

ORDINANCE NO. 93-25**AN ORDINANCE ACCEPTING THE APPRAISALS (FAIR MARKET VALUE ESTIMATES) FOR THE PROSPECT STREET BRIDGE PROJECT, AND DECLARING AN EMERGENCY.**

WHEREAS: In order to complete the Prospect Street Bridge Project, the City must acquire four easements; and

WHEREAS: In order for the City's right-of-way consultant (O. R. Colan) to proceed with the offer to purchase and complete negotiations and acquisition, Council must authorize acceptance of the Fair Market Value Estimates (FMVE) for the project.

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

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

<u>Address</u>	<u>Parcel</u>	<u>FMVE</u>
503 W. Smith Road	028-19A-21-322	\$300.00
245 Medina Street	028-19A-20-049	\$300.00
290 S. Prospect Street	028-19A-21-315	\$388.00
248 S. Prospect Street	028-19A-21-316	<u>\$332.00</u>
TOTAL		\$1,320.00

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

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

SEC. 4: That it is found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in such formal action, were in meetings open to the public, in compliance with the law.

SEC. 5: That this Ordinance shall be considered an emergency measure necessary for the immediate preservation of the public peace, health and safety, and for the further reason to expedite the sometimes lengthy process; wherefore, this Ordinance shall be in full force and effect immediately upon its passage and signature by the Mayor.

PASSED: May 12, 2025

SIGNED: John M. Coyne, III
President of Council

ATTEST: Kathy Patton
Clerk of Council

APPROVED: May 13, 2025

SIGNED: Dennis Hanwell
Mayor

VA
REV. 04-2020

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

ORD. 93-25

OWNER'S NAME

Korby L. Spielberger and Shari Spishak-Spielberger

COUNTY MED
ROUTE MR-262

SECTION 0.29 (Prospect St.)

PARCEL NO. 1-T

PROJECT I.D. NO. 120265

Subject			
Address/Location	Zoning	Utilities	APN
503 W. Smith Rd, Medina, OH 44256	R-3 (High Density Residential) 510-Single Fam, Platted	Electric & Water	028-19A-21-322
			Larger Parcel Size
			Larger Parcel Unit
			Highest and Best Use
			0.1240
			Acre
			Residential
Comments			
The larger parcel contains a total of 0.1240 acre gross based upon the right-of-way plan sheet that has been provided and has been supplemented to include any relevant additional parcels, if applicable. This information generally agrees with details as presented by the Medina County Auditor's and Recorder's public information.			
The larger parcel is represented by the 1 listed Auditor's Parcel Number. The current use is residential which conforms to its current zoning within the city limits of the City of Medina.			

Comparable Sales				
Sale #	Address/Location	Highest and best use	Verification source	Sale Date
101	Hillview Way, Medina, OH	Residential	Knowledgeable Party	10/3/2024
APN(s)	44256	Zoning	Utilities	Sale Price
028-19A-04-041		500-Residential: Vacant Lot	Electric & Water	\$200,000.00
				Parcel Size
				1.58
				Unit Value Indication
				\$126,582
Comments				
Vacant land sale located in commercial/residential area. Valid arm's length sale found on MLS, confirmed as valid on auditor's website and with Seller's Agent. Neighboring parcels are also commercial/residential, which conforms to the area.				
Sale #	Address/Location	Highest and best use	Verification source	Sale Date
102	West Park Blvd, Medina, OH	Residential	Knowledgeable Party	7/1/2024
APN(s)	44256	Zoning	Utilities	Sale Price
028-19C-09-217		500-Residential: Vacant Lot	Electric & Water	\$49,000.00
				Parcel Size
				0.3000
				Unit Value Indication
				\$163,334
Comments				
Vacant land sale located in commercial/residential area. Valid arm's length sale found on MLS, confirmed as valid on auditor's website and with Seller's Agent. Neighboring parcels are also commercial/residential, which conforms to the area.				
Sale #	Address/Location	Highest and best use	Verification source	Sale Date
103	Asherbrand Dr, Medina, OH	Residential	Knowledgeable Party	2/4/2025
APN(s)	44256	Zoning	Utilities	Sale Price
028-19D-12-191		500-Residential: Vacant Lot	Electric & Water	\$111,000.00
				Parcel Size
				0.9392
				Unit Value Indication
				\$118,186
Comments				
Vacant land sale located in commercial/residential area. Valid arm's length sale found on MLS, confirmed as valid on auditor's website and with Seller's Agent. Neighboring parcels are also commercial/residential, which conforms to the area.				

Overall Comments / Reconciliation

Comments

Three comparable sales were analyzed to estimate the value of the subject property. The comparable sales were all residential sites similar in acreage, highest & best use, and utility access to the subject property. The three vacant land comparable sales are considered arm's length transactions, representing the market value for the subject's area. The comparable sales per acre value presented a range of \$118,186 to \$163,334. More value was assigned to comparable sale #101, because of its proximity to the subject property. A value of \$163,334/acre was reconciled.

Reconciled Value:

\$163,334.00 /Acre

Part Taken - Land

Parcel # Suffix	Net Take Area	% Acquired	Temporary Take Period	Unit Value	Comments	Total Value
1-T	0.007	10%	12 months	\$163,334	$\$163,334 \times 0.007 = \114.33 . $\$114.33 \times 0.10 = \$11.43 \times 1 \text{ year (12 months)} = \11.43	\$11.43
Total:						\$11.43

Part Taken - Improvements

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

Cost to Cure

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

Preparers Conclusion

Comments

The 0.007 acre Temporary Easement required will not degrade the character of the subject property. Highest and best use has not changed due to the Temporary Easement. There is no damage to the residue. Lawn area within the Temporary Easement will be replaced in like kind, no compensation is warranted. Fencing in the Temporary Easement area will Not be Disturbed.

Total Estimated Compensation:

\$11.43

FMVE Conclusion

Comments

The FMVE has been adjusted to comply with the Ohio Department of Transportation's Minimum Award Policy.

Total FMVE:

\$300.00

Signatures

Preparer Signature



Typed Name: Naomi Thompson

Title: Agent

Date: 4/10/2025

Agency Signature



Typed Name: Dennis Hanwell

Title: Mayor

Date: May 13, 2025

Administrative Settlement

Signature

Typed Name:

Title:

Date:

Click to enter date.

FMVE Amount:

Additional Amount:

Total Settlement:

\$0.00

THE PERSON PERFORMING THIS ANALYSIS MUST HAVE SUFFICIENT UNDERSTANDING OF THE LOCAL REAL ESTATE MARKET TO BE QUALIFIED TO MAKE THE VALUATION | THE PREPARER
PERFORMING THIS VALUATION SHALL NOT HAVE ANY INTEREST, DIRECT OR INDIRECT, IN THE REAL PROPERTY BEING VALUED FOR THE AGENCY | COMPENSATION FOR MAKING THIS VALUATION
SHALL NOT BE BASED ON THE AMOUNT OF THE VALUATION ESTIMATE | THIS VALUATION COMPLIES WITH THE REQUIREMENTS OF 49 CFR 24.102 (C) (2) (ii)

REQUIRED ATTACHMENTS

Photographs of the Subject Property

The Map of Comparable Sales

The Scoping Check List

VA
REV. 04-2020

VALUE ANALYSIS
(\$10,000 OR LESS)

00093-25

OWNER'S NAME

Montrose Land Corporation

COUNTY MED

ROUTE MR-262

SECTION 0.29 (Prospect
St.)

PARCEL NO. 2-T

PROJECT I.D. NO. 120265

Subject

Address/Location	Zoning	Utilities	APN		
245 Medina St, Medina, OH 44256	I-1 (Industrial) 499-Other commercial structures	Electric & Water	028-19A-20-049		
			Larger Parcel Size	Larger Parcel Unit	Highest and Best Use
			1.55	Acre	Commercial

Comments

The larger parcel contains a total of 1.55 acres gross based upon the right-of-way plan sheet that has been provided and has been supplemented to include any relevant additional parcels, if applicable. This information generally agrees with details as presented by the Medina County Auditor's and Recorder's public information.

The larger parcel is represented by the 1 listed Auditor's Parcel Number. The current use is commercial/industrial which conforms to its current zoning within the city limits of the City of Medina.

Comparable Sales

Sale #	Address/Location	Highest and best use	Verification source	Sale Date
101	4030 Carrick Dr, Medina, OH	Commercial	Knowledgeable Party	3/9/2023
APN(s)	44256	Zoning	Utilities	Sale Price
026-06D-31-109		400-Commercial vacant land	Electric & Water	\$505,050.00
				Parcel Size
				2.1122
				Unit Value Indication
				\$239,111

Comments

Vacant land sale located in commercial area. Valid arm's length sale found on MLS, confirmed as valid on auditor's website and with Seller's Agent. Neighboring parcels are also commercial, which conforms to the area.

Sale #	Address/Location	Highest and best use	Verification source	Sale Date
102	40 Medina St, Medina, OH	Commercial	Knowledgeable Party	7/16/2024
APN(s)	44256	Zoning	Utilities	Sale Price
028-19A-20-046		400-Commercial vacant land	Electric & Water	\$77,500.00
				Parcel Size
				0.2803
				Unit Value Indication
				\$276,490

Comments

Vacant land sale located in commercial area. Valid arm's length sale found on MLS, confirmed as valid on auditor's website and with Seller's Agent. Neighboring parcels are also commercial, which conforms to the area.

Sale #	Address/Location	Highest and best use	Verification source	Sale Date
103	716 N Court St, Medina, OH	Commercial	Knowledgeable Party	4/26/2023
APN(s)	44256	Zoning	Utilities	Sale Price
028-19B-14-001		400-Commercial vacant land	Electric & Water	\$450,000.00
				Parcel Size
				0.5329
				Unit Value Indication
				\$844,437

Comments

Vacant land sale located in commercial area. Valid arm's length sale found on MLS, confirmed as valid on auditor's website and with Seller's Agent. Neighboring parcels are also commercial, which conforms to the area.

Overall Comments / Reconciliation

Comments

Three comparable sales were analyzed to estimate the value of the subject property. The comparable sales were all commercial sites similar in acreage, highest & best use, and utility access to the subject property. The three vacant land comparable sales are considered arm's length transactions, representing the market value for the subject's area. The comparable sales per acre value presented a range of \$239,111 to \$844,437. More value was assigned to comparable sale #102, because of its proximity to the subject property. It is also the most recent sale, as well. A value of \$276,490/acre was reconciled.

Reconciled Value:

\$276,490 /Acre

Part Taken - Land

Parcel # Suffix	Net Take Area	% Acquired	Temporary Take Period	Unit Value	Comments	Total Value
2-T	0.010	10%	12 months	\$276,490.00	Temporary Easement - $\$276,490 \times 0.010 = \$2,764.9$. $\$2,764.9 \times 0.10 = \$276.49 \times 1 \text{ year (12 months)} = \276.49	\$276.49
Total:						\$276.49

Part Taken - Improvements

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

Cost to Cure

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

Preparers Conclusion

Comments

The 0.010 acre Temporary Easement required will not degrade the character of the subject property. Highest and best use has not changed due to the the Temporary Easement. There is no damage to the residue. Lawn and gravel area within the Temporary Easement will be replaced in like kind, no compensation is warranted. The Sign in the parking area will not be disturbed.

Total Estimated Compensation:

\$276.49

FMVE Conclusion

Comments

The FMVE has been adjusted to comply with the Ohio Department of Transportation's Minimum Award Policy.

Total FMVE:

\$300.00

Signatures

Preparer Signature




Typed Name: Naomi Thompson

Title: Agent

Date: 4/10/2025

Agency Signature



Typed Name: Dennis Hanuwell

Title: Mayor

Date: May 13, 2025

Administrative Settlement

Signature

Typed Name:

FMVE Amount:

Title:

Additional Amount:

Date:

Click to enter date.

Total Settlement:

\$0.00

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PERFORMING THIS VALUATION SHALL NOT HAVE ANY INTEREST, DIRECT OR INDIRECT, IN THE REAL PROPERTY BEING VALUED FOR THE AGENCY | COMPENSATION FOR MAKING THIS VALUATION,
SHALL NOT BE BASED ON THE AMOUNT OF THE VALUATION ESTIMATE | THIS VALUATION COMPLIES WITH THE REQUIREMENTS OF 49 CFR 24.102 (C) (2) (ii)

REQUIRED ATTACHMENTS

Photographs of the Subject Property

The Map of Comparable Sales

The Scoping Check List

VA
REV. 04-2020

VALUE ANALYSIS
(\$10,000 OR LESS)

OWNER'S NAME

Bruce H. Bauer and Sally J. Bauer, Co-Trustees

ORD. 93-25

COUNTY MED

ROUTE MR-262

SECTION 0.29 (Prospect St.)

PARCEL NO. 4-T

PROJECT I.D. NO. 120265

Subject	Address/Location	Zoning	Utilities	APN
	290 S Prospect St, Medina, OH 44256	C-2 (Central Business) 455-Commercial garages	Electric & Water	028-19A-21-315
				Larger Parcel Size
				Larger Parcel Unit
				Highest and Best Use
				0.4970 Acre Commercial

Comments

The larger parcel contains a total of 0.4970 acre gross based upon the right-of-way plan sheet that has been provided and has been supplemented to include any relevant additional parcels, if applicable. This information generally agrees with details as presented by the Medina County Auditor's and Recorder's public information.

The larger parcel is represented by the 1 listed Auditor's Parcel Number. The current use is commercial/industrial which conforms to its current zoning within the city limits of the City of Medina.

Comparable Sales

Sale #	Address/Location	Highest and best use	Verification source	Sale Date
101	4030 Carrick Dr, Medina, OH	Commercial	Knowledgeable Party	3/9/2023
APN(s)	44256	Zoning	Utilities	Sale Price
026-06D-31-109		400-Commercial vacant land	Electric & Water	\$505,050.00
				Parcel Size
				2.1122
				Unit Value Indication
				\$239,111

Comments

Vacant land sale located in commercial area. Valid arm's length sale found on MLS, confirmed as valid on auditor's website and with Seller's Agent. Neighboring parcels are also commercial, which conforms to the area.

Sale #	Address/Location	Highest and best use	Verification source	Sale Date
102	40 Medina St, Medina, OH	Commercial	Knowledgeable Party	7/16/2024
APN(s)	44256	Zoning	Utilities	Sale Price
028-19A-20-046		400-Commercial vacant land	Electric & Water	\$77,500.00
				Parcel Size
				0.2803
				Unit Value Indication
				\$276,490

Comments

Vacant land sale located in commercial area. Valid arm's length sale found on MLS, confirmed as valid on auditor's website and with Seller's Agent. Neighboring parcels are also commercial, which conforms to the area.

Sale #	Address/Location	Highest and best use	Verification source	Sale Date
103	716 N Court St, Medina, OH	Commercial	Knowledgeable Party	4/26/2023
APN(s)	44256	Zoning	Utilities	Sale Price
028-19B-14-001		400-Commercial vacant land	Electric & Water	\$450,000.00
				Parcel Size
				0.5329
				Unit Value Indication
				\$844,437

Comments

Vacant land sale located in commercial area. Valid arm's length sale found on MLS, confirmed as valid on auditor's website and with Seller's Agent. Neighboring parcels are also commercial, which conforms to the area.

Overall Comments / Reconciliation

Comments

Three comparable sales were analyzed to estimate the value of the subject property. The comparable sales were all commercial sites similar in acreage, highest & best use, and utility access to the subject property. The three vacant land comparable sales are considered arm's length transactions, representing the market value for the subject's area. The comparable sales per acre value presented a range of \$239,111 to \$844,437. More value was assigned to comparable sale #102, because of its proximity to the subject property. It is also the most recent sale, as well. A value of \$276,490/acre was reconciled.

Reconciled Value:

\$276,490 /Acre

Part Taken - Land

Parcel # Suffix	Net Take Area	% Acquired	Temporary Take Period	Unit Value	Comments	Total Value
4-T	0.014	10%	12 months	\$276,490.00	Temporary Easement - $\$276,490 \times 0.014 = \$3,870.86$. $\$3,870.86 \times 0.10 = \$387.08 \times 1 \text{ year (12 month)} = \388 (rd) .	\$388.00
Total:						\$388.00

Part Taken - Improvements

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

Cost to Cure

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

Preparers Conclusion

Comments

The 0.014 acre Temporary Easement required will not degrade the character of the subject property. Highest and best use has not changed due to the the Temporary Easement. There is no damage to the residue. Concrete with in temporary easement will be replaced in like kind, no compensation is warranted.

Total Estimated Compensation:

\$388.00

FMVE Conclusion

Comments

Total FMVE:

\$388.00

Signatures

Preparer Signature



Typed Name: Naomi Thompson

Title: Agent

Date: 4/10/2025

Agency Signature



Typed Name: Dennis Hanwell

Title: Mayor

Date: May 13, 2025

Administrative Settlement

Signature

Typed Name:

Title:

Date:

Click to enter date.

FMVE Amount:

Additional Amount:

Total Settlement:

\$0.00

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REQUIRED ATTACHMENTS

Photographs of the Subject Property

The Map of Comparable Sales

The Scoping Check List

VA
REV. 04-2020

VALUE ANALYSIS
(\$10,000 OR LESS)

OWNER'S NAME

Montrose Land Corporation

ORD. 93-25

COUNTY MED

ROUTE MR-262

SECTION 0.29 (Prospect St.)

PARCEL NO. 5-T

PROJECT I.D. NO. 120265

Subject

Address/Location	Zoning	Utilities	APN		
248 S Prospect St, Medina, OH 44256	I-1 (Industrial) 480-Commercial Warehouse	Electric & Water	028-19A-21-316		
			Larger Parcel Size	Larger Parcel Unit	Highest and Best Use
			0.4205	Acre	Commercial
Comments					
The larger parcel contains a total of 0.4205 acre gross based upon the right-of-way plan sheet that has been provided and has been supplemented to include any relevant additional parcels, if applicable. This information generally agrees with details as presented by the Medina County Auditor's and Recorder's public information.					
The larger parcel is represented by the 1 listed Auditor's Parcel Number. The current use is commercial/industrial which conforms to its current zoning within the city limits of the City of Medina.					

Comparable Sales

Sale #	Address/Location	Highest and best use	Verification source	Sale Date
101	4030 Carrick Dr, Medina, OH 44256	Commercial	Knowledgeable Party	3/9/2023
APN(s)		Zoning	Utilities	Sale Price
026-06D-31-109		400-Commercial vacant land	Electric & Water	\$505,050.00
				Parcel Size
				2.1122
				Unit Value Indication
				\$239,111
Comments				
Vacant land sale located in commercial area. Valid arm's length sale found on MLS, confirmed as valid on auditor's website and with Seller's Agent. Neighboring parcels are also commercial, which conforms to the area.				
Sale #	Address/Location	Highest and best use	Verification source	Sale Date
102	40 Medina St, Medina, OH 44256	Commercial	Knowledgeable Party	7/16/2024
APN(s)		Zoning	Utilities	Sale Price
028-19A-20-046		400-Commercial vacant land	Electric & Water	\$77,500.00
				Parcel Size
				0.2803
				Unit Value Indication
				\$276,490
Comments				
Vacant land sale located in commercial area. Valid arm's length sale found on MLS, confirmed as valid on auditor's website and with Seller's Agent. Neighboring parcels are also commercial, which conforms to the area.				
Sale #	Address/Location	Highest and best use	Verification source	Sale Date
103	716 N Court St, Medina, OH 44256	Commercial	Knowledgeable Party	4/26/2023
APN(s)		Zoning	Utilities	Sale Price
028-19B-14-001		400-Commercial vacant land	Electric & Water	\$450,000.00
				Parcel Size
				0.5329
				Unit Value Indication
				\$844,437
Comments				
Vacant land sale located in commercial area. Valid arm's length sale found on MLS, confirmed as valid on auditor's website and with Seller's Agent. Neighboring parcels are also commercial, which conforms to the area.				

Overall Comments / Reconciliation

Comments

Three comparable sales were analyzed to estimate the value of the subject property. The comparable sales were all commercial sites similar in acreage, highest & best use, and utility access to the subject property. The three vacant land comparable sales are considered arm's length transactions, representing the market value for the subject's area. The comparable sales per acre value presented a range of \$239,111 to \$844,437. More value was assigned to comparable sale #102, because of its proximity to the subject property. It is also the most recent sale, as well. A value of \$276,490/acre was reconciled.

Reconciled Value:

\$276,490 /Acre

Part Taken - Land

Parcel # Suffix	Net Take Area	% - Acquired	Temporary Take Period	Unit Value	Comments	Total Value
5-T	0.012	10%	12 months	\$276,490.00	Temporary Easement - $\$276,490 \times 0.012 = \$3,317.88$. $\$3,317.88 \times 0.10 = \$331.78 \times 1 \text{ year}$ (12 Months) = \$332 (rd)	\$332.00
Total:						\$332.00

Part Taken - Improvements

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

Cost to Cure

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

Preparers Conclusion

Comments

The 0.012 acre Temporary Easement required will not degrade the character of the subject property. Highest and best use has not changed due to the Temporary Easement. There is no damage to the residue. Concrete with in temporary easement will be replaced in like kind, no compensation is warranted.

Total Estimated Compensation:

\$332.00

FMVE Conclusion

Comments

Total FMVE:

\$332.00

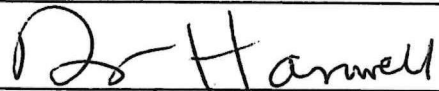
Signatures

Preparer Signature



Typed Name: Naomi Thompson
Title: Agent
Date: 4/10/2025

Agency Signature



Typed Name: Dennis Harwell
Title: Mayor
Date: May 13, 2025

Administrative Settlement

Signature

Typed Name:

FMVE Amount:

Title:

Additional Amount:

Date:

Click to enter date.

Total Settlement:

\$0.00

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SHALL NOT BE BASED ON THE AMOUNT OF THE VALUATION ESTIMATE | THIS VALUATION COMPLIES WITH THE REQUIREMENTS OF 49 CFR 24.102 (C) (2) (II)

REQUIRED ATTACHMENTS

Photographs of the Subject Property

The Map of Comparable Sales

The Scoping Check List