

ORDINANCE NO. 16-26

AN ORDINANCE ACCEPTING THE APPRAISAL (FAIR MARKET VALUE ESTIMATE) FOR THE SOUTH HUNTINGTON STREET BRIDGE PROJECT AND DECLARING AN EMERGENCY.

WHEREAS: In order to complete the reconstruction of South Huntington Street Bridge Project, the City must acquire one easement; and

WHEREAS: 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 Estimate (FMVE) for the project.

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

SEC. 1: That the City of Medina hereby authorizes the appraisals of O.R. Colan, and accepts the Fair Market Value (FMVE) for the following parcels as follows:

| <u>Address</u> | <u>Parcel</u> | <u>FMVE</u> |
|-------------------|----------------|--------------------|
| 246 W. Smith Road | 028-19C-05-289 | <u>\$17,361.00</u> |
| | TOTAL | <u>\$17,361.00</u> |

SEC. 2: That the Mayor is hereby authorized to sign the FMVE appraisal authorizing the Consultant to proceed with the acquisition.

SEC. 3: That the funds to cover the appraisals are available in Account No. 108-0610-54411.

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 considered an emergency measure necessary for the immediate preservation of the public peace, health and safety, and for the further reason to expedite the sometimes lengthy process; wherefore, this Ordinance shall be in full force and effect immediately upon its passage and signature by the Mayor.

PASSED: January 26, 2026

SIGNED: John M. Coyne, III
President of Council

ATTEST: Kathy Patton
Clerk of Council

APPROVED: January 26, 2026

SIGNED: James A. Shields
Mayor

ORD. 16-26
EXH. 1A

OWNER'S NAME

Champion Creek Land Holdings, LLC

COUNTY MED
ROUTE MR 929
SECTION 0.14
PARCEL NO. 9-SH, SW, T
PROJECT I.D. NO. 120263

| | PAR NO. | ITEMS INCLUDED IN THIS ESTIMATE | ORIGINAL | REVISION | REVISION |
|----------------------------|---------|--|----------|----------|----------|
| L A N D | 9-SH | 0.293 ac. of commercial land @ \$185,000/ac. less \$1.00 | \$5,420 | | |
| | 9-SW | 0.0326 ac. of commercial land @ \$185,000/ac. x 50% | \$3,016 | | |
| F E N C E | | | | | |
| | | | | | |
| | | | | | |
| T R E E S | | NO. KIND AV.SIZE | | | |
| | | | | | |
| | | | | | |
| O T H E R | 9-SH | 380 s.f. of grass x \$0.30/s.f. | \$115 | | |
| | 9-SH | 146 s.f. of asphalt pavement x \$5.50/s.f. less | \$525 | | |
| | 9-SH | (1) Tree - 10" x \$850 each | \$850 | | |
| | 9-SH | (3) Trees - 18" x \$1,000 each | \$3,000 | | |
| | 9-SW | (1) Signpost with (2) Private Signs (Lump Sum) | \$200 | | |
| | 9-SW | 115 l.f. asphalt curb x \$5.75/l.f. x 40% | \$400 | | |
| | 9-SW | 592 s.f. asphalt pavement x \$5.50/s.f. less 35% | \$2,120 | | |
| | 9-SW | 527 s.f. grass x \$0.30/s.f. | \$160 | | |
| B L D G | | | | | |
| | | | | | |
| | | | | | |
| D A M A G E | 9-T | 0.084 ac. x \$185,000/ac. x 10% x 1 year | \$1,555 | | |
| | | | | | |
| | | | | | |
| E L | | TOTAL FAIR MARKET VALUE FOR REQUIRED R/W | \$17,361 | | |
| | | OFFER FOR REQUIRED R/W AND EXCESS LAND | | | |
| | | ADDED COST TO ACQUIRE EXCESS LAND | | | |
| | | VALUE AREA | | | |

| The allocation of compensation recommended above is based upon an approved appraisal report | | | |
|---|-------------------------|---|-----------------------------------|
| Trainee's Recommendation | Date | Recommended | Date |
| | | | 12/18/2025 |
| Review Appraiser Typed Name | | Review Appraiser Typed Name | Emily L. Braman, MAI, SRA, AI-GRS |
| Recommended | Date | Recommended | Date |
| 2 nd Review Appraiser | | Appraisal Unit Manager | |
| Agency Signature Establishing FMVE | Date | Administrative Settlement / Case Settlement | Date |
| | 1/26/26 | | |
| Typed Name & Title | JAMES A. SWIELDS, Mayor | Typed Name & Title | |
| Agency Name | City of Medicine | Agency Name | |

| APPRAISAL AND REVIEW RECORD | | | | | | | | |
|-----------------------------------|------------------------|-----------------|------------------|------------|--------------|---------------|----------------------------|------|
| FEE/STAFF | APPRAISER | VALUE OF TAKING | DATE APPR SIGNED | TOTAL TAKE | PARTIAL TAKE | TYPE REPORT | TYPE OF SPECIALISTS REPORT | |
| Fee | C. Eric Kirk, MAI, SRA | \$17,361 | 12/16/2025 | | Yes | Value Finding | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| REVIEW APPRAISER | ORIGINAL | | REVISION | | REVISION | | REVISION | |
| | AMOUNT | DATE | AMOUNT | DATE | AMOUNT | DATE | AMOUNT | DATE |
| Emily L. Braman, MAI, SRA, AI-GRS | \$17,361 | 12/18/2025 | | | | | | |
| | | | | | | | | |

Reviewer’s Reasoning for the Recommendation

The property is a 0.2905-acre commercial parcel of land at 246 W. Smith Road, Medina, Ohio. The Medina County Auditor’s parcel number is 028-19C-05-289. The property owner is Champion Creek Land Holdings, LLC. The appraisal was prepared for O. R. Colan Associates, on behalf of the City of Medina and was reviewed for the City of Medina. Three commercial land sales were used to value the subject property. The appraiser adjusts these sales based on the characteristics of the property. After adjustment, the indications range from \$94,991 to \$224,669 per acre. The Sales Comparison Approach resulted in a value of \$185,000 per acre. The appraiser concludes to a value of \$17,361 for the land taken, the improvements, and the temporary construction easement.

The appraiser reported the value in Value Finding format that conforms to the Policies and Procedures of the Ohio Department of Transportation.

The appraiser properly identified and described the property and larger parcel appraised. The calculations made were mathematically correct and the value analyses and conclusions were reasonable, logical and well supported. The appraisal report is recommended as the basis of FMVE due the property owner.

ELB January 9, 2025

- Property appraised – The property is a 0.02905 net acre commercial site improved with a paved parking lot.
- Total value land taken – \$8,436
- Total value site improvements taken – \$7,370
- Total value buildings taken – N/A
- Cost to cure - N/A
- Incurable damages – N/A
- Temporary easements - \$1,555
- Total FMVE - \$17,361

The site will be reduced from a 0.2905 net acre site to a 0.2612 net acre site with 0.0293 acre of present road occupied (PRO). The residue site will remain a legal conforming use.