clause Requested: YES

Reason: This is the first of several steps necessary to complete acquisition; we would like to start this process as soon as possible.

COUNCIL USE ONLY:

COMMITTEE RECOMMENDATION:

Council Action Taken:

Ord./Res. Number:
Date:

VALUE ANALYSIS
(\$10,000 OR LESS)

OWNER'S NAME

Nicholas S. Nagorka

COUNTY Medina
ROUTE W. Smith Road
SECTION 112540
PARCEL NO. 028-19A-21-273
PROJECT I.D. NO. N/A

Subject			APN		
Address/Location	Zoning	Utilities	Larger Parcel Size	Larger Parcel Unit	Highest and Best Use
223 W. Smith Road, Medina, Ohio	C-2; Central Business	All City	0.404	Acres	Commercial Development

Comments
The total subject area is 0.404 acres (17,576 square feet) gross and net of roadways. It is located at 223 W. Smith Road, Medina, Medina County, Ohio. It is owned by Nicholas S. Nagorka and consists of undeveloped land. The property has 93.37 feet of frontage on W. Smith Road. There is an active rail line that runs along W. Smith Road diagonally in front of the property. It is rectangular in shape and has a maximum depth of 188.04 feet. It is located in Flood Zone X - Area of Minimal Flood Hazard. The topography of the site is generally level at the western portion and slightly sloping along the eastern side of the site. The property is zoned C-2; Central Business which permits attached single-family dwellings within a mixed use building, clubs, passenger transportation agency and terminal, bar or tavern, clinic, a variety of general commercial uses, office, parking, and a variety of conditionally permitted uses. There is no minimum lot size or yard requirements. The maximum height is 40 feet. The property conforms to the zoning requirements. It is known as the Medina County Auditor's Permanent Parcel Number 028-19A-21-273. The property consists of one parcel with the same ownership and the same highest and best use. Thus, the larger parcel consists of the existing site containing 0.404 (net) acres. The last sale of the property was on June 16, 2020 and transferred from Shawn G. Payne to Nicholas S. Nagorka for \$25,000 via Warranty Deed. The buyer obtained seller financing. The sale represents the value of the site as of the sale date. As if vacant, the highest and best use of the site is for commercial development.

Comparable Sales				
Sale #	Address/Location	Highest and best use	Verification source	Sale Date
1	4140 Pearl Road, Medina Township	Commercial Development	Public Record and Broker	6/4/2021
APN(s)		Zoning	Utilities	Sale Price
026-06C-12-055		Intensive Business	All City	\$825,000
				Parcel Size (net)
				1.116 acres
				Unit Value Indication
			\$739,247 per acre/ \$16.97 per s.f.	

Comments
This was an arm's length sale of a 1.116-acre parcel of land in Medina Township. It was a cash to seller sale. The parcel is mostly rectangular in shape and has generally level topography. The property is located in Flood Zone X - Area of Minimal Flood Hazard.

Sale #	Address/Location	Highest and best use	Verification source	Sale Date
2	332 S. Elmwood Avenue, Medina	Commercial Development	Public Record	8/31/2023
APN(s)		Zoning	Utilities	Sale Price
028-19C-05-151 and 028-19C-05-155		C-2; Central Business	All City	\$130,000
				Parcel Size (net)
				0.332 acres
				Unit Value Indication
			\$391,566 per acre/ \$8.99 per s.f.	

Comments
This was an arm's length sale of a 0.332-acre parcel of land in the City of Medina. It was a cash to seller sale. The parcel is flag shaped and has generally level topography. The property is located in Flood Zone X - Area of Minimal Flood Hazard.

Sale #	Address/Location	Highest and best use	Verification source	Sale Date
3	18268 Pearl Road, Strongsville	Commercial Development	Public Record	3/30/2023
APN(s)		Zoning	Utilities	Sale Price
394-26-009		GB; General Business	All City	\$375,000
				Parcel Size (net)
				0.96 acres
				Unit Value Indication
			\$390,625 per acre/ \$8.97 per s.f.	

Comments



This was an arm's length sale of a 0.96-acre parcel of land in the City of Strongsville. It was a cash to seller sale. The parcel is a corner lot and mostly rectangular in shape and has level topography. The property is located in Flood Zone X - Area of Minimal Flood Hazard.

Overall Comments / Reconciliation

Comments

Sales similar to the subject were researched and the sales presented are considered to be the most comparable to the subject. Adjustments were considered for property rights conveyed, improving market conditions, conditions of sale, and financing concessions. The sales were also adjusted for physical characteristics. Adjustments have been considered in the following categories: location, size, shape, utilities and topography. Location adjustments consider the premium a buyer pays for property in a subdivision vs. on a through street. Adjustments for size reflects the principle that larger parcels tend to sell for less per unit than smaller parcels, all other things being equal. Adjustments for topography may be necessary to adjust for sloped lands which are difficult, impossible or more expensive to develop. Adjustments for shape reflect differences in shape which make a property more or less desirable often due to excessive development costs for irregularly shaped parcels. The sales range from \$8.97 to \$16.97 per s.f., with an average of \$11.64 and a median of \$8.99 per s.f. Giving consideration to all of the sales, I have correlated the indications at a unit of \$10.00 per s.f.

Reconciled Value: \$10.00 per s.f.

Part Taken - Land

Parcel # Suffix	Net Take Area	% Acquired	Temporary Take Period	Unit Value	Comments	Total Value
028-19A-21-273	1,220 s.f.	25%	N/A	\$10.00/s.f.	Utility Easement	\$3,050
028-19A-21-273	523 s.f.	10%	1 year	\$10.00/s.f.	Temporary Construction Easement	\$550
Total:						\$3,600

Part Taken - Improvements

Parcel # Suffix	Description	Quantity	Units	Unit Value	Depreciation	Improvement Value
Total:						\$0.00

Cost to Cure

Parcel # Suffix	Description	Cost to Cure
Total:		\$0.00

Preparers Conclusion

Comments

The purpose of the project is for the installation of a waterline along W. Smith Road.

The acquisition consists of a Utility Easement that contains 0.028 net acre or 1,220 net square feet. It is located along the southern property line and is irregular in shape. The maximum depth is 31.93 feet and runs along W. Smith Road for 52.20 feet. The purpose of the acquisition is for the installation of the watermain. The land in the easement area has been valued at 25% of the value of the underlying land based upon the percentage of rights being acquired, the waterline easement is a subsurface easement located along the road in the setback area.

After the acquisition, the property will contain 0.404 net acre or 17,576 net square feet that will be encumbered by a 0.028 acre or 1,220 square foot waterline easement. The residue conforms to the minimum site size and setback requirements. The taking does not affect the value of the property beyond the pro-rata value of the land and site improvements which are taken.

Additionally, there is a temporary construction easement. The temporary construction easement consists of 0.012 acre or 523 square feet of land which is located to the north of the utility easement at the southeastern portion of the property. It is rectangular in shape and has a maximum width of 21.69 feet and a maximum depth of 21.69 feet. The acquisition is needed for the installation of the watermain. The temporary construction easement will last for 1 year.

The temporary rental rate has been based upon a basic interest rate reflecting a reasonable return on a comparable investment. This rate has been established at 8% based on a typical rate for a security of comparable risk. Since real estate taxes and administration are expenses incurred by the owner during the period of occupancy, an allowance for these items has to be applied in order to derive the final rate. This allowance has been estimated at 2%, so the total rate applied was 10%.

Total Estimated Compensation: \$3,600


FMVE Conclusion

Comments

The conclusions of this report appear to be fair and reasonable.

Total FMVE: \$3,600



Signatures	
Signature	
	
Typed Name:	Emily L. Braman
Title:	Appraiser, MAI, SRA, AI-GRS
Date:	September 27, 2024

Signature	
Typed Name:	
Title:	
Date:	

Administration Settlement			
Signature			
Typed Name:		FMVE Amount:	\$3,600
Title:		Additional Amount:	
Date:		Total Settlement:	
THE PERSON PERFORMING THIS ANALYSIS MUST HAVE SUFFICIENT UNDERSTANDING OF THE LOCAL REAL ESTATE MARKET TO BE QUALIFIED TO MAKE THE VALUATION THE PREPARER PERFORMING THIS VALUATION SHALL NOT HAVE ANY INTEREST, DIRECT OR INDIRECT, IN THE REAL PROPERTY BEING VALUED FOR THE AGENCY COMPENSATION FOR MAKING THIS VALUATION SHALL NOT BE BASED ON THE AMOUNT OF THE VALUATION ESTIMATE THIS VALUATION COMPLIES WITH THE REQUIREMENTS OF 49 CFR 24.102 (C) (2) (ii)			

REQUIRED ATTACHMENTS
Photographs of the Subject Property Aerial View of the Subject Sketch of the Subject Legals Map of Comparable Sales Qualifications of Appraiser

JURISDICTIONAL EXCEPTION DISCLOSURE:

This Value Analysis was developed and reported under the Jurisdictional Exception provision of the Uniform Standards of Professional Appraisal Practice (USPAP). This report is in compliance with Section 4200.02(B) of the Real Estate Manual (6/4/2019) of the Ohio Department of Transportation's (ODOT) Office of Real Estate. This report is also in compliance with Federal Public Law 91-646 as amended by Public Law 100-17 49 known as the Uniform Relocation and Real Property Acquisition Policies Act, Title III, Section 301, (2), United States Code 42 USC Ch.61 Sec. 4651 (2) and the Code of Federal Regulations 49CFR 24.102 (c)(2)(A) as well as the Ohio Revised Code 163.59 (C) and the Ohio Administrative Code Section 5501:2-5-06 (B)(3)(b)(ii)(a), effective on 12/16/19. The revised section of regulation is provided as follows:

- (B) Basic acquisition policies
 - (3) Appraisal, waiver thereof, and invitation to owner:
 - (b) An appraisal is not required if:
 - (ii) The agency determines that an appraisal is unnecessary because the valuation problem is uncomplicated and the anticipated value of the proposed acquisition is estimated at ten thousand dollars or less, based on a review of available data.
 - (a) When an appraisal is determined to be unnecessary, the agency shall prepare a waiver valuation. Persons preparing or reviewing a waiver valuation are precluded from complying with standard rules 1, 2, 3 and 4 of the "Uniform Standards of Professional Appraisal Practice" (USPAP), as in effect in the current -edition, as promulgated by the "Appraisal Standards Board" of the Appraisal Foundation, which can be found at <http://www.uspap.org>

This Value Analysis was developed by ODOT in accordance with the waiver valuation provisions in both the Federal and State laws and regulations cited above. By definition of law and regulation, the Value Analysis and Value Analysis Review is compliant with USPAP when it is used in accordance with the procedures published in ODOT's Real Estate Manual. This Jurisdictional Exception allows certified or licensed appraisers to prepare and/or review the Value Analysis Report.



**VALUE ANALYSIS
(\$10,000 OR LESS)**

OWNER'S NAME

John H. Chiller Jr. and Mary Chiller

COUNTY Medina
ROUTE W. Smith Road
SECTION 112540
PARCEL NO. 028-19A-21-272
PROJECT I.D. NO. N/A

Subject			APN		
Address/Location	Zoning	Utilities	Larger Parcel Size	Larger Parcel Unit	Highest and Best Use
213 W. Smith Road, Medina, Ohio	C-2; Central Business	All City	0.177	Acres	Commercial Use

Comments
The total subject area is 0.177 acres (7,697 square feet) gross and net of roadways. It is located at 213 W. Smith Road, Medina, Medina County, Ohio. It is owned by John H. Chiller Jr. and Mary Chiller and is improved with a 1,330 square foot two-story colonial style house built in 1910 and a 672 square foot garage built in 1942. The property has 57 feet of frontage on W. Smith Road. There is an active rail line that runs along W. Smith Road diagonally in front of the property. It is rectangular in shape and has a maximum depth of 135 feet. It is located in Flood Zone X - Area of Minimal Flood Hazard. The topography of the site is slightly sloping from west to east. The property is zoned C-2; Central Business which permits attached single-family dwellings within a mixed use building, clubs, passenger transportation agency and terminal, bar or tavern, clinic, a variety of general commercial uses, office, parking, and a variety of conditionally permitted uses. There is no minimum lot size or yard requirements. The maximum height is 40 feet. The site conforms to the zoning requirements. It is known as the Medina County Auditor's Permanent Parcel Number 028-19A-21-272. The property consists of one parcel with the same ownership and the same highest and best use. Thus, the larger parcel consists of the existing site containing 0.177 (net) acres. The property has not sold in the past 5 years. As if vacant, the highest and best use of the site is for commercial development.

Comparable Sales				
Sale #	Address/Location	Highest and best use	Verification source	Sale Date
1	4140 Pearl Road, Medina Township	Commercial Development	Public Record and Broker	6/4/2021
APN(s)		Zoning		Utilities
026-06C-12-055		Intensive Business	All City	\$825,000
				Parcel Size (net)
				1.116 acres
			Unit Value Indication	\$739,247 per acre/ \$16.97 per s.f.

Comments
This was an arm's length sale of a 1.116-acre parcel of land in Medina Township. It was a cash to seller sale. The parcel is mostly rectangular in shape and has generally level topography. The property is located in Flood Zone X - Area of Minimal Flood Hazard.

Sale #	Address/Location	Highest and best use	Verification source	Sale Date
2	332 S. Elmwood Avenue, Medina	Commercial Development	Public Record	8/31/2023
APN(s)		Zoning		Utilities
028-19C-05-151 and 028-19C-05-155		C-2; Central Business	All City	\$130,000
				Parcel Size (net)
				0.332 acres
			Unit Value Indication	\$391,566 per acre/ \$8.99 per s.f.

Comments
This was an arm's length sale of a 0.332-acre parcel of land in the City of Medina. It was a cash to seller sale. The parcel is flag shaped and has generally level topography. The property is located in Flood Zone X - Area of Minimal Flood Hazard.

Sale #	Address/Location	Highest and best use	Verification source	Sale Date
3	18268 Pearl Road, Strongsville	Commercial Development	Public Record	3/30/2023
APN(s)		Zoning		Utilities
394-26-009		GB; General Business	All City	\$375,000
				Parcel Size (net)
				0.96 acres
			Unit Value Indication	\$390,625 per acre/\$8.97 per s.f.

Comments
This was an arm's length sale of a 0.96-acre parcel of land in the City of Strongsville. It was a cash to seller sale. The parcel is a corner lot and mostly rectangular in shape and has level topography. The property is located in Flood Zone X - Area of Minimal Flood Hazard.



Overall Comments / Reconciliation

Comments

Sales similar to the subject were researched and the sales presented are considered to be the most comparable to the subject. Adjustments were considered for property rights conveyed, improving market conditions, conditions of sale, and financing concessions. The sales were also adjusted for physical characteristics. Adjustments have been considered in the following categories: location, size, shape, utilities and topography. Location adjustments consider the premium a buyer pays for property in a subdivision vs. on a through street. Adjustments for size reflects the principle that larger parcels tend to sell for less per unit than smaller parcels, all other things being equal. Adjustments for topography may be necessary to adjust for sloped lands which are difficult, impossible or more expensive to develop. Adjustments for shape reflect differences in shape which make a property more or less desirable often due to excessive development costs for irregularly shaped parcels. The sales range from \$8.97 to \$16.97 per s.f., with an average of \$11.64 and a median of \$8.99 per s.f. Giving consideration to all of the sales, I have correlated the indications at a unit of \$10.00 per s.f.

Reconciled Value: \$10.00 per s.f.

Part Taken - Land

Parcel # Suffix	Net Take Area	% Acquired	Temporary Take Period	Unit Value	Comments	Total Value
028-19A-21-272	174 s.f.	25%	N/A	\$10.00/s.f.	Utility Easement	\$450
Total:						\$450

Part Taken - Improvements

Parcel # Suffix	Description	Quantity	Units	Unit Value	Depreciation	Improvement Value
Total:						\$0.00

Cost to Cure

Parcel # Suffix	Description	Cost to Cure
Total:		\$0.00

Preparers Conclusion

Comments

The purpose of the project is for the installation of a waterline along W. Smith Road.

The acquisition consists of a Utility Easement that contains 0.004 net acre or 174 square feet. It is located at the southwestern corner of the property and is trapizoidal in shape. The maximum depth is 16.18 feet and runs along W. Smith Road for 14.15 feet. The purpose of the acquisition is for the installation of the watermain. The land in the easement area has been valued at 25% of the value of the underlying land based upon the percentage of rights being acquired, the waterline easement is a subsurface easement located along the road in the setback area.

After the acquisition, the property will contain 0.177 net acres or 7,697 net square feet that will be encumbered by a 0.004 acre or 174 square foot waterline easement. The residue site conforms to the minimum site size and setback requirements. The taking does not affect the value of the property beyond the pro-rata value of the land and site improvements which are taken.

Total Estimated Compensation: \$450


FMVE Conclusion

Comments

The conclusions of this report appear to be fair and reasonable.

Total FMVE: \$450



Signatures	
Signature	
	
Typed Name:	Emily L. Braman
Title:	Appraiser, MAI, SRA, AI-GRS
Date:	September 27, 2024

Signature	
Typed Name:	
Title:	
Date:	

Administration Settlement			
Signature			
Typed Name:		FMVE Amount:	\$450
Title:		Additional Amount:	
Date:		Total Settlement:	
<small>THE PERSON PERFORMING THIS ANALYSIS MUST HAVE SUFFICIENT UNDERSTANDING OF THE LOCAL REAL ESTATE MARKET TO BE QUALIFIED TO MAKE THE VALUATION THE PREPARER PERFORMING THIS VALUATION SHALL NOT HAVE ANY INTEREST, DIRECT OR INDIRECT, IN THE REAL PROPERTY BEING VALUED FOR THE AGENCY COMPENSATION FOR MAKING THIS VALUATION SHALL NOT BE BASED ON THE AMOUNT OF THE VALUATION ESTIMATE THIS VALUATION COMPLIES WITH THE REQUIREMENTS OF 49 CFR 24.102 (C) (2) (ii)</small>			

- REQUIRED ATTACHMENTS**
- Photographs of the Subject Property
 - Aerial View of the Subject
 - Sketch of the Subject
 - Legal
 - Map of Comparable Sales
 - Qualifications of Appraiser

JURISDICTIONAL EXCEPTION DISCLOSURE:

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- (B) Basic acquisition policies
 - (3) Appraisal, waiver thereof, and invitation to owner:
 - (b) An appraisal is not required if:
 - (ii) The agency determines that an appraisal is unnecessary because the valuation problem is uncomplicated and the anticipated value of the proposed acquisition is estimated at ten thousand dollars or less, based on a review of available data.
 - (a) When an appraisal is determined to be unnecessary, the agency shall prepare a waiver valuation. Persons preparing or reviewing a waiver valuation are precluded from complying with standard rules 1, 2, 3 and 4 of the "Uniform Standards of Professional Appraisal Practice" (USPAP), as in effect in the current -edition, as promulgated by the "Appraisal Standards Board" of the Appraisal Foundation, which can be found at <http://www.uspap.org>

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**VALUE ANALYSIS
(\$10,000 OR LESS)**

OWNER'S NAME

H P & H Inc

COUNTY Medina
ROUTE W. Smith Road
SECTION 112540
PARCEL NO. 028-19C-05-146
PROJECT I.D. NO. N/A

Subject			APN		
Address/Location	Zoning	Utilities	Larger Parcel Size	Larger Parcel Unit	Highest and Best Use
232 W. Smith Road, Medina, Ohio	C-2; Central Business	All City	1.290	Acres	Commercial Development

Comments
The total subject area is 1.290 acres (56,192 square feet) gross and net of roadways. It is located at 232 W. Smith Road, Medina, Medina County, Ohio. It is owned by H P & H Inc, and is improved with a restaurant. The property has 324.6 feet of frontage on W. Smith Road. There is an active rail line that runs along W. Smith Road diagonally in front of the property. It is irregular in shape and has a maximum depth of approximately 220 feet. It is located in Flood Zone X - Area of Minimal Flood Hazard. The topography of the site is generally level. The property is zoned C-2; Central Business which permits attached single-family dwellings within a mixed use building, clubs, bars or taverns, clinics, a variety of general commercial uses, office, parking, and a variety of conditionally permitted uses. There is no minimum lot size or yard requirements. The property conforms to the zoning requirements. It is known as the Medina County Auditor's Permanent Parcel Number 028-19C-05-146. The property consists of one parcel with the same ownership and the same highest and best use. Thus, the larger parcel consists of the existing site containing 1.290 (net) acres. The property has not sold in the past 5 years. As if vacant, the highest and best use of the site is for commercial development.

Comparable Sales

Sale #	Address/Location	Highest and best use	Verification source	Sale Date
1	4140 Pearl Road, Medina Township	Commercial Development	Public Record and Broker	6/4/2021
APN(s)		Zoning	Utilities	Sale Price
026-06C-12-055		Intensive Business	All City	\$825,000
				Parcel Size (net)
				1.116 acres
				Unit Value Indication
			\$739,247 per acre/ \$16.97 per s.f.	

Comments
This was an arm's length sale of a 1.116-acre parcel of land in Medina Township. It was a cash to seller sale. The parcel is mostly rectangular in shape and has generally level topography. The property is located in Flood Zone X - Area of Minimal Flood Hazard.

Sale #	Address/Location	Highest and best use	Verification source	Sale Date
2	332 S. Elmwood Avenue, Medina	Commercial Development	Public Record	8/31/2023
APN(s)		Zoning	Utilities	Sale Price
028-19C-05-151 and 028-19C-05-155		C-2; Central Business	All City	\$130,000
				Parcel Size (net)
				0.332 acres
				Unit Value Indication
			\$391,566 per acre/ \$8.99 per s.f.	

Comments
This was an arm's length sale of a 0.332-acre parcel of land in the City of Medina. It was a cash to seller sale. The parcel is flag shaped and has generally level topography. The property is located in Flood Zone X - Area of Minimal Flood Hazard.

Sale #	Address/Location	Highest and best use	Verification source	Sale Date
3	18268 Pearl Road, Strongsville	Commercial Development	Public Record	3/30/2023
APN(s)		Zoning	Utilities	Sale Price
394-26-009		GB; General Business	All City	\$375,000
				Parcel Size (net)
				0.96 acres
				Unit Value Indication
			\$390,625 per acre/ \$8.97 per s.f.	

Comments
This was an arm's length sale of a 0.96-acre parcel of land in the City of Strongsville. It was a cash to seller sale. The parcel is a corner lot and mostly rectangular in shape and has level topography. The property is located in Flood Zone X - Area of Minimal Flood Hazard.



Overall Comments / Reconciliation

Comments

Sales similar to the subject were researched and the sales presented are considered to be the most comparable to the subject. Adjustments were considered for property rights conveyed, improving market conditions, conditions of sale, and financing concessions. The sales were also adjusted for physical characteristics. Adjustments have been considered in the following categories: location, size, shape, utilities and topography. Location adjustments consider the premium a buyer pays for property in a subdivision vs. on a through street. Adjustments for size reflects the principle that larger parcels tend to sell for less per unit than smaller parcels, all other things being equal. Adjustments for topography may be necessary to adjust for sloped lands which are difficult, impossible or more expensive to develop. Adjustments for shape reflect differences in shape which make a property more or less desirable often due to excessive development costs for irregularly shaped parcels. The sales range from \$8.97 to \$16.97 per s.f., with an average of \$11.64 and a median of \$8.99 per s.f. Giving consideration to all of the sales, I have correlated the indications at a unit of \$10.00 per s.f.

Reconciled Value: \$10.00 per s.f.

Part Taken - Land

Parcel # Suffix	Net Take Area	% Acquired	Temporary Take Period	Unit Value	Comments	Total Value
028-19C-05-146	2,831 s.f.	25%	N/A	\$10.00/s.f.	Utility Easement	\$7,100
Total:						\$7,100

Part Taken - Improvements

Parcel # Suffix	Description	Quantity	Units	Unit Value	Depreciation	Improvement Value
Total:						\$7,100

Cost to Cure

Parcel # Suffix	Description	Cost to Cure
Total:		\$0.00

Preparers Conclusion

Comments

The purpose of the project is for the installation of a waterline along W. Smith Road.

The acquisition consists of a Utility Easement that contains 0.065 net acre or 2,831 square feet. It is located at the northwestern corner and along the northern portion of the property and is rectangular in shape. The maximum depth is 22.00 feet and runs along W. Smith Road for 132.34 feet. The purpose of the acquisition is for the installation of the watermain. The land in the easement area has been valued at 25% of the value of the underlying land based upon the percentage of rights being acquired, the waterline easement is a subsurface easement located along the road in the setback area.

After the acquisition, the property will contain 1.29 net acres or 56,192 square feet that will be encumbered by a 0.065 acre or 2,831 square foot waterline easement. The residue conforms to the minimum site size and setback requirements. The taking does not affect the value of the property beyond the pro-rata value of the land and site improvements which are taken.

Total Estimated Compensation: \$7,100


FMVE Conclusion

Comments

The conclusions of this report appear to be fair and reasonable.

Total FMVE: \$7,100



Signatures	
Signature	
	
Typed Name:	Emily L. Braman
Title:	Appraiser, MAI, SRA, AI-GRS
Date:	September 27, 2024

Signature	
Typed Name:	
Title:	
Date:	

Administration Settlement			
Signature			
Typed Name:		FMVE Amount:	\$7,100
Title:		Additional Amount:	
Date:		Total Settlement:	
<small>THE PERSON PERFORMING THIS ANALYSIS MUST HAVE SUFFICIENT UNDERSTANDING OF THE LOCAL REAL ESTATE MARKET TO BE QUALIFIED TO MAKE THE VALUATION THE PREPARER PERFORMING THIS VALUATION SHALL NOT HAVE ANY INTEREST, DIRECT OR INDIRECT, IN THE REAL PROPERTY BEING VALUED FOR THE AGENCY COMPENSATION FOR MAKING THIS VALUATION SHALL NOT BE BASED ON THE AMOUNT OF THE VALUATION ESTIMATE THIS VALUATION COMPLIES WITH THE REQUIREMENTS OF 49 CFR 24.102 (C) (2) (ii)</small>			

REQUIRED ATTACHMENTS
Photographs of the Subject Property Aerial View of the Subject Sketch of the Subject Legal Map of Comparable Sales Qualifications of Appraiser

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 - (a) When an appraisal is determined to be unnecessary, the agency shall prepare a waiver valuation. Persons preparing or reviewing a waiver valuation are precluded from complying with standard rules 1, 2, 3 and 4 of the "Uniform Standards of Professional Appraisal Practice" (USPAP), as in effect in the current -edition, as promulgated by the "Appraisal Standards Board" of the Appraisal Foundation, which can be found at <http://www.uspap.org>

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**VALUE ANALYSIS
(\$10,000 OR LESS)**

OWNER'S NAME

Marcia L. Gorfido-Ross

COUNTY Medina
ROUTE W. Smith Road
SECTION 112540
PARCEL NO. 028-19C-05-145
PROJECT I.D. NO. N/A

Subject			APN		
Address/Location	Zoning	Utilities	028-19C-05-145		
238 W. Smith Road, Medina, Ohio	C-2; Central Business	All City	Larger Parcel Size	Larger Parcel Unit	Highest and Best Use
			0.322	Acres	Commercial Development

Comments

The total subject area is 0.322 acres (14,018 square feet) gross and net of roadways. It is located at 238 W. Smith Road, Medina, Medina County, Ohio. It is owned by Marcia L. Gorfido-Ross and is improved with a 1,680 square foot two-story colonial style house built in 1910. The property has 73 feet of frontage on W. Smith Road. There is an active rail line that runs along W. Smith Road diagonally in front of the property. It is rectangular in shape and has a maximum depth of 192.06 feet. It is located in Flood Zone X - Area of Minimal Flood Hazard. The topography of the site is generally level. The property is zoned C-2; Central Business which permits attached single-family dwellings within a mixed use building, clubs, passenger transportation agency and terminal, bar or tavern, clinic, a variety of general commercial uses, office, parking, and a variety of conditionally permitted. There is no minimum lot size or yard requirements. The maximum height is 40 feet. The site conforms to the zoning requirements. It is known as the Medina County Auditor's Permanent Parcel Number 028-19C-05-145. The property consists of one parcel with the same ownership and the same highest and best use. Thus, the larger parcel consists of the existing site containing 0.322 (net) acres. The property has not sold in the past 5 years. As if vacant, the highest and best use of the site is for commercial development.

Comparable Sales

Sale #	Address/Location	Highest and best use	Verification source	Sale Date
1	4140 Pearl Road, Medina Township	Commercial Development	Public Record and Broker	6/4/2021
APN(s)		Zoning	Utilities	Sale Price
026-06C-12-055		Intensive Business	All City	\$825,000
				Parcel Size (net)
				1.116 acres
				Unit Value Indication
			\$739,247 per acre/ \$16.97 per s.f.	

Comments

This was an arm's length sale of a 1.116-acre parcel of land in Medina Township. It was a cash to seller sale. The parcel is mostly rectangular in shape and has generally level topography. The property is located in Flood Zone X - Area of Minimal Flood Hazard.

Sale #	Address/Location	Highest and best use	Verification source	Sale Date
2	332 S. Elmwood Avenue, Medina	Commercial Development	Public Record	8/31/2023
APN(s)		Zoning	Utilities	Sale Price
028-19C-05-151 and 028-19C-05-155		C-2; Central Business	All City	\$130,000
				Parcel Size (net)
				0.332 acres
				Unit Value Indication
			\$391,566 per acre/ \$8.99 per s.f.	

Comments

This was an arm's length sale of a 0.332-acre parcel of land in the City of Medina. It was a cash to seller sale. The parcel is flag shaped and has generally level topography. The property is located in Flood Zone X - Area of Minimal Flood Hazard.

Sale #	Address/Location	Highest and best use	Verification source	Sale Date
3	18268 Pearl Road, Strongsville	Commercial Development	Public Record	3/30/2023
APN(s)		Zoning	Utilities	Sale Price
394-26-009		GB; General Business	All City	\$375,000
				Parcel Size (net)
				0.96 acres
				Unit Value Indication
			\$390,625 per acre/ \$8.97 per s.f.	

Comments

This was an arm's length sale of a 0.96-acre parcel of land in the City of Strongsville. It was a cash to seller sale. The parcel is a corner lot and mostly rectangular in shape and has level topography. The property is located in Flood Zone X - Area of Minimal Flood Hazard.



Overall Comments / Reconciliation

Comments

Sales similar to the subject were researched and the sales presented are considered to be the most comparable to the subject. Adjustments were considered for property rights conveyed, improving market conditions, conditions of sale, and financing concessions. The sales were also adjusted for physical characteristics. Adjustments have been considered in the following categories: location, size, shape, utilities and topography. Location adjustments consider the premium a buyer pays for property in a subdivision vs. on a through street. Adjustments for size reflects the principle that larger parcels tend to sell for less per unit than smaller parcels, all other things being equal. Adjustments for topography may be necessary to adjust for sloped lands which are difficult, impossible or more expensive to develop. Adjustments for shape reflect differences in shape which make a property more or less desirable often due to excessive development costs for irregularly shaped parcels. The sales range from \$8.97 to \$16.97 per s.f., with an average of \$11.64 and a median of \$8.99 per s.f. Giving consideration to all of the sales, I have correlated the indications at a unit of \$10.00 per s.f.

Reconciled Value: \$10.00 per s.f.

Part Taken - Land

Parcel # Suffix	Net Take Area	% Acquired	Temporary Take Period	Unit Value	Comments	Total Value
028-19C-05-145	1,133 s.f.	25%	N/A	\$10.00/s.f.	Utility Easement	\$2,850
Total:						\$2,850

Part Taken - Improvements

Parcel # Suffix	Description	Quantity	Units	Unit Value	Depreciation	Improvement Value
Total:						\$0.00

Cost to Cure

Parcel # Suffix	Description	Cost to Cure
Total:		\$0.00

Preparers Conclusion

Comments

The purpose of the project is for the installation of a waterline along W. Smith Road.

The acquisition consists of a Utility Easement that contains 0.026 net acre or 1,133 net square feet. It is located along the northern property line and is triangular in shape. The maximum depth is 31.40 feet and runs along W. Smith Road for 73.00 feet. The purpose of the acquisition is for the installation of the watermain. The land in the easement area has been valued at 25% of the value of the underlying land based upon the percentage of rights being acquired, the waterline easement is a subsurface easement located along the road in the setback area.

After the acquisition, the property will contain 0.322 net acre or 14,018 net square feet that will be encumbered with a 0.026 acre or 1,133 square foot waterline easement. The residue site conforms to the minimum site size and setback requirements. The taking does not affect the value of the property beyond the pro-rata value of the land and site improvements which are taken.

Total Estimated Compensation: \$2,850


FMVE Conclusion

Comments

The conclusions of this report appear to be fair and reasonable.

Total FMVE: \$2,850



Signatures	
Signature	
	
Typed Name:	Emily L. Braman
Title:	Appraiser, MAI, SRA, AI-GRS
Date:	September 27, 2024

Signature	
Typed Name:	
Title:	
Date:	

Administration Settlement			
Signature			
Typed Name:		FMVE Amount:	\$2,850
Title:		Additional Amount:	
Date:		Total Settlement:	
<small>THE PERSON PERFORMING THIS ANALYSIS MUST HAVE SUFFICIENT UNDERSTANDING OF THE LOCAL REAL ESTATE MARKET TO BE QUALIFIED TO MAKE THE VALUATION THE PREPARER PERFORMING THIS VALUATION SHALL NOT HAVE ANY INTEREST, DIRECT OR INDIRECT, IN THE REAL PROPERTY BEING VALUED FOR THE AGENCY COMPENSATION FOR MAKING THIS VALUATION SHALL NOT BE BASED ON THE AMOUNT OF THE VALUATION ESTIMATE THIS VALUATION COMPLIES WITH THE REQUIREMENTS OF 49 CFR 24.102 (C) (2) (ii)</small>			

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 - (3) Appraisal, waiver thereof, and invitation to owner:
 - (b) An appraisal is not required if:
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 - (a) When an appraisal is determined to be unnecessary, the agency shall prepare a waiver valuation. Persons preparing or reviewing a waiver valuation are precluded from complying with standard rules 1, 2, 3 and 4 of the "Uniform Standards of Professional Appraisal Practice" (USPAP), as in effect in the current -edition, as promulgated by the "Appraisal Standards Board" of the Appraisal Foundation, which can be found at <http://www.uspap.org>

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OK
D Hanwell
10-23-24

REQUEST FOR COUNCIL ACTION

No. RCA 24-222-10/28

FROM: Mayor Dennis Hanwell
DATE: October 23, 2024
SUBJECT: Airport Lease Agreement

Committee: Finance

SUMMARY AND BACKGROUND:

Respectfully request Council to approve renewing the lease agreement between the City of Medina and Cold Stream Air Services for the operations of the Medina Municipal Airport. This will be a three (3) year agreement with an option to renew for two (2) additional years. See attached contract for details (forthcoming).

Estimated Cost:

Suggested Funding:

- Sufficient funds in Account No.
- Transfer needed from Account No. _____ to Account No. _____

NEW APPROPRIATION needed in Account No. _____

Emergency Clause Requested: No

Reason:

COUNCIL USE ONLY:

Committee Action/Recommendation:

Council Action Taken:

Ord./Res.

Date: