

RESOLUTION 2012-36

A RESOLUTION AUTHORIZING A CONTRACT WITH SPALDING/EMIG COMPANY AND DECLARING AN EMERGENCY.

WHEREAS, the village needs an appraisal of 6475 Bancroft Road, Hiram, Ohio; and

WHEREAS, the village has received a quote for said appraisal from Spalding/Emig Company and wishes to proceed with this quote.

NOW THEREFORE BE IT RESOLVED by the Council of the Village of Hiram, Portage County, Ohio, two-thirds of the members thereto concurring that:

Section 1: The cost of an appraisal submitted by Spalding/Emig for 6475 Bancroft Street, 5.199 acre is \$3,500.

Section 2: The appraisal will be paid for from the General Fund (1000-790-349-0920). A purchase order may not be opened for this until the appropriations are amended by Ordinance 2012-37.

Section 3: The Mayor and the Fiscal Officer are authorized to enter into a contract with Spalding/Emig Company after the Certificate of County Auditor that the Total Appropriations from each fund do not exceed the Official Estimate of Resources has been received by the village, as set forth in the attached Exhibit "A."

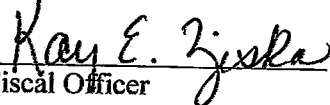
Section 4: It is hereby found and determined that all formal actions of this Council concerning and relating to the adoption of this Resolution were adopted in an open meeting of this Council and that all deliberations of this council and of any of its committees that resulted in such formal action, were in meetings open to the public, in compliance with all legal requirements, including Section 121.22 of the Revised Code of the State of Ohio.

Section 5: That this Resolution is declared an emergency measure becoming immediately effective upon passage by Council and approval by the Mayor for the reason that a contract needs to be in place to have the appraisal completed in accordance with the grant deadline.

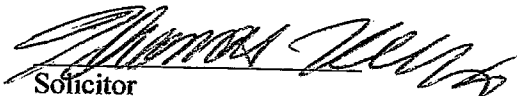
Passed in Council as an emergency on October 30, 2012.


Mayor Lou Bertrand

ATTEST:


Fiscal Officer

Approved as to Form:


Solicitor

I Kay E. Ziska, Fiscal Officer of the Village of Hiram, Ohio, hereby certify that the foregoing Resolution or Ordinance No. 2012-36 has been duly posted in the required 5 places.
11-7-12 Kay E. Ziska
Date Fiscal Officer, Village of Hiram

Resolution 2012-36
Exhibit "A"

Spalding/Emig Company
real estate appraising and consultation

John W. Emig, MAI
Ann M. Rutledge, SRA
Jeffery L. Wissler
Joanna G. Butler
Aaron J. Emig

RECEIVED OCT 09 2012

September 27, 2012


Mayor Louis Bertrand
11617 Garfield Road
Hiram, OH 44234-0065

Dear Mr. Bertrand:


It was a pleasure speaking with you regarding the potential appraisal assignment for a 5.199-acre parcel of land located on the north side of Bancroft Street and identified as 6745 Bancroft Street, Hiram, Ohio. We propose preparation of a self-contained appraisal report made to comply with Uniform Appraisal Standards for Federal Land Acquisitions. The fee for this appraisal assignment will be \$3,500 with a delivery date approximately four weeks from engagement. The appraisal will be completed jointly by Mr. John W. Emig, MAI and Mr. Jeffery L. Wissler. Qualifications for Mr. Emig and Mr. Wissler are included with this letter.

Please have the appropriate parties acknowledge acceptance of these terms by signing and dating below. Please do not hesitate to contact me with any questions you may have regarding our services.

Sincerely,

SPALDING/EMIG COMPANY

Jeffery L. Wissler
Staff Appraiser

JLW/klh
attachments



Authorized Signature

10/1/2012

Date

Authorized Signature

Date

Authorized Signature

Date

JEFFERY L. WISSLER

PROFESSIONAL QUALIFICATIONS AS A REAL ESTATE APPRAISER

PROFESSIONAL LICENSE

State of Ohio Certified General Real Estate Appraiser #2007006523 as of January 23, 2009.
State of Ohio Licensed Residential Real Estate Appraiser #383879 as of December 11, 1991.

PROFESSIONAL AFFILIATIONS

Associate Member – Appraisal Institute

PROFESSIONAL EXPERIENCE

Staff appraiser for Spalding/Emig Company since January 1, 1992.

Contract appraiser for Spalding/Emig Company since June 1988.

Independent Appraiser since March 1983.

Appraiser for Ohio Real Estate Appraisers, Inc. from April, 1978 to February, 1983.

EDUCATION

Bachelor of Business Administration, Kent State University, 1978, major field of study -Real Estate and Finance.

PROFESSIONAL TRAINING - COURSES PASSED

Principles of Real Estate I Course, KSU, 1977.

Principles of Real Estate II Course, KSU, 1978.

Real Estate Appraisal Course, KSU, 1977.

Real Estate Investment & Finance Course, KSU, 1977.

Real Estate Law Course, KSU, 1978.

Real Estate Seminar Course, KSU, 1978.

SREA Course 201, "Principles of Income Property Appraising", 1980.

SREA Course 101, "An Introduction to Appraising Real Property", 1983.

SREA Course 102, "Applied Residential Property Valuation", 1984.

SREA Course, "Narrative Report Writing Seminar", 1985.

Appraisal Institute Standards of Professional Practice Part A, 1993.

Appraisal Institute Standards of Professional Practice Part B, 1993.

Basic Income Capitalization Course 310, 1997.

Advanced Income-Capitalization Course 510, 1999.

Appraisal Institute Standards of Professional Practice Part A, 2000.

Appraisal Institute Standards of Professional Practice Part B, 2000.

Jeffery L. Wissler
Professional Qualifications, cont.

PROFESSIONAL TRAINING - SEMINARS ATTENDED

- SREA Seminar "FNMA Form", Akron, 1981.
- AIREA Seminar "Contemporary Finance and Investment: A New Foundation for Real Estate Valuation", Louisville, Kentucky, 1981.
- IAOOC Seminar "Adjusting for Financial Differences", Columbus, 1981.
- SREA Seminar "Current Events in the Mortgage and Money Markets", Akron, 1982.
- AIREA 8th Annual Economic Seminar "The Environment and the Real Estate Investment Process", Columbus, 1985.
- SREA Seminar "Real Estate Appraisal and the Secondary Mortgage Market", Akron, 1986.
- SREA Seminar "Underwriters Guidelines to Real Property Appraisals", Akron, 1986.
- MGIC Seminar "Evaluating Residential Properties", Akron, 1987.
- AIREA 11th Annual Economic Seminar, Columbus, 1988.
- SREA "Radon Gas Seminar", Akron, 1989.
- SREA Seminar "New Two Family Appraisal Report", Akron, 1990.
- AIREA 13th Annual Economic Seminar, Columbus, 1990.
- Appraisal Institute Seminar "Appraisal Regulations of the Federal Banking Agencies", Akron, 1992.
- Appraisal Institute Seminar "Highest and Best Use I", Akron, 1994.
- Appraisal Institute Seminar "Understanding Limited Appraisals and Reporting Options/General", Huron, Ohio, 1994.
- Appraisal Institute Seminar "Appraisal of Retail Properties", Richfield, 1995.
- Appraisal Institute Seminar Akron/Canton Sub-Chapter "Introduction to HP Financial Calculators", Akron, 1995.
- Appraisal Institute Seminar Northern Ohio Chapter "Limited Appraisals and Emerging Technology", Hudson, 1995.
- Appraisal Institute Seminar Cardinal Ohio Chapter "Utilizing Computer Software in the Determination of Value: WINDOWS FOR APPRAISING", Toledo, Ohio, June 1, 1996.
- Appraisal Institute Seminar Akron/Canton Sub-Chapter "Development of Income and Expense Projections for Income Producing Properties", Akron, February 14, 1996.
- Appraisal Institute Seminar Chicago Chapter "Subdivision Analysis", Chicago, January 29, 1998.
- Appraisal Institute Seminar Northern Ohio Chapter "Downtown Economic Development Projects", Hudson, November 17, 1999.
- Appraisal Institute Seminar Northern Ohio Chapter "Commercial Market in Cleveland & Akron", Hudson, May 3, 2000.
- Appraisal Institute Seminar Northern Ohio Chapter "Present Worth of Future Benefits" Hudson, May 2, 2001.
- Appraisal Institute Seminar Northern Ohio Chapter "Building Blocks of Business Valuation" September 19, 2001.

Jeffery L. Wissler
Professional Qualifications, cont.

- Appraisal Institute Seminar Northern Ohio Chapter "When Good Houses Go Bad" Hudson, October 5, 2001.
- Appraisal Institute Seminar Northern Ohio Chapter "Partial Interest Valuation/Divided" Hudson, November 9, 2001.
- Appraisal Institute Seminar Northern Ohio Chapter "Understanding the New Residential Market", Hudson, February 27, 2002.
- Appraisal Institute Seminar Northern Ohio Chapter "Appraising High Value & Historic Homes", Hudson, October 25, 2002.
- Appraisal Institute Seminar Northern Ohio Chapter "Partial Interest Valuation/Un-Divided", Hudson, November 8, 2002.
- Appraisal Institute Seminar Northern Ohio Chapter "Mark to Market", Hudson, November 20, 2002.
- Appraisal Institute Seminar Northern Ohio Chapter "Loss Prevention Seminar", Hudson, February 19, 2003.
- Appraisal Institute Seminar Northern Ohio Chapter "FBI vs. Mortgage Fraud", Hudson, September 17, 2003.
- Appraisal Institute Seminar Northern Ohio Chapter "Subdivision Analysis", Hudson, October 17, 2003.
- Appraisal Institute Seminar Northern Ohio Chapter "A Look at the Commercial/Industrial Market for 2003", Hudson, November 19, 2003.
- Appraisal Institute Seminar Northern Ohio Chapter "Subdivision Development from the Ground Up", Hudson, February 25, 2004.
- Appraisal Institute Seminar Northern Ohio Chapter "Avoiding Predatory Lending Issues", Hudson, May 5, 2004.
- Appraisal Institute Seminar Northern Ohio Chapter "Understanding Soil Surveys and Wetland Systems", Hudson, September 15, 2004.
- Appraisal Institute Seminar Cardinal Ohio Chapter "Legal Strategies of Acquisition: The Attorney and the Appraiser", Port Clinton, September 24, 2004.
- Appraisal Institute Seminar Northern Ohio Chapter "Course 400 – National USPAP", Hudson, October 8, 2004.
- Appraisal Institute Seminar Northern Ohio Chapter "The Commercial Market in Cleveland and Akron", Hudson, November 17, 2004.
- Appraisal Institute Seminar Northern Ohio Chapter "Review Appraisers and the Use of Appraisal Reports", Hudson, February 23, 2005.
- Appraisal Institute Seminar Northern Ohio Chapter "The Real Estate Market and Investing in Real Estate", Hudson, May 4, 2005.
- Appraisal Institute Course "Real Estate Finance, Statistics and Valuation Modeling", Cleveland, October 6 & 7, 2005.
- Appraisal Institute Seminar Northern Ohio Chapter "Industrial/Retail/Office Real Estate Forum", Independence, November 16, 2005.

Jeffery L. Wissler
Professional Qualifications, cont.

- Appraisal Institute Seminar Northern Ohio Chapter "Evaluating Commercial Construction", Hudson, September 12 & 13, 2006.
- Appraisal Institute Seminar Northern Ohio Chapter "Superintendent's Snippets Update from Ohio Department of Commerce", Hudson, September 20, 2006.
- Appraisal Institute Seminar Northern Ohio Chapter "Seven-Hour National USPAP Update Course", Hudson, October 20, 2006.
- Appraisal Institute Seminar Northern Ohio Chapter, "Residential Construction Market and Valuation of Built-to-Suit Property", Independence, May 2, 2007.
- Appraisal Institute Seminar Northern Ohio Chapter, "The Art/Science of Real Estate Feasibility Analysis", Independence, October 26, 2007.
- Appraisal Institute Seminar Northern Ohio Chapter, "Fair Housing", Columbus, November 6, 2007.
- Appraisal Institute Seminar Northern Ohio Chapter, "Cleveland/Akron Regional Markets Industrial/Retail/Office Forum", Independence, November 7, 2007.
- Appraisal Institute Seminar, "Valuation of Conservation Easements", Independence, February 18 – 22, 2008.
- Appraisal Institute Seminar Northern Ohio Chapter, "Northern Ohio Residential Market Update", Independence, September 17, 2008.
- Appraisal Institute Seminar Northern Ohio Chapter, "7 Hour National USPAP Update Course", Independence, October 17, 2008.
- Appraisal Institute Seminar Northern Ohio Chapter, "Cleveland/Akron Regional Markets Industrial/Retail/Office Real Estate Forum", Independence, November 19, 2008.
- Appraisal Institute Seminar Northern Ohio Chapter, "Appraisal of Local Retail Properties", Independence, October 5, 2009.
- Appraisal Institute Seminar Cardinal Ohio Chapter, "The 32nd Annual Real Estate Economic Seminar 2010 Forecast", Columbus, December 11, 2009.
- Appraisal Institute Seminar Northern Ohio Chapter, "7 Hour USPAP Update Course", Independence, October 15, 2010.
- Appraisal Institute Seminar Northern Ohio Chapter, "Business Practices and Ethics", Independence, October 16, 2010.
- Appraisal Institute Seminar, "Online Analyzing Distressed Real Estate", January 12, 2011.
- Appraisal Institute Seminar, "The Lending World in Crisis – What Clients Need Their Appraisers to Know", Independence, March 11, 2011.
- Appraisal Institute Seminar, "The 34th Annual Real Estate Economic Seminar: 2012 Forecast", Columbus, November 30, 2011.

Jeffery L. Wissler
Professional Qualifications, cont.

LIST OF CLIENTS

Lending Institutions

Fifth Third Bank
FirstMerit Bank, NA
First Place Bank
Hometown Bank
JPMorgan Chase Bank

KeyBank
PNC Bank
Portage Community Bank
The Huntington National Bank

Corporations

Albrecht, Inc.
GenCorp
Hale Farm & Village

High Hampton Development Corp
Price Waterhouse
The Countryside Program

Others

Akron Metro Parks
Bath Township
City of Aurora
City of Barberton
City of Kent
City of Streetsboro
City of Wadsworth
Cleveland Museum of Natural History

Kent State University
Medina County Park District
Portage County Water Resources
Revere School District
The Trust for Public Land
Village of Garrettsville
Western Reserve Land Conservancy

Numerous local attorneys and private clients.

JOHN W. EMIG, MAI

PROFESSIONAL QUALIFICATIONS AS A REAL ESTATE APPRAISER

PROFESSIONAL DESIGNATIONS/CERTIFICATIONS

MAI - Appraisal Institute.
State of Ohio Certified #381334, General Real Estate Appraiser.

PROFESSIONAL EXPERIENCE

Owner & President, Spalding/Emig Company since March, 1983.
Vice President, Ohio Real Estate Appraisers Inc., September 1978; Managing Officer, May 1980-83.
Appraiser, First Federal Savings & Loan Association of Akron and Ohio Real Estate Appraisers Inc., 1976-83.

EDUCATION

Bachelor of Business Administration - 1977 - Kent State University - Major Fields of Study - Real Estate and Finance. (Summa Cum Laude).
Master of Business Administration - Kent State University - 1981.
Member Beta Gamma Sigma - National Scholastic Honor Society of Business and Management Graduates.

PROFESSIONAL TRAINING

Various courses associated with Real Estate Major and MBA degree at Kent State University 1976 - 1980.
Various courses and seminars from the Society of Real Estate Appraisers, American Institute of Real Estate Appraisers and the Appraisal Institute 1977 - Current.

PUBLISHED ARTICLES

"Housing Price and the CPI", published Summer, 1983 in "The Real Estate Appraiser and Analyst". Co-authored with Dr. James R. Webb.

PROFESSIONAL ORGANIZATION INVOLVEMENT

President, Society of Real Estate Appraisers, Akron-Canton Chapter #77, 1985-86.
Officer or Director, SREA, Akron-Canton Chapter #77, 1980-1988 and 1991.
Director, Northern Ohio Chapter Appraisal Institute 1999-2001.
Chaired Candidate Guidance Committee, Northeast Ohio Chapter Appraisal Institute, 1996-98.
Admissions Committee Chair, Northeast Ohio Chapter Appraisal Institute, 2001 - 2011.
Chaired Admissions, Candidate Guidance, Program and Research Committees, SREA, Akron-Canton Chapter #77.
Member, MAI Admissions Committee, Ohio Chapter AIREA, 1986-1988.
Instructor, "Estimating Income & Expenses for Income-Producing Properties", Appraisal Institute, 1996.
Instructor, Underwriters Seminar, SREA, 1986.
Attended Various Appraisal Institute Seminars and Courses.

John W. Emig, MAI
Professional Qualifications (Cont'd.)

RECENT APPRAISAL REPORTS

Industrial - Warehouse and Manufacturing facilities.
Commercial - Office and Retail properties.
Residential - Multi-family, condominium, single family, subdivisions.
Special Purposes - Campgrounds, schools and churches, mobile home parks, self-storage facilities, bank branches, fraternal clubs, fraternity/sorority houses, farms, laboratories, truck terminals, service stations, restaurants, airport hangars, funeral homes, emergency care centers, bowling alleys, office condominiums, movie theaters, spas, golf courses, country clubs, indoor tennis and soccer facilities, sand/gravel operations, leasehold and leased fee valuations, value-in-use analysis, eminent domain/appropriations, etc.

CLIENTS

LOOKINGGLASS APPRAISAL MANAGEMENT SYSTEM

Lenders:

CF Bank
FirstMerit Bank
First National Bank
Home Savings Bank - Columbus
Lake National Bank
People's Bank
TriState Capital Bank
Western Reserve Bank
Westfield Bank

Appraisal Reviews:

CF Bank
FirstMerit Bank
First National Bank
HomeStar Bank
National Bank & Trust
TriState Capital Bank
Western Reserve Bank

LENDING INSTITUTIONS

Fifth Third Bank
Home Savings & Loan Company of Youngstown
Hometown Bank
Huntington National Bank
JPMorgan Chase Bank
KeyCorp
M & T Bank

The Middlefield Banking Company
Morgan Bank
North Akron Savings Bank
PNC Bank
Portage Community Bank
U. S. Bank
Valley Savings Bank

John W. Emig, MAI
Professional Qualifications (Cont'd.)

CORPORATIONS

Akron General Medical Center
Albrecht, Inc.
American Red Cross
Ashland Oil
Aultman Hospital
Babcock & Wilcox
Barberton Citizen's Hospital
Children's Hospital of Akron
Coca-Cola
Firestone Tire & Rubber Co.
First American Title Insurance
First Energy
Fred Martin Motors
General Tire & Rubber

Goodwill Industries
Goodyear Tire & Rubber Co.
Jo-Ann Fabrics
Klaben Auto Group
Newell/Rubbermaid
PPG Industries
Roadway Express
Robinson Memorial Hospital
Roetzel & Address, LPA
Summa Health Care
Taco Bell
3M Corporation
United Way
Wal-Mart

OTHERS

Akron Board of Education
Akron Metro Parks
Barberton Board of Education
Bath Township
City of Akron
City of Barberton
City of Cuyahoga Falls
City of Hudson Village
City of Kent
City of Louisville
City of Macedonia
City of Norton
City of Ravenna
City of Stow
City of Streetsboro
City of Tallmadge
Crestwood School District
Cuyahoga Falls Board of Education
General Services Administration (GSA)

Hudson Board of Education
Kent State University
Medina County Park District
National Park Service
Norton City Schools
Portage County Airport
Portage County Commissioners
Revere Local Schools
Small Business Administration (SBA)
Summit County
Summit County Port Authority
Tallmadge Public Schools
The Ohio State University
The University of Akron
The Trust for Public Land
Village of Mantua
Western Reserve Historical Society
YMCA/YWCA

Various local attorneys, accountants, etc.

Expert Witness testimony in Summit, Portage, Medina, Stark, Wayne and Cuyahoga Counties (Common Pleas, Domestic Relations, Probate and Federal Courts). Ad Valorem Tax testimony before Summit, Stark, Medina, Cuyahoga, Wayne and Portage County Board of Revision and Ohio Board of Tax Appeals.