

AN ORDINANCE AUTHORIZING THE MAYOR TO EXECUTE AN AGREEMENT WITH MARTIN+WOOD APPRAISAL GROUP, LTD., FOR APPRAISAL REVIEW SERVICES FOR THE LOR US-6 15.87 PROJECT (LAKE ROAD, SR 83 WEST TO SHEFFIELD LAKE) AND DECLARING AN EMERGENCY.

WHEREAS, the City desires to retain the services of Martin+Wood Appraisal Group, LTD., of Toledo, Ohio, to provide appraisal review services in accordance with the Ohio Department of Transportation (ODOT) and the Uniform Standards of Professional Appraisal Practice (USPAP) standards for the LOR US-6 15.87 Project along Lake Road from SR 83 westward to the Sheffield Lake corporation boundary.

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

Section No. 1: That the Mayor is hereby authorized and directed to enter into an agreement with Martin+Wood Appraisal Group, Ltd., of Toledo, Ohio, to provide appraisal review services.

Section No. 2: That said agreement (Exhibit A) shall state among its terms that the cost of said professional services shall not exceed \$27,625. Upon receipt of an itemized billing, in conformance with the guidelines and scope of work as set forth in said agreement to the satisfaction of the Public Works Director, the Finance Director is hereby directed to deliver to Martin+Wood Appraisal Group, Ltd., the warrant of this City in the amount due and payable and to cause said warrant to be paid.

Section No. 3: That it is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were taken in an open meeting of this Council, and that all deliberations of this Council and any of its committees, which 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 No. 4: That this Ordinance is hereby declared to be an emergency measure, the emergency being the necessity of appraisal services to acquire right-of-way parcels for sidewalk installation along Lake Road and to comply with ODOT's grant requirements, thus for the health, safety, and welfare of the public. Therefore, this Ordinance shall be in full force and effect from and immediately after its passage and approval by the Mayor.

PASSED: 9/08/2025

1st Jennifer J. Fenderbosch
Council President

POSTED: 9/12/2025

APPROVED: 9/10/2025

ATTEST: *1st Valeria E. Rosmarin*
Clerk of Council

1st Mark A. Spaetzel
Mayor



July 29, 2025

Jonathan Liskovec
Public Works Director
City of Avon Lake
750 Avon Beldon Road,
Avon Lake, Ohio 44012

Re: Proposal for Review Services (LOR-US 6-15.87 - PID 119923)

Jonathan:

Attached is our proposal to perform the appraisal reviews on the LOR-US 6-15.87 (PID 119923) Project. The proposed fees are based primarily on ODOT's 2025 Consultant Fee Guidance. The proposal considers the number of parcels and complexity of the project and assumes there will be no major changes to the plans. All appraisal review services will be completed in accordance with ODOT and USPAP standards.

Payment will be made to Martin + Wood Appraisal Group, Ltd. within 45 days after the appraisals are submitted. If needed, Martin + Wood Appraisal Group, Ltd. shall be paid for such services rendered with respect to consultation, litigation support and/or expert witness testimony in accordance with the following fees: consultation, preparation, conference time, deposition time, attendance in court and associated drive time @ \$325 per hour. In addition, Martin + Wood Appraisal Group, Ltd. shall be paid for such services rendered with respect to report revisions due to plan changes @ \$200 per hour.

Please note that since 1965 we have completed over 450,000 appraisals of residential, commercial, industrial, agriculture and special purpose properties and we maintain a high level of competency and thoroughness within our work. Please visit our website at www.martin-woodappraisal.com for additional information on our firm.

Thank you for your consideration. If you have any questions or have further instructions, please call me at 419-241-4998. **If the fees quoted and the terms are acceptable, please email a signed copy of the agreement to kschroeder@martin-woodappraisal.com, or fax the agreement to 419-241-5932.**

Respectfully Submitted By:
Martin + Wood Appraisal Group, Ltd.

Proposal Accepted By:
City of Avon Lake

Kevin P. Schroeder
Vice President

07/29/2025

Date

Jonathan Liskovec
Public Works Director

Date

RW ACQUISITION SERVICES COST PROPOSAL

Company Name: Martin + Wood Appraisal Group, Ltd.

District: 3

Date: 07/29/2025

PID NO.: 119923

Task No.: N/A

Project CRS: LOR-US 6-15.87

Pay Item	Type of Unit	No. of Units	Fee Per Unit	Total Amount
1. Project Management - line items found in sections below				
2. Appraisal				
a. RE 95 Preparation				\$0.00
b. R/W Appraisal Report (RE 25-17)				\$0.00
c. Limited Scope R/W Appraisal Report (RE 25-17)				\$0.00
d. Value Finding (RE 90)				\$0.00
e. Value Analysis				\$0.00
f. Project Data Book				\$0.00
g. Project Management				\$0.00
SECTION SUBTOTAL				\$0.00
3. Appraisal Review				
a. R/W Appraisal Report (RE 25-16)	Parcel 57	1	\$5,000.00	\$5,000.00
b. Limited Scope R/W Appraisal Report (RE 25-16)				\$0.00
c. Value Finding (RE 25-14)				\$0.00
d. Value Analysis (RE 25-13)	All Parcels, Except Parcel 57	33	\$325.00	\$10,725.00
e. USPAP Review (RE 25-12)				\$0.00
f. Appraisal Scoping Checklist	All Parcels	34	\$150.00	\$5,100.00
g. Appraisal Problem Analysis				\$0.00
h. Project Management	All Parcels	34	\$200.00	\$6,800.00
SECTION SUBTOTAL				\$27,625.00
4. Title Researches				
a. Abbreviated Titles				\$0.00
b. Full Title (42 year)				\$0.00
c. Title Update				\$0.00
d. Project Management				\$0.00
SECTION SUBTOTAL				\$0.00
SECTION TOTAL				\$27,625.00

Table split for Federal Authorization for Right of Way Acquisition

Pay Item	Type of Unit	No. of Units	Fee Per Unit	Total Amount
5. Negotiation				
a. Negotiation (includes letters, packets, negotiations, billings, document preparation, plan revision coordination, etc.)				\$0.00
b. Bill of Sale Negotiation				\$0.00
c. Negotiation Trainee				\$0.00
d. Project Management				\$0.00
SECTION SUBTOTAL				\$0.00
6. Closings				
a. Mail Out				\$0.00
b. Formal (includes forms RE 30, 31, 44, 45 & 57 and etc.)				\$0.00
c. Formal - structure parcels				\$0.00
d. Title Update for Appropriation				\$0.00
e. Mortgage Release				\$0.00
f. Project Management				\$0.00
SECTION SUBTOTAL				\$0.00
7. Relocation Assistance Services				
a. Residential offer made				\$0.00
b. Residential final billing				\$0.00
c. Commercial Offer made				\$0.00
d. Commercial final billing				\$0.00
e. Personal Property final billing				\$0.00
f. Pre-Acquisition Survey/Interview				\$0.00
g Pre-Acquisition Report				\$0.00
h Project Management for Relocation/Relocation Review				\$0.00
SECTION SUBTOTAL				\$0.00
8 Relocation Review				
a. Residential Review				\$0.00
b. Commercial Review (Landlord)				\$0.00
c. Commercial Review (Tenant)				\$0.00
d. Personal Property Review				\$0.00
e. Project Management				\$0.00
SECTION SUBTOTAL				\$0.00

Pay Item	Type of Unit	No. of Units	Fee Per Unit	Total Amount
9. Asbestos				
a. Collection/Reporting				\$0.00
b. Testing				\$0.00

SECTION SUBTOTAL				\$0.00
10. Miscellaneous				
a. Red Books				\$0.00
b. Meetings and Testimony for appropriations				\$0.00
c. Property Management				\$0.00
d. Specialty Appraisal Studies (Parking, Rent, Architectural etc.)				\$0.00
e. Copies and Recording fees (reimbursable based on actual cost for Titles and Closings - receipts necessary)				\$0.00
f. R/W Cost Estimate (RE-101)				\$0.00
g. Re 22-1				\$0.00
SECTION SUBTOTAL				\$0.00
SECTION TOTAL				\$0.00
GRAND TOTAL				\$27,625.00