

# **FINANCE COMMITTEE AGENDA**

**June 23, 2025**

## **Finance Committee (6:00 p.m.)**

1. Assignment of Requests for Council Action
2. 25-136-6/23 – Budget Amendments
  - a. #2025-025 – Misc.
3. 25-137-6/23 – Amend Ord. 74-24 – MCRC Day Pass Rates
4. 25-138-6/23 – Engineering Design Services – Uptown Loop Multi-Purpose Path
5. 25-139-6/23 – Engineering Design Services – E. Smith Rd. Reconstruction
6. 25-140-6/23 – Construction Agreement – S. Court St. Water Tower Property
7. 25-141-6/23 – Expenditure – 2025 SPCA Contribution
8. 25-142-6/23 – FMV Estimates – N. Huntington Street Reconstruction
9. Executive Session: (imminent litigation / land acquisition)

## **REQUESTS FOR COUNCIL ACTION/DISCUSSION**

### **Finance Committee**

- 25-136-6/23 – Budget Amendments
- 25-137-6/23 – MCRC Amend Ord. 74-24, Day Pass Rates
- 25-138-6/23 – Engineering Design Services – Job #1180 – Uptown Multi-Purpose Path
- 25-139-6/23 – Engineering Design Services – Job #1179 – E. Smith Rd. Reconstruction
- 25-140-6/23 – Construction Agreement – S. Court St. Water Tower Property
- 25-141-6/23 – Expenditure to SPCA – Annual Contribution
- 25-142-6/23 – Fair Market Value Estimates – N. Huntington St.

6/23/25

Batch Number  
(Finance use only)  
Batch Posted?

RCA Number  
(Council use only)

RCA 25-136-6/23

Finance

TYPE OF ADJUSTMENT  
(CHECK ONE)

REQUEST FOR APPROPRIATION ADJUSTMENT

ADMINISTRATIVE  
FINANCE COMMITTEE  
COUNCIL

X
X

NO. 2025-025  
(Finance use only)

FROM ACCOUNT NUMBER	ACCOUNT DESCRIPTION	TO ACCOUNT NUMBER	ACCOUNT DESCRIPTION	AMOUNT	TRANSFER OF EXISTING APPROPRIATION	UNAPPROPRIATED FUNDS	REASON
		001-0707-56611	general fund - transfers out	288,884.00		x	transfer to Cable Fund
		001-0707-56615	General fund - adv out	3,510,000.00		x	adv out for courthouse project(BANs) and waterline project
		106-0101-53321	police maint of eq	7,300.00		X	OCJS grant - flock cameras
		106-0101-54413	police - eq	7,865.00		X	OCJS grant - body cameras
		106-0101-56615	Police fund - adv out	5,000,000.00		x	adv out for courthouse project/BANs
		108-0682-54418	Water line imprvements	528,500.00		x	Water line improvements #1140
		109-0401-56615	grants - adv out	30,000.00		x	repay adv for charging stations
		110-0316-56615	ODNR grants- adv out	350,000.00		x	repay adv for MCRC fitness room project
		169-0716-54412	Ct spec project - muni courthouse	4,359,806.00		x	courthouse project
		301-0716-54412	gen purp cap - muni courthouse	2,010,383.00		x	courthouse project
		380-0682-54418	Water line improvements	510,000.00		x	Water line improvements #1140
169-0705-52234	ct - rental of facilities	169-0716-54412	ct - spec project - muni courthouse	158,000.00	x		move funds to courthouse account
169-0705-54412	ct spec proj - bldgs	169-0716-54412	ct - spec project - muni courthouse	1,400,000.00	x		move funds to courthouse account
			Total increases to fund:	16,602,738.00			
			Total reductions to fund:				
			Total transfers within fund:	1,558,000.00			

EXPLANATION:

DEPARTMENT HEAD: Keith Dirham / Lori Bowers

DATE: 6/3/2025

MAYOR'S APPROVAL:  
(WHEN NECESSARY)

DATE:

COUNCIL/COMMITTEE ACTION:

APPROVED: \_\_\_\_\_  
DENIED: \_\_\_\_\_  
RETURNED FOR EXPLANATION: \_\_\_\_\_  
RETURNED TO USE EXISTING ACCOUNT FUNDS: \_\_\_\_\_

ORD. NO. 119-25

CLERK OF COUNCIL/DATE

ROUTING: ORIGINAL TO FINANCE  
COPY TO DEPT. HEAD  
COPY TO COUNCIL

OK  
27 Hamell  
6-17-25

## REQUEST FOR COUNCIL ACTION

**FROM:** Medina Recreation Center *ssw*  
**DATE:** June 9, 2025  
**SUBJECT:** Day Pass Rate Amendment

**No.** RCA 25-137-6/23  
**Committee:** Finance

### SUMMARY AND BACKGROUND:

The Medina Community Recreation Center respectfully requests Council to approve an amendment to Ordinance 74-24 regarding Day Pass Rates. The Recreation Center has been experiencing high attendance due to the recent pool renovations. Weekends have been particularly busy with many parties, events and non-members traveling from out of town to use our pools which is putting stress on our regular members. Our current day pass rates are some of the lowest in northern Ohio so we propose increasing regular day pass rates by \$2 per person, and special circumstance day pass rates by \$1 per person. We hope to encourage local visitors to purchase memberships. Increased revenues will offset increased staffing and chemical needs and postpone any necessary membership rate increases. This increase was discussed at the Rec Center budget hearing on April 23<sup>rd</sup> and the Recreation Advisory Committee meeting on May 8th. We would also like to add clarifications for Active Military and Veteran Day passes as well to eliminate questions.

At this time, we do not intend to raise Municipal Pool rates but will review chemical and staffing expenses at season's end and reevaluate for summer of 2026. Proposed Rates as follows:

Daily Pass Rate	\$10.00 per person
Five Visit punch card	\$40.00
Aquatics area only day pass	\$5.00 per person
Active Military & Immediate Family day rate	\$5.00 per person
Qualified Veteran Individual day rate	\$5.00 per person
Special Needs day rate	\$5.00 per person
Special Event day rate	\$3.00 – \$5.00 per person (depending on event)

### 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:

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### COUNCIL USE ONLY:

Committee Action/Recommendation:

Council Action Taken:

Ord./Res.  
Date:

## Day Pass Rate Comparison Study June 2025

	Resident	Non Resident	Notes
Broadview Heights Rec Center	\$10	\$20	
Brunswick Rec Center	\$7	\$7	No non-members under 16
Cloverleaf Rec Center	\$10	\$10	
Dublin Rec Center	\$11	\$18	
Fairview Park Rec Center	\$10	\$15	
Macedonia Rec Center	\$15	\$15	
Medina Rec Center	\$8	\$8	
Mentor Rec Center	\$10	\$10	
Middleburg Hts Rec Center	\$10	\$10	must come in with member
North Olmstead Rec Center	\$8	\$8	
Seven Hills Rec Center	\$10	\$15	
Solon Rec Center	\$10	\$10	must come in with member
Strongsville Rec Center	\$10	\$15	must come in with member
Twinsburg Rec Center	\$10	\$15	
Westlake Rec Center	\$11	\$14	

### Local Competitors

Orange Theory	\$16	\$19
Planet Fitness	n/a - free guest with black membership	
Rise	n/a	n/a
Tinman	n/a	n/a
Snap Fitness	n/a	n/a
Warehouse Gym	\$10	\$10

### Visitor & Revenue Breakdown

	# of visitors	average price per person	
Day pass visitors all of 2024	42,760	\$6.63	
Day pass visitors YTD 2025	31,601	\$6.71	
YEND Estimate for all of 2025	50,000		\$2 pp - potential to raise \$100k revenues
Day pass Revenues all of 2024	\$283,901		
Day pass Revenue YTD 2025	\$212,187		

Raising \$100,000 in revenues  
is equivalent to adding \$29.17 to every membership sold.  
6,171 current memberships, 2,743 are "free" (Silver Sneakers, Renew Active, Prime, staff)  
3,428 total paid memberships

**ORDINANCE NO. 74-24**

**AN ORDINANCE REPEALING AND REPLACING  
ORDINANCE NO. 113-22, PASSED MAY 23, 2022,  
PERTAINING TO THE ANNUAL MEMBERSHIP RATES  
FOR THE MEDINA COMMUNITY RECREATION CENTER.**

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

- SEC. 1:** That the NEW annual membership rates for the Medina Community Recreation Center shall be as set forth marked Exhibit A, attached hereto and incorporated herein.
- SEC. 2:** That Ordinance 113-22, passed May 23, 2022, is hereby repealed.
- SEC. 3:** 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. 4:** 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

MEDINA RECREATION CENTER ANNUAL MEMBERSHIP RATES					
Rates to increase January 1 <sup>st</sup> of each year not to exceed the Consumer Price Index Inflation Rate Percentage Factor of the previous year.					
Effective January 1, 2017		Resident/School District		Universal Member	
Youth/College		\$173.00		\$240.00	
Adult		\$250.00		\$347.00	
Senior		\$130.00		\$152.00	
2-Person		\$426.00		\$594.00	
Family		\$564.00		\$785.00	
<b>MEMBERSHIP CATEGORIES AND DEFINITIONS</b>					
“City/School District Residents” are defined as people who live within the Medina City limits <b>OR</b> within the Medina City School District <b>OR</b> who pay city property tax <b>AND</b> pay city income tax.					
“Universal Member” is defined as people who live outside the Medina City limits <b>AND</b> outside the Medina City School District.					
“Non-Members” are defined as people who do not purchase annual memberships.					
“Adult” is defined as any person 18 years of age or older.					
“Youth/Student” is defined as any person age 3-17 or any college student age 18-25 with a current college ID card. A discounted low income membership is available to youth who qualify (see Low Income Memberships)					
“Senior” is defined as any person 60 years of age and older.					
“2-Person” is defined as two adults (ages 18-59) who reside in the same household.					
“Family” is defined as a parent, legally married parents, or guardian and all children (17 & under) and/or current college student(s) age 18-25 residing in the same household. This fee is established for up to five family members, with each added member costing an additional \$35.					
“Corporate Member” – see Corporate/Business Membership Policy					
<b>CORPORATE MEMBERSHIP RATES*</b>					
Discount	Resident Rate	10% off	15% off	20% off	30% off
No. of Employees	5 – 24	25 – 49	50 - 99	100 – 174	175+
*Corporate rates are a percentage deducted off of the City/SD rate based on the number of applications submitted upon start or renewal. New corporate memberships start at a 20% discount for the first year then are based on the number of memberships purchased at the time of renewal.					
Daily Pass Rate:		\$8.00 per person			
Aquatics Area Only Day Pass:		\$4.00 per person			
Daily Pass Punch Cards:					
5 Visit Daily Pass Punch Card		\$30.00			
10 Visit Daily Pass Punch Card		\$60.00			
5 Visit Special Daily Pass Punch Card		\$20.00 for individuals or organizations that serve special needs populations:			
Military Day Pass		\$4.00 per person			
Qualified Veteran Day Pass		\$4.00 per person			
Special Event Day Pass		\$2.00 - \$4.00 per person (depending on event)			
<b>SUMMER SPECIAL MEMBERSHIP</b>					
Summer Special Membership is a three month membership that starts between May 1 <sup>st</sup> and July 1 <sup>st</sup> and ends exactly three months from the start date. (Does not include access to outdoor Municipal Pool.)					
Effective May 10, 2024		Resident/School District		Universal Member	
Individual		\$115		\$170	
Family		\$310		\$445	

### **Medina Recreation Center Membership Exceptions**

- A.** Members of any Medina City Board or Commission, as established in Part One, Title Seven of the Administrative Code of the City of Medina or created by ordinance of Council, may be permitted to purchase or renew their Medina Community Recreation Center membership at the City's corporate membership rate.
- B.** Low Income Memberships are available to youth who qualify for the National School Lunch Program, and apply a 50% discount to a youth, youth plus one adult, or a full family membership that includes the qualifying youth. The adult must be a parent or guardian of the qualifying youth.
- C.** Active Military qualifies for an annual membership discount of 15% off resident rates upon submission of verification paperwork. Active Military personnel on leave are eligible for two weeks free admission to the Recreation Center with dated verification of leave paperwork.
- D.** Challenged Individual Reduced Rate Verified mentally or physically challenged individuals shall be reviewed on a case by case basis and will be charged the Senior Rate.
- E.** Part-time Recreation Center Employees that work 10 or more hours per week are eligible for a free monthly membership.



*Proposed to be:*

MEDINA RECREATION CENTER ANNUAL MEMBERSHIP RATES					
Rates to increase January 1 <sup>st</sup> of each year not to exceed the Consumer Price Index Inflation Rate Percentage Factor of the previous year.					
Effective January 1, 2017		Resident/School District		Universal Member	
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Discount	Resident Rate	10% off	15% off	20% off	30% off
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*Corporate rates are a percentage deducted off of the City/SD rate based on the number of applications submitted upon start or renewal. New corporate memberships start at a 20% discount for the first year then are based on the number of memberships purchased at the time of renewal.					
Daily Pass Rate: <del>\$8.00</del> <b>\$10.00</b> per person					
Aquatics Area Only Day Pass <del>Preapproved Groups: \$4.00-</del> <b>\$5.00</b> per person					
Daily Pass Punch Cards:					
5 Visit Daily Pass Punch Card <del>\$30.00</del> <b>\$40.00</b>					
<del>10 Visit Daily Pass Punch Card \$60.00</del>					
5 Visit Special Daily Pass Punch Card <del>\$20.00</del> <b>\$25.00</b> for individuals or organizations that serve special needs populations:					
Active Military & Immediate Family Day Pass <del>\$4.00-</del> <b>\$5.00</b> per person					
Qualified Veteran Individual Day Pass <del>\$4.00-</del> <b>\$5.00</b> per person					
Special Event Day Pass <del>\$2.00-</del> <del>\$4.00</del> <b>\$3.00 - \$5.00</b> per person (depending on event)					
<b>SUMMER SPECIAL MEMBERSHIP</b>					
Summer Special Membership is a three month membership that starts between May 1 <sup>st</sup> and July 1 <sup>st</sup> and ends exactly three months from the start date. (Does not include access to outdoor Municipal Pool.)					
Effective May 10, 2024		Resident/School District		Universal Member	
Individual		\$115		\$170	

Family	\$310	\$445
<b>Medina Recreation Center Membership Exceptions</b>		
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## REQUEST FOR COUNCIL ACTION

NO. RCA 25-138-6/23

FROM: Patrick Patton 

DATE: June 17, 2025

COMMITTEE Finance  
REFERRAL: Finance

SUBJECT: Engineering Design Services for Job #1180 Uptown Loop Multi-Purpose Path Phase 1

The City of Medina has been awarded a total of \$396,000 in grant funds through the Ohio Office of Budget and Management for the reconstruction multi-purpose path through the Square area. The path will run along North and South Broadway Street, starting at East Friendship and ending at East Smith Road. This amount consists of 82% of the anticipated construction costs of \$480,000. 100% of the engineering and design fees are 100% the City's responsibility.

In 2023 the City's Multi-Use Path Steering Committee completed a study in conjunction with our consultant Envision, Inc. This study recommended several multi-use path projects as priorities, including this project (see attached).

We have conducted qualifications based selection process to select for the design consultant. This selection process is now complete. We have determined that American Structure Point is the most qualified consultant for this work. This request asks for Council to authorize an agreement to Cunningham and Associates. from Medina, Ohio. The consultant is currently preparing the engineering design agreement with total costs for design services, this will be provided to Council prior to the next Council meeting.

We recommend that the City enter into an agreement with Cunningham and Associates. for this work.

Thank you for your consideration.

ESTIMATED COST:

TBD

SUGGESTED FUNDING: 108 0610 54411:

Sufficient Funds in Account Number:

Transfer Needed

From:

To:

New Appropriation:

Emergency Clause Requested: No

Reason:

COUNCIL USE ONLY:

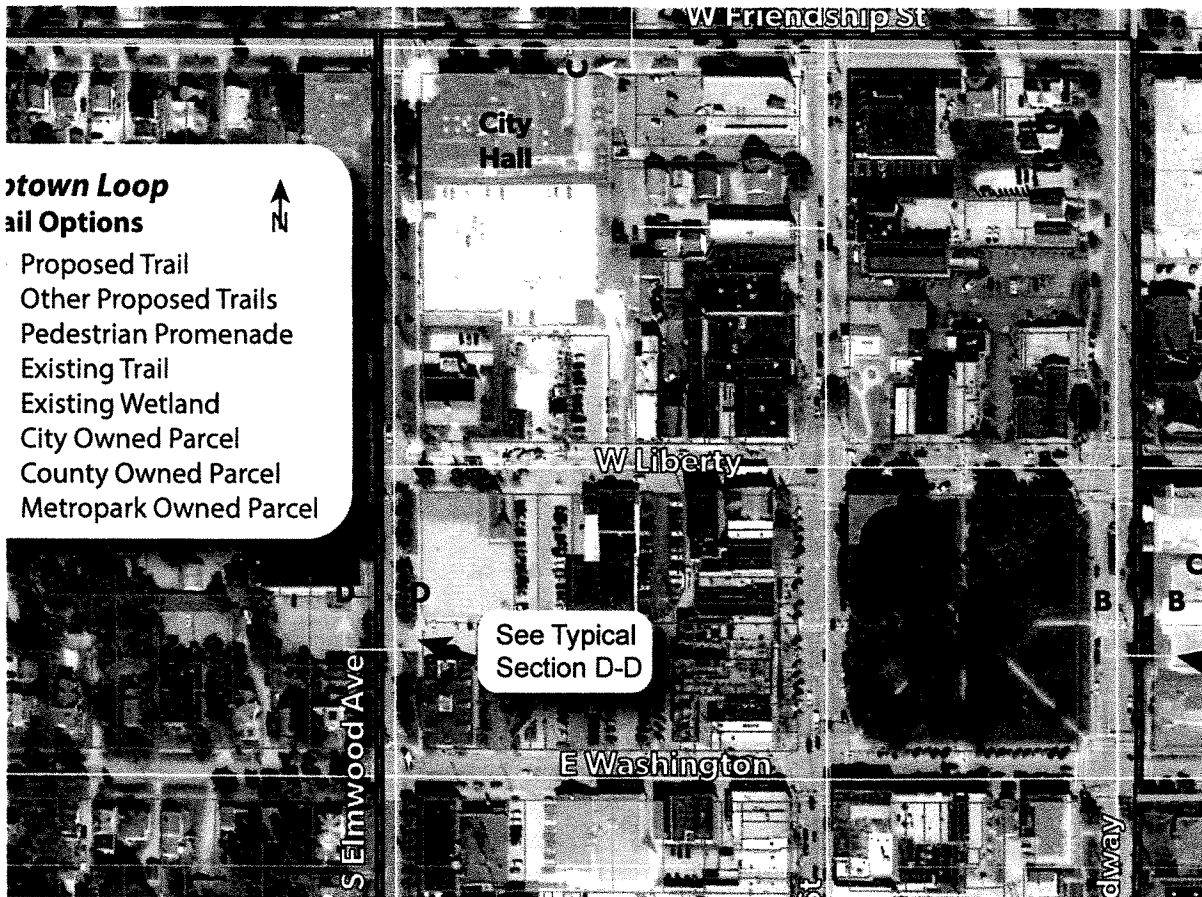
COMMITTEE RECOMMENDATION:

Council Action Taken:

Ord./Res. Number:

Date:

# 4) Uptown Loop



**Total Length:** 1.45 miles  
**Total Phases:** 4  
**Right of Way Needs:** Limited  
**Comments:** Utilized wide existing right of ways, no impacts to vehicular traffic or on-street parking, utility and treelawn impacts



**Total Cost:** \$1,180,000  
 Phase 1: \$480,000  
 Phase 2: \$220,000  
 Phase 3: \$480,000  
 Phase 4: Future Phase








**Project Lead:**  
 City of Medina  
**Key Partner:**  
 Medina City Schools,  
 Main Street Medina,  
 Medina County



**Best Grant Source(s):**  
 TLCI Implementation Funds  
 NOACA TAP Funds  
 OEPA Recycling Grant

# Prioritization Matrix

Trail Segment	 Asset Linkages	 Neighborhood Connections	 Private Right of Way	 Ease to Construct	 Public/Stakeholder Support	Functional Completion
<b>1) Rocky River Greenway</b>	3	3	3	2	4	4
Phase 1						
Phase 2						
Phase 3						
<b>2) Parks Connector</b>	4	1	4	3	4	4
Phase 3						
Phase 4						
<b>3) Northeast Connector</b>	3	4	4	4	3	3
Phase 1						
Phase 2						
<b>4) Uptown Loop</b>	3	3	4	3	3	4
Phase 1						
Phase 2						
Phase 3						
5) Reagan Trail	1	2	4	3	2	1
6) Lester Connector	2	3	3	3	2	3
7) Northwest Connector	3	4	4	3	2	2
<b>8) Southwest Connector</b>	3	2	4	4	2	4
Phase 1						
Phase 2						
9) Industrial Trail	1	3	3	3	3	3
Phase 1						
Phase 2						

*OK Post-Hanover 6-17-25*  
**REQUEST FOR COUNCIL ACTION**

NO. REA 20-139-1/23

FROM: Patrick Patton *PP*

DATE: June 17, 2025

COMMITTEE REFERRAL: Finance

SUBJECT: Engineering Design Services for Job #1179 E Smith Road Reconstruction, Phase II

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The City of Medina has been awarded a total of \$530,000 in grant funds through the Ohio Public Works Commission for the reconstruction of East Smith Road from South Jefferson Street to South Harmony Street. This amount consists of 34% of the anticipated construction costs of \$1,550,000. 100% of the engineering and design fees are 100% the City's responsibility.

We have conducted qualifications based selection process to select for the design consultant. This selection process is now complete. We have determined that American Structure Point is the most qualified consultant for this work. This requests asks for Council to authorize an agreement to Euthenics, Inc. from Strongsville, Ohio. The consultant is currently preparing the engineering design agreement with total costs for design services, this will be provided to Council prior to the next Council meeting.

We recommend that the City enter into an agreement with Euthenics, Inc. for this work.

Thank you for your consideration.

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ESTIMATED COST:

TBD

SUGGESTED FUNDING: 108 0610 54411:

Sufficient Funds in Account Number:

Transfer Needed

From:

To:

New Appropriation:

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Emergency Clause Requested: No

Reason:

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COUNCIL USE ONLY:

COMMITTEE RECOMMENDATION:

Council Action Taken:

Ord./Res. Number:

Date:

OK Attorney  
6-17-25  
**REQUEST FOR COUNCIL ACTION**

FROM: Patrick Patton

DATE: June 117, 2025

SUBJECT: Construction Agreement – South Court Street Water Tower Property

NO. RCA 25-140-6/23

COMMITTEE

REFERRAL: Finance

This request asks Council's authorization to enter into a construction agreement with Albrecht, Inc. regarding the new entrance drive to their development from South Court Street (SR 3).

As part of this project, Albrecht will relocate the entrance to the City's South Court Street Water tower site from SR 3 to a new driveway connecting to their entrance driveway. Relocating this entrance will require Albrecht to install a new driveway within the City owned property. This Construction Agreement will allow Albrecht to make these improvements to the City property.

Thank you for your consideration.

ESTIMATED COST:

SUGGESTED FUNDING:

Sufficient Funds in Account Number:

Transfer Needed from: to:

New Appropriation Account Number:

Emergency Clause Requested:

Yes

Reason:

Abrecht would like to start on this work as soon as possible.

COUNCIL USE ONLY:

COMMITTEE RECOMMENDATION:

Council Action Taken:

Ord./Res. Number:

Date:

## CONSTRUCTION AGREEMENT

**TO:** The Mayor and Council of the City of Medina, Ohio

**ATTENTION:** City Engineer

**RE:** City Job #1193: City OF Medina South Court Street Water Tower Driveway Relocation

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Gentlemen:

**ALBRECHT, INCORPORATED** (the developer), agrees and by this writing guarantees the construction and installation of the improvements listed below within the time authorized for completion and in accordance with all applicable ordinances of the City of Medina.

It is hereby understood and agreed that **ALBRECHT, INCORPORATED**, developer, shall provide the following improvements and facilities to be installed at the developers expense in compliance with the standards and specifications for each of the following various types of improvements:

1. At the City of Medina's South Court Street Water Tower site (1215 South Court Street, PPN 028-19C-20-096, MCL #4811) Albrecht will complete construction of a new entrance driveway from the future shopping center driveway off of South Court Street (SR 3) into the City owned water tower site. The work will be completed substantially in accordance with the construction documents prepared by Alber and Rice, Inc., and approved by the City Engineer, City of Medina on DATE TBD, referenced as City project #1193: South Court Street Water Tower Drive Relocation

If the improvements are not completed on or before ???, the City, upon proper notice, may complete the improvements and recover full costs and reasonable expenses, provided said costs and expenses are substantiated, thereof from ALBRECHT, INCORPORATED and may appropriate such portion of money or bonds posted for the faithful performance of said works.

In witness whereof, authorized representatives of the parties to this agreement, indicating their party's approval of the terms herein, have signed as of the dates set forth below:

**ALBRECHT, INC.** (DEVELOPER)

BY: \_\_\_\_\_  
(Signature)

Name: \_\_\_\_\_  
(Please print of type)



**CITY OF MEDINA, OHIO**

BY: \_\_\_\_\_  
(Signature)

Name: Dennis Hanwell, Mayor, City of Medina

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**STATE OF OHIO:**

**ss:**

**MEDINA COUNTY:**

Before me, a Notary Public in and for said County, this day personally appeared the above  
named **ALBRECHT, INCORPORATED**, Developer, by \_\_\_\_\_  
its \_\_\_\_\_, who acknowledged that he/she did sign the foregoing  
instrument and that the same is the free act and deed of said Developer, and the free act and deed of  
himself personally as such officer.

**Witness** my signature and notarial seal at \_\_\_\_\_, Ohio, this \_\_\_\_\_ day  
of \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
Notary Public

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**STATE OF OHIO:**

**ss:**

**MEDINA COUNTY:**

Before me, a Notary Public in and for said County, this day personally appeared the above-named **CITY OF MEDINA, OHIO**, by \_\_\_\_\_, its \_\_\_\_\_, who acknowledged that he/she did sign the foregoing instrument and that the same is the free act and deed of said CITY OF MEDINA, OHIO, and the free act and deed of himself personally as such officer.

**Witness** my signature and notarial seal at \_\_\_\_\_, Ohio, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
Notary Public

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**APPROVED AS TO FORM:**

\_\_\_\_\_  
**Greg Huber, City of Medina Law Director**

1. PROPOSED ELEVATIONS SHALL NOT BE CHANGED WITHOUT APPROVAL OF THE ENGINEER. ALL UTILITIES SHALL BE CONSTRUCTED, INSPECTED AND TESTED IN ACCORDANCE WITH TOWNSHIP, COUNTY AND ODOT STANDARDS. PAVEMENT AND OTHER EXISTING IMPROVEMENTS UNDISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO TOWNSHIP, ODOT, AND COUNTY SPECIFICATIONS.

- ## UTILITIES

MEDINA COUNTY ENGINEER  
791 W SMITH ROAD  
MEDINA, OH 44256  
(330) 723-9581

**FIRST ENERGY - OHIO EDISON**  
**1-800-633-4766**

**ARMSTRONG**  
**(330) 723-3536**  
**FRONTIER COMMUNICATIONS**  
**1-877-462-8188**

- DISH NETWORK**  
1-833-450-8651
- AT&T SERVICES**  
1-833-864-6597
- DIRECT TV**  
1-855-977-8993

SR3 ACCESS FOR ACME #22

11215 SOUTH COURT STREET. MEDINA. OHIO 44256

## GRADING, UNDERGROUND UTILITIES AND PAVEMENT

**OWNER:**

**ALBRECHT INCORPORATED**

17 SOUTH MAIN STREET, SUITE 401

AKRON OH 44308

CONTACT: A I SANDS P E

**CIVIL ENGINEER:**

ALBER AND RICE, INC.

21013 COOK BOND

31913 COOK ROAD  
ROCKY HILL, CT 06106

NORTH RIDGE

(216) 252-7840

**SURVEYOR:**

ALBER AND RICE, INC.

71813 COOK BOAR

31513 COOK ROAD  
NORTH BIRMGHAM AL 35226

NORTH RIDGEVILLE, OH 44130

CONTACT: JAM

## SYMBOL LEGEND

## EXISTING

- UTILITY POLE  
LIGHT POLE  
OUT WIRE  
CLEAN OUT  
WATER VALVE  
WATER METER  
GAS VALVE  
GAS METER  
CATCH BASIN  
STORM MANHOLE  
SANITARY MANHOLE  
HYDRANT  
TELEPHONE MANHOLE  
ELECTRIC MANHOLE  
WATER VAULT  
MONUMENT BOX  
SHOT ELEVATION  
(PLUS 200')  
CONTOUR  
600  
WATER LINE  
STORM SEWER  
GAS LINE  
ELECTRIC

PROPOSED

- |                           |                       |
|---------------------------|-----------------------|
| UTILITY POLE              | WATER LINE            |
| LIGHT POLE                | SEWERY SINKER         |
| CLEAN OUT                 | STORM SEWER           |
| WATER VALVE               | PERSONALIZED UNDERMAN |
| WATER METER               | GAS LINE              |
| GAS VALVE                 | ELECTRIC              |
| GAS METER                 |                       |
| CATCH BASIN               |                       |
| STORM MANHOLE             |                       |
| SEWERY MANHOLE            |                       |
| HYDRANT                   |                       |
| SPOT ELEVATION (+/- 500') |                       |
| 8'-6" BOTTOM OF CURB      |                       |
| 10'-0" HIGH POINT         |                       |

PROJECT:

SR3 ACCESS FOR ACME #22  
MEDINA, OH

## DRAWING INDEX

SHEET	DESCRIPTION
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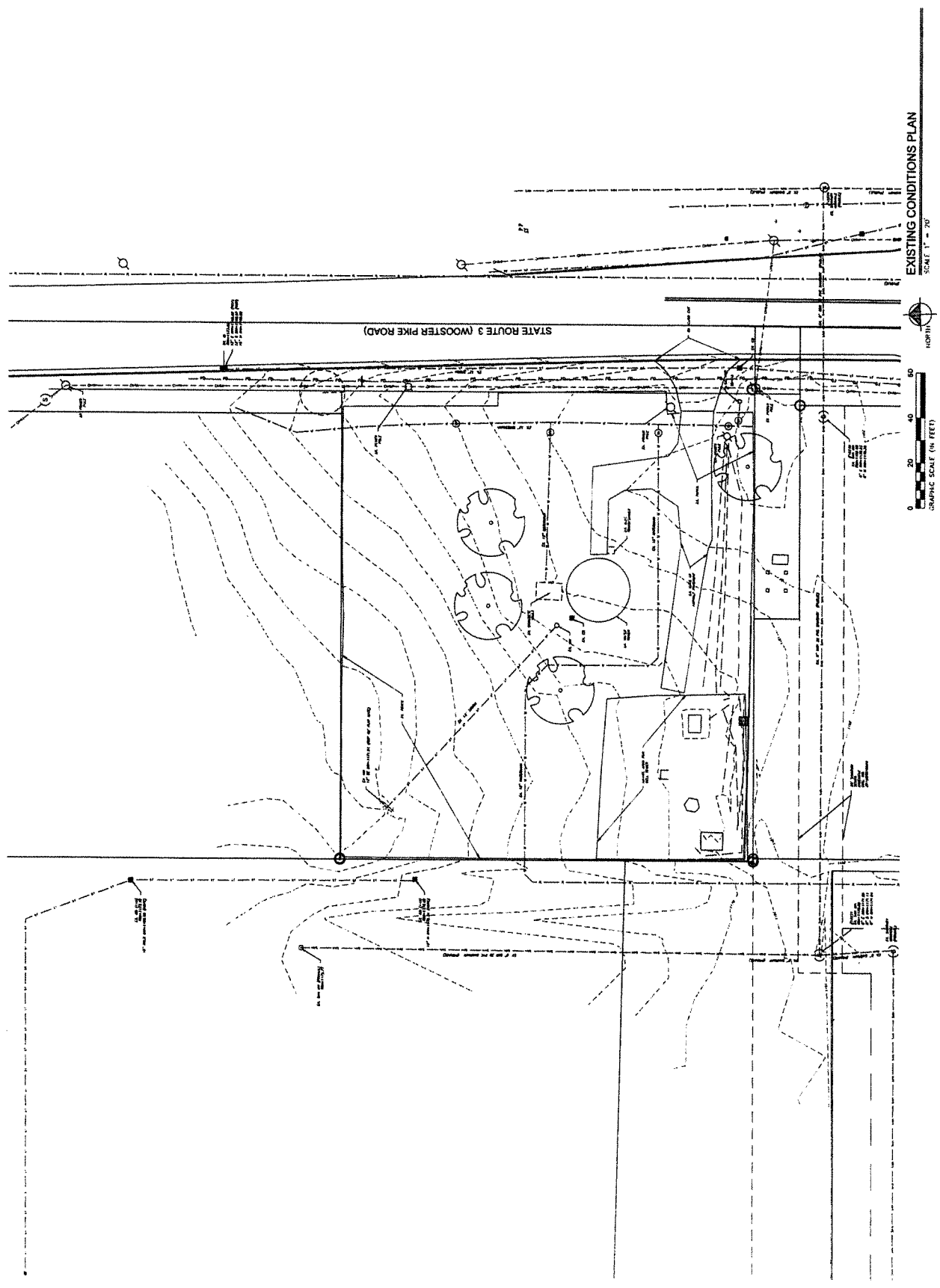
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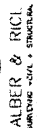
UN 1314

## LOCATION MAP



NO SCALE





**PRELIMINARY**  
**NOT FOR CONSTRUCTION**

Gregory C. Adams, *University of Michigan*

PROJECT:

SR3 ACCESS FOR ACME #22  
MEDINA, OH

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OK 13.9-

25

DEMOLITION AND CLEARING NOTES:

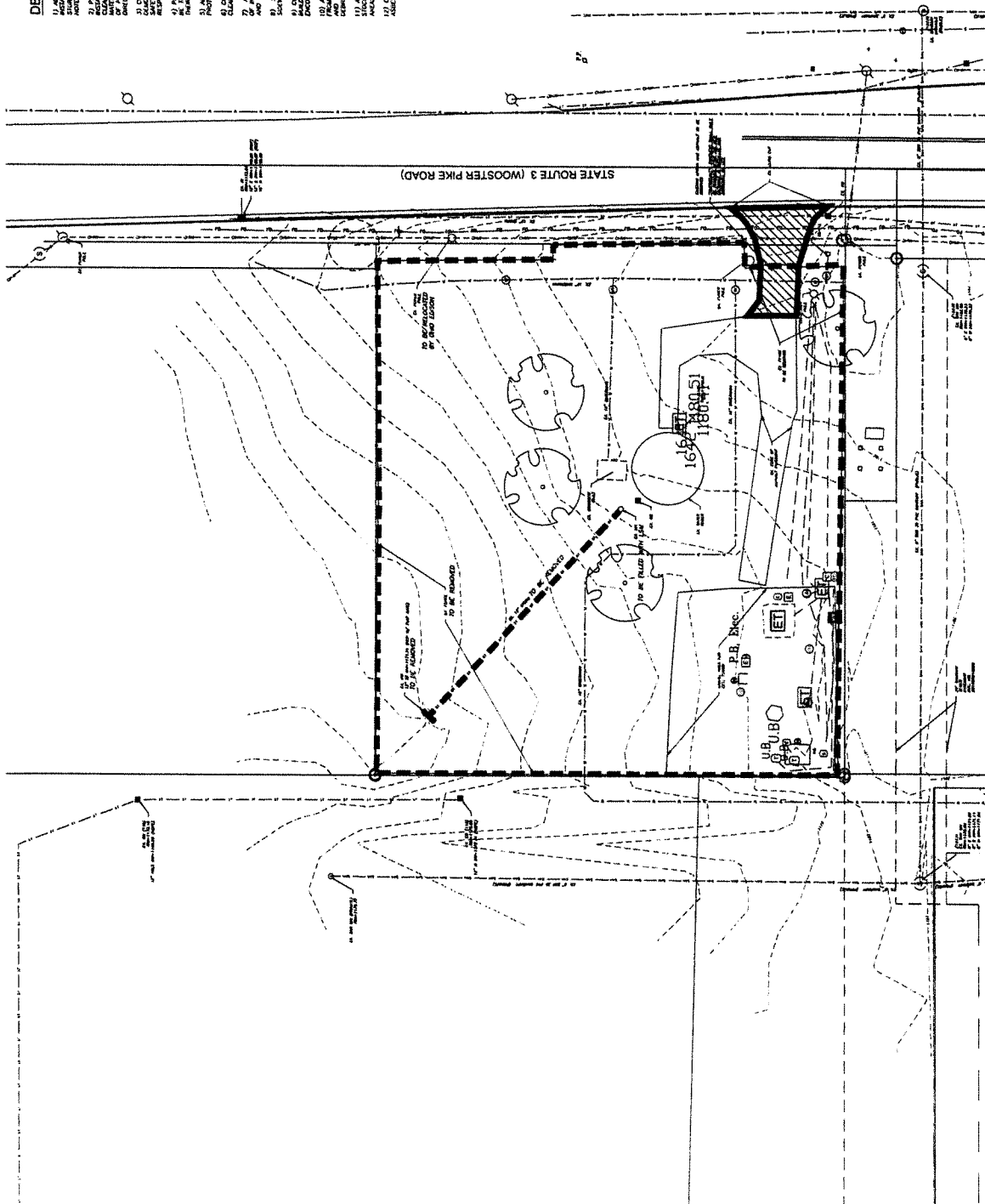
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DEPENDENT TO BE AGED

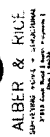
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**NO INFORMATION TO BE FURNISHED**



DEMOLITION PLAN  
SCALE 1" = 20'





**PRELIMINARY**  
**NOT FOR CONSTRUCTION**

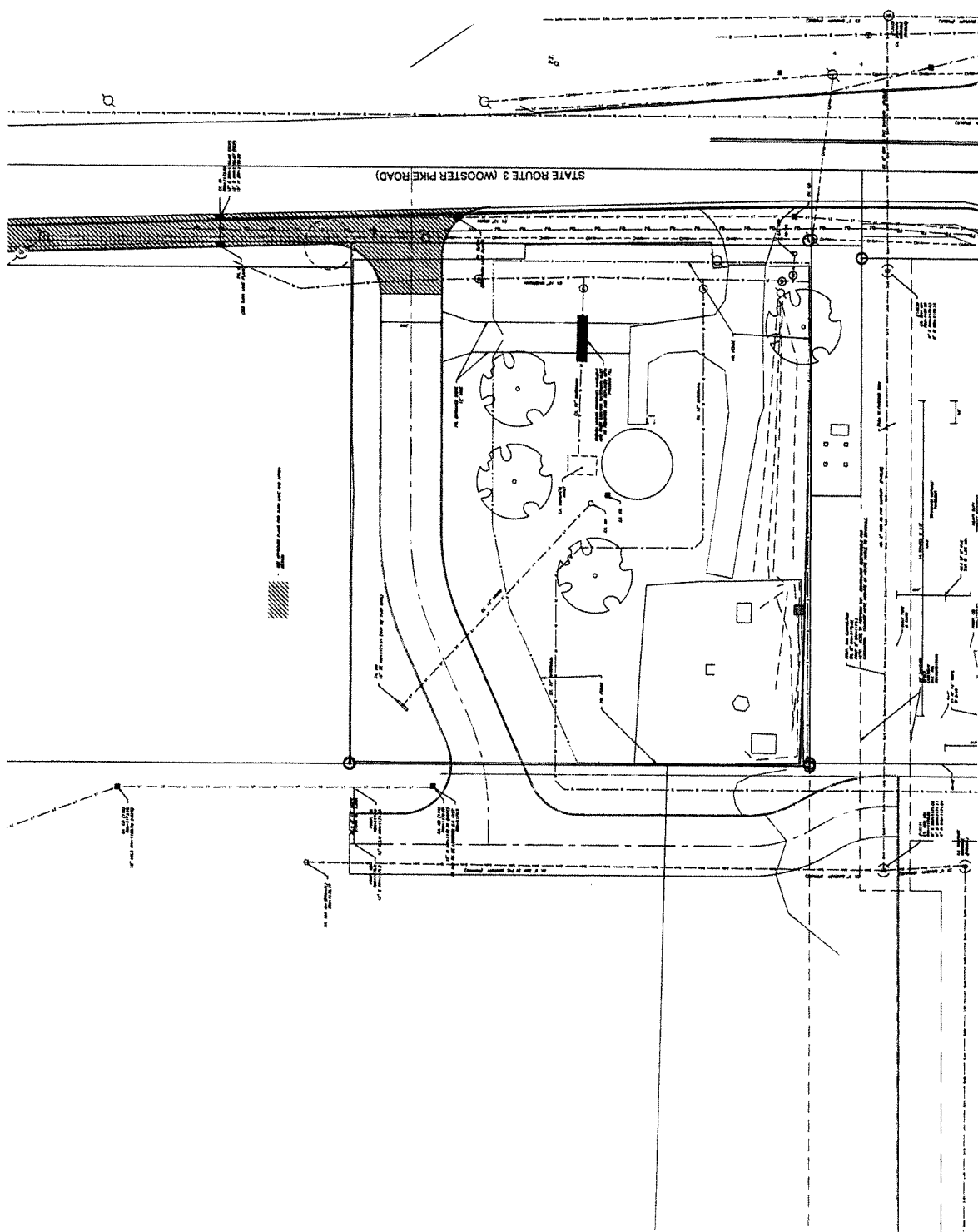
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**PROJECT:**

SR3 ACCESS FOR ACME #22  
MEDINA, OH

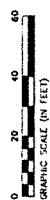
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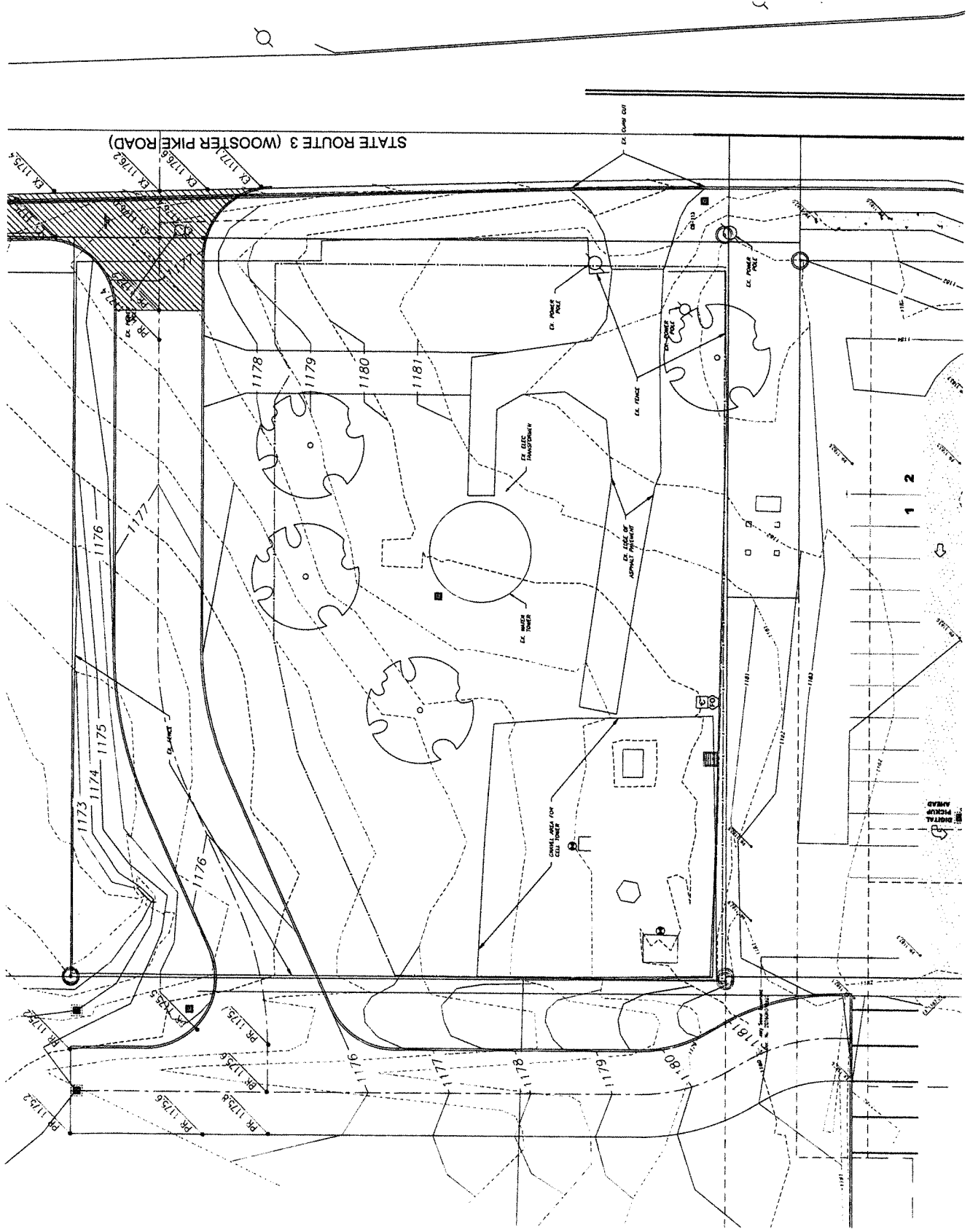


## **SITE LAYOUT AND PAVEMENT PLAN**

**SCALE 1" = 20'**



DATE	10/1/2010
BY	AR
CHECKED	
DATE	
BY	
CHECKED	
DATE	
BY	
CHECKED	
DATE	



GRADING PLAN  
 SCALE 1" = 10'



**Medina County**  
**Society for the Prevention of Cruelty to Animals**

8790 Guilford Road, Seville, OH 44273

[www.medinacountyspca.com](http://www.medinacountyspca.com) - 330.723.7722

A Non-Profit 501(c)3 Charitable Organization Tax ID#34-1507786

October 21, 2024

**President**  
Marty Warchola

**Vice President**  
George "Hub" Marquis

**Secretary**  
Sandy Larson

**Treasurer**  
Nicole Florio

**Directors**  
Jen Anzalone  
Mark Billesbach  
Tom Jenkins  
David Johnson  
Shaun McWilliams

**Director of Operations**  
Sarah Urquhart

**Humane Officer**  
Rachel Batten

The City of Medina  
Paul Rose, Sr.  
City Councilman

Dear Mr. Rose:

The Medina County SPCA is the official humane society for Medina County.  
As such, we:

- Investigate and prosecute animal neglect and cruelty
- Provide first responder services for animal emergencies
- Assist local law enforcement with animal handling
- Intake sick, injured and unwanted animals to rehabilitate and adopt out
- Provide humane education

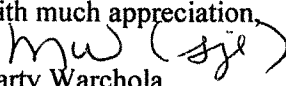
The majority of our funding comes from individual donations, fundraising, and adoption fees. Therefore, we do rely on the financial support of local communities to share in the expenditures we incur serving each of them.

For the fiscal period October 1, 2023 through September 30, 2024, we provided the following services to the City of Medina:

**Intake of 148 animals originating in your jurisdiction**  
(This total would have been 689 with all the rats!)

As we are all affected by recent inflation, our average cost of care per animal has increased to \$442.57 which reflects a 31% increase over the previous year's amount. However, we are only passing along a 10% increase bringing the cost per animal to \$370.41. That cost multiplied by the number of animals from your jurisdiction (148) results in a total expense of \$54,820.68.

In support of the services we have provided to your jurisdiction, we respectfully request a fair share remuneration to defray the associated costs incurred. It is our hope you see value in the role Medina County SPCA plays in your community. I want to sincerely thank you in advance for your consideration and financial support. If you have any questions regarding our services or suggestions on how we can better serve you, please feel free to contact me at 330.723.7722.

With much appreciation,  
  
Marty Warchola  
President



**ORDINANCE NO. 38-24**

**AN ORDINANCE AUTHORIZING THE EXPENDITURE OF \$11,000.00 TO THE MEDINA COUNTY SOCIETY FOR THE PREVENTION OF CRUELTY TO ANIMALS (SPCA) FOR ANIMAL RELATED SERVICES FOR THE YEAR 2024.**

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

- SEC. 1:** That the expenditure of \$11,000.00 to the Medina County Society for the Prevention of Cruelty to Animals (SPCA) is hereby authorized for animal related services.
- SEC. 2:** That in accordance with Ohio Revised Code §5705.41(D), at the time that the contract or order was made and at the time of execution of the Finance Director's certificate, sufficient funds were available or in the process of collection, to the credit of a proper fund, properly appropriated and free from any previous encumbrance.
- SEC. 3:** That the funds to cover this payment are available in Account No. 001-0707-52215.
- 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:** February 26, 2024

**SIGNED:** John M. Coyne, III  
President of Council

**ATTEST:** Kathy Patton  
Clerk of Council

**APPROVED:** February 27, 2024

**SIGNED:** Dennis Hanwell  
Mayor

2023 - \$10,575  
2022 - \$10,200  
2021 - \$10,000  
2020 - \$10,200

**REQUEST FOR COUNCIL ACTION**

NO. RCA 25-142-6/23

FROM: Patrick Patton

DATE: June 17, 2025

COMMITTEE REFERRAL: Finance

SUBJECT: Fair Market Value Estimates (FMVE) for North Huntington Street

In order to complete the reconstruction of North Huntington Street, Phase 3, the City must acquire several easements. 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) for the project. Below please find a summary for the value of the five (5) easements:

See below for a summary of the required easements:

Address	Parcel	FMVE
315 N. Huntington Street	028-19A-17-008	\$1,175
629 N. Huntington Street	028-19A-17-225	\$483
240 West Union Street	028-19A-17-050	\$1,015
236 Bradley Street	028-19A-17-071 & 028-19A-17-072	\$7,687
304-390 West Union Street	028-19A-17-003 & 028-19A-17-004	\$8,716
	TOTAL	\$19,076

To summarize, this request 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.

Thank you for your consideration.

ESTIMATED COST: \$19,076

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)

**Tamara Ringer**

COUNTY	Medina
ROUTE	North Huntington St Recon
SECTION	N/A
PARCEL NO.	1-SH
TRACT I.D. NO.	N/A

Address/Location	Zoning	Utilities	APN		
315 N. Huntington Street, Medina, Ohio 44256. Located on the west side of North Huntington Street, north of Bronson Street, within the city of Medina, Medina County, Ohio.	(R-3) High Density Urban Residential District	All Public	028-19A-17-008		
			Large Parcel Size	Large Parcel Unit	Highest and Best Use
			0.1589 Gross/Net	Acres	Single-Family Residential Development

Considering unity of title, unity of use and contiguity, the subject property and larger parcel is identified by the Medina County Auditor as Parcel Number 028-19A-17-008 titled to Tamara Ringer. The property contains 0.1589 gross/net acres (6,922+/- SF) per the Auditor and is located off the west side of North Huntington Street, north of Bronson Street within the city of Medina, Medina County, Ohio. The site is improved with a single-family residence and related improvements constructed around 1950 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 property does not appear to meet the minimum site size requirement and represents a legally non-conforming site before and after the proposed taking.

The subject property is 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.

Sale #	Location/address	Highest and best use	Verification source	Sale Date
1	West side of S. Elmwood Avenue, just north of W. Smith Road, Medina, Medina County, Ohio.	Single-Family Residential	Public Records	6/23/2023
APN(s)		Zoning	Utilities	Sale Price
028-19A-21-269		(R-3) High Density Urban Residential	All Public	\$50,000
				Parcel Size
				8,215± Net Sq.Ft. (0.1886± Gross / Net Acres)
				Unit Value Indication
			\$6.09/Net Sq.Ft.	

The site is located off the west side of S. Elmwood Avenue, just north of W. Smith Road within the city of Medina, Medina County, Ohio. The site is generally level and at-grade with S. Elmwood Road and is not located within a known 100-year flood hazard area. The site is serviced by Medina CSD.

Sale #	Location/address	Highest and best use	Verification source	Sale Date
2	South side of Westpark Boulevard, east of Oak Street, Medina, Medina County, Ohio.	Single-Family Residential	Public Records	5/13/2025
APN(s)		Zoning	Utilities	Sale Price
028-19C-09-217		(R-1) Low Density Residential	All Public	\$40,000
				Parcel Size
				13,421± Net Sq.Ft. (0.3081± Gross / Net Acres)
				Unit Value Indication
				\$2.98/Net Sq.Ft.

#### Comments

The site is located off the south side of Westpark Boulevard, east of Oak Street within the city of Medina, Medina County, Ohio. The site is generally level and at-grade with Westpark Boulevard, gently sloping to a rear pond and is not located within a known 100-year flood hazard area. The site is serviced by Medina CSD.

The site previously transferred on July 1, 2024 for a recorded \$49,000 or \$3.65 per Sq.Ft.

Sale #	Location/address	Highest and best use	Verification source	Sale Date
3	West side of S. Court Street, north of Ivy Hill Lane, Medina, Medina County, Ohio.	Single-Family Residential	Public Records	6/29/2022
APN(s)		Zoning	Utilities	Sale Price
028-19C-05-334		(R-3) High Density Urban Residential	All Public	\$89,900
				Parcel Size
				27,181± Net Sq.Ft. (0.6240± Gross / Net Acre)
	Unit Value Indication			
				\$3.31/Net Sq.Ft.

#### Comments

The site is located off the west side of S. Court Street, north of Ivy Hill Lane within the city of Medina, Medina County, Ohio. The site is generally level and at-grade with S. Court Street 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), configuration and functional utility. A market value of \$4.50 per sq.ft. is deemed warranted weighing the subject's smaller site size.

Reconciled Value: **\$4.50/SF**

#### Part Taken - Land

Parcel # Suffix	Net Take Area	% Acquired	Temporary Take Period	Unit Value	Comments	Total Value
1-SH	218 SF (0.0050 Net Acres)	100%	N/A	\$4.50 / SF	Highway Easement (Less \$1.00)	<u>\$980.00</u>
Total:						\$980.00

### Part Taken – Improvements

Parcel # Suffix	Description	Quantity	Units	Unit Value	Depreciation	Improvement Value
1-SH	Gravel drive	35+/-	SF	\$4.50	50%	\$79
1-SH	Concrete walk	12+/-	SF	\$6.50	50%	\$39
1-SH	Grass	171+/-	SF	\$0.45	N/A	\$77
1-SH	Natural growth and foliage items are merged into the underlying land value. No compensation is accorded.		Choose			
Total:						\$195

### 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 at the east edge of the property. The taking is irregular in configuration and extends 40.17 ft. in width along the subject's entire frontage along the west side of North Huntington Street and ranges in depth from 8.0 ft. along its northern boundary to 3.0 ft. along its southern boundary containing 0.0050 net acres (218+/- SF).

There exists gravel drive, concrete walk, and grass areas within the take area. The replacement costs for these items was 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 market value for the easement is estimated to be 218 SF X \$4.50 per SF = \$981 less \$1.00 since only an easement right is being acquired and the encumbered area will remain titled to the property owner equaling \$980.

The residue parcel will continue to contain 0.1589 gross/net acres of which 0.0050 acres (218+/- SF) will be encumbered by the proposed highway easement. The site will continue to be considered a legally non-conforming site as in the before scenario.

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

**Total Estimated Compensation: \$1,175**

#### Comments

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

**Total FMVE: \$1,175**

### Signatures

#### Person Preparing Analysis



Typed Name: G. Franklin Hinkle, II

Title: Appraiser

Date: 6/16/2025

#### Signature

Typed Name: Dennis Hanwell

Title: Mayor, City of Medina

Date:

Administrative Settlement			
Signature			
Typed Name:		FMVE Amount:	
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
Jurisdictional Exception Property Record Card and GIS Plat Plat and Legal Description of Taking Plan and Profile Photographs of the Subject Property The Map of Comparable Sales Appraiser Qualifications

VA  
REV. 04-2020

VALUE ANALYSIS  
(\$10,000 OR LESS)

OWNER'S NAME

Medina Huntington R.E. Group II, LLC

COUNTY Medina  
ROUTE North Huntington St  
Recon  
SECTION N/A  
PARCEL NO. 2-S  
PROJECT I.D. NO. N/A

Subject

Address/Location	Zoning	Utilities	APN		
629 N. Huntington Street, Medina, Ohio 44256. Located on the west side of North Huntington Street, north of W. Union Street, within the city of Medina, Medina County, Ohio.	(R-2) Medium Density Urban Residential District	All Public	028-19A-17-225		
			Large Parcel Size	Large Parcel Unit	Highest and Best Use
			5.8150 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 Number 028-19A-17-225 titled to Medina Huntington R.E. Group II, LLC. The property contains 5.8150 gross/net acres per the Auditor and is located off the west side of North Huntington Street, just south of the western terminus of Bradway Street, north of W. Union Street, within the city of Medina, Medina County, Ohio. The site is improved with a senior living facility and related improvements constructed around 2018 and is serviced by public water and sanitary sewer services.

The subject property is zoned (R-2) Medium Density Urban Residential District. The purpose of the R-2 Medium Density Urban Residential District is to provide for single and two-family residences in areas that are or may reasonably be expected to be provided with central sewer and water facilities. The stipulated densities are intended to provide for areas of suburban character in the community and to prevent excessive demands on sewerage and water systems, streets, schools and other community facilities. The principal permitted use is a single-family detached dwelling. Assisted living facility, independent living facility, or nursing home is considered a conditionally permitted use. The minimum lot size is 9,000 sq.ft. for a single-family detached dwelling and 18,000 sq.ft. for all other uses with a minimum lot frontage of 50 feet. The subject property appears to meet the minimum road frontage and lot width requirement and represents a legally conforming site before and after the proposed taking.

It is noted that the property owner owns additional land areas adjacent to the subject property. These land areas are not impacted by the proposed takings; are improved with residential building-related improvements; and can be developed and utilized separate and apart from the subject property. The additional land areas are therefore not included for the purposes of this appraisal report.

The subject property is irregular 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
2-S	0.0069 Net Acres	50%	N/A	\$140,000 / Net Acre	Storm Sewer Easement	\$483
Total:						\$483

#### Part Taken - Improvements



Parcel # Suffix	Description	Quantity	Units	Unit Value	Depreciation	Improvement Value
2-S	Grass and natural foliage items are merged into the underlying land value. No compensation is accorded.					\$0
			Choose			
Total:						\$0




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

Preparers Conclusion	
Comments	
<p>The proposed storm sewer easement is located at the northeast corner of the property. The taking is rectangular in configuration and measures 10.0 ft. by 30.0 ft. containing 0.0069 net acres.</p> <p>Per the client, grass areas, if disturbed within the easement areas, will be replaced as part of this project. No compensation is accorded for these items. Additionally, 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.</p> <p>The easement is compensated at a rate of 50% of the fee simple land value as only a storm sewer easement is being acquired.</p> <p>The residue parcel will continue to contain 5.8150 gross/net acres of which 0.0069 acres will be encumbered by the proposed storm sewer easement. The site will continue to be considered a legally conforming site as in the before scenario.</p> <p>There is no damage to the residue parcel, there is only the part taken.</p>	
Total Estimated Compensation:	
\$483.00	

Comments	
The compensation estimate is considered reflective of market rates being paid for similar properties in the market area.	
Total FMVE:	\$483.00

Signatures	
Person Preparing Analysis	
	
Typed Name:	G. Franklin Hinkle, II
Title:	Appraiser
Date:	6/16/2025
Signature	
	
Typed Name:	Dennis Hanwell
Title:	Mayor, City of Medina
Date:	

Administrative Settlement			
Signature			
			
Typed Name:		FMVE Amount:	
Title:		Additional Amount:	
Date:		Total Settlement:	
<p>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)</p>			

**REQUIRED ATTACHMENTS**

Jurisdictional Exception  
Property Record Card and GIS Plat  
Plat and Legal Description of Taking  
Plan and Profile  
Photographs of the Subject Property  
The Map of Comparable Sales  
Appraiser Qualifications

VALUE ANALYSIS  
(\$10,000 OR LESS)

Colleen Turk and Crystal R. Turk

COUNTY	Medina
ROUTE	North Huntingdon St Recon
SECTION	N/A
PARCEL NO.	3-SH
CT I.D. NO.	N/A

Address/Location	Zoning	Utilities
240 West Union Street, Medina, Ohio 44256. Located on the southeast corner of Union Street and North Huntington Street, within the city of Medina, Medina County, Ohio.	(R-3) High Density Urban Residential District	All Public

APN		
028-19A-17-050		
Large Parcel Size	Large Parcel Unit	Highest and Best Use
0.1653 Gross/Net	Acres	Single-Family Residential Development

Considering unity of title, unity of use and contiguity, the subject property and larger parcel is identified by the Medina County Auditor as Parcel Number 028-19A-17-050 titled to Colleen Turk and Crystal R. Turk. The property contains 0.1653 gross/net acres per the Auditor and comprises the southeast corner of Union Street and North Huntington Street within the city of Medina, Medina County, Ohio. The site is improved with a single-family residence and related improvements constructed around 1953 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 property does not appear to meet the minimum lot size requirement and represents a legally non-conforming site before and after the proposed taking.

The subject property is 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.

Sale #	Location/address	Highest and best use	Verification source	Sale Date
1	West side of S. Elmwood Avenue, just north of W. Smith Road, Medina, Medina County, Ohio.	Single-Family Residential	Public Records	6/23/2023
APN(s)		Zoning	Utilities	Sale Price
028-19A-21-269		(R-3) High Density Urban Residential	All Public	\$50,000
				Parcel Size
				8,215± Net Sq.Ft. (0.1886± Gross / Net Acres)
				Unit Value Indication
			\$6.09/Net Sq.Ft.	

The site is located off the west side of S. Elmwood Avenue, just north of W. Smith Road within the city of Medina, Medina County, Ohio. The site is generally level and at-grade with S. Elmwood Road and is not located within a known 100-year flood hazard area. The site is serviced by Medina CSD.

Sale #	Location/address	Highest and best use	Verification source	Sale Date
2	South side of Westpark Boulevard, east of Oak Street, Medina, Medina County, Ohio.	Single-Family Residential	Public Records	5/13/2025
APN(s)		Zoning	Utilities	Sale Price
028-19C-09-217		(R-1) Low Density Residential	All Public	\$40,000
				Parcel Size
				13,421± Net Sq.Ft. (0.3081± Gross / Net Acres)
	Unit Value Indication			
				\$2.98/Net Sq.Ft.

#### Comments

The site is located off the south side of Westpark Boulevard, east of Oak Street within the city of Medina, Medina County, Ohio. The site is generally level and at-grade with Westpark Boulevard, gently sloping to a rear pond and is not located within a known 100-year flood hazard area. The site is serviced by Medina CSD.

The site previously transferred on July 1, 2024 for a recorded \$49,000 or \$3.65 per Sq.Ft.

Sale #	Location/address	Highest and best use	Verification source	Sale Date
3	West side of S. Court Street, north of Ivy Hill Lane, Medina, Medina County, Ohio.	Single-Family Residential	Public Records	6/29/2022
APN(s)		Zoning	Utilities	Sale Price
028-19C-05-334		(R-3) High Density Urban Residential	All Public	\$89,900
				Parcel Size
				27,181± Net Sq.Ft. (0.6240± Gross / Net Acre)
	Unit Value Indication			
				\$3.31/Net Sq.Ft.

#### Comments

The site is located off the west side of S. Court Street, north of Ivy Hill Lane within the city of Medina, Medina County, Ohio. The site is generally level and at-grade with S. Court Street 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), configuration and functional utility. A market value of \$4.50 per SF is deemed warranted weighing the size of the subject property.

Reconciled Value: **\$4.50/SF**

#### Part Taken - Land


Parcel # Suffix	Net Take Area	% Acquired	Temporary Take Period	Unit Value	Comments	Total Value
3-SH	131 SF (0.0030 Net Acres)	100%	N/A	\$4.50 / SF	Highway Easement (Less \$1.00)	<u>\$589</u>
Total:						\$589


Part Taken – Improvements						
Parcel # Suffix	Description	Quantity	Units	Unit Value	Depreciation	Improvement Value
3-SH	Concrete walk:	131+/-	SF	\$6.50	50%	\$426
3-SH	Natural grass and foliage items, if any, are merged into the underlying land value. No compensation is accorded.					\$0
			Choose			
Total:						\$426

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

Preparers Conclusion	
Comments	
<p>The proposed highway easement is located at the northwest corner of the property. The taking is triangular in configuration and measures 24.64 feet along its west and north boundaries fronting on North Huntington Street and West Union Street containing 0.0030 net acres (131+/- SF).</p> <p>There exists concrete walk within the take area. The replacement cost was derived via the Marshall Valuation Service.</p> <p>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.</p> <p>The market value for the easement is estimated to be 131 SF X \$4.50 per SF = \$590 (rd.) less \$1.00 since only an easement right is being acquired and the encumbered area will remain titled to the property owner equaling \$589.</p> <p>The residue parcel will continue to contain 0.1653 gross/net acres of which 0.0030 acres (131+/- SF) will be encumbered by the proposed highway easement. The site will continue to be considered a legally non-conforming site as in the before scenario.</p> <p>There is no damage to the residue parcel, there is only the part taken.</p>	
Total Estimated Compensation:	
\$1,015	

Comments	
The compensation estimate is considered reflective of market rates being paid for similar properties in the market area.	
Total FMVE:	\$1,015

Signatures	
Person Preparing Analysis	
	
Typed Name:	G. Franklin Hinkle, II
Title:	Appraiser
Date:	6/16/2025

Signature	
	
Typed Name:	Dennis Hanwell
Title:	Mayor, City of Medina
Date:	

Administrative Settlement			
Signature			
Typed Name:		FMVE Amount:	
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
Jurisdictional Exception Property Record Card and GIS Plat Plat and Legal Description of Taking Plan and Profile Photographs of the Subject Property The Map of Comparable Sales Appraiser Qualifications

VALUE ANALYSIS  
(\$10,000 OR LESS)

OWNER'S NAME

Tracy L. Knox

COUNTY Medina

ROUTE North Huntington St  
Recon

SECTION N/A

PARCEL NO. 4-S

PROJECT I.D. NO. N/A

Subject

Address/Location	Zoning	Utilities
236 Bradway Street, Medina, Ohio 44256. Located at the southeast corner of Bradway Street and North Huntington Street, within the city of Medina, Medina County, Ohio.	(R-3) High Density Urban Residential District	All Public

APN		
028-19A-17-071 and 028-19A-17-072		
Large Parcel Size	Large Parcel Unit	Highest and Best Use
0.547 Gross/Net	Acres	Single-Family 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-17-071 and 028-19A-17-072 titled to Tracy L. Knox. The property contains 0.547 gross/net acres per the Auditor and comprises the southeast corner of the intersection of Bradway Street and North Huntington Street within the city of Medina, Medina County, Ohio. The site is improved with a single-family residence and related improvements constructed around 1953 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 property appears to meet the minimum road frontage and lot width requirement and represents a legally conforming site before and after the proposed taking.

The subject property is 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

Comparable Sales				
Sale #	Location/address	Highest and best use	Verification source	Sale Date
1	West side of S. Elmwood Avenue, just north of W. Smith Road, Medina, Medina County, Ohio.	Single-Family Residential	Public Records	6/23/2023
APN(s)		Zoning	Utilities	Sale Price
028-19A-21-269		(R-3) High Density Urban Residential	All Public	\$50,000
				Parcel Size
				8,215± Net Sq.Ft. (0.1886± Gross / Net Acres)
				Unit Value Indication
				\$6.09/Net Sq.Ft.
Comments				
The site is located off the west side of S. Elmwood Avenue, just north of W. Smith Road within the city of Medina, Medina County, Ohio. The site is generally level and at-grade with S. Elmwood Road and is not located within a known 100-year flood hazard area. The site is serviced by Medina CSD.				

Sale #	Location/address	Highest and best use	Verification source	Sale Date
2	South side of Westpark Boulevard, east of Oak Street, Medina, Medina County, Ohio.	Single-Family Residential	Public Records	5/13/2025
APN(s)		Zoning	Utilities	Sale Price
028-19C-09-217		(R-1) Low Density Residential	All Public	\$40,000
				Parcel Size
				13,421± Net Sq.Ft. (0.3081± Gross / Net Acres)
				Unit Value Indication
				\$2.98/Net Sq.Ft.

#### Comments

The site is located off the south side of Westpark Boulevard, east of Oak Street within the city of Medina, Medina County, Ohio. The site is generally level and at-grade with Westpark Boulevard, gently sloping to a rear pond and is not located within a known 100-year flood hazard area. The site is serviced by Medina CSD.

The site previously transferred on July 1, 2024 for a recorded \$49,000 or \$3.65 per Sq.Ft.

Sale #	Location/address	Highest and best use	Verification source	Sale Date
3	West side of S. Court Street, north of Ivy Hill Lane, Medina, Medina County, Ohio.	Single-Family Residential	Public Records	6/29/2022
APN(s)		Zoning	Utilities	Sale Price
028-19C-05-334		(R-3) High Density Urban Residential	All Public	\$89,900
				Parcel Size
				27,181± Net Sq.Ft. (0.6240± Gross / Net Acre)
				Unit Value Indication
				\$3.31/Net Sq.Ft.

#### Comments

The site is located off the west side of S. Court Street, north of Ivy Hill Lane within the city of Medina, Medina County, Ohio. The site is generally level and at-grade with S. Court Street 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), configuration and functional utility. A market value of \$4.00 per SF is deemed warranted weighing the subject size (economies of scale).

Reconciled Value: **\$4.00/SF**

#### Part Taken - Land

Parcel # Suffix	Net Take Area	% Acquired	Temporary Take Period	Unit Value	Comments	Total Value
4-S	1,351 SF (0.0310 Net Acres)	50%	N/A	\$4.00 / Net SF	Storm Sewer Easement	<u>\$2,702</u>
Total:						\$2,702

#### Part Taken - Improvements

Parcel # Suffix	Description	Quantity	Units	Unit Value	Depreciation	Improvement Value
4-S	Medium-to-Large Trees:	3		\$1,250		\$3,750
4-S	Medium and Large Size Bushes (Planted):	3		\$100		\$300
4-S	Grass Area:	1,300+/-	SF	\$0.45		\$585
4-S	Fenced Area with Bushes and Landscape Rock:	1		\$350		<u>\$350</u>
Total:						\$4,985



**Cost to Cure**

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

**Preparers Conclusion****Comments**

The proposed storm sewer easement is located at the northwest corner of the property. The taking is rectangular in configuration and measures 30.0 ft. by 45.0 ft. containing 0.0310 net acres (1,351+/- SF).

There exists trees, bushes, a fenced area with shrubs, and grass area within the take area. The replacement costs for these items was 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 50% of the fee simple land value as only storm sewer easement right is being acquired.

The residue parcel will continue to contain 0.547 gross/net acres of which 0.0310 acres (1,351+/- SF) will be encumbered by the proposed storm sewer easement. The site will continue to be considered a legally conforming site as in the before scenario.

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


**Total Estimated Compensation:** \$7,687

**Comments**


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

**Total FMVE:** \$7,687


**Signatures****Person Preparing Analysis**

	
Typed Name:	G. Franklin Hinkle, II
Title:	Appraiser
Date:	6/16/2025

**Signature**

	
Typed Name:	Dennis Hanwell
Title:	Mayor, City of Medina
Date:	

**Administrative Settlement****Signature**

			
Typed Name:		FMVE Amount:	
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**

Jurisdictional Exception  
Property Record Card and GIS Plat  
Plat and Legal Description of Taking  
Plan and Profile  
Photographs of the Subject Property  
The Map of Comparable Sales  
Appraiser Qualifications

VA  
REV. 04-2020

VALUE ANALYSIS  
(\$10,000 OR LESS)

OWNER'S NAME

Union Square Multifamily, LLC

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

Subject

Address/Location	Zoning	Utilities	APN		
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	028-19A-17-003 & 028-19A-17-004		
			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	90%	N/A	\$140,000 / Net Acre	Sidewalk Easement	<u>\$7,938.00</u>
Total:						\$7,938.00

#### 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:						<b>\$778.00</b>

#### Cost to Cure

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

**Preparers Conclusion****Comments**

The proposed sidewalk easement is located along the subject's frontage on N. Huntington Street. The taking is nearly rectangular 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 v 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 90% of the fee simple land value as only a sidewalk easement is being acquired.


The residue parcel will continue to contain 10.065 gross/net acres of which 0.0630 acres will be encumbered by the proposed sidewalk easement. 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.

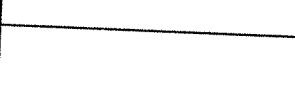
**Total Estimated Compensation:****\$8,716.00****Comments**

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


**Total FMVE:****\$8,716.00****Signatures****Person Preparing Analysis**

	
Typed Name:	G. Franklin Hinkle, II
Title:	Appraiser
Date:	6/16/2025

**Signature**

	
Typed Name:	Dennis Hanwell
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