

**SEALED BID PROCESS FOR:**

PURCHASE OF CITY OF MEDINA-OWNED PROPERTY LOCATED AT  
410 EAST SMITH ROAD, MEDINA, OH  
(PERMANENT PARCEL NO. 028-19D-02-114)

**Bid Submission Deadline:**

May 13, 2026, at 2:00 PM (EST)

**Prepared by:**

City of Medina  
132 North Elmwood Avenue Medina, OH 44256

**Prepared On:**

April 10, 2026

Advertised with the Medina Gazette on:

April 11, 2026

April 18, 2026

April 25, 2026

May 2, 2026

May 9, 2026

BID SPECIFICATIONS:  
PROPERTY SALE, 410 EAST SMITH ROAD

**INDEX**

- I. Legal Notice to Bidders**
- II. Instructions to Bidders**
- III. Bid Form**

**EXHIBITS**

- Exhibit A. Medina County Auditor Information**
- Exhibit B. Parcel Aerial Photo**
- Exhibit C. Photos of Site and Building**
- Exhibit D. City of Medina Zoning Map**
- Exhibit E. City of Medina I-1 (Industrial) Zoning District Regulations**
- Exhibit F. Preliminary Permanent Easement Location for Public Storm Sewer and  
Champion Creek Access**
- Exhibit G: Preliminary Temporary Easement Location for the Storage of Construction  
Materials, Equipment, and Vehicles during the East Smith Road  
Reconstruction Project**
- Exhibit H. Site Appraisal**
- Exhibit I. Phase I Property Assessment**
- Exhibit J. Phase II Property Assessment**

## I. LEGAL NOTICE

The City of Medina is accepting sealed bids for the sale of city-owned property located at 410 East Smith Road, Medina, OH 44256. The property consists of 5.42 acres of land and an approximately 4,000 square foot building with a 392 square foot lean-to. The property is currently zoned I-1 (Industrial) and subject to the zoning regulations of the City of Medina. The minimum bid for the property is the recent professionally appraised value of \$355,000. Public bids must be received no later than Wednesday, May 13, 2026, at 2:00 p.m. (EST) at City Hall located at 132 North Elmwood Avenue, Medina, OH 44256, at which time all bids will be publicly opened and read aloud. The City of Medina reserves the right to reject and/or accept any and all bids. The property is being sold "As-Is" and collectively as a single bid transaction. This notice, along with detailed bid specifications, may be viewed on the City of Medina website by visiting <https://medinaoh.org/city-hall/engineering/active-legal-notice-bids-and-rfps/>. All bids must be completed on forms provided in the specifications.

CITY OF MEDINA MAYOR  
Jim A. Shields

Published in the Medina Gazette:  
April 11, 2026  
April 18, 2026  
April 25, 2026  
May 2, 2026  
May 9, 2026

## II. INSTRUCTIONS TO BIDDERS

Bids will be received by the City of Medina, (herein called the "Owner") at City Hall, 132 North Elmwood Avenue, Medina, Ohio, **until 2:00 p.m. (EST), on Wednesday, May 13, 2026**, and then publicly opened and read aloud.

Each bid must be submitted in a sealed envelope, addressed to the City of Medina. Each sealed envelope containing a bid must be plainly marked on the outside as a bid for "**410 East Smith Road Property Purchase**".

The Owner may waive any informalities, reject any or all bids, and select the highest responsible bidder. Any bid may be withdrawn prior to the above scheduled time for the opening of bids or authorized postponement thereof. Any bid received after the time and date specified shall not be considered. No bidder may withdraw a bid within 60 days after the actual date of the opening thereof. Should there be reasons why a bid cannot be awarded within the specified period, the time may be extended by mutual agreement between the Owner and the bidder.

Each bid must be accompanied by a bid guarantee payable to the Owner in the form of either:

1. A bond for in the amount of One Hundred Dollars (\$100.00).
2. A certified check for One Hundred Dollars (\$100.00).
3. A cashier's check for One Hundred Dollars (\$100.00).
4. A letter of credit for One Hundred Dollars (\$100.00).

As soon as the bid prices have been compared, the Owner will release the bid guarantees of all except the three highest responsible bidders. When the Agreement is executed, the bid guarantee of the two remaining unsuccessful bidders will be returned. The bid guarantee of the successful bidder will be retained until the Agreement has been executed and approved.

The party to whom the bid is awarded will be required to execute a Purchase Agreement and finalize the purchase process within 120 calendar days from the date of bid opening.

The Owner reserves the right to reject a conditional or qualified bid.

The award will be made to the highest and most responsible bidder.

Bidders are encouraged to visit the subject property site. The City of Medina Community Development Director will be available to provide access to the property for prospective bidders on a scheduled basis. Contact Andrew Dutton, at 330-722-9023, or [adutton@medinaoh.org](mailto:adutton@medinaoh.org) to schedule a site visit.

It is mutually agreed that submission of a bid proposal shall be considered prima facie evidence that the bidder has sufficiently reviewed the bid documents and researched the subject property and is satisfied as to all of the "As-Is" conditions of the property.

Contact Andrew Dutton, City of Medina Community Development Director, at 330-722-9023, or [adutton@medinaoh.org](mailto:adutton@medinaoh.org) with any question regarding the bidding process.

END OF INSTRUCTIONS TO BIDDERS

**III. BID PROPOSAL FORM**

**City of Medina:**

**Sale of Property located at 410 East Smith Road, City of Medina, OH 44256**

**Permanent Parcel Number 028-19D-02-114**

**Purchase Price Offer**

**Total Bid Amount**

Purchase/Acquisition of Subject Property Referenced Above;  
Sale of Property in As-Is Condition

\$ \_\_\_\_\_

Please Note:

- The City of Medina will not offer financing assistance to any bidders. The property is being sold "As-Is" and as a single bid transaction.
- The minimum bid for the property is the recently professional appraised value of \$355,000, which is found in "Exhibit H" of this bid document.
- The purchase process must be finalized/closed within one hundred and twenty days (120) from the bid closing date.
- This property is currently zoned as I-1 (Industrial) by the City of Medina; the purchase offer may not be conditional based on the anticipation of zoning modifications.
- The purchaser agrees to enter into a permanent easement agreement with the City of Medina to authorize the replacement and maintenance of a public storm sewer line and allow access for clearing and maintenance of the Champion Creek. A preliminary location of the easement to access the storm sewer line and Champion Creek is found in "Exhibit F" of this bid document.
- The purchaser agrees to enter into a temporary easement agreement with the City of Medina to authorize the storage of construction materials, equipment, and vehicles during the East Smith Road reconstruction project estimated to begin in late 2026 through 2027. A preliminary location of the temporary easement is found in "Exhibit G" of this bid document.
- A one hundred dollar (\$100.00) bid guarantee as described in the accompanying legal notice must be provided with the submission of this bid form in order to be considered responsive.

Bid Submitted By:

\_\_\_\_\_  
Individual/Organization/Company Name

\_\_\_\_\_  
Address

\_\_\_\_\_/\_\_\_\_\_  
Telephone Number / Email

\_\_\_\_\_  
Printed Name of Individual Submitting Bid

\_\_\_\_\_  
Signature

**EXHIBIT A. MEDINA COUNTY AUDITOR INFORMATION**

028-19D-02-114		<b>Anthony P. Capretta</b> County Auditor Medina County, Ohio auditor.medinacounty.gov
2/11/2026		

FIRST SKETCH	LEGAL																		
<div style="border: 1px solid black; padding: 2px; margin-bottom: 5px;">                     01 Paving - Concrete 3300 sqft                 </div> <div style="border: 1px solid black; padding: 2px; margin-bottom: 5px;">                     02 General Purpose Bldg Woo 4000 sqft                 </div> <div style="border: 1px solid black; padding: 2px;">                     05 Lean-to 392 sqft                 </div>	<b>OWNER</b> CITY OF MEDINA <b>ADDRESS</b> 410 E SMITH RD MEDINA OH 44256 <b>DESCRIPTION</b> CITY LOT 9109 WH 5.4235 AC <b>SCHOOL DIST</b> MEDINA CSD <b>TAX DIST</b> 028 <b>ACREAGE</b> 5.4235 <table border="1" style="width:100%; border-collapse: collapse; margin-top: 5px;"> <thead> <tr style="background-color: #1a3d54; color: white;"> <th colspan="3">VALUATION</th> </tr> <tr style="background-color: #1a3d54; color: white;"> <th></th> <th>APPRAISED</th> <th>ASSESSED</th> </tr> </thead> <tbody> <tr> <td><b>LAND</b></td> <td>\$293,050.00</td> <td>\$102,570.00</td> </tr> <tr> <td><b>IMPROVEMENTS</b></td> <td>\$20,330.00</td> <td>\$7,120.00</td> </tr> <tr> <td><b>CAUV</b></td> <td>\$0.00</td> <td>\$0.00</td> </tr> <tr> <td><b>TOTAL</b></td> <td>\$313,380.00</td> <td>\$109,690.00</td> </tr> </tbody> </table>	VALUATION				APPRAISED	ASSESSED	<b>LAND</b>	\$293,050.00	\$102,570.00	<b>IMPROVEMENTS</b>	\$20,330.00	\$7,120.00	<b>CAUV</b>	\$0.00	\$0.00	<b>TOTAL</b>	\$313,380.00	\$109,690.00
VALUATION																			
	APPRAISED	ASSESSED																	
<b>LAND</b>	\$293,050.00	\$102,570.00																	
<b>IMPROVEMENTS</b>	\$20,330.00	\$7,120.00																	
<b>CAUV</b>	\$0.00	\$0.00																	
<b>TOTAL</b>	\$313,380.00	\$109,690.00																	

TAXES	SPECIAL ASSESSMENTS
<b>TAXABLE VALUE</b> \$109,690.00	<b>COUNT</b> 0
<b>ROLLBACKS</b> NONE	<b>DELINQUENT / BALANCE</b> \$0.00 / \$0.00
<b>HALF (1ST / 2ND)</b> \$0.00 / \$0.00	<b>TOTAL / BALANCE</b> \$0.00 / \$0.00
<b>YEAR (TOTAL / BALANCE)</b> \$0.00 / \$0.00	

MOST RECENT SALES						
DATE	BUYER	SELLER	# PARCELS	PRICE	VALIDITY	
9/12/2012	CITY OF MEDINA	JAEGER FAMILY LLC & LEHMAN FAMILY LLC	1	\$0.00	NO	
4/26/2011	JAEGER FAMILY LLC & LEHMAN FAMILY LLC	JAEGER FAMILY LLC & LEHMAN FAMILY LLC	2	\$0.00	NO	

LAND						IMPROVEMENTS			
CODE	FRONTAGE	DEPTH	ACREAGE	SQFT	VALUE	DESCRIPTION	BUILT	DIMS	VALUE
0	0	0	4.4235	0	\$178,050.00	Paving - Concrete	1977	44x75	\$2,280.00
0	0	0	1.0000	0	\$115,000.00	Lean-to	1991	14x28	\$1,280.00
						General Purpose Bldg Wood Pole Frame	1991	50x80	\$16,770.00



**EXHIBIT C. PHOTOS OF SITE AND BUILDING**



E. Smith Rd. – Looking South



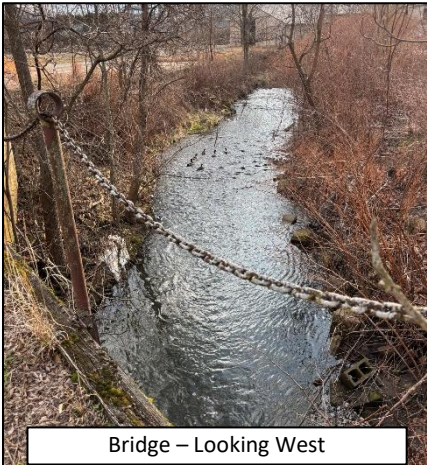
Bridge – Looking South



South of Bridge – Looking Southeast



South of Bridge – Looking Southwest



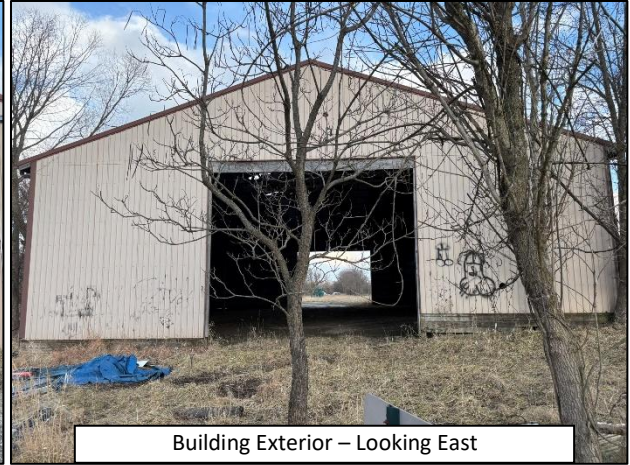
Bridge – Looking West



Former Building Pad – Looking Northwest



Building Exterior – Looking West



Building Exterior – Looking East



Building Interior – Looking East



Adjacent to Building – Looking East



East Side of Site – Looking West



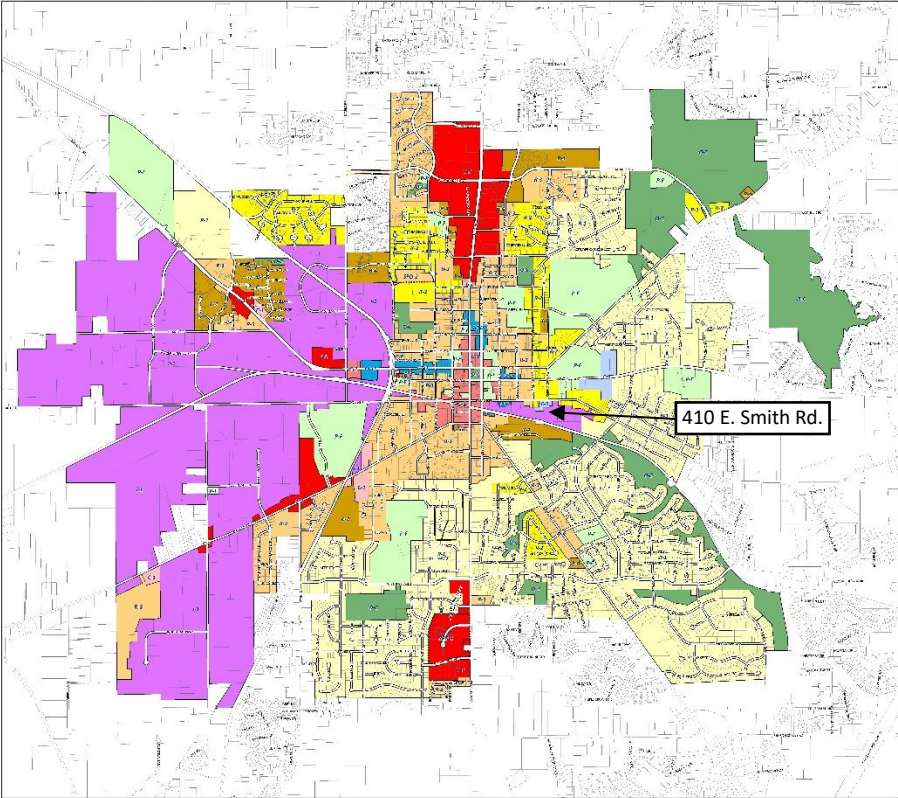
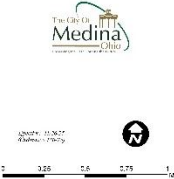
Creek on East Side of Site – Looking Northeast

**EXHIBIT D. CITY OF MEDINA ZONING MAP**

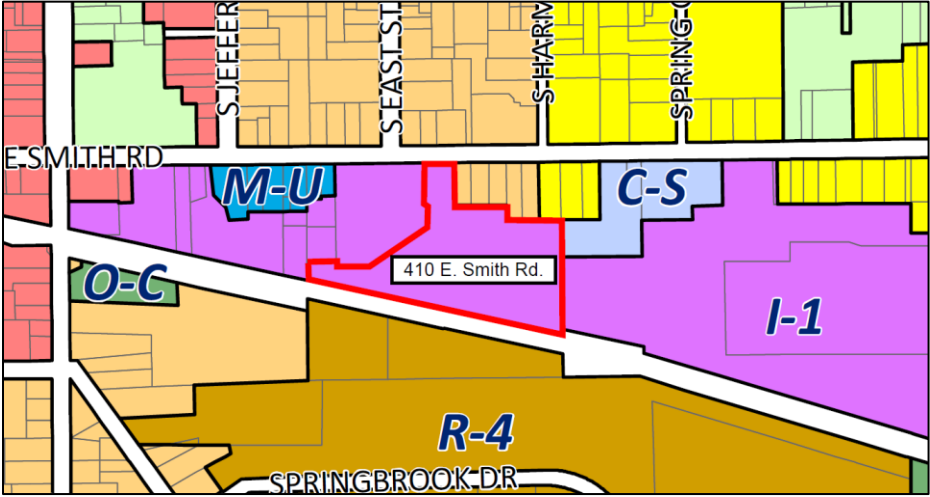
**Full Zoning Map**

**City of Medina  
Official  
Zoning Map**

- Zoning District**
- O-C (Open Space Conservation)
  - R-1 (Low Density Residential)
  - R-2 (Medium Density Residential)
  - R-3 (High Density Urban Residential)
  - R-4 (Multi-Family Residential)
  - M-U (Multi-Use)
  - P-F (Public Facilities)
  - C-S (Commercial Services)
  - C-1 (Local Commercial)
  - C-2 (Central Business)
  - C-3 (General Commercial)
  - I-1 (Industrial)
  - Special Planning District



**Zoning Map at Site**



**EXHIBIT E. CITY OF MEDINA I-1 (INDUSTRIAL) ZONING DISTRICT REGULATIONS**

**CHAPTER 1141  
I-1 Industrial District**

- 1141.01 Purpose.**
- 1141.02 Principally permitted uses.**
- 1141.03 Accessory uses.**
- 1141.04 Conditionally permitted uses.**
- 1141.05 Lot development standards.**
- 1141.06 Site plan review.**
- 1141.07 Off-street parking and loading.**
- 1141.08 Signage.**
- 1141.09 Landscape and buffering.**

**CROSS REFERENCES**

Definitions - see P. & Z. Ch. 1105  
 District established - see P. & Z. 1113.01

**1141.01 PURPOSE.**

The I-1 Industrial District is established to provide for and accommodate industrial uses in the fields of repair, storage, manufacturing, processing, wholesaling and distribution, free from the encroachment of residential and institutional uses. The principally permitted uses are those, because of their normally unobjectionable characteristics, that can be in relatively close proximity to residential and commercial districts.

**1141.02 PRINCIPALLY PERMITTED USES.**

The following uses shall be permitted in the I-1 Industrial District:

<b>Residential</b>	<b>Public/Semi-Public</b>	<b>Commercial</b>
None	Public Utility	Bulk Storage and Display
		Distribution Center - Must be Completely Enclosed if Facing a Non-Industrial District
		Heavy Duty Repair Services
		Light Manufacturing
		Major or Minor Motor Vehicle Repair
		Mixed Use Building
		Motor Vehicle Storage
		Off-Street Parking Lot, Garage, or Deck
		Office
		Plant Greenhouse
		Research and Development Laboratory with No Hazardous, Noxious or Offensive Conditions
		Self-Storage Warehouse

		Truck Transfer Terminal - No Closer than 50 feet from a Residential District
		Veterinary Office or Hospital in an Enclosed Building
		Warehouse
		Wholesale Establishment
		Other Similar Uses as Determined by the Planning Commission

**1141.03 ACCESSORY USES.**

The following uses shall be permitted as accessory uses in the I-1 Industrial District:

- (a) Accessory uses.
- (b) Child day care center or nursery with no less than fifty (50) percent of children being direct dependents of adults employed by the principal use.
- (c) Contractor equipment storage yard.
- (d) Retail.

**1141.04 CONDITIONALLY PERMITTED USES.**

The following uses shall be permitted as conditionally permitted uses in the I-1 Industrial District subject to the requirements of Chapter 1153, Conditional Zoning Certificates. Numerical identification after each item corresponds to specific standards in Section 1153.04, Conditionally Permitted Use Regulations.

<b>Residential</b>	<b>Public/Semi-Public</b>	<b>Commercial</b>
None	Conservation Use	Building Materials Sales Yard and Lumber Yard
	Educational Institution- Technical School, Vocational School, College, or University	Car Wash <sup>2</sup>
	Passenger Transportation Agency and Terminal	Commercial Entertainment
	Publicly Owned or Operated Government Facility <sup>3, 7, 8, 11</sup>	Commercial Recreation
	Wireless Telecommunication Facility	Contractor's Equipment Storage Yard - Must be Completely Enclosed if Facing a Residential District
		Crematorium
		Fitness Facility
		Heavy Manufacturing <sup>17, 26, 27</sup>
		Motor Vehicle Sales - Only including Rental and Minor Repair Work
		Recreation Facility
		Retail Business

**1141.05 LOT DEVELOPMENT STANDARDS.**

Lots in the I-1 Industrial District shall adhere to the following standards:

Minimum Lot Size	21,780 Square Feet
Minimum Lot Width at Building Line	100 Feet
Minimum Lot Frontage	100 Feet
Maximum Lot Depth	None
Minimum Usable Open Space	None
Maximum Lot Coverage	85%
Maximum Building Size	None
Maximum Building Width	None
Minimum Front Yard	<ul style="list-style-type: none"> <li>• 25 Feet</li> <li>• 100 Feet when Adjacent to a Residential District</li> </ul>
Minimum Rear Yard	<ul style="list-style-type: none"> <li>• 25 Feet for Principal Use or Structure</li> <li>• 50 Feet Principal Use or Structure when Adjacent to a Residential District</li> <li>• 15 Feet for Accessory Use or Structure</li> </ul>
Minimum Side Yard	<ul style="list-style-type: none"> <li>• 25 Feet Principal Use or Structure</li> <li>• 50 Feet Principal Use or Structure when Adjacent to a Residential District</li> <li>• 15 Feet for Accessory Use or Structure</li> </ul>
Maximum Height	<ul style="list-style-type: none"> <li>• 50 Feet for Principal Use or Structure</li> <li>• 80 Feet for Principal or Accessory Use or Structure when setback at least 100 feet from any site perimeter property line</li> <li>• 25 Feet for Accessory Use or Structure when located within the minimum rear or side yard for the Principal Use or Structure</li> </ul>
Minimum District Size	n/a

**1141.06 SITE PLAN REVIEW.**

All uses permitted under Section 1141.02 and 1141.04 shall be permitted only after the review and approval of the site plans by the Planning Commission according to the standards, criteria and regulations of Chapter 1109.

**1141.07 OFF-STREET PARKING AND LOADING.**

Off-street parking and loading shall be regulated pursuant to Chapter 1145, Off-Street Parking and Loading.

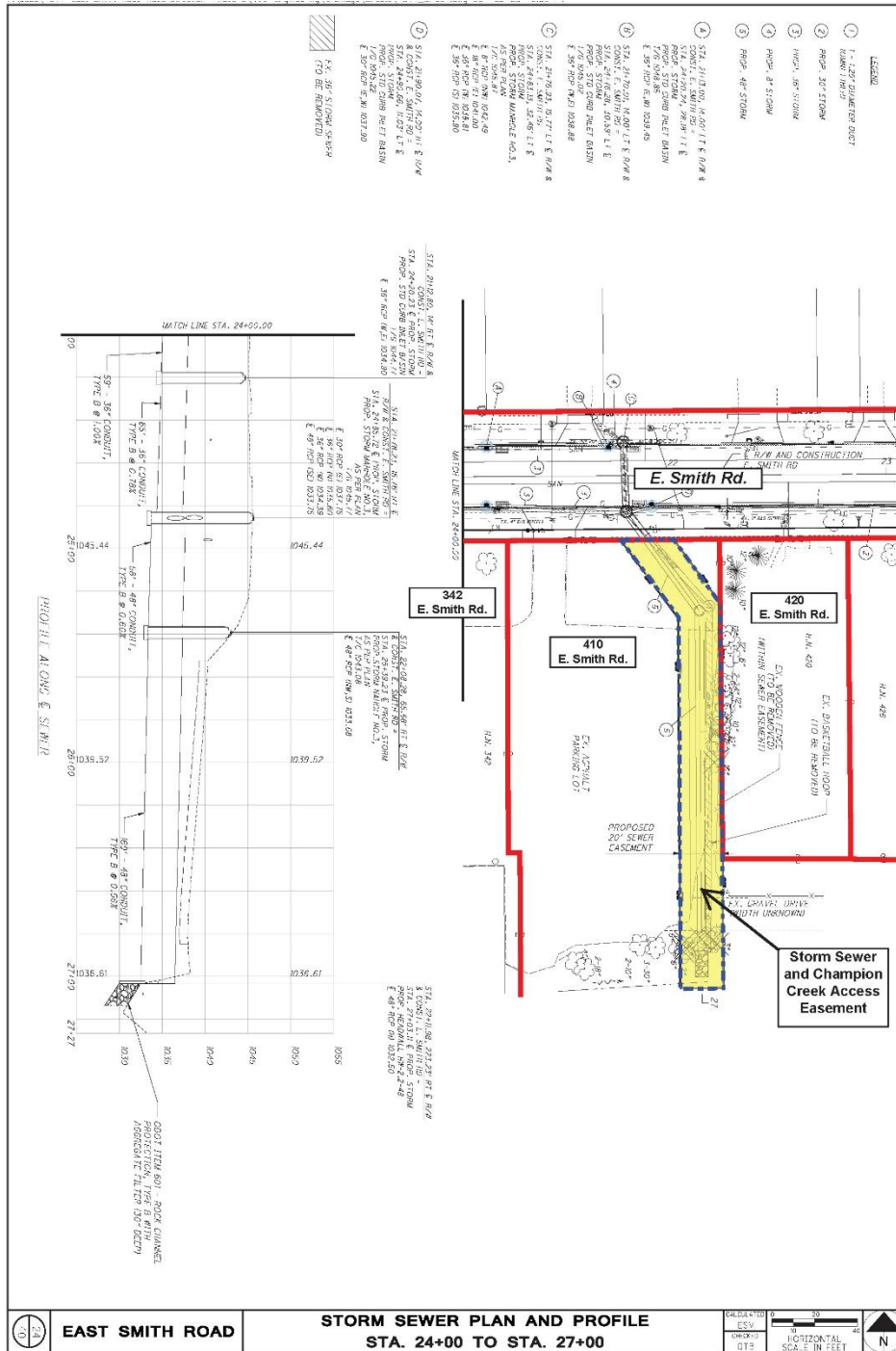
**1141.08 SIGNAGE.**

Signage shall be regulated pursuant to Chapter 1147, Signs.

**1141.09 LANDSCAPE AND BUFFERING.**

Landscape and buffering shall be regulated pursuant to Chapter 1149, Screening and Landscaping.

# EXHIBIT F. PRELIMINARY PERMANENT EASEMENT LOCATION FOR PUBLIC STORM SEWER AND CHAMPION CREEK ACCESS





## **EXHIBIT H. SITE APPRAISAL**

A letter to the City of Medina Mayor and Summary of Salient Facts and Conclusions from a site appraisal conducted by Sours, Buie, and Associates, LLC has been included on the following pages. The full 64 page document can be found at <https://medinaoh.org/city-hall/engineering/active-legal-notice-bids-and-rfps/>.

# Sours, Buie and Associates, LLC

## Ohio Real Estate Appraisers & Consultants

---

150 Springside Dr, Suite B-220, Akron, Ohio 44333 · Phone: 330-434-9932 · [sharon@neohioappraisers.com](mailto:sharon@neohioappraisers.com), [roger@neohioappraisers.com](mailto:roger@neohioappraisers.com)

October 4, 2023

Mayor Dennis Hanwell  
City of Medina  
132 North Elmwood Avenue  
Medina, Ohio 44256  
[dhanwell@medinaoh.org](mailto:dhanwell@medinaoh.org)

Dear Mayor Hanwell:

At your request we have prepared an appraisal of a +/-5.4235 acre tract of industrial zoned land, located at 410 East Smith Road, within the City of Medina, in Medina County, Ohio. The purpose of this appraisal is to provide our opinion of the current Market Value of the fee simple title to the subject property, in terms of financial arrangements equivalent to cash.

This Appraisal Report is intended to comply with the reporting requirements set forth under Standards Rule 2 - 2(a) of the Uniform Standards of Professional Appraisal Practice. The client is referred to the forthcoming "Scope of Work", which describes the appraisal procedures used. There are no extraordinary assumptions or hypothetical conditions considered applicable to this report.

This Appraisal Report presents discussions of the data, reasoning, and analyses that were used in the appraisal process to develop the appraiser's opinion of value. Supporting documentation is retained in the appraiser's file. The depth of discussion contained in this report is specific to the needs of the client and only for the intended use stated in this report. It is not to be relied upon by any third parties for any purpose, whatsoever. The appraisers are not responsible for unauthorized use or users of this report.

Roger Sours and Keith Walker have personally viewed the subject property, assembled and analyzed, applicable market data, and reformed a final opinion of current market value. The results of this investigation are contained in the accompanying report.

[www.neohioappraisers.com](http://www.neohioappraisers.com)

Roger A. Sours, MAI, CCIM · Sharon G. Buie, MAI

Kristin L. Cross · Keith E. Walker · Linda M. Clowser · Donna M. Randolph · Alex C. Young · Keri A. Mitchell

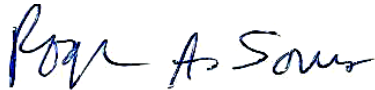
Subject to all conditions and explanations contained in the accompanying report, our opinion of current Market Value of the fee simple title of the subject property, **as of September 26, 2023**, is:

**THREE HUNDRED FIFTY FIVE THOUSAND DOLLARS  
(\$355,000)**


We hereby certify that we have no interest therein beyond the preparation of this report, that the fee is not contingent on the market value conclusions and that the appraisal conforms to the code of ethics of the Appraisal Institute, of which Roger A. Sours is a member in good standing.

Thank you for the opportunity to have been of service.

Respectfully submitted,



Roger A. Sours, MAI, CCIM  
Ohio Certified General Appraiser #380226



Keith E. Walker  
Ohio Certified General Appraiser #2006001528

RAS:KEW/dr

[www.neohioappraisers.com](http://www.neohioappraisers.com)

Roger A. Sours, MAI, CCIM · Sharon G. Buie, MAI  
Kristin L. Cross · Keith E. Walker · Linda M. Clowser · Donna M. Randolph · Alex C. Young · Keri A. Mitchell

## SUMMARY OF SALIENT FACTS & CONCLUSIONS

### Subject Property

The subject property consists of a +/-5.4235 acre tract of industrial zoned land containing a pole building located at 410 East Smith Road, within the City of Medina, in Medina County, Ohio. The Medina County Auditor's Office further identifies the subject property as tax parcel number 028-19D-02-114.

### Type of Property

The subject property consists of a +/-5.4235 acre tract (net of the road-right-of-way) of industrial zoned land. The property includes a vacant pole building, and accessory site improvements.

### Purpose of Appraisal

To provide our opinion of the market value of the fee simple title to the subject property in terms of financial arrangements equivalent to cash.

### Effective Date of Appraisal

**September 26, 2023**, the date the subject property was viewed by the appraisers.

### Site Information

Size: +/-5.4235 acres (net of the road right-of-way), based upon the records of the Medina County Auditor's Office.

Zoning: According to the City of Medina Zoning Map, the subject property is I-1, Industrial District.

### Improvement Information

The subject property contains a +/-4,392 square foot vacant metal sided, wood pole building constructed in 1991. The building contains a gravel/dirt floor, with no foundation or utilities. In addition, the site includes an asphalt paved area, gravel, and a small bridge. The contributory value of the existing improvements is considered nominal.

### Values Developed:

Cost Approach:	Not applicable
Sales Comparison Approach:	\$ 355,000
Income Capitalization Approach:	Not applicable
<b>Opinion of Market Value:</b>	<b>\$ 355,000</b>

## **EXHIBIT I. PHASE I PROPERTY ASSESSMENT**

The Executive Summary of a Phase I Property Assessment conducted by ARCADIS U.S. LLC has been included on the following pages. The full 380 page document can be found at <https://medinaoh.org/city-hall/engineering/active-legal-notice-bids-and-rfps/>.



## **Executive Summary**

The former James Lumber property (Parcel Number 28-19D-02-114) consists of approximately 5.4 acres (the "Property") and is located along East Smith Road in Medina, Ohio. The Property is currently owned by the Lehman and Jaeger families. The original property consisted of approximately 7.59 acres, and also included Parcel Number 28-19D-02-013 but that parcel was sold to Habitat for Humanity in May 2011 and was renumbered to 28-19D-02-113. Parcel 28-19D-02-114 was renumbered to include both 28-19D-02-014 and 28-19D-02-015. The Property currently includes 8 structures (Structures 7 through 10 and Structures 12 through 15). The Property historically contained two additional structures (Structures 11 and 6); however, one was destroyed in a fire and another was demolished due to its poor condition. The Property was originally developed as a creamery operation in the 1890s and then became a lumber company in the 1910s. Lumber company activities ceased in 2008. The Property was used for storage of lumber and is a hardware/sales building located on the property currently owned by Habitat for Humanity.

A walkover of the site was conducted on July 5, 2012 by Ms. Andrea Golli and Mr. Eric Showalter. Mr. Showalter is an Ohio Environmental Protection Agency (Ohio EPA) Voluntary Action Program (VAP) Certified Professional (CP) #278. The only hindrances to observations during the site walkover included dense vegetation as well as portions of Champions Creek that obscured viewing of areas in the eastern portion of the site, and wood flooring that prevented full observation of a crawl space located beneath Structure 12. Site inspections were also limited by asphalt, concrete, buildings, and vegetation that prevented direct observation of underlying soil. There were no other significant limitations for this Phase I Property Assessment.

Based on the site walkover, an interview with Mr. Roy Lehman (co-owner and former employee at the site), and a review of government databases, the following Recognized Environmental Conditions (RECs) were identified at the site:

- An area of oil staining located in the southwest portion of Structure 9 near a railroad spur that entered the building;
- Apparent creosote-treated wood that was used to construct a railroad spur that entered the property from the Norfolk and Western Railroad located west of the property;



## Ohio Voluntary Action Program Phase I Property Assessment

James Lumber Company  
Property, East Smith Road,  
Medina, Ohio

- The location of former Structure 11 that was destroyed by a fire in 2010, where shingles and drywall were stored. Additionally, it is unknown if asbestos containing material (ACM) was present in the building that may have been released to the environment during the fire;
- An apparent crawl space under Structure 12 that contained mechanical equipment and had standing water (observed through a missing floorboard);
- Structures 13 and 14 (both with bare earth floors) where treated lumber was stored;
- Busy Bee Muffler located at 301 South Court Street is a REC due to petroleum impact that might have migrated down Champion Creek to the Property. The status of the release and extent of impact is unknown; and
- The transformer leak on the property currently owned by Habitat for Humanity.
- Potential for the presence of lead-based paint from buildings.

Based on these RECs, the following VAP Identified Areas (IAs) will require further evaluation:

- IA-1: The area of oil staining in the southwest portion of Structure 9. Chemicals of concern (COCs) related to this IA include volatile organic compounds (VOCs), semivolatile compounds (SVOCs), total petroleum hydrocarbons (TPH) carbon range C<sub>20</sub> to C<sub>34</sub>, and metals.
- IA-2: Apparent creosote-treated lumber used to construct the railroad spur that enters the property. COCs for this IA include benzene, toluene, ethylbenzene and xylenes (BTEX), SVOCs, and TPH.
- IA-3: The remainder of the Property due to the potential for chemicals to leach from pressure treated lumber that was stored and used at the site. COCs for this IA include arsenic, chromium, copper (constituents of treated lumber), and lead (due to potential for lead-based paint). Also included in this IA is the mechanical equipment in the crawl space of Structure 12.
- IA-4: This IA includes Structure 11 due to the potential presence of treated lumber, lead-based paint and asbestos prior to the fire. COCs for this IA



**Ohio Voluntary Action  
Program Phase I  
Property Assessment**

James Lumber Company  
Property, East Smith Road,  
Medina, Ohio

include arsenic, chromium, copper (constituents of treated lumber), asbestos in soil, combustion byproducts (polynuclear aromatic hydrocarbons and dioxin) and lead (due to potential for lead-based paint).

- IA-5: A section of the northern portion of the Property is the final IA due to the potential for tracking of PCB-impacts from the area of the transformer release onto the Property.

## **EXHIBIT J. PHASE II PROPERTY ASSESSMENT**

The Executive Summary of a Phase II Property Assessment conducted by T & M Associates has been included on the following pages. The full 383 page document can be found at <https://medinaoh.org/city-hall/engineering/active-legal-notice-bids-and-rfps/>.



## EXECUTIVE SUMMARY

This Phase II Property Assessment (PA) Report has been prepared on behalf of the Greater Medina Area Coalition (Coalition) for the Former Bennett Lumber Company Property (Property) under the Coalition's U.S. EPA Hazardous Substances and Petroleum Assessment Grant.

The Property is located on East Smith Road, about 0.3 miles east of South Court Street, Medina, Ohio. Based on information from the Phase I PA, the Property was originally developed in the 1890's as the Harter Brothers' Creamery (at the location of existing Structure 12). The portion of the Property that lies south of Champion Creek has been used as a lumberyard from the 1910's until James Lumber terminated operations in 2008. It is this portion of the Property that is the focus of the Phase II PA.

On September 10, 2012, Arcadis issued a Phase I PA Report for the Property in accordance with the American Society for Testing and Materials (ASTM) Standard E-1527-05. Five Identified Areas (IAs) were listed in the Phase I PA, but one of these was associated with the parcel now owned by Habitat for Humanity. The four remaining IAs recommended for Phase II PA included the following areas:

- IA-1: Soil staining in Structure 9 (located at the end of the rail spur)
- IA-2: The rail spur
- IA-3: The area used to store lumber (south of Champion Creek)
- IA-4: Former Structure 11, which burned down (located near the center of the Property)

On June 5, 2013, Lepi Enterprises, Inc., conducted an asbestos survey to determine whether any asbestos abatement would need to be implemented before existing structures are demolished. T&M conducted the Phase II PA environmental sampling on June 13, 2013, collecting at least one soil sample from each of 17 borings analyzed for Contaminants of Concern (COCs) identified in the Phase I PA. COCs vary at each IA depending on the historical activities, but Property-wide COCs include volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), total petroleum hydrocarbons (TPH), arsenic (As), copper (Cu), chromium (Cr), and lead (Pb).

Based on field observations, the geology is consistent with descriptions of the upper glacial till units in Medina County: a low to moderately plastic silty clay (CL) to clayey silt (ML). Because of its low permeability, the clayey glacial till tends to restrict the rate of infiltration compared to more sandy soils, and therefore the risk of contaminant migration to groundwater is reduced.



Based on the analytical results, there is no indication that activities associated with the IAs on this Property have had an adverse effect on the environmental quality of near-surface soils. No COCs exceed any Ohio Voluntary Action Program (VAP) Commercial, Industrial, or Construction Scenario Soil Standards for redevelopment. Because no COCs were detected at concentrations exceeding non-Residential standards, and because the clayey soils inhibit migration of potential COCs, it is unlikely that there are any environmental issues related to redevelopment for Commercial or Industrial use.

Arsenic is present at concentrations exceeding Ohio VAP Residential development scenarios but the arsenic concentrations are consistent with published Ohio background concentrations, including recently published background concentrations for Cuyahoga and Franklin Counties (Ohio EPA, 2013). If Residential redevelopment is desired, then a site-specific background assessment for arsenic may be required.

Asbestos was detected in samples representing approximately 80 square feet of concrete wall panels (transite) in Structure 9 (located at the end of the rail spur); this material should be removed by a licensed asbestos abatement contractor before demolition activities commence.

Asbestos was detected at concentrations greater than 1% in roofing materials associated with Structure 9, but because these materials are in good condition, they may remain in place during demolition provided that the demolition contractor is informed of their presence and complies with applicable OSHA and EPA requirements.