

UTILITIES COMMITTEE

Bowen
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ORDINANCE NO. 28-2025

AN ORDINANCE AUTHORIZING THE MAYOR AND CLERK TO ENTER INTO AN AGREEMENT WITH TRICOMI & ASSOCIATES TO PREPARE A MARKET VALUE APPRAISAL "AS IS" ON PROPERTY LOCATED AT 8933 STATE ROUTE 45, LORDSTOWN, TRUMBULL COUNTY, OHIO, AND DECLARING AN EMERGENCY.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE VILLAGE OF LORDSTOWN, COUNTY OF TRUMBULL, STATE OF OHIO:

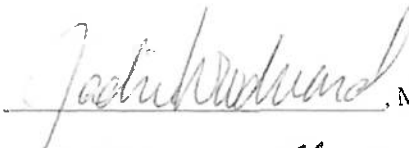
Section 1: That the Mayor and Clerk are hereby authorized to enter into an agreement with Tricomi & Associates to prepare a market value appraisal "as is" on the property located at 8933 State Route 45, Lordstown, Trumbull County, Ohio, at a cost not to exceed Two Thousand Five Hundred and 00/100 Dollars (\$2,500.00) in accordance with the attached Agreement, **Exhibit "A"**, the terms and conditions of which are incorporated by reference and made a part of this Ordinance.


Section 2: That the total cost for such services shall not exceed Two Thousand Five Hundred and 00/100 Dollars (\$2,500.00) shall be paid from 101.111.52234 Professional Services.

Section 3: That this Ordinance is hereby declared to be an emergency measure necessary for the public health, safety and welfare, and for the further reason that this Agreement must be implemented in a timely manner due to time-sensitive funds to be used for improvements on the property.

Section 4: That the passage of this Ordinance and all deliberations relating to the passage of this Ordinance were held in open meetings in accordance with the provisions of Ohio Revised Code Section 121.22.

Passed in Council this 19 day of May, 2025.


_____, Mayor


_____, Clerk



JOHN J. TRICOMI, MAI, SRA
J. CHRISTOPHER TRICOMI, MAI, SRA
SARAH G. CONROY, SRA
TRACI J. PETILLO, CERTIFIED GENERAL

608 Robbins Avenue, Niles, OH 44446
330-394-9999 | info@tricomiappraisers.com

May 13, 2025

Attention: Attorney Matthew M. Ries

RE: Market value appraisal "As Is" on the property located at 8933 State Route 45,
Lordstown, Trumbull County, OH

Intended Use of Appraisal: To develop a market value opinion "As Is" on the subject property
to assist the client, the Village of Lordstown, OH, with eminent
domain on the subject property.

Scope of Work: To prepare a market value opinion "As Is" on the above captioned subject
property. The valuation analysis will include the Sales Comparison
Approach. The analysis and conclusion will be prepared in an Appraisal
Report format. The report will be delivered electronically to the client.
The report is anticipated to be delivered within 6 weeks after receiving
authorization to proceed on the assignment. Considering the subject's B-
2 zoning classification and necessary scope of work, the fee for the
appraisal is at or around \$2,500. Should property characteristics arise
during the appraisal process that are not apparent or known at the time
of this proposal, the appraisal scope of work and fee will likely change.
Payment is due within 30 days of report completion and delivery. A late
fee of 1.5% per month may apply after 30 days.

Appraisal Fee \$2,100 - \$2,500

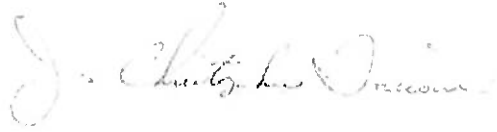
This proposal assumes that the subject property is free and clear from any environmental
contamination on the land, and that no remediation to the land is necessary. However, as indicated,
building debris has been buried underground. It is recommended to acquire at least 3 professional
cost estimates to remove the existing debris, which I would need copies for my review prior to
beginning this appraisal.

Please acknowledge acceptance of these terms by signing and dating below, retaining a copy for
your records and returning a copy to my attention.

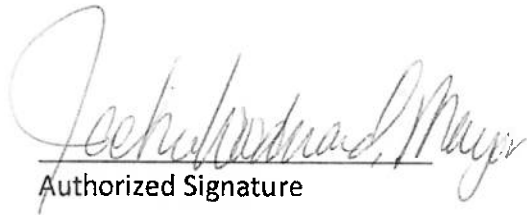
Exhibit "A"

Attorney Matthew M. Ries
May 13, 2025
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Sincerely,



Signature: _____



Authorized Signature

5/20/25
Date