



City of Willowick
CITY COUNCIL REGULAR MEETING

Tuesday, October 03, 2023 at 7:30 PM
City Council Chambers

ADA NOTICE

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify the City of Willowick at 440-585-3700 at least three working days before the meeting.

AMENDED AGENDA

CALL MEETING TO ORDER

1. The Seventeenth Meeting of Council

PLEDGE ALLEGIANCE

INVOCATION

ROLL CALL OF COUNCIL

APPROVAL OF MINUTES

2. A Motion to Approve the Amended Minutes of the September 5, 2023, Regular Council Meeting
3. A Motion to Approve the Minutes of the September 19, 2023, Regular Council Meeting

APPOINTMENTS, SPECIAL RESOLUTIONS & PROCLAMATIONS

4. A Proclamation Honoring Lieutenant Jeffrey Mastroianni

ADMINISTRATIVE APPEALS

5. Administrative Appeals Order No. 2023-15 (Porter)

An Order Granting a Variance and Exception of Solid Fencing Throughout the Rear Yard in the Application of Section 1165.04 (c) of the Codified Ordinances in the Board of Zoning Appeals

6. Administrative Appeals Order No. 2023-16 (Grunda)

An Order Granting a Variance and Exception to Place an A/C Unit in the Side Yard in the Application of Section 1167.01(i) of the Codified Ordinances in Board of Zoning Appeals

7. Administrative Appeals Order No. 2023-17 (Grunda)

An Order Granting a Variance and Exception of 2' from the Neighbor's Residence in the Application of Section 1167.01(ii) of the Codified Ordinances in Board of Zoning Appeals

8. Administrative Appeals Order No. 2023-18 (Grunda)

An Order Granting a Variance and Exception of 2'6" from the Side Property Line or 56' from the Rear Property Line for an A/C Unit in the Application of Section 1167.01(iii) of the Codified Ordinances in the Board of Zoning Appeals

9. Administrative Appeals Order No. 2023-19 (Radtin)

An Order Granting a Variance and Exception of 209 Sq. Ft. for an Attached Garage in the Application of Section 1337.01(95)(B) of the Codified Ordinances in Board of Zoning Appeals

10. Administrative Appeals No. 2023-20 (Radtin)

An Order Granting a Variance and Exception to Construct a Second Detached Garage that is 560 Sq. Ft. in the Application of Section 1337.01(5)(B) of the Codified Ordinances in Board of Zoning Appeals

11. Administrative Appeals Order No. 2023-21 (Radtin)

An Order Granting a Variance and Exception of 1' Height for a Garage in the Application of Section 1337.01(5)(B) of the Codified Ordinances in Board of Zoning Appeals

REPORTS & COMMUNICATIONS FROM THE MAYOR/SAFETY DIRECTOR

COUNCIL DISCUSSION OF THE MAYOR'S REPORT

GENERAL COMMUNICATIONS & REPORTS – Directors & Officials

Service Director – Todd Shannon

Recreation Director – Julie Kless

City Engineer – Tim McLaughlin

Finance Director – Cheryl Benedict

Law Director – Stephanie Landgraf

Police Chief – Rob Daubenmire

Fire Chief – Bill Malovrh

Chief Housing/Zoning Inspector – Sean Brennan

WARD MATTERS

PUBLIC PARTICIPATION

a) Public statement (1 minute maximum)

b) Council response to the public

c) Public clarification (30 seconds to 1 minute for the purpose of restating or rearticulating an original question, concern, suggestion or idea)

REPORTS OF STANDING COMMITTEES

Finance – Bisbee, Koudela, Loncala

Safety – Phares, Malta, Bisbee

Service, Utilities & Public Lands – Malta, Phares, Loncala

Streets, Sidewalks & Sewers – Malta, Antosh, Mohorcic

Tax Compliance – Koudela, Antosh, Loncala

Moral Claims – Antosh, Phares, Koudela

Budget – Mohorcic, Bisbee, Koudela

LIAISON REPORTS

Planning – Phares/Alternate Antosh

Board of Zoning Appeals – Loncala/Alternate Koudela

Volunteer Fire Fighters' Dependents Fund Board – Antosh, Phares

Recreation Board – Bisbee/Alternate Phares

Plan Review Board – Antosh

Hearts & Hammers – Malta

FUND TRANSFERS & BID AUTHORIZATIONS

CONTRACT APPROVALS

12. Motion Authorizing the Mayor to Enter into Contract with Geotech Services, Inc. for the Fairway Storm Sewer Rehabilitation Project in the Amount of \$413,025.00
- [13.](#) Motion for Mayor to Enter into an Agreement with Alba Contractors for the Repairs of Concrete Steps and ADA Ramp at Willowick Community Center in the Amount of \$7,200.00
14. Motion Authorizing the Mayor to Enter into a 30-month Contract with Dynegy for the Purchase of Electricity for all City Accounts at the Approximate Rate of 5.78 Cents Per KWH as Amended

INTRODUCTION & CONSIDERATION OF LEGISLATION

[15.](#) Resolution No. 2023-43

A Resolution to Approve Authorizations (Then and Now Certificate) to B&B Wrecking & Excavating, Inc., in the Amount of \$135,250.00 for the City of Willowick and Declaring an Emergency

[16.](#) Resolution No. 2023-44

A Resolution to Approve Authorizations (Then and Now Certificate) to Innovative Landscape Management, LLC., in the Amount of \$9,556.00 for the City of Willowick and Declaring an Emergency

[17.](#) Ordinance No. 2023-44

An Ordinance Directing the Director of Finance to Certify Delinquent Accounts to the Lake County Auditor and Lake County Treasurer for Collection as Property Tax and Declaring an Emergency

MISCELLANEOUS

- [18.](#) Motion to Authorize Mayor to Execute a Fair Market Value Estimate in the Amount of \$1,500.00 for 79 Square Feet Needed for Construction of a Curb Ramp at 31910 Vine Street, Willowick, Ohio (ODOT Project ID No. 89274)

19. [Motion to Authorize Mayor to Execute a Fair Market Value Estimate in the Amount of \\$650.00 for 36 Square Feet Needed for Construction of a Curb Ramp at 31925 Vine Street, Willowick, Ohio \(ODOT Project ID No. 89274\)](#)
20. [Motion to Authorize the Mayor to Execute all Necessary Deeds and Documentation to Effectuate the Lot Split of 32800 Lakeland Blvd. \(Current Parcel No. 28-A-040-0-00-001-0\) in Accordance with the Legal Descriptions Prepared by CT Consultants](#)
21. Motion Authorizing the Expenditure in the Amount of \$122,230.90 to Tim Lally Chevrolet for the Purchase of Two (2) Chevrolet Tahoes for the Police Department
22. Motion to Declare a Tempest Power Blower with Serial No. 120507-024-00462 as Surplus, Obsolete, Unneeded, Unfit for Public Use and Authorizing its Sale or Subsequent Disposal
23. Motion to Declare a Genesis Power Unit with Serial No. 06082213 as Surplus, Obsolete, Unneeded, Unfit for Public Use and Authorizing its Sale or Subsequent Disposal
24. Motion to Declare a Genesis Spreader with Model No. HB4824 as Surplus, Obsolete, Unneeded, Unfit for Public Use and Authorizing its Sale or Subsequent Disposal
25. Motion to Declare a Genesis Cutter with Model No. HB3980 as Surplus, Obsolete, Unneeded, Unfit for Public Use and Authorizing its Sale or Subsequent Disposal
26. Motion to Declare a Genesis Ram & Attachments with Serial No. 0609401 as Surplus, Obsolete, Unneeded, Unfit for Public Use and Authorizing its Sale or Subsequent Disposal
27. Motion to Declare Three (3) Genesis Hydraulic Hoses as Surplus, Obsolete, Unneeded, Unfit for Public Use and Authorizing its Sale or Subsequent Disposal
28. Motion to Declare a Partner Saw K650 with City Tag No. 00880 as Surplus, Obsolete, Unneeded, Unfit for Public Use and Authorizing its Sale or Subsequent Disposal
29. Motion to Declare a Honda EZ5000 Generator with City Tag No. 01000 as Surplus, Obsolete, Unneeded, Unfit for Public Use and Authorizing its Sale or Subsequent Disposal
30. Motion to Declare a FRC Lamp Head with Model No. L-0037346 as Surplus, Obsolete, Unneeded, Unfit for Public Use and Authorizing its Sale or Subsequent Disposal
31. Motion to Declare a Partner Saw K650 with City Tag No. 00640 as Surplus, Obsolete, Unneeded, Unfit for Public Use and Authorizing its Sale or Subsequent Disposal
32. Motion to Declare a Partner Saw K650 with City Tag No. 00756 as Surplus, Obsolete, Unneeded, Unfit for Public Use and Authorizing its Sale or Subsequent Disposal
33. Motion to Declare a Classroom TV with City Tag No. 01942 as Surplus, Unneeded, Unfit for Public Use and Authorizing its Disposal
34. Motion to Declare a Thermal Imager, 1999 with City Tag No. 1262 as Surplus, Unneeded, Unfit for Public Use and Authorizing its Disposal
35. **ADD ON:** Motion Authorizing the Mayor to Enter into an Agreement with the National Testing Services for Police Department Testing and Recruitment Services

PUBLIC PARTICIPATION

ADJOURNMENT

ADMINISTRATIVE APPEAL ORDER NO. 2023-15

AN ORDER GRANTING A VARIANCE AND EXCEPTION OF SOLID FENCING
THROUGHOUT THE REAR YARD IN THE APPLICATION OF SECTION 1165.04(c) OF
THE CODIFIED ORDINANCES IN BOARD OF ZONING APPEALS

CASE 23-10
LOIS PORTER
30124 FORESTGROVE

WHEREAS, at its meeting of September 27, 2023, the Board of Zoning Appeals, in Case No. 23-10, heard the appeal of Lois Porter for the requested variance and has recommended to Council that the variance to Section 1165.04(c) of the Codified Ordinances of the City of Willowick be granted; and

WHEREAS, upon review of the record presented to the BZA and consideration of the Applicant's request, the Council finds and determines that said variance and exception be _____.

NOW, THEREFORE BE IT ORDERED, BY THE COUNCIL OF THE CITY OF WILLOWICK, STATE OF OHIO:

#

SECTION 1. That the Applicant's variance to Section 1165.04(c) of the Codified Ordinances is hereby _____.

SECTION 2. This order shall take effect and be in force from and after its passage.

PASSED: _____ 2023 _____
President of Council

ATTEST: _____
Clerk of Council

ADMINISTRATIVE APPEAL ORDER NO. 2023-16

AN ORDER GRANTING A VARIANCE AND EXCEPTION TO PLACE AN A/C UNIT IN THE SIDE YARD IN THE APPLICATION OF SECTION 1167.01(i) OF THE CODIFIED ORDINANCES IN BOARD OF ZONING APPEALS

CASE 23-11
JOSHUA & REBECCA GRUNDA
412 E. 329TH ST.

WHEREAS, at its meeting of September 27, 2023, the Board of Zoning Appeals, in Case No. 23-11, heard the appeal of Joshua & Rebecca Grunda for the requested variance and has recommended to Council that the variance to Section 1167.01(i) of the Codified Ordinances of the City of Willowick be **granted**; and

WHEREAS, upon review of the record presented to the BZA and consideration of the Applicant’s request, the Council finds and determines that said variance and exception be _____.

NOW, THEREFORE BE IT ORDERED, BY THE COUNCIL OF THE CITY OF WILLOWICK, STATE OF OHIO:

#

SECTION 1. That the Applicant’s variance to Section 1167.01(i) of the Codified Ordinances is hereby _____.

SECTION 2. This order shall take effect and be in force from and after its passage.

PASSED: _____ 2023 _____
Monica Koudela, President of Council

ATTEST: _____
Christine Morgan, Clerk of Council

ADMINISTRATIVE APPEAL ORDER NO. 2023-17

AN ORDER GRANTING A VARIANCE AND EXCEPTION OF 2' FROM THE NEIGHBOR'S RESIDENCE IN THE APPLICATION OF SECTION 1167.01(ii) OF THE CODIFIED ORDINANCES IN BOARD OF ZONING APPEALS

CASE 23-11
JOSHUA & REBECCA GRUNDA
412 E. 329TH ST.

WHEREAS, at its meeting of September 27, 2023, the Board of Zoning Appeals, in Case No. 23-11, heard the appeal of Joshua & Rebecca Grunda for the requested variance and has recommended to Council that the variance to Section 1167.01(ii) of the Codified Ordinances of the City of Willowick be granted; and

WHEREAS, upon review of the record presented to the BZA and consideration of the Applicant's request, the Council finds and determines that said variance and exception be _____.

NOW, THEREFORE BE IT ORDERED, BY THE COUNCIL OF THE CITY OF WILLOWICK, STATE OF OHIO:

#

SECTION 1. That the Applicant's variance to Section 1167.01(ii) of the Codified Ordinances is hereby _____.

SECTION 2. This order shall take effect and be in force from and after its passage.

PASSED: _____ 2023 _____
Monica Koudela, President of Council

ATTEST: _____
Christine Morgan, Clerk of Council

ADMINISTRATIVE APPEAL ORDER NO. 2023-18

AN ORDER GRANTING A VARIANCE AND EXCEPTION OF 2’6” FROM THE SIDE PROPERTY LINE OR 56’ FROM THE REAR PROPERTY LINE FOR AN A/C UNIT IN THE APPLICATION OF SECTION 1167.01(iii) OF THE CODIFIED ORDINANCES IN BOARD OF ZONING APPEALS

CASE 23-11
JOSHUA & REBECCA GRUNDA
412 E. 329TH ST.

WHEREAS, at its meeting of September 27, 2023, the Board of Zoning Appeals, in Case No. 23-11, heard the appeal of Joshua & Rebecca Grunda for the requested variance and has recommended to Council that the variance to Section 1167.01(iii) of the Codified Ordinances of the City of Willowick be granted; and

WHEREAS, upon review of the record presented to the BZA and consideration of the Applicant’s request, the Council finds and determines that said variance and exception be _____.

NOW, THEREFORE BE IT ORDERED, BY THE COUNCIL OF THE CITY OF WILLOWICK, STATE OF OHIO:

#

SECTION 1. That the Applicant’s variance to Section 1167.01(iii) of the Codified Ordinances is hereby _____.

SECTION 2. This order shall take effect and be in force from and after its passage.

PASSED: _____ 2023 _____
Monica Koudela, President of Council

ATTEST: _____
Christine Morgan, Clerk of Council

#

ADMINISTRATIVE APPEAL ORDER NO. 2023-19

AN ORDER GRANTING A VARIANCE AND EXCEPTION OF 209 SQ. FT. FOR AN ATTACHED GARAGE IN THE APPLICATION OF SECTION 1337.01(5)(B) OF THE CODIFIED ORDINANCES IN BOARD OF ZONING APPEALS

CASE 23-12
MIKE RADTIN
KATHLEEN DOBIE
28603 UXBRIDGE

WHEREAS, at its meeting of September 13, 2023, the Board of Zoning Appeals, in Case No. 23-12, heard the appeal of Mike Radtin & Kathleen Dobie for the requested variance and has recommended to Council that the variance to Section 1337.01(5)(B) of the Codified Ordinances of the City of Willowick be **granted**; and

WHEREAS, upon review of the record presented to the BZA and consideration of the Applicant’s request, the Council finds and determines that said variance and exception be _____.

NOW, THEREFORE BE IT ORDERED, BY THE COUNCIL OF THE CITY OF WILLOWICK, STATE OF OHIO:

#

SECTION 1. That the Applicant’s variance to Section 1337.01(5)(B) of the Codified Ordinances is hereby _____.

SECTION 2. This order shall take effect and be in force from and after its passage.

PASSED: _____ 2023 _____
Monica Koudela, President of Council

ATTEST: _____
Christine Morgan, Clerk of Council

ADMINISTRATIVE APPEAL ORDER NO. 2023-20

AN ORDER GRANTING A VARIANCE AND EXCEPTION TO CONSTRUCT A SECOND DETACHED GARAGE THAT IS 560 SQ. FT. IN THE APPLICATION OF SECTION 1337.01(5)(B) OF THE CODIFIED ORDINANCES IN BOARD OF ZONING APPEALS

CASE 23-12
MIKE RADTIN
KATHLEEN DOBIE
28603 UXBRIDGE

WHEREAS, at its meeting of September 13, 2023, the Board of Zoning Appeals, in Case No. 23-12, heard the appeal of Mike Radtin & Kathleen Dobie for the requested variance and has recommended to Council that the variance to Section 1337.01(5)(B) of the Codified Ordinances of the City of Willowick be **granted**; and

WHEREAS, upon review of the record presented to the BZA and consideration of the Applicant’s request, the Council finds and determines that said variance and exception be _____.

NOW, THEREFORE BE IT ORDERED, BY THE COUNCIL OF THE CITY OF WILLOWICK, STATE OF OHIO:

#

SECTION 1. That the Applicant’s variance to Section 1337.01(5)(B) of the Codified Ordinances is hereby _____.

SECTION 2. This order shall take effect and be in force from and after its passage.

PASSED: _____ 2023

Monica Koudela, President of Council

ATTEST: _____
Christine Morgan, Clerk of Council

ADMINISTRATIVE APPEAL ORDER NO. 2023-21

AN ORDER GRANTING A VARIANCE AND EXCEPTION OF 1' HEIGHT FOR A GARAGE IN THE APPLICATION OF SECTION 1337.01(5)(B) OF THE CODIFIED ORDINANCES IN BOARD OF ZONING APPEALS

CASE 23-12
MIKE RADTIN
KATHLEEN DOBIE
28603 UXBRIDGE

WHEREAS, at its meeting of September 13, 2023, the Board of Zoning Appeals, in Case No. 23-12, heard the appeal of Mike Radtin & Kathleen Dobie for the requested variance and has recommended to Council that the variance to Section 1337.01(5)(B) of the Codified Ordinances of the City of Willowick be **granted**; and

WHEREAS, upon review of the record presented to the BZA and consideration of the Applicant's request, the Council finds and determines that said variance and exception be _____.

NOW, THEREFORE BE IT ORDERED, BY THE COUNCIL OF THE CITY OF WILLOWICK, STATE OF OHIO:

#

SECTION 1. That the Applicant's variance to Section 1337.01(5)(B) of the Codified Ordinances is hereby _____.

SECTION 2. This order shall take effect and be in force from and after its passage.

PASSED: _____ 2023 _____
Monica Koudela, President of Council

ATTEST: _____
Christine Morgan, Clerk of Council

PROPOSAL

Alba Contractors, Inc.
 8670 Twinbrook road
 Mentor, OH 44060
 (440) 974-9085

Sales Representative
 Josh Keating
 (440) 552-9095
 jkeating@albacontractors.com



Todd Shannon
 321 E 314th St, Willowick
 Willowick, OH 44095

Estimate #	2773
Date	9/22/2023

Job Address:
 321 E 314th St, Willowick
 Willowick, OH 44095

● Residential Light Work

Description	Price
Concrete Pour: Concrete steps in front of entrance, and 3 blocks in the ramp, 3.6x13 blocks in front of steps Saw cut, tear out and removal of existing pavement All excavation and removal of dirt is included Installation of #304 gravel base, compacted solid Expansion material installed in proper areas #10 Wire Mesh for reinforcement 5.5 Cubic yards of concrete, 6.5 sack mix Concrete shall be 4" thick in sidewalk Superplasticizer (water reducer) shall be added to the mix design as needed Control joints installed in proper areas Sealing admixture shall be added to concrete mix design Infill disturbed lawn area next to new concrete, approximately 6" on each side of new concrete with fresh topsoil, seed, fertilizer and seed accelerator Regrading or tapering of existing lawn area next to new concrete is not included All permits for this scope of work are included (Engineered drawings for HOA or city variance are not included) ALBA Contractors, Inc. is a proud member of the BBB (Hand rails to be removed and replaced by others)	\$7,200.00

Acceptance of Proposal
 The above prices, specifications and conditions including all terms and conditions set forth on the reverse side are satisfactory and hereby accepted. ALBA Inc. is authorized to do the work as specified. Payment will be made as outlined above.

Sub Total	\$7,200.00
Total	\$7,200.00

PROPOSAL

1/3 initial deposit due upon the acceptance of the proposal, 1/3 on the scheduled start and 1/3 upon completion. The deposit is not refundable. This proposal is based on today's industry pricing and is valid for 30 calendar days.

Todd Shannon

Date: _____ Signature: _____

1. Any material alterations and/or material deviations from the quoted specifications will be performed only after execution of a written addendum itemizing same; costs and/or charges for such material alterations and deviations shall be over and above the amount quoted in the original estimate.
2. All work shall be completed in a timely fashion, however the parties recognize that performance and completion is subject to delay due to inclement weather, strikes, and other delays beyond Contractor's control.
3. Access to work: Customer shall grant free access to work areas for workers and vehicles and shall allow storage of materials and rubbish. Customer agrees to keep driveways clear and available for movement and parking of trucks during normal working hours.
4. Protection of Customer's property: Contractor and workers shall not be expected to keep gates and the like closed for animals and children. Customer agrees to remove and/or protect any personal property in or near the work area, including sprinkler heads, sprinkler lines, shrubs, flowers, landscape stone, wall hangings, knickknacks, and the like.
5. Matching materials: Contractor calls Customer's attention to the limitations of matching plaster, stucco, concrete, brick, siding and roofing materials, and while contractor shall make every effort to match existing materials, textures, colors and planes, exact duplication is not guaranteed. Contractor shall have the right to substitute materials of similar quality, pattern and design if unable to obtain the exact matching materials.
6. Concrete surface and grade will be constructed according to industry standards. However, a certain amount of ponding after periods of heavy rain should be expected. Such ponding can be caused by a number of factors beyond Contractor's control, including but not limited to shrinking, absence of grade, etc. Customer agrees that Contractor shall not be liable for ponding to the extent that it is of a degree and nature which is reasonable and expected within the industry. Concrete has a tendency to crack, pit, and spall due to freeze thaw cycles, deicing materials, shrinking, premature loading, or overloading; it is agreed by the owner that the contractor shall not be liable for any repairs of such damages to the concrete.
7. Concrete shall be finished according to industry standards. Minor imperfections in the finish of the concrete should be expected. Contractor shall not be responsible for imperfections in the finish which are beyond Contractor's control, including but not limited to leaves or seeds from trees, wind burn, etc. Contractor shall also not be responsible for damage to the concrete finish caused when Contractor is not present on the job site, including but not limited to tracks left by animals walking across the concrete, children writing their initials in the concrete, bicycle tire tracks across the concrete, etc.
8. In the event that any type of excavation is included in the estimate, it is understood that such excavation is contemplated to be performed under normal digging conditions, and does not, under any circumstance, include rock demolition, removal, excavation, blasting or any other means to excavate any type of solid earth. In the event that concrete is to be removed, the estimator assumes that the thickness of the concrete to be removed is similar to that which is being replaced, unless otherwise noted. Removal of concrete of additional thickness, or removal of any type of footings will be subject to an additional charge. Contractor will make all reasonable efforts to protect utilities (i.e. electric, telephone, cable, etc.). However, any damage to utilities not properly identified by Customer or not installed in conduit, pipe or to a depth of 18" and/or to city code shall not be Contractor's responsibility. This includes sprinkler lines & sprinkler heads.
9. The Customer or property owner shall carry the necessary fire, tornado, and other insurance to cover damage to work which occurs prior to the completion of the project and from circumstances which are not the result of Contractor's own negligence.
10. In the event that Customer raises any claim regarding quality of workmanship or materials, Customer shall first give Contractor reasonable opportunity to attempt to repair. In the event that Contractor is unable or unwilling to repair to Customer's satisfaction, such controversy shall be resolved pursuant to paragraph 11 of this Agreement.
11. ~~The parties hereby agree that venue for any controversy or claim arising out of or relating to this agreement, or the breach thereof, shall be held in the Mentor Municipal Court. The parties further agree that any controversies or claims arising out of or relating to this agreement which exceed the monetary jurisdiction of Mentor Municipal Court shall be brought in the Court of Common Pleas of Lake County, Ohio. The parties further agree to first submit any controversy or claim arising out of or relating to this agreement, or the breach thereof to mediation in an attempt to settle the matter before suit is filed. A mediator shall be a neutral third party agreed to by the parties to this agreement. If the parties cannot agree to the Mediator or resolve the matter through Mediation, this matter shall be resolved pursuant to the terms set forth herein.~~
12. ~~In no event shall Contractor be held liable for consequential damages which arise from any controversy or claims arising out of or relating to this Agreement, or the breach thereof.~~
13. Customer is aware that examples of the materials and services involved in this transaction are exhibited and available for review on Contractor's website and at Contractor's fixed business location which is located 8670 Twinbrook Road, Mentor, Ohio 44060.
 - Buyer hereby acknowledges Item #6: Concrete has a tendency to crack, pit, and spall due to freeze thaw cycles, deicing materials, shrinking, premature loading, or overloading. It is agreed by the owner that the contractor shall not be liable for any repairs of such damages to the concrete.

Date: _____ Signature: _____

**RESOLUTION NO. 2023 – 43
A RESOLUTION TO APPROVE AUTHORIZATIONS (THEN AND NOW CERTIFICATE) TO
B&B WRECKING & EXCAVATING INC. IN THE AMOUNT OF \$135,250.00 FOR THE CITY
OF WILLOWICK, AND DECLARING AN EMERGENCY**

WHEREAS, Ohio Revised Code 5705.41(D)(1) provides that if prior certification of funds by the Fiscal Officer was not obtained before the contract or order involving the expenditure of money was made, then the Fiscal Officer may instead certify; and

WHEREAS, that there was at the time of the making of such contract or order and at the time of the execution of such certificate, a sufficient sum appropriated for the purpose of such contract and in the treasury or in process of collection to the credit of an appropriate fund, free from any previous encumbrances; and

WHEREAS, the Fiscal Officer is accordingly certifying that there were appropriations available and funds in the treasury or in the process of collection at the time the contract or order was made (then), and there are still sufficient appropriations and funds in the treasury or in the process of collection at the time the certificate is being issued (now); and

WHEREAS, the amount of the certificate exceeds \$3,000.00.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Willowick, County of Lake, and State of Ohio that:

Section 1. It is hereby certified that both at the time of the making of the attached contract(s) or order(s) and at the date of execution of this certificate, the amount of funds required to pay this contract(s) or order(s) has been appropriated for the purpose of this contract or order, attached hereto, and is in the treasurer or in the process of collection to the credit of the fund free from any previous encumbrances.

Section 2. It is found and determined that all formal actions of this Council concerning and relating to the passage of this Resolution were conducted in an open meeting of this Council and that all deliberations of this Council and any of its committees that resulted in such actions were conducted in meetings open to the public in compliance with all legal requirements including Chapter 123 of the Codified Ordinances of the City of Willowick.

Section 3. This Resolution constitutes an emergency measure in that the same provides for the immediate preservation of the public peace, health, safety and welfare of the inhabitants of the City of Willowick; and so that the certificate meets the timeliness requirement of the Ohio State Auditor; wherefore, this Resolution shall be in full force and take effect immediately upon its passage by Council and approval by the Mayor.

PASSED: _____, 2023

Monica Koudela, Council President

SUBMITTED to the Mayor for his approval
on _____, 2023

APPROVED by the Mayor on
_____, 2023

ATTEST:

Christine Morgan, Clerk of Council

Michael J. Vanni, Mayor

PAYMENT APPLICATION

Application Number: 1
For Period Ending: 9/30/2023

To: City of Willowick
30435 Lakeshore Blvd.
Willowick OH 44095

From: B&B Wrecking & Excavating Inc.
4510 E 71st Street
Suite 6
Cleveland OH 44105

Project: Shoregate Towers Parking Garage Collapse
30901 Lakeshore Blvd.
Willowick OH 44095


Project Number: 223068

Owner Project Number:

Contract Summary	
Original Contract Amount:	135,250.00
Changes Amount:	0.00
Total Contract Amount:	135,250.00
Completed To Date:	135,250.00
Retainage To Date:	0.00
Completed Less Retainage:	135,250.00
Less Previous Application:	0.00
Current Payment Due:	135,250.00
Current Payment Due Plus Tax:	135,250.00
Balance To Finish:	0.00

Contractor's Certification

I hereby certify that the work for which this application is being submitted has been performed or is scheduled to be performed on or before the period ending date. I further certify that this work is in accordance with contract documents.


Signature

9/13/2023
Date

I HEREBY CERTIFY THAT THE GOODS, MATERIALS, AND SERVICES SHOWN IN THIS INVOICE HAVE BEEN RECEIVED AND RENDERED ON BEHALF OF THE

CITY OF WILLOWICK, O.H.
With William V. Hall Sept. 29, 2023

PAYMENT APPLICATION DETAILS

Customer: City of Willowick
 Project: Shoregate Towers Parking Garage Collapse

Application Number: 1
 Invoice Number: 2230681

Period From: 8/24/2023
 Period Through: 9/30/2023

Item Number - Description	Unit Price	Unit of Measure	Contract Quantity	QUANTITY		AMOUNT	
				This Period	Project To Date	This Period	Project To Date
10 - Labor	28,535.1200	LS	1.0000	1.0000	1.0000	28,535.12	28,535.12
20 - Equipment	60,864.8800	LS	1.0000	1.0000	1.0000	60,864.88	60,864.88
30 - Subcontractors	45,850.0000	LS	1.0000	1.0000	1.0000	45,850.00	45,850.00
Project Totals:						135,250.00	135,250.00

CONDITIONAL WAIVER AND RELEASE UPON FINAL PAYMENT

Job: Shoregate Towers Parking Garage Collapse

Upon receipt by the undersigned of a

Check from: **City of Willowick**

In the sum of: **135,250.00**

Payable to: **B&B Wrecking & Excavating Inc.**

and when the check has been properly endorsed and paid by the bank upon which it is drawn, this document shall become effective to release any mechanics' lien, stop notice, or bond right the undersigned has on the

Job: **Shoregate Towers Parking Garage Collapse**

Located at: 30901 Lakeshore Blvd.
Willowick OH 44095


This release covers the final payment to the undersigned for all labor, service, equipment, or material furnished on the job, except for disputed claims for additional work in the amount of 0.00.

Before any recipient of this document relies on it, said recipient should verify evidence of payment to the undersigned.

Dated: 9/18/2023

By: B&B Wrecking & Excavating Inc.

Company Name



Signature

LINDSEY SCHWEIZER

Print Name

RESOLUTION NO. 2023 – 44
A RESOLUTION TO APPROVE AUTHORIZATIONS (THEN AND NOW CERTIFICATE) TO INNOVATIVE LANDSCAPE MANAGEMENT, LLC. IN THE AMOUNT OF \$9,556.00 FOR THE CITY OF WILLOWICK, AND DECLARING AN EMERGENCY

WHEREAS, Ohio Revised Code 5705.41(D)(1) provides that if prior certification of funds by the Fiscal Officer was not obtained before the contract or order involving the expenditure of money was made, then the Fiscal Officer may instead certify; and

WHEREAS, that there was at the time of the making of such contract or order and at the time of the execution of such certificate, a sufficient sum appropriated for the purpose of such contract and in the treasury or in process of collection to the credit of an appropriate fund, free from any previous encumbrances; and

WHEREAS, the Fiscal Officer is accordingly certifying that there were appropriations available and funds in the treasury or in the process of collection at the time the contract or order was made (then), and there are still sufficient appropriations and funds in the treasury or in the process of collection at the time the certificate is being issued (now); and

WHEREAS, the amount of the certificate exceeds \$3,000.00.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Willowick, County of Lake, and State of Ohio that:

Section 1. It is hereby certified that both at the time of the making of the attached contract(s) or order(s) and at the date of execution of this certificate, the amount of funds required to pay this contract(s) or order(s) has been appropriated for the purpose of this contract or order, attached hereto, and is in the treasurer or in the process of collection to the credit of the fund free from any previous encumbrances.

Section 2. It is found and determined that all formal actions of this Council concerning and relating to the passage of this Resolution were conducted in an open meeting of this Council and that all deliberations of this Council and any of its committees that resulted in such actions were conducted in meetings open to the public in compliance with all legal requirements including Chapter 123 of the Codified Ordinances of the City of Willowick.

Section 3. This Resolution constitutes an emergency measure in that the same provides for the immediate preservation of the public peace, health, safety and welfare of the inhabitants of the City of Willowick; and so that the certificate meets the timeliness requirement of the Ohio State Auditor; wherefore, this Resolution shall be in full force and take effect immediately upon its passage by Council and approval by the Mayor.

PASSED: _____, 2023

Monica Koudela, Council President

SUBMITTED to the Mayor for his approval
on _____, 2023

APPROVED by the Mayor on
_____, 2023

ATTEST:

Christine Morgan, Clerk of Council

Michael J. Vanni, Mayor

Innovative Landscape Management, LLC

P.O. Box 5253
Willowick, Ohio 44095

Invoice

Item #16.

Date	Invoice #
6/20/2023	1751

Bill To
City of willowick/Building Department Attn: Terry McCarthy 31230 Vine Street Willowick Ohio 44095

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
1	Weekly Grass Cutting and Edging and blowing off May 2023	3,985.00	3,985.00
	Sales Tax	7.25%	0.00

Thank you for your business

Total \$3,985.00

Balance Due \$3,985.00

1997 6013.

CITY OF WILLOWICK
MONTHLY PAY SUBMITTAL SHEETS

ITEM #	LOCATION	DATES CUT	UNIT COST	EXTENSION	
1	CITY HALL COMPLEX 30417 & 30435 LAKESHORE Weekly cutting	5-4			
		5-9			
		5-15			
		5-22			
		5-30	X	60.00	300.00
2	MANRY PARK 30100 ARNOLD Weekly cutting	5-4			
		5-9			
		5-15			
		5-22			
		5-30	X	250.00	1,250.00
3	DUDLEY PARK 31500 WILLOWICK DR. Weekly cut	5-4			
		5-9			
		5-15			
		5-22			
		5-30	X	200.00	1,000
4	483 E. 328 TH ST. (VACANT LOT) Weekly cut	5-4			
		5-9			
		5-15			
		5-22	X	8.00	40.00
		5-30			

Football Field 5-4 X
Double cut only 5-15 = \$ 80.00

CITY OF WILLOWICK
MONTHLY PAY SUBMITTAL SHEETS

5	ROOSEVELT SOCCER FIELD E. 324 ST. Weekly cut	<u>5-4</u> <u>5-9</u> <u>5-16</u> <u>5-22</u> <u>5-31</u>	X	<u>75.00</u>	=	<u>\$ 375.00</u>
6	WILLOWICK SERVICE & BUILDING DEPT. 31230 Vine St. Weekly cut	<u>5-4</u> <u>5-9</u> <u>5-15</u> <u>5-22</u> <u>5-30</u>	X	<u>40.00</u>	=	<u>200.00</u>
7	COMMUNITY/SENIOR CTR. 321 E. 314 St. Weekly cut	<u>5-4 X 2 Double cut.</u> <u>5-9</u> <u>5-15</u> <u>5-22</u> <u>5-30</u>	X	<u>40.00</u>	=	<u>240.00</u>
8	LAKELAND BLVD (North Side From E. 305 to Eastlake Line Weekly cut	<u>5-4</u> <u>5-9</u> <u>5-15</u> <u>5-22</u> <u>5-30</u>	X	<u>50.00</u>	=	<u>250.00</u>
9	N. MARGINAL (North side from E. 305 to Brittney Ct) Weekly cut	<u>5-4</u> <u>5-9</u> <u>5-15</u> <u>5-22</u> <u>5-30</u>	X	<u>5.00</u>	=	<u>25.00</u>

CITY OF WILLOWICK
MONTHLY PAY SUBMITTAL SHEETS

10	E. 305 ST. & LAKELAND BLVD AND ALL TREELAWS ON E. 305 FROM LAKELAND TO FOREST GROVE, BOTH SIDES Weekly cut	<u>5-4</u> <u>5-7</u> <u>5-14</u> <u>5-22</u> <u>5-30</u>	x	<u>5.00</u> =	<u>25.00</u>
11	FOREST GROVE CUL-DE-SAC Weekly cut	<u>5-4</u> <u>5-7</u> <u>5-15</u> <u>5-22</u> <u>5-30</u>	x	<u>5.00</u> =	<u>25.00</u>
12	ARLINGTON CIRCLE OFF LAKESHORE WEST Weekly cut	<u>5-4</u> <u>5-9</u> <u>5-15</u> <u>5-22</u> <u>5-30</u>	x	<u>5.00</u> =	<u>25.00</u>
13	E 309 STREET LOT ON WEST SIDE OF ROADWAY Weekly cut	<u>5-4</u> <u>5-9</u> <u>5-15</u> <u>5-22</u> <u>5-30</u>	x	<u>5.00</u> =	<u>25.00</u>
14	E 308 TH STREET EXTENSION (North of Bayridge) Weekly cut	<u>5-4</u> <u>5-9</u> <u>5-15</u> <u>5-22</u> <u>5-30</u>	x	<u>5.00</u> =	<u>25.00</u>
15		<u>5-4</u> <u>5-9</u> <u>5-15</u> <u>5-22</u> <u>5-30</u>	x	<u>5.00</u> =	<u>25.00</u>

CITY OF WILLOWICK
MONTHLY PAY SUBMITTAL SHEETS

22	DUDLEY PARK 31500 WILLOWICK DR. (clear & Prune all fence lines & trim bushes by June 1 st) Weekly cut	X	_____
23	BRUCE LANE (Bruce/Sylvan Crossover) (clear & prune fence by June 1 st) Weekly cut	X	_____
24	COMMUNITY/SENIOR CENTER 321 E. 314 ST. (clear & prune fence by June 1 st) Weekly cut	X	_____
25	NORTH MARGINAL (clear & Prune fence line by June 1 st) Weekly cut	X	_____

Total \$ 3,985.00
Jm 6-20-2023.

Innovative Landscape Management, LLC

Inv Item #16.

P.O. Box 5253
Willowick, Ohio 44095

Date	Invoice #
7/7/2023	1769

Bill To
City of willowick/Building Department Attn: Terry McCarthy 31230 Vine Street Willowick Ohio 44095

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
1	Weekly Grass Cutting and Edging	3,092.00	3,092.00
	June 2023		
	Sales Tax	7.25%	0.00

Thank you for your business.

Total	\$3,092.00
Balance Due	\$3,092.00

CITY OF WILLOWICK
MONTHLY PAY SUBMITTAL SHEETS

<u>ITEM #</u>	<u>LOCATION</u>	<u>DATES CUT</u>	<u>UNIT COST</u>	<u>EXTENSION</u>
1	CITY HALL COMPLEX 30417 & 30435 LAKESHORE Weekly cutting	6-5 <u>6-12</u> <u>6-19</u> <u>6-26</u>	X <u>60.00</u>	= <u>240.00</u>
2	MANRY PARK 30100 ARNOLD Weekly cutting	6-5 <u>6-12</u> <u>6-19</u> <u>6-26</u>	X <u>250.00</u>	= <u>1,000.00</u>
3	ODDLEY PARK 31500 WILLOWICK DR. Weekly cut	6-5 <u>6-12</u> <u>6-19</u> <u>6-26</u>	X <u>200.00</u>	= <u>800.00</u>
4	483 E. 328 TH ST. (VACANT LOT) Weekly cut	6-5 <u>6-12</u> <u>6-19</u> <u>6-26</u>	X <u>8.00</u>	= <u>32.00</u>

CITY OF WILLOWICK
MONTHLY PAY SUBMITTAL SHEETS

10	E. 305 ST. & LAKELAND BLVD. AND ALL TREELAWNS ON E. 305 FROM LAKELAND TO FOREST GROVE, BOTH SIDES Weekly cut	<u>6-5</u> <u>6-12</u> <u>6-19</u> <u>6-26</u>	x	<u>5.00</u>	=	<u>20.00</u>
11	FOREST GROVE CUL-DE-SAC Weekly cut	<u>6-5</u> <u>6-12</u> <u>6-19</u> <u>6-26</u>	x	<u>5.00</u>	=	<u>20.00</u>
12	ARLINGTON CIRCLE OFF LAKESHORE WEST Weekly cut	<u>6-6</u> <u>6-13</u> <u>6-19</u> <u>6-26</u>	x	<u>5.00</u>	=	<u>20.00</u>
13	E. 309 STREET LOT ON WEST SIDE OF ROADWAY Weekly cut	<u>6-6</u> <u>6-13</u> <u>6-19</u> <u>6-26</u>	x	<u>5.00</u>	=	<u>20.00</u>
14	E. 308 TH STREET EXTENSION (North of Bayridge) Weekly cut	<u>6-6</u> <u>6-13</u> <u>6-19</u> <u>6-26</u>	x	<u>5.00</u>	=	<u>20.00</u>
(15)		<u>6-6</u> <u>6-13</u> <u>6-19</u> <u>6-26</u>	x	<u>5.00</u>	=	<u>20.00</u>

CITY OF WILLOWICK
MONTHLY PAY SUBMITTAL SHEETS

16	BRUCE/SYLVAN DRIVES CROSSOVER (Bruce Ln.) WEST SIDE OF ROADWAY Weekly cut	6-5 6-12 6-19 6-24	X	5.00	70.00
17	VINE ST. EXTENSION (EAST SIDE OF SHOREGATE TOWERS) Cut weekly	6-5 6-12 6-19 6-24	X	5.00	70.00
18	E. 317 & LAKESHORE LOT (N.W. CORNER) Weekly cut	6-5 6-12 6-19 6-24	X	5.00	70.00
19	WEED WHIPPING OF ALL CITY & PARK FENCING Weekly cut	6-5 6-12 6-19 6-24	X	Incl.	
20	MANRY PARK 30100 ARNOLD (clear & prune) All fence lines, trim bushes & Shrubs by June 1 st Weekly cut		X		

CITY OF WILLOWICK
MONTHLY PAY SUBMITTAL SHEETS

22	DUDLEY PARK 31500 WILLOWICK DR. (clear & Prune all fence lines & trim bushes by June 1 st) Weekly cut	X	=
23	BRUCE LANE (Bruce/Sylvan Crossover)(clear & prune fence by June 1 st) Weekly cut	X	=
24	COMMUNITY/SENIOR CENTER 321 E. 314 ST. (clear & prune Fence by June 1 st) Weekly cut	X	=
25	NORTH MARGINAL (clear & Prune fence line by June 1 st) Weekly cut	X	=

Total - \$3,092.00
6-15-2023
J Mi

Innovative Landscape Management, LLC

P.O. Box 5253
Willowick, Ohio 44095

Invoice #16

Date	Invoice #
5/16/2023	1678

Bill To
City of willowick/Building Department Attn: Terry McCarthy 31230 Vine Street Willowick Ohio 44095

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
1	Weekly Grass Cutting and Edging and blow off all hard surfaces April 2023	2,479.00	2,479.00
	Sales Tax	7.25%	0.00

Thank you for your business.

Total	\$2,479.00
Balance Due	\$2,479.00

CITY OF WILLOWICK
MONTHLY PAY SUBMITTAL SHEETS

<u>ITEM #</u>	<u>LOCATION</u>	<u>DATES CUT</u>	<u>UNIT COST</u>	<u>EXTENSION</u>
1	CITY HALL COMPLEX 30417 & 30435 LAKESHORE Weekly cutting	4-14 4-20 4-26	60.00	\$ 180.00
2	MANRY PARK 30100 ARNOLD Weekly cutting	4-14 4-20 4-26	250.00	\$ 750.00
3	DUDLEY PARK 31500 WILLOWICK DR. Weekly cut	4-14 4-20 4-26	200.00	\$ 600.00
4	483 E. 328 TH ST. (VACANT LOT) Weekly cut	4-14 4-20 4-26	8.00	\$ 24.00
	Foot ball Field Double cut only	4-14 4-20	\$ 40.00	\$ 80.00

CITY OF WILLOWICK
MONTHLY PAY SUBMITTAL SHEETS

5	ROOSEVELT SOCCER FIELD E. 324 ST. Weekly cut	<u>4-14</u> <u>4-20</u> <u>4-26</u> _____	X	<u>75.00</u>	=	<u>\$ 225.00</u>
6	WILLOWICK SERVICE & BUILDING DEPT. 31230 Vine St. Weekly cut	<u>4-14</u> <u>4-20</u> <u>4-26</u> _____	X	<u>40.00</u>	=	<u>\$ 120.00</u>
7	COMMUNITY/SENIOR CTR. 321 E. 314 St. Weekly cut	<u>4-14 x 2 Double cut</u> <u>4-20</u> <u>4-26 x 2 Double cut</u> _____	X	<u>40.00</u>	=	<u>\$ 200.00</u>
8	LAKELAND BLVD (North Side From E. 305 to Eastlake Line Weekly cut	<u>4-14</u> <u>4-20</u> <u>4-26</u> _____	X	<u>50.00</u>	=	<u>\$ 150.00</u>
9	N. MARGINAL (North side from E. 305 to Brittney Ct) Weekly cut	<u>4-14</u> <u>4-20</u> <u>4-26</u> _____	X	<u>5.00</u>	=	<u>\$ 15.00</u>

CITY OF WILLOWICK
MONTHLY PAY SUBMITTAL SHEETS

10	E. 305 ST. & LAKELAND BLVD. AND ALL TREELAWNS ON E. 305 FROM LAKELAND TO FOREST GROVE, BOTH SIDES Weekly cut	<u>4-14</u> <u>4-20</u> <u>4-26</u> _____	x	<u>5.00</u> _____	=	<u>\$15.00</u> _____
11	FOREST GROVE CUL-DE-SAC Weekly cut	<u>4-14</u> <u>4-20</u> <u>4-26</u> _____	x	<u>5.00</u> _____	=	<u>\$15.00</u> _____
12	ARLINGTON CIRCLE OFF LAKESHORE WEST Weekly cut	<u>4-14</u> <u>4-20</u> <u>4-26</u> _____	x	<u>5.00</u> _____	=	<u>\$15.00</u> _____
13	E. 309 STREET LOT ON WEST SIDE OF ROADWAY Weekly cut	<u>4-14</u> <u>4-20</u> <u>4-26</u> _____	x	<u>5.00</u> _____	=	<u>\$15.00</u> _____
14	E. 308 TH STREET EXTENSION (North of Bayridge) Weekly cut	<u>4-14</u> <u>4-20</u> <u>4-26</u> _____	x	<u>5.00</u> _____	=	<u>\$15.60</u> _____
15		<u>4-14</u> <u>4-20</u> <u>4-26</u> _____	x	<u>5.00</u> _____	=	<u>\$15.00</u> _____

CITY OF WILLOWICK
MONTHLY PAY SUBMITTAL SHEETS

16	BRUCE/SYLVAN DRIVES CROSSOVER (Bruce Ln.) WEST SIDE OF ROADWAY Weekly cut	<u>4-14</u> <u>4-20</u> <u>4-26</u>	X	<u>5.00</u>	=	<u>\$15.00</u>
17	VINE ST. EXTENSION (EAST SIDE OF SHOREGATE TOWERS) Cut weekly	<u>4-14</u> <u>4-20</u> <u>4-26</u>	X	<u>5.00</u>	=	<u>\$15.00</u>
18	E. 317 & LAKESHORE LOT (N.W. CORNER) Weekly cut	<u>4-14</u> <u>4-20</u> <u>4-26</u>	X	<u>5.60</u>	=	<u>\$15.00</u>
19	WEED WHIPPING OF ALL CITY & PARK FENCING Weekly cut	<u>4-14</u> <u>4-20</u> <u>4-26</u>	X	<u>Invc.</u>	=	<u>_____</u>
20	MANRY PARK 30100 ARNOLD (clear & prune) All fence lines, trim bushes & Shrubs by June 1 st Weekly cut	<u>_____</u> <u>_____</u> <u>_____</u> <u>_____</u>	X	<u>_____</u>	=	<u>_____</u>

CITY OF WILLOWICK
MONTHLY PAY SUBMITTAL SHEETS

22	DUDLEY PARK 31500 WILLOWICK DR. (clear & Prune all fence lines & trim bushes by June 1 st) Weekly cut	X	=	_____
23	BRUCE LANE (Bruce/Sylvan Crossover) (clear & prune fence by June 1 st) Weekly cut	X	=	_____
24	COMMUNITY/SENIOR CENTER 321 E 314 ST. (clear & prune Fence by June 1 st) Weekly cut	X	=	_____
25	NORTH MARGINAL (clear & Prune fence line by June 1 st) Weekly cut	X	=	_____

Total \$ 2,479.00

J.B. 5-16-2023

ORDINANCE NO. 2023-44

AN ORDINANCE DIRECTING THE DIRECTOR OF FINANCE TO CERTIFY DELINQUENT ACCOUNTS TO THE LAKE COUNTY AUDITOR AND LAKE COUNTY TREASURER FOR COLLECTION AS PROPERTY TAX AND DECLARING AN EMERGENCY.

WHEREAS, Council has been advised that monies are due the City for services provided in the performance of grass cutting and debris removal upon properties commonly known as:

<i>31508 Daniel Dr.</i>	<i>\$200.00</i>
<i>29212 Forestgrove Rd.</i>	<i>\$200.00</i>
<i>396 Divot Dr.</i>	<i>\$200.00</i>
<i>3042 Forestgrove Rd.</i>	<i>\$200.00</i>
<i>29017 W. Willowick Dr.</i>	<i>\$200.00</i>
<i>661 Dickerson Rd.</i>	<i>\$200.00</i>
<i>30409 Oakdale Rd.</i>	<i>\$200.00</i>
<i>29309 Oakdale Rd.</i>	<i>\$200.00</i>
<i>443 Fairway Blvd.</i>	<i>\$200.00</i>

WHEREAS, statements for said services in the amounts listed above have been forwarded to the individual owners of said properties and, to date, no payments have been received; and

WHEREAS, it has been recommended that said delinquency be placed upon the tax duplicate to be assessed against the subject real property.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF WILLOWICK, LAKE COUNTY, STATE OF OHIO:

SECTION 1. That the Director of Finance is hereby authorized and directed to certify to the Lake County Auditor and the Lake County Treasurer for collection as property tax, those monies due the City of Willowick from the individual set forth in Exhibit “A” that is attached hereto and made a part hereof, same to be collected at the next immediate collection period.

SECTION 2. That all formal actions of this Council concerning the passage of this Ordinance were adopted in an open meeting and all deliberations of this Council, or any of its committees that resulted in such formal actions, were in meetings open to the public in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code.

SECTION 3. That all Ordinances or parts thereof in conflict with the provisions of this Ordinance is hereby repealed.

SECTION 4. That this Ordinance constitutes an emergency measure in that the same provides for the immediate preservation of the public peace, health, safety and welfare of the inhabitants of the City of Willowick and further, provides for the usual daily operation of a municipal department; wherefore, this Ordinance shall be in full force and effect from and after its passage and approval by the Mayor.

PASSED: _____, 2023

SUBMITTED to the Mayor for his approval
on _____, 2023

ATTEST:

Christine Morgan, Clerk of Council

Monica Koudela, President of Council

APPROVED by the Mayor on
_____, 2023

Michael J. Vanni, Mayor

EXHIBIT "A"

Name	Address	Parcel Number	Amount
Carl Nelson	31208 Daniel Dr.	28-A-039-M-00-054-0	\$200.00
Corry Waren	29212 Forestgrove Rd	28-A-041-B-00-025-0	\$200.00
Audrey & Bernadette Sterk	396 Divot Dr.	28-A-041-H-00-029-0	\$200.00
Tam Benny Kwok Kwan	3042 Forestgrove Rd.	28-A-040-G-04-075-0	\$200.00
Alexander & Alfred Naticchia	29017 W. Willowick Dr.	28-A-042-K-00-015-0	\$200.00
Nada & William Kustis	661 Dickerson Rd.	28-A-039-L-00-081-0	\$200.00
Magdalene Girman	30409 Oakdale Rd.	28-A-040-G-00-004-0	\$200.00
Jeffrey Ewing	29309 Oakdale Rd.	28-A-041-A-00-098-0	\$200.00
TSA Homes LLC	443 Fairway Blvd.	28-A-041-F-00-027-0	\$200.00

OWNER'S NAME

Krisha Properties, LLC

COUNTY LAK
ROUTE SR 640
SECTION 0.00
PARCEL NO. 25-SH
PROJECT I.D. NO. 89274

Subject

Address/Location	Zoning	Utilities	APN		
31910 Vine Street, Willowick, Lake County, OH 44095	Retail District (no minimum lot area)	All public available	28-A-044-E-01-025-0		
			Larger Parcel Size	Larger Parcel Unit	Highest and Best Use
			0.9642	Acre	Retail

Comments
The total subject area is 0.9642 gross acres and 0.9642 acres (42,000 square feet) net of roadways. It is located at 31910 Vine Street in Willowick, Lake County, Ohio, and is on the southeast corner of Vine and E 319th Streets. The site is irregular in shape with level topography at the grade of roadway. It is not located in a floodplain area. It is owned by Krisha Properties, LLC and is improved with a quick service building built in 1970. The subject property is known as the Lake County Fiscal Officer's Permanent Parcel Number 28-A-044-E-01-025-0. The property consists of one parcel with the same ownership and the same highest and best use. Thus, the larger parcel is the existing site containing 0.9642 acres (net). Krisha Properties, LLC purchased the property on 10/4/2016 from OM Properties, LLC for \$300,000 via general warranty deed. This transfer of the improved property has no influence on the underlying land value of the subject property. Permitted uses under the zoning retail establishments, offices, professional business and service establishments, dining facilities, grocery stores, school facilities, health club facilities, motor vehicle fueling stations, maximum of four entertainment device arcade(s) per three square mile(s), and mechanical amusement devices and game rooms. Based off the permitted uses and minimum zoning requirements, the subject could be developed with a variety of retail uses. The subject is considered a conforming use. As vacant, the highest and best use of the subject is for retail use.

Comparable Sales

Sale #	Address/Location	Highest and best use	Verification source	Sale Date
1	2819 Bishop Road, Willoughby Hills, OH 44092	Retail	Listing Broker	4/6/2021
APN(s)		Zoning	Utilities	Sale Price
31A-008-D-00-030-0		B-2, Commercial Campus/Mixed-Use	All public available	\$650,000
				Parcel Size
				1.1348 Ac. or 49,432 s.f.
				Unit Value Indication
			\$572,788/Ac. or \$13.15/s.f.	

Comments
This was an arm's length sale of a 1.1348 acre parcel of vacant land in Willoughby Hills. It is an interior lot, slightly irregular in shape, with level topography. The site is not located in a floodplain area.

Sale #	Address/Location	Highest and best use	Verification source	Sale Date
2	34343 Euclid Ave, Willoughby, OH 44094	Retail	Public Records	6/2/2022
APN(s)		Zoning	Utilities	Sale Price
27-A-012-0-00-021-0		G-B, General Business District	All public available	\$750,000
				Parcel Size
				1.333 Ac. or 58,065 s.f.
				Unit Value Indication
			\$562,640/Ac. or \$12.92/s.f.	

Comments
This was an arm's length sale of a 1.333 acre parcel in Willoughby. It was a cash to seller sale. It is an interior site, irregular in shape, with level topography. The site is not located in a floodplain area.

Sale #	Address/Location	Highest and best use	Verification source	Sale Date
3	32400 Vine Street, Willowick, OH 44095	Retail	Public Records & Published information	9/17/2018
APN(s)		Zoning	Utilities	Sale Price
28A044E000020		Retail District	All public available	\$217,000
				Parcel Size
				0.5152 Ac. or 22,440 s.f.
				Unit Value Indication
			\$421,195/Ac. or \$9.67/s.f.	

Comments
This was an arm's length sale of a 0.5152 acre parcel of vacant land in Willowick. It was a cash to seller sale. It is an interior lot, surrounding a corner parcel, and is irregular in shape. The site has level topography and is not located in a floodplain area.



Overall Comments / Reconciliation

Comments

Sales similar to the subject were researched and the sales presented are considered to be the most comparable to the subject. Adjustments were considered for property rights conveyed, improving market conditions, conditions of sale, and financing concessions. The sales were also adjusted for physical characteristics. Adjustments have been considered in the following categories: location, size, shape, utilities and topography. Location adjustments reflect general property values in an area due to locational differences. Adjustments for size reflects the principle that larger parcels tend to sell for less per unit than smaller parcels, all other things being equal. Adjustments for topography may be necessary to adjust for sloped lands which are difficult, impossible or more expensive to develop. Adjustments for shape reflect differences in shape which make a property more or less desirable often due to excessive development costs for irregularly shaped parcels. Before adjustments, the sales range from \$9.67 to \$13.15 per square foot. Giving consideration to all of the sales, and the subject's corner location, I have correlated the indications to a unit value at the top of the range of \$13.00 per square foot.

Reconciled Value: \$13.00/s.f.

Part Taken - Land

Parcel # Suffix	Net Take Area	% Acquired	Temporary Take Period	Unit Value	Comments	Total Value
25-SH	79 s.f.	100% - \$1.00	N/A	\$13.00/s.f.	Standard Highway Easement (say)	\$1,050
Total:						\$1,050

Part Taken - Improvements

Parcel # Suffix	Description	Quantity	Units	Unit Value	Depreciation	Improvement Value
25-SH	Concrete	65	s.f.	\$8	15%	(say) \$440
25-SH	Grass	14	s.f.	\$0.35	0%	(say) \$10
Total:						\$450

Cost to Cure

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

Preparers Conclusion

Comments

The standard highway acquisition, 25-SH, consists of 79 square feet, or 0.0018 acres, of land and is needed for the construction of a curb ramp. It is irregular in shape and is in the northwest corner of the subject property adjacent to the existing right-of-way. After the acquisition, the property will contain 0.9624 net acres. The residue will remain a conforming use. The acquisition does not affect the value of the property beyond the pro-rata value of the land and site improvements which are taken. According to the exhibits provided by the client, the commercial sign will not be disturbed during construction.

Total Estimated Compensation: \$1,500


FMVE Conclusion

Comments

The conclusions of this report appear to be fair and reasonable.

Total FMVE: \$1,500



Signatures	
Signature	
	
Typed Name:	Emily L. Braman, MAI, SRA, AI-GRS
Title:	President, C.P. Braman & Co., Inc.
Date:	8/29/2023

Signature	
Typed Name:	
Title:	
Date:	

Signature	
Typed Name:	
Title:	
Date:	

Administration Settlement			
Signature			
Typed Name:		FMVE Amount:	\$1,500
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
<ul style="list-style-type: none"> Photographs of the Subject Property Aerial View of the Subject Property Sketch of the Property Legal Description Map of Comparable Sales Comparable Sales Qualification of Appraiser

JURISDICTIONAL EXCEPTION DISCLOSURE:

The appraisal waiver rule adopted by the FHWA allows agencies to determine when an appraisal is not needed if they first determine that the valuation problem was uncomplicated and has an estimated value less than the low-value defined in the rule. As such, the information provided in the development of the approved report format is not considered an appraisal. This specialized service was prepared by a disinterested and unbiased third party within the scope of the certificate holder’s certification in compliance with Ohio Revised Code 4763.12.

This report was performed under the JURISDICTIONAL EXCEPTION RULE of the Uniform Standards of Professional Appraisal Practice (USPAP). The format is in compliance with Section 4200.02 of the Policies and Procedures Manual of the Ohio Department of Transportation’s (ODOT) Office of Real Estate. The format is also in compliance with Federal Law 49CFR 24.102 (c) (2), as well as the Ohio Administrative Code 5501:2-5-6 (B)(3)(b)(ii)(a) when an appraisal is determined to be unnecessary, the agency shall prepare a waiver valuation. Persons preparing or reviewing a waiver valuation are precluded from complying with standard rules 1, 2, and 3 of the “Uniform Standards of Professional Appraisal Practice” (USPAP), as in effect in the 2012-2013 edition, as promulgated by the “Appraisal Standards Board” of the Appraisal Foundation, which can be found at <http://www.uspap.org/toc.htm> for the provisions for waiver of appraisals. The part or parts of USPAP which have been disregarded are STANDARDS 1-3 since this assignment is not considered to be appraisal or appraisal review. Refer to ADVISORY OPINION 21 of USPAP for illustration of the relationship between “valuation services” and “appraisal practice”. The legal authority which justified this action was cited above under Federal and State law for the waiver of appraisal provision. The Value Analysis Report format was developed by ODOT in accordance with the waiver of the appraisal provision in both the Federal and State laws cited above. By definition, the Value Analysis Report format is not an appraisal when it is used in accordance with the Policies and Procedures of ODOT.



ATTACHMENTS



SUBJECT PICTURE

(Taken By: Emily Braman, on August 26, 2023)

Facing East



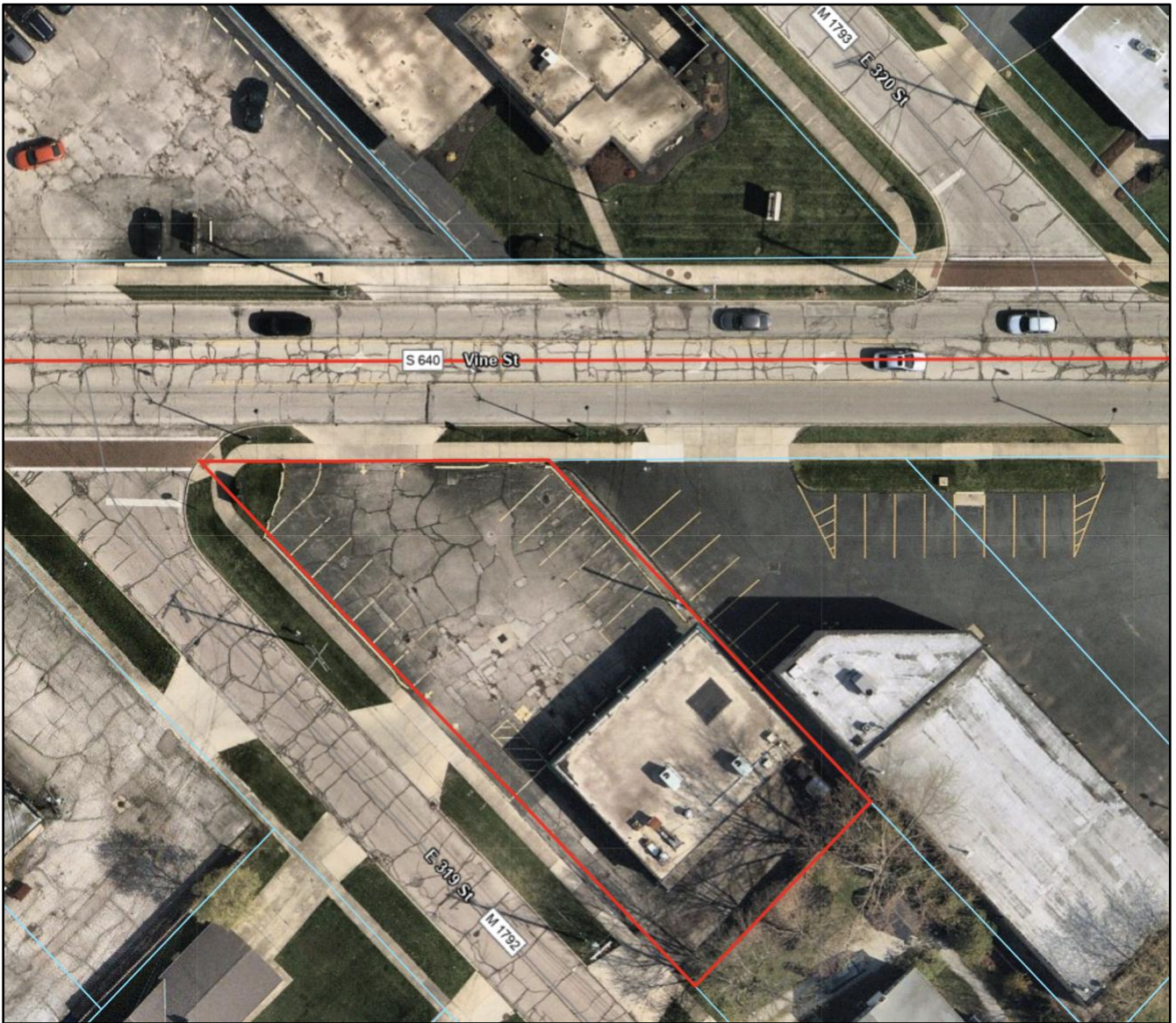
Facing North:



AERIAL VIEW OF SUBJECT PROPERTY

31910 Vine Street, Willowick, OH 44095
0.9642 net acres

North ^

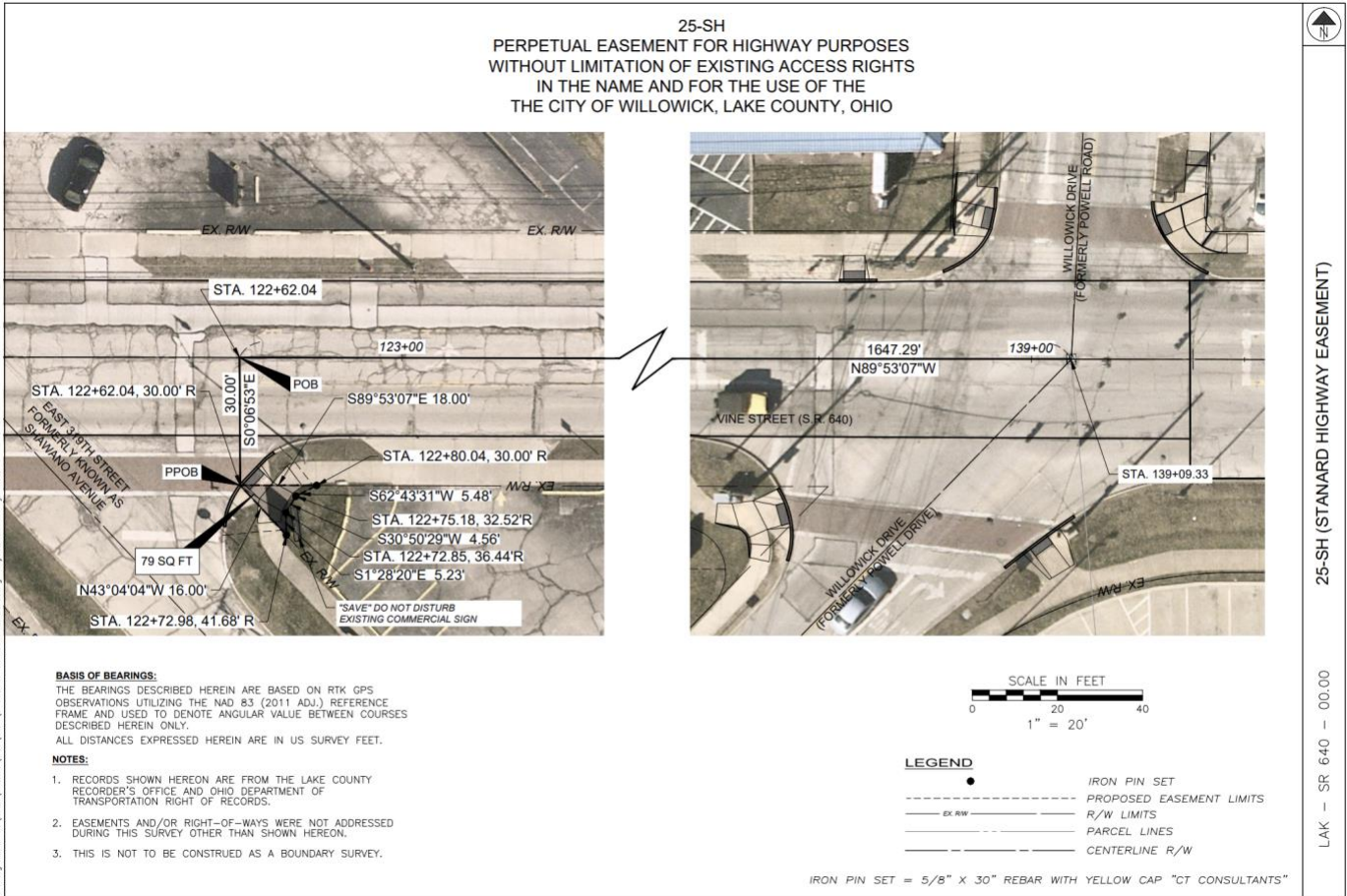


SKETCH OF SUBJECT PROPERTY

Item #18.

31910 Vine Street, Willowick, OH 44095
 Before the acquisition: 0.9642 net acres
 25-SH: 79 square feet, or 0.0018 acres
 Residue: 0.9624 net acres

Note: Map not to scale. For exhibit purposes only



Aug 24, 2023 4:26pm
 drawing name: H:\2023\230297\230297\230297-BAE-EASEMENTS.dwg
 Layout: 25-SH by: mack



EXHIBIT A

LPA RX 871 SH

Ver. Date 08/16/23

PID 89274

**PARCEL 25-SH
LAK-SR 640-0.00
PERPETUAL EASEMENT FOR HIGHWAY PURPOSES
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS
IN THE NAME AND FOR THE USE OF THE
THE CITY OF WILLOWICK, LAKE COUNTY, OHIO**

An exclusive perpetual easement for public highway and road purposes, including, but not limited to any utility construction, relocation and/or utility maintenance work deemed appropriate by the The City Of Willowick, Lake County, Ohio, its successors and assigns forever.

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of the premises follows]

Situated in the City of Willowick, County of Lake, and State of Ohio and known as being a part of Sublot No. 62 in the Vinewood Realty Company's Vinewood Subdivision of parts of Original Willoughby Township Lots No. 3 and No. 4 in Tract No. 16 of the Ninth Township in the Tenth Range of the Connecticut Western Reserve as recorded October 13, 1910 in Volume C, Page 1 of Lake County Plat Records, and more particularly being a part of the premises conveyed to Krisha Properties, LLC by instrument recorded October 4, 2016 in Instrument No. 2016R026090 of Lake County Official Records and is bounded and described as follows:

BEGINNING in the centerline of Vine Street (State Route No. 640), 60 feet in width, at a drill hole in a stone within a monument box found marking its intersection with the centerline of Willowick Drive (formerly known as Powell Road), 60 feet in width, as appears on said plat of Vinewood Subdivision, said point of beginning being Station 139+09.33 in the centerline survey for LAK-SR 640-0.00;

Thence North 89°53'07" West, along said centerline of Vine Street, a distance of 1647.29 feet to a point therein and being Station 122+62.04 in said centerline survey;

Thence South 0°06'53" West, by a line which is perpendicular to said centerline, a distance of 30.00 feet to the southerly right-of-way line of said Vine Street at its intersection with the northeasterly right-of-way line of East 319th Street (formerly known as Shawano Avenue), 60



EXHIBIT A

LPA RX 871 SH

feet in width, said point of intersection being 30.00 feet RIGHT of Station 122+62.04 in said centerline survey and the **PRINCIPAL POINT OF BEGINNING**;

Thence South 89°53'07" East along said southerly right-of-way line of Vine Street, a distance of 18.00 feet to an iron pin stake set therein and being 30.00 feet RIGHT of Station 122+80.04 in said centerline survey, thence the next three (3) calls through said Krisha Properties, LLC tract;

Thence South 62°43'31" West, a distance of 5.48 feet to an iron pin stake set, and being 32.52 feet RIGHT of Station 122+75.18 in said centerline;

Thence South 30°50'29" West, a distance of 4.56 feet to an iron pin stake set and being 36.44 feet RIGHT of Station 122+72.85 in said centerline;

Thence South 1°28'20" East, continuing through the aforesaid land of the Grantor herein, a distance of 5.23 feet to an iron pin stake set in said northeasterly right-of-way line of East 319th Street and being 41.68 feet RIGHT of Station 122+72.98 in said centerline survey;

Thence North 43°04'04" West along said northeasterly right-of-way line of East 319th Street, a distance of 16.00 feet to the **PRINCIPAL POINT OF BEGINNING** and containing 79 Square Feet of land as surveyed and described in August, 2023 by Thomas M. Meeks, Ohio Professional Survey No. 8674 of CT Consultants, Inc. Registered Engineers and Surveyors. Subject to all existing easements and legal highways.

All points designated as "...iron pin stake set..." are marked by a 5/8 inch diameter by 30 inch long steel reinforcing bar driven flush with the ground and capped with a 1-1/4 inch yellow plastic cap engraved "CT CONSULTANTS, INC."

The above described area is part of Lake County Auditor's Parcel No. 28-A-044-E-01-025-0.

Bearings contained herein are for project use only and are based on Ohio State Plane (North Zone) Coordinates, Horizontal Datum NAD83(2011).

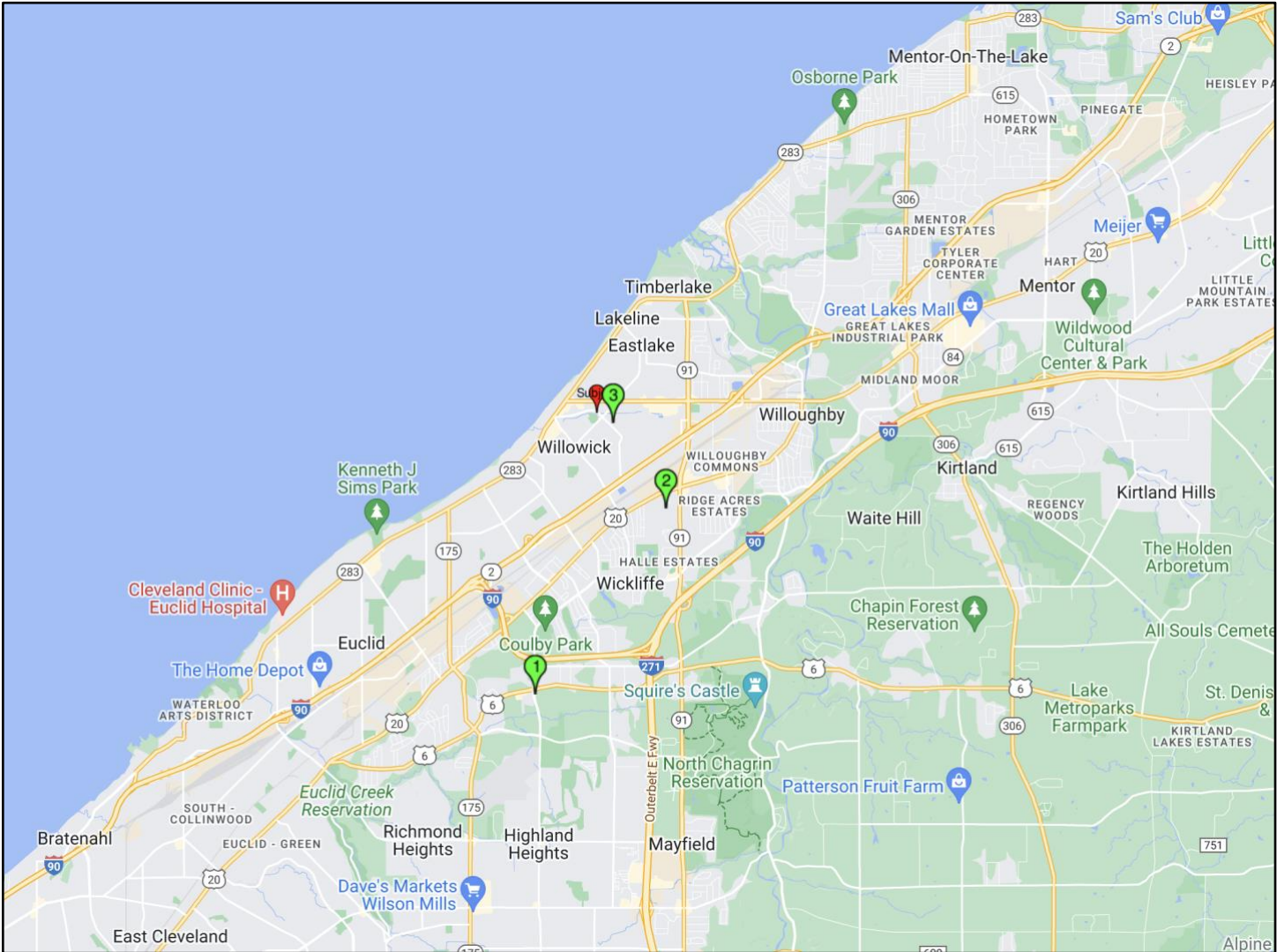


Thomas M. Meeks
Ohio Registered Surveyor No. 8674
August 16, 2023



LOCATION MAP OF COMPARABLE SALES

North ^



VACANT LAND SALE

County:	LAKE	City/Village/Twp.:	WILLOUGHBY HILLS		
Location Address:	2819 Bishop Road, Willoughby Hills, Ohio 44092				
School District:	Willoughby-Eastlake CSD	Legal Description:	PART OF LOT 3 TRACT 4		
Grantor:	L&H Real Estate Holdings, LLC				
Grantee:	Bishop Wash Investments LLC				
Date of Sale:	4/6/2021	Type of Financing:	Cash to Seller		
Condition of Sale:	Arm's length transaction	Sale Price:	\$650,000		
Sale Verified With:	County Fiscal and Recorder's office records and Michael J. Hirsh, Listing Broker for Kowitz & Company, 216.514.1400 x107				
Motivation of Parties:	Willing Buyer and Seller	Verified By:	Emily L. Braman		
Sale Inspected Date:	7/12/2021	Encumbrances:	Typical		
Topography:	Level at the grade of roadway	Flood Plain Data:	Flood Zone X		
Use at time of sale:	Vacant land		Area of Minimal Flood Hazard		
Highest and Best use:	Commercial Development				
Total Net Area:	1.1348 acres or 49,432 square feet	North ^ Sketch not drawn to scale			
Unit Price:	\$572,788/acre or \$13.15/s.f.				
Zoning:	B-2, Commercial Campus/mixed use				
Utilities:	All city available				
Type of Improvements	None at time of sale				
Dimensions:	+/-182' of frontage on Bishop Road				
Shape:	Trapezoidal in shape				
Photograph facing:	east on Bishop Road				
				Document Number: 2021R011504 Type of Instrument: General Warranty Deed Auditor Parcel: 31A-008-D-00-030-0 Sale Number: ONE	

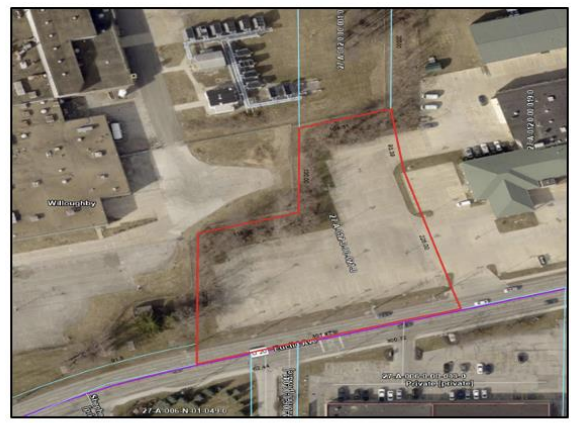
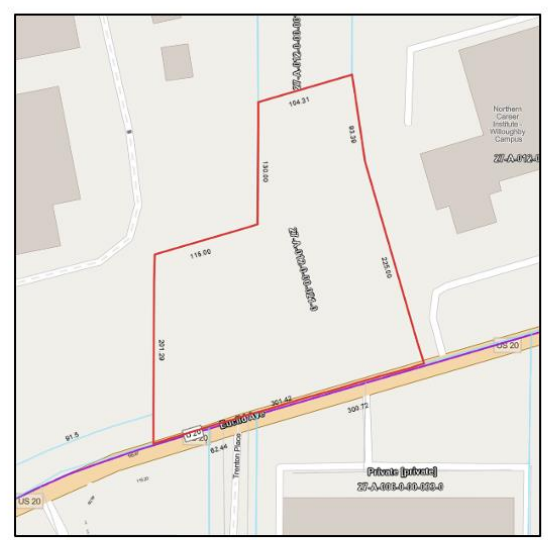


VACANT LAND SALE

County:	LAKE	City/Village/Twp.:	WILLOUGHBY
Location Address:	34343 Euclid Ave., Willoughby, OH 44094		
School District:	Willoughby-Eastlake City SD	Legal Description:	LOT 5 TRACT 14
Grantor:	JNKO Ltd.		
Grantee:	Blue Falls Real Estate Company, Inc.		
Date of Sale:	06/02/2022	Type of Financing:	Cash to Seller
Condition of Sale:	Arm's length transaction	Sale Price:	\$750,000
Sale Verified With:	Lake County Fiscal Officer, Recorder records		
Motivation of Parties:	Willing Buyer and Seller	Verified By:	Emily L. Braman
Sale Inspected Date:	3/22/2023	Encumbrances:	Typical
Topography:	Level at the grade of roadway, clear	Flood Plain Data:	Flood Zone X
Use at time of sale:	Vacant Land	Area of Minimal Flood Hazard	
Highest and Best use:	Commercial Development		

Total Area Net:	58,065 s.f. or 1.3330 ac.
Unit Price:	\$12.92/s.f. or \$562,640/acre
Zoning:	G-B General Business District
Utilities:	All Public Available
Type of Improvements:	None at time of sale
Dimensions:	301.42 feet of frontage by 228' deep
Shape:	Lot is irregular in shape
Photograph facing:	North on Euclid Avenue


North ^ Sketch not drawn to scale



Deed Volume / Page:	2022R015667
Type of Instrument:	Limited Warranty Deed
Auditor Parcel No.:	27-A-012-0-00-021-0
Sale Number:	TWO



VACANT LAND SALE

County:	LAKE	City/Village/Twp.:	WILLOWICK
Location Address:	32400 Vine Street, Willowick, OH 44095		
School District:	Willoughby-Eastlake City SD	Legal Description:	LOT 3 & 4 TRACT 16 PART OF S/L 105
Grantor:	Richard Skerl Jr.		
Grantee:	Nihari Willowick LLC		
Date of Sale:	09/17/2018	Type of Financing:	Cash to Seller
Condition of Sale:	Arm's length transaction	Sale Price:	\$217,000
Sale Verified With:	Lake County Auditor & Recorders records and information provided by KW Commercial, Rick Osborne JR		
Motivation of Parties:	Willing Buyer and Seller	Verified By:	Emily L. Braman
Sale Inspected Date:	8/28/2023	Encumbrances:	Typical
Topography:	Level	Flood Plain Data:	Flood Zone X
Use at time of sale:	Vacant land		Area of Minimal Flood Hazard
Highest and Best use:	Retail Development		
Total Area Net:	22,440 s.f. or 0.5152 ac.	North ^	Sketch not drawn to scale
Unit Price:	\$9.67/s.f. or \$421,195/ac.		
Zoning:	Retail District		
Utilities:	All public available		
Type of Improvements:	None at time of sale		
Dimensions:	+/- 212' frontage on Vine Street +/-32' frontage on Willowick Drive		
Shape:	Lot is triangular in shape		
Photograph facing:	South on Vine Street		
	Document No:	2018R023618	
	Type of Deed:	Warranty Deed	
	Parcel No.:	28A044E000020	
	Sale Number:	THREE	



Qualifications of Emily L. Braman, MAI, SRA, AI-GRS

Experience with the following types of Appraisal Problems:

Litigation involving zoning, eminent domain and ad valorem tax values. **Estate tax** planning, including partial interest valuation. **Partial taking and easement valuation including** aerial and avigation easements, sewer, utility, slope and channel easements, temporary construction easements, conservation and scenic preservation easements. Calculation of **damages** due to proximity issues, loss of parking, and other factors. **Impact studies** on property values for electronic billboards, correctional facilities, roadway proximity, historic façade easements, zoning issues, sewer assessment equalization and cellular towers.

Professional Designations, Membership & Affiliations:

Appraisal Institute, MAI Designation, Appraisal Institute, SRA Designation, Appraisal Institute, AI-GRS Designation
State of Ohio Certified General Real Estate Appraiser Certification No. 381955 since September 1991.
ODOT Pre-qualified for Real Estate Appraisal, Appraisal Review and Value Analysis since 1999.

Education:

Shaker Heights High School

The University of Michigan - 1987 - BGS - Concentration in Real Estate & Psychology

Appraisal Coursework: An Introduction to Appraising Real Property – 1987 SREA: Applied Residential Property

Valuation – 1988, AIREA 1B-A,1B-B Capitalization Theory and Techniques, Parts A & B – 1988, Appraisal Institute: Report Writing and Case Studies 2013, Advanced Applications and Case Studies - 2013, Advanced Market Analysis and Highest and Best Use – 2014, Capstone 2015, Review Theory- General-2017

Other Qualifications:

Qualified as an expert witness in the Ohio Board of Tax Appeals, the Cuyahoga & Portage County Boards of Revision, Cuyahoga County Court of Common Pleas, the Cuyahoga, Lake, Lorain, Medina & Summit County Probate Courts.

Rule 71.1 Commissioner to the United States District Court, Northern District of Ohio, Columbia Gas Transmission LLC vs. Booth et al – 2017

Small Business/Women Owned Business Certifications:

EDGE Certified with the State of Ohio through 4/10/2025. **WBE Certified** with the State of Ohio through 10/9/2022

Certified as a Female Business Enterprise (**FBE**), a Cleveland Small Business (**CSB**) and a Local Producer Enterprise (**LPE**) by the City of Cleveland, CMHA and Greater Cleveland Regional Transit Authority.

Certified as a Small Business Enterprise (**SBE**) by Cuyahoga County and the North East Ohio Regional Sewer District

Property Types Appraised:

Residential, commercial, industrial and special purpose properties including schools, hospitals, churches, railroads, municipal facilities, bike trails, power line easements, bridges, cemeteries, subdivisions, office buildings, shopping centers, manufacturing buildings, junkyards, warehouses, lakefront properties, vacant land and others.

Work Experience:

Emily Braman has been appraising properties in northeast Ohio for over 30 years. She has been sole owner of Charles P. Braman & Co., Inc. since 2001.

Volunteerism:

Appraisal Institute- National Nominating Committee 2023

Appraisal Institute – Region V Representative 2022-2023

Past President - Ohio Chapter Appraisal Institute 2022, President - Ohio Chapter Appraisal Institute 2021

First Vice President – Ohio Chapter Appraisal Institute 2020, Second Vice President – Ohio Chapter Appraisal Institute 2019, Secretary – Ohio Chapter Appraisal Institute 2018, Board of Directors - Appraisal Institute - Northern Ohio Chapter - 2001-2003, Candidate Liaison - Northern Ohio Chapter, Appraisal Institute - 1994,1995

Shaker Hts. Middle School Parent Teacher Organization Co-President 2014-2015 and 2020-2021



Representative Clients:

Attorneys including: Benesch, Berns, Ockner & Greenberger, LLC, Brindza, McIntyre & Seed LLP, Calfee, Halter & Griswold, LLP, Coakly Lammert Co. LPA., Kadish Hinkle & Weibel, Mansour, Gavin, Gerlack & Manos, LPA, Gallagher Sharp, Franz Ward, LLP, Hahn, Loeser & Parks LLP, Kenneth J. Fisher, Co., LPA, McCarthy Lebit, Crystal & Liffman Co. LPA, Schneider, Smeltz, Spieth Bell, LLP, Singerman, Mills, Desberg & Kauntz, LPA, Taft Stettinius & Hollister LLP, Sleggs, Danzinger & Gill, LPA, Siegel Jennings Co., LPA, Thrasher, Dismore & Dolan LPA, Thomas Kondzer, LLP. Ulmer & Bern LPA, Walter Haverfield, LLP, Weston Hurd, Wiles & Richards, LPA and others.

ODOT pre-qualified acquisition consultants including C.T. Consultants, Cuini & Assoc., DLZ, Inc., Finkbeiner, Pettis & Strout, Adachi, GPD, HNTB, Inc., KMJM Land Services, Krock Esser Engineering, ME Companies, M/S Consultants, Inc., O. R. Colan & Assoc., Palmer Engineering, PSI, RE Warner Co., Transystems Real Estate, URS Corp., Wade Trim.

Various municipalities including Ashtabula, Cuyahoga, Geauga, Lake, Mahoning, Medina, Portage, Stark, Summit and Trumbull Counties and the Cities of Akron, Alliance, Bay Village, Beachwood, Bedford, Bedford Heights, Broadview Heights, Brook Park, Cleveland, Cleveland Heights, Eastlake, Elyria, Euclid, Garfield Heights, Highland Hills, Hudson, Independence, Kent, Lakewood, Maple Heights, Mayfield Village, Mentor, Mentor on the Lake, Brook Park, Middlefield, Northfield, North Olmsted, North Royalton, Olmsted Twp., Orange, Painesville, Parma, Pepper Pike, Perry, Richmond Heights, Richfield, Rocky River, Sandusky, Seven Hills, Shaker Heights, Solon, South Euclid, Strongsville, Stow, Twinsburg, University Heights, Valley View, Willoughby, Willoughby Hills, Wickliffe, Willowick and Woodmere. Various Boards of Education including Bay Village, Beachwood, Brecksville- Broadview Heights, Chagrin Falls, Cardinal Local, Canfield, Cleveland, Cleveland Hts.-University Heights., Euclid, Firelands, Garfield Heights, Kent, Lakewood, Mentor, Newbury, North Olmsted, Olmsted Falls, Orange, Parma, Ravenna, Rocky River, South Euclid, Shaker Heights, Solon, and Wickliffe.

Various individuals, corporations, and governmental entities including Allegro Realty Advisors, Bellaire Puritas Development Corp., Catholic Diocese of Cleveland, Catholic Charities Facilities Corp., The Cleveland Clinic, Cleveland Metroparks, Cleveland Public Power, Chagrin Valley Land Conservancy, CSX, Cuyahoga Community College, Dominion East Ohio, EDEN, Inc., Greater Cleveland Regional Transit Authority, Heritage Development, Jacobs Real Estate Services, Lake Health Systems, Lake Metroparks, Lombardo Investments, National Benevolent Association, National Park Service, Northeast Ohio Regional Sewer District, Ohio Department of Transportation, Ohio Turnpike Commission, Park View Federal, Pride One Omni, Pioneer Savings and Loan, the Private Trust Company, Self Service Mini Storage, Ltd., Shore Bank, Strnisha Development, Western Reserve Fine Arts Assoc., and the YWCA.

Continuing Education:

AI Seminars: Residential Housing in Cleveland – 1996, Lease Abstracting and Analysis – 1999, Supporting Sales Comparison Adjustments – 1999, Attacking & Defending the Appraisal in Litigation - 2000 & 2008, When Good Houses Go Bad – 2001, Partial Interests -Divided & Undivided – 2001, Residential Review Seminar – 2003, Subdivision Analysis – 2003, Appraisal Consulting – 2004, Dynamics of Office Building Valuation – 2004, Scope of Work – 2005, 2012, Uniform Standards of Appraisal Practice for Federal Land Acquisition – 2006, Quality Assurance in Residential Appraisals -2007, Feasibility Analysis – 2007, Essentials What Every Appraiser Should Know – 2008, Appraisal Challenges - Declining Markets & Sales Concessions – 2009, Appraisal of Local Retail Properties – 2009, Valuing Commercial Green Buildings – 2010, Business Practices and Ethics – 2011, Playhouse Square and the Central Business District 2011, Real Estate Appraisal Operations – 2011, Demonstration Report Seminar-2014, Appraising Convenience Stores – 2015, Analysing Operating Expenses -2017, Subdivision Valuation – 2017, Small Hotel/Motel Valuation– 2019, Fundamentals of The Uniform Appraisal Standards for Federal Land Acquisitions -2020, OCAI Annual Economic Seminars 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022.
National USPAP Update Course - 2005, 2006, 2008, 2010, 2012, 2014, 2016, 2018, 2020 & 2022



OWNER'S NAME

Mardell H. Imhoff, Successor Trustee of the John E. Monreal Family Trust

COUNTY LAK
ROUTE SR 640
SECTION 0.00
PARCEL NO. 24-SH
PROJECT I.D. NO. 89274

Subject

Address/Location	Zoning	Utilities	APN		
31925 Vine Street, Willowick, Lake County, OH 44095	Retail District (no minimum lot area)	All public available	28-A-044-E-00-031-0		
			Larger Parcel Size	Larger Parcel Unit	Highest and Best Use
			0.7117	Acre	Retail

Comments
The total subject area is 0.7117 gross acres and 0.7117 acres (31,000 square feet) net of roadways. It is located at 31925 Vine Street in Willowick, Lake County, Ohio, and is on the northwest corner of Vine and E 320th Streets. The site is irregular in shape with level topography at the grade of roadway. It is not located in a floodplain area. It is owned by Mardell H. Imhoff, Successor Trustee of the John E. Monreal Trust and is improved with a funeral home built in 1956. The subject property is known as the Lake County Fiscal Officer's Permanent Parcel Number 28-A-044-E-00-031-0. The property consists of one parcel with the same ownership and the same highest and best use. Thus, the larger parcel is the existing site containing 0.7117 acres (net). There have been no arm's length transactions of the subject property in the past ten years. Permitted uses under the zoning retail establishments, offices, professional business and service establishments, dining facilities, grocery stores, school facilities, health club facilities, motor vehicle fueling stations, maximum of four entertainment device arcade(s) per three square mile(s), and mechanical amusement devices and game rooms. Based off the permitted uses and minimum zoning requirements, the subject could be developed with a variety of retail uses. The subject is considered a conforming use. As vacant, the highest and best use of the subject is for retail use.

Comparable Sales

Sale #	Address/Location	Highest and best use	Verification source	Sale Date
1	2819 Bishop Road, Willoughby Hills, OH 44092	Retail	Listing Broker	4/6/2021
APN(s)		Zoning	Utilities	Sale Price
31A-008-D-00-030-0		B-2, Commercial Campus/Mixed-Use	All public available	\$650,000
				Parcel Size
				1.1348 Ac. or 49,432 s.f.
				Unit Value Indication
			\$572,788/Ac. or \$13.15/s.f.	

Comments

This was an arm's length sale of a 1.1348 acre parcel of vacant land in Willoughby Hills. It is an interior lot, slightly irregular in shape, with level topography. The site is not located in a floodplain area.

Sale #	Address/Location	Highest and best use	Verification source	Sale Date
2	34343 Euclid Ave, Willoughby, OH 44094	Retail	Public Records	6/2/2022
APN(s)		Zoning	Utilities	Sale Price
27-A-012-0-00-021-0		G-B, General Business District	All public available	\$750,000
				Parcel Size
				1.333 Ac. or 58,065 s.f.
				Unit Value Indication
			\$562,640/Ac. or \$12.92/s.f.	

Comments

This was an arm's length sale of a 1.333 acre parcel in Willoughby. It was a cash to seller sale. It is an interior site, irregular in shape, with level topography. The site is not located in a floodplain area.

Sale #	Address/Location	Highest and best use	Verification source	Sale Date
3	32400 Vine Street, Willowick, OH 44095	Retail	Public Records, published information	9/17/2018
APN(s)		Zoning	Utilities	Sale Price
28A044E000020		Retail District	All public available	\$217,000
				Parcel Size
				0.5152 Ac. or 22,440 s.f.
				Unit Value Indication
			\$421,195/Ac. or \$9.67/s.f.	

Comments

This was an arm's length sale of a 0.5152 acre parcel of vacant land in Willowick. It was a cash to seller sale. It is an interior lot, surrounding a corner parcel, and is irregular in shape. The site has level topography and is not located in a floodplain area.



Overall Comments / Reconciliation

Comments

Sales similar to the subject were researched and the sales presented are considered to be the most comparable to the subject. Adjustments were considered for property rights conveyed, improving market conditions, conditions of sale, and financing concessions. The sales were also adjusted for physical characteristics. Adjustments have been considered in the following categories: location, size, shape, utilities and topography. Location adjustments reflect general property values in an area due to locational differences. Adjustments for size reflects the principle that larger parcels tend to sell for less per unit than smaller parcels, all other things being equal. Adjustments for topography may be necessary to adjust for sloped lands which are difficult, impossible or more expensive to develop. Adjustments for shape reflect differences in shape which make a property more or less desirable often due to excessive development costs for irregularly shaped parcels. Before adjustments, the sales range from \$9.67 to \$13.15 per square foot. Giving consideration to all of the sales, and the subject's corner location, I have correlated the indications to a unit value at the top of the range of \$13.00 per square foot.

Reconciled Value: \$13.00/s.f.

Part Taken - Land

Parcel # Suffix	Net Take Area	% Acquired	Temporary Take Period	Unit Value	Comments	Total Value
24-SH	36 s.f.	100% - \$1.00	N/A	\$13.00/s.f.	Standard Highway Easement (say)	\$500
Total:						\$500

Part Taken - Improvements

Parcel # Suffix	Description	Quantity	Units	Unit Value	Depreciation	Improvement Value
24-SH	Concrete	25	s.f.	\$8	15%	(say) \$140
24-SH	Grass	11	s.f.	\$0.35	0%	(say) \$10
Total:						\$150

Cost to Cure

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

Preparers Conclusion

Comments

The standard highway acquisition, 24-SH, consists of 36 square feet, or 0.0008 acres, of land and is needed for the construction of a curb ramp. It is irregular in shape and is in the southeast corner of the subject property adjacent to the existing right-of-way. After the acquisition, the property will contain 0.7109 net acres. The residue will remain a conforming use. The acquisition does not affect the value of the property beyond the pro-rata value of the land and site improvements which are taken.

Total Estimated Compensation: \$650


FMVE Conclusion

Comments

The conclusions of this report appear to be fair and reasonable.

Total FMVE: \$650



Signatures	
Signature	
	
Typed Name:	Emily L. Braman, MAI, SRA, AI-GRS
Title:	President, C.P. Braman & Co., Inc.
Date:	8/29/2023

Signature	
Typed Name:	
Title:	
Date:	

Signature	
Typed Name:	
Title:	
Date:	

Administration Settlement			
Signature			
Typed Name:		FMVE Amount:	\$650
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 |
|--|
| <ul style="list-style-type: none"> Photographs of the Subject Property Aerial View of the Subject Property Sketch of the Property Legal Description Map of Comparable Sales Comparable Sales Qualification of Appraiser |

JURISDICTIONAL EXCEPTION DISCLOSURE:

The appraisal waiver rule adopted by the FHWA allows agencies to determine when an appraisal is not needed if they first determine that the valuation problem was uncomplicated and has an estimated value less than the low-value defined in the rule. As such, the information provided in the development of the approved report format is not considered an appraisal. This specialized service was prepared by a disinterested and unbiased third party within the scope of the certificate holder’s certification in compliance with Ohio Revised Code 4763.12.

This report was performed under the JURISDICTIONAL EXCEPTION RULE of the Uniform Standards of Professional Appraisal Practice (USPAP). The format is in compliance with Section 4200.02 of the Policies and Procedures Manual of the Ohio Department of Transportation’s (ODOT) Office of Real Estate. The format is also in compliance with Federal Law 49CFR 24.102 (c) (2), as well as the Ohio Administrative Code 5501:2-5-6 (B)(3)(b)(ii)(a) when an appraisal is determined to be unnecessary, the agency shall prepare a waiver valuation. Persons preparing or reviewing a waiver valuation are precluded from complying with standard rules 1, 2, and 3 of the “Uniform Standards of Professional Appraisal Practice” (USPAP), as in effect in the 2012-2013 edition, as promulgated by the “Appraisal Standards Board” of the Appraisal Foundation, which can be found at <http://www.uspap.org/toc.htm> for the provisions for waiver of appraisals. The part or parts of USPAP which have been disregarded are STANDARDS 1-3 since this assignment is not considered to be appraisal or appraisal review. Refer to ADVISORY OPINION 21 of USPAP for illustration of the relationship between “valuation services” and “appraisal practice”. The legal authority which justified this action was cited above under Federal and State law for the waiver of appraisal provision. The Value Analysis Report format was developed by ODOT in accordance with the waiver of the appraisal provision in both the Federal and State laws cited above. By definition, the Value Analysis Report format is not an appraisal when it is used in accordance with the Policies and Procedures of ODOT.



ATTACHMENTS



SUBJECT PICTURE

(Taken By: Emily Braman, on August 26, 2023)

Facing West:



Facing West:



AERIAL VIEW OF SUBJECT PROPERTY

31925 Vine Street, Willowick, OH 44095
0.7117 net acres

North ^



SKETCH OF SUBJECT PROPERTY

Item #19.

31925 Vine Street, Willowick, OH 44095
 Before the acquisition: 0.7117 net acres
 24-SH: 36 square feet, or 0.0008 acres
 Residue: 0.7109 net acres

Note: Map not to scale. For exhibit purposes only

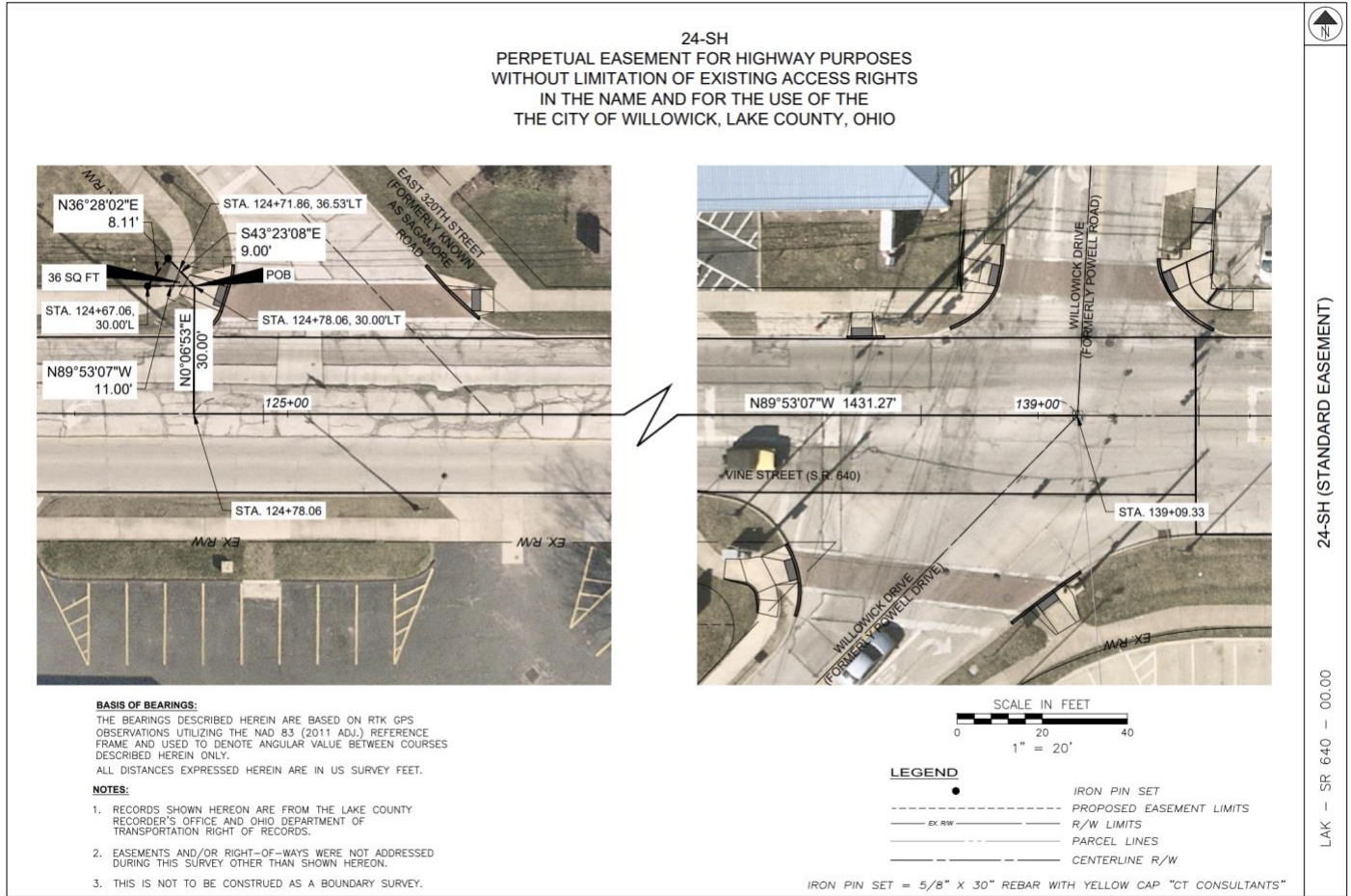


EXHIBIT A

Page 1 of 2

LPA RX 871 SH

Rev. 06/09

Ver. Date 08/16/23

PID 89274

PARCEL 24-SH
LAK-SR 640-0.00
PERPETUAL EASEMENT FOR HIGHWAY PURPOSES
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS
IN THE NAME AND FOR THE USE OF THE
THE CITY OF WILLOWICK, LAKE COUNTY, OHIO

An exclusive perpetual easement for public highway and road purposes, including, but not limited to any utility construction, relocation and/or utility maintenance work deemed appropriate by the The City Of Willowick, Lake County, Ohio, its successors and assigns forever.

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of the premises follows]

Situated in the City of Willowick, County of Lake, and State of Ohio and known as being a part of Sublot No. 27 in the Vinewood Realty Company's Vinewood Subdivision of parts of Original Willoughby Township Lots No. 3 and No. 4 in Tract No. 16 of the Ninth Township in the Tenth Range of the Connecticut Western Reserve as recorded October 13, 1910 in Volume C, Page 1 of Lake County Plat Records, and more particularly being a part of the premises conveyed to Mardell H. Imhoff, Successor Trustee of the John E. Monreal Family Trust by instrument recorded February 19, 2009 in Instrument No. 2009R003885 of Lake County Official Records and is bounded and described as follows:

BEGINNING in the centerline of Vine Street (State Route No. 640), 60 feet in width, at a drill hole in a stone within a monument box found marking its intersection with the centerline of Willowick Drive (formerly known as Powell Road), 60 feet in width, as appears on said plat of Vinewood Subdivision, said point of beginning being Station 139+09.33 in the centerline survey for LAK-SR 640-0.00;

Thence North 89°53'07" West, along said centerline of Vine Street, a distance of 1431.27 feet to a point therein and being Station 124+78.06 in said centerline survey;

Thence North 0°06'53" East, by a line which is perpendicular to said centerline, a distance of 30.00 feet to the northerly right-of-way line of said Vine Street at its intersection with the



EXHIBIT A

LPA RX 871 SH

southwesterly right-of-way line of East 320th Street (formerly known as Sagamore Road), 60 feet in width, said point of intersection being 30.00 feet LEFT of Station 124+78.06 in said centerline survey and the **PRINCIPAL POINT OF BEGINNING**;

Thence North 89°53'07" West along said northerly right-of-way line of Vine Street, a distance of 11.00 feet to an iron pin stake set therein and being 30.00 feet LEFT of Station 124+67.06 in said centerline survey;

Thence North 36°28'02" East, passing through the aforesaid land of the Grantor herein, a distance of 8.11 feet to an iron pin stake set in said southwesterly right-of-way line of East 320th Street and being 36.53 feet LEFT of Station 124+71.86 in said centerline survey;

Thence South 43°23'08" East along said southwesterly right-of-way line of East 320th Street, a distance of 9.00 feet to the **PRINCIPAL POINT OF BEGINNING** and containing 36 Square Feet of land as surveyed and described in August, 2023 by Thomas M. Meeks, Ohio Professional Survey No. 8674 of CT Consultants, Inc. Registered Engineers and Surveyors. Subject to all existing easements and legal highways.

All points designated as "...iron pin stake set..." are marked by a 5/8 inch diameter by 30 inch long steel reinforcing bar driven flush with the ground and capped with a 1-1/4 inch yellow plastic cap engraved "CT CONSULTANTS, INC."

The above described area is part of Lake County Auditor's Parcel No. 28-A-044-E-00-031-0.

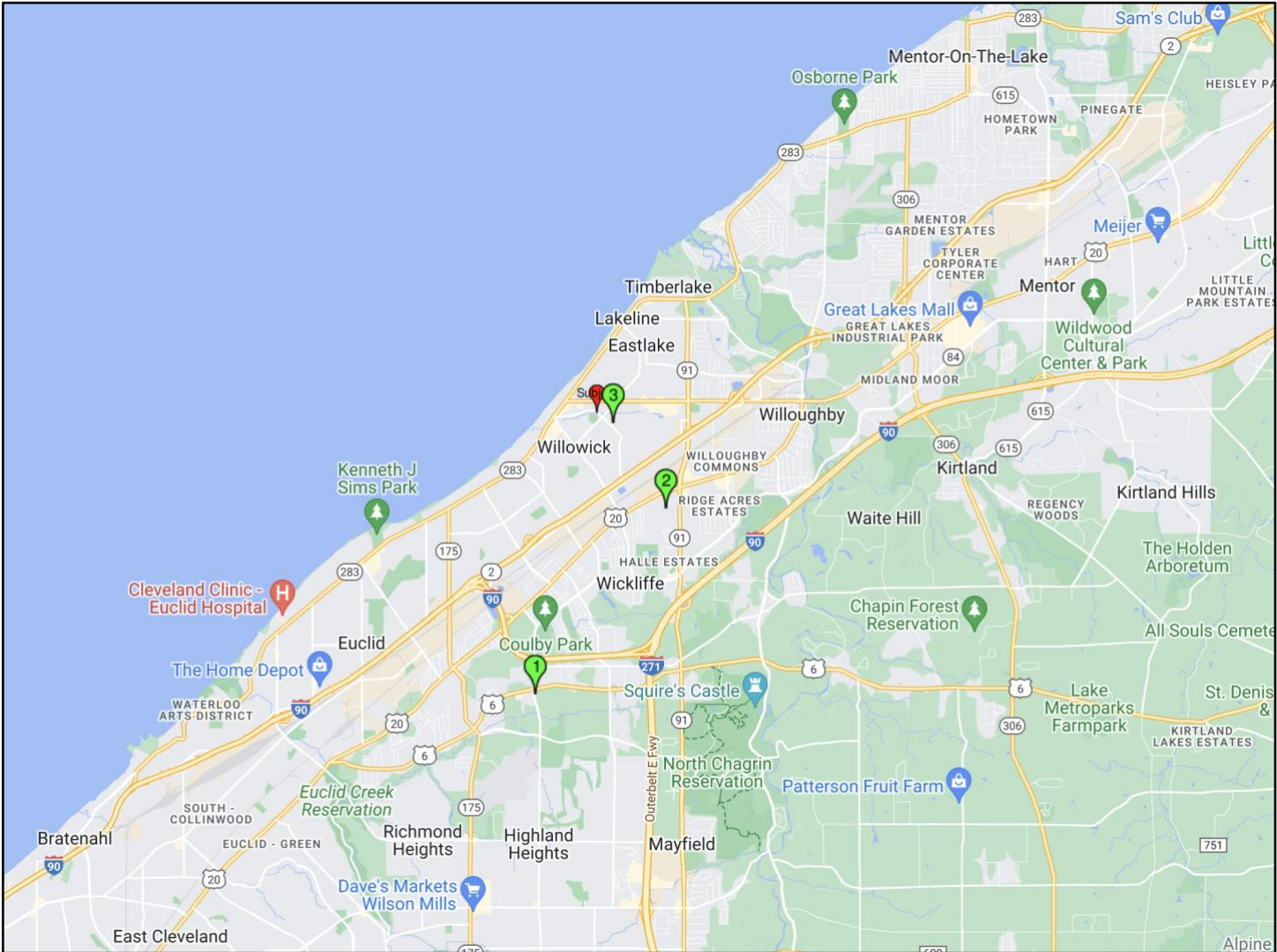
Bearings contained herein are for project use only and are based on Ohio State Plane (North Zone) Coordinates, Horizontal Datum NAD83(2011).



Thomas M. Meeks
Ohio Registered Surveyor No. 8674
August 16, 2023



North ^

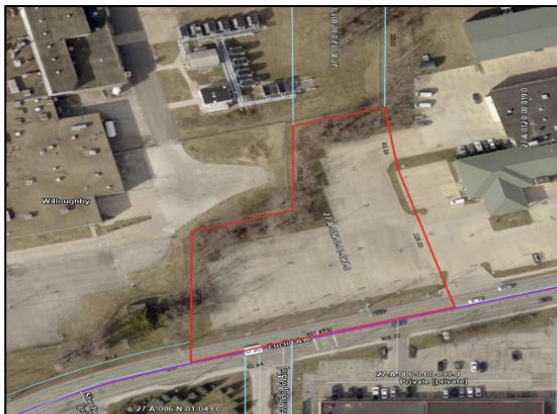


VACANT LAND SALE					
County:	LAKE	City/Village/Twp.:	WILLOUGHBY HILLS		
Location Address:	2819 Bishop Road, Willoughby Hills, Ohio 44092				
School District:	Willoughby-Eastlake CSD	Legal Description:	PART OF LOT 3 TRACT 4		
Grantor:	L&H Real Estate Holdings, LLC				
Grantee:	Bishop Wash Investments LLC				
Date of Sale:	4/6/2021	Type of Financing:	Cash to Seller		
Condition of Sale:	Arm's length transaction	Sale Price:	\$650,000		
Sale Verified With:	County Fiscal and Recorder's office records and Michael J. Hirsh, Listing Broker for Kowitz & Company, 216.514.1400 x107				
Motivation of Parties:	Willing Buyer and Seller	Verified By:	Emily L. Braman		
Sale Inspected Date:	7/12/2021	Encumbrances:	Typical		
Topography:	Level at the grade of roadway	Flood Plain Data:	Flood Zone X		
Use at time of sale:	Vacant land		Area of Minimal Flood Hazard		
Highest and Best use:	Commercial Development				
Total Net Area:	1.1348 acres or 49,432 square feet	North ^ Sketch not drawn to scale			
Unit Price:	\$572,788/acre or \$13.15/s.f.				
Zoning:	B-2, Commercial Campus/mixed use				
Utilities:	All city available				
Type of Improvements	None at time of sale				
Dimensions:	+/-182' of frontage on Bishop Road				
Shape:	Trapezoidal in shape				
Photograph facing:	east on Bishop Road				
				Document Number: 2021R011504 Type of Instrument: General Warranty Deed Auditor Parcel: 31A-008-D-00-030-0 Sale Number: ONE	



VACANT LAND SALE

County:	LAKE	City/Village/Twp.:	WILLOUGHBY
Location Address:	34343 Euclid Ave., Willoughby, OH 44094		
School District:	Willoughby-Eastlake City SD	Legal Description:	LOT 5 TRACT 14
Grantor:	JNKO Ltd.		
Grantee:	Blue Falls Real Estate Company, Inc.		
Date of Sale:	06/02/2022	Type of Financing:	Cash to Seller
Condition of Sale:	Arm's length transaction	Sale Price:	\$750,000
Sale Verified With:	Lake County Fiscal Officer, Recorder records		
Motivation of Parties:	Willing Buyer and Seller	Verified By:	Emily L. Braman
Sale Inspected Date:	3/22/2023	Encumbrances:	Typical
Topography:	Level at the grade of roadway, clear	Flood Plain Data:	Flood Zone X
Use at time of sale:	Vacant Land	Area of Minimal Flood Hazard	
Highest and Best use:	Commercial Development		
Total Area Net:	58,065 s.f. or 1.3330 ac.	North ^	Sketch not drawn to scale
Unit Price:	\$12.92/s.f. or \$562,640/acre		
Zoning:	G-B General Business District		
Utilities:	All Public Available		
Type of Improvements:	None at time of sale		
Dimensions:	301.42 feet of frontage by 228' deep		
Shape:	Lot is irregular in shape		
Photograph facing:	North on Euclid Avenue		



Deed Volume / Page:	2022R015667
Type of Instrument:	Limited Warranty Deed
Auditor Parcel No.:	27-A-012-0-00-021-0
Sale Number:	TWO



VACANT LAND SALE

County:	LAKE	City/Village/Twp.:	WILLOWICK
Location Address:	32400 Vine Street, Willowick, OH 44095		
School District:	Willoughby-Eastlake City SD	Legal Description:	LOT 3 & 4 TRACT 16 PART OF S/L 105
Grantor:	Richard Skerl Jr.		
Grantee:	Nihari Willowick LLC		
Date of Sale:	09/17/2018	Type of Financing:	Cash to Seller
Condition of Sale:	Arm's length transaction	Sale Price:	\$217,000
Sale Verified With:	Lake County Auditor & Recorders records and information provided by KW Commercial, Rick Osborne JR		
Motivation of Parties:	Willing Buyer and Seller	Verified By:	Emily L. Braman
Sale Inspected Date:	8/28/2023	Encumbrances:	Typical
Topography:	Level	Flood Plain Data:	Flood Zone X
Use at time of sale:	Vacant land		Area of Minimal Flood Hazard
Highest and Best use:	Retail Development		
Total Area Net:	22,440 s.f. or 0.5152 ac.	North ^	Sketch not drawn to scale
Unit Price:	\$9.67/s.f. or \$421,195/ac.		
Zoning:	Retail District		
Utilities:	All public available		
Type of Improvements:	None at time of sale		
Dimensions:	+/- 212' frontage on Vine Street +/-32' frontage on Willowick Drive		
Shape:	Lot is triangular in shape		
Photograph facing:	South on Vine Street		



Document No:	2018R023618
Type of Deed:	Warranty Deed
Parcel No.:	28A044E000020
Sale Number:	THREE



Qualifications of Emily L. Braman, MAI, SRA, AI-GRS

Experience with the following types of Appraisal Problems:

Litigation involving zoning, eminent domain and ad valorem tax values. **Estate tax** planning, including partial interest valuation. **Partial taking and easement valuation including** aerial and avigation easements, sewer, utility, slope and channel easements, temporary construction easements, conservation and scenic preservation easements. Calculation of **damages** due to proximity issues, loss of parking, and other factors. **Impact studies** on property values for electronic billboards, correctional facilities, roadway proximity, historic façade easements, zoning issues, sewer assessment equalization and cellular towers.

Professional Designations, Membership & Affiliations:

Appraisal Institute, MAI Designation, Appraisal Institute, SRA Designation, Appraisal Institute, AI-GRS Designation
State of Ohio Certified General Real Estate Appraiser Certification No. 381955 since September 1991.
ODOT Pre-qualified for Real Estate Appraisal, Appraisal Review and Value Analysis since 1999.

Education:

Shaker Heights High School

The University of Michigan - 1987 - BGS - Concentration in Real Estate & Psychology

Appraisal Coursework: An Introduction to Appraising Real Property – 1987 SREA: Applied Residential Property

Valuation – 1988, AIREA 1B-A,1B-B Capitalization Theory and Techniques, Parts A & B – 1988, Appraisal Institute: Report Writing and Case Studies 2013, Advanced Applications and Case Studies - 2013, Advanced Market Analysis and Highest and Best Use – 2014, Capstone 2015, Review Theory- General-2017

Other Qualifications:

Qualified as an expert witness in the Ohio Board of Tax Appeals, the Cuyahoga & Portage County Boards of Revision, Cuyahoga County Court of Common Pleas, the Cuyahoga, Lake, Lorain, Medina & Summit County Probate Courts.

Rule 71.1 Commissioner to the United States District Court, Northern District of Ohio, Columbia Gas Transmission LLC vs. Booth et al – 2017

Small Business/Women Owned Business Certifications:

EDGE Certified with the State of Ohio through 4/10/2025. **WBE Certified** with the State of Ohio through 10/9/2022

Certified as a Female Business Enterprise (**FBE**), a Cleveland Small Business (**CSB**) and a Local Producer Enterprise (**LPE**) by the City of Cleveland, CMHA and Greater Cleveland Regional Transit Authority.

Certified as a Small Business Enterprise (**SBE**) by Cuyahoga County and the North East Ohio Regional Sewer District

Property Types Appraised:

Residential, commercial, industrial and special purpose properties including schools, hospitals, churches, railroads, municipal facilities, bike trails, power line easements, bridges, cemeteries, subdivisions, office buildings, shopping centers, manufacturing buildings, junkyards, warehouses, lakefront properties, vacant land and others.

Work Experience:

Emily Braman has been appraising properties in northeast Ohio for over 30 years. She has been sole owner of Charles P. Braman & Co., Inc. since 2001.

Volunteerism:

Appraisal Institute- National Nominating Committee 2023

Appraisal Institute – Region V Representative 2022-2023

Past President - Ohio Chapter Appraisal Institute 2022, President - Ohio Chapter Appraisal Institute 2021

First Vice President – Ohio Chapter Appraisal Institute 2020, Second Vice President – Ohio Chapter Appraisal Institute 2019, Secretary – Ohio Chapter Appraisal Institute 2018, Board of Directors - Appraisal Institute - Northern Ohio Chapter - 2001-2003, Candidate Liaison - Northern Ohio Chapter, Appraisal Institute - 1994,1995

Shaker Hts. Middle School Parent Teacher Organization Co-President 2014-2015 and 2020-2021



Representative Clients:

Attorneys including: Benesch, Berns, Ockner & Greenberger, LLC, Brindza, McIntyre & Seed LLP, Calfee, Halter & Griswold, LLP, Coakly Lammert Co. LPA., Kadish Hinkle & Weibel, Mansour, Gavin, Gerlack & Manos, LPA, Gallagher Sharp, Franz Ward, LLP, Hahn, Loeser & Parks LLP, Kenneth J. Fisher, Co., LPA, McCarthy Lebit, Crystal & Liffman Co. LPA, Schneider, Smeltz, Spieth Bell, LLP, Singerman, Mills, Desberg & Kauntz, LPA, Taft Stettinius & Hollister LLP, Sleggs, Danzinger & Gill, LPA, Siegel Jennings Co., LPA, Thrasher, Dismore & Dolan LPA, Thomas Kondzer, LLP. Ulmer & Bern LPA, Walter Haverfield, LLP, Weston Hurd, Wiles & Richards, LPA and others.

ODOT pre-qualified acquisition consultants including C.T. Consultants, Cuini & Assoc., DLZ, Inc., Finkbeiner, Pettis & Strout, Adachi, GPD, HNTB, Inc., KMJM Land Services, Krock Esser Engineering, ME Companies, M/S Consultants, Inc., O. R. Colan & Assoc., Palmer Engineering, PSI, RE Warner Co., Transystems Real Estate, URS Corp., Wade Trim.

Various municipalities including Ashtabula, Cuyahoga, Geauga, Lake, Mahoning, Medina, Portage, Stark, Summit and Trumbull Counties and the Cities of Akron, Alliance, Bay Village, Beachwood, Bedford, Bedford Heights, Broadview Heights, Brook Park, Cleveland, Cleveland Heights, Eastlake, Elyria, Euclid, Garfield Heights, Highland Hills, Hudson, Independence, Kent, Lakewood, Maple Heights, Mayfield Village, Mentor, Mentor on the Lake, Brook Park, Middlefield, Northfield, North Olmsted, North Royalton, Olmsted Twp., Orange, Painesville, Parma, Pepper Pike, Perry, Richmond Heights, Richfield, Rocky River, Sandusky, Seven Hills, Shaker Heights, Solon, South Euclid, Strongsville, Stow, Twinsburg, University Heights, Valley View, Willoughby, Willoughby Hills, Wickliffe, Willowick and Woodmere. Various Boards of Education including Bay Village, Beachwood, Brecksville- Broadview Heights, Chagrin Falls, Cardinal Local, Canfield, Cleveland, Cleveland Hts.-University Heights., Euclid, Firelands, Garfield Heights, Kent, Lakewood, Mentor, Newbury, North Olmsted, Olmsted Falls, Orange, Parma, Ravenna, Rocky River, South Euclid, Shaker Heights, Solon, and Wickliffe.

Various individuals, corporations, and governmental entities including Allegro Realty Advisors, Bellaire Puritas Development Corp., Catholic Diocese of Cleveland, Catholic Charities Facilities Corp., The Cleveland Clinic, Cleveland Metroparks, Cleveland Public Power, Chagrin Valley Land Conservancy, CSX, Cuyahoga Community College, Dominion East Ohio, EDEN, Inc., Greater Cleveland Regional Transit Authority, Heritage Development, Jacobs Real Estate Services, Lake Health Systems, Lake Metroparks, Lombardo Investments, National Benevolent Association, National Park Service, Northeast Ohio Regional Sewer District, Ohio Department of Transportation, Ohio Turnpike Commission, Park View Federal, Pride One Omni, Pioneer Savings and Loan, the Private Trust Company, Self Service Mini Storage, Ltd., Shore Bank, Strnisha Development, Western Reserve Fine Arts Assoc., and the YWCA.

Continuing Education:

AI Seminars: Residential Housing in Cleveland – 1996, Lease Abstracting and Analysis – 1999, Supporting Sales Comparison Adjustments – 1999, Attacking & Defending the Appraisal in Litigation - 2000 & 2008, When Good Houses Go Bad – 2001, Partial Interests -Divided & Undivided – 2001, Residential Review Seminar – 2003, Subdivision Analysis – 2003, Appraisal Consulting – 2004, Dynamics of Office Building Valuation – 2004, Scope of Work – 2005, 2012, Uniform Standards of Appraisal Practice for Federal Land Acquisition – 2006, Quality Assurance in Residential Appraisals -2007, Feasibility Analysis – 2007, Essentials What Every Appraiser Should Know – 2008, Appraisal Challenges - Declining Markets & Sales Concessions – 2009, Appraisal of Local Retail Properties – 2009, Valuing Commercial Green Buildings – 2010, Business Practices and Ethics – 2011, Playhouse Square and the Central Business District 2011, Real Estate Appraisal Operations – 2011, Demonstration Report Seminar-2014, Appraising Convenience Stores – 2015, Analysing Operating Expenses -2017, Subdivision Valuation – 2017, Small Hotel/Motel Valuation– 2019, Fundamentals of The Uniform Appraisal Standards for Federal Land Acquisitions -2020, OCAI Annual Economic Seminars 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022.
National USPAP Update Course - 2005, 2006, 2008, 2010, 2012, 2014, 2016, 2018, 2020 & 2022





August 1, 2023

**DESCRIPTION OF PARCEL B
OF LANDS REMAINING IN
PPN 28-A-040-0-00-001-0
FOR THE CITY OF WILLOWICK**

Situated in the City of Willowick, County of Lake and State of Ohio and known as being a part of Original Willoughby Township Lot No. 2 in Tract No. 15 and Lot No. 8 in Tract No. 11 being in the Ninth Township of the Tenth Range of the Connecticut Western Reserve and more particularly being the remainder of lands conveyed to the City of Willowick by deed recorded in Torrens Volume 40, Page 290 of Lake County Records of Registered Lands and lands conveyed to said city by deed recorded in Deed Book Volume 491, Page 506 together with all of the land conveyed to said city by deeds recorded in Deed Book Volume 477, Page 593 and Deed Book Volume 478, Page 487 of Lake County Deed Records and is bounded and described as follows;

BEGINNING in the centerline of Lakeland Boulevard (formerly known as St. Clair Street Extension), 80 feet in width, as established by the Board of Lake County Commissioners by proceedings recorded in Volume C, Page 161 et seq. of the Road Records of the Lake County Engineer, at a one inch diameter iron pin stake in a monument box found marking the end of a curve in said centerline and being located North $51^{\circ}44'57''$ East a distance of 203.59 feet as measured along a line which is tangent to said curve from the intersection of said tangent line with the centerline of East 305th Street (also known as Rush Road), 60 feet in width;

Thence North $51^{\circ}44'57''$ East along said centerline of Lakeland Boulevard, a distance of 509.12 feet to an iron pin stake set at the **PRINCIPAL POINT OF BEGINNING**;

COURSE I Thence North $51^{\circ}44'57''$ East, continuing along said centerline of Lakeland Boulevard, a distance of 592.92 feet to an iron pin set at a point located South $51^{\circ}44'57''$ West a distance of 425.00 feet from its intersection with the westerly line of land conveyed by the City of Willowick to Rick Marucci (PPN 28-A-040-0-00-021-0) by Land Title Registration Document No. 77518 dated January 31, 1983 and recorded in Torrens Volume 74, Page 257 of the Lake County Record of Registered Lands;

COURSE II Thence South $38^{\circ}15'03''$ East, and at 40.00 feet passing through an iron pin stake set in the southerly right-of-way line of said Lakeland Boulevard, a total distance of 442.65 feet to an iron pin stake set;

COURSE III Thence South $33^{\circ}45'47''$ East a distance of 240.88 feet to an iron pin stake set in the northerly line of land conveyed to The Cleveland Electric Illuminating



Company (PPN 28-A-888-0-02-100-0) by instrument recorded in Deed Book Volume 181, Page 105 of Lake County Deed Records

COURSE IV

Thence South 55°08'25" West along said northerly line of land of The Cleveland Electric Illuminating Company and at 77.23 feet passing through a capped 5/8 inch diameter iron pin stake (Campbell Associates) found marking the northwesterly corner of said land, and along the northerly line of land conveyed to The Cleveland Electric Illuminating Company (PPN 28-A-888-0-00-100-0) by instrument recorded in Deed Book Volume 179, Page 467 of Lake County Deed Records, a total distance of 673.99 feet to the southeasterly corner of land conveyed to 30520 LLC (PPN 28-A-040-0-00-006-0) by instrument recorded in Document No. 2014R007771 of Lake County Official Records;

COURSE V

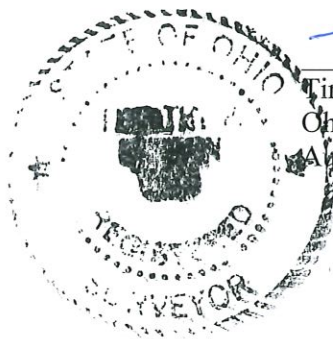
Thence North 29°31'12" West, along the line common to said land of 30520 LLC and Parcel No. 1 of land conveyed to the City of Willowick by deed recorded in Deed Book Volume 477, Page 593 of Lake County Deed Records, and at 100.00 feet passing through an iron pin stake set therein, and at 609.99 feet passing through an iron pin stake set in the aforesaid southerly right-of-way line of Lakeland Boulevard, a total distance of 650.46 feet to the **PRINCIPAL POINT OF BEGINNING** and containing a total of 9.753 Acres (424,840 Square Feet) of land of which 0.547 Acre (23,840 Square Feet) is contained within the right-of-way of Lakeland Boulevard, leaving a Net Area of 9.206 Acres (401,000 Square Feet) of land as surveyed and described in July, 2023 by Timothy P. Hadden, Ohio Registered Surveyor No. 6786 of CT Consultants, Inc., be the same more or less.

The above described 9.753 Acre parcel of land constitutes the remaining area of a larger parcel currently designated as Lake County Auditor's Permanent Parcel No. 28-A-0-00-040-001-0.

Bearings contained herein are based upon the Ohio State Plane (North Zone) Co-Ordinate System utilizing the NAD83(2011) Reference Frame.

All points designated as "iron pin stake set" have been marked by a 5/8 inch diameter by 30 inch long steel reinforcing bar with a yellow plastic cap engraved "CT CONSULTANTS, INC."

PRE-APPROVED
Lake County Engineer
Tax Map Department



Timothy P. Hadden
Timothy P. Hadden
Ohio Registered Surveyor No. 6786
August 1, 2023



August 1, 2023

**DESCRIPTION OF PARCEL A
OF LANDS TO BE SPLIT FROM
PPN 28-A-040-0-00-001-0
FOR THE CITY OF WILLOWICK**

Situated in the City of Willowick, County of Lake and State of Ohio and known as being a part of Original Willoughby Township Lots No. 1 and No. 2 in Tract No. 15 being in the Ninth Township of the Tenth Range of the Connecticut Western Reserve and more particularly being a part of a parcel of land conveyed to the City of Willowick by deed recorded in Torrens Volume 40, Page 290 of Lake County Records of Registered Lands and part of a parcel of land conveyed to said city by deed recorded in Deed Book Volume 491, Page 506 of Lake County Deed Records and is bounded and described as follows;

BEGINNING in the centerline of Lakeland Boulevard (formerly known as St. Clair Street Extension), 80 feet in width, as established by the Board of Lake County Commissioners by proceedings recorded in Volume C, Page 161 et seq. of the Road Records of the Lake County Engineer, at a one inch diameter iron pin stake in a monument box found marking the end of a curve in said centerline and being located North $51^{\circ}44'57''$ East a distance of 203.59 feet as measured along a line which is tangent to said curve from the intersection of said tangent line with the centerline of East 305th Street (also known as Rush Road), 60 feet in width;

Thence North $51^{\circ}44'57''$ East along said centerline of Lakeland Boulevard, a distance of 1102.04 feet to an iron pin stake set at the **PRINCIPAL POINT OF BEGINNING**;

COURSE I Thence North $51^{\circ}44'57''$ East, continuing along said centerline of Lakeland Boulevard, a distance of 425.00 feet to a drill hole set in the concrete pavement at its intersection with the westerly line of land conveyed by the City of Willowick to Rick Marucci (PPN 28-A-040-0-00-021-0) by Land Title Registration Document No. 77518 dated January 31, 1983 and recorded in Torrens Volume 74, Page 257 of the Lake County Record of Registered Lands;

COURSE II Thence South $38^{\circ}15'03''$ East along said westerly line of land of Marucci, and at 40.00 feet passing through a drill hole set at its intersection with the southerly right-of-way line of said Lakeland Boulevard, a total distance of 180.00 feet to an iron pin stake set at an angle therein;

COURSE III Thence South $20^{\circ}25'03''$ East, continuing along said westerly line of land of Marucci, a distance of 173.95 feet to an iron pin stake set at a corner therein;

COURSE IV Thence North $69^{\circ}34'57''$ East along the southerly line of said land of Marucci, a distance of 45.06 feet to an iron pin stake set in the line common to the aforesaid Original Lots No. 1 and No. 2 in Tract No. 15, said point also marking an angle



in the municipal corporation line between said City of Willowick and the City of Eastlake;

- COURSE V Thence South 22°05'06" East, leaving said line common to Original Lots No. 1 and No. 2 and along said municipal corporation line, the same being a westerly line of land conveyed to CJB Property Group, Ltd. (PPN 34-A-001-C-00-015-0) by instrument recorded in Document No. 2008R002147 of Lake County Official Records, a distance of 357.31 feet to a drill hole set in a rock at a corner common to said land of CJB Property Group, Ltd. and land conveyed to The Cleveland Electric Illuminating company (PPN 28-A-888-0-02-100-0) by instrument recorded in Deed Book Volume 181, Page 105 of Lake County Deed Records;
- COURSE VI Thence South 55°08'25" West, leaving said municipal corporation line and said westerly line of land of CJB Property Group, Ltd. and along the northerly line of said land of The Cleveland Electric Illuminating Company, a distance of 334.57 feet to an iron pin stake set at a point therein;
- COURSE VII Thence North 33°45'47" West, leaving said northerly line of land of The Cleveland Electric Illuminating Company and passing through said lands of the City of Willowick, a distance of 240.88 feet to an iron pin stake set at a point therein;
- COURSE VIII Thence North 38°15'03" West, continuing through said land of the City of Willowick, and at 402.65 feet passing through an iron pin stake set in the aforesaid southerly right-of-way line of Lakeland Boulevard, a total distance of 442.65 feet to the **PRINCIPAL POINT OF BEGINNING** and containing a total of 6.254 Acres (272,445 Square Feet) of land of which 0.390 Acre (17,000 Square Feet) is contained within the right-of-way of Lakeland Boulevard, leaving a Net Area of 5.864 Acres (255,445 Square Feet) of land as surveyed and described in July, 2023 by Timothy P. Hadden, Ohio Registered Surveyor No. 6786 of CT Consultants, Inc., be the same more or less.

BUT SUBJECT TO an easement hereby retained by the City of Willowick, the Grantor herein, for purposes of ingress and egress to and from the remaining lands of the City of Willowick over, through and upon the following described premises:

Situated in the City of Willowick, County of Lake and State of Ohio and known as being a part of Original Willoughby Township Lot No. 2 in Tract No. 15 being in the Ninth Township of the Tenth Range of the Connecticut Western Reserve and is bounded and described as follows;

BEGINNING in the centerline of Lakeland Boulevard (formerly known as St. Clair Street Extension), 80 feet in width, as established by the Board of Lake County Commissioners by proceedings recorded in Volume C, Page 161 et seq. of the Road Records of the Lake County Engineer, at a one inch diameter



iron pin stake in a monument box found marking the end of a curve in said centerline and being located North 51°44'57" East a distance of 203.59 feet as measured along a line which is tangent to said curve from the intersection of said tangent line with the centerline of East 305th Street (also known as Rush Road), 60 feet in width;

Thence North 51°44'57" East along said centerline of Lakeland Boulevard, a distance of 1102.04 feet to an iron pin stake set at the northwesterly corner of the above described land;

Thence South 38°15'03" East along the westerly line of said above described land a distance of 40.00 feet to an iron pin stake set in the southerly right-of-way line of said Lakeland Boulevard and the **PRINCIPAL POINT OF BEGINNING**;

COURSE I Thence North 51°44'57" East, along said southerly right-of-way line of Lakeland Boulevard, a distance of 66.00 feet to a point;

COURSE II Thence South 38°15'03" East by a line which is perpendicular to said southerly right-of-way line of Lakeland Boulevard, 66.00 feet to a point;

COURSE III Thence South 51°44'57" West by a line which is parallel with said southerly right-of-way line of Lakeland Boulevard, 66.00 feet to the aforesaid westerly line of the above described land;

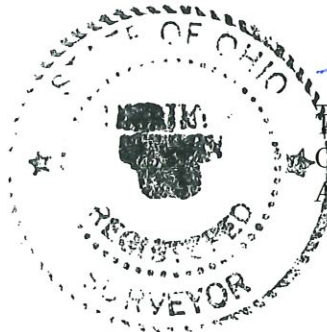
COURSE IV Thence North 38°15'03" West along said westerly line a distance of 66.00 feet to the **PRINCIPAL POINT OF BEGINNING** and containing 0.100 Acre (4,356 Square Feet) of land as described in July 2023 by Timothy P. Hadden, Ohio Registered Surveyor No. 6786 of CT Consultants, Inc.

The above described 6.254 Acre parcel of land constitutes a split from a larger parcel currently designated as Lake County Auditor's Permanent Parcel No. 28-A-0-00-040-001-0.

Bearings contained herein are based upon the Ohio State Plane (North Zone) Co-Ordinate System utilizing the NAD83(2011) Reference Frame.

All points designated as "iron pin stake set" have been marked by a 5/8 inch diameter by 30 inch long steel reinforcing bar with a yellow plastic cap engraved "CT CONSULTANTS, INC."

PRE-APPROVED
Lake County Engineer
Tax Map Department



Timothy P. Hadden
Timothy P. Hadden
Ohio Registered Surveyor No. 6786
August 1, 2023