

ORDINANCE NO. 71-26

AN ORDINANCE AUTHORIZING THE MAYOR TO ACCEPT THE FMVE (FAIR MARKET VALUE ESTIMATE) APPRAISAL(S) AND ACCEPT THE EASEMENT(S) FOR THE NORTH HUNTINGTON STREET PROJECT, AND DECLARING AN EMERGENCY.

WHEREAS: In order to complete the reconstruction of North Huntington Street, Phase 3, the City must acquire several easements; and

WHEREAS: In order for the City’s right-of-way consultant (Rourke Acquisition Services) to proceed with the offer to purchase and complete negotiations and acquisition, Council must authorize acceptance of the Fair Market Value Estimates (FMVE’s) 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 Rourke Acquisition Services, and accepts the Fair Market Value (FMVE) for the following parcel as follows:

<u>Address</u>	<u>Parcel</u>	<u>FMVE</u>
304-390 N. Huntington St.	028-19A-17-003 & 004	<u>\$ 9,597.00</u>
	TOTAL	<u>\$ 9,597.00</u>

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

SEC. 3: That if the property owners agree to the FMVE as listed, the Mayor is hereby authorized to accept the easement and authorize its recording and payment to the property owner.

SEC. 4: That the funds to cover the appraisals, in the amount of \$9,597.00 are available in Account No. 108-0610-54411.

SEC. 5: 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. 6: 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: April 27, 2026

SIGNED: John M. Coyne, III
President of Council

ATTEST: Kathy Patton
Clerk of Council

APPROVED: April 28, 2026

SIGNED: James A. Shields
Mayor

OWNER'S NAME

Union Square Multifamily, LLC

COUNTY Medina
ROUTE North Huntington St Recon
SECTION N/A
PARCEL NO. 5-SH
PROJECT I.D. NO. N/A

Subject			APN		
Address/Location	Zoning	Utilities	028-19A-17-003 & 028-19A-17-004		
304-390 W. Union Street, Medina, Ohio 44256. Located off the north and south sides of W. Union Street and the west side of North Huntington Street, within the city of Medina, Medina County, Ohio.	(R-3) High Density Urban Residential District	All Public	Large Parcel Size	Large Parcel Unit	Highest and Best Use
			10.065 Gross/Net	Acres	Residential Development

Comments

Considering unity of title, unity of use and contiguity, the subject property and larger parcel is identified by the Medina County Auditor as Parcel Numbers 028-19A-17-003 and 028-19A-17-004 titled to Union Square Multifamily, LLC. The property contains 10.065 gross/net acres per the Auditor and is located off the north and south sides of W. Union Street and the west side of North Huntington Street, within the city of Medina, Medina County, Ohio. The site is improved with multi-family residential buildings and related improvements constructed around 1979 and is serviced by public water and sanitary sewer services.

The subject property is zoned (R-3) High Density Urban Residential District. The purpose of the R-3 High Density Urban Residential District is to encourage relatively high density residential development in areas generally adjacent to built up sections of the community or in areas of existing development of such density, and therefore to provide a more orderly and efficient extension of public utilities. The development is to consist of single-family and two-family dwellings in areas served with centralized sewer and water facilities. The principal permitted use is a single-family detached dwelling. The minimum lot size is 8,000 sq. ft. for a single-family detached dwelling with a minimum lot frontage of 40 feet. The subject's multi-family use is legally non-conforming per Medina City zoning officials. The property represents a legally non-conforming use before and after the proposed taking.

The subject property is overall rectangular in shape and is not located within a known 100-year flood hazard. The highest and best use of the property is for residential oriented development in conformance with current zoning regulations and area trends.

Comparable Sales

Sale #	Location/address	Highest and best use	Verification source	Sale Date
1	South side of Bluebell Parkway, east of Pearl Road, Brunswick Hills Township, Medina County, Ohio.	Residential	Broker/Agent	5/2/2025
APN(s)		Zoning	Utilities	Sale Price
001-02D-27-037 and 001-02D-28-043		(RR) Rural Residential	All Public	\$510,000
				Parcel Size
				10.24± Gross / Net Acres
				Unit Value Indication
			\$49,805/Net Acre	

Comments

The site is located off the south side of Bluebell Parkway, east of Pearl Road and south of Foscett Road within Brunswick Hills Township, Medina County, Ohio. The site is generally level and at-grade with adjacent thoroughfares and properties and is not located within a known 100-year flood hazard area. The site is approved by court order with the right to build 140 units and is serviced by Brunswick CSD.

Sale #	Location/address	Highest and best use	Verification source	Sale Date	
2	North side of West Street, west of High Street, Wadsworth, Medina County, Ohio.	Multifamily	Broker/Agent	3/4/2024	
APN(s)		Zoning	Utilities	Sale Price	
040-20A-06-047		(R-2) Residential	All Public		\$300,000
					Parcel Size
					2.262± Gross / Net Acres
					Unit Value Indication
\$132,626/Net Acre					

Comments

The site is located off the north side of West Street, west of High Street and south of I-76 within the city of Wadsworth, Medina County, Ohio. The site is generally level and at-grade with West Street and is not located within a known 100-year flood hazard area. The site was purchased for residential oriented development is serviced by Wadsworth CSD.

Sale #	Location/address	Highest and best use	Verification source	Sale Date	
3	East side of Wooster Pike, south of Pinewood Drive, Montville Township, Medina County, Ohio.	Institutional or Office	CoStar	5/16/2024	
APN(s)		Zoning	Utilities	Sale Price	
030-11A-01-030		(CB) Community Business	All Public		\$750,000
					Parcel Size
					5.4752± Gross / 5.185±Net Acres
					Unit Value Indication
\$144,648/Net Acre					

Comments

The site is located off the east side of Wooster Pike, south of Pinewood Drive and west of Wadsworth Road within Montville Township, Medina County, Ohio. The site is generally level and at-grade with Wooster Pike and is not located within a known 100-year flood hazard area. The site is serviced by Medina CSD.

Overall Comments / Reconciliation

Comments

Each of the comparable sales presented are considered reliable indicators of market value. Each sale is adjusted for its date of sale, location, size (economies of scale), zoning, configuration and functional utility. A market value of \$140,000 per acre is deemed warranted.

Reconciled Value: **\$140,000/Acre**

Part Taken - Land

Parcel # Suffix	Net Take Area	% Acquired	Temporary Take Period	Unit Value	Comments	Total Value
5-SW	0.0630 Net Acres	100%	N/A	\$140,000 / Net Acre	Highway Easement (Less \$1.00)	<u>\$8,819.00</u>
Total:						\$8,819.00

Part Taken - Improvements

Parcel # Suffix	Description	Quantity	Units	Unit Value	Depreciation	Improvement Value
5-SW	Grass:	2,670+/-	SF	\$0.20/SF	N/A	\$534.00
5-SW	Concrete Walk:	75+/-	SF	\$6.50	50%	<u>\$244.00</u>
5-SW	Natural foliage items are merged into the underlying land value. No compensation is accorded.					
			Choose			
Total:						\$778.00

Cost to Cure

Parcel # Suffix	Description	Cost to Cure
N/A	N/A	\$0
Total:		\$0

Preparers Conclusion

Comments

The proposed highway easement is located along the subject's frontage on N. Huntington Street. The taking is nearly rectangular in configuration and measures 8.0 ft. at its southern boundary and extends 332.10 feet along its eastern boundary fronting on N. Huntington Street containing 0.0630 net acres.

There is grass and concrete sidewalk areas located within the proposed take area. The replacement cost value of these items were derived via the Marshall Valuation Service. No compensation is accorded for natural growth items which are merged into the underlying land value or for items encroaching in the existing right-of-way.

The easement is compensated at a rate of 100% of the fee simple land value less \$1.00 since the owner will retain titled ownership to the encumbered land area.

The residue parcel will contain 10.065 gross/10.002 net acres. The subject will continue to be considered a legally non-conforming use as in the before scenario.

There is no damage to the residue parcel, there is only the part taken.

Total Estimated Compensation: \$9,597.00

Comments

The compensation estimate is considered reflective of market rates being paid for similar properties in the market area.

Total FMVE: \$9,597.00

Signatures

Person Preparing Analysis



Typed Name: G. Franklin Hinkle, II

Title: Appraiser

Date: 3/10/2026

Signature



Typed Name: James Shields

Title: Mayor, City of Medina

Date:

Administrative Settlement

Signature

Typed Name:

Title:

Date:

FMVE Amount:

Additional Amount:

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

- Jurisdictional Exception
- Property Record Card and GIS Plat
- Plat and Legal Description of Taking
- Plan and Profile
- GIS Aerial Map Showing Location of Take Area
- Photographs of the Subject Property
- The Map of Comparable Sales
- Appraiser Qualifications