

CANTON TOWNSHIP & CITY OF CANTON WATER DEPARTMENT CLEVELAND AVENUE EASEMENT MEETING

MONDAY, SEPTEMBER 11, 2017 – 7:00PM

CANTON TOWNSHIP COMMUNITY CENTER

INTRODUCTIONS

- **CANTON TOWNSHIP TRUSTEES**

- BILL MITTAS
- CHRIS NICHOLS
- MARK SHAFFER

- **CANTON CITY WATER DEPARTMENT**

- TYLER CONVERSE
- BRENT BURRIER

- **ARCADIS**

- SAID ABOUABDALLAH

- **O. R. COLAN ASSOCIATES**

- BENJAMEN ZERA
- JOHN MANDULA

2 PROPOSED WATER PROJECTS

• 1) PUBLIC HEALTH:

- TO EXTEND CANTON CITY WATER TO COVER ALL RESIDENTIAL PROPERTIES BOUNDED:
 - NORTH/SOUTH = SOUTHGATE TO FAIRCREST STREET
 - EAST/WEST = NIMISHILLEN CREEK TO DUEBER AVE
- CONSTRUCTION - DEPENDENT UPON # OF WATER CUSTOMER SIGN-UPS

• 2) REGIONALIZATION: (THE PURPOSE OF TONIGHT'S MEETING)

- EXTEND THE EXISTING LINE ON CARNWISE SW (AT FORESTDALE) TO CLEVELAND AVENUE, THEN
 - NORTH TO CONNECT TO AN EXISTING LINE NEAR SOUTHGATE
 - SOUTH TO CONNECT TO AN EXISTING LINE ON 45TH STREET
- TO BE CONSTRUCTED – WILL IMPROVE WATER DISTRIBUTION SYSTEM

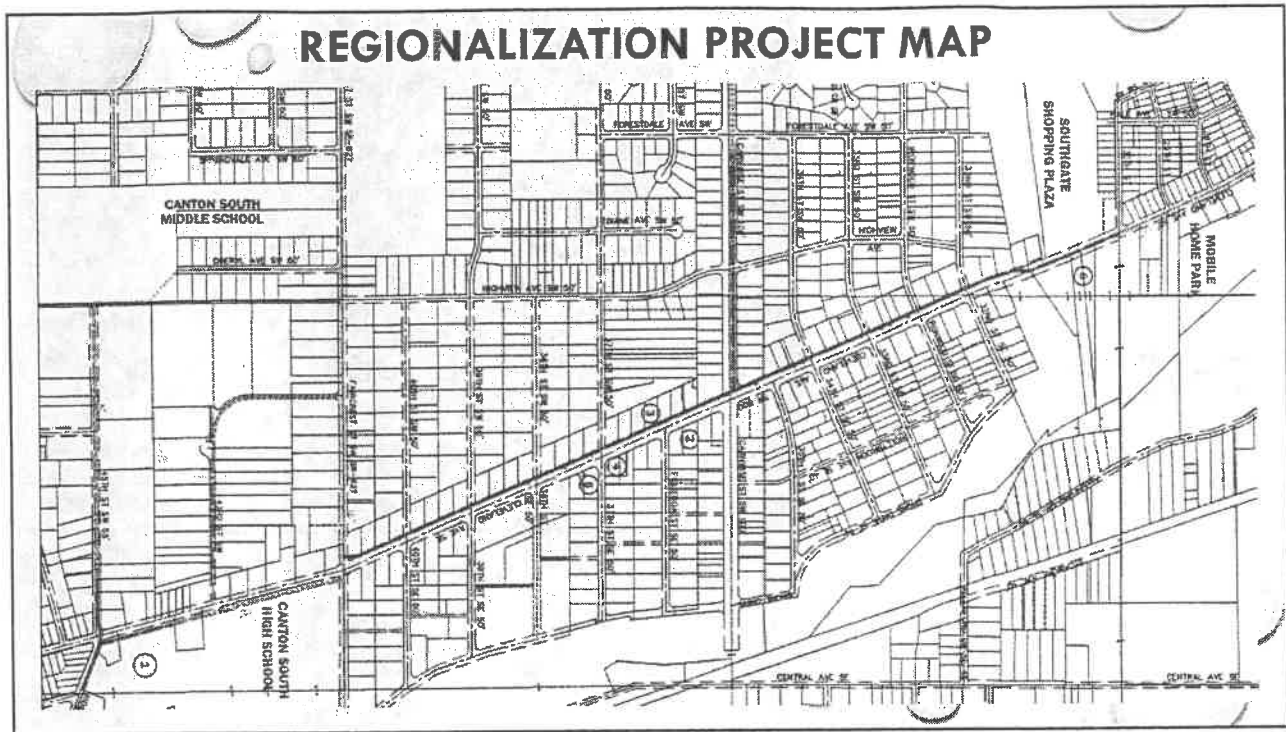
WATER PROJECT FUNDING

• 1) PUBLIC HEALTH:

- OHIO EPA – REVOLVING LOAN ACCOUNT
 - 75% - PRINCIPAL FORGIVENESS BY OHIO EPA
 - 25% - CANTON WATER DEPARTMENT & RESIDENT ASSESSMENTS
 - RESIDENT ASSESSMENTS ONLY FOR THOSE WHO CONNECT TO CITY WATER
- CONSTRUCTION DEPENDENT UPON # OF WATER CUSTOMER SIGN-UPS

• 2) REGIONALIZATION: (THE PURPOSE OF TONIGHT'S MEETING)

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REGIONALIZATION PROJECT

- **POPULATION SERVED:**

- 90 SINGLE FAMILY HOMES
- 30 COMMERCIAL PROPERTIES

- **LENGTH = 1.8 MILES**

- **ANTICIPATED COST = \$2.5 MILLION**

- **WATERLINE LOCATION**

- CARNWISE ST. – W.L. TO BE LOCATED UNDER THE NORTH EDGE OF PAVEMENT IN PUBLIC RIGHT-OF-WAY
- CLEVELAND AVE. – W.L. TO BE LOCATED ALONG WEST SIDE OF CLEVELAND AVE. IN PRIVATE EASEMENT

- **# OF EASEMENTS REQUIRED = 39**

- **TIMELINE:**

- IN ORDER TO MEET THE OEPA REVOLVING LOAN TIMELINE, ALL EASEMENTS MUST BE ACQUIRED BY FEBRUARY 1ST, 2018.

ORC REAL ESTATE SOLUTIONS FOR INFRASTRUCTURE


EASEMENT PROCESS

CLIENT / OWNER – TEN TAWEN ZEN
PROJECT ADMINISTRATOR – JOHN MANDULA
ACQUISITION AGENTS – JOHN MANDULA & BRIAN THOMAS

10000 CENTER DR. SUITE 1000 PARK RIDGE, OH 44126

• TITLE REPORT PROCESS

- DETERMINE WHO HAS INTEREST IN PROPERTY
- AGENTS WILL REVIEW THIS INFORMATION WITH PROPERTY OWNERS AT INITIAL MEETING



ORC REAL ESTATE SOLUTIONS FOR INFRASTRUCTURE

• APPRAISAL PROCESS

- **VALUATION OF EASEMENT**
 - APPRAISERS ARE CERTIFIED WITH ODOT TO PERFORM APPRAISALS
 - VALUES ARE DETERMINED FROM COMPARABLE SALES OF SIMILAR PROPERTIES
- **FMVE (FAIR MARKET VALUE ESTIMATE)**
 - CITY OF CANTON WILL REVIEW EACH REPORT AND ESTABLISH FMVE
- **TIMING**

ORC REAL ESTATE SOLUTIONS
FOR INFRASTRUCTURE

• ACQUISITION PROCESS

- **OFFER MEETING**
 - ONCE APPRAISAL PROCESS IS COMPLETED, ASSIGNED AGENT WILL CONTACT PROPERTY OWNER TO SCHEDULE A MEETING TO PRESENT OFFER.
 - DURING OFFER MEETING, PROJECT WILL BE EXPLAINED, PLANS WILL BE REVIEWED, QUESTIONS WILL BE ANSWERED.
 - AFTER AGREEMENT IS REACHED, INFORMAL CLOSING WILL TAKE PLACE, EASEMENTS WILL BE RECORDED.

ORC REAL ESTATE SOLUTIONS
FOR INFRASTRUCTURE

THANK YOU FOR YOUR ATTENDANCE AND COOPERATION

• QUESTIONS

- CANTON TOWNSHIP TRUSTEES – 330.484.2501
- CANTON CITY WATER DEPARTMENT – 330.489.3308
- O.R. COLAN ASSOCIATES – 440.827.6116