



Agenda of Regular Board Meeting

The Board of Education

Brecksville-Broadview Heights City School District

A Regular Board Meeting of the Board of Education of Brecksville-Broadview Heights City School District will be held Wednesday, May 28, 2025, beginning at 6:00 PM in the Brecksville-Broadview Heights Board of Education, 6638 Mill Road, Brecksville, OH 44141.

The subjects to be discussed or considered, or upon which any formal action may be taken, are listed below. Items do not have to be taken in the same order as shown on this meeting notice. Unless removed from the consent agenda, items identified within the consent agenda will be acted on at one time.

1. Opening Items

A. Opening Statement

Today is Wednesday, May 28, 2025 at 06:00 PM

We are in the Brecksville-Broadview Heights Board of Education, 6638 Mill Road, Brecksville, OH 44141

This meeting is a meeting of the Board of Education in public for the purpose of conducting the School District's business and is not to be considered a public community meeting. Public participation is governed by Board Bylaw 0169.1 - Public Participation at Board Meetings.

This meeting will be live-streamed via YouTube and will also be recorded for later viewing.

Consider subscribing to our BBH Board of Education YouTube Channel where all recordings are posted.

B. Pledge of Allegiance

Please stand and join us in the Pledge of Allegiance

C. Roll Call

2. President's Announcements

A. Announcements

B. Notice of Consent Agenda

Do any Board Members wish to remove any items from the consent agenda?



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Board members can remove any item from the consent agenda and no vote is required for removal. Any items pulled will become separate items and voted on separately.

3. Board Areas of Responsibility

AREA	MEMBER
Legislative/OSBA liaison	Ellen Kramer
Cuyahoga Valley Career Center	Rachel Malec, Eva O'Mara (1 yr term)
Curriculum	Tish Kwiatkowski
Finance	Mark Dosen and Tish Kwiatkowski
Transportation	Mark Dosen
Board Policy	Lisa Galek and Ellen Kramer
BBH Schools Foundation	Tish Kwiatkowski
Safety	Eva O'Mara and Lisa Galek
Sustainability	Eva O'Mara and Ellen Kramer
PSO	Lisa Galek
Co-curricular/Extra-curricular	Tish Kwiatkowski and Lisa Galek
Permanent Improvement/Facilities	Mark Dosen and Ellen Kramer

4. Superintendent's Communications

A. Announcements and Presentations

1. BBHCSD PSO Update
2. Hilton Drive Update
3. KG Registration
4. Introduction of New Hires

B. West Mill Property Discussion

West Mill Road Property Discussion.

Appraisal History:

8-30-18 \$710,000

6-17-21 \$815,000

11-15-22 \$895,000

In 4 years from 2018 to 2022 the property appreciated \$185,000 or 26%.

The annual cost for the district to retain the property is essentially zero. There is currently no maintenance or services provided to this property. In the past, a tree fell, and the district was responsible for removal. There is also a very small property tax bill on this property for sewage. Under \$500 per year.

Should the district want to dispose of the property, there would be two options:



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1. Sell the property
2. Give or trade the property to another public municipality such as the city of Broadview Heights. For example, a few years ago there was outreach to the city of Broadview Heights to trade the property for help with DARE officer funding but it did not get traction.

If the property were sold now, the funds would be deposited into the PI fund for later use as there is no urgent PI project pending.

5. Treasurer Communications
 - A. Monthly CFO Report
 - B. Cash Position and Annual Spending Plan Reports
6. Community Communications
 - A. Hearing of the Public
Hearing of the Public - **Persons wishing to address the Board of Education may do so at this point.** No formal action will be taken on subjects that are not included on this agenda until the Board has had an opportunity to study them. Comments regarding personnel must be submitted in writing through the Office of the Superintendent. In order for the Board to complete the planned agenda in an effective and efficient manner and to provide sufficient opportunities for members of the public to be heard, **Hearing of the Public shall be limited to a maximum of sixty (60) minutes during which each speaker shall be limited to a maximum of three (3) minutes.**
7. Consent Agenda
 - A. Certified Recommendations
 - B. Classified Recommendations
 - C. Supplemental Recommendations
 - D. Check Register and Bank Reconciliation
 - E. Minutes
Special Board Meeting_04.14.2025_YouTube Recording
Regular Board Meeting 04.16.2025_YouTube Recording
 - F. Approval of Consent Agenda
8. Superintendent Recommendations
 - A. 2025 Graduating Class
 - B. BBH Education Association MOU
 - C. 2025 Asphalt Pavement Project
Note: 2025 Scope - Transportation bus parking and sections of the Middle School Drive pavement improvements and pavement markings throughout the District. \$186,352.60 proposal plus \$65,000 in contingency, total cost \$251,352.60.
 - D. Revised Board Policy ~ Final Reading
 - E. SR Trans Transportation Agreement
 - F. ESC Positive Education Program Agreement
 - G. Cleveland Hearing and Speech Agreement



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- H. Total Education Solutions Agreement
- I. CSU Psychology Internship Agreement
- J. KSU Psychology Internship Agreement
- K. Mount Union Agreement
- L. Payment in Lieu of Transportation
- M. Donation of Personal Property

9. Treasurer Recommendations

- A. Five Year Forecast
PRESENTATION

- B. Asset Disposal

We worked with two instrument recycling companies to get quotes on who would give us the best deal. Green Horn essentially will buy these from us and we will then be able to purchase a newer piece of equipment. Mr. Cocchiola is working on reducing inventory overall and properly align our musical instrument inventory to current demand.

- C. 2025-2026 Student Fees

1. All fees remain the same with exception of instrument rental which is increasing \$10/instrument.
2. 2024-2025 data suggests after this \$10/instrument increase we will have equalized our revenue to offset repairs being done on district owned equipment. Additionally, the district is reviewing all owned instruments and developing a replacement schedule/guide.

- D. Donations

Name	Street	City, State, Zip	Building	Item	Amount
American Legion Post 196	7400 Chippewa Road	Brecksville, OH 44141	Middle School	Cash Donation for Washington D.C. Trip Scholarships	\$3,000.00
Rory Kalan & Wendy Stevens	6123 Pioneers Pt.	Brecksville, OH 44141	High School	Cash Donation for Girls Softball Team	\$1,000.00
Smith System	1150 Luna Road	Carrolton, TX 75006	High School	Smith System Classroom	\$25,000.00

10. Closing Items

- A. Announcements

The next regular meeting of the Board of Education is scheduled for June 25, 2025 at 6:00 PM.

All Board Meeting Dates can be found [HERE](#)

- B. Adjournment



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2024-2025 BBH PSO Year End Recap

Purpose (1.2 Bylaws) - The purpose of the organization shall be to aid all students attending the Brecksville-Broadview Heights City Schools by providing support for their educational, recreational, and social needs and to promote open communication between parents, administration, teachers, and staff.

BBH PSO has had a wonderful year partnering with our schools and families. As we conclude the 2024-2025 school year, it is rewarding to see the impact on the students. We are thankful for the support of our families and the district.

Total Memberships Sold: 1,407 (171 staff/1,236 families)

Total Funds Raised: \$47,380

Total Gifts & Goals¹: \$31,845

2024-2025 PSO Presidents

Council: Mary Green
 Elementary School: Vanessa Caslow & Amy Kooser
 Middle School: Petra Laszlo & Stacy Lynch
 High School: Ann Koepke & Joanie MacRaid

2025-2026 Incoming PSO Presidents

Council: Mary Green
 Elementary School: Amy Kooser & Melanie Farrell
 Middle School: Petra Laszlo & Sara Blayne
 High School: Ann Koepke & Joanie MacRaid

PSO Membership

Elementary School: 832 memberships (104 staff/728 families)

Middle School: 373 memberships (40 staff/333 families)

High School: 202 memberships (27 staff/175 families)

¹ Gifts & Goals does not reflect amounts spent by individual units to fund their activities. See Significant Contributions at the end of the report for additional monies spent by the units.

Volunteer Hours

Council: 725

Elementary School: 8,000

Middle School: 1,200

High School: 620

Fundraising

Council: \$630 (Matching Donations & Beeopoly)

Elementary School: \$31,400 (No Fuss Fundraiser, Coin Wars, Welcome Back Raffle, Spiritwear)

Middle School: \$8,900 (No Fuss Fundraiser)

High School: \$6,450 (No Fuss Fundraiser)

Gifts & Goals

Elementary School - \$20,000

224 Requests/1300 Items Provided

- One book/one school books
- Classroom Library books
- Sensory table/items
- Headphones
- Privacy Screens
- Learning tools/math manipulatives
- Maps/Globes
- Floor Seating/Rugs
- Seat Sacks
- Murals/Paint
- PE Games
- Dry Erase Boards
- Clip boards
- STEM Items
 - Lego
 - Magna-tiles
 - Puzzles
 - Marble run
- Courtyard Garden Supplies
- Learning Subscriptions/Resources

Middle School - \$8,500²

- Science Energy Balls to illustrate the principles of electricity and conductivity
- VEX IQ Robot Brains & Remotes to help with real-time feedback in STEM class
- Tracing Boxes to help in Art class
- Individual white boards for use in Algebra and Geometry classes
- Music scores for Choir

² Includes actual spending and expected spending through the end of the current school year.

- Portable pickleball nets for PE
- New BBH themed banners to hang in the cafeteria
- New medical totes for transporting student medicines and medical paperwork, as well as first aid needs on field trips
- Creation of the “The Walls of Freedom and Sacrifice”
 - Located in the bench area of the Brecksville-Broadview Heights Middle School auditorium lobby. The new location will allow students, as well as visitors to our building, the opportunity to interact with our nation’s history and honor members of our community. This will replace the current "Shrine of Freedom" which is in an inconvenient location to view and contains many document copies that are difficult to read.
 - This new and improved interactive experience will include:
 - Significant primary source documents studied by our students at BBHMS. These documents will contain QR codes linked to informational videos created yearly by students and possibly be part of a capstone project in the fourth quarter.
 - The adjoining wall on the left will honor our school community's active service members and will be updated regularly. It will also contain an image of the Vietnam Wall where one can look up service members who have fallen or are missing on the wall. A television that loops pics of the previous year’s Washington, D.C. Trip will be the final piece of the left wall. This will also be updated yearly.
 - The right wall will honor first responders who are parents, siblings, or graduates of our school district.
 - The three traditionally colored lights on the ceiling in the cove will be changed to red, white, and blue.
- Helping the ELA departments execute their first annual 30-book challenge celebration at the end of the school year
- Contributing to Kick-It for Cancer and other club activities

High School - \$3,345³

- Photo printer
- Whiteboards for wall (6)
- Camcorder
- iPad
- Apple Pencil
- iPad Case
- Microphone for iPad (2)
- Trophy
- Gift cards

³ Represents funds spent in the current school year. Some approved items will not be purchased until the 2025-2026 school year due to availability of the items.

Significant Contributions

Elementary School

- \$10,000 to Purchase Media Center Books
- \$5,900 for Grade-Level Assemblies (Jim Basketball Jones, Jungle Terry, The Bubble Lady)
- \$5,000 for Staff Appreciation
- \$3,800 to Reimburse Staff Members for Classroom Start-Up Expenses

Middle School

- Middle School Musical
 - \$7,800 Raised (Ticket Sales, Program Ads, Concessions, Student Participation Fees)
 - \$5,500 Spent (License Fee, Director Fee, Costumes/Set)
- \$2,000 for Staff Appreciation
- Scholastic Dollars earned through Book Fairs provided to Teachers for their classroom libraries

High School

- After Prom:
 - Functions as a breakeven event and fundraises separately from the No Fuss Fundraiser.
 - \$5,570 Raised (Paint Your Own Parking Spots, Donations, Chance Fundraisers)
 - \$5,770 Spent (Various Activities & Food the night of the event)
- Monetarily supported school functions including Decision Day and the Career Fair.



Summary for BBHCSD Board of Education

BBH Elementary School PSO 2024/2025 School Year

Membership: 829

- 728 Family Memberships
- 104 Staff Memberships

Fundraising: \$39,200

- No Fuss: \$21,000
- Membership: \$7,800
- Spiritwear: \$1,800
- Welcome Back Raffle: \$2,500
- Coin Wars: \$6,100

How we spent our funds: \$48,880*

- Gifts & Goals (See additional detail): \$20,000
- Media Center book purchases: \$10,000
- Grade-Level Assemblies: \$5,900
- Classroom Start-Up Funds: \$3,796
- Staff Appreciation: \$5,000
- 5th Grade Gift & Variety Show: \$2,000
- Social Events: \$1,800

Book Fair Profit & Spending (Breakeven Goal):

- Coin Wars Funds Raised: \$6,144.99
- Book Fair Profit: \$1,800
- Expected Media Center: \$12,000
- Vending Machine Books: \$1,000

Activities/Social Events:

- Welcome Back Party
- Elementary Tailgate Night
- Trunk or Treat
- Holiday Shoppe & Book Fair
- Bingo Nights
- Assemblies
- Math Nights
- Book Swap
- Earth Week
- Spring Book Fair & Chalk Fest
- Science DZ for 1st grade
- Young Astronauts Day

Gifts & Goals Summary of Items:

224 Requests/1300 Items Provided

- One book/one school
- Classroom Library books
- Sensory table/items
- Headphones
- Privacy Screens
- Learning tools/math manipulatives
- Maps/Globes
- Floor Seating/Rugs
- Seat Sacks
- Murals/Paint
- PE Games
- Dry Erase Boards
- Clip boards
- STEM Items
 - Legos
 - Magna-tiles
 - Puzzles
 - Marble run
- Courtyard Garden Supplies
- Learning Subscriptions/Resources

Volunteer Hours: 8,000+

- Hearing & Vision Screening
- Kindergarten Dismissal
- 1st Week Arrival/Departure Helpers
- Lunch
- Art
- Parties
- Field Trips
- Science DZ
- Mystery Readers
- Field Day
- Planning/Executing Activities
- Kindergarten Screening
- +More

**Drawing down our surplus from COVID/Adjusting to the new school building environment.*



Buckholz, Caldwell
Commercial Appraisals



APPRAISAL OF:

W. Mill Road
Broadview Heights, Ohio 44147
PPN(s): 582-10-001 & 582-11-016

Prepared For:

Christopher Coad
Director of Business Services
Brecksville-Broadview Heights City School District
6638 Mill Road
Brecksville, Ohio 44141

Prepared By:

Douglas J. Firca, MAI
Buckholz, Caldwell Commercial Appraisals
377B Lear Road, Suite 171
Avon Lake, Ohio 44012

Effective Date:

June 17, 2021

Date Photographed:

June 17, 2021

Date of the Report:

July 31, 2021

TABLE OF CONTENTS

Letter of Transmittal	3
Summary of Salient Facts & Conclusions	5
Subject Photographs	7
Purpose of the Appraisal.....	9
Intended Use & User of the Report	9
Effective Date & Date of the Report	9
Certification of Appraisal	10
General Assumptions.....	12
Limiting Conditions.....	14
Privacy Statement	16
Scope of Work	17
Extraordinary Assumptions	19
Hypothetical Conditions	19
Property Rights Appraised.....	20
Definition of Market Value	20
Marketing & Exposure Time	21
Identification of the Real Estate	21
Location Map.....	22
History of Ownership	23
Assessed Value & Taxes	23
Market & Neighborhood Analysis.....	24
Aerial/Plat Map.....	27
Site Description	28
Zoning.....	29
Zoning Map	30
Flood Map.....	31
Highest & Best Use	32
Approaches to Value.....	34
Sales Comparison Approach – Land Value.....	37
Cost Approach	47
Income Capitalization Approach	49
Conclusion(s) & Reconciliation of Value.....	50
Addenda A: Appraiser Qualifications & Disclosure	51

LETTER OF TRANSMITTAL

July 31, 2021

Christopher Coad
Director of Business Services
Brecksville-Broadview Heights City School District
6638 Mill Road
Brecksville, Ohio 44141

Re: W. Mill Road
Broadview Heights, Ohio 44147

Dear Mr. Coad:

In accordance to your request a(n) appraisal report has been developed for the above referenced property, which is summarized as follows. Located on the west side of W. Mill Road, the site is in close proximity to major highways and is located in residential & community zoning districts. The immediate neighborhood predominantly consists of single-family residential uses. Located in a highly-ranked school district, the subject's immediate area has consistently increasing single-family residential values with average prices in excess of \$300,000. The attached report provides the data and reasoning for developing all opinions and conclusions and the purpose of this appraisal is to provide the client with an opinion of the:

- Current “As Is” opinion of market value of the Fee Simple interest of the subject property as of June 17, 2021. The intended use of the report is for financial planning purposes and the intended user(s) include the client.

No other use or users are intended. This report has been prepared in accordance with the generally accepted appraisal standards as set forth by the Appraisal Subcommittee of the Federal Financial Institution Examination Council and the Appraisal Foundation. If the Letter of Transmittal is separated from the attached appraisal of the above referenced property, all opinions of value may be rendered invalid at the appraiser’s discretion. The use of the Letter of Transmittal & appraisal report constitutes the acceptances of the Scope of Work, all General Assumptions, Limiting Conditions, Extraordinary Assumptions and Hypothetical Conditions discussed in the attached report.

Due to COVID-19, which was declared a global pandemic by the World Health Organization, all results and opinions of value in this report are only applicable as of the effective date of this report. We make no conclusions as to the effect on the subject property due to any unforeseen events occurring after the effective date of this report.

LETTER OF TRANSMITTAL

Extraordinary Assumptions

- Given the surrounding uses in the subject's immediate area and current ownership, this report and all opinions of value are based on the extraordinary assumption the acreage located in the D-1, Community District will receive zoning approval for single-family residential development as of the effective date of this report.

Hypothetical Conditions

- There are no hypothetical conditions for this appraisal.

Reliance on assumptions, if applicable, may impact assignment results. This report is prepared in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP). Based on all analyses, the following opinions of value(s) documented and qualified in the attached report under prevailing conditions of the effective date(s) are summarized as follows:

Current "As Is" opinion of market value of the Fee Simple interest as of June 17, 2021
\$815,000
Eight Hundred Fifteen Thousand Dollars

Respectfully submitted,



Douglas J. Firca, MAI
Buckholz, Caldwell Commercial Appraisals
Certified General Real Estate Appraiser
Ohio License: 2005003714

SUMMARY OF SALIENT FACTS & CONCLUSIONS

Subject Identification:

Property location: W. Mill Road
Broadview Heights, Ohio 44147

Parcel number(s): 582-10-001 582-11-016

Property owner: Board of Education Brecksville School District

Report Dates:

Effective date: June 17, 2021
Date photographed: June 17, 2021
Date of the report: July 31, 2021

Subject Site:

Gross lot size: 26.6240 acres; 1,159,742 square feet
Net lot size: 26.2577 acres; 1,143,786 square feet
Zoning: A-1, Single-Family & D-1, Community
Frontage: W. Mill Road: 531 feet
E. Wallings Road: 44 feet

Flood zone: Zone X
Flood map number: 39035C0309E
Flood map date: December 3, 2010
Highest & Best Use as Vacant: Single-family residential development

SUMMARY OF SALIENT FACTS & CONCLUSIONS

The purpose of this report is to provide the client with an opinion of the:

- Current “As Is” opinion of market value of the Fee Simple interest of the subject property as of June 17, 2021.

Subject to all General Assumptions & Limiting Conditions, Extraordinary Assumptions and Hypothetical Conditions.

Approach Conclusions:	As Is
Sales Comparison Approach:	
As vacant: (Land only)	\$815,000
As improved:	N/A
Cost Approach:	N/A
Income Capitalization Approach:	N/A

Reconciled Value(s):	As Is
Market Value Conclusion(s):	\$815,000
Effective Date:	June 17, 2021
Property Rights Appraised:	Fee Simple

SUBJECT PHOTOGRAPHS

Date Photographed: June 17, 2021

W. Mill Road
Broadview Heights, Ohio 44147



Subject site



Subject site

W. Mill Road
Broadview Heights, Ohio 44147



W. Mill Road; North



W. Mill Road; South

This is an Appraisal Report as defined by Uniform Standards of Professional Appraisal Practice under Standards Rule 2-2(a). This format provides a summary or description of the appraisal process, subject and market data and valuation analyses. Supporting documentation concerning the data, reasoning, and analyses is retained in the appraiser's file. The depth of discussion contained in this report is specific to the needs of the client and for the intended use stated below. The appraiser is not responsible for unauthorized use of this report.

Client: Christopher Coad
Director of Business Services
Brecksville-Broadview Heights City School District
6638 Mill Road
Brecksville, Ohio 44141

Appraiser: Douglas J. Firca, MAI
Buckholz, Caldwell Commercial Appraisals
377B Lear Road, Suite 171
Avon Lake, Ohio 44012

Subject W. Mill Road
Broadview Heights, Ohio 44147
PPN(s): 582-10-001 & 582-11-016

PURPOSE OF THE APPRAISAL

The purpose of this report is to provide the client with an opinion of the:

- Current "As Is" opinion of market value of the Fee Simple interest of the subject property as of June 17, 2021.

INTENDED USE & USER OF THE REPORT

The intended use of this report is to assist Christopher Coad, the client, for financial planning purposes and the intended user(s) include the client. No other use or users are intended. The appraiser is not responsible for unauthorized uses of this report and will be rendered invalid if separated from the Letter of Transmittal.

EFFECTIVE DATE & DATE OF THE REPORT

All opinions of value and final reconciliation are only valid as of the effective date of this report, which is June 17, 2021. The subject property was photographed on June 17, 2021. The date of the report in which the report was prepared is July 31, 2021.

CERTIFICATION OF APPRAISAL

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, extraordinary assumptions and hypothetical conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property, which is the subject of this report, and no personal interest with respect to the parties involved.
- I have not performed any prior services regarding the subject within the previous three years of the appraisal date.
- I have no bias with respect to the property, which is the subject of this report, or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics & Standards of Professional Appraisal Practice of the Appraisal Institute, which include the Uniform Standards of Professional Appraisal Practice.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- The subject consists of vacant land and the site was visually observed and photographed. Of the undersigned, Douglas J. Firca, MAI visually observed the subject property on the effective date of this report.
- No one other than the undersigned provided significant real property appraisal assistance to the person(s) signing this certification.

CERTIFICATION OF APPRAISAL

- As of the date of this report, Douglas J. Firca, MAI has completed the continuing education program for Designated Members of the Appraisal Institute.
- As of the date of this report, Douglas J. Firca, MAI has completed the continuing education requirements of the State of Ohio.

Date of the Report: July 31, 2021



Douglas J. Firca, MAI
Buckholz, Caldwell Commercial Appraisals
Certified General Real Estate Appraiser
Ohio License: 2005003714

GENERAL ASSUMPTIONS

This report is subject to the following general assumptions:

- The appraiser assumes no responsibility for the legal description(s) provided or for other matters pertaining to legal and/or title considerations. The legal description used in this report is assumed to be correct, but may not necessarily have been confirmed by survey. Unless otherwise informed, this report assumes the title is clean and marketable as of the effective date of this report.
- Unless informed otherwise, the appraiser assumes the subject is free and clear of any and all liens and/or encumbrances.
- Responsible ownership and competent property management are assumed.
- Information received, identified or provided by others and/or data sources are assumed to be reliable, but the appraiser assumes no responsibility for its accuracy. All information obtained is believed to be accurate. The appraiser cannot warrant and is not responsible for any inaccuracies that may or may not affect the opinion(s) of value.
- All maps, exhibits, surveys and applicable studies are assumed to be accurate, are included to help the reader visualize the property and are intended for reference only.
- It is assumed there are no hidden or unapparent conditions of the subject that may or may not affect value. The appraiser assumes no responsibility for costs associated with the detection and/or remedies of said conditions. Such conditions include, but are not limited to presence of hazardous substances/site contamination, presence of submerged items (whether intact or leaking), presence of wetlands, insufficient soil load bearing capacity, restricted air rights, adverse easements/encroachments, mines, wells, pending eminent domain plans and other miscellaneous conditions that may or may not affect value. This list may be extended at the appraiser's discretion.
- This report assumes the subject conforms to all applicable zoning and use regulations/restrictions and all applicable building codes. Any variance found will be disclosed in the report.
- The appraiser assumes all building improvements are legally located on the subject parcels and do not illegally encroach/trespass on an adjacent lot with different ownership.
- It is assumed all improvements have the necessary licenses, certificates of occupancy, easements and permits as of the effective date of this report.

GENERAL ASSUMPTIONS

- Any applicable forecasts, projections and/or operating estimates are predicated upon current market conditions as of the effective date of this report. They are estimated based on anticipated short-term supply and demand factors and a stable economy that is assumed to continue into the future. All forecasts, projections and/or operating estimates are subject to change along with future conditions.
- Unless otherwise stated, this report and all opinions of values assume there are no hazardous materials or other environmental conditions adversely affecting the property as of the effective date of this report. If hazardous conditions are known, they will be discussed in detail in the report. The appraiser is not skilled at detecting these materials and assumes no responsibility for the presence of potentially hazardous materials including, but not limited to asbestos, lead paint, subsurface hydrocarbons or other hazardous materials that may or may not be present, any test that may be required to detect their presence and/or any remediation costs to properly dispose of such materials. It is assumed that there is full compliance with all applicable federal, state, and local environmental regulations and laws unless otherwise stated in this report. If any of this is a concern to any of the parties involved, a formal inspection conducted by an expert in the appropriate field is recommended.
- Should any hazardous materials, environmental conditions and/or soil conditions exist that may or may not require remediation, the appraiser reserves the right to reconsider all opinions of value.
- Unless otherwise stated in this report, the subject property is appraised without a specific compliance survey having been conducted to determine if the property is or is not in conformance with the requirements of the Americans with Disabilities Act. The presence of architectural and communications barriers that are structural in nature that would restrict access by disabled individuals may adversely affect the property's value, marketability, or utility.
- Any proposed construction and/or renovations are assumed to be completed within a reasonable time period (six months to one year \pm) and are assumed to be completed to those specifications, plans and/or cost estimates provided. All plans/cost estimates provided, if applicable, are assumed to be of typical quality deemed to be reasonable. In addition, all new construction or renovations are assumed to conform to all applicable building codes and zoning ordinances.
- In the event of loss and/or damage resulting from any cause this report and all opinions of value assume all government entities will allow the improvements to be reconstructed, renovated and/or repaired.
- Should the appraiser be provided with detailed information regarding the presence of a hidden or unapparent condition that affects value, such information will be disclosed in the report. Regardless of the information provided, the appraiser reserves the right to invoke a hypothetical condition and/or an extraordinary assumption for the purposes of this report. If this is unacceptable by the client, this report may be rendered invalid at the appraiser's discretion.

LIMITING CONDITIONS

This report is subject to the following limiting conditions:

- The distribution, if any, of the total valuation in this report between land and improvements applies only under the stated program of utilization. The separate allocations for land and buildings must not be used in conjunction with any other appraisal and are invalid if so used.
- The liability of Buckholz, Caldwell Commercial Appraisals, its employees and agents are limited only to the client who is paying the fee and to the amount of the fee actually received. The acceptance and use of this report is the acceptance of all terms and conditions. Buckholz, Caldwell Commercial Appraisals has no accountability, obligation and/or liability to any third party. It is the client's responsibility to sufficiently inform any third party of all limiting conditions and assumptions. The appraiser and the appraisal firm are not responsible for costs to discover and/or correct physical, financial and/or legal deficiencies of the property under appraisal. The Client agrees by acceptance of this report that any lawsuit brought by the lender, partner, tenant or any other party that any settlement or award of any type regardless of the outcome, the Client and all parties completely hold harmless this firm and its employees and agents. Possession of this report, or a copy thereof, does not carry with it the right of publication and anyone who uses this report without the preparer's written consent does so at its/his/her/their own risk.
- The appraiser is not required to provide additional consultation or testimony or appear in court with reference to the subject in question unless arrangements and fees have been agreed upon.
- Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraiser, or the firm with which the appraiser is connected) shall be disseminated to the public through advertising, public relations, new sales, or other media without prior written consent and approval of the appraiser.
- All opinions of value in this report apply to the subject in its entirety and any proration or division of the opinion of value into fractional interests will render this report invalid unless the proration or division has been indicated in said report.
- The appraiser is not responsible for any unauthorized use of this report. In addition, the report is considered invalid should the Letter of Transmittal not accompany this report. The final opinion of value is based on market conditions and other factors as of the effective date.
- This report has been developed based on information provided as of the effective date of this report. Should additional information be provided that differs from any of the appraiser's assumptions, this report may be rendered invalid at the appraiser's discretion. Should this report/final opinion of value be rendered invalid at the appraiser's discretion, the terms in the engagement letter, including all fees are still valid for the work completed.

LIMITING CONDITIONS

- The client is responsible for providing the appraiser with a title report detailing all easements, restrictions and/or encroachments. Should documentation regarding easements, restriction and/or encroachments not be provided, the appraiser is not responsible for any regulation and/or restriction that may or may not affect market value. Similarly, the appraiser assumes the subject does not have any pending eminent domain plans as of the effective date of this report unless written documentation is provided indicating otherwise.
- The appraiser has not provided a skill that is beyond his qualifications. The reader is advised that the appraiser is not a building inspector, engineer, geologist or skilled in another specific/specialized field. Should any of the parties involved be concerned with potential environmental contamination, submerged tanks (whether intact or leaking), wetlands, adverse easements/encroachments and/or the structural, mechanical or electrical integrity of any building improvement(s) and/or site, a certified professional in the appropriate skill category is recommended. Should written documentation not be provided for conditions that are not readily apparent, the appraiser is not responsible for any positive or negative ramifications that may or may not exist.
- Any mention of the word “inspection” is used in the context of skills within the appraiser’s qualifications. This should not be confused with professional “inspections” provided by certified professionals in their respected fields.
- Any opinions of value provided in the report apply to the entire property, and any proration or division of the total into fractional interests will invalidate the opinion of value, unless such proration or division of interest has been set forth in this report.
- This report and all opinions of value are based on the subject property and all location influences (regardless of the scale of location) solely as of the effective date of this report. Unforeseen circumstances and events can alter the opinions of value, which may be rendered invalid should there be an unforeseen impact to local real estate markets.
- The Americans with Disabilities Act (ADA) became effective January 26, 1992. The appraiser has not made a specific compliance survey or analysis of the property to determine whether or not it is in conformity with the various detailed requirements of ADA. It is possible a compliance survey of the property and a detailed analysis of the requirements of the ADA would reveal the property is not in compliance with one or more of the requirements of the act. If so, this fact could have a negative impact upon the value of the property under appraisal. Since the appraiser has no direct evidence relating to this issue, possible noncompliance with the requirements of ADA was not considered in estimating the value of the subject.

PRIVACY STATEMENT

Information we collect:

We collect and use information we believe is necessary to provide you with our appraisal services. We may collect and maintain several types of personal information needed for this purpose including, but not limited to:

- Information we receive from you on applications, letters of engagement, forms found on our website, correspondence, or conversations, including, but not limited to, your name, address, phone number, social security number, date of birth, bank records, salary information, the income and expenses associated with the subject property, the sale price of the subject property and the details of any financing on the subject property;
- Information about your transactions with us, our affiliates or others, including, but not limited to, payments history, parties to transactions and other financial information;
- Information we receive from a consumer-reporting agency such as a credit history.

Information we disclose:

Except as described below, we do not share nonpublic personal information. We will not rent, sell, trade or otherwise release or disclose any personal information about you. We will not disclose consumer information to any third party for use in telemarketing, direct mail or other marketing purposes.

We limit the sharing of nonpublic personal information about you with financial or non-financial companies, including companies affiliated with us and other third parties to the following:

- We may share information when it is necessary or required to process a loan or other financial transaction;
- We may share information when it is required or permitted by law, such as to protect you against fraud or in response to a subpoena;
- We may disclose some or all of the information described above with:
 - Companies that perform marketing services on our behalf; or
 - Other financial institutions for the limited purpose of jointly offering, endorsing or sponsoring a financial product or service.

SCOPE OF WORK

According to the Uniform Standards of Professional Appraisal Practice, it is the appraiser's responsibility to develop and report a scope of work that results in credible results that are appropriate for the appraisal problem and intended user(s). The following steps were discussed with the client and were deemed acceptable to all parties.

- This is an Appraisal Report as defined by Uniform Standards of Professional Appraisal Practice under Standards Rule 2-2(a). This format provides a summary or description of the appraisal process, subject and market data and valuation analyses.
- The subject has been identified by the legal description and the assessors' parcel number.
- The appraiser will develop an Appraisal Report adhering to USPAP regulations and will include the following: regional and neighborhood analyses, subject photographs, site description, location, flood and plat maps, zoning classifications, tax information, highest and best use analysis and other relevant information. The appraiser is not responsible for delinquent taxes and/or liens that may or may not be reported. This report will also include all applicable approaches or those approaches specifically requested by the client. All relevant information not included in this report is retained in the appraiser's file.
- The subject consists of vacant land and the site was visually observed and photographed. This only applies to the real property and does not include personal property. The appraiser's observation is limited to those things readily observable without the use of special testing equipment. Therefore, the appraiser is not responsible for any and all items, aspects and/or conditions that the appraiser is not skilled to detect.
- Collected information about the subject property (from the subject property owner and/or their representatives) and relevant market data from the surrounding market area.
- An as vacant highest and best use analysis for the subject has been developed. Physically possible, legally permissible and financially feasible uses were considered and the maximally productive use was concluded.
- Researched applicable comparable data from professional and public data sources deemed reliable including, but not limited to county records, CoStar, LoopNet, Multiple Listing Service (MLS), RealtyRates.com and/or Marshall Valuation Service. Additional steps were then taken to confirm the data with a knowledgeable source including, but not limited to the buyer(s), seller(s), brokers, realtors, leasing agents, etc.

SCOPE OF WORK

- Reconciled the indication(s) of value into final conclusion(s) as of the effective date of this report.
- The appraiser has not provided a skill that is beyond his qualifications. The reader is advised that the appraiser is not a building inspector, engineer, geologist or skilled in another specific/specialized field. Should any of the parties involved be concerned with potential environmental contamination, submerged tanks (whether intact or leaking), wetlands, adverse easements/encroachments and/or the structural, mechanical or electrical integrity of any building improvement(s) and/or site, a certified professional in the appropriate skill category is recommended. Should written documentation not be provided for conditions that are not readily apparent, the appraiser is not responsible for any positive or negative ramifications that may or may not exist.
- The following approaches to value were considered.
 - **Sales Comparison Approach:** The Sales Comparison Approach was considered and was developed because there is adequate data to develop an opinion of value and this approach reflects market behavior for this property type.
 - **Cost Approach:** The Cost Approach was considered and was not developed because the subject consists of vacant land as of the effective date of this report.
 - **Income Capitalization Approach:** An income approach was considered and was not developed because the subject consists of vacant land as of the effective date of this report.

EXTRAORDINARY ASSUMPTIONS

Extraordinary assumption is defined as “An assumption, directly related to a specific assignment, as of the effective date of the assignment results, which, if found to be false, could alter the appraiser’s opinion or conclusions. Comment: Extraordinary assumptions presume as fact otherwise uncertain information about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis.

- Given the surrounding uses in the subject's immediate area and current ownership, this report and all opinions of value are based on the extraordinary assumption the acreage located in the D-1, Community District will receive zoning approval for single-family residential development as of the effective date of this report.

HYPOTHETICAL CONDITIONS

Hypothetical condition is defined as “1. A condition that is presumed to be true when it is known to be false. (SVP) 2. A condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis. Comment: Hypothetical conditions are contrary to known facts about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis. (USPAP, 2016-2017 ed.)”¹

- There are no hypothetical conditions for this appraisal.

Reliance on General Assumptions, Extraordinary Assumptions and/or Hypothetical Conditions may impact assignment results.

¹ The Dictionary of Real Estate, 6th Edition, Appraisal Institute, Chicago, IL, 2015, p. 113

PROPERTY RIGHTS APPRAISED

The two most common property rights appraised include:

Fee Simple: *“Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.”*²

Leased Fee: *“The ownership interest held by the lessor, which includes the right to receive the contract rent specified in the lease plus the reversionary right when the lease expires.”*³ Short-term leases, typically one-year or less, with similar renewal periods at market rents results in a leased fee interest that is similar to the fee simple interest.

For purposes of this report, the final opinion of value is based on the Fee Simple interest of the subject property as of the effective date of this report.

DEFINITION OF MARKET VALUE

Market Value is defined by the Appraisal Institute as:

“The most probable price that a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised, and acting in what they consider their best interests;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.”⁴

² The Dictionary of Real Estate Appraisal, 6th Edition, Appraisal Institute, Chicago, Illinois, 2015, p. 90.

³ The Dictionary of Real Estate Appraisal, 6th Edition, Appraisal Institute, Chicago, Illinois, 2015, p. 128.

⁴ The Dictionary of Real Estate Appraisal, 6th Edition, Appraisal Institute, Chicago, IL 2015, p. 142.

MARKETING & EXPOSURE TIME

Marketing time is defined by the Appraisal Institute as:

“An opinion of the amount of time it might take to sell a real or personal property interest at the concluded market value level during the period immediately after the effective date of an appraisal. Marketing time differs from exposure time, which is always presumed to precede the effective date of an appraisal.”⁵

Based on the subject’s physical characteristics, current supply and demand for competing properties, current economic trends, etc., a projected marketing time of 6-12± months is considered reasonable.

Exposure time is defined by the Appraisal Institute as:

1. The time a property remains on the market.

2. [The] estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal.⁶

Based on the subject’s physical characteristics, current supply and demand for competing properties, current economic trends, etc., a projected exposure time of 6-12± months is considered reasonable.

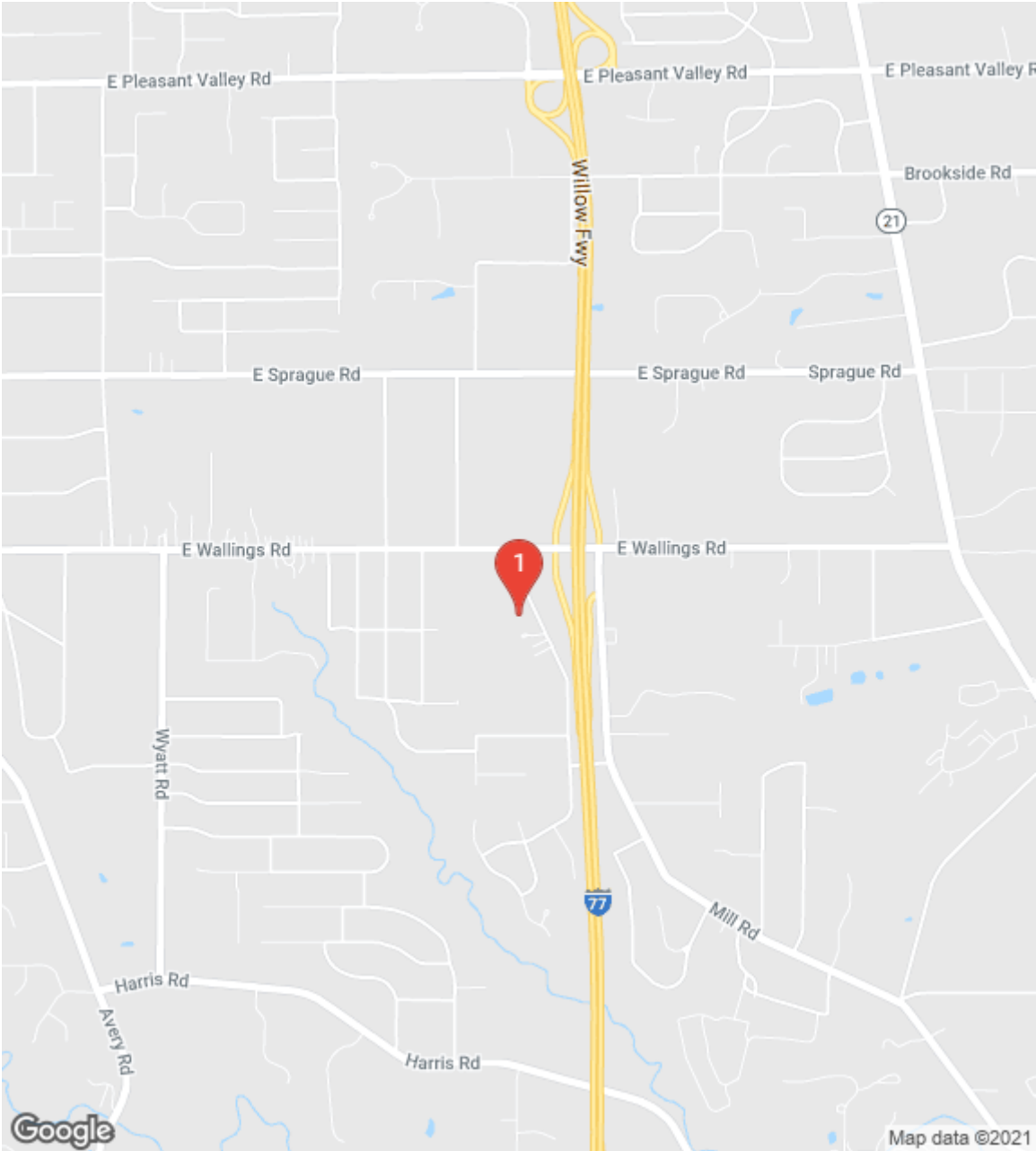
IDENTIFICATION OF THE REAL ESTATE

The subject is located on the west side of W. Mill Road, four parcels south of E. Wallings Road. The site has frontage along W. Mill Road and E. Wallings Road. As of the effective date of this report the subject is owned by Board of Education Brecksville School District, is located at W. Mill Road, Broadview Heights, Ohio 44147 and includes parcel number(s) 582-10-001 & 582-11-016. The subject site consists of 26.6240 gross acres or 1,159,742 gross square feet and has a net usable area of 26.2577 acres, or 1,143,786 square feet, net of existing right-of-way and any additional deductions when applicable.

⁵ The Dictionary of Real Estate Appraisal, 6th Edition, Appraisal Institute, Chicago, IL 2015, p. 140.

⁶ The Dictionary of Real Estate Appraisal, 6th Edition, Appraisal Institute, Chicago, IL 2015, p. 83.

LOCATION MAP



HISTORY OF OWNERSHIP

There have been no relevant transfers of the subject within the past five years and the subject is not currently listed for sale as of the effective date of this report.

ASSESSED VALUE & TAXES

The following tables summarize the subject's assessed and market values and taxes and special assessments as reported by the Cuyahoga County Auditor's Office.

Auditors Assessed & Market Values						
Tax ID	Land (Market)	Improvements (Market)	Total Market Value	Land (Assessed)	Improvements (Assessed)	Total Assessed Value
582-10-001	\$903,400	\$0	\$903,400	\$0	\$0	\$0
582-11-016	\$2,130,700	\$0	\$2,130,700	\$0	\$0	\$0
Totals	\$3,034,100	\$0	\$3,034,100	\$0	\$0	\$0

Notes:

Taxes & Special Assessments			
Tax ID	Taxes	Special Assessments	Delinquent Taxes
582-10-001	\$0.00	\$0.00	\$0.00
582-11-016	\$0.00	\$0.00	\$0.00
Totals	\$0.00	\$0.00	\$0.00

Notes:

The subject has a tax exempt status as of the effective date of this report. In addition, the auditor's opinion of market value of the subject is not consistent with the market data analyzed in the applicable approaches to value and is given no consideration in the final reconciled opinion of market value.

MARKET & NEIGHBORHOOD ANALYSIS

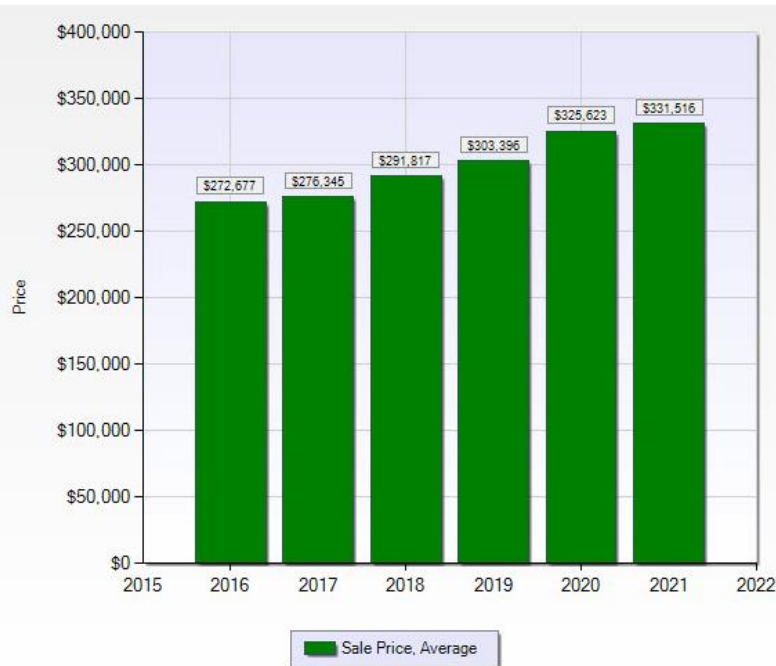
Located 15± miles south of downtown Cleveland, the City of Broadview Heights has been one of the most stable communities in northeast Ohio for the past several decades with significant population growth since 2000. The community is well placed and served by major highways, employment centers, increasing residential values and highly ranked school systems. While there have been notable declines in Cuyahoga County over the past few decades, most of the declines have occurred in the City of Cleveland, which experienced a decline of 30.9% between 1980 and 2010. Unlike Cuyahoga County, Broadview Heights has been consistently growing with a relatively stable forecasted growth. The following population trends have been provided by the U.S. Census Bureau.

U.S. Census Bureau Population & Projections				
	Cuyahoga County	% Change	Broadview Heights	% Change
1980 Census	1,498,400	n/a	10,909	n/a
1990 Census	1,412,140	-5.8%	12,219	12.0%
2000 Census	1,393,987	-1.3%	15,967	30.7%
2010 Census	1,280,122	-8.2%	19,400	21.5%
2019 Projections	1,248,514	-2.5%	19,102	-1.5%

*Source: U.S. Census Bureau

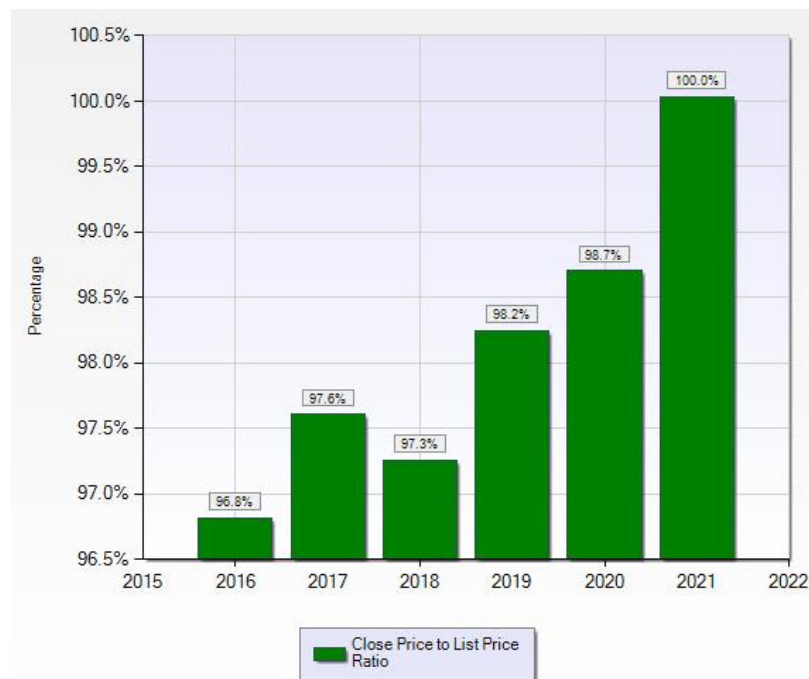
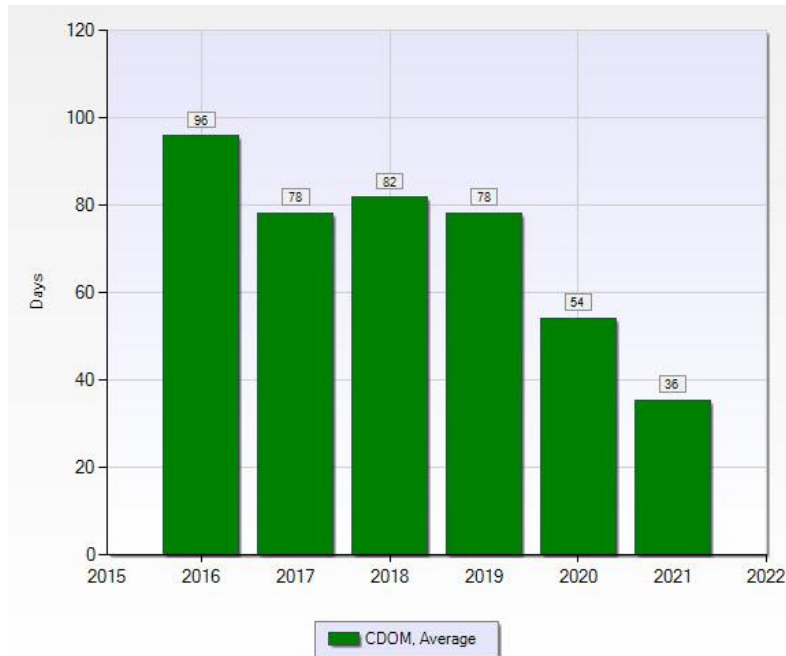
Residential Market

The residential housing market has experienced significant gains over the past 12 months. The gains are attributed to multiple factors including, but not limited to historically low interest rates, continued consumer optimism and limited supply of listings. In addition, a part of the increase is attributed to stagnant values during the beginning months of the pandemic during mandated closures, job losses and stay-at-home orders. The following graph has been provided by the Multiple Listing Service (MLS) and summarizes average sale prices in Broadview Heights over the past five years.



MARKET & NEIGHBORHOOD ANALYSIS

Indicated in the graph above, the annual change in average sale price significantly increased in 2021 attributed to limited supply of new listings, historically low interest rates and a significant number of multiple offers on listings resulting in many houses selling for above list price. With increased demand for a limited supply of available houses, cumulative days on market experienced significant declines. The following graphs summarize the 5-year average days on market for single-family houses in Broadview Heights along with average sale to list price ratios.



MARKET & NEIGHBORHOOD ANALYSIS

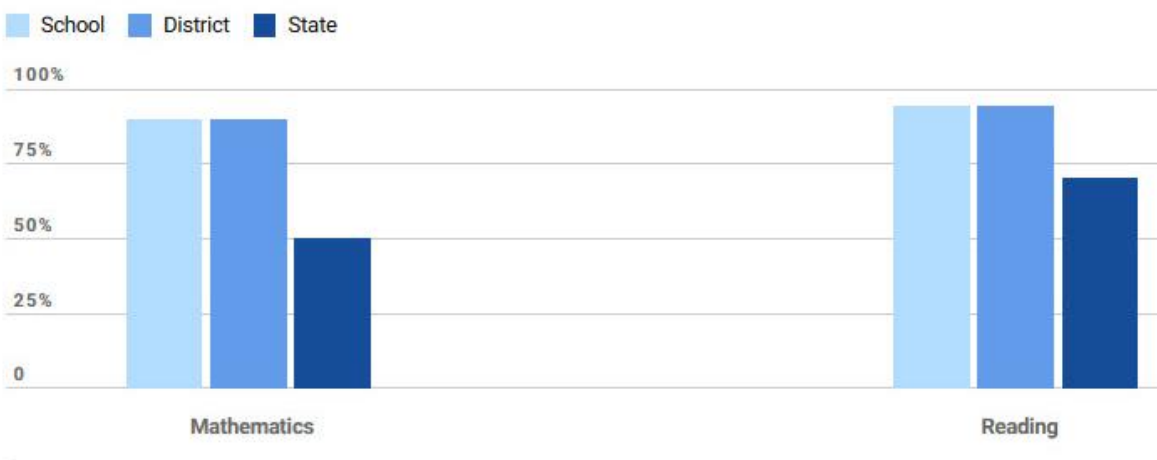
The reader is advised, all statistical trends are as of the effective date of this report. While the Federal Reserve does not directly set interest rates, but rather short-term rates, they can still have an indirect influence on mortgage rates. Based on the recent Federal Open Market Committee (FOMC) meeting, the federal funds rate is projected to remain relatively flat through 2021.

While the Federal Reserve sets short-term interest rates, mortgage rates are considered long-term interest rates and are tied to the bond market. Financial analysts are forecasting slightly higher mortgage rates as long as a strong rebound continues along with increased inflation. Mortgage rates are largely tied to the economy. With slower growth expected in 2022, mortgage rates are forecasted to be in the 3.0% to 3.5% range. Even with the modest increases, mortgage rates are still low. While the increasing rates may not reduce housing prices, they may reduce demand and will increase values at a slower pace relative to late 2020 and first half of 2021.

School District

The Brecksville-Broadview Heights City School District includes the entire City of Brecksville, the majority of Broadview Heights, including the subject's immediate location, and portions of North Royalton. As of the effective date of this report, the school district has one high-school, one middle school and three elementary schools with enrollment of about 4,000± students. Routinely considered as one of the top suburban school districts, the district was ranked 14th in the state in 2018 and the middle school was named a 2018 National Blue Ribbon School by the U.S. Department of Education.

Based on U.S. News High School Ranking, Brecksville-Broadview Heights High School is ranked 18th in the state and 5th within Cleveland, Ohio Metro Area High Schools. In terms of reading and mathematics, the Brecksville-Broadview Heights High School reported the following proficiencies.



In summary, the City of Broadview Heights has both population and economic growth, is in close proximity to major employment centers and has a highly ranked school system. Despite the atypical housing market in late 2020 and first half of 2021, housing values were consistently increasing over the past several years. With forecasted increases in mortgage rates, demand may be reduced, but values are expected to continue to increase at a more sustainable pace.

AERIAL/PLAT MAP



SITE DESCRIPTION

The subject is located on the west side of W. Mill Road, four parcels south of E. Wallings Road. The site has frontage along W. Mill Road and E. Wallings Road. The physical characteristics of the subject site are summarized below.

Parcel Number(s):	582-10-001	582-11-016
Land size:		
Gross lot size:	26.6240 acres	1,159,742 square feet
<u>P.R.O. (right-of-way):</u>	<u>0.3663 acres</u>	<u>15,956 square feet</u>
Net lot size:	26.2577 acres	1,143,786 square feet
Site Configuration:	Interior	
Zoning:	A-1, Single-Family & D-1, Community	
School District:	Brecksville-Broadview Hts.	
Utilities:	Public water	Electricity
	Public sewers	Natural gas
Site Improvements:	Site improvements include densely wooded natural growth.	
Shape:	The site is mostly rectangular in shape	
Road Frontage:	W. Mill Road:	531 feet
	E. Wallings Road:	44 feet
Depth:	1,134 feet	
Topography:	The subject is moderately sloping south from Wallings Road and has predominantly level topography at street grade along Mill Road.	
Flood Zone:	The subject is located in an area mapped by the Federal Emergency Management Agency (FEMA). The subject is located in flood zone X, which is not classified as an adverse flood hazard area.	
FEMA panel number & date:	39035C0309E	December 3, 2010
Environmental Issues:	As of the effective date of this report there are no known adverse environmental conditions on the subject site.	
Easements/Encumbrances:	There are no known encumbrances and the subject has typical utility easements similar to other properties in the subject's immediate neighborhood.	

ZONING

The following information has been confirmed with the city ordinance.

Property type: Vacant residential land
Zoning: A-1, Single-Family & D-1, Community

Category	A-1, Single-Family
Minimum lot size:	30,000 square feet
Minimum gross floor area:	1,500 square feet for a house with a basement 1,600 square feet for a house without a basement
Minimum frontage:	125 feet
Front setback:	50 feet
Max. building height:	35 feet

Category	D-1, Community
Minimum lot size:	Varies by use
Front setback:	75 feet when adjacent to any residential district
Side setback:	100 feet or two times the building height, whichever is greater.
Rear setback:	100 feet or two times the building height, whichever is greater.
Max. building height:	40 feet, or 3 floors

The table above provides a brief summary of the zoning criteria and is not a complete list as some criteria may be contingent on property use. The appraiser's interpretation of the subject's zoning is not to be considered an exact compliance study, but rather is considered reasonable for the scope of this assignment.

Non-conforming uses

It is not uncommon for building improvements to predate current zoning ordinances. While this classification results in a legal non-conforming use status, there may be limitations should the building improvements become damaged or should ownership want to expand/alter the building. This is contingent on local laws, which often differ from city to city. Extended periods of vacancy, damage to the building above a predetermined percentage of market value and/or improvements that extend the economic life of a non-conforming use are just a few examples of circumstances considered by each city and only consists of a partial list. Because non-conforming properties routinely transfer, legal non-conformities typically have little impact on value. Since zoning is a legal consideration, should this be a concern for any of the parties involved a formal study provided by the building department and legal representation is recommended.

ZONING MAP



Zoning Code

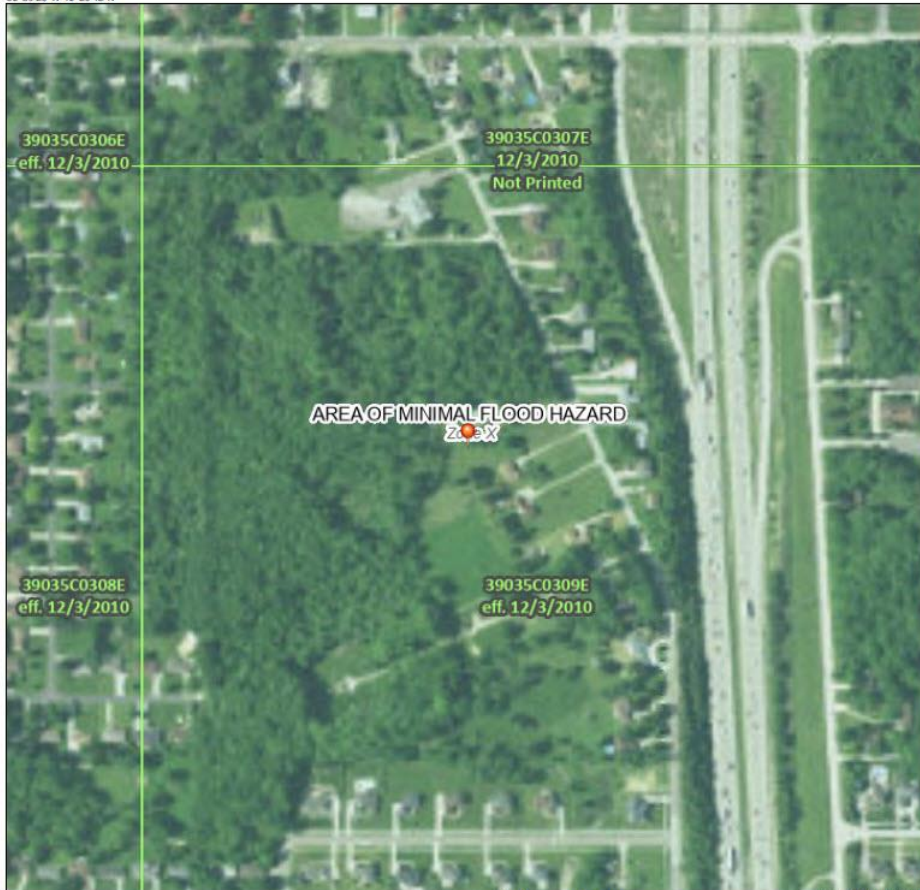
- A-1 Single Family Dwelling
- A-2 Two Family Dwelling
- B-1 Cluster Housing
- B-2 Multi Family Housing
- B-3 Rural Residential
- B-5 Senior Citizen
- C-1 Commercial - Local Retail
- C-2 Commercial - General
- C-3 Office Space
- g Center
- C-5 Interstate Highway Shopping Ctr District
- C-6 Corridor Conversion District
- D-1 Community
- E-1 Office - Laboratory
- E-2 Light Industrial
- SPDA Special Planning District Zone A
- SPDB Special Planning District Zone B

FLOOD MAP

National Flood Hazard Layer FIRMette



81°39'28"W 41°20'42"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE) Zone X, V, AE, AP
- With BFE or Depth Zone AE, AO, AH, VE, AR
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee. See Notes, Zone X
- Area with Flood Risk due to Levee Zone D

OTHER AREAS

- NO SCREEN Area of Minimal Flood Hazard Zone X
- Effective LOMRs
- Area of Undetermined Flood Hazard Zone D

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES

- Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS

- Digital Data Available
- No Digital Data Available
- Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 7/30/2021 at 11:03 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

HIGHEST & BEST USE

Highest and best use is defined by the Appraisal Institute as:

“The reasonably probable use of property that results in the highest value. The four criteria that the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity.”⁷

Highest & Best Use Analysis – As Vacant

Legally Permissible:

The subject is located on the west side of W. Mill Road, four parcels south of E. Wallings Road. The site has frontage along W. Mill Road and E. Wallings Road. The subject is located in A-1, Single-Family & D-1, Community Districts in which a few legally permissible uses include, but are not limited to, single-family residential dwellings, government buildings, libraries, museums and religious facilities. Given the surrounding residential uses and current ownership, the areas located in the D-1 Community District have a high probability of zoning change or approved variance allowing residential development. All other uses including conditional uses must first be approved by the Planning Commission and/or the Zoning Board of Appeals. Based on the earlier discussion of zoning requirements, it appears the subject is legally conforming as of the effective date of this report.

Physically Possible:

Physical possibility considers multiple factors including size, shape, topography, frontage, depth, access and availability of utilities and is based on all general assumptions and limiting conditions specified earlier in this report. The subject consists of 26.6240 gross acres or 1,159,742 gross square feet, has about 531 feet of frontage along W. Mill Road and 44 feet of frontage along E. Wallings Road. The site has a depth of 1,134 about feet. The subject has a net usable size of 26.2577 acres, or 1,143,786 square feet, net of existing right-of-way and any additional deductions when applicable. All sizes and dimensions have been confirmed with public records, legal descriptions and/or plat maps and are assumed to be accurate. The site is mostly rectangular in shape and has access to the following utilities:

- Public water
- Public sewers
- Electricity
- Natural gas

All of the available utilities are assumed to have sufficient capacity to support the subject’s highest and best use. There are no known encumbrances and the subject has typical utility easements similar to other properties in the subject’s immediate neighborhood. As of the effective date of this report there are no known adverse environmental conditions on the subject site. The subject is moderately sloping south from Wallings Road and has predominantly level topography at street grade along Mill Road. It appears the subject has adequate physical and legal access and has few physical limitations restricting development of a legally permissible use.

⁷ The Dictionary of Real Estate Appraisal, 6th Edition, Appraisal Institute, Chicago, IL 2015, p. 109.

HIGHEST & BEST USE ANALYSIS – AS VACANT

Financial Feasibility:

This step of highest and best use analysis identifies whether there is sufficient entrepreneurial incentive for new construction of a legally permissible use. The use must provide a profit above the cost of purchasing the land and construction of the building and site improvements and should be commensurate with the risk involved.

As previously discussed in the Market & Neighborhood Analysis section of this report, the City of Broadview Heights has experienced population and economic growth, increasing residential values, strong school systems and is in close proximity to major highways and employment centers. Adjacent to a religious facility to the north, the remaining surrounding uses are single-family residential houses. Broadview Heights has an average single-family house value in excess of \$330,000+ and there is an active single-family house listing on W. Mill Road for \$425,000. There has also been a recent sale of a single-family house on E. Wallings Road for \$385,000. Despite the forecasted increases in interest rates, Broadview Heights is anticipated to maintain sustainable growth and increasing values. In addition, the appraiser researched land sales of comparable size since 2010 and there have been few transfers or acreage suitable for subdivision development. Scarcity of available acreage suitable for subdivision development in Broadview Heights helps stabilize values for the subject, as vacant.

Based on data provided by the Multiple Listing Service (MLS), there were 28 sales of single-family houses in Broadview Heights in June of 2021. As of July 31, 2021, there are 31 active residential listings indicating a 1-month supply of houses on the market, which is considered to be a shortage of available properties. With historically low interest rates and increasing residential values, including multiple years prior to the pandemic, new residential construction appears to be financially feasible. This is consistent with new construction trends in Avon, which is similar to Broadview Heights in terms of population and economic growth, single-family residential values, strong school system and low real estate tax rates.

Maximally Productive:

The maximally productive use of the subject, as vacant, as of the effective date of this report is for single-family residential development. This is supported by the data analyzed in the Market & Neighborhood Analysis section of this report and the limited supply of single-family residential listings as of the effective date of this report.

Highest & Best Use Conclusion

Based on the above analysis, the highest and best use of the subject, as vacant, as of the effective date of this report is for single-family residential development.

APPROACHES TO VALUE

All opinions of value are derived through the development of three approaches to value when applicable. These methods are referred to as the Cost Approach, the Sales Comparison Approach, and the Income Capitalization Approach. The concept of each of these approaches is outlined as follows.

- Sales Comparison Approach: The opinion of value developed in this approach by analyzing properties, which have sold and are similar to the subject of this report. Adjustments made to the sale's price to account for differences in location, physical features and other factors will result in an indicated value from each sale. These indications of value are the basis of this approach.

The Sales Comparison Approach was considered and was developed because there is adequate data to develop an opinion of value and this approach reflects market behavior for this property type.

- Cost Approach: The opinion of value developed in this approach is formulated by estimating the cost-new of all improvements, as of the effective date of the appraisal, and by subtracting from that amount, accrued depreciation for all causes. The difference is the depreciated value of the improvements which when added to the land value, yields an opinion of fee simple value of the subject in its entirety. Adjustments are then made to reflect leased fee or leasehold value when applicable.

The Cost Approach was considered and was not developed because the subject consists of vacant land as of the effective date of this report.

- Income Approach: This technique is based upon the estimation of net income that the subject can generate after having satisfied the expenses typical for this type of property. The amount of net income is converted to an opinion of value when it is divided by an interest rate, which represents the rate of return that investors expect from properties with the subject's investment characteristics. The means of converting income to value is the capitalization process, which is the basis of this approach.

The Income Capitalization Approach was considered and was not developed because the subject consists of vacant land as of the effective date of this report.

TYPES OF ADJUSTMENTS

There are multiple types of adjustments when comparing comparable sales, rents and capitalization rates. Matched pair analysis is a premise that two properties are similar with few exceptions, which can then be quantified. This theory lacks practicality in markets with a limited number of sales, unique properties or when data is considered confidential, is not made public or cannot be confirmed. Real estate investments have a significant number of factors that go well beyond physical differences of the properties themselves and include, but are not limited to motivation of purchase, financing, return on investment and equity requirements, tax implications, lease structures, non-realty components, etc.; most of which are not considered public information and vary among investors. Recognizing this, the Appraisal Institute identifies different types of adjustments.

Quantitative adjustments

Quantitative adjustments are derived using mathematical and statistical modeling based on market data. A few techniques include:

- Data analysis
- Statistical analysis
- Cost-related adjustments

Qualitative adjustments

Qualitative adjustments are made after quantitative adjustments and are applied to those factors that cannot be statistically measured. Sufficient market data is not often available to statistically support a mathematically derived adjustment. Therefore, appraisers apply reasonable and logical analysis to those elements of comparison in which there is imperfect or inconsistent information.

“Qualitative analysis recognizes the inefficiencies of real estate markets and the difficulty in expressing adjustments with mathematical precision. It is essential, therefore, that the appraiser explain the analytical process and logic applied in reconciling the value indications using qualitative analysis techniques such as:”⁸

- Trend analysis
- Relative comparison analysis
- Ranking analysis

Both types of adjustments reflect the actions of local market participants and are necessary due to the inefficiencies of real estate markets.

⁸ The Appraisal of Real Estate, 14th Edition, 2010, Appraisal Institute, Chicago, IL, p. 403

SALES COMPARISON APPROACH

“In the sales comparison approach, the appraiser develops an opinion of value by analyzing closed sales, listings, or pending sales of properties that are similar to the subject property. The comparative techniques of analysis applied in the sales comparison approach are fundamental to the valuation process. Market rent, expenses, land value, cost, depreciation, and other value parameters may be derived in the other approaches to value using comparative techniques. Similarly, in applying the sales comparison approach appraisers often analyze conclusions derived in the other approaches to determine the adjustments to be made to the sale prices of comparable properties.

In the sales comparison approach, an opinion of market value is developed by comparing properties similar to the subject property that have recently sold, are listed for sale, or are under contract (i.e., for which purchase offers and a deposit have been recently submitted). A major premise of the sales comparison approach is that an opinion of the market value of a property can be supported by studying the market’s reaction to comparable and competitive properties.

Comparative analysis of properties and transactions focuses on similarities and differences that affect value, called *elements of comparison*, which may include variations in property rights, financing terms, market conditions, and physical characteristics, among others. Appraisers examine market evidence using paired data analysis, trend analysis, statistics, and other techniques to identify which elements of comparison within the data set of comparable sales are responsible for value differences.”⁹

The Sales Comparison Approach was considered and was developed because there is adequate data to develop an opinion of value and this approach reflects market behavior for this property type.

⁹ The Appraisal of Real Estate, 14th Edition, Appraisal Institute, Chicago, IL 2010, p. 377-378.

SALES COMPARISON APPROACH – LAND VALUE

Comparable Sales Map & Sales Sheets

The comparable sales on the following pages have been researched and confirmed with data sources deemed reliable, and when possible, confirmed with a knowledgeable party to the transaction including buyers, sellers or brokers. The following map shows the location of the comparable sales in relation to the subject with the detailed sales sheets to follow.



Land Comparable 1



Transaction

ID	887	Date	2/23/2018
Address	4093 Everett Rd.	Price	\$389,600
City	Richfield	Price Per Net SF	\$0.74
County	Summit	Price Per Net Acre	\$32,119
State	Ohio	Property Rights	Fee simple
Tax ID	50-01451	Financing	Cash
Grantee	KNL Custom Homes, Inc.	Conditions Of Sale	Arm's length
Grantor	John Jr. & Cynthia Constantine	Verification Source	Stouffer Realty, Inc./Broker
Market	Summit County	Sale:List Price	--
Days on Market	--		

Site

Gross Acres	12.1300	Gross SF	528,383
Net Acres	12.1300	Net SF	528,383
Shape	Rectangular	Topography	Level
Utilities	All public	Zoning	R-3, Cluster Residential
Current Use	Residential/Nursery	Interior or Corner	Interior
Highest & Best Use	Residential development	Flood Zone	Zone X, 39153C0085F, 4/19/16
Road Frontage	550	Environmental Issues	None noted
Depth	1,140	Encumbrance or Easement	Surface & utility easements

Comments

Located on the north side of Everett Road, two parcels west of Brecksville Road, the site was improved with a single-family house & nursery at time of sale. The greenhouses were removed prior to the transfer of the property. The property was purchased for cluster home development with 26 proposed cluster homes on a street now identified as Gianni Way. The site had access to all public utilities at time of sale and the existing well was used for the nursery. The seller requested a surface easement for exclusive use of the well at time of sale. All information has been confirmed with the broker and the acreage has been confirmed with the legal description.

Land Comparable 2



Transaction

ID	884	Date	9/6/2018
Address	Brecksville Rd.	Price	\$510,000
City	Richfield	Price Per Net SF	\$0.76
County	Summit	Price Per Net Acre	\$33,082
State	Ohio	Property Rights	Fee simple
Tax ID	50-02893	Financing	Cash
Grantee	Hope Valley Development, LLC	Conditions Of Sale	Arm's length
Grantor	Wesley N. Carter	Verification Source	--
Market	Summit County	Sale:List Price	85.0%
Days on Market	1,174		

Site

Gross Acres	15.4161	Gross SF	671,525
Net Acres	15.4161	Net SF	671,525
Shape	Slightly irregular	Topography	Level
Utilities	All public	Zoning	CHII, Historic Commercial & CD, Conservation District
Current Use	Vacant residential land	Interior or Corner	Interior
Highest & Best Use	Residential development	Flood Zone	Zone X, 39153C0085F, 4/19/16
Road Frontage	769	Environmental Issues	None noted
Depth	815	Encumbrance or Easement	Typical easements

Comments

Located on the west side of Brecksville Road, south of Streetsboro Road, the site consisted of vacant land at time of sale. The frontage is located in the CHII, Historic Commercial zoning district while the area near the western property line is located in the CD, Conservation District. Residential uses are considered legally permissible in the CHII, Historic Commercial District conforming to standards in the R-2, Single-Family Residential District.

Land Comparable 3



Transaction

ID	889	Date	6/22/2017
Address	Valley View Rd.	Price	\$1,000,000
City	Macedonia	Price Per Net SF	\$0.55
County	Summit	Price Per Net Acre	\$24,096
State	Ohio	Property Rights	Fee simple
Tax ID	33-13284	Financing	Cash
Grantee	S&A Macedonia, LLC	Conditions Of Sale	Arm's length
Grantor	Faith Fellowship Church, Inc.	Verification Source	Professional & public data sources
Market	Summit County	Sale:List Price	--
Days on Market	--		

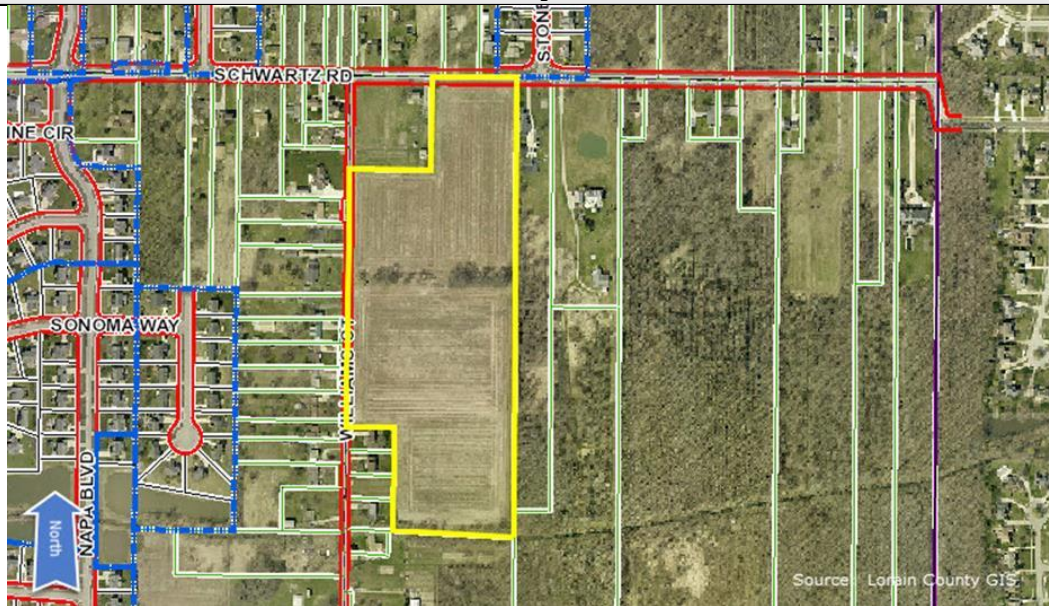
Site

Gross Acres	42.1616	Gross SF	1,836,559
Net Acres	41.5004	Net SF	1,807,757
Shape	Mostly rectangular	Topography	Level
Utilities	All public	Zoning	R-1, Residence
Current Use	Vacant residential land	Interior or Corner	Interior
Highest & Best Use	Subdivision development	Flood Zone	Zone X, 39153C0034E, 7/20/09
Road Frontage	975	Environmental Issues	None noted
Depth	1,829	Encumbrance or Easement	Typical easements

Comments

Located on the north side of Valley View Road, between Interstate 271 and State Route 8, the site was split from an existing improved parcel with excess land. The buyer purchased and developed the acreage and sold the platted lots to Pulte Homes. Single-family sales in the subdivision have been between \$360,000 and \$440,000 between 2019 and 2021.

Land Comparable 4



Transaction

ID	828	Date	12/29/2020
Address	Williams Ct.	Price	\$978,380
City	Avon	Price Per Net SF	\$0.90
County	Lorain	Price Per Net Acre	\$39,388
State	Ohio	Property Rights	Fee simple
Tax ID	04-00-026-110-040	Financing	Conv.
Grantee	LDC Mass Estates, LLC	Conditions Of Sale	Arm's length
Grantor	Thomas R. & Patsy M. Mass	Verification Source	Liberty Development
Market	Lorain County	Sale:List Price	--
Days on Market	--		

Site

Gross Acres	25.4533	Gross SF	1,108,746
Net Acres	24.8395	Net SF	1,082,009
Shape	Mostly rectangular	Topography	Level
Utilities	All public	Zoning	R-1, Single-Family Residential
Current Use	Vacant residential land	Interior or Corner	Interior
Highest & Best Use	Residential subdivision	Flood Zone	Zones X & AE, 39093C0153D,
Road Frontage	1,422	Environmental Issues	Conditional Letter of Map Revision (CLOMR)
Depth	1,913	Encumbrance or Easement	Typical easements

Comments

Surrounding the southeast corner of Schwartz Road & Williams Court, the site included in this sale was split from a larger parcel & was purchased for single-family residential subdivision development. Maximum density is 2.0 dwelling units per acre exclusive of public right-of-way. The approved subdivision will consist of 37 single-family homesites ranging in size between 1/3 and 1/2 acres. Construction is scheduled to begin in 2021 with home prices starting at \$500,000. While portions of the site were located in a flood plain, the developer received a Conditional Letter of Map Revision (CLOMR) from FEMA indicating the lots in the proposed subdivision as approved by the City of Avon will not be within a Special Flood Hazard Area (SFHA). While there are existing sanitary sewers along Schwartz Road, the developer has agreed to assume \$1,629,945 for the combined two phases of infrastructure costs along Williams Court. The City of Avon has agreed to assume the costs of widening Williams Court.

Land Comparable 5



Transaction			
ID	890	Date	6/30/2017
Address	547 E. Ridgewood Dr.	Price	\$290,000
City	Seven Hills	Price Per Net SF	\$0.76
County	Cuyahoga	Price Per Net Acre	\$32,960
State	Ohio	Property Rights	Fee simple
Tax ID	551-22-023	Financing	Conv.
Grantee	Landsong, Ltd.	Conditions Of Sale	Arm's length
Grantor	Judith Krehel, Successor Trustee	Verification Source	Keller Williams
Market	South	Sale:List Price	--
Days on Market	271		
Site			
Gross Acres	8.9070	Gross SF	387,989
Net Acres	8.7985	Net SF	383,264
Shape	Rectangular	Topography	Level
Utilities	All public	Zoning	First/Second Residential District
Current Use	Residential	Interior or Corner	Interior
Highest & Best Use	Residential development	Flood Zone	Zone X, 39035C0193E, 12/3/10
Road Frontage	157	Environmental Issues	None noted
Depth	1,385	Encumbrance or Easement	Typical easements
Comments			

Located on the south side of E. Ridgewood Drive, east of Broadview Road, the site is just west of the City of Independence and was purchased for single-family residential development. Extending south of E. Ridgewood Drive, the site was developed into the cul-de-sacs at the ends of Primrose and Firethorn Drives.

ADJUSTMENT GRID – LAND VALUE

Land Analysis Grid		Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
Address	W. Mill Road	4093 Everett Rd.	Brecks ville Rd.	Valley View Rd.	Williams Ct.	547 E. Ridgewood
City	Broadview Heights	Richfield	Richfield	Macedonia	Avon	Seven Hills
State	Ohio	Ohio	Ohio	Ohio	Ohio	Ohio
Zip	44147	44286	44286	44056	44011	44131
Date	6/17/2021	2/23/2018	9/6/2018	6/22/2017	12/29/2020	6/30/2017
Price		\$389,600	\$510,000	\$1,000,000	\$978,380	\$290,000
Net Acres	26.2577	12.1300	15.4161	41.5004	24.8395	8.7985
Net Acre Unit Price		\$32,119	\$33,082	\$24,096	\$39,388	\$32,960
Transaction Adjustments						
Property Rights	Fee Simple	Fee simple 0.0%	Fee simple 0.0%	Fee simple 0.0%	Fee simple 0.0%	Fee simple 0.0%
Financing		Cash 0.0%	Cash 0.0%	Cash 0.0%	Conv. 0.0%	Conv. 0.0%
Conditions of Sale		Arm's length 0.0%	Arm's length 0.0%	Arm's length 0.0%	Arm's length 0.0%	Arm's length 0.0%
Expend. After Sale		\$0	\$0	\$0	\$0	\$0
Adjusted Net Acre Unit Price		\$32,119	\$33,082	\$24,096	\$39,388	\$32,960
Market Trends Through 6/17/2021	2.0%	6.8%	5.7%	8.2%	0.9%	8.2%
Adjusted Net Acre Unit Price		\$34,298	\$34,955	\$26,077	\$39,753	\$35,654
Location	Average	Superior	Superior	Similar	Superior	Offsetting
% Adjustment		-10%	-10%	0%	-15%	0%
Net Acres	26.2577	12.1300	15.4161	41.5004	24.8395	8.7985
% Adjustment		0%	0%	10%	0%	-10%
Utilities	Public water, Public sewers	All public	All public	All public	All public	All public
% Adjustment		0%	0%	0%	0%	0%
Shape	Mostly rectangular	Rectangular	Slightly irregular	Mostly rectangular	Mostly rectangular	Rectangular
% Adjustment		0%	0%	0%	0%	0%
Topography	Moderate slopes	Level	Level	Level	Level	Level
% Adjustment		0%	0%	0%	0%	0%
Zoning	A-1, Single-Family & D-1, Community	R-3, Cluster Residential	CHII, Historic Commercial & CD, Conservation District	R-1, Residence	R-1, Single-Family Residential	First/Second Residential District
% Adjustment		0%	0%	0%	0%	0%
Road Frontage	531	550	769	975	1,422	157
% Adjustment		0%	0%	0%	0%	0%
Depth	1,134	1,140	815	1,829	1,913	1,385
% Adjustment		0%	0%	0%	0%	0%
Interior or Corner	Interior	Interior	Interior	Interior	Interior	Interior
% Adjustment		0%	0%	0%	0%	0%
Adjusted Net Acre Unit Price		\$30,868	\$31,460	\$28,684	\$33,790	\$32,089
Net Adjustments		-10.0%	-10.0%	10.0%	-15.0%	-10.0%

SALES COMPARISON APPROACH – LAND VALUE

Adjustment Analysis

There have been few sales of vacant residential land suitable for single-family residential subdivision development in Broadview Heights since 2010. Price per acre is typically positively correlated to proposed sale prices of the single-family houses. While there have been a few land sales in North Royalton, some of the data is inconsistent and single-family values are lower relative to the subject's immediate area, resulting in lower land values on a per acre basis. In addition, the site dimensions are not suitable for subdivision development despite the larger acreage. Therefore, the appraiser researched land sales in areas of similar economic strength, proximity to highways and employment centers and school system rankings.

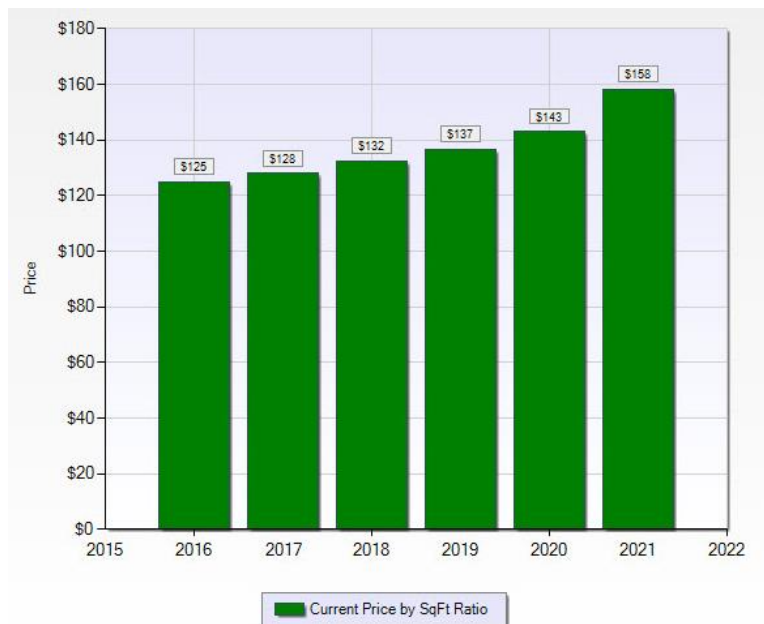
Transaction Adjustments:

Property Rights: All sales included the transfer of the fee simple interest, requiring no adjustment.

Financing: All sales consisted of either cash or conventional financing, requiring no adjustment.

Conditions of Sale: All sales were arm's length transfers, requiring no adjustment.

Market Conditions: The subject and comparable sales are located in areas of population and economic growth and increasing single-family residential values. Since the comparable sales are located in communities with varying amounts of traditional single-family and smaller cluster homes, the following graph summarizes multiple years of increasing price per square foot in the communities of the subject and comparable sales. All information has been provided by the Multiple Listing Service (MLS).



SALES COMPARISON APPROACH – LAND VALUE

Based on the market data, single-family unit values increased from \$125 per square foot in 2016 to \$137 per square foot in 2019. The increase indicates annual appreciation of 3.1% per year. The significant increases in 2020 and 2021 are based on atypical economic conditions that are neither supportable historically nor prospectively. Therefore, the basis for adjustment is based on supportable and consistent market data. Given the increasing construction costs over the same time period, a lower reconciled adjustment is considered reasonable.

Physical Adjustments:

Location: The subject and Land Sales 1 through 4 are located in areas of population and economic growth, are consistently high in demand and are located in strong school districts, which are summarized as follows.

City	School District	Cleveland/Akron Metro Ranking*
Broadview Heights	Brecksville-Broadview Hts.	#5
Richfield	Revere LSD	#3
Richfield	Revere LSD	#3
Macedonia	Nordonia Hills CSD	#9
Avon	Avon LSD	#14
Seven Hills	Parma CSD	#63
*U.S. News Ranking: (out of 123 schools)		

In addition to school districts, demand for new construction is also considered. The following data provided by the U.S. Census Bureau summarizes population trends.

City	Population			
	2000	2010	2019/2020	Annual Change
Broadview Hts.	15,967	19,400	19,102	0.9%
Richfield	3,286	3,648	3,644	0.5%
Macedonia	9,224	11,188	12,000	1.3%
Avon	11,446	21,193	23,399	3.6%
Seven Hills	12,080	11,804	11,590	-0.2%

The City of Avon has experienced significant increases in population and demand over the past several decades. To meet the increased demand, multiple single-family residential subdivisions are currently under construction as of the effective date of this report. Given the current and forecasted increases in demand, Land Sale 4 is considered to be superior in terms of demand, requiring a downward adjustment based on the following paired market data.

	Location	Price/Ac.	Difference (%)
Sale 4	Superior	\$39,753	n/a
Sale 1	n/a	\$34,298	-14%

The above data provides reasonable support for the reconciled adjustment. In 2019, the City of Brecksville had an average single-family residential value of \$350,353 whereas the average value in Broadview Heights was \$303,396. Since Land Sales 1 and 2 are superior in terms of location relative to the subject, a slightly higher reconciled adjustment for Land Sale 4 is considered reasonable.

SALES COMPARISON APPROACH – LAND VALUE

Since Land Sales 1 and 2 are superior in terms of location relative to the subject, a slightly lower reconciled adjustment relative to Land Sale 4 is considered reasonable. Although Land Sale 5 is located in a city considered to be an inferior location, the site is located in an area of above average residential values relative to other areas in close proximity. After Land Sale 5 was developed, one of the properties consisting of 1,984 square feet sold for \$354,128, or \$178.49 per square foot. Given residential values and scarcity of residential land in that area, adjustments for location for Land Sale 5 are considered to be offsetting.

Size: While land size and unit values are sometimes inversely related, it does not occur on a straight line basis and often requires significant differences in size. All of the comparable sales were purchased for development purposes. Land Sale 5 consists of the smallest site and sold for the highest unit value, requiring a downward adjustment. The basis for adjustment is based on the following paired data and provides reasonable market support.

	Lot Size (Acres)	Price/Ac.	Difference (%)
Sale 5	8.37985 ac.	\$35,654	11.3%
Sales 1, 2 & 4	12.1300 - 24.8395 ac.	\$32,039	n/a

Since the paired data is for purposes of analyzing differences in acreage, the price per acre for Land Sales 1, 2 and 4 are analyzed after all other adjustments were taken into consideration.

Sale Statistics & Reconciliation

The table below summarizes relevant statistics both before and after adjustment. After all adjustments are applied the range and standard deviation decrease significantly indicating greater reliability. In addition the reconciled unit value is bracketed by both the unadjusted and adjusted unit value range.

After all market data and support is taken into consideration, the comparable sales have adjusted average and median unit values of \$31,378 and \$31,460 acre respectively. Land Sales 1 and 2 are located in the Revere LSD, are in areas of high-value single-family residential homes and have adjusted unit values of \$30,868 and \$31,460 per acre respectively. Land Sales 1 and 2 have been given most consideration. Based on all market data and support, the final opinion of market value of the Fee Simple interest derived in the Sales Comparison Approach as of the effective date of this report is:

Land Value Ranges & Reconciled Value				
Number of Comparables:	5	Unadjusted	Adjusted	% Δ
	Low:	\$24,096	\$28,684	19%
	High:	\$39,388	\$33,790	-14%
	Average:	\$32,329	\$31,378	-3%
	Median:	\$32,960	\$31,460	-5%
	Standard Deviation	\$5,446	\$1,860	-66%
Reconciled Value/Unit Value:			\$31,000	
Subject Size:	Acres			26.2577
Indicated Value:			\$813,989	
Reconciled Final Value:			\$815,000	
Eight Hundred Fifteen Thousand Dollars				

COST APPROACH

“The cost approach reflects market thinking because market participants relate value to cost. Buyers of real property tend to judge the value of an existing structure not only by considering the prices and rents of similar buildings, but also by comparing the cost to create a new building with optimal physical condition and functional utility.

After gathering all relevant information and analyzing data for the market area, site, and improvements, an appraiser follows a series of steps to derive a value indication by the cost approach. The appraiser will:

1. Estimate the value of the site as though vacant and available to be developed to its highest and best use.
2. Determine which cost basis is most applicable to the assignment: reproduction cost or replacement cost.
3. Estimate the direct (hard) and indirect (soft) costs of the improvements as of the effective appraisal date.
4. Estimate an appropriate entrepreneurial incentive or profit from analysis of the market.
5. Add the estimated direct costs, indirect costs, and entrepreneurial incentive or profit to arrive at the total cost of the improvements.
6. Estimate the amount of depreciation in the improvements and, if necessary, allocate it among the three major categories:
 - physical deterioration
 - functional obsolescence
 - external obsolescence
7. Deduct estimated depreciation from the total cost of the improvements to derive an estimate of their depreciated cost.
8. Estimate the contributory value of any site improvements that have not already been considered. (Site improvements may be appraised at their contributory value—i.e., directly on a depreciated-cost basis—but may be included in the overall cost calculated in Step 3 and depreciated if necessary.)
9. Add land value to the total depreciated cost of all the improvements to develop the market value of the property.

COST APPROACH

10. Adjust for personal property (e.g., furniture, fixtures, and equipment) or intangible assets that are included in the appraisal.
11. Adjust the value conclusion, which reflects the value of the fee simple estate, for the property interest being appraised to arrive at the indicated value of the specified interest in the property.”¹⁰

The Cost Approach was considered and was not developed because the subject consists of vacant land as of the effective date of this report.

¹⁰ The Appraisal of Real Estate, 14th Edition, Appraisal Institute, Chicago, IL 2010, page 568.

INCOME CAPITALIZATION APPROACH

The Income Capitalization Approach is a method in which anticipated future economic benefits are converted into a present value. The Income Capitalization Approach supports two basic methodologies, 1) direct capitalization, which converts a single year's income into an opinion of value through the use of an overall capitalization rate, and 2) discounted cash flow, which considers a series of cash flows over time discounted to derive their present value together with any reversion value or resale proceeds.

Direct capitalization is the most common method of converting income into value and is applicable for properties operating at stabilized occupancy levels with rents and expenses within market tolerances. For purposes of this report the Direct Capitalization method is most appropriate and is developed with the following steps.

- The potential gross income (PGI) is estimated with market rents and is based at 100% occupancy. The market is researched for comparable properties with similar propensities to generate income and similar expense structures such as triple net, modified gross or full service leases.
- A vacancy rate supported by market data and a reasonable estimate of credit loss are deducted from the PGI to derive the effective gross income (EGI).
- Operating expenses and reserves for replacement allowances are deducted from the EGI resulting in the property's net operating income (NOI), which is then capitalized at a rate commensurate with the subject's risk and investor expectations converting its income to an opinion of market value.

The Income Capitalization Approach was considered and was not developed because the subject consists of vacant land as of the effective date of this report.

CONCLUSION(S) & RECONCILIATION OF VALUE

Approach Conclusions:	As Is
Sales Comparison Approach:	
As vacant: (Land only)	\$815,000
As improved:	N/A
Cost Approach:	N/A
Income Capitalization Approach:	N/A

As of the effective date of this report the subject consists of vacant land located in residential and community zoning districts. The Sales Comparison Approach is considered most applicable and is consistent with market investor expectations.

Based on all analyses completed in this report and the strengths and weaknesses of the applicable approaches to value, the final reconciled opinion(s) of value are:

Current “As Is” opinion of market value of the Fee Simple interest as of June 17, 2021
\$815,000
Eight Hundred Fifteen Thousand Dollars

ADDENDA A: APPRAISER QUALIFICATIONS & DISCLOSURE

Douglas J. Firca, MAI Appraiser

Education

John Carroll
University
B.S.B.A. Finance
Minor: Economics

Professional Affiliations

Appraisal Institute,
MAI designation

Certified General
Appraiser, State of
Ohio

Ohio Chapter
Appraisal Institute,
Board of Directors

Appraisal Institute,
Region
Representative,
Region V

Douglas J. Firca, MAI joined Buckholz, Caldwell & Associates in 2016 with 15 years of real estate appraisal experience and has an extensive background appraising various property types in the Cleveland Metropolitan Area. Notable property types include:

- Office & retail buildings
- Apartment & multi-family properties
- Industrial buildings & flex space
- Net lease properties
- Places of worship
- Restaurants
- Mixed-use buildings
- Special purpose properties
- Vacant land

Having held multiple positions in the Appraisal Institute on a state & regional basis, Mr. Firca has developed an extensive understanding of the fundamental factors & market dynamics affecting real estate values. This understanding includes not only market value analysis, but also liquidation, assessed, going concern & value in use including both Direct Capitalization & Yield Capitalization (Discounted Cash Flow) methodologies. In addition to providing real estate appraisal services for mortgage financing, tax appeal, estate planning and internal auditing purposes, Mr. Firca has an extensive background in eminent domain projects for the Ohio Department of Transportation, municipalities, Sewer Districts and Cleveland Hopkins International Airport. Notable projects include:

- Opportunity Corridor Project
- Superior Pump Station & Stones Levee
- Combined Sewer Overflow Project
- Hangar analysis for Cleveland Hopkins International Airport
- Medina 42
- E. 140th Street Project

Ranging in terms of size and complexity, all valuation assignments require detailed analyses of right-of-way plans and determination of whether the properties incurred financial damage resulting in a diminution of value as a result of the project.

Previous Appraisal
Experience

O.R. Colan Associates – Appraisal Manager

- Oversaw the Cleveland Office to ensure timely completion of eminent domain projects;
- Assisted the State of Ohio & municipalities to determine the final impact to the real estate of eminent domain projects;
- Completed appraisals of multiple properties through entire corridors of varying complexities;
- Completed scenario analyses for municipalities to help determine the most cost effective procedure.

Butler Burgher Group – Senior Appraiser

- Provided valuation analysis for commercial, industrial, special purpose and complex properties;
- Reconciled multiple opinions of value including market, going concern, liquidation & dark values;
- Completed appraisals of investment grade properties including portfolio and net lease properties;
- Developed opinions of value for industrial properties in excess of \$30 million.

Buckholz, Caldwell, Weber & Associates – Appraiser

- Constructed & analyzed discounted cash flow models based on financial analysis & capital market research;
- Analyzed comparable sales transactions along with replacement and reproduction cost models;
- Analyzed and supported income, expense and capitalization rate forecasts for income producing properties.

Continental Valuations – Appraiser

- Worked with a team that successfully completed projects with 100+ parcels for eminent domain purposes;
- Assessed short- and long-term monetary impact of eminent domain projects for a variety of real estate holdings;
- Reviewed and evaluated detailed right-of-way plans identifying financial damages resulting in diminution in values;
- Completed appraisals for the Ohio Department of Transportation and various condemning authorities.

Appraiser Disclosure Statement

In compliance with Ohio Revised Code Section 4763.12 (C)

Name of Appraiser: Douglas J. Firca, MAI

Class of Certification/License: Certified General
 Licensed Residential
 Temporary General Licensed

Certification/License Number: 2005003714

Scope: This report is within the scope of my Certification or License
 is not within the scope of my Certification or License

Service Provided By: Disinterested & Unbiased Third Party
 Interested & Biased Third Party
 Interested Third Party on Contingent Fee Basis

Signature of person preparing and reporting the appraisal.



Douglas J. Firca, MAI

This form must be included in conjunction with all appraisal assignments or specialized services performed by a state-certified or state-licensed real estate appraiser.

State of Ohio
Department of Commerce
Division of Real Estate
Appraiser Section
Cleveland (216) 787-3100 (Fax) (216) 787-4449

MOORE RESOURCES LLC. PROPOSED WELL SITE

BRECKSVILLE BOARD OF EDUCATION
28.62 ACRES

Parcel #
582-11016

↓ PROPOSED WELL SITE

TRIUNE EVANGEL
LUTHERAN CHURCH
8.88 ACRES

DODD

834 ft

Image © 2007 DigitalGlobe
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Google



Buckholz, Caldwell
Commercial Appraisals



APPRAISAL OF:

Mill Road
Broadview Heights, Ohio 44147

Prepared For:

Christopher Coad
Director of Business Services
Brecksville-Broadview Hts. City School District
6638 Mill Road
Brecksville, Ohio 44141

Prepared By:

Douglas J. Firca, MAI
Buckholz, Caldwell Commercial Appraisals
377B Lear Road, Suite 171
Avon Lake, Ohio 44012

Effective Date:

August 30, 2018

Date Photographed:

August 30, 2018

Date of the Report:

September 5, 2018

TABLE OF CONTENTS

Letter of Transmittal	3
Summary of Salient Facts & Conclusions	5
Subject Photographs	7
Purpose of the Appraisal.....	9
Intended Use & User of the Report	9
Effective Date & Date of the Report	9
Certification of Appraisal	10
General Assumptions.....	12
Limiting Conditions.....	14
Privacy Statement	16
Scope of Work	17
Extraordinary Assumptions	19
Hypothetical Conditions	19
Property Rights Appraised.....	20
Definition of Market Value	20
Marketing & Exposure Time	21
Identification of the Real Estate	21
Location Map.....	22
History of Ownership	23
Assessed Value & Taxes	23
Market & Neighborhood Analysis.....	24
Aerial/Plat Map.....	26
Site Description	27
Zoning.....	28
Zoning Map	29
Flood Map.....	30
Highest & Best Use	31
Approaches to Value.....	33
Sales Comparison Approach.....	35
Cost Approach	47
Income Capitalization Approach	49
Conclusion(s) & Reconciliation of Value.....	50
Addenda A: Appraiser Qualifications & Disclosure	51

LETTER OF TRANSMITTAL

September 5, 2018

Christopher Coad
Director of Business Services
Brecksville-Broadview Hts. City School District
6638 Mill Road
Brecksville, Ohio 44141

Re: Mill Road
Broadview Heights, Ohio 44147

Dear Mr. Coad:

In accordance to your request a(n) appraisal report has been developed for the above referenced property, which is summarized as follows. The subject consists of vacant land with frontage on W. Mill and E. Wallings Roads. The site has dual zoning with sections located in residential and community development districts. The attached report provides the data and reasoning for developing all opinions and conclusions and the purpose of this appraisal is to provide the client with an opinion of the:

- Current “As-Is” opinion of market value of the Fee Simple interest of the subject property as of August 30, 2018. The intended use of the report is for financial planning purposes.

No other use or users are intended. This report has been prepared in accordance with the generally accepted appraisal standards as set forth by the Appraisal Subcommittee of the Federal Financial Institution Examination Council and the Appraisal Foundation. If the Letter of Transmittal is separated from the attached appraisal of the above referenced property, all opinions of value may be rendered invalid at the appraiser’s discretion. The use of the Letter of Transmittal & appraisal report constitutes the acceptances of the Scope of Work, all General Assumptions, Limiting Conditions, Extraordinary Assumptions and Hypothetical Conditions discussed in the attached report.

LETTER OF TRANSMITTAL

Extraordinary Assumptions

- Although the site has some areas of sloping topography, the flood map provided by FEMA indicates the subject is not in an adverse flood plain. Therefore, this report and all opinions of value are based on the extraordinary assumption the subject is not encumbered by wetlands as of the effective date of this report.

Hypothetical Conditions

- There are no hypothetical conditions for this appraisal.

Reliance on assumptions, if applicable, may impact assignment results. This report is prepared in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP). Based on all analyses, the following opinions of value(s) documented and qualified in the attached report under prevailing conditions of the effective date(s) are summarized as follows:

Current "As-Is" opinion of market value of the Fee Simple interest as of August 30, 2018
\$710,000
Seven Hundred Ten Thousand Dollars

Respectfully submitted,



Douglas J. Firca, MAI
Buckholz, Caldwell Commercial Appraisals
Certified General Real Estate Appraiser
Ohio License: 2005003714

SUMMARY OF SALIENT FACTS & CONCLUSIONS

Subject Identification:

Property location: Mill Road
Broadview Heights, Ohio
44147

Parcel number(s): 582-10-001 582-11-016

Report Dates:

Effective date: August 30, 2018
Date photographed: August 30, 2018
Date of the report: September 5, 2018

Site Information:

Gross lot size: 26.6240 acres; 1,159,742 square feet
Net lot size: 26.2577 acres; 1,143,786 square feet
Zoning: A-1, Single-Family Dwelling & D-1, Community
Frontage: W. Mill Road: 531 feet
E. Wallings Road: 44 feet
Flood zone: Zone X
Flood map number: 39035C0309E
Flood map date: December 3, 2010
Highest & Best Use as Vacant: Development of a legally permissible use

SUMMARY OF SALIENT FACTS & CONCLUSIONS

The purpose of this report is to provide the client with an opinion of the:

- Current “As-Is” opinion of market value of the Fee Simple interest of the subject property as of August 30, 2018.

Subject to all General Assumptions & Limiting Conditions, Extraordinary Assumptions and Hypothetical Conditions.

Approach Conclusions:	As Is
Sales Comparison Approach:	
As vacant: (Land only)	\$710,000
As improved:	N/A
Cost Approach:	N/A
Income Capitalization Approach:	N/A
Reconciled Value(s):	As Is
Market Value Conclusion(s):	\$710,000
Effective Date:	August 30, 2018
Property Rights Appraised:	Fee Simple

SUBJECT PHOTOGRAPHS

Date Photographed: August 30, 2018

Mill Road
Broadview Heights, Ohio 44147



Subject site



Subject site



Subject site



Subject site

Mill Road
Broadview Heights, Ohio 44147



Subject site; frontage along Wallings Rd.



W. Mill Road; north



W. Mill Road; south

This is an Appraisal Report as defined by Uniform Standards of Professional Appraisal Practice under Standards Rule 2-2(a). This format provides a summary or description of the appraisal process, subject and market data and valuation analyses. Supporting documentation concerning the data, reasoning, and analyses is retained in the appraiser's file. The depth of discussion contained in this report is specific to the needs of the client and for the intended use stated below. The appraiser is not responsible for unauthorized use of this report.

Client: Christopher Coad
Director of Business Services
Brecksville-Broadview Hts. City School District
6638 Mill Road
Brecksville, Ohio 44141

Appraiser: Douglas J. Firca, MAI
Buckholz, Caldwell Commercial Appraisals
377B Lear Road, Suite 171
Avon Lake, Ohio 44012

Subject Mill Road
Broadview Heights, Ohio 44147
582-10-001 & 582-11-016

PURPOSE OF THE APPRAISAL

The purpose of this report is to provide the client with an opinion of the:

- Current "As-Is" opinion of market value of the Fee Simple interest of the subject property as of August 30, 2018.

INTENDED USE & USER OF THE REPORT

The intended use of this report is to assist Christopher Coad, the client, for financial planning purposes. No other use or users are intended. The appraiser is not responsible for unauthorized uses of this report and will be rendered invalid if separated from the Letter of Transmittal.

EFFECTIVE DATE & DATE OF THE REPORT

All opinions of value and final reconciliation are only valid as of the effective date of this report, which is August 30, 2018. The subject property was photographed on August 30, 2018. The date of the report in which the report was prepared is September 5, 2018.

CERTIFICATION OF APPRAISAL

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, extraordinary assumptions and hypothetical conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property, which is the subject of this report, and no personal interest with respect to the parties involved.
- I have not performed any prior services regarding the subject within the previous three years of the appraisal date.
- I have no bias with respect to the property, which is the subject of this report, or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics & Standards of Professional Appraisal Practice of the Appraisal Institute, which include the Uniform Standards of Professional Appraisal Practice.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- The subject consists of vacant land and the site was visually observed and photographed. Of the undersigned, Douglas J. Firca, MAI visually observed the subject property on the effective date of this report.
- No one other than the undersigned provided significant real property appraisal assistance to the person(s) signing this certification.

CERTIFICATION OF APPRAISAL

- As of the date of this report, Douglas J. Firca, MAI has completed the continuing education program for Designated Members of the Appraisal Institute.
- As of the date of this report, Douglas J. Firca, MAI has completed the continuing education requirements of the State of Ohio.

Date of the Report: September 5, 2018



Douglas J. Firca, MAI
Buckholz, Caldwell Commercial Appraisals
Certified General Real Estate Appraiser
Ohio License: 2005003714

GENERAL ASSUMPTIONS

This report is subject to the following general assumptions:

- The appraiser assumes no responsibility for the legal description(s) provided or for other matters pertaining to legal and/or title considerations. The legal description used in this report is assumed to be correct, but may not necessarily have been confirmed by survey. Unless otherwise informed, this report assumes the title is clean and marketable as of the effective date of this report.
- Unless informed otherwise, the appraiser assumes the subject is free and clear of any and all liens and/or encumbrances.
- Responsible ownership and competent property management are assumed.
- Information received, identified or provided by others and/or data sources are assumed to be reliable, but the appraiser assumes no responsibility for its accuracy. All information obtained is believed to be accurate. The appraiser cannot warrant and is not responsible for any inaccuracies that may or may not affect the opinion(s) of value.
- All maps, exhibits, surveys and applicable studies are assumed to be accurate, are included to help the reader visualize the property and are intended for reference only.
- It is assumed there are no hidden or unapparent conditions of the subject that may or may not affect value. The appraiser assumes no responsibility for costs associated with the detection and/or remedies of said conditions. Such conditions include, but are not limited to presence of hazardous substances/site contamination, presence of submerged items (whether intact or leaking), presence of wetlands, insufficient soil load bearing capacity, restricted air rights, adverse easements/encroachments, mines, wells, pending eminent domain plans and other miscellaneous conditions that may or may not affect value. This list may be extended at the appraiser's discretion.
- This report assumes the subject conforms to all applicable zoning and use regulations/restrictions and all applicable building codes. Any variance found will be disclosed in the report.
- The appraiser assumes all building improvements are legally located on the subject parcels and do not illegally encroach/trespass on an adjacent lot with different ownership.
- It is assumed all improvements have the necessary licenses, certificates of occupancy, easements and permits as of the effective date of this report.

GENERAL ASSUMPTIONS

- Any applicable forecasts, projections and/or operating estimates are predicated upon current market conditions as of the effective date of this report. They are estimated based on anticipated short-term supply and demand factors and a stable economy that is assumed to continue into the future. All forecasts, projections and/or operating estimates are subject to change along with future conditions.
- Unless otherwise stated, this report and all opinions of values assume there are no hazardous materials or other environmental conditions adversely affecting the property as of the effective date of this report. If hazardous conditions are known, they will be discussed in detail in the report. The appraiser is not skilled at detecting these materials and assumes no responsibility for the presence of potentially hazardous materials including, but not limited to asbestos, lead paint, subsurface hydrocarbons or other hazardous materials that may or may not be present, any test that may be required to detect their presence and/or any remediation costs to properly dispose of such materials. It is assumed that there is full compliance with all applicable federal, state, and local environmental regulations and laws unless otherwise stated in this report. If any of this is a concern to any of the parties involved, a formal inspection conducted by an expert in the appropriate field is recommended.
- Should any hazardous materials, environmental conditions and/or soil conditions exist that may or may not require remediation, the appraiser reserves the right to reconsider all opinions of value.
- Unless otherwise stated in this report, the subject property is appraised without a specific compliance survey having been conducted to determine if the property is or is not in conformance with the requirements of the Americans with Disabilities Act. The presence of architectural and communications barriers that are structural in nature that would restrict access by disabled individuals may adversely affect the property's value, marketability, or utility.
- Any proposed construction and/or renovations are assumed to be completed within a reasonable time period (six months to one year \pm) and are assumed to be completed to those specifications, plans and/or cost estimates provided. All plans/cost estimates provided, if applicable, are assumed to be of typical quality deemed to be reasonable. In addition, all new construction or renovations are assumed to conform to all applicable building codes and zoning ordinances.
- In the event of loss and/or damage resulting from any cause this report and all opinions of value assume all government entities will allow the improvements to be reconstructed, renovated and/or repaired.
- Should the appraiser be provided with detailed information regarding the presence of a hidden or unapparent condition that affects value, such information will be disclosed in the report. Regardless of the information provided, the appraiser reserves the right to invoke a hypothetical condition and/or an extraordinary assumption for the purposes of this report. If this is unacceptable by the client, this report may be rendered invalid at the appraiser's discretion.

LIMITING CONDITIONS

This report is subject to the following limiting conditions:

- The distribution, if any, of the total valuation in this report between land and improvements applies only under the stated program of utilization. The separate allocations for land and buildings must not be used in conjunction with any other appraisal and are invalid if so used.
- The liability of Buckholz, Caldwell Commercial Appraisals, its employees and agents are limited only to the client who is paying the fee and to the amount of the fee actually received. The acceptance and use of this report is the acceptance of all terms and conditions. Buckholz, Caldwell Commercial Appraisals has no accountability, obligation and/or liability to any third party. It is the Clients responsibility to sufficiently inform any third party of all limiting conditions and assumptions. The appraiser and the appraisal firm are not responsible for costs to discover and/or correct physical, financial and/or legal deficiencies of the property under appraisal. The Client agrees by acceptance of this report that any lawsuit brought by the lender, partner, tenant or any other party that any settlement or award of any type regardless of the outcome, the Client and all parties completely hold harmless this firm and its employees and agents. Possession of this report, or a copy thereof, does not carry with it the right of publication and anyone who uses this report without the preparer's written consent does so at its/his/her/their own risk.
- The appraiser is not required to provide additional consultation or testimony or appear in court with reference to the subject in question unless arrangements and fees have been agreed upon.
- Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraiser, or the firm with which the appraiser is connected) shall be disseminated to the public through advertising, public relations, new sales, or other media without prior written consent and approval of the appraiser.
- All opinions of value in this report apply to the subject in its entirety and any proration or division of the opinion of value into fractional interests will render this report invalid unless the proration or division has been indicated in said report.
- The appraiser is not responsible for any unauthorized use of this report. In addition, the report is considered invalid should the Letter of Transmittal not accompany this report. The final opinion of value is based on market conditions and other factors as of the effective date.
- This report has been developed based on information provided as of the effective date of this report. Should additional information be provided that differs from any of the appraiser's assumptions, this report may be rendered invalid at the appraiser's discretion. Should this report/final opinion of value be rendered invalid at the appraiser's discretion, the terms in the engagement letter, including all fees are still valid for the work completed.

LIMITING CONDITIONS

- The client is responsible for providing the appraiser with a title report detailing all easements, restrictions and/or encroachments. Should documentation regarding easements, restriction and/or encroachments not be provided, the appraiser is not responsible for any regulation and/or restriction that may or may not affect market value. Similarly, the appraiser assumes the subject does not have any pending eminent domain plans as of the effective date of this report unless written documentation is provided indicating otherwise.
- The appraiser has not provided a skill that is beyond his qualifications. The reader is advised that the appraiser is not a building inspector, engineer, geologist or skilled in another specific/specialized field. Should any of the parties involved be concerned with potential environmental contamination, submerged tanks (whether intact or leaking), wetlands, adverse easements/encroachments and/or the structural, mechanical or electrical integrity of any building improvement(s) and/or site, a certified professional in the appropriate skill category is recommended. Should written documentation not be provided for conditions that are not readily apparent, the appraiser is not responsible for any positive or negative ramifications that may or may not exist.
- Any mention of the word “inspection” is used in the context of skills within the appraiser’s qualifications. This should not be confused with professional “inspections” provided by certified professionals in their respected fields.
- Any opinions of value provided in the report apply to the entire property, and any proration or division of the total into fractional interests will invalidate the opinion of value, unless such proration or division of interest has been set forth in this report.
- This report and all opinions of value are based on the subject property and all location influences (regardless of the scale of location) solely as of the effective date of this report. Unforeseen circumstances and events can alter the opinions of value, which may be rendered invalid should there be an unforeseen impact to local real estate markets.
- The Americans with Disabilities Act (ADA) became effective January 26, 1992. The appraiser has not made a specific compliance survey or analysis of the property to determine whether or not it is in conformity with the various detailed requirements of ADA. It is possible a compliance survey of the property and a detailed analysis of the requirements of the ADA would reveal the property is not in compliance with one or more of the requirements of the act. If so, this fact could have a negative impact upon the value of the property under appraisal. Since the appraiser has no direct evidence relating to this issue, possible noncompliance with the requirements of ADA was not considered in estimating the value of the subject.

PRIVACY STATEMENT

Information we collect:

We collect and use information we believe is necessary to provide you with our appraisal services. We may collect and maintain several types of personal information needed for this purpose including, but not limited to:

- Information we receive from you on applications, letters of engagement, forms found on our website, correspondence, or conversations, including, but not limited to, your name, address, phone number, social security number, date of birth, bank records, salary information, the income and expenses associated with the subject property, the sale price of the subject property and the details of any financing on the subject property;
- Information about your transactions with us, our affiliates or others, including, but not limited to, payments history, parties to transactions and other financial information;
- Information we receive from a consumer-reporting agency such as a credit history.

Information we disclose:

Except as described below, we do not share nonpublic personal information. We will not rent, sell, trade or otherwise release or disclose any personal information about you. We will not disclose consumer information to any third party for use in telemarketing, direct mail or other marketing purposes.

We limit the sharing of nonpublic personal information about you with financial or non-financial companies, including companies affiliated with us and other third parties to the following:

- We may share information when it is necessary or required to process a loan or other financial transaction;
- We may share information when it is required or permitted by law, such as to protect you against fraud or in response to a subpoena;
- We may disclose some or all of the information described above with:
 - Companies that perform marketing services on our behalf; or
 - Other financial institutions for the limited purpose of jointly offering, endorsing or sponsoring a financial product or service.

SCOPE OF WORK

According to the Uniform Standards of Professional Appraisal Practice, it is the appraiser's responsibility to develop and report a scope of work that results in credible results that are appropriate for the appraisal problem and intended user(s). The following steps were discussed with the client and were deemed acceptable to all parties.

- This is an Appraisal Report as defined by Uniform Standards of Professional Appraisal Practice under Standards Rule 2-2(a). This format provides a summary or description of the appraisal process, subject and market data and valuation analyses.
- The subject has been identified by the legal description and the assessors' parcel number.
- The appraiser will develop an Appraisal Report adhering to USPAP regulations and will include the following: regional and neighborhood analyses, subject photographs, site description, location, flood and plat maps, zoning classifications, tax information, highest and best use analysis and other relevant information. The appraiser is not responsible for delinquent taxes and/or liens that may or may not be reported. This report will also include all applicable approaches or those approaches specifically requested by the client. All relevant information not included in this report is retained in the appraiser's file.
- The subject consists of vacant land and the site was visually observed and photographed. This only applies to the real property and does not include personal property. The appraiser's observation is limited to those things readily observable without the use of special testing equipment. Therefore, the appraiser is not responsible for any and all items, aspects and/or conditions that the appraiser is not skilled to detect.
- Collected information about the subject property (from the subject property owner and/or their representatives) and relevant market data from the surrounding market area.
- A complete as vacant highest and best use analysis for the subject has been made. Physically possible, legally permissible and financially feasible uses were considered and the maximally productive use was concluded.
- Researched applicable comparable data from professional and public data sources deemed reliable including, but not limited to county records, CoStar, LoopNet, Multiple Listing Service (MLS), RealtyRates.com and/or Marshall & Swift. Additional steps were then taken to confirm the data with a knowledgeable source including, but not limited to the buyer(s), seller(s), brokers, realtors, leasing agents, etc.

SCOPE OF WORK

- Reconciled the indication(s) of value into final conclusion(s) as of the effective date of this report.
- The appraiser has not provided a skill that is beyond his qualifications. The reader is advised that the appraiser is not a building inspector, engineer, geologist or skilled in another specific/specialized field. Should any of the parties involved be concerned with potential environmental contamination, submerged tanks (whether intact or leaking), wetlands, adverse easements/encroachments and/or the structural, mechanical or electrical integrity of any building improvement(s) and/or site, a certified professional in the appropriate skill category is recommended. Should written documentation not be provided for conditions that are not readily apparent, the appraiser is not responsible for any positive or negative ramifications that may or may not exist.
- The following approaches to value were considered.
 - **Sales Comparison Approach:** The Sales Comparison Approach was considered and was developed because there is adequate data to develop an opinion of value and this approach reflects market behavior for this property type.
 - **Cost Approach:** The Cost Approach was considered and was not developed because the subject consists of vacant land as of the effective date of this report.
 - **Income Capitalization Approach:** An income approach was considered and was not developed because the subject consists of vacant land as of the effective date of this report.

EXTRAORDINARY ASSUMPTIONS

Extraordinary assumption is defined as “An assumption, directly related to a specific assignment, as of the effective date of the assignment results, which, if found to be false, could alter the appraiser’s opinion or conclusions. Comment: Extraordinary assumptions presume as fact otherwise uncertain information about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis.

- Although the site has some areas of sloping topography, the flood map provided by FEMA indicates the subject is not in an adverse flood plain. Therefore, this report and all opinions of value are based on the extraordinary assumption the subject is not encumbered by wetlands as of the effective date of this report.

HYPOTHETICAL CONDITIONS

Hypothetical condition is defined as “1. A condition that is presumed to be true when it is known to be false. (SVP) 2. A condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis. Comment: Hypothetical conditions are contrary to known facts about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis. (USPAP, 2016-2017 ed.)”¹

- There are no hypothetical conditions for this appraisal.

Reliance on General Assumptions, Extraordinary Assumptions and/or Hypothetical Conditions may impact assignment results.

¹ The Dictionary of Real Estate, 6th Edition, Appraisal Institute, Chicago, IL, 2015, p. 113

PROPERTY RIGHTS APPRAISED

The two most common property rights appraised include:

Fee Simple: *“Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.”*²

Leased Fee: *“The ownership interest held by the lessor, which includes the right to receive the contract rent specified in the lease plus the reversionary right when the lease expires.”*³ Short-term leases, typically one-year or less, with similar renewal periods at market rents results in a leased fee interest that is similar to the fee simple interest.

For purposes of this report, the final opinion of value is based on the Fee Simple interest of the subject property as of the effective date of this report.

DEFINITION OF MARKET VALUE

Market Value is defined by the Appraisal Institute as:

“The most probable price that a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised, and acting in what they consider their best interests;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.”⁴

² The Dictionary of Real Estate Appraisal, 6th Edition, Appraisal Institute, Chicago, Illinois, 2015, p. 90.

³ The Dictionary of Real Estate Appraisal, 6th Edition, Appraisal Institute, Chicago, Illinois, 2015, p. 128.

⁴ The Dictionary of Real Estate Appraisal, 6th Edition, Appraisal Institute, Chicago, IL 2015, p. 142.

MARKETING & EXPOSURE TIME

Marketing time is defined by the Appraisal Institute as:

“An opinion of the amount of time it might take to sell a real or personal property interest at the concluded market value level during the period immediately after the effective date of an appraisal. Marketing time differs from exposure time, which is always presumed to precede the effective date of an appraisal.”⁵

Based on the subject’s physical characteristics, current supply and demand for competing properties, current economic trends, etc., a projected marketing time of 6-12± months is considered reasonable.

Exposure time is defined by the Appraisal Institute as:

1. The time a property remains on the market.

2. [The] estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal.⁶

Based on the subject’s physical characteristics, current supply and demand for competing properties, current economic trends, etc., a projected exposure time of 6-12± months is considered reasonable.

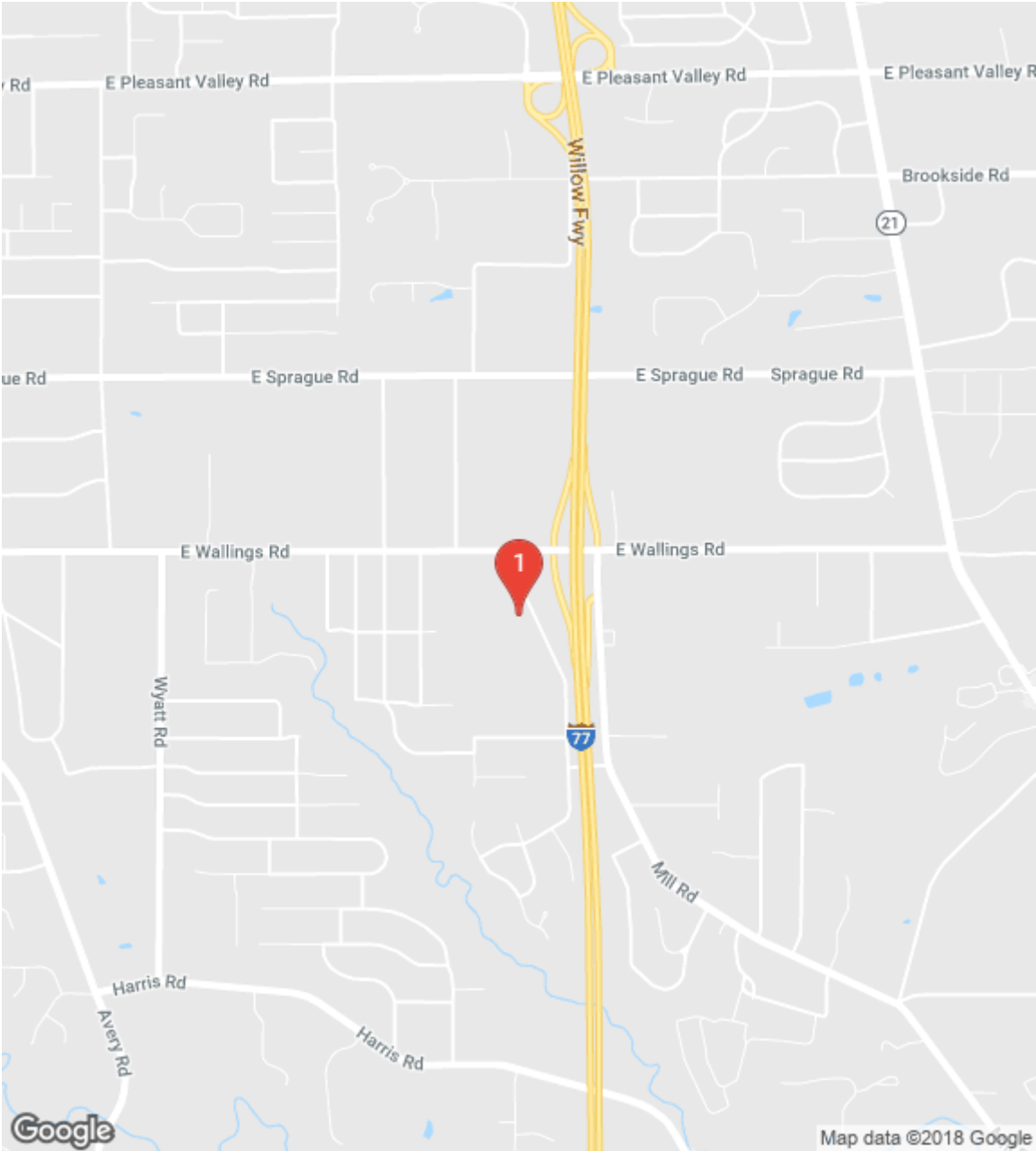
IDENTIFICATION OF THE REAL ESTATE

The subject has frontage along the south side of E. Wallings Road and on the west side of W. Mill Road. As of the effective date of this report the subject is owned by Board of Education Brecksville School District, is located at Mill Road, Broadview Heights, Ohio 44147 and includes parcel number(s) 582-10-001 & 582-11-016. The subject site consists of 26.6240 gross acres or 1,159,742 gross square feet and has a net usable area of 26.2577 acres, or 1,143,786 square feet, net of existing right-of-way and any additional deductions when applicable.

⁵ The Dictionary of Real Estate Appraisal, 6th Edition, Appraisal Institute, Chicago, IL 2015, p. 140.

⁶ The Dictionary of Real Estate Appraisal, 6th Edition, Appraisal Institute, Chicago, IL 2015, p. 83.

LOCATION MAP



HISTORY OF OWNERSHIP

	Previous sale	Current listing
Sale date	1/1/1975	n/a
Sale price	\$0	n/a
Buyer	Bd of Ed Brecksville School District	n/a
Seller	N/A	n/a
Conditions of sale	N/A	n/a

There have been no relevant transfers of the subject within the past five years and the subject is not currently listed for sale as of the effective date of this report.

ASSESSED VALUE & TAXES

The following tables summarize the subject's assessed and market values and taxes and special assessments as reported by the Cuyahoga County Auditor's Office.

Auditors Assessed & Market Values			
Tax ID	Land (Market)	Improvements (Market)	Total Market Value
582-10-001	\$337,000	\$0	\$337,000
582-11-016	\$794,900	\$0	\$794,900
Totals	\$1,131,900	\$0	\$1,131,900

Notes:

Taxes & Special Assessments			
Tax ID	Taxes	Special Assessments	Delinquent Taxes
582-10-001	\$0.00	\$0.00	\$0.00
582-11-016	\$0.00	\$0.00	\$0.00
Totals	\$0.00	\$0.00	\$0.00

Notes:

The subject is exempt from real estate taxes as of the effective date of this report. The auditor's opinion of market value does not reflect current market value, which is further discussed in the Sales Comparison Approach to value.

MARKET & NEIGHBORHOOD ANALYSIS

Based on CoStar Market Reports, the subject is located in the South Market within the overall Cleveland Region. Because the region consists of multiple counties and Cuyahoga County consists of multiple cities, all with varying economic conditions, the following discussion delineates the market for purposes of analyzing the subject's immediate neighborhood. The data in the following tables throughout this section have been provided by the Multiple Listing Service (MLS), CoStar Property Analytics and the U.S. Census Bureau.

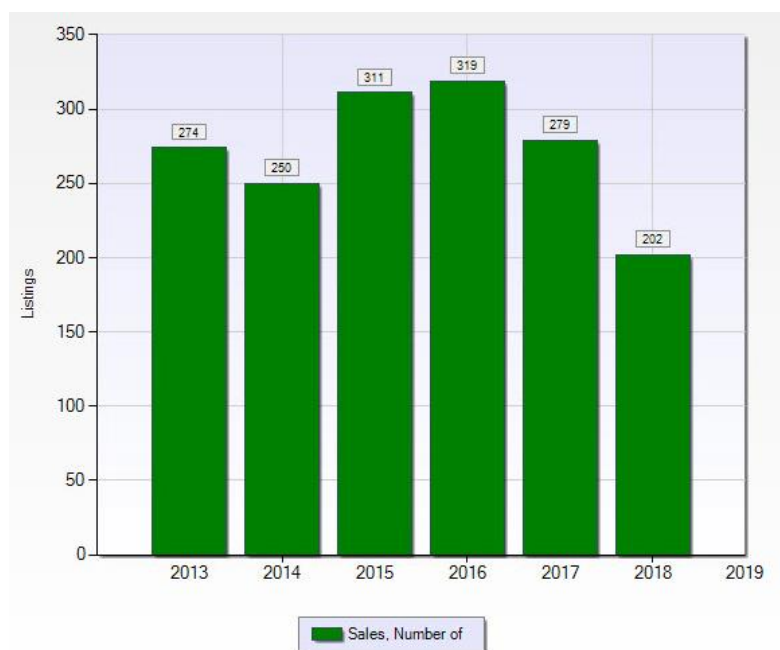
Population

While there have been notable declines in Cuyahoga County over the past few decades, most of the declines have occurred in the City of Cleveland, which experienced a decline of 30.9% between 1980 and 2010. Over the same time period, the population has increased within the City of Broadview Heights and has been stable since the 2010 Census. The following population trends have been provided by the U.S. Census Bureau.

U.S. Census Bureau Population & Projections				
	Cuyahoga County	% Change	Broadview Heights	% Change
1980 Census	1,498,400	n/a	10,909	n/a
1990 Census	1,412,140	-5.8%	12,219	12.0%
2000 Census	1,393,987	-1.3%	15,967	30.7%
2010 Census	1,280,122	-8.2%	19,400	21.5%
2017 Projections	1,248,514	-2.5%	19,227	-0.9%

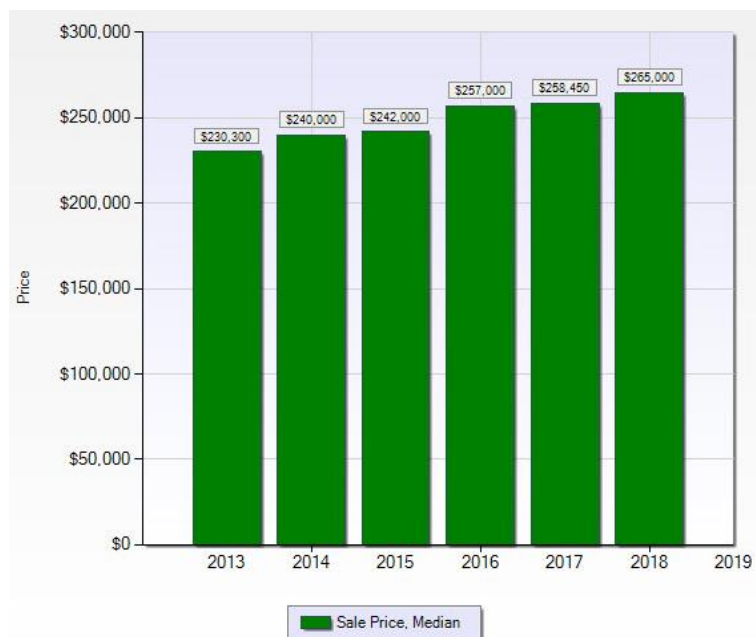
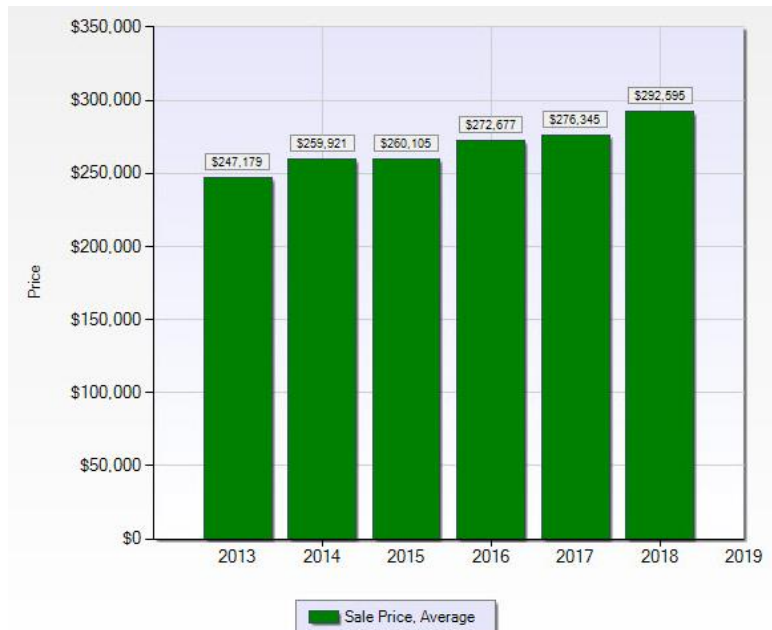
*Source: U.S. Census Bureau

As a result of the population growth, the number of sales of single-family houses has been stable and has increased since 2013. The following graph summarizes annual home sales in Broadview Heights over the past five years and has been provided by the Multiple Listing Service (MLS).



MARKET & NEIGHBORHOOD ANALYSIS

As indicated in the graph above, year-to-date sales have been reported at 202, which when annualized, indicates an increase from 2017. As demand increases for single-family houses and interest rates remain near record lows, values have been increasing. The following graph summarizes average and median house values in Broadview Heights over the same time period summarizing annual sales.

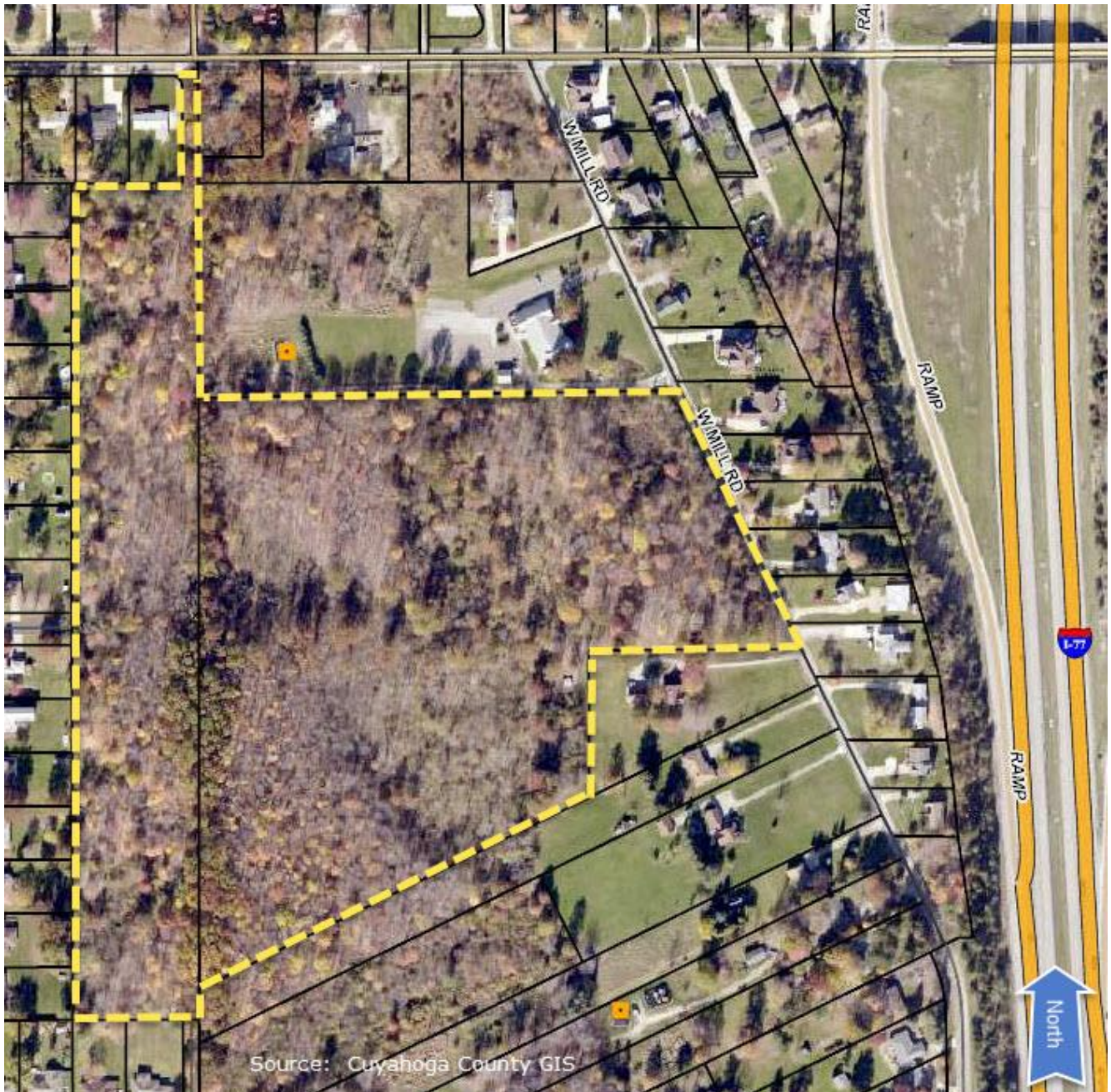


Median values have also been included to eliminate the impact of statistical outliers. As a result, both the average and median sale prices have been consistently increasing over the past five years, which is expected to continue into the foreseeable future.

MARKET & NEIGHBORHOOD ANALYSIS

Residential growth typically occurs in areas with strong school systems. Based on data provided by the State of Ohio, the Brecksville-Broadview Heights City School District has been given “A” ratings in both the Achievement & Graduation Rate categories. In addition, U.S. News ranked the Brecksville-Broadview Heights City School District #26 in the State of Ohio.

AERIAL/PLAT MAP



SITE DESCRIPTION

The subject has frontage along the south side of E. Wallings Road and on the west side of W. Mill Road. The physical characteristics of the subject site are summarized below.

Parcel Number(s):	582-10-001	582-11-016
Lot size:		
Gross lot size:	26.6240 acres	1,159,742 square feet
P.R.O. (right-of-way):	0.3663 acres	15,956 square feet
<u>Other deduction(s):</u>	<u>0.0000 acres</u>	<u>0 square feet</u>
Net lot size:	26.2577 acres	1,143,786 square feet
Site Configuration:	Interior	
Zoning:	A-1, Single-Family Dwelling & D-1, Community	
School District:	Brecksville-Broadview Heights	
Utilities:	Public water	Electricity
	Public sewers	Natural gas
Site Improvements:	Site improvements include densely wooded natural growth.	
Shape:	The site is mostly rectangular in shape	
Road Frontage:	W. Mill Road:	531 feet
	E. Wallings Road:	44 feet
Depth:	1,134 feet	
Topography:	The subject is moderately sloping south from Wallings Road and has predominantly level topography at grade along Mill Road.	
Flood Zone:	The subject is located in an area mapped by the Federal Emergency Management Agency (FEMA). The subject is located in flood zone X, which is not classified as an adverse flood hazard area.	
FEMA panel number & date:	39035C0309E	December 3, 2010
Environmental Issues:	As of the effective date of this report there are no known adverse environmental conditions on the subject site.	
Easements/Encumbrances:	There are no known encumbrances and the subject has typical utility easements similar to other properties in the subject's immediate neighborhood.	

ZONING

The following information has been confirmed with the city ordinance.

Property type: Land
Zoning: A-1, Single-Family Dwelling & D-1, Community

Category	A-1, Single-Family Dwelling
Minimum lot size:	30,000 square feet
Minimum gross floor area:	1,500 square feet for a house with a basement 1,600 square feet for a house without a basement
Minimum frontage:	125 feet
Front setback:	50 feet
Max. building height:	35 feet

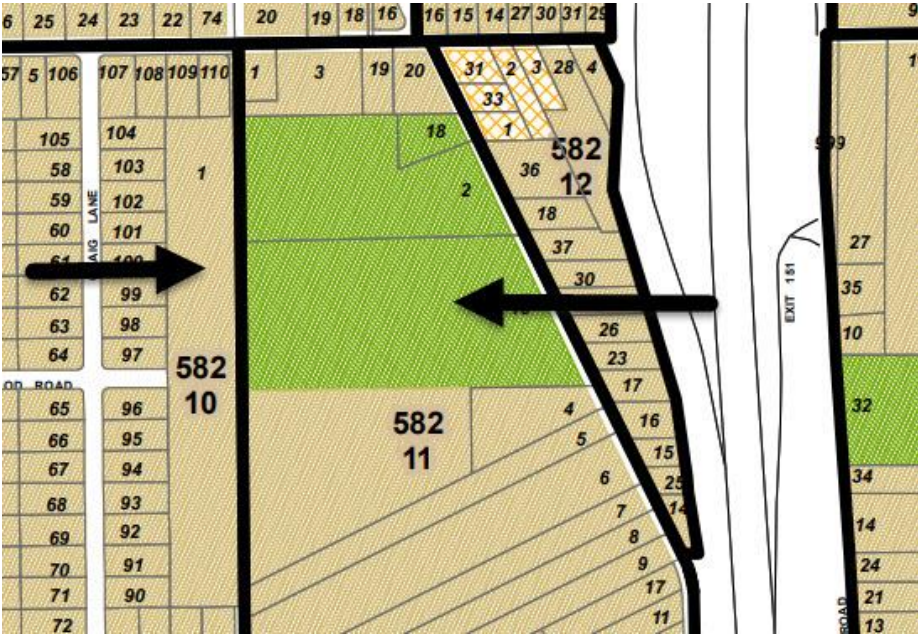
Category	D-1, Community
Minimum lot size:	Varies by use
Front setback:	75 feet when adjacent to any residential district
Side setback:	100 feet or two times the building height, whichever is greater.
Rear setback:	100 feet or two times the building height, whichever is greater.
Max. building height:	40 feet, or 3 floors

The table above provides a brief summary of the zoning criteria and is not a complete list as some criteria may be contingent on property use. The appraiser's interpretation of the subject's zoning is not to be considered an exact compliance study, but rather is considered reasonable for the scope of this assignment.

Non-conforming uses

It is not uncommon for building improvements to predate current zoning ordinances. While this classification results in a legal non-conforming use status, there may be limitations should the building improvements become damaged or should ownership want to expand/alter the building. This is contingent on local laws, which often differ from city to city. Extended periods of vacancy, damage to the building above a predetermined percentage of market value and/or improvements that extend the economic life of a non-conforming use are just a few examples of circumstances considered by each city and only consists of a partial list. Because non-conforming properties routinely transfer, legal non-conformities typically have little impact on value. Since zoning is a legal consideration, should this be a concern for any of the parties involved a formal study provided by the building department and legal representation is recommended.

ZONING MAP



-  A-1 Single Family Dwelling
-  A-2 Two Family Dwelling
-  B-1 Cluster Housing
-  B-2 Multi Family Housing
-  B-3 Rural Residential
-  B-5 Senior Citizen
-  C-1 Commercial - Local Retail
-  C-2 Commercial - General
-  C-3 Office Space
-  C-4 Shopping Center
-  C-5 Interstate Highway Shopping Ctr District
-  C-6 Corridor Conversion District
-  D-1 Community
-  E-1 Office - Laboratory
-  E-2 Light Industrial
-  Special Planning District - Zone A
-  Special Planning District - Zone B

FLOOD MAP

National Flood Hazard Layer FIRMette



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS	Without Base Flood Elevation (BFE) Zone A, V, A99 With BFE or Depth Zone AE, AO, AH, VE, AR Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD	0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X Future Conditions 1% Annual Chance Flood Hazard Zone X Area with Reduced Flood Risk due to Levee. See Notes, Zone X Area with Flood Risk due to Levee Zone D
OTHER AREAS	NO SCREEN Area of Minimal Flood Hazard Zone X Effective LOMRs Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES	Channel, Culvert, or Storm Sewer Levee, Dike, or Floodwall
OTHER FEATURES	Cross Sections with 1% Annual Chance Water Surface Elevation Coastal Transect Base Flood Elevation Line (BFE) Limit of Study Jurisdiction Boundary Coastal Transect Baseline Profile Baseline Hydrographic Feature
MAP PANELS	Digital Data Available No Digital Data Available Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 9/3/2018 at 12:40:13 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

HIGHEST & BEST USE

Highest and best use is defined by the Appraisal Institute as:

“The reasonably probable use of property that results in the highest value. The four criteria that the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity.”⁷

Highest & Best Use Analysis – As Vacant

Legally Permissible:

The subject has frontage along the south side of E. Wallings Road and on the west side of W. Mill Road. The subject is located in the A-1, Single-Family Dwelling & D-1, Community Districts in which a few legally permissible uses include, but are not limited to, single-family dwellings, government buildings for administrative purposes, educational facilities, hospitals and places of worship. The D-1, Community District is located on the parcel with frontage along W. Mill Road. All other uses including conditional uses must first be approved by the Planning Commission and/or the Zoning Board of Appeals. Based on the earlier discussion of zoning requirements, it appears the subject is legally conforming as of the effective date of this report.

Considering the subject is currently owned by the Board of Education and current residential property values, there appears to be an above average probability of a zoning change for the area in the D-1, Community District allowing for residential development.

Physically Possible:

Physical possibility considers multiple factors including size, shape, topography, frontage, depth, access and availability of utilities and is based on all general assumptions and limiting conditions specified earlier in this report.

The subject consists of 26.6240 gross acres or 1,159,742 gross square feet and has about 531 feet of frontage along W. Mill Road, 44 feet of frontage along E. Wallings Road and a depth of 1,134 feet. The subject has a net usable size of 26.2577 acres, or 1,143,786 square feet, net of existing right-of-way and any additional deductions when applicable. All sizes and dimensions have been confirmed with public records, legal descriptions and/or plat maps and are assumed to be accurate. The site is mostly rectangular in shape and has access to the following utilities:

- Public water
- Public sewers
- Electricity
- Natural gas

⁷ The Dictionary of Real Estate Appraisal, 6th Edition, Appraisal Institute, Chicago, IL 2015, p. 109.

HIGHEST & BEST USE ANALYSIS – AS VACANT

All of the available utilities are assumed to have sufficient capacity to support the subject's highest and best use. There are no known encumbrances and the subject has typical utility easements similar to other properties in the subject's immediate neighborhood. As of the effective date of this report there are no known adverse environmental conditions on the subject site. The subject is moderately sloping south from Wallings Road and has predominantly level topography at grade along Mill Road. It appears the subject has adequate physical and legal access and has few physical limitations restricting development of a legally permissible use.

Financial Feasibility:

This step of highest and best use analysis identifies whether there is sufficient entrepreneurial incentive for new construction of a legally permissible use. The use must provide a profit above the cost of purchasing the land and construction of the building and site improvements and should be commensurate with the risk involved.

The subject has frontage along both W. Mill and E. Wallings Roads. The frontage on E. Wallings Road, however, is limited and can mainly support an access drive. The vast majority of frontage is along the west side of W. Mill Road. Both streets are predominantly improved with single-family residential uses and the subject is adjacent to a place of worship to the north.

Although the subject is located in close proximity to Interstate 77, commercial development does not conform to the immediate neighborhood, which predominantly consists of single-family uses. In addition, the subject's zoning allows for single-family houses and public use buildings, which typically serve the immediate area. Given the increasing property values, stable population and its location in a residential neighborhood, single-family development appears to be financially feasible.

Maximally Productive:

The maximally productive use of the subject, as vacant, as of the effective date of this report is to development of a legally permissible use. This is supported by stable rents and vacancies in the subject's immediate area, newer construction and proximity to major highways.

Highest & Best Use Conclusion

Based on the above analysis, the highest and best use of the subject, as vacant, as of the effective date of this report is to development of a legally permissible use.

APPROACHES TO VALUE

All opinions of value are derived through the development of three approaches to value when applicable. These methods are referred to as the Cost Approach, the Sales Comparison Approach, and the Income Capitalization Approach. The concept of each of these approaches is outlined as follows.

- Sales Comparison Approach: The opinion of value developed in this approach by analyzing properties, which have sold and are similar to the subject of this report. Adjustments made to the sale's price to account for differences in location, physical features and other factors will result in an indicated value from each sale. These indications of value are the basis of this approach.

The Sales Comparison Approach was considered and was developed because there is adequate data to develop an opinion of value and this approach reflects market behavior for this property type.

- Cost Approach: The opinion of value developed in this approach is formulated by estimating the cost-new of all improvements, as of the effective date of the appraisal, and by subtracting from that amount, accrued depreciation for all causes. The difference is the depreciated value of the improvements which when added to the land value, yields an opinion of fee simple value of the subject in its entirety. Adjustments are then made to reflect leased fee or leasehold value when applicable.

The Cost Approach was considered and was not developed because the subject consists of vacant land as of the effective date of this report.

- Income Approach: This technique is based upon the estimation of net income that the subject can generate after having satisfied the expenses typical for this type of property. The amount of net income is converted to an opinion of value when it is divided by an interest rate, which represents the rate of return that investors expect from properties with the subject's investment characteristics. The means of converting income to value is the capitalization process, which is the basis of this approach.

The Income Capitalization Approach was considered and was not developed because the subject consists of vacant land as of the effective date of this report.

TYPES OF ADJUSTMENTS

There are multiple types of adjustments when comparing comparable sales, rents and capitalization rates. Matched pair analysis is a premise that two properties are similar with few exceptions, which can then be quantified. This theory lacks practicality in markets with a limited number of sales, unique properties or when data is considered confidential, is not made public or cannot be confirmed. Real estate investments have a significant number of factors that go well beyond physical differences of the properties themselves and include, but are not limited to motivation of purchase, financing, return on investment and equity requirements, tax implications, lease structures, non-realty components, etc.; most of which are not considered public information and vary among investors. Recognizing this, the Appraisal Institute identifies different types of adjustments.

Quantitative adjustments

Quantitative adjustments are derived using mathematical and statistical modeling based on market data. A few techniques include:

- Data analysis
- Statistical analysis
- Cost-related adjustments

Qualitative adjustments

Qualitative adjustments are made after quantitative adjustments and are applied to those factors that cannot be statistically measured. Sufficient market data is not often available to statistically support a mathematically derived adjustment. Therefore, appraisers apply reasonable and logical analysis to those elements of comparison in which there is imperfect or inconsistent information.

“Qualitative analysis recognizes the inefficiencies of real estate markets and the difficulty in expressing adjustments with mathematical precision. It is essential, therefore, that the appraiser explain the analytical process and logic applied in reconciling the value indications using qualitative analysis techniques such as:”⁸

- Trend analysis
- Relative comparison analysis
- Ranking analysis

Both types of adjustments reflect the actions of local market participants and are necessary due to the inefficiencies of real estate markets.

⁸ The Appraisal of Real Estate, 14th Edition, 2010, Appraisal Institute, Chicago, IL, p. 403

SALES COMPARISON APPROACH

“In the sales comparison approach, the appraiser develops an opinion of value by analyzing closed sales, listings, or pending sales of properties that are similar to the subject property. The comparative techniques of analysis applied in the sales comparison approach are fundamental to the valuation process. Market rent, expenses, land value, cost, depreciation, and other value parameters may be derived in the other approaches to value using comparative techniques. Similarly, in applying the sales comparison approach appraisers often analyze conclusions derived in the other approaches to determine the adjustments to be made to the sale prices of comparable properties.

In the sales comparison approach, an opinion of market value is developed by comparing properties similar to the subject property that have recently sold, are listed for sale, or are under contract (i.e., for which purchase offers and a deposit have been recently submitted). A major premise of the sales comparison approach is that an opinion of the market value of a property can be supported by studying the market’s reaction to comparable and competitive properties.

Comparative analysis of properties and transactions focuses on similarities and differences that affect value, called *elements of comparison*, which may include variations in property rights, financing terms, market conditions, and physical characteristics, among others. Appraisers examine market evidence using paired data analysis, trend analysis, statistics, and other techniques to identify which elements of comparison within the data set of comparable sales are responsible for value differences.”⁹

The Sales Comparison Approach was considered and was developed because there is adequate data to develop an opinion of value and this approach reflects market behavior for this property type.

⁹ The Appraisal of Real Estate, 14th Edition, Appraisal Institute, Chicago, IL 2010, p. 377-378.

SALES COMPARISON APPROACH – AS VACANT

Comparable Sales Map & Sales Sheets

The comparable sales on the following pages have been researched and confirmed with data sources deemed reliable, and when possible, confirmed with a knowledgeable party to the transaction including buyers, sellers or brokers. The following map shows the location of the comparable sales in relation to the subject with the detailed sales sheets to follow.



Land Comparable 1



Transaction

ID	254	Date	8/1/2016
Address	Jaycox Rd.	Price	\$950,000
City	Avon	Price Per Net SF	\$0.75
County	Lorain	Price Per Net Acre	\$32,507
State	Ohio	Property Rights	Fee simple
Tax ID	04-00-022-102-086 & -049	Financing	Private
Grantee	Avon Norton Place, LLC	Conditions Of Sale	Arm's length
Grantor	Gregg M. & Mark T. Wasilko, Trs. & Richard E. & Kathleen J. Herbst, Trs.	Verification Source	Gregg Wasilko/Seller
Market	Lorain County	Sale:List Price	--
Days on Market	--		

Site

Gross Acres	62.1684	Gross SF	2,708,056
Net Acres	29.2245	Net SF	1,273,020
Shape	Rectangular	Topography	Level
Utilities	All public	Zoning	R-1, Single-Family
Current Use	Vacant land	Interior or Corner	Interior
Highest & Best Use	Subdivision development	Flood Zone	Zone X, 39093C0153D, 8/19/08
Road Frontage	3,300	Environmental Issues	Wetlands
Depth	860	Encumbrance or Easement	Typical easements

Comments

Located on the east side of Jaycox Road two parcels north of Detroit Road, the site consisted of vacant residential land at time of sale. The buyer purchased two sites with different ownership on the same day for purposes of residential subdivision development. The parcels were purchased for \$880,000 and \$70,000 respectively for a total purchase price of \$950,000. The seller confirmed about 50% of the area outside of the right-of-way consisted of wetlands and were not usable. While the buyer only wanted to purchase the non-wetland area, the sale was contingent on the buyer purchasing the entire area. Because the wetlands are considered to be a detriment to residential development, the wetlands have been deducted from the gross acreage along with the right-of-way. All information has been confirmed with the seller.

Land Comparable 2



Transaction

ID	399	Date	10/6/2016
Address	1345 Royalton Rd.	Price	\$355,000
City	Broadview Hts.	Price Per Net SF	\$0.82
County	Cuyahoga	Price Per Net Acre	\$35,545
State	Ohio	Property Rights	Fee simple
Tax ID	583-13-011, -016 & -017	Financing	Cash
Grantee	82A, LLC	Conditions Of Sale	Arm's length
Grantor	Ida Handy	Verification Source	RE/MAX Brokerage data
Market	South	Sale:List Price	88.8%
Days on Market	89		

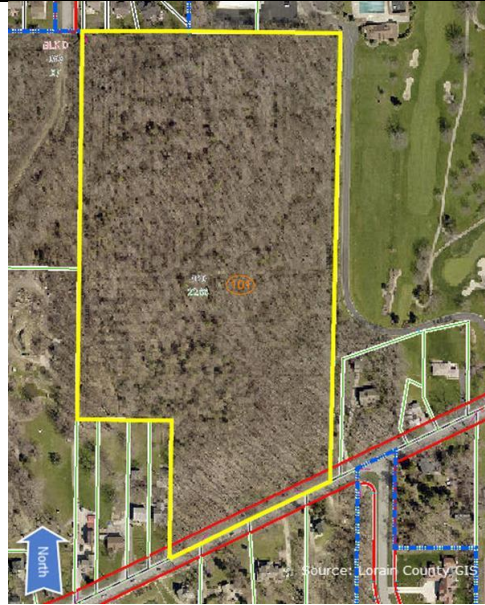
Site

Gross Acres	10.1135	Gross SF	440,543
Net Acres	9.9873	Net SF	435,047
Shape	Rectangular	Topography	Predominantly level
Utilities	All public	Zoning	C-6, Corridor Conversion
Current Use	Vacant land	Interior or Corner	Corner
Highest & Best Use	Commercial development	Flood Zone	Zone X & A, 39035C0308E, 12/3/10
Road Frontage	1,261	Environmental Issues	None noted
Depth	545	Encumbrance or Easement	Typical easements

Comments

Located on the northwest corner of E. Royalton & Avery Roads, the site consisted of vacant commercial land at time of sale. The site is in close proximity to new development including University Hospital, Metro Hospital, numerous restaurants and major highways including Interstate 77 and 271 and the Ohio Turnpike. Prior to the sale, the City of Broadview Heights passed the Town Center Special District plan that includes 100 acres about 500 feet from the site.

Land Comparable 3



Transaction

ID	252	Date	3/21/2016
Address	Detroit Rd.	Price	\$700,000
City	Avon	Price Per Net SF	\$0.72
County	Lorain	Price Per Net Acre	\$31,481
State	Ohio	Property Rights	Fee simple
Tax ID	04-00-027-101-020	Financing	Cash
Grantee	Saeed Talal	Conditions Of Sale	Arm's length
Grantor	Jack Webker	Verification Source	Goodman Real Estate
Market	Lorain County	Sale:List Price	100.0%
Days on Market	180		

Site

Gross Acres	22.6600	Gross SF	987,070
Net Acres	22.2353	Net SF	968,572
Shape	Mostly rectangular	Topography	Moderate slopes
Utilities	Public water	Zoning	R-1, Single-Family
Current Use	Vacant land	Interior or Corner	Interior
Highest & Best Use	Residential development	Flood Zone	Zone X, 39093C0153D, 8/19/08
Road Frontage	528	Environmental Issues	None noted
Depth	1,425	Encumbrance or Easement	Typical easements

Comments

Located on the north side of Detroit Road east of Nagel Road, the site consisted of vacant land at time of sale. Located in one of the fastest growing and most stable communities in northeast Ohio, the buyer purchased the land for subdivision development. The site is adjacent to Avon Oaks Country Club to the west and is adjacent to another subdivision to the south. At time of sale the site did not have immediate access to public sewers. Higher offers were received but required the seller to complete due diligence including wetlands surveys and other studies at the sellers expense. The seller accepted the offer in which the buyer would incur the additional costs. While the sale was purchased out of probate, the broker confirmed the estate sale had no impact on price.

Land Comparable 4



Transaction			
ID	253	Date	4/12/2016
Address	31660 Hilliard Rd.	Price	\$840,000
City	Avon	Price Per Net SF	\$0.64
County	Lorain	Price Per Net Acre	\$27,694
State	Ohio	Property Rights	Fee simple
Tax ID	04-00-025-000-034	Financing	Cash
Grantee	Cupco, LLC	Conditions Of Sale	Arm's length
Grantor	Nils Eric Johnson & Justin James	Verification Source	William Landers/Realtor
Market	Lorain County	Sale:List Price	--
Days on Market	114		
Site			
Gross Acres	30.3319	Gross SF	1,321,259
Net Acres	30.3319	Net SF	1,321,259
Shape	Rectangular	Topography	Level
Utilities	Public water	Zoning	R-1, Single-Family
Current Use	Residential	Interior or Corner	Interior
Highest & Best Use	Residential	Flood Zone	Zone X, 39093C0161D, 8/19/08
Road Frontage	553	Environmental Issues	None noted
Depth	2,378	Encumbrance or Easement	Typical easements
Comments			

Located on the west side of Hilliard Road the site is improved with a tenant-occupied single-family house that is considered to be an interim use. While the majority of the land is located in the City of Avon, the single-family house is located in the City of Westlake. The site is adjacent to Hilliard Lakes Golf Course. All information has been confirmed with the realtor.

Land Comparable 5



Transaction			
ID	255	Date	10/4/2013
Address	Schady Road	Price	\$1,044,000
City	Olmsted Twp.	Price Per Net SF	\$0.59
County	Cuyahoga	Price Per Net Acre	\$25,861
State	Ohio	Property Rights	Fee simple
Tax ID	265-16-003	Financing	Conv.
Grantee	K. Hovnanian Schady Reserve, LLC	Conditions Of Sale	Arm's length
Grantor	DiSanto Enterprises, Inc.	Verification Source	Multiple sources/legal description
Market	Southwest	Sale:List Price	--
Days on Market	--		
Site			
Gross Acres	40.3700	Gross SF	1,758,517
Net Acres	40.3700	Net SF	1,758,517
Shape	Mostly rectangular	Topography	Level
Utilities	All public	Zoning	R40/PRD, Planned Residential
Current Use	Vacant land	Interior or Corner	Interior
Highest & Best Use	Residential subdivision	Flood Zone	Zone X, 39035C0252E, 12/3/10
Road Frontage	625	Environmental Issues	None noted
Depth	2,100	Encumbrance or Easement	Typical easements
Comments			

Located on the south side of Schady Road three parcels east of Aaron Lane, the site was purchased for residential subdivision development. The site is just south of the Ohio Turnpike and is in an area with significant residential development. The buyer is a prominent national developer and has other subdivisions in the immediate neighborhood.

ADJUSTMENT GRID – AS VACANT

Land Analysis Grid		Comp 1	Comp 2	Comp 3	Comp 4	Comp 5					
Address	Mill Road	Jaycox Rd.	1345 Royalton Rd.	Detroit Rd.	31660 Hilliard	Schady Road					
City	Broadview Heights	Avon	Broadview Hts.	Avon	Avon	Olmsted Twp.					
State	Ohio	Ohio	Ohio	Ohio	Ohio	Ohio					
Zip	44147	44011	44147	44011	44011	44138					
Date	8/30/2018	8/1/2016	10/6/2016	3/21/2016	4/12/2016	10/4/2013					
Price		\$950,000	\$355,000	\$700,000	\$840,000	\$1,044,000					
Net Acres	26.2577	29.2245	9.9873	22.2353	30.3319	40.3700					
Net Acre Unit Price		\$32,507	\$35,545	\$31,481	\$27,694	\$25,861					
Transaction Adjustments											
Property Rights	Fee Simple	Fee simple	0.0%	Fee simple	0.0%	Fee simple	0.0%	Fee simple	0.0%	Fee simple	0.0%
Financing		Private	0.0%	Cash	0.0%	Cash	0.0%	Cash	0.0%	Conv.	0.0%
Conditions of Sale		Arm's length	0.0%	Arm's length	0.0%	Arm's length	0.0%	Arm's length	0.0%	Arm's length	0.0%
Expend. After Sale		\$0		\$0		\$0		\$0		\$0	
Adjusted Net Acre Unit Price		\$32,507		\$35,545		\$31,481		\$27,694		\$25,861	
Market Trends Through	8/30/2018	2.0%	4.2%	3.8%	5.0%	4.8%	10.2%				
Adjusted Net Acre Unit Price		\$33,874		\$36,907		\$33,042		\$29,032		\$28,500	
Location	Average	Superior		Similar		Superior		Superior		Inferior	
% Adjustment		-10%		0%		-10%		-5%		10%	
Net Acres	26.2577	29.2245		9.9873		22.2353		30.3319		40.3700	
% Adjustment		0%		-10%		0%		0%		0%	
Utilities	Public water, Public sewers	All public		All public		Public water		Public water		All public	
% Adjustment		0%		0%		0%		0%		0%	
Shape	Mostly rectangular	Rectangular		Rectangular		Mostly rectangular		Rectangular		Mostly rectangular	
% Adjustment		0%		0%		0%		0%		0%	
Topography	Slightly sloping	Level		Predominantly		Moderate slopes		Level		Level	
% Adjustment		0%		0%		0%		0%		0%	
Zoning	A-1, Single-Family Dwelling & D-1, Community	R-1, Single-Family		C-6, Corridor Conversion		R-1, Single-Family		R-1, Single-Family		R40/PRD, Planned Residential	
% Adjustment		-10%		-15%		-10%		-10%		-10%	
Road Frontage	531	3,300		1,261		528		553		625	
% Adjustment		0%		0%		0%		0%		0%	
Interior or Corner	Interior	Interior		Corner		Interior		Interior		Interior	
% Adjustment		0%		0%		0%		0%		0%	
Adjusted Net Acre Unit Price		\$27,099		\$27,680		\$26,434		\$24,677		\$28,500	
Net Adjustments		-20.0%		-25.0%		-20.0%		-15.0%		0.0%	

SALES COMPARISON APPROACH – AS VACANT

Adjustment Analysis

Several sales have been researched and analyzed to determine an opinion of value for the subject property as of the effective date of this report. Market and statistically derived adjustments are applied when applicable and further refinement is handled in the reconciliation process when market support is unavailable due to the inefficiencies in the real estate markets.

Transaction Adjustments:

Property Rights: All sales included the transfer of the fee simple interest, requiring no adjustment.

Financing: All sales consisted of either cash or conventional financing, requiring no adjustment.

Conditions of Sale: All sales were arm's length transfers, requiring no adjustment.

Market Conditions: As discussed in the Market & Neighborhood Analysis section of this report, residential values have been increasing over the past few years. The average sale price in Broadview Heights increased from \$259,921 in 2014 to \$292,595 in 2018, indicating an annual increase of about 3.2% per year on a compound basis. Increasing prices are affected by multiple factors including interest rates, supply and demand and inflation and increasing land values, all of which are considered individually.

- Interest rates:

The following table summarizes current and historical 30-year fixed mortgage rates, which have been provided by Freddie Mac.

Year	Mortgage Rate (annual average)
2018	4.42% (average YTD)
2017	3.99%
2016	3.65%
2015	3.85%

Values and interest rates are inversely related as prices increase as a result of lower interest rates and decrease during periods of increasing interest rates. Interest rates remained consistent between 2015 and 2017 indicating little impact on appreciation.

- Demand:

As discussed in the Market & Neighborhood Analysis section of this report, the number of residential sales has increased between 2013 and 2016, and has since stabilized. The number of sales declined from 2016 to 2017 and annualized year-to-date sales are forecasted to be consistent with 2017. In addition, the population has declined by -0.9% between the 2010 Census and 2017 estimates. Therefore, demand also stabilized and is not considered to be the leading cause of the increasing residential prices.

SALES COMPARISON APPROACH – AS VACANT

- Inflation:

Residential prices are also impacted by increasing construction and labor costs and land acquisition. Since land is finite, demand for acreage increases as supply decreases. In addition construction costs have been increasing for both materials and labor. The following table summarizes cost multipliers for residential construction, which have been provided by Marshall & Swift.

Year	Cost Multiplier	% Change
February 2018	1.03	+ 4.04%
June 2016	0.99	n/a

In 1.7 years construction costs have increased by 4.04%, indicating an annual increase of 2.4% per year on a compound basis. Therefore, based on the three primary forces impacting market appreciation, inflation of construction costs is mainly attributed to the increasing prices.

Land Values:

Since inflation appears to be the main contributing factor in the price increases, adjustments for market conditions are also analyzed by matched pair analysis including Sales 1 & 3 and a current listing of comparable size and zoning. The following sales and listing in the tables below are located in the same city.

Location/Sale	Time	Sale/List Price	Adjusted Price*	Size (Ac.)	\$/Acre	% Difference
Detroit Rd., Avon	Listing	\$999,000	\$959,000	28.6900 ac.	\$33,426/ac.	+ 1.3%/yr.
Sale 1	2.1 yrs.	\$950,000	n/a	29.2245 ac.	\$32,507/ac.	n/a

Location/Sale	Time	Sale/List Price	Adjusted Price*	Size (Ac.)	\$/Acre	% Difference
Detroit Rd., Avon	Listing	\$999,000	\$959,000	28.6900 ac.	\$33,426/ac.	+ 2.6%/yr.
Sale 3	2.3 yrs.	\$700,000	n/a	22.2353 ac.	\$31,481/ac.	n/a

*The adjusted price accounts for the sale-to-list price ratio of the current listing. Sales 2 and 3 have sale-to-list price ratios of 88.8% and 100% respectively with an average ratio of 94.4%. Considering Sale 3 is located in Avon, similar to the listing, and sold at 100% of its list price, a sale-to-list price ratio of 96% is considered reasonable.

Based on the matched pair analysis including a current listing and two of the comparable sales, all located in the same city with comparable sizes, a reconciled adjustment of 2.0% per year is considered reasonably supported and is the basis for adjustment. Since land does not have increasing material and labor costs, the matched pair analysis is considered to be the more reliable indicator of market conditions.

SALES COMPARISON APPROACH – AS VACANT

Physical Adjustments:

Location: The City of Avon is one of the fastest growing communities in northeast Ohio. The following table summarizes average house values in 2018 in Avon and Broadview Heights.

City	Average Price (2018)	% Difference
Avon	\$327,338	n/a
Broadview Heights	\$292,595	-10.6%

As indicated by market reports provided by the Multiple Listing Service (MLS), the average house value in Broadview Heights is about 10.6% lower relative to Avon and is the basis for adjustment. A slightly lower adjustment is applied to Sale 4 due to its location in a secondary area in Avon. Sale 5 is located in an area of lower housing values and has a transaction adjusted unit value about 10% lower than the average of the residential land sales in Avon.

Size: Size and unit value are typically inversely related. Larger sites tend to sell for lower unit values while smaller sites often sell for higher unit values. Based on a broad search in terms of size and location, a regression analysis was developed to determine a reasonably supported adjustment for size. Based on the results of the regression analysis, an upward adjustment is applied to Sale 2 for size. The remaining sales are within market tolerances of the subject requiring no adjustment.

Utilities: Although Sales 3 and 4 do not have public sewers, both sites are adjacent to developments with all public utilities. Because the distance to extend public sewers is short, adjustments for utilities are not warranted.

Zoning: The main buildable area of the subject is located in the D-1, Community District, which only allows development of public uses including libraries, government administrative offices, schools, etc. The legally permissible uses for this area of the subject are not considered to be investor grade quality and are considered to be a detriment for the subject's potential for development. All of the sales are superior in terms of zoning and investor demand, requiring downward adjustments. While Sale 2 is located in a commercial zoning district, the site is located in the same city as the subject and is considered relevant. The adjustment for zoning is based on matched pair analysis including Sale 2 and the average of the residential sales in Avon; Sales 1, 3 & 4. Since all four of the sales transferred in 2016 and since there are offsetting adjustments for location and size, the matched pair analysis for zoning is based on the differences of the unadjusted unit values.

Sales	Zoning Type	Unadjusted Unit Value	% Difference
Sale 2	Commercial	\$35,545 per ac.	n/a
Avg. of Sales 1, 3 & 4	Residential	\$30,561 per ac.	-14% +/-

Based on the market data in the table above, the average unit value of the residential sites is about 14% lower than the commercial site and is the basis for the adjustment.

SALES COMPARISON APPROACH – AS VACANT

Sale Statistics & Reconciliation

The table below summarizes relevant statistics both before and after adjustment. After all adjustments are applied the range and standard deviation decrease significantly indicating greater reliability. In addition the reconciled unit value is bracketed by both the unadjusted and adjusted unit value range.

All of the comparable sales are located in growing and stable communities with increasing property values. Considering the subject is currently owned by the Board of Education and current residential property values, there appears to be an above average probability of a zoning change for the area in the D-1, Community District allowing for residential development. Based on all of the comparable sales and market supported adjustments, the final opinion of value of the subject property as of the effective date of this report is summarized as follows:

Land Value Ranges & Reconciled Value				
Number of Comparables:	5	Unadjusted	Adjusted	% Δ
	Low:	\$25,861	\$24,677	-5%
	High:	\$35,545	\$28,500	-20%
	Average:	\$30,618	\$26,878	-12%
	Meadian:	\$31,481	\$27,099	-14%
	Standard Deviation	\$3,866	\$1,446	-63%
Reconciled Value/Unit Value:			\$27,000	
Subject Size:	Acres		26.2577	
Indicated Value:			\$708,958	
Reconciled Final Value:			\$710,000	
Seven Hundred Ten Thousand Dollars				

Additional Support

To provide additional support for the final reconciled opinion of value, current listings of residential acreage have also been researched. The property located at 9175 – 9205 Avery Road in Broadview Heights is currently listed for sale. The property consists of three parcels each improved with a single-family house, is zoned for residential use and consists of 20.575 acres. The houses are tenant-occupied and the property is being marketed for redevelopment purposes. The list price is \$770,000 indicating a unit price of \$37,424 per acre, which includes the contributory value of three single-family houses and has been on the market for 260 days.

COST APPROACH

“The cost approach reflects market thinking because market participants relate value to cost. Buyers of real property tend to judge the value of an existing structure not only by considering the prices and rents of similar buildings, but also by comparing the cost to create a new building with optimal physical condition and functional utility.

After gathering all relevant information and analyzing data for the market area, site, and improvements, an appraiser follows a series of steps to derive a value indication by the cost approach. The appraiser will:

1. Estimate the value of the site as though vacant and available to be developed to its highest and best use.
2. Determine which cost basis is most applicable to the assignment: reproduction cost or replacement cost.
3. Estimate the direct (hard) and indirect (soft) costs of the improvements as of the effective appraisal date.
4. Estimate an appropriate entrepreneurial incentive or profit from analysis of the market.
5. Add the estimated direct costs, indirect costs, and entrepreneurial incentive or profit to arrive at the total cost of the improvements.
6. Estimate the amount of depreciation in the improvements and, if necessary, allocate it among the three major categories:
 - physical deterioration
 - functional obsolescence
 - external obsolescence
7. Deduct estimated depreciation from the total cost of the improvements to derive an estimate of their depreciated cost.
8. Estimate the contributory value of any site improvements that have not already been considered. (Site improvements may be appraised at their contributory value—i.e., directly on a depreciated-cost basis—but may be included in the overall cost calculated in Step 3 and depreciated if necessary.)
9. Add land value to the total depreciated cost of all the improvements to develop the market value of the property.

COST APPROACH

10. Adjust for personal property (e.g., furniture, fixtures, and equipment) or intangible assets that are included in the appraisal.
11. Adjust the value conclusion, which reflects the value of the fee simple estate, for the property interest being appraised to arrive at the indicated value of the specified interest in the property.”¹⁰

The Cost Approach was considered and was not developed because the subject consists of vacant land as of the effective date of this report.

¹⁰ The Appraisal of Real Estate, 14th Edition, Appraisal Institute, Chicago, IL 2010, page 568.

INCOME CAPITALIZATION APPROACH

The Income Capitalization Approach is a method in which anticipated future economic benefits are converted into a present value. The Income Capitalization Approach supports two basic methodologies, 1) direct capitalization, which converts a single year's income into an opinion of value through the use of an overall capitalization rate, and 2) discounted cash flow, which considers a series of cash flows over time discounted to derive their present value together with any reversion value or resale proceeds.

Direct capitalization is the most common method of converting income into value and is applicable for properties operating at stabilized occupancy levels with rents and expenses within market tolerances. For purposes of this report the Direct Capitalization method is most appropriate and is developed with the following steps.

- The potential gross income (PGI) is estimated with market rents and is based at 100% occupancy. The market is researched for comparable properties with similar propensities to generate income and similar expense structures such as triple net, modified gross or full service leases.
- A vacancy rate supported by market data and a reasonable estimate of credit loss are deducted from the PGI to derive the effective gross income (EGI).
- Operating expenses and reserves for replacement allowances are deducted from the EGI resulting in the property's net operating income (NOI), which is then capitalized at a rate commensurate with the subject's risk and investor expectations converting its income to an opinion of market value.

The Income Capitalization Approach was considered and was not developed because the subject consists of vacant land as of the effective date of this report.

CONCLUSION(S) & RECONCILIATION OF VALUE

Approach Conclusions:	As Is
Sales Comparison Approach:	
As vacant: (Land only)	\$710,000
As improved:	N/A
Cost Approach:	N/A
Income Capitalization Approach:	N/A

Considering the subject consists of vacant land as of the effective date of this report, the Sales Comparison Approach is considered most applicable.

Based on all analyses completed in this report and the strengths and weaknesses of the applicable approaches to value, the final reconciled opinion(s) of value are:

Current "As-Is" opinion of market value of the Fee Simple interest as of August 30, 2018
\$710,000
Seven Hundred Ten Thousand Dollars

ADDENDA A: APPRAISER QUALIFICATIONS & DISCLOSURE

Douglas J. Firca, MAI Appraiser

Education

John Carroll
University
B.S.B.A. Finance
Minor: Economics

Professional Affiliations

Appraisal Institute,
MAI designation

Certified General
Appraiser, State of
Ohio

Ohio Chapter
Appraisal Institute,
Board of Directors

Appraisal Institute,
Region
Representative,
Region V

Douglas J. Firca, MAI joined Buckholz, Caldwell & Associates in 2016 with 15 years of real estate appraisal experience and has an extensive background appraising various property types in the Cleveland Metropolitan Area. Notable property types include:

- Office & retail buildings
- Apartment & multi-family properties
- Industrial buildings & flex space
- Net lease properties
- Places of worship
- Restaurants
- Mixed-use buildings
- Special purpose properties
- Vacant land

Having held multiple positions in the Appraisal Institute on a state & regional basis, Mr. Firca has developed an extensive understanding of the fundamental factors & market dynamics affecting real estate values. This understanding includes not only market value analysis, but also liquidation, assessed, going concern & value in use including both Direct Capitalization & Yield Capitalization (Discounted Cash Flow) methodologies. In addition to providing real estate appraisal services for mortgage financing, tax appeal, estate planning and internal auditing purposes, Mr. Firca has an extensive background in eminent domain projects for the Ohio Department of Transportation, municipalities, Sewer Districts and Cleveland Hopkins International Airport. Notable projects include:

- Opportunity Corridor Project
- Superior Pump Station & Stones Levee
- Combined Sewer Overflow Project
- Hangar analysis for Cleveland Hopkins International Airport
- Medina 42
- E. 140th Street Project

Ranging in terms of size and complexity, all valuation assignments require detailed analyses of right-of-way plans and determination of whether the properties incurred financial damage resulting in a diminution of value as a result of the project.

Previous Appraisal Experience

O.R. Colan Associates – Appraisal Manager

- Oversaw the Cleveland Office to ensure timely completion of eminent domain projects;
- Assisted the State of Ohio & municipalities to determine the final impact to the real estate of eminent domain projects;
- Completed appraisals of multiple properties through entire corridors of varying complexities;
- Completed scenario analyses for municipalities to help determine the most cost effective procedure.

Butler Burgher Group – Senior Appraiser

- Provided valuation analysis for commercial, industrial, special purpose and complex properties;
- Reconciled multiple opinions of value including market, going concern, liquidation & dark values;
- Completed appraisals of investment grade properties including portfolio and net lease properties;
- Developed opinions of value for industrial properties in excess of \$30 million.

Buckholz, Caldwell, Weber & Associates – Appraiser

- Constructed & analyzed discounted cash flow models based on financial analysis & capital market research;
- Analyzed comparable sales transactions along with replacement and reproduction cost models;
- Analyzed and supported income, expense and capitalization rate forecasts for income producing properties.

Continental Valuations – Appraiser

- Worked with a team that successfully completed projects with 100+ parcels for eminent domain purposes;
- Assessed short- and long-term monetary impact of eminent domain projects for a variety of real estate holdings;
- Reviewed and evaluated detailed right-of-way plans identifying financial damages resulting in diminution in values;
- Completed appraisals for the Ohio Department of Transportation and various condemning authorities.

Appraiser Disclosure Statement

In compliance with Ohio Revised Code Section 4763.12 (C)

Name of Appraiser: Douglas J. Firca, MAI

Class of Certification/License: Certified General
 Licensed Residential
 Temporary General Licensed

Certification/License Number: 2005003714

Scope: This report is within the scope of my Certification or License
 is not within the scope of my Certification or License

Service Provided By: Disinterested & Unbiased Third Party
 Interested & Biased Third Party
 Interested Third Party on Contingent Fee Basis

Signature of person preparing and reporting the appraisal.



Douglas J. Firca, MAI

This form must be included in conjunction with all appraisal assignments or specialized services performed by a state-certified or state-licensed real estate appraiser.

State of Ohio
Department of Commerce
Division of Real Estate
Appraiser Section
Cleveland (216) 787-3100 (Fax) (216) 787-4449

**STATE OF OHIO
DIVISION OF REAL ESTATE
AND PROFESSIONAL LICENSING**

**AN APPRAISER LICENSE/CERTIFICATE
has been issued under ORC Chapter 4763 to:**

NAME: Douglas J Firca
LIC/CERT NUMBER: 2005003714
LIC LEVEL: Certified General Real Estate Appraiser
CURRENT ISSUE DATE: 07/02/2018
EXPIRATION DATE: 06/21/2019
USPAP DUE DATE: 06/21/2020



Buckholz, Caldwell
Commercial Appraisals



APPRAISAL OF:

W. Mill Road
Broadview Heights, Ohio 44147
PPN(s): 582-10-001 & 582-11-016

Prepared For:

Craig Yaniglos, BSE
Chief Financial Officer
Brecksville Broadview Heights City Schools
6638 Mill Road
Brecksville, OH 44141

Prepared By:

Douglas J. Firca, MAI
Buckholz, Caldwell Commercial Appraisals
377B Lear Road
Avon Lake, OH 44012

Effective Date:

October 27, 2022

Date Photographed:

October 27, 2022

Date of the Report:

November 15, 2022

TABLE OF CONTENTS

Letter of Transmittal	3
Summary of Salient Facts & Conclusions	5
Subject Photographs	7
Purpose of the Appraisal.....	9
Intended Use & User of the Report	9
Effective Date & Date of the Report	9
Certification of Appraisal	10
General Assumptions.....	12
Limiting Conditions.....	14
Privacy Statement	16
Scope of Work	17
Extraordinary Assumptions	19
Hypothetical Conditions	19
Property Rights Appraised.....	20
Definition of Market Value	20
Marketing & Exposure Time	21
Identification of the Real Estate	21
Location Map.....	22
History of Ownership	23
Assessed Value & Taxes	23
Market & Neighborhood Analysis.....	24
Aerial/Plat Map.....	28
Site Description	29
Zoning.....	30
Zoning Map	31
Flood Map.....	32
Highest & Best Use	33
Approaches to Value.....	35
Sales Comparison Approach – Land Value.....	38
Cost Approach	46
Income Capitalization Approach	48
Conclusion(s) & Reconciliation of Value.....	49
Addenda A: Appraiser Qualifications & Disclosure	50

LETTER OF TRANSMITTAL

November 15, 2022

Craig Yaniglos, BSE
Chief Financial Officer
Brecksville Broadview Heights City Schools
6638 Mill Road
Brecksville, OH 44141

Re: W. Mill Road
Broadview Heights, Ohio 44147

Dear Mr. Yaniglos:

In accordance to your request a(n) appraisal report has been developed for the above referenced property, which is summarized as follows. Located on the west side of W. Mill Road, the site is in close proximity to major highways and is located in residential & community zoning districts. Located in a highly-ranked school district, the subject's immediate area has consistently increasing single-family residential values with average prices in excess of \$300,000. Despite the effects of the pandemic and increasing interest rates, demand continues to be stable within the immediate community. The attached report provides the data and reasoning for developing all opinions and conclusions and the purpose of this appraisal is to provide the client with an opinion of the:

- Current "As Is" opinion of market value of the Fee Simple interest of the subject property as of October 27, 2022. The intended use of the report is for financial planning purposes and the intended user(s) include the client.

No other use or users are intended. This report has been prepared in accordance with the generally accepted appraisal standards as set forth by the Appraisal Subcommittee of the Federal Financial Institution Examination Council and the Appraisal Foundation. If the Letter of Transmittal is separated from the attached appraisal of the above referenced property, all opinions of value may be rendered invalid at the appraiser's discretion. The use of the Letter of Transmittal & appraisal report constitutes the acceptances of the Scope of Work, all General Assumptions, Limiting Conditions, Extraordinary Assumptions and Hypothetical Conditions discussed in the attached report.

LETTER OF TRANSMITTAL

Extraordinary Assumptions

- Given the surrounding uses in the subject's immediate area and current ownership, this report and all opinions of value are based on the extraordinary assumption the acreage located in the D-1, Community District will receive zoning approval for single-family residential development as of the effective date of this report.

Hypothetical Conditions

- There are no hypothetical conditions for this appraisal.

Reliance on assumptions, if applicable, may impact assignment results. This report is prepared in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP). Based on all analyses, the following opinions of value(s) documented and qualified in the attached report under prevailing conditions of the effective date(s) are summarized as follows:

Current "As Is" opinion of market value of the Fee Simple interest as of October 27, 2022
\$895,000
Eight Hundred Ninety Five Thousand Dollars

Respectfully submitted,



Douglas J. Firca, MAI
Buckholz, Caldwell Commercial Appraisals
Certified General Real Estate Appraiser
Ohio License: 2005003714

SUMMARY OF SALIENT FACTS & CONCLUSIONS

Subject Identification:

Property location: W. Mill Road
Broadview Heights, Ohio 44147

Parcel number(s): 582-10-001 582-11-016

Property owner: Board of Education Brecksville School District

Report Dates:

Effective date: October 27, 2022
Date photographed: October 27, 2022
Date of the report: November 15, 2022

Subject Site:

Gross lot size: 26.6240 acres; 1,159,742 square feet
Net lot size: 26.2577 acres; 1,143,786 square feet
Zoning: A-1, Single-Family Dwelling & D-1, Community
Frontage: W. Mill Road: 531 feet
E. Wallings Road: 44 feet

Flood zone: Zone X
Flood map number: 39035C0309E
Flood map date: December 3, 2010
Highest & Best Use as Vacant: Single-family residential subdivision development

SUMMARY OF SALIENT FACTS & CONCLUSIONS

The purpose of this report is to provide the client with an opinion of the:

- Current “As Is” opinion of market value of the Fee Simple interest of the subject property as of October 27, 2022.

Subject to all General Assumptions & Limiting Conditions, Extraordinary Assumptions and Hypothetical Conditions.

Approach Conclusions:		
Sales Comparison Approach:		
As vacant: (Land only)		\$895,000
As improved:		N/A
Cost Approach:		N/A
Income Capitalization Approach:		N/A

Reconciled Value(s):	
Market Value Conclusion(s):	\$895,000
Effective Date:	October 27, 2022
Property Rights Appraised:	Fee Simple

SUBJECT PHOTOGRAPHS

Date Photographed: October 27, 2022

W. Mill Road
Broadview Heights, Ohio 44147



Subject site



Subject site

W. Mill Road
Broadview Heights, Ohio 44147



W. Mill Road; North



W. Mill Road; South

This is an Appraisal Report as defined by Uniform Standards of Professional Appraisal Practice under Standards Rule 2-2(a). This format provides a summary or description of the appraisal process, subject and market data and valuation analyses. Supporting documentation concerning the data, reasoning, and analyses is retained in the appraiser's file. The depth of discussion contained in this report is specific to the needs of the client and for the intended use stated below. The appraiser is not responsible for unauthorized use of this report.

Client: Craig Yaniglos, BSE
Chief Financial Officer
Brecksville Broadview Heights City Schools
6638 Mill Road
Brecksville, OH 44141

Appraiser: Douglas J. Firca, MAI
Buckholz, Caldwell Commercial Appraisals
377B Lear Road
Avon Lake, OH 44012

Subject W. Mill Road
Broadview Heights, Ohio 44147
PPN(s): 582-10-001 & 582-11-016

PURPOSE OF THE APPRAISAL

The purpose of this report is to provide the client with an opinion of the:

- Current "As Is" opinion of market value of the Fee Simple interest of the subject property as of October 27, 2022.

INTENDED USE & USER OF THE REPORT

The intended use of this report is to assist Craig Yaniglos, the client, for financial planning purposes and the intended user(s) include the client. No other use or users are intended. The appraiser is not responsible for unauthorized uses of this report and will be rendered invalid if separated from the Letter of Transmittal.

EFFECTIVE DATE & DATE OF THE REPORT

All opinions of value and final reconciliation are only valid as of the effective date of this report, which is October 27, 2022. The subject property was photographed on October 27, 2022. The date of the report in which the report was prepared is November 15, 2022.

CERTIFICATION OF APPRAISAL

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, extraordinary assumptions and hypothetical conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property, which is the subject of this report, and no personal interest with respect to the parties involved.
- I have provided previous appraisal services of the subject property within three years of the effective date of this report.
- I have no bias with respect to the property, which is the subject of this report, or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics & Standards of Professional Appraisal Practice of the Appraisal Institute, which include the Uniform Standards of Professional Appraisal Practice.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- The subject consists of vacant land and the site was visually observed and photographed. Of the undersigned, Douglas J. Firca, MAI visually observed the subject property on the effective date of this report.
- No one other than the undersigned provided significant real property appraisal assistance to the person(s) signing this certification.

CERTIFICATION OF APPRAISAL

- As of the date of this report, Douglas J. Firca, MAI has completed the continuing education program for Designated Members of the Appraisal Institute.
- As of the date of this report, Douglas J. Firca, MAI has completed the continuing education requirements of the State of Ohio.

Date of the Report: November 15, 2022



Douglas J. Firca, MAI
Buckholz, Caldwell Commercial Appraisals
Certified General Real Estate Appraiser
Ohio License: 2005003714

GENERAL ASSUMPTIONS

This report is subject to the following general assumptions:

- The appraiser assumes no responsibility for the legal description(s) provided or for other matters pertaining to legal and/or title considerations. The legal description used in this report is assumed to be correct, but may not necessarily have been confirmed by survey. Unless otherwise informed, this report assumes the title is clean and marketable as of the effective date of this report.
- Unless informed otherwise, the appraiser assumes the subject is free and clear of any and all liens and/or encumbrances.
- Responsible ownership and competent property management are assumed.
- Information received, identified or provided by others and/or data sources are assumed to be reliable, but the appraiser assumes no responsibility for its accuracy. All information obtained is believed to be accurate. The appraiser cannot warrant and is not responsible for any inaccuracies that may or may not affect the opinion(s) of value.
- All maps, exhibits, surveys and applicable studies are assumed to be accurate, are included to help the reader visualize the property and are intended for reference only.
- It is assumed there are no hidden or unapparent conditions of the subject that may or may not affect value. The appraiser assumes no responsibility for costs associated with the detection and/or remedies of said conditions. Such conditions include, but are not limited to presence of hazardous substances/site contamination, presence of submerged items (whether intact or leaking), presence of wetlands, insufficient soil load bearing capacity, restricted air rights, adverse easements/encroachments, mines, wells, pending eminent domain plans and other miscellaneous conditions that may or may not affect value. This list may be extended at the appraiser's discretion.
- This report assumes the subject conforms to all applicable zoning and use regulations/restrictions and all applicable building codes. Any variance found will be disclosed in the report.
- The appraiser assumes all building improvements are legally located on the subject parcels and do not illegally encroach/trespass on an adjacent lot with different ownership.
- It is assumed all improvements have the necessary licenses, certificates of occupancy, easements and permits as of the effective date of this report.

GENERAL ASSUMPTIONS

- Any applicable forecasts, projections and/or operating estimates are predicated upon current market conditions as of the effective date of this report. They are estimated based on anticipated short-term supply and demand factors and a stable economy that is assumed to continue into the future. All forecasts, projections and/or operating estimates are subject to change along with future conditions.
- Unless otherwise stated, this report and all opinions of values assume there are no hazardous materials or other environmental conditions adversely affecting the property as of the effective date of this report. If hazardous conditions are known, they will be discussed in detail in the report. The appraiser is not skilled at detecting these materials and assumes no responsibility for the presence of potentially hazardous materials including, but not limited to asbestos, lead paint, subsurface hydrocarbons or other hazardous materials that may or may not be present, any test that may be required to detect their presence and/or any remediation costs to properly dispose of such materials. It is assumed that there is full compliance with all applicable federal, state, and local environmental regulations and laws unless otherwise stated in this report. If any of this is a concern to any of the parties involved, a formal inspection conducted by an expert in the appropriate field is recommended.
- Should any hazardous materials, environmental conditions and/or soil conditions exist that may or may not require remediation, the appraiser reserves the right to reconsider all opinions of value.
- Unless otherwise stated in this report, the subject property is appraised without a specific compliance survey having been conducted to determine if the property is or is not in conformance with the requirements of the Americans with Disabilities Act. The presence of architectural and communications barriers that are structural in nature that would restrict access by disabled individuals may adversely affect the property's value, marketability, or utility.
- Any proposed construction and/or renovations are assumed to be completed within a reasonable time period (six months to one year \pm) and are assumed to be completed to those specifications, plans and/or cost estimates provided. All plans/cost estimates provided, if applicable, are assumed to be of typical quality deemed to be reasonable. In addition, all new construction or renovations are assumed to conform to all applicable building codes and zoning ordinances.
- In the event of loss and/or damage resulting from any cause this report and all opinions of value assume all government entities will allow the improvements to be reconstructed, renovated and/or repaired.
- Should the appraiser be provided with detailed information regarding the presence of a hidden or unapparent condition that affects value, such information will be disclosed in the report. Regardless of the information provided, the appraiser reserves the right to invoke a hypothetical condition and/or an extraordinary assumption for the purposes of this report. If this is unacceptable by the client, this report may be rendered invalid at the appraiser's discretion.

LIMITING CONDITIONS

This report is subject to the following limiting conditions:

- The distribution, if any, of the total valuation in this report between land and improvements applies only under the stated program of utilization. The separate allocations for land and buildings must not be used in conjunction with any other appraisal and are invalid if so used.
- The liability of Buckholz, Caldwell Commercial Appraisals, its employees and agents are limited only to the client who is paying the fee and to the amount of the fee actually received. The acceptance and use of this report is the acceptance of all terms and conditions. Buckholz, Caldwell Commercial Appraisals has no accountability, obligation and/or liability to any third party. It is the client's responsibility to sufficiently inform any third party of all limiting conditions and assumptions. The appraiser and the appraisal firm are not responsible for costs to discover and/or correct physical, financial and/or legal deficiencies of the property under appraisal. The Client agrees by acceptance of this report that any lawsuit brought by the lender, partner, tenant or any other party that any settlement or award of any type regardless of the outcome, the Client and all parties completely hold harmless this firm and its employees and agents. Possession of this report, or a copy thereof, does not carry with it the right of publication and anyone who uses this report without the preparer's written consent does so at its/his/her/their own risk.
- The appraiser is not required to provide additional consultation or testimony or appear in court with reference to the subject in question unless arrangements and fees have been agreed upon.
- Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraiser, or the firm with which the appraiser is connected) shall be disseminated to the public through advertising, public relations, new sales, or other media without prior written consent and approval of the appraiser.
- All opinions of value in this report apply to the subject in its entirety and any proration or division of the opinion of value into fractional interests will render this report invalid unless the proration or division has been indicated in said report.
- The appraiser is not responsible for any unauthorized use of this report. In addition, the report is considered invalid should the Letter of Transmittal not accompany this report. The final opinion of value is based on market conditions and other factors as of the effective date.
- This report has been developed based on information provided as of the effective date of this report. Should additional information be provided that differs from any of the appraiser's assumptions, this report may be rendered invalid at the appraiser's discretion. Should this report/final opinion of value be rendered invalid at the appraiser's discretion, the terms in the engagement letter, including all fees are still valid for the work completed.

LIMITING CONDITIONS

- The client is responsible for providing the appraiser with a title report detailing all easements, restrictions and/or encroachments. Should documentation regarding easements, restriction and/or encroachments not be provided, the appraiser is not responsible for any regulation and/or restriction that may or may not affect market value. Similarly, the appraiser assumes the subject does not have any pending eminent domain plans as of the effective date of this report unless written documentation is provided indicating otherwise.
- The appraiser has not provided a skill that is beyond his qualifications. The reader is advised that the appraiser is not a building inspector, engineer, geologist or skilled in another specific/specialized field. Should any of the parties involved be concerned with potential environmental contamination, submerged tanks (whether intact or leaking), wetlands, adverse easements/encroachments and/or the structural, mechanical or electrical integrity of any building improvement(s) and/or site, a certified professional in the appropriate skill category is recommended. Should written documentation not be provided for conditions that are not readily apparent, the appraiser is not responsible for any positive or negative ramifications that may or may not exist.
- Any mention of the word “inspection” is used in the context of skills within the appraiser’s qualifications. This should not be confused with professional “inspections” provided by certified professionals in their respected fields.
- Any opinions of value provided in the report apply to the entire property, and any proration or division of the total into fractional interests will invalidate the opinion of value, unless such proration or division of interest has been set forth in this report.
- This report and all opinions of value are based on the subject property and all location influences (regardless of the scale of location) solely as of the effective date of this report. Unforeseen circumstances and events can alter the opinions of value, which may be rendered invalid should there be an unforeseen impact to local real estate markets.
- The Americans with Disabilities Act (ADA) became effective January 26, 1992. The appraiser has not made a specific compliance survey or analysis of the property to determine whether or not it is in conformity with the various detailed requirements of ADA. It is possible a compliance survey of the property and a detailed analysis of the requirements of the ADA would reveal the property is not in compliance with one or more of the requirements of the act. If so, this fact could have a negative impact upon the value of the property under appraisal. Since the appraiser has no direct evidence relating to this issue, possible noncompliance with the requirements of ADA was not considered in estimating the value of the subject.

PRIVACY STATEMENT

Information we collect:

We collect and use information we believe is necessary to provide you with our appraisal services. We may collect and maintain several types of personal information needed for this purpose including, but not limited to:

- Information we receive from you on applications, letters of engagement, forms found on our website, correspondence, or conversations, including, but not limited to, your name, address, phone number, social security number, date of birth, bank records, salary information, the income and expenses associated with the subject property, the sale price of the subject property and the details of any financing on the subject property;
- Information about your transactions with us, our affiliates or others, including, but not limited to, payments history, parties to transactions and other financial information;
- Information we receive from a consumer-reporting agency such as a credit history.

Information we disclose:

Except as described below, we do not share nonpublic personal information. We will not rent, sell, trade or otherwise release or disclose any personal information about you. We will not disclose consumer information to any third party for use in telemarketing, direct mail or other marketing purposes.

We limit the sharing of nonpublic personal information about you with financial or non-financial companies, including companies affiliated with us and other third parties to the following:

- We may share information when it is necessary or required to process a loan or other financial transaction;
- We may share information when it is required or permitted by law, such as to protect you against fraud or in response to a subpoena;
- We may disclose some or all of the information described above with:
 - Companies that perform marketing services on our behalf; or
 - Other financial institutions for the limited purpose of jointly offering, endorsing or sponsoring a financial product or service.

SCOPE OF WORK

According to the Uniform Standards of Professional Appraisal Practice, it is the appraiser's responsibility to develop and report a scope of work that results in credible results that are appropriate for the appraisal problem and intended user(s). The following steps were discussed with the client and were deemed acceptable to all parties.

- This is an Appraisal Report as defined by Uniform Standards of Professional Appraisal Practice under Standards Rule 2-2(a). This format provides a summary or description of the appraisal process, subject and market data and valuation analyses.
- The subject has been identified by the legal description and the assessors' parcel number.
- The appraiser will develop an Appraisal Report adhering to USPAP regulations and will include the following: regional and neighborhood analyses, subject photographs, site description, location, flood and plat maps, zoning classifications, tax information, highest and best use analysis and other relevant information. The appraiser is not responsible for delinquent taxes and/or liens that may or may not be reported. This report will also include all applicable approaches or those approaches specifically requested by the client. All relevant information not included in this report is retained in the appraiser's file.
- The subject consists of vacant land and the site was visually observed and photographed. This only applies to the real property and does not include personal property. The appraiser's observation is limited to those things readily observable without the use of special testing equipment. Therefore, the appraiser is not responsible for any and all items, aspects and/or conditions that the appraiser is not skilled to detect.
- Collected information about the subject property (from the subject property owner and/or their representatives) and relevant market data from the surrounding market area.
- An as vacant highest and best use analysis for the subject has been developed. Physically possible, legally permissible and financially feasible uses were considered and the maximally productive use was concluded.
- Researched applicable comparable data from professional and public data sources deemed reliable including, but not limited to county records, CoStar, LoopNet, Multiple Listing Service (MLS), RealtyRates.com and/or Marshall Valuation Service. Additional steps were then taken to confirm the data with a knowledgeable source including, but not limited to the buyer(s), seller(s), brokers, realtors, leasing agents, etc.

SCOPE OF WORK

- Reconciled the indication(s) of value into final conclusion(s) as of the effective date of this report.
- The appraiser has not provided a skill that is beyond his qualifications. The reader is advised that the appraiser is not a building inspector, engineer, geologist or skilled in another specific/specialized field. Should any of the parties involved be concerned with potential environmental contamination, submerged tanks (whether intact or leaking), wetlands, adverse easements/encroachments and/or the structural, mechanical or electrical integrity of any building improvement(s) and/or site, a certified professional in the appropriate skill category is recommended. Should written documentation not be provided for conditions that are not readily apparent, the appraiser is not responsible for any positive or negative ramifications that may or may not exist.
- The following approaches to value were considered.
 - **Sales Comparison Approach:** The Sales Comparison Approach was considered and was developed because there is adequate data to develop an opinion of value and this approach reflects market behavior for this property type.
 - **Cost Approach:** The Cost Approach was considered and was not developed because the subject consists of vacant land as of the effective date of this report.
 - **Income Capitalization Approach:** An income approach was considered and was not developed because the subject consists of vacant land as of the effective date of this report.

EXTRAORDINARY ASSUMPTIONS

Extraordinary assumption is defined as “An assumption, directly related to a specific assignment, as of the effective date of the assignment results, which, if found to be false, could alter the appraiser’s opinion or conclusions. Comment: Extraordinary assumptions presume as fact otherwise uncertain information about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis.

- Given the surrounding uses in the subject's immediate area and current ownership, this report and all opinions of value are based on the extraordinary assumption the acreage located in the D-1, Community District will receive zoning approval for single-family residential development as of the effective date of this report.

HYPOTHETICAL CONDITIONS

Hypothetical condition is defined as “1. A condition that is presumed to be true when it is known to be false. (SVP) 2. A condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis. Comment: Hypothetical conditions are contrary to known facts about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis. (USPAP, 2016-2017 ed.)”¹

- There are no hypothetical conditions for this appraisal.

Reliance on General Assumptions, Extraordinary Assumptions and/or Hypothetical Conditions may impact assignment results.

¹ The Dictionary of Real Estate Appraisal, 7th Edition, Appraisal Institute, Chicago, IL, 2022, p. 92

PROPERTY RIGHTS APPRAISED

The two most common property rights appraised include:

Fee Simple: *“Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.”*²

Leased Fee: *“The ownership interest held by the lessor, which includes the right to receive the contract rent specified in the lease plus the reversionary right when the lease expires.”*³ Short-term leases, typically one-year or less, with similar renewal periods at market rents results in a leased fee interest that is similar to the fee simple interest.

For purposes of this report, the final opinion of value is based on the Fee Simple interest of the subject property as of the effective date of this report.

DEFINITION OF MARKET VALUE

Market Value is defined by the Appraisal Institute as:

“The most probable price that a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised, and acting in what they consider their best interests;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.”⁴

² The Dictionary of Real Estate Appraisal, 7th Edition, Appraisal Institute, Chicago, IL, 2022, p. 73

³ The Dictionary of Real Estate Appraisal, 7th Edition, Appraisal Institute, Chicago, IL, 2022, p. 105

⁴ The Dictionary of Real Estate Appraisal, 7th Edition, Appraisal Institute, Chicago, IL, 2022, p. 118

MARKETING & EXPOSURE TIME

Marketing time is defined by the Appraisal Institute as:

“An opinion of the amount of time it might take to sell a real or personal property interest at the concluded market value level during the period immediately after the effective date of an appraisal. Marketing time differs from exposure time, which is always presumed to precede the effective date of an appraisal.”⁵

Based on the subject’s physical characteristics, current supply and demand for competing properties, current economic trends, etc., a projected marketing time of 6-12± months is considered reasonable.

Exposure time is defined by the Appraisal Institute as:

1. The time a property remains on the market.

2. [The] estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal.⁶

Based on the subject’s physical characteristics, current supply and demand for competing properties, current economic trends, etc., a projected exposure time of 6-12± months is considered reasonable.

IDENTIFICATION OF THE REAL ESTATE

The subject is located on the west side of W. Mill Road, four parcels south of E. Wallings Road. The site has frontage along W. Mill and E. Wallings Roads. As of the effective date of this report the subject is owned by Board of Education Brecksville School District, is located at W. Mill Road, Broadview Heights, Ohio 44147 and includes parcel number(s) 582-10-001 & 582-11-016. The subject site consists of 26.6240 gross acres or 1,159,742 gross square feet and has a net usable area of 26.2577 acres, or 1,143,786 square feet, net of existing right-of-way and any additional deductions when applicable.

⁵ The Dictionary of Real Estate Appraisal, 7th Edition, Appraisal Institute, Chicago, IL, 2022, p. 116

⁶ The Dictionary of Real Estate Appraisal, 7th Edition, Appraisal Institute, Chicago, IL, 2022, p. 67-68

LOCATION MAP



HISTORY OF OWNERSHIP

There have been no relevant transfers of the subject within the past five years and the subject is not currently listed for sale as of the effective date of this report.

ASSESSED VALUE & TAXES

The following tables summarize the subject's assessed and market values and taxes and special assessments as reported by the Cuyahoga County Auditor's Office.

Auditors Assessed & Market Values						
Tax ID	Land (Market)	Improvements (Market)	Total Market Value	Land (Assessed)	Improvements (Assessed)	Total Assessed Value
582-10-001	\$903,400	\$0	\$903,400	\$0	\$0	\$0
582-11-016	\$2,130,700	\$0	\$2,130,700	\$0	\$0	\$0
Totals	\$3,034,100	\$0	\$3,034,100	\$0	\$0	\$0

Notes:

Taxes & Special Assessments			
Tax ID	Taxes	Special Assessments	Delinquent Taxes
582-10-001	\$0.00	\$0.00	\$0.00
582-11-016	\$0.00	\$0.00	\$0.00
Totals	\$0.00	\$0.00	\$0.00

Notes:

The subject has a tax exempt status as of the effective date of this report. In addition, the auditor's opinion of market value of the subject is not consistent with the market data analyzed in the applicable approaches to value and is given no consideration in the final reconciled opinion of market value.

MARKET & NEIGHBORHOOD ANALYSIS

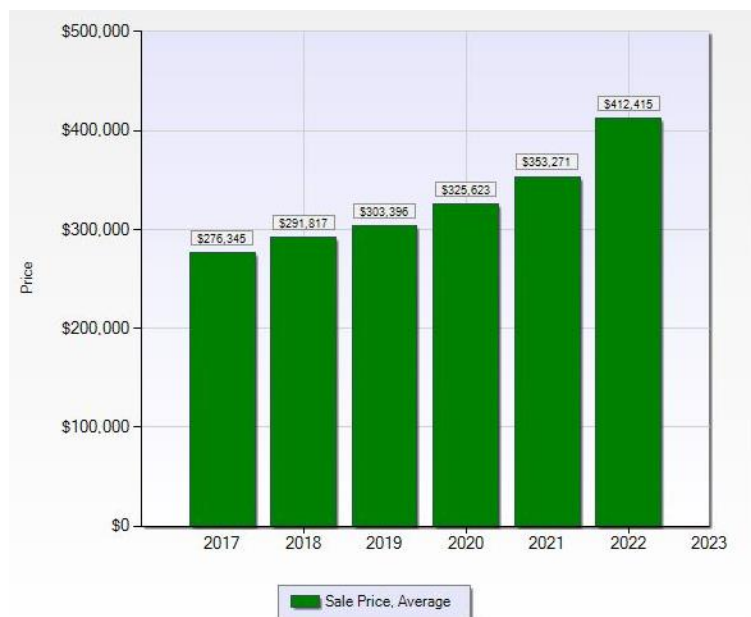
Located 15± miles south of downtown Cleveland, the City of Broadview Heights has been one of the most stable communities in northeast Ohio for the past several decades with significant population growth since 2000. The community is well placed and served by major highways, employment centers, increasing residential values and highly ranked school systems. While there have been notable declines in Cuyahoga County over the past few decades, most of the declines have occurred in the City of Cleveland, which experienced a population decline of 35.1% between 1980 and 2020. Unlike Cuyahoga County, Broadview Heights has been consistently growing with a relatively stable forecasted growth. The following population trends have been provided by the U.S. Census Bureau.

U.S. Census Bureau Population & Projections				
	Cuyahoga County	% Change	Broadview Heights	% Change
1980 Census	1,498,400	n/a	10,909	n/a
1990 Census	1,412,140	-5.8%	12,219	12.0%
2000 Census	1,393,987	-1.3%	15,967	30.7%
2010 Census	1,280,122	-8.2%	19,400	21.5%
2020 Census	1,248,514	-2.5%	19,936	2.8%

*Source: U.S. Census Bureau

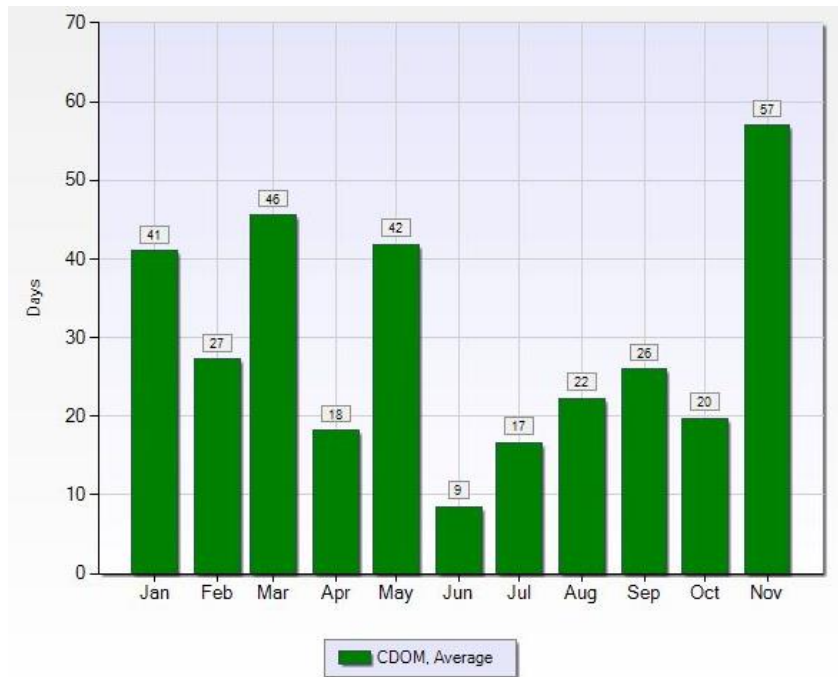
Residential Market

As a result of the pandemic and a shortage of inventory of single-family residential listings, the residential housing market experienced significant increases in value, most of which based on atypical market conditions considered to be temporary. In addition to increases in values, inflation has also significantly increased beginning in March of 2021, increasing since and set a 40-year high in September of 2022. Addressing the massive increases in inflation, the Federal Reserve increased interest rates 75 basis points for four consecutive months for a total increase of 300 basis points, or 3.0%. Interest rates have doubled since September of 2021 with a positive correlation among mortgage rates. The following graph has been provided by the Multiple Listing Service (MLS) and summarizes average sale prices in Broadview Heights over the past five years.



MARKET & NEIGHBORHOOD ANALYSIS

Although the year-to-date average sale price continues to increase from previous years, the most recent interest rate increase postdates the year-to-date data in the chart above. The increasing interest rates are resulting in longer time on market and price reductions from list price, both of which are summarized in the following two charts provided by the Multiple Listing Service (MLS).

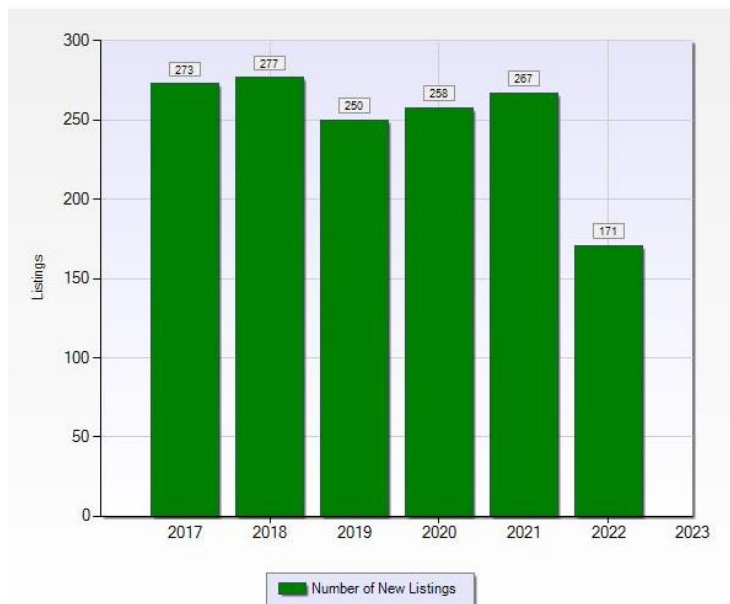


MARKET & NEIGHBORHOOD ANALYSIS

While the Federal Reserve does not directly set interest rates, but rather short-term rates, they can still have an indirect influence on mortgage rates. Based on the most recent Federal Open Market Committee (FOMC) meeting, additional increases in interest rates are anticipated due to continued increases in inflation. The following table summarizing the Consumer Price Index (CPI) since 2012 and has been provided by the U.S. Bureau of Labor Statistics.

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	HALF1	HALF2
2012	3.0	2.9	2.6	2.3	1.7	1.7	1.4	1.7	1.9	2.2	1.8	1.8		
2013	1.7	2.0	1.5	1.1	1.4	1.7	1.9	1.5	1.1	0.9	1.2	1.5		
2014	1.6	1.1	1.6	2.0	2.2	2.1	2.0	1.7	1.7	1.6	1.2	0.7		
2015	-0.2	-0.1	0.0	-0.1	0.0	0.2	0.2	0.2	0.0	0.1	0.4	0.6		
2016	1.2	0.8	0.9	1.2	1.1	1.1	0.9	1.1	1.5	1.7	1.7	2.1		
2017	2.5	2.8	2.4	2.2	1.9	1.6	1.7	1.9	2.2	2.0	2.2	2.1		
2018	2.1	2.2	2.3	2.4	2.8	2.8	2.9	2.7	2.4	2.5	2.2	1.9		
2019	1.5	1.5	1.9	2.0	1.8	1.7	1.8	1.8	1.7	1.8	2.0	2.3		
2020	2.5	2.3	1.5	0.4	0.2	0.7	1.0	1.3	1.4	1.2	1.1	1.3		
2021	1.4	1.7	2.7	4.2	4.9	5.3	5.3	5.2	5.4	6.2	6.8	7.1		
2022	7.5	7.9	8.6	8.2	8.5	9.0	8.5	8.2	8.2	7.8				

Increases in interest rates and construction costs have resulted in declining effective purchasing power and will likely result in less new construction starts going into 2023. In addition, the market appears to be stabilizing post pandemic as there are a greater number of existing homes on the market. The following chart summarizes the number of single-family residential sales in Broadview Heights over the past five years and has been provided by the Multiple Listing Service.



MARKET & NEIGHBORHOOD ANALYSIS

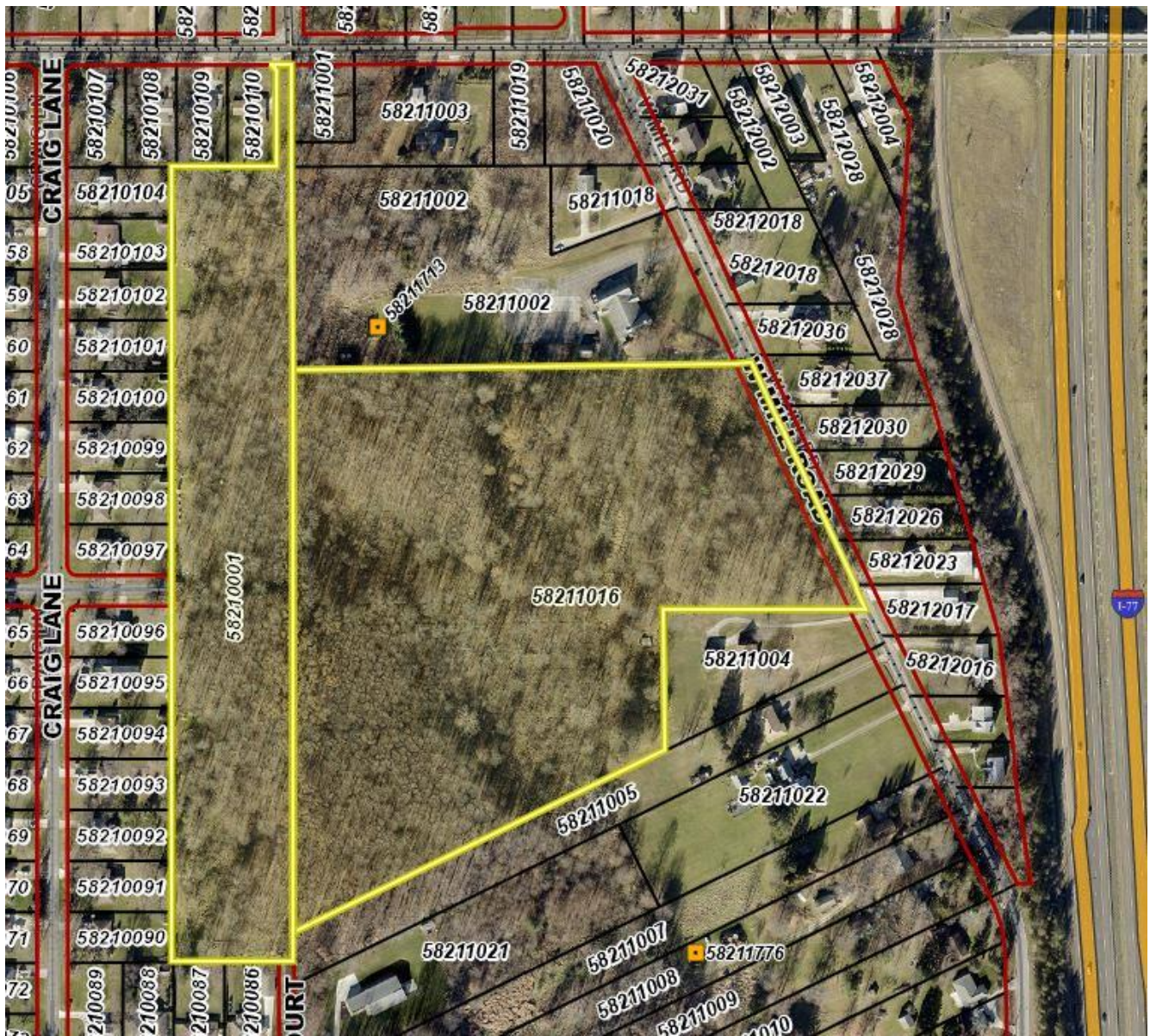
Based on current market activity through October of 2022, there have been 171 sales of single-family houses in Broadview Heights. The market data indicates an annualized number of single-family residential sales of about 205, which is a -23% decline from the previous year. The market data indicates a stabilizing market from previous years impacted by atypical market conditions.

School District

The Brecksville-Broadview Heights City School District includes the entire City of Brecksville, the majority of Broadview Heights, including the subject's immediate location, and portions of North Royalton. As of the effective date of this report, the school district has one high-school, one middle school and three elementary schools with enrollment of about 4,000± students. Routinely considered as one of the top suburban school districts, the district was ranked 14th in the state in 2018 and the middle school was named a 2018 National Blue Ribbon School by the U.S. Department of Education.

Based on U.S. News High School Ranking, Brecksville-Broadview Heights High School is ranked 21st in the state and 4th within Cleveland, Ohio Metro Area High Schools. In summary, the City of Broadview Heights has both population and economic growth, is in close proximity to major employment centers and has a highly ranked school system. Despite the atypical housing market in late 2020 through year-end 2021, housing values were consistently increasing over several years prior to the pandemic. With forecasted increases in mortgage rates, demand may be reduced, but values are expected to continue to increase at a more sustainable pace.

AERIAL/PLAT MAP



SITE DESCRIPTION

The subject is located on the west side of W. Mill Road, four parcels south of E. Wallings Road. The site has frontage along W. Mill and E. Wallings Roads. The physical characteristics of the subject site are summarized below.

Parcel Number(s):	582-10-001	582-11-016
Land size:		
Gross lot size:	26.6240 acres	1,159,742 square feet
P.R.O. (right-of-way):	0.3663 acres	15,956 square feet
<u>Other deduction(s):</u>	<u>0.0000 acres</u>	<u>0 square feet</u>
Net lot size:	26.2577 acres	1,143,786 square feet
Zoning:	A-1, Single-Family Dwelling & D-1, Community	
School District:	Brecksville-Broadview Hts.	
Utilities:	Public water	Electricity
	Public sewers	Natural gas
Site Improvements:	Site improvements predominantly consist of densely wooded natural growth	
Shape:	The site is mostly rectangular in shape	
Road Frontage:	W. Mill Road:	531 feet
	E. Wallings Road:	44 feet
Depth:	1,134 feet	
Topography:	The subject is moderately sloping south from Wallings Road and has predominantly level topography at street grade along Mill Road.	
Flood Zone:	The subject is located in an area mapped by the Federal Emergency Management Agency (FEMA). The subject is located in flood zone X, which is not classified as an adverse flood hazard area.	
FEMA panel number & date:	39035C0309E	December 3, 2010
Environmental Issues:	As of the effective date of this report there are no known adverse environmental conditions on the subject site.	
Easements/Encumbrances:	There are no known encumbrances and the subject has typical utility easements similar to other properties in the subject's immediate neighborhood.	

ZONING

The following information has been confirmed with the city ordinance.

Property type: Residential (Single-Family)
Zoning: A-1, Single-Family Dwelling & D-1, Community

Category	A-1, Single-Family Dwelling
Minimum lot size:	30,000 square feet
Minimum gross floor area:	1,500 square feet for a house with a basement 1,600 square feet for a house without a basement
Minimum frontage:	125 feet
Front setback:	50 feet
Max. building height:	35 feet

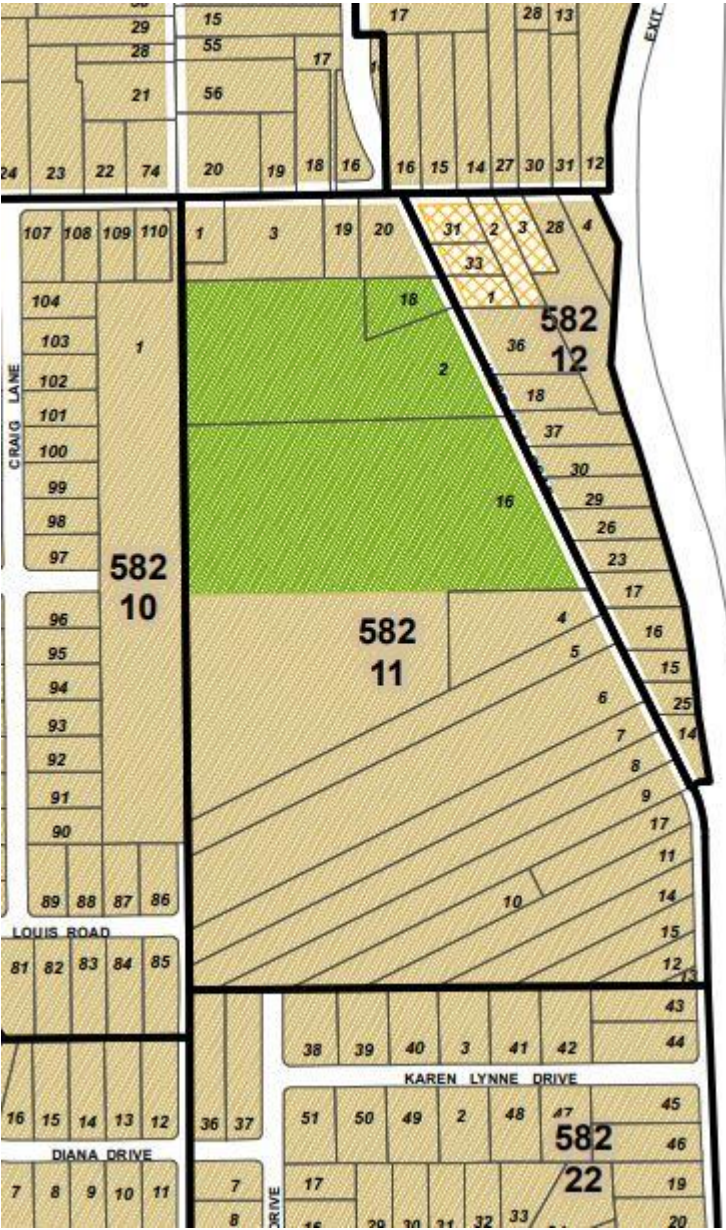
Category	D-1, Community
Minimum lot size:	Varies by use
Front setback:	75 feet when adjacent to any residential district
Side setback:	100 feet or two times the building height, whichever is greater.
Rear setback:	100 feet or two times the building height, whichever is greater.
Max. building height:	40 feet, or 3 floors

The table above provides a brief summary of the zoning criteria and is not a complete list as some criteria may be contingent on property use. The appraiser's interpretation of the subject's zoning is not to be considered an exact compliance study, but rather is considered reasonable for the scope of this assignment.

Non-conforming uses

It is not uncommon for building improvements to predate current zoning ordinances. While this classification results in a legal non-conforming use status, there may be limitations should the building improvements become damaged or should ownership want to expand/alter the building. This is contingent on local laws, which often differ from city to city. Extended periods of vacancy, damage to the building above a predetermined percentage of market value and/or improvements that extend the economic life of a non-conforming use are just a few examples of circumstances considered by each city and only consists of a partial list. Because non-conforming properties routinely transfer, legal non-conformities typically have little impact on value. Since zoning is a legal consideration, should this be a concern for any of the parties involved a formal study provided by the building department and legal representation is recommended.

ZONING MAP



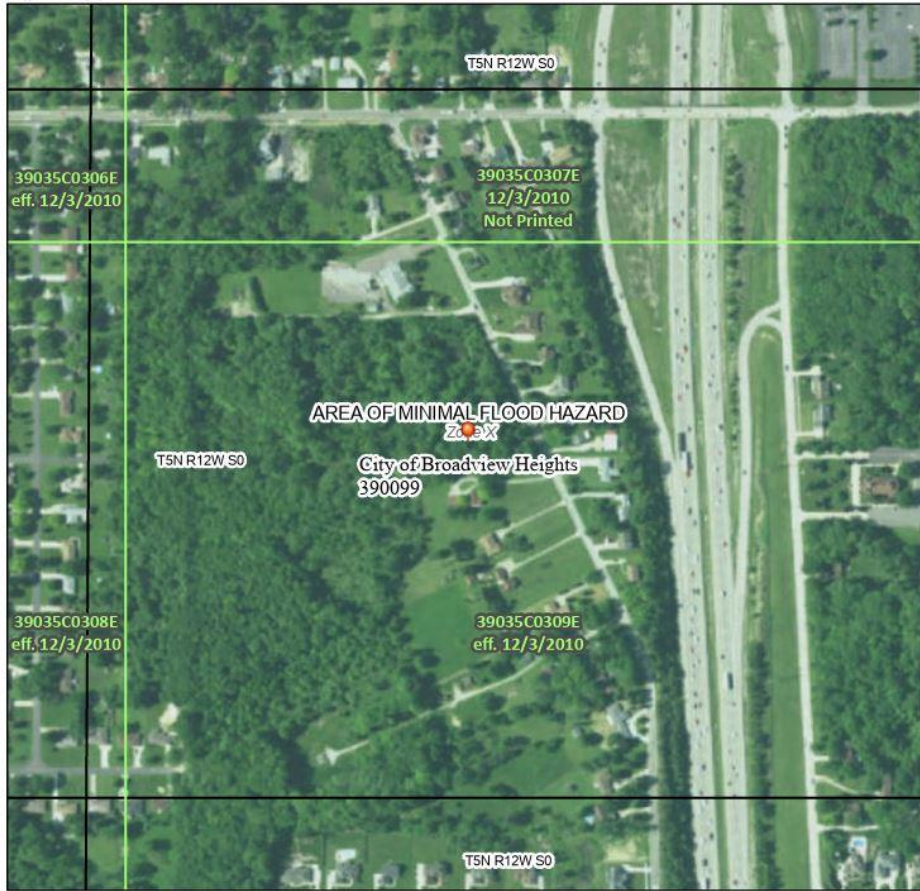
- Zoning Code**
- A-1 Single Family Dwelling
 - A-2 Two Family Dwelling
 - B-1 Cluster Housing
 - B-2 Multi Family Housing
 - B-3 Rural Residential
 - B-5 Senior Citizen
 - C-1 Commercial - Local Retail
 - C-2 Commercial - General
 - C-3 Office Space
 - C-4 Shopping Center
 - C-5 Interstate Highway Shopping Ctr District
 - C-6 Corridor Conversion District
 - D-1 Community
 - E-1 Office - Laboratory
 - E-2 Light Industrial
 - SPDA Special Planning District Zone A
 - SPDB Special Planning District Zone B

FLOOD MAP

National Flood Hazard Layer FIRMette



81°39'27"W 41°20'45"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000
 Basemap: USGS National Map: Orthoimagery; Data refreshed October, 2020

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE) Zone A, V, AE, AH
- With BFE or Depth Zone AE, AO, AH, VE, AR
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee, See Notes, Zone X
- Area with Flood Risk due to Levee Zone D

OTHER AREAS

- NO SCREEN Area of Minimal Flood Hazard Zone X
- Effective LOMRs
- Area of Undetermined Flood Hazard Zone D

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES

- 29.2 Cross Sections with 1% Annual Chance Water Surface Elevation
- 17.5 Coastal Transect
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS

- Digital Data Available
- No Digital Data Available
- Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shows compliance with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 11/9/2022 at 11:46 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

HIGHEST & BEST USE

Highest and best use is defined by the Appraisal Institute as:

“The reasonably probable use of property that results in the highest value. The four criteria that the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity.”⁷

Highest & Best Use Analysis – As Vacant

Legally Permissible:

The subject is located on the west side of W. Mill Road, four parcels south of E. Wallings Road. The site has frontage along W. Mill and E. Wallings Roads. The subject is located in the A-1, Single-Family Dwelling & D-1, Community District in which a few legally permissible uses include, but are not limited to, single-family residential dwellings, government buildings, libraries, museums and religious facilities. Given the surrounding residential uses and current ownership, the areas located in the D-1 Community District have a high probability of zoning change or approved variance allowing residential development. All other uses including conditional uses must first be approved by the Planning Commission and/or the Zoning Board of Appeals. Based on the earlier discussion of zoning requirements, it appears the subject is legally conforming as of the effective date of this report.

Physically Possible:

Physical possibility considers multiple factors including size, shape, topography, frontage, depth, access and availability of utilities and is based on all general assumptions and limiting conditions specified earlier in this report. The subject consists of 26.6240 gross acres or 1,159,742 gross square feet, has about 531 feet of frontage along W. Mill Road and 44 feet of frontage along E. Wallings Road. The subject has a net usable size of 26.2577 acres, or 1,143,786 square feet, net of existing right-of-way and any additional deductions when applicable. All sizes and dimensions have been confirmed with public records, legal descriptions and/or plat maps and are assumed to be accurate. The site is mostly rectangular in shape and has access to the following utilities:

- Public water
- Public sewers
- Electricity
- Natural gas

All of the available utilities are assumed to have sufficient capacity to support the subject’s highest and best use. There are no known encumbrances and the subject has typical utility easements similar to other properties in the subject's immediate neighborhood. As of the effective date of this report there are no known adverse environmental conditions on the subject site. The subject is moderately sloping south from Wallings Road and has predominantly level topography at street grade along Mill Road. It appears the subject has adequate physical and legal access and has few physical limitations restricting development of a legally permissible use.

⁷ The Dictionary of Real Estate Appraisal, 7th Edition, Appraisal Institute, Chicago, IL, 2022, p. 88-89

HIGHEST & BEST USE ANALYSIS – AS VACANT

Financial Feasibility:

This step of highest and best use analysis identifies whether there is sufficient entrepreneurial incentive for new construction of a legally permissible use. The use must provide a profit above the cost of purchasing the land and construction of the building and site improvements and should be commensurate with the risk involved.

As previously discussed in the Market & Neighborhood Analysis section of this report, the City of Broadview Heights has experienced population and economic growth, increasing residential values, strong school systems and is in close proximity to major highways and employment centers. Adjacent to a religious facility to the north, the remaining surrounding uses are single-family residential houses. Year-to-date 2022, Broadview Heights has an average single-family house value in excess of \$412,415 and there was a September 2022 sale of a single-family house for \$400,000, which is considered to be consistent with the average sale price in the city. Despite anticipated additional increases in interest rates, Broadview Heights is anticipated to maintain sustainable growth and stabilizing values. In addition, the appraiser researched land sales of comparable size since 2010 and there have been few transfers or acreage suitable for subdivision development. Scarcity of available acreage suitable for subdivision development in Broadview Heights helps stabilize values for the subject, as vacant.

Based on data provided by the Multiple Listing Service (MLS), there were 18 sales of single-family houses in Broadview Heights in October of 2021. Despite increases in interest rates over the trailing 12-months, there were a similar number of single-family sales in October of 2021 and 2022. This is consistent with sales trends in growth areas such as Avon and Broadview Heights, which are similar in terms of population and economic growth, single-family residential values, strong school system and low real estate tax rates.

While all conclusions are based on economic conditions as of the effective date of value, the Federal Reserve has indicated “likely” additional increases in interest rates to provide relief for significant increases in inflation, which has reached a 40-year high. Given the unprecedented four consecutive months of 75 basis point increases with an unknown forecasted increase, all conclusions as of the effective date of this report may be considered an interim result due to rapidly changing and unpredictable market conditions.

Maximally Productive:

The maximally productive use of the subject, as vacant, as of the effective date of this report is for single-family residential subdivision development as of the effective date of value. Despite the increases in inflation and interest rates, there continues to be sufficient market activity for new construction as of the effective date of this report.

Highest & Best Use Conclusion

Based on the above analysis, the highest and best use of the subject, as vacant, as of the effective date of this report is for single-family residential subdivision development as of the effective date of this report.

APPROACHES TO VALUE

All opinions of value are derived through the development of three approaches to value when applicable. These methods are referred to as the Cost Approach, the Sales Comparison Approach, and the Income Capitalization Approach. The concept of each of these approaches is outlined as follows.

- Sales Comparison Approach: The opinion of value developed in this approach by analyzing properties, which have sold and are similar to the subject of this report. Adjustments made to the sale's price to account for differences in location, physical features and other factors will result in an indicated value from each sale. These indications of value are the basis of this approach.

The Sales Comparison Approach was considered and was developed because there is adequate data to develop an opinion of value and this approach reflects market behavior for this property type.

- Cost Approach: The opinion of value developed in this approach is formulated by estimating the cost-new of all improvements, as of the effective date of the appraisal, and by subtracting from that amount, accrued depreciation for all causes. The difference is the depreciated value of the improvements which when added to the land value, yields an opinion of fee simple value of the subject in its entirety. Adjustments are then made to reflect leased fee or leasehold value when applicable.

The Cost Approach was considered and was not developed because the subject consists of vacant land as of the effective date of this report.

- Income Approach: This technique is based upon the estimation of net income that the subject can generate after having satisfied the expenses typical for this type of property. The amount of net income is converted to an opinion of value when it is divided by an interest rate, which represents the rate of return that investors expect from properties with the subject's investment characteristics. The means of converting income to value is the capitalization process, which is the basis of this approach.

The Income Capitalization Approach was considered and was not developed because the subject consists of vacant land as of the effective date of this report.

TYPES OF ADJUSTMENTS

There are multiple types of adjustments when comparing comparable sales, rents and capitalization rates. Matched pair analysis is a premise that two properties are similar with few exceptions, which can then be quantified. This theory lacks practicality in markets with a limited number of sales, unique properties or when data is considered confidential, is not made public or cannot be confirmed. Real estate investments have a significant number of factors that go well beyond physical differences of the properties themselves and include, but are not limited to motivation of purchase, financing, return on investment and equity requirements, tax implications, lease structures, non-realty components, etc.; most of which are not considered public information and vary among investors. Recognizing this, the Appraisal Institute identifies different types of adjustments.

Quantitative adjustments

Quantitative adjustments are derived using mathematical and statistical modeling based on market data. A few techniques include:

- Data analysis
- Statistical analysis
- Cost-related adjustments

Qualitative adjustments

Qualitative adjustments are made after quantitative adjustments and are applied to those factors that cannot be statistically measured. Sufficient market data is not often available to statistically support a mathematically derived adjustment. Therefore, appraisers apply reasonable and logical analysis to those elements of comparison in which there is imperfect or inconsistent information.

“Qualitative analysis recognizes the inefficiencies of real estate markets and the difficulty in expressing adjustments with mathematical precision. It is essential, therefore, that appraisers explain the analytical process and logic applied in reconciling value indications using qualitative analysis techniques such as:”⁸

- Relative comparison analysis
- Ranking analysis
- Personal interviews

Both types of adjustments reflect the actions of local market participants and are necessary due to the inefficiencies of real estate markets.

⁸ The Appraisal of Real Estate, 15th Edition, 2020, Appraisal Institute, Chicago, IL, p. 376

SALES COMPARISON APPROACH

“In the sales comparison approach, appraisers develop opinions of value by analyzing closed sales, pending sales, active listings, and cancelled or expired listings of properties that are similar to the property being appraised. The comparative techniques of analysis applied in the sales comparison approach are fundamental to the valuation process. Estimates of market rent, expenses, land value, construction cost, depreciation, and other value parameters may be derived in the other approaches to value using comparative techniques. Similarly, in applying the sales comparison approach appraisers often analyze conclusions derived in the other approaches to determine the adjustments to be made to the sale or listing prices of comparable properties.

In the sales comparison approach, an opinion of market value is developed by comparing properties similar to the subject property that have recently sold, are listed for sale, or are under contract (i.e., for which purchase offers and a deposit have been recently submitted). A major premise of the sales comparison approach is that an opinion of the market value of a property can be supported by studying the market’s reaction to comparable and competitive properties.

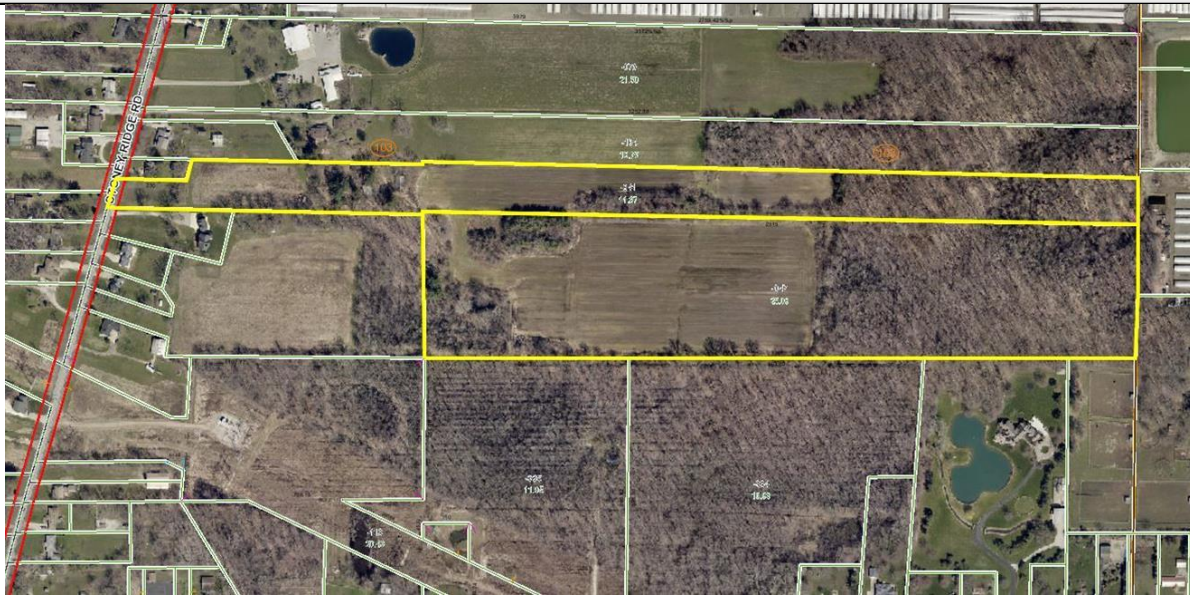
Comparative analysis of properties and transactions focuses on similarities and differences that affect value, called *elements of comparison*, which may include variations in property rights, financing terms, conditions of sale, market conditions, locational influences, and physical characteristics, among others. Appraisers examine market evidence using paired data analysis, trend analysis, statistics, and other recognized and accepted techniques to identify which elements of comparison within the data set of comparable sales are responsible for value differences.”⁹

The Sales Comparison Approach was considered and was developed because there is adequate data to develop an opinion of value and this approach reflects market behavior for this property type. Given the scarcity of vacant residential land in the subject’s immediate area, land sales have been analyzed from similar communities experiencing continued economic and population growth and increasing single-family residential housing values.

⁹ The Appraisal of Real Estate, 15th Edition, 2020, Appraisal Institute, Chicago, IL, p. 351.

SALES COMPARISON APPROACH – LAND VALUE

Land Comparable 1



Transaction

ID	1099	Date	10/17/2022
Address	4505 Stoney Ridge Rd.	Price	\$1,251,000
City	Avon	Price Per Net SF	\$0.78
County	Lorain	Price Per Net Acre	\$33,991
State	Ohio	Property Rights	Fee simple
Tax ID	04-00-012-103-041 & -047	Financing	Cash
Grantee	Wingate Farm, LLC	Conditions Of Sale	Arm's length
Grantor	Barbara A. & Ronald Ackerman & Mary Anne Jonas	Verification Source	EXP Realty, LLC
Market	Lorain County	Sale:List Price	--
Days on Market	179		

Site

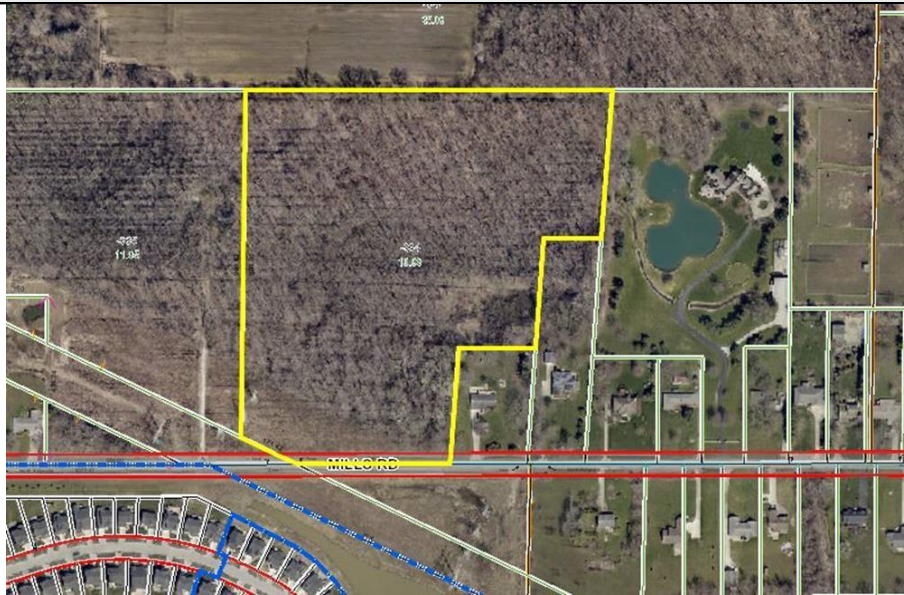
Gross Acres	36.8700	Gross SF	1,606,057
Net Acres	36.8039	Net SF	1,603,177
Shape	L-shaped	Topography	Level
Utilities	Public water	Zoning	R-1, Single Family Residential
Current Use	Vacant residential land	Interior or Corner	Interior
Highest & Best Use	Residential development	Flood Zone	Zone X, 39093C0141D, 8/19/08
Road Frontage	96	Environmental Issues	None noted
Depth	3,343	Encumbrance or Easement	Typical easements

Comments

Located on the east side of Stoney Ridge Road, north of Mills Road, the site was improved with a single-family residential house in poor condition with no contributory value. The site is located in a high-growth neighborhood in Lorain County and is in close proximity to multiple newer single-family residential subdivisions. Given the number of newer single-family residential subdivisions in close proximity, the City of Avon has proposed installing public sewers along the sites frontage. The buyer also purchased the adjacent parcel to the south with frontage along Mills Road in a separate transaction from a different seller. The motivation of purchase was for investment purposes given the increases in population, residential values and demand for single family residential houses in Avon. All information has been confirmed with the broker.

SALES COMPARISON APPROACH – LAND VALUE

Land Comparable 2



Transaction

ID	1098	Date	11/1/2022
Address	Mills Rd.	Price	\$560,000
City	Avon	Price Per Net SF	\$0.77
County	Lorain	Price Per Net Acre	\$33,560
State	Ohio	Property Rights	Fee simple
Tax ID	04-00-012-103-334	Financing	Cash
Grantee	Wingate Farm, LLC	Conditions Of Sale	Arm's length
Grantor	Caroline Susan Stanczyk, Trustee	Verification Source	RE/ MAX Real Estate Group
Market	Lorain County	Sale:List Price	86.3%
Days on Market	88		

Site

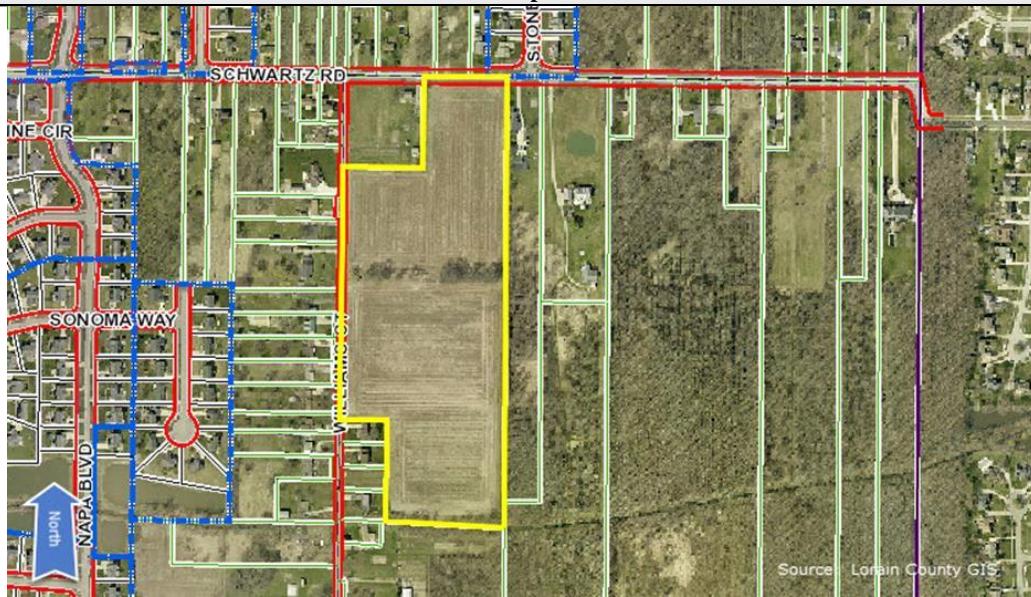
Gross Acres	16.9780	Gross SF	739,562
Net Acres	16.6867	Net SF	726,872
Shape	Mostly rectangular	Topography	Level
Utilities	Public water	Zoning	R-1, Single Family
Current Use	Vacant residential land	Interior or Corner	Interior
Highest & Best Use	Residential development	Flood Zone	Zone X, 39093C0141D, 8/19/08
Road Frontage	390	Environmental Issues	None noted
Depth	937	Encumbrance or Easement	Typical easements

Comments

Located on the north side of Mills Road, east of Stoney Ridge Road, the site consisted of vacant residential land at time of sale. Located in a high-growth area within Lorain County, the site is in close proximity to newer single-family residential subdivisions. Given the number of newer single-family residential subdivisions in close proximity to the site, the City of Avon has proposed installing public sewers along the sites frontage. The buyer also purchased the adjacent parcel to the north with frontage along the east side of Stoney Ridge Road in a separate transaction from a different seller. The motivation of purchase was for investment purposes given the increases in population, residential values and demand for single-family residential houses in Avon. All information has been confirmed with the broker representing the seller of the adjacent parcel to the north.

SALES COMPARISON APPROACH – LAND VALUE

Land Comparable 3



Transaction

ID	828	Date	12/29/2020
Address	Williams Ct.	Price	\$978,380
City	Avon	Price Per Net SF	\$0.90
County	Lorain	Price Per Net Acre	\$39,388
State	Ohio	Property Rights	Fee simple
Tax ID	04-00-026-110-040	Financing	Conv.
Grantee	LDC Mass Estates, LLC	Conditions Of Sale	Arm's length
Grantor	Thomas R. & Patsy M. Mass	Verification Source	Liberty Development
Market	Lorain County	Sale:List Price	--
Days on Market	--		

Site

Gross Acres	25.4533	Gross SF	1,108,746
Net Acres	24.8395	Net SF	1,082,009
Shape	Mostly rectangular	Topography	Level
Utilities	All public	Zoning	R-1, Single-Family Residential
Current Use	Vacant residential land	Interior or Corner	Interior
Highest & Best Use	Residential subdivision	Flood Zone	Zones X & AE, 39093C0153D,
Road Frontage	1,422	Environmental Issues	Conditional Letter of Map Revision (CLOMR)
Depth	1,913	Encumbrance or Easement	Typical easements

Comments

Surrounding the southeast corner of Schwartz Road & Williams Court, the site included in this sale was split from a larger parcel & was purchased for single-family residential subdivision development. Maximum density is 2.0 dwelling units per acre exclusive of public right-of-way. The approved subdivision will consist of 37 single-family homesites ranging in size between 1/3 and 1/2 acres. Construction is scheduled to begin in 2021 with home prices starting at \$500,000. While portions of the site were located in a flood plain, the developer received a Conditional Letter of Map Revision (CLOMR) from FEMA indicating the lots in the proposed subdivision as approved by the City of Avon will not be within a Special Flood Hazard Area (SFHA). While there are existing sanitary sewers along Schwartz Road, the developer has agreed to assume \$1,629,945 for the combined two phases of infrastructure costs along Williams Court. The City of Avon has agreed to assume the costs of widening Williams Court.

SALES COMPARISON APPROACH – LAND VALUE

Land Comparable 4



Transaction

ID	884	Date	9/6/2018
Address	Brecksville Rd.	Price	\$510,000
City	Richfield	Price Per Net SF	\$0.76
County	Summit	Price Per Net Acre	\$33,082
State	Ohio	Property Rights	Fee simple
Tax ID	50-02893	Financing	Cash
Grantee	Hope Valley Development, LLC	Conditions Of Sale	Arm's length
Grantor	Wesley N. Carter	Verification Source	--
Market	Summit County	Sale:List Price	85.0%
Days on Market	1,174		

Site

Gross Acres	15.4161	Gross SF	671,525
Net Acres	15.4161	Net SF	671,525
Shape	Slightly irregular	Topography	Level
Utilities	All public	Zoning	CHII, Historic Commercial & CD,
Current Use	Vacant residential land	Interior or Corner	Interior
Highest & Best Use	Residential development	Flood Zone	Zone X, 39153C0085F, 4/19/16
Road Frontage	769	Environmental Issues	None noted
Depth	815	Encumbrance or Easement	Typical easements

Comments

Located on the west side of Brecksville Road, south of Streetsboro Road, the site consisted of vacant land at time of sale. The frontage is located in the CHII, Historic Commercial zoning district while the area near the western property line is located in the CD, Conservation District. Residential uses are considered legally permissible in the CHII, Historic Commercial District conforming to standards in the R-2, Single-Family Residential District.

SALES COMPARISON APPROACH – LAND VALUE

Land Comparable 5



Transaction

ID	887	Date	2/23/2018
Address	4093 Everett Rd.	Price	\$389,600
City	Richfield	Price Per Net SF	\$0.74
County	Summit	Price Per Net Acre	\$32,119
State	Ohio	Property Rights	Fee simple
Tax ID	50-01451	Financing	Cash
Grantee	KNL Custom Homes, Inc.	Conditions Of Sale	Arm's length
Grantor	John Jr. & Cynthia Constantine	Verification Source	Stouffer Realty, Inc./Broker
Market	Summit County	Sale:List Price	--
Days on Market	--		

Site

Gross Acres	12.1300	Gross SF	528,383
Net Acres	12.1300	Net SF	528,383
Shape	Rectangular	Topography	Level
Utilities	All public	Zoning	R-3, Cluster Residential
Current Use	Residential/Nursery	Interior or Corner	Interior
Highest & Best Use	Residential development	Flood Zone	Zone X, 39153C0085F, 4/19/16
Road Frontage	550	Environmental Issues	None noted
Depth	1,140	Encumbrance or Easement	Surface & utility easements

Comments

Located on the north side of Everett Road, two parcels west of Brecksville Road, the site was improved with a single-family house & nursery at time of sale. The greenhouses were removed prior to the transfer of the property. The property was purchased for cluster home development with 26 proposed cluster homes on a street now identified as Gianni Way. The site had access to all public utilities at time of sale and the existing well was used for the nursery. The seller requested a surface easement for exclusive use of the well at time of sale. All information has been confirmed with the broker and the acreage has been confirmed with the legal description.

ADJUSTMENT GRID – LAND VALUE

Land Analysis Grid		Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
Address	W. Mill Road	4505 Stoney	Mills Rd.	Williams Ct.	Brecksville Rd.	4093 Everett Rd.
City	Broadview Heights	Avon	Avon	Avon	Richfield	Richfield
State	Ohio	Ohio	Ohio	Ohio	Ohio	Ohio
Zip	44147	44011	44011	44011	44286	44286
Date	10/27/2022	10/17/2022	11/1/2022	12/29/2020	9/6/2018	2/23/2018
Price		\$1,251,000	\$560,000	\$978,380	\$510,000	\$389,600
Net Acres	26.2577	36.8039	16.6867	24.8395	15.4161	12.1300
Net Acre Unit Price		\$33,991	\$33,560	\$39,388	\$33,082	\$32,119
Transaction Adjustments						
Property Rights	Fee Simple	Fee simple 0.0%	Fee simple 0.0%	Fee simple 0.0%	Fee simple 0.0%	Fee simple 0.0%
Financing		Cash 0.0%	Cash 0.0%	Conv. 0.0%	Cash 0.0%	Cash 0.0%
Conditions of Sale		Arm's length 0.0%	Arm's length 0.0%	Arm's length 0.0%	Arm's length 0.0%	Arm's length 0.0%
Adjusted Net Acre Unit Price		\$33,991	\$33,560	\$39,388	\$33,082	\$32,119
Market Trends Through	4/1/2021	2.0%	0.0%	0.0%	0.5%	5.2%
Adjusted Net Acre Unit Price		\$33,991	\$33,560	\$39,587	\$34,809	\$34,155
Subsequent Trends Ending	10/27/2022	0.0%	0.0%	0.0%	0.0%	0.0%
Adjusted Net Acre Unit Price		\$33,991	\$33,560	\$39,587	\$34,809	\$34,155
Location	Average	Offsetting	Offsetting	Superior	Similar	Similar
% Adjustment		0%	0%	-15%	0%	0%
Net Acres	26.2577	36.8039	16.6867	24.8395	15.4161	12.1300
% Adjustment		0%	0%	0%	0%	0%
Utilities	Public water, Public sewers	Public water	Public water	All public	All public	All public
% Adjustment		0%	0%	0%	0%	0%
Shape	Mostly rectangular	L-shaped	Mostly rectangular	Mostly rectangular	Slightly irregular	Rectangular
% Adjustment		0%	0%	0%	0%	0%
Topography	Moderate slopes	Level	Level	Level	Level	Level
% Adjustment		0%	0%	0%	0%	0%
Zoning	A-1, Single-Family Dwelling & D-1, Community	R-1, Single Family Residential	R-1, Single Family Residential	R-1, Single-Family Residential	CHII, Historic Commercial & CD, Conservation District	R-3, Cluster Residential
% Adjustment		0%	0%	0%	0%	0%
Road Frontage	531	96	390	1,422	769	550
% Adjustment		0%	0%	0%	0%	0%
Depth	1,134	3,343	937	1,913	815	1,140
% Adjustment		0%	0%	0%	0%	0%
Adjusted Net Acre Unit Price		\$33,991	\$33,560	\$33,649	\$34,809	\$34,155
Net Adjustments		0.0%	0.0%	-15.0%	0.0%	0.0%

SALES COMPARISON APPROACH – LAND VALUE

Adjustment Analysis

Several sales have been researched and analyzed to determine an opinion of value for the subject property as of the effective date of this report. Market and statistically derived adjustments are applied when applicable and further refinement is handled in the reconciliation process when market support is unavailable due to the inefficiencies in the real estate markets.

Transaction Adjustments:

Property Rights: All sales included the transfer of the fee simple interest, requiring no adjustment.

Financing: All sales consisted of either cash or conventional financing, requiring no adjustment.

Conditions of Sale: All sales were arm's length transfers, requiring no adjustment.

Market Conditions: The subject and comparable sales are located in areas of population and economic growth and increasing single-family residential values. The market experienced significant increases attributed to the pandemic, mainly consisting of a limited availability of available properties for sale extending more than one year. During the same time period, inflation was also significantly increasing resulting in declining effective purchasing power. Given market instability and atypical market conditions, the basis for adjustment is based on changes in the Consumer Price Index (CPI) until April of 2021 at which time inflation began to outpace market appreciation. Based on the market data, a reconciled adjustment of 2.0% per year is considered reasonably supported.

Physical Adjustments:

Location: Although the subject and comparable sales are all located in areas of population and economic growth and strong school districts, Land Sale 3 is located in one of the highest value markets in the City of Avon and set the high-end of the range in terms of unit value. Purchased for single-family residential subdivision development, current list prices for new construction are in excess of \$800,000, requiring a downward adjustment. The basis for adjustment is based on the following matched pair analysis.

	Location	Price/Ac.	Difference (%)
Sale 3	Superior	\$39,587	n/a
Sales 1, 2, 4 & 5	Similar	\$34,129	-13.8%

The remaining land sales are in similar areas or have offsetting considerations requiring no adjustments for location. Although the City of Richfield has higher residential unit values, market appreciation in the City of Broadview Heights has recently outpaced the growth in Richfield.

Size: While land size and unit values are sometimes inversely related, it does not occur on a straight line basis and often requires significant differences in size. Despite the differences in size, the narrow unit value range after the previous adjustments are applied indicates additional adjustments for size are not warranted.

SALES COMPARISON APPROACH – LAND VALUE

Sale Statistics & Reconciliation

The table below summarizes relevant statistics both before and after adjustment. After all adjustments are applied the range and standard deviation decrease significantly indicating greater reliability. In addition the reconciled unit value is bracketed by both the unadjusted and adjusted unit value range.

After all market data and support is taken into consideration, the comparable sales have adjusted average and median unit values of \$34,033 and \$33,991 per acre respectively. Based on all market data and support, the final opinion of market value of the Fee Simple interest derived in the Sales Comparison Approach as of the effective date of this report is:

Land Value Ranges & Reconciled Value				
Number of Comparables:	5	Unadjusted	Adjusted	% Δ
	Low:	\$32,119	\$33,560	4%
	High:	\$39,388	\$34,809	-12%
	Average:	\$34,428	\$34,033	-1%
	Median:	\$33,560	\$33,991	1%
	Standard Deviation	\$2,859	\$498	-83%
	Reconciled Value/Unit Value:		\$34,000	
Subject Size:	Acres		26.2577	
	Indicated Value:		\$892,762	
	Reconciled Final Value:		\$895,000	
	Eight Hundred Ninety Five Thousand Dollars			

COST APPROACH

Like the sales comparison and income capitalization approaches, the cost approach is based on market comparisons. In the cost approach, appraisers compare the replacement cost of the subject improvements to the cost to develop similar improvements as evidenced by the cost of construction of substitute properties with the similar utility as the subject property. The estimate of development cost is adjusted for market-extracted losses in value caused by the age, condition, and utility of the subject improvements or for locational problems. The land value as if unimproved is then added, usually based on comparison with sales of comparable sites with the same or a similar highest and best use. The sum of the value of the land and the improvements is adjusted for any existing property rights (e.g., leased fee, leasehold interests) included with the subject property, which are implicit in the two other approaches to value.¹⁰

After gathering all relevant information and analyzing data for the market area, site, and improvements, an appraiser follows a series of steps to derive a value indication by the cost approach. An appraiser will:

1. Estimate the value of the site as though vacant and available to be developed to its highest and best use.
2. Determine which cost basis is most applicable to the assignment: reproduction cost or replacement cost.
3. Estimate the direct (hard) and indirect (soft) costs of the improvements as of the effective appraisal date.
4. Estimate an appropriate entrepreneurial incentive from analysis of the market.
5. Add the estimated direct costs, indirect costs, and entrepreneurial incentive to arrive at the total cost of the improvements.
6. Estimate the amount of depreciation in the improvements and, if necessary, allocate it among the three major categories:
 - Physical deterioration
 - Functional obsolescence
 - External obsolescence
7. Deduct estimated depreciation from the total cost of the improvements to derive an estimate of their depreciated cost.
8. Estimate the contributory value of any site improvements that have not already been considered. (Site improvements may be appraised at their contributory value—i.e., directly on a depreciated-cost basis—but may be included in the overall cost calculated in Step 3 and depreciated if necessary.)

¹⁰ *The Appraisal of Real Estate*, 15th Edition, Appraisal Institute, Chicago, IL 2020, p. 525

COST APPROACH

9. Add land value to the total depreciated cost of all the improvements to develop an indication of the market value of the fee simple interest in the real property.
10. If appropriate, adjust for the property interest being appraised to derive the indicated value of the specified interest in the property.
11. If the property will experience net income shortfalls during a lease-up period, then calculate a rent-up adjustment to account for the cost of leasing (distinct from leasing commissions).
12. Adjust for personal property (e.g., furniture, fixtures, and equipment) or intangible assets that are included in the appraisal.”¹¹

The Cost Approach was considered and was not developed because the subject consists of vacant land as of the effective date of this report.

¹¹ The Appraisal of Real Estate, 15th Edition, Appraisal Institute, Chicago, IL 2020, page 532-533

INCOME CAPITALIZATION APPROACH

Income-producing real estate is typically purchased as an investment, and from an investor's point of view earning power is the critical element affecting property value. A basic investment premise holds that the higher the earnings, the higher the value, provided the risk remains constant. In the income capitalization approach, an appraiser analyzes a property's capacity to generate future benefits and capitalizes the income into an indication of present value. The principle of anticipation is fundamental to the approach. Techniques and procedures from this approach are also used to analyze comparable sales data in the sales comparison approach and to measure obsolescence in the cost approach.¹²

The principles of supply and demand and the related concept of competition are particularly useful in forecasting future benefits and estimating rates of return in the income capitalization approach. If the demand for a particular type of space exceeds the existing supply, owners may be able to increase rents, vacancy rates may fall, and construction may become profitable. Property values may increase until supply and demand approach equilibrium. On the other hand, if the demand for space is less than the existing supply, rents may decline and vacancy rates may increase. Therefore, to forecast future benefits and estimate rates of return, appraisers consider present and future anticipated demand as well as the interaction of supply and demand.¹³

When an appraisal assignment involves the valuation of the fee simple interest in a leased property, the valuation of the entire bundle of rights applies. The value of a leasehold estate may be positive, zero, or negative, depending on the relationship between market rent and contract rent, the remaining term of the lease, and other factors. The difference between the market rent and contract rent may be capitalized at an appropriate rate or discounted to present value to produce an indication of the leasehold value, if any, without consideration of the value of the leased fee estate.¹⁴

The Income Capitalization Approach was considered and was not developed because the subject consists of vacant land as of the effective date of this report.

¹² The Appraisal of Real Estate, 15th Edition, Appraisal Institute, Chicago, IL, 2020, p. 413

¹³ The Appraisal of Real Estate, 15th Edition, Appraisal Institute, Chicago, IL, 2020, p. 414

¹⁴ The Appraisal of Real Estate, 15th Edition, Appraisal Institute, Chicago, IL, 2020, p. 415

CONCLUSION(S) & RECONCILIATION OF VALUE

Approach Conclusions:		
Sales Comparison Approach:		
As vacant: (Land only)		\$895,000
As improved:		N/A
Cost Approach:		N/A
Income Capitalization Approach:		N/A

As of the effective date of this report the subject consists of vacant land located in residential and community zoning districts. The Sales Comparison Approach is considered most applicable and is consistent with market investor expectations.

Based on all analyses completed in this report and the strengths and weaknesses of the applicable approaches to value, the final reconciled opinion(s) of value are:

Current "As Is" opinion of market value of the Fee Simple interest as of October 27, 2022
\$895,000
Eight Hundred Ninety Five Thousand Dollars

ADDENDA A: APPRAISER QUALIFICATIONS & DISCLOSURE

Douglas J. Firca, MAI Appraiser

Education

John Carroll
University
B.S.B.A. Finance
Minor: Economics

Professional Affiliations

Appraisal Institute,
MAI designation

Certified General
Appraiser, State of
Ohio

Ohio Chapter
Appraisal Institute,
Board of Directors

Appraisal Institute,
Region
Representative,
Region V

Douglas J. Firca, MAI joined Buckholz, Caldwell & Associates in 2016 with 15 years of real estate appraisal experience and has an extensive background appraising various property types in the Cleveland Metropolitan Area. Notable property types include:

- Office & retail buildings
- Apartment & multi-family properties
- Industrial buildings & flex space
- Net lease properties
- Places of worship
- Restaurants
- Mixed-use buildings
- Special purpose properties
- Vacant land

Having held multiple positions in the Appraisal Institute on a state & regional basis, Mr. Firca has developed an extensive understanding of the fundamental factors & market dynamics affecting real estate values. This understanding includes not only market value analysis, but also liquidation, assessed, going concern & value in use including both Direct Capitalization & Yield Capitalization (Discounted Cash Flow) methodologies. In addition to providing real estate appraisal services for mortgage financing, tax appeal, estate planning and internal auditing purposes, Mr. Firca has an extensive background in eminent domain projects for the Ohio Department of Transportation, municipalities, Sewer Districts and Cleveland Hopkins International Airport. Notable projects include:

- Opportunity Corridor Project
- Superior Pump Station & Stones Levee
- Combined Sewer Overflow Project
- Hangar analysis for Cleveland Hopkins International Airport
- Medina 42
- E. 140th Street Project

Ranging in terms of size and complexity, all valuation assignments require detailed analyses of right-of-way plans and determination of whether the properties incurred financial damage resulting in a diminution of value as a result of the project.

Previous Appraisal
Experience

O.R. Colan Associates – Appraisal Manager

- Oversaw the Cleveland Office to ensure timely completion of eminent domain projects;
- Assisted the State of Ohio & municipalities to determine the final impact to the real estate of eminent domain projects;
- Completed appraisals of multiple properties through entire corridors of varying complexities;
- Completed scenario analyses for municipalities to help determine the most cost effective procedure.

Butler Burgher Group – Senior Appraiser

- Provided valuation analysis for commercial, industrial, special purpose and complex properties;
- Reconciled multiple opinions of value including market, going concern, liquidation & dark values;
- Completed appraisals of investment grade properties including portfolio and net lease properties;
- Developed opinions of value for industrial properties in excess of \$30 million.

Buckholz, Caldwell, Weber & Associates – Appraiser

- Constructed & analyzed discounted cash flow models based on financial analysis & capital market research;
- Analyzed comparable sales transactions along with replacement and reproduction cost models;
- Analyzed and supported income, expense and capitalization rate forecasts for income producing properties.

Continental Valuations – Appraiser

- Worked with a team that successfully completed projects with 100+ parcels for eminent domain purposes;
- Assessed short- and long-term monetary impact of eminent domain projects for a variety of real estate holdings;
- Reviewed and evaluated detailed right-of-way plans identifying financial damages resulting in diminution in values;
- Completed appraisals for the Ohio Department of Transportation and various condemning authorities.

Appraiser Disclosure Statement

In compliance with Ohio Revised Code Section 4763.12 (C)

Name of Appraiser: Douglas J. Firca, MAI

Class of Certification/License: Certified General
 Licensed Residential
 Temporary General Licensed

Certification/License Number: 2005003714

Scope: This report is within the scope of my Certification or License
 is not within the scope of my Certification or License

Service Provided By: Disinterested & Unbiased Third Party
 Interested & Biased Third Party
 Interested Third Party on Contingent Fee Basis

Signature of person preparing and reporting the appraisal.



Douglas J. Firca, MAI

This form must be included in conjunction with all appraisal assignments or specialized services performed by a state-certified or state-licensed real estate appraiser.

State of Ohio
Department of Commerce
Division of Real Estate
Appraiser Section
Cleveland (216) 787-3100 (Fax) (216) 787-4449



Fiscal Year 2025 Financial Update through April

This financial update for Brecksville-Broadview Heights City Schools provides a detailed analysis of our fiscal position through April 2025, with projections through the end of the fiscal year (June 30, 2025). The report examines revenue streams, expenditures, and cash balance trends to provide the Board of Education with a comprehensive understanding of our current financial status.

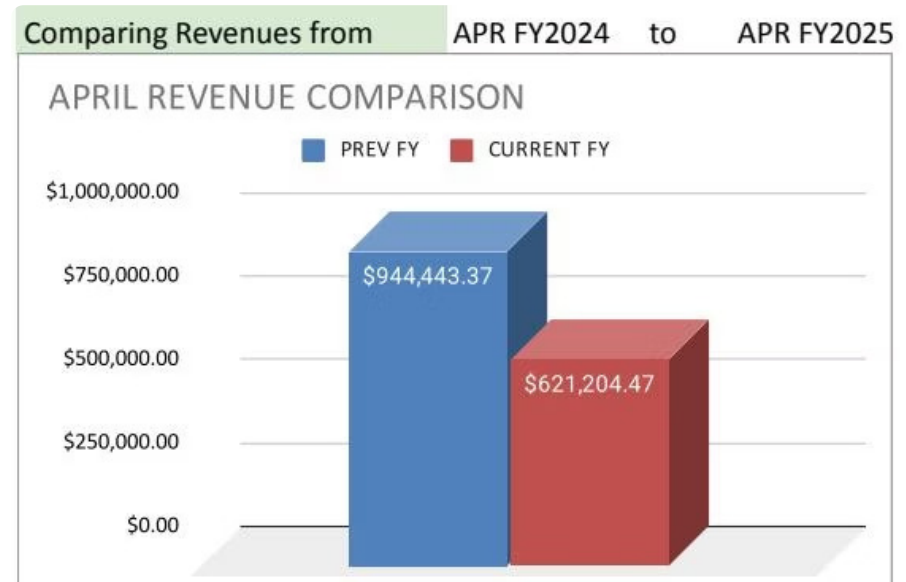


by **Craig Yaniglos**

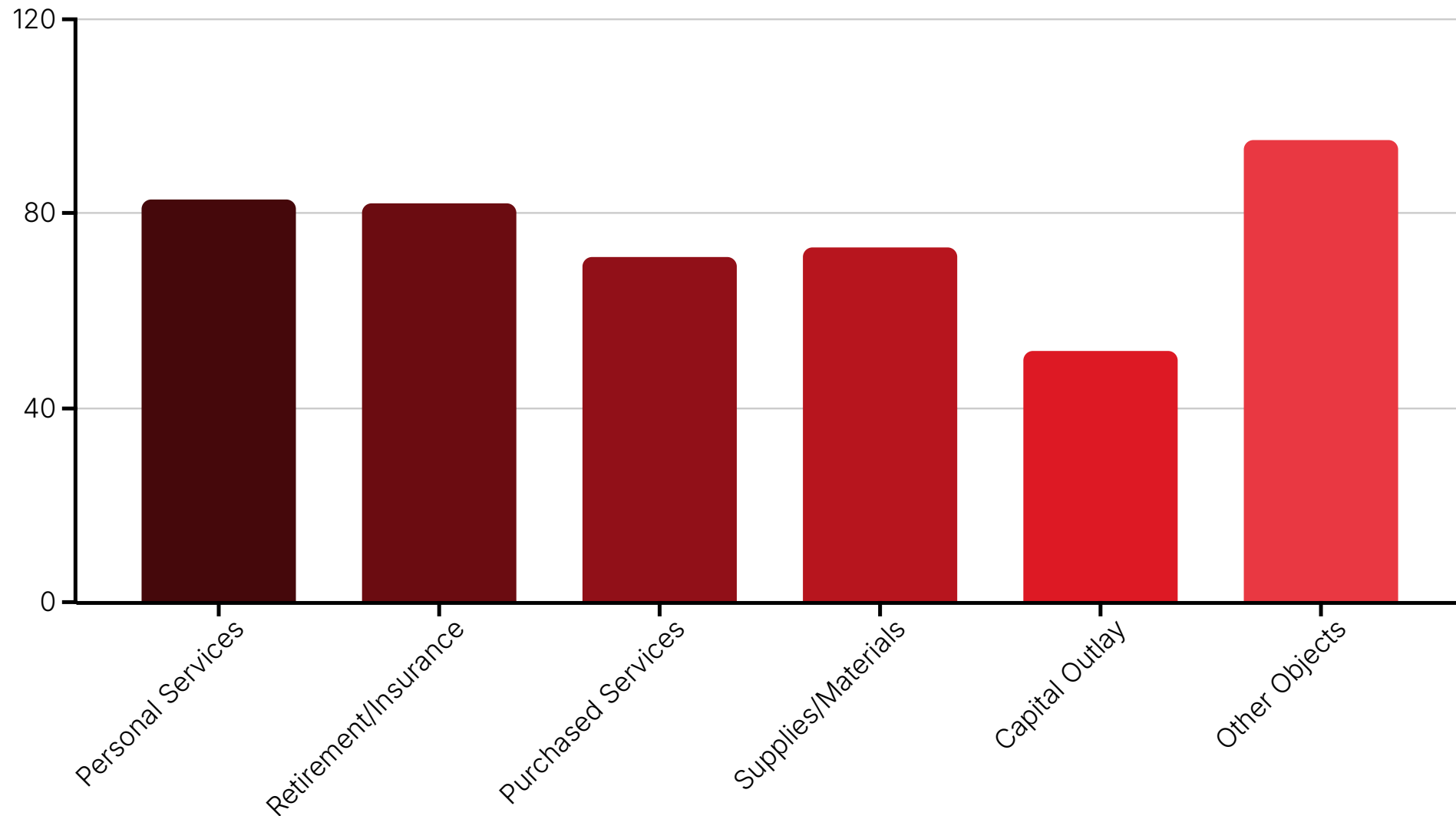
Revenue Analysis

Through April 2025, our district has achieved 93.26% of forecasted revenues, with projected total receipts of \$56,411,683 against a forecast of \$56,414,589. This represents a minor unfavorable variance of \$2,906. The slight shortfall is primarily attributed to two factors:

- Reduction in state funding due to the absence of the one-time \$200,000 Science of Reading revenue received last year
- Modest year-over-year decrease in other revenue categories

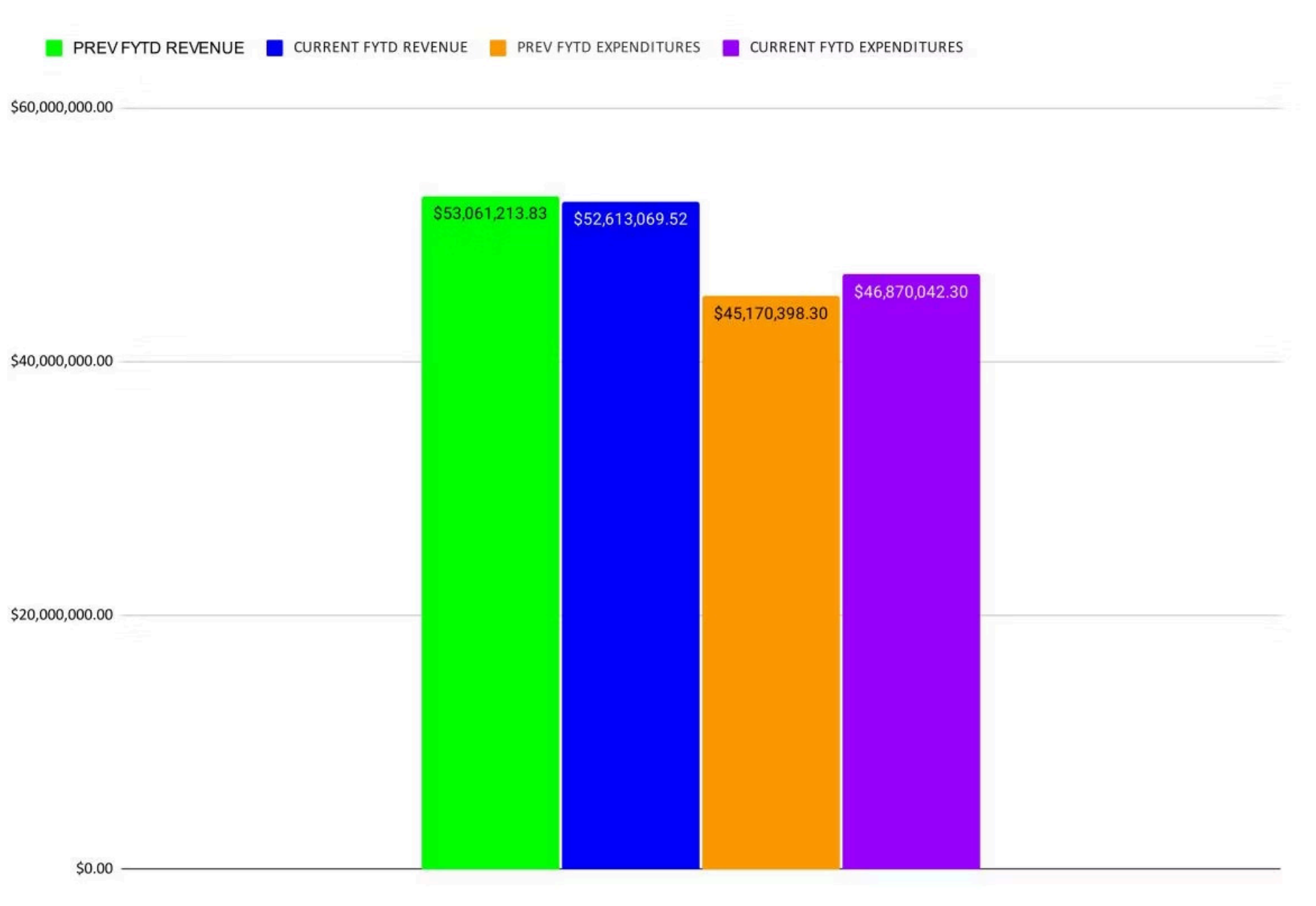


Expenditure Trends



Expenditures through April are tracking favorably at 81.56% of the annual forecast, with projected expenses of \$57,045,353 against a forecast of \$57,464,481, creating a positive variance of \$419,128. While salaries and benefits are slightly higher than the previous year, purchased services and supplies costs have decreased year-over-year, though May expenditures are expected to increase in these categories.

Cash Balance Trends



The district began the fiscal year with a cash balance of \$26,776,748. Through April, our cash balance has increased to \$32,519,775. However, we project the ending cash balance as of June 30, 2025, to be \$26,143,077, representing a slight decrease of \$633,671 from the beginning balance. This indicates a carefully managed financial position where expenditures are slightly outpacing revenues, but within sustainable parameters.

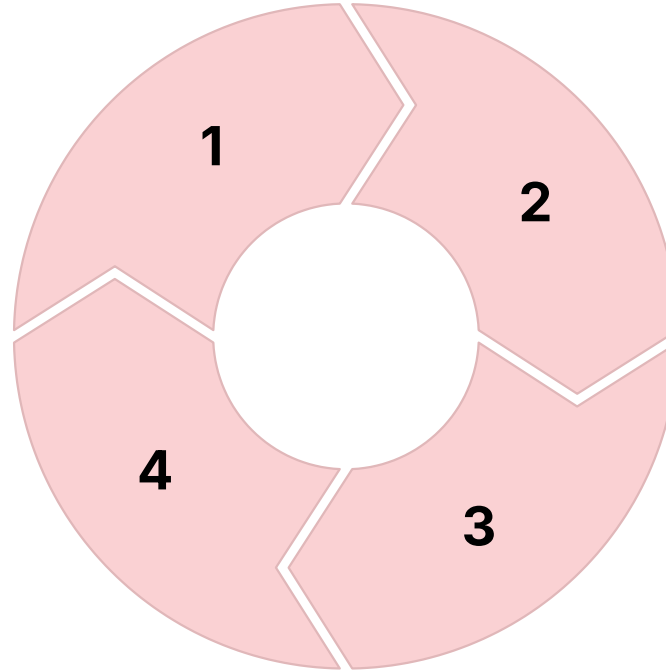
Monthly Cash Flow Analysis

Strong Positive Flows

August, February, March saw significant positive cash flow due to property tax receipts

Year-End Projections

Final months expected to continue cash outflow trend, stabilizing at year-end balance



Consistent Outflows

Most months show expenditures exceeding revenues, typical for educational fiscal patterns

January Pressure

Highest negative monthly flow (-\$4.68M) due to increased personal services costs

The district maintains 169 projected true days cash at fiscal year-end, demonstrating strong liquidity despite monthly fluctuations. This provides essential financial stability and flexibility for operations.

Conclusions and Financial Outlook



Balanced Financial Position

Despite projected decrease of \$633,671 to cash balance, overall financial position remains solid with forecasted ending balance of \$26.1M



Revenue Stability

Revenue projections closely align with forecasts (99.99% accuracy), indicating reliable financial planning



Expenditure Management

Favorable variance of \$419,128 in expenditures demonstrates effective cost controls and resource allocation

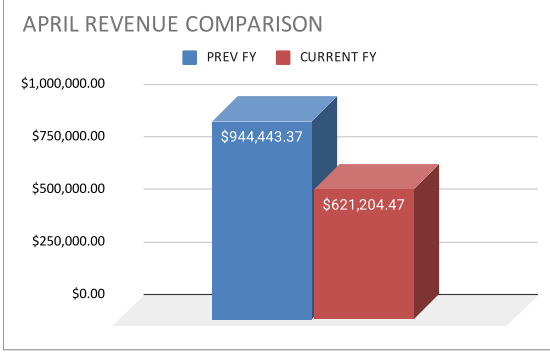


Robust Liquidity

169 days cash provides strong financial cushion for unexpected events and operational flexibility

	JULY	AUG	SEPT	OCT	NOV	DEC	JAN	FEB	MAR	APR	% of Forecast	MAY	JUN	PROJECTED TOTAL	FORECAST NOV 2024
	ACTUAL	ACTUAL	ACTUAL	ACTUAL	ACTUAL	ACTUAL	ACTUAL	ACTUAL	ACTUAL	ACTUAL					
BEGINNING CASH BALANCE	26,776,748	26,770,652	38,401,793	34,935,045	32,970,392	29,214,564	25,645,087	20,961,744	23,373,985	36,150,367		32,519,775	30,833,876		
RECEIPTS															
1.01 REAL ESTATE	3,437,937	14,706,507	0	0	0	0	834,000	6,100,000	15,038,857	0	98.78%	0	0	40,117,301	40,613,102
1.02 PERSONAL TANGIBLE	0	1,201,685	0	0	0	0	0	0	1,668,935	0	101.65%	0	0	2,870,623	2,824,134
1.035 UNRESTRICTED GRANTS-IN-AID	392,167	512,169	392,061	406,300	386,368	386,516	477,364	357,272	356,476	355,271	81.32%	354,586	354,586	4,731,138	4,946,093
1.04 RESTRICTED GRANTS-IN-AID	86,954	46,108	57,653	46,562	39,558	27,683	23,359	39,916	23,825	25,950	61.08%	23,867	400,000	841,438	683,687
1.05 PROPERTY TAX ALLOCATION	0	0	0	2,104,147	0	0	0	0	0	0	49.99%	2,180,556	0	4,284,706	4,208,874
1.06 ALL OTHER OPERATING REVENUE	311,089	439,802	446,502	285,422	231,174	236,043	156,296	266,612	433,150	239,983	98.14%	400,000	85,000	3,531,075	3,103,699
1.07 TOTAL REVENUE	4,228,147	16,906,271	896,216	2,842,431	657,100	650,243	1,491,019	6,763,799	17,521,242	621,204		2,959,009	839,586	56,376,281	56,379,589
2.01 PROCEEDS FROM SALES OF NOTES	0	0	0	0	0	0	0	0	0	0	0.00%	0	0	0	0
2.02 STATE LOANS AND ADVANCEMENTS	0	0	0	0	0	0	0	0	0	0	0.00%	0	0	0	0
2.04/5 TRANSFERS IN AND ADVANCES IN	0	0	0	0	0	0	0	0	0	0	0.00%	0	0	0	0
2.06 ALL OTHER FINANCING SOURCES	15,797	16,420	0	0	0	0	3,180	0	0	0	101.13%	0	0	35,401	35,000
2.08 TOTAL REVENUE AND OTHER FINANCING	4,243,944	16,922,691	896,216	2,842,431	657,100	650,243	1,494,199	6,763,799	17,521,242	621,204	93.26%	2,959,009	839,586	56,411,683	56,414,589
TOTAL RECEIPTS PLUS CASH BALANCE	31,020,691	43,693,343	39,298,009	37,777,476	33,627,492	29,864,807	27,139,286	27,725,543	40,895,227	36,771,572	IDEAL	35,478,784	31,673,462	56,411,683	56,414,589
EXPENDITURES					Supplementals				Supplementals		83.33%		Supplementals		
3.01 PERSONAL SERVICES	2,219,407	3,496,681	2,649,689	3,205,828	2,905,023	2,671,838	4,454,029	2,756,177	2,845,912	2,636,607	83.02%	2,689,096	3,200,000	35,730,286	35,944,173
3.02 EMPLOYEES RETIREMENT/INSURANCE	1,002,860	1,020,158	1,056,983	1,123,327	1,079,547	1,071,108	1,208,467	1,087,646	1,092,024	1,137,168	82.30%	1,096,197	1,200,000	13,175,485	13,219,764
3.03 PURCHASED SERVICES	771,539	195,896	322,615	380,519	358,489	443,246	409,217	423,693	365,606	407,885	70.97%	600,000	607,811	5,286,517	5,746,762
3.04 SUPPLIES AND MATERIALS	180,468	125,462	324,175	82,646	63,966	26,057	90,783	75,361	62,269	63,583	72.92%	250,000	120,000	1,464,771	1,501,381
3.05 CAPITAL OUTLAY(INCL. REPLACEMENT)	28,527	470	1,075	5,784	306	2,262	262	0	0	2,625	51.64%	1,415	0	42,727	80,000
4.02 DEBT SERVICE: PRINCIPAL-NOTES	0	0	0	0	0	0	0	0	0	0	0.00%	0	0	0	0
4.04 DEBT SERVICE: PRINCIPAL-STATE ADVANCES	0	0	0	0	0	0	0	0	0	0	0.00%	0	0	0	0
4.06 INTEREST AND FISCAL CHARGES	0	0	0	0	0	0	0	0	0	0	0.00%	0	0	0	0
4.3 OTHER OBJECTS	47,237	267,884	8,426	8,981	5,597	5,208	14,784	8,681	379,048	3,929	95.22%	8,200	2,592	760,567	787,401
5.01/2 TRANSFERS OUT AND ADVANCES OUT	0	185,000	0	0	0	0	0	0	0	0	100.00%	0	400,000	585,000	185,000
5.03 ALL OTHER FINANCING USES	0	0	0	0	0	0	0	0	0	0	0.00%	0	0	0	0
5.02 TOTAL EXPENDITURES AND OTHER FINANCING	4,250,039	5,291,550	4,362,963	4,807,085	4,412,928	4,219,720	6,177,543	4,351,559	4,744,860	4,251,797	81.56%	4,644,908	5,530,403	57,045,353	57,464,481
MONTHLY POS/NEG	-6,096	11,631,141	-3,466,747	-1,964,653	-3,755,828	-3,569,477	-4,683,344	2,412,240	12,776,383	-3,630,592		-1,685,899	-4,690,817	-633,671	-1,049,892
ENDING CASH BALANCE (MONTHLY)	26,770,652	38,401,793	34,935,045	32,970,392	29,214,564	25,645,087	20,961,744	23,373,985	36,150,367	32,519,775		30,833,876	26,143,059	26,143,077	25,726,856
														OVER/UNDER FORECAST	416,221
TRUE DAYS CASH	173	248	226	213	189	166	136	151	234	210		200	169	169	

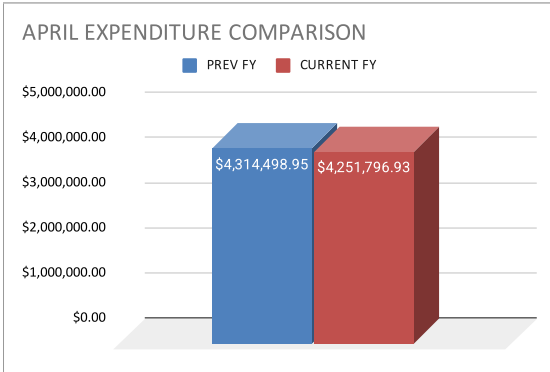
Comparing Revenues from APR FY2024 to APR FY2025



Forecasted Revenues	Projected Revenues	OVER/(UNDER) Forecast
\$ 56,414,589.00	\$ 56,411,682.74	\$ (2,906.26)
UNFAVORABLE		

WHY?
1. State funding was less this year due to the one time 200k revenue received last year from the Science of Reading
2. All other revenues was also slightly down YOY

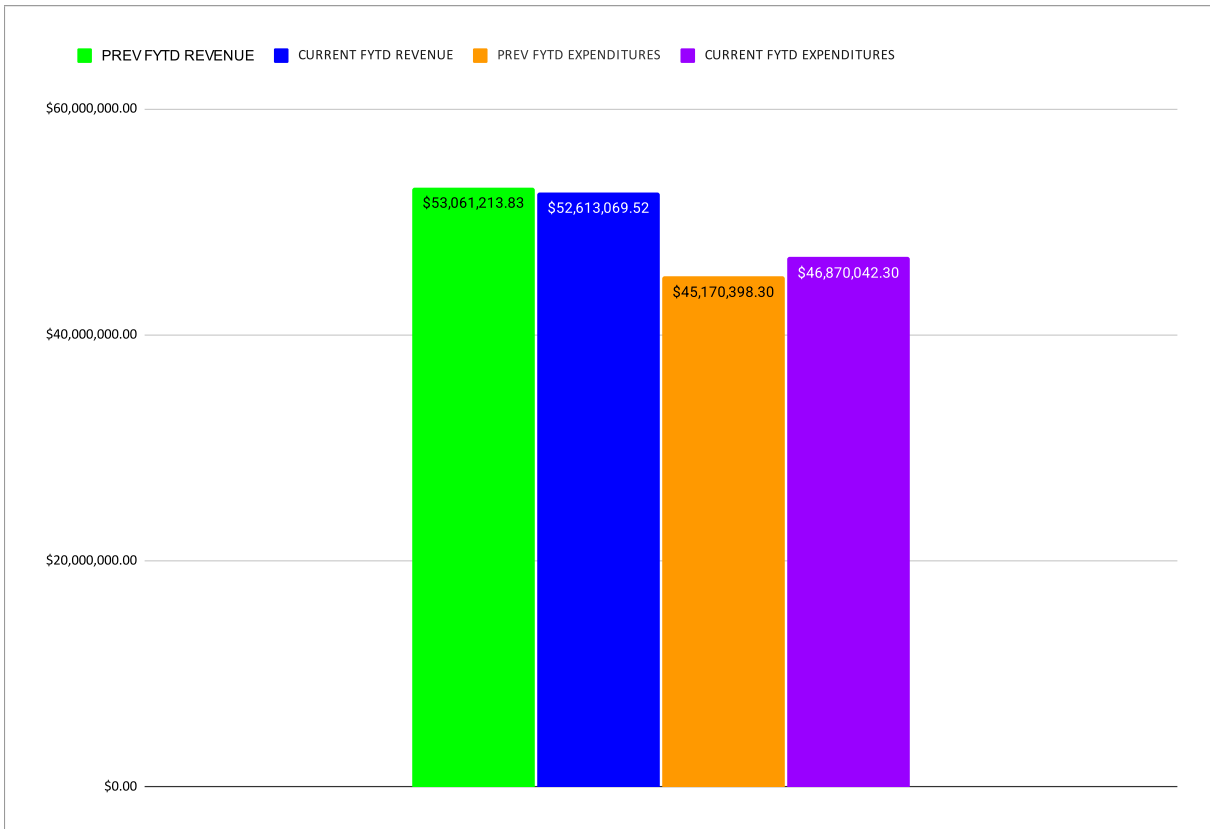
Comparing Expenditures from APR FY2024 to APR FY2025



Forecasted Expenses	Projected Expenses	OVER/(UNDER) Forecast
\$ 57,464,481.00	\$ 57,045,353.49	\$ (419,127.51)
FAVORABLE		

WHY?
1. Current year salaries and benefits are slightly more than previous year.
2. Purchased services and supplies were down a little year over year. May expenditures expected to compensate for these categories.

PROJECTED INCREASE/(DECREASE) TO CASH BALANCE	-\$633,670.75
PROJECTED ENDING CASH BALANCE AS OF:	
June 30, 2025	\$26,143,076.91



POWERSCHOOL
 DATE: 05/09/2025
 TIME: 09:30:20
 SELECTION CRITERIA : ALL

BRECKSVILLE-BROADVIEW HEIGHTS CSD
 OH Cash Position Report

ACCOUNTING PERIOD : 10/25

FUND	SCC	DESCRIPTION	BEGIN BALANCE	MTD RECEIPTS	FYTD RECEIPTS	MTD EXPENDITURES	FYTD EXPENDITURES	CURRENT FUND BALANCE	CURRENT ENCUMBRANCE	UNENCUMBERED FUND BALANCE
001	0000	GENERAL	26,776,747.66	621,204.47	52,613,069.52	4,251,796.93	46,870,042.30	32,519,774.88	2,613,263.45	29,906,511.43
Total For Fund 001:			26,776,747.66	621,204.47	52,613,069.52	4,251,796.93	46,870,042.30	32,519,774.88	2,613,263.45	29,906,511.43
002	0000	BOND RETIREMENT	3,735,244.74	0.00	2,983,653.08	0.00	1,578,943.05	5,139,954.77	752,693.05	4,387,261.72
Total For Fund 002:			3,735,244.74	0.00	2,983,653.08	0.00	1,578,943.05	5,139,954.77	752,693.05	4,387,261.72
003	9100	PI - DISTRICT	1,650,239.64	0.00	761,384.61	732,950.38	1,919,380.28	492,243.97	284,280.90	207,963.07
003	9300	PI - TTT	1,593,972.29	4,223.08	1,062,848.43	99,425.00	2,004,356.20	652,464.52	854,881.33	-202,416.81
003	9500	PI - TURF	423,756.52	0.00	50,000.00	0.00	0.00	473,756.52	0.00	473,756.52
Total For Fund 003:			3,667,968.45	4,223.08	1,874,233.04	832,375.38	3,923,736.48	1,618,465.01	1,139,162.23	479,302.78
004	9021	SALE OF BONDS-NEW PREK	2,846,595.05	-164.41	130,129.43	0.00	137,211.43	2,839,513.05	460,213.31	2,379,299.74
004	9022	FIELD HOUSE	7,085.02	0.00	-6,356.12	0.00	728.90	0.00	0.00	0.00
Total For Fund 004:			2,853,680.07	-164.41	123,773.31	0.00	137,940.33	2,839,513.05	460,213.31	2,379,299.74
006	0000	LUNCHROOM	672,088.57	129,119.61	1,177,161.92	152,310.28	1,221,483.76	627,766.73	278,560.84	349,205.89

POWERSCHOOL
 DATE: 05/09/2025
 TIME: 09:30:20
 SELECTION CRITERIA : ALL

BRECKSVILLE-BROADVIEW HEIGHTS CSD
 OH Cash Position Report

ACCOUNTING PERIOD : 10/25

FUND	SCC	DESCRIPTION	BEGIN BALANCE	MTD RECEIPTS	FYTD RECEIPTS	MTD EXPENDITURES	FYTD EXPENDITURES	CURRENT FUND BALANCE	CURRENT ENCUMBRANCE	UNENCUMBERED FUND BALANCE
006	9019	FOOD SERVICE VENDING MACH	85,385.75	5,483.85	42,274.25	0.00	12,515.35	115,144.65	0.00	115,144.65
Total For Fund 006:			757,474.32	134,603.46	1,219,436.17	152,310.28	1,233,999.11	742,911.38	278,560.84	464,350.54
007	0000	SCHOLARSHIP FUND	97,506.52	11,715.74	65,381.20	0.00	79,825.00	83,062.72	500.00	82,562.72
007	9021	UNCLAIMED FUNDS	35,755.54	0.00	0.00	0.00	0.00	35,755.54	0.00	35,755.54
007	9100	BOE SUNSHINE FUND	343.59	0.00	0.00	0.00	0.00	343.59	0.00	343.59
007	9101	BOE RETIREMENT	19.05	0.00	0.00	0.00	0.00	19.05	19.05	0.00
007	9102	HS SUNSHINE FUND	5,814.59	0.00	0.00	0.00	0.00	5,814.59	0.00	5,814.59
007	9103	MS SUNSHINE FUND	13,221.21	0.00	1,250.00	0.00	401.97	14,069.24	598.03	13,471.21
Total For Fund 007:			152,660.50	11,715.74	66,631.20	0.00	80,226.97	139,064.73	1,117.08	137,947.65
009	9100	CHROMEBOOK INSURANCE	228,417.95	4,141.00	84,659.00	0.00	8,960.00	304,116.95	88,101.00	216,015.95
009	9102	HS UNIFORM SUPPLY	106,900.72	7,262.00	80,698.53	8,607.24	80,195.67	107,403.58	24,998.52	82,405.06
009	9103	MS UNIFORM SUPPLY	75,080.86	428.00	42,416.75	2,651.07	30,415.44	87,082.17	6,349.90	80,732.27
009	9109	UNIFORM SUPPLY BBH ES	17,913.09	2,340.00	93,832.50	1,417.91	72,804.76	38,940.83	7,265.60	31,675.23
Total For Fund 009:			428,312.62	14,171.00	301,606.78	12,676.22	192,375.87	537,543.53	126,715.02	410,828.51

POWERSCHOOL
 DATE: 05/09/2025
 TIME: 09:30:20
 SELECTION CRITERIA : ALL

BRECKSVILLE-BROADVIEW HEIGHTS CSD
 OH Cash Position Report

ACCOUNTING PERIOD : 10/25

FUND	SCC	DESCRIPTION	BEGIN BALANCE	MTD RECEIPTS	FYTD RECEIPTS	MTD EXPENDITURES	FYTD EXPENDITURES	CURRENT FUND BALANCE	CURRENT ENCUMBRANCE	UNENCUMBERED FUND BALANCE
013	9022	BLOSSOM FIELD HOUSE	60,000.00	0.00	20,000.00	0.00	0.00	80,000.00	0.00	80,000.00
Total For Fund 013:			60,000.00	0.00	20,000.00	0.00	0.00	80,000.00	0.00	80,000.00
014	9109	ROTARY BBH ES	13,876.36	9,133.00	15,313.00	189.99	6,528.49	22,660.87	7,718.30	14,942.57
014	9210	HS - ROTARY	18,574.36	1,220.00	26,286.25	3,163.24	25,755.05	19,105.56	1,211.76	17,893.80
014	9211	MS - ROTARY	11,230.50	10,218.00	199,934.89	80,939.07	184,538.55	26,626.84	10,088.12	16,538.72
014	9700	HS - AP TESTING	43,935.85	14,218.00	123,310.00	0.00	0.00	167,245.85	127,422.00	39,823.85
Total For Fund 014:			87,617.07	34,789.00	364,844.14	84,292.30	216,822.09	235,639.12	146,440.18	89,198.94
018	9109	PRINCIPAL FUND BBH ES	80,751.53	0.00	7,611.38	963.80	5,567.07	82,795.84	5,504.50	77,291.34
018	9200	HS - PRINCIPAL'S	74,346.97	3,621.67	36,286.77	1,532.61	25,970.23	84,663.51	21,684.20	62,979.31
018	9201	MS - PRINCIPAL'S	18,497.36	7,520.00	19,985.36	2,511.80	10,701.27	27,781.45	3,611.51	24,169.94
018	9300	WELLNESS COMMITTEE	1,692.30	0.00	0.00	0.00	1,692.30	0.00	0.00	0.00
Total For Fund 018:			175,288.16	11,141.67	63,883.51	5,008.21	43,930.87	195,240.80	30,800.21	164,440.59
019	9003	NASA NE OHIO STEM EDUC.OP	385.75	0.00	0.00	0.00	377.82	7.93	0.00	7.93
019	9021	SCHOOL FOUNDATION	0.00	0.00	0.00	0.00	20,854.34	-20,854.34	2,057.28	-22,911.62

POWERSCHOOL
 DATE: 05/09/2025
 TIME: 09:30:20
 SELECTION CRITERIA : ALL

BRECKSVILLE-BROADVIEW HEIGHTS CSD
 OH Cash Position Report

ACCOUNTING PERIOD : 10/25

FUND	SCC	DESCRIPTION	BEGIN BALANCE	MTD RECEIPTS	FYTD RECEIPTS	MTD EXPENDITURES	FYTD EXPENDITURES	CURRENT FUND BALANCE	CURRENT ENCUMBRANCE	UNENCUMBERED FUND BALANCE
019	9300	CAPA	200,916.74	0.00	55,810.00	8,278.26	84,194.26	172,532.48	1,489.13	171,043.35
019	9320	SATURDAY ENRICHMENT	904.66	0.00	0.00	0.00	1,177.17	-272.51	0.00	-272.51
019	9321	SUMMER SCHOOL PROGRAM	4,997.77	0.00	0.00	0.00	0.00	4,997.77	0.00	4,997.77
019	9397	HOMEWORK STUDY TABLES	3,709.99	0.00	0.00	0.00	0.00	3,709.99	0.00	3,709.99
019	9474	SKUZA FOUNDATION	0.00	0.00	0.00	6,293.00	96,069.83	-96,069.83	27,086.18	-123,156.01
019	9476	KARTHAN GRANT	0.00	0.00	0.00	0.00	0.00	0.00	571.47	-571.47
Total For Fund 019:			210,914.91	0.00	55,810.00	14,571.26	202,673.42	64,051.49	31,204.06	32,847.43
020	9100	BEEKEEPERS - CHILD CARE	683,250.65	37,349.30	411,147.36	22,783.09	324,196.39	770,201.62	23,649.98	746,551.64
Total For Fund 020:			683,250.65	37,349.30	411,147.36	22,783.09	324,196.39	770,201.62	23,649.98	746,551.64
035	9001	TERMINATION BENEFITS	150,000.00	0.00	100,000.00	0.00	0.00	250,000.00	0.00	250,000.00
Total For Fund 035:			150,000.00	0.00	100,000.00	0.00	0.00	250,000.00	0.00	250,000.00
070	9024	MASTER CAMPUS PLAN	850,000.00	0.00	0.00	295,200.00	295,200.00	554,800.00	171,800.00	383,000.00
Total For Fund 070:			850,000.00	0.00	0.00	295,200.00	295,200.00	554,800.00	171,800.00	383,000.00

POWERSCHOOL
 DATE: 05/09/2025
 TIME: 09:30:20
 SELECTION CRITERIA : ALL

BRECKSVILLE-BROADVIEW HEIGHTS CSD
 OH Cash Position Report

ACCOUNTING PERIOD : 10/25

FUND	SCC	DESCRIPTION	BEGIN BALANCE	MTD RECEIPTS	FYTD RECEIPTS	MTD EXPENDITURES	FYTD EXPENDITURES	CURRENT FUND BALANCE	CURRENT ENCUMBRANCE	UNENCUMBERED FUND BALANCE
200	900A	ANNUAL (HS YEARBOOK)	10,711.46	0.00	4,682.51	1,417.47	5,187.61	10,206.36	6.99	10,199.37
200	901A	DRUMLINE	32.79	0.00	0.00	0.00	0.00	32.79	0.00	32.79
200	902A	HS ACADEMIC CHALLENGE	1,814.29	150.00	2,151.00	0.00	2,094.42	1,870.87	301.04	1,569.83
200	903A	ART CLUB	125.37	0.00	598.63	0.00	326.32	397.68	0.00	397.68
200	904A	FRENCH CLUB	0.00	0.00	624.00	0.00	326.32	297.68	0.00	297.68
200	905A	MARCHING BAND	20,114.84	526.00	12,023.60	0.00	15,737.11	16,401.33	10,641.00	5,760.33
200	906A	GARDEN CLUB	150.00	0.00	0.00	0.00	0.00	150.00	0.00	150.00
200	907A	SCIENCE OLYMPIAD	1,386.96	0.00	712.00	0.00	540.00	1,558.96	846.96	712.00
200	908A	BIOLOGY CLUB	2,660.38	96.00	1,268.00	0.00	589.66	3,338.72	900.00	2,438.72
200	909A	MUSIC IN MOTION (MIM)	0.00	279.50	1,454.50	0.00	1,856.66	-402.16	0.00	-402.16
200	919A	HUDDLE	21,002.99	0.00	4,084.00	0.00	795.95	24,291.04	764.70	23,526.34
200	920B	CLASS OF 2020	279.60	0.00	0.00	0.00	0.00	279.60	0.00	279.60
200	922A	DRAMA CLUB	31,207.92	14,557.28	38,033.39	2,598.12	32,654.82	36,586.49	5,019.29	31,567.20
200	923A	AP BIOLOGY CLUB	17.40	0.00	0.00	0.00	0.00	17.40	0.00	17.40
200	927A	GERMAN CLUB	2,111.41	12.00	2,322.00	0.00	1,391.84	3,041.57	452.48	2,589.09
200	929A	MU ALPHA THETA	284.55	190.00	1,870.00	0.00	1,348.97	805.58	37.08	768.50
200	930A	HY-BREEZE	499.85	0.00	0.00	49.00	236.71	263.14	107.29	155.85
200	932A	KEY CLUB	5,192.94	324.00	7,928.00	3,245.49	8,294.26	4,826.68	868.77	3,957.91
200	933A	MOCK TRIAL	1,521.93	76.00	418.00	50.00	1,534.24	405.69	150.00	255.69

POWERSCHOOL
 DATE: 05/09/2025
 TIME: 09:30:20
 SELECTION CRITERIA : ALL

BRECKSVILLE-BROADVIEW HEIGHTS CSD
 OH Cash Position Report

ACCOUNTING PERIOD : 10/25

FUND	SCC	DESCRIPTION	BEGIN BALANCE	MTD RECEIPTS	FYTD RECEIPTS	MTD EXPENDITURES	FYTD EXPENDITURES	CURRENT FUND BALANCE	CURRENT ENCUMBRANCE	UNENCUMBERED FUND BALANCE
200	934A	PHOTOGRAPHY CLUB 648.77		0.00	0.00	0.00	0.00	648.77	0.00	648.77
200	936A	NATIONAL HONOR SOCIETY 1,491.96		450.00	4,610.00	34.98	1,515.86	4,586.10	2,142.14	2,443.96
200	937A	ORCHESTRA 63.94		0.00	0.00	0.00	0.00	63.94	0.00	63.94
200	941A	MS - HUDDLE JR. 5,425.56		0.00	3,779.71	38.86	2,134.10	7,071.17	500.00	6,571.17
200	942A	S.A.D.D. 4,359.43		50.00	2,298.00	0.00	973.04	5,684.39	24.62	5,659.77
200	943A	SPANISH CLUB 2,045.19		50.00	1,569.00	0.00	682.05	2,932.14	544.27	2,387.87
200	944A	S.A.F.E. 4,054.24		46.00	834.33	0.00	489.66	4,398.91	0.00	4,398.91
200	945A	STUDENT COUNCIL 25,921.87		2,161.11	17,129.23	1,050.00	11,012.14	32,038.96	5,816.78	26,222.18
200	946A	CONCESSIONS 3,585.50		1,838.75	15,012.21	643.66	13,817.12	4,780.59	229.23	4,551.36
200	947A	YOUTH IN GOVERNMENT 5,513.04		380.00	21,295.67	0.00	20,392.90	6,415.81	341.60	6,074.21
200	948A	BEE-TV 3,122.40		0.00	16.00	52.00	220.00	2,918.40	0.00	2,918.40
200	949A	PROJECT SUPPORT 2,765.12		0.00	0.00	0.00	0.00	2,765.12	0.00	2,765.12
200	950A	MODEL UN 2,842.87		204.00	24,787.00	0.00	20,864.88	6,764.99	7,700.00	-935.01
200	951A	SPEECH & DEBATE 40.01		0.00	0.00	0.00	0.00	40.01	0.00	40.01
200	952A	TRI-M SOCIETY 5,856.00		926.00	926.00	0.00	1,440.99	5,341.01	1,761.52	3,579.49
200	953A	NATIONAL ART HONOR 2,616.55		507.30	1,952.45	716.39	1,051.06	3,517.94	505.95	3,011.99
200	954A	RESPECT 1,734.36		0.00	0.00	0.00	72.10	1,662.26	427.90	1,234.36
200	955A	ROBOTICS CLUB 8,043.49		1,600.00	75,891.00	2,997.81	65,620.57	18,313.92	16,747.04	1,566.88
200	955B	MS ROBOTICS CLUB 5,077.40		0.00	3,137.00	0.00	5,124.69	3,089.71	0.00	3,089.71
200	957A	CHINESE CLUB 232.85		0.00	0.00	0.00	0.00	232.85	0.00	232.85

POWERSCHOOL
 DATE: 05/09/2025
 TIME: 09:30:20
 SELECTION CRITERIA : ALL

BRECKSVILLE-BROADVIEW HEIGHTS CSD
 OH Cash Position Report

ACCOUNTING PERIOD : 10/25

FUND	SCC	DESCRIPTION	BEGIN BALANCE	MTD RECEIPTS	FYTD RECEIPTS	MTD EXPENDITURES	FYTD EXPENDITURES	CURRENT FUND BALANCE	CURRENT ENCUMBRANCE	UNENCUMBERED FUND BALANCE
200	958A	HS COMMUNICATION 224.28		0.00	0.00	0.00	0.00	224.28	59.72	164.56
200	959A	MUSIC IN OUR SCHOOLS 5,769.49		0.00	0.00	1,100.60	1,189.18	4,580.31	4,040.31	540.00
200	960A	JUNIOR CLASS PROJECT 8,463.30		54,400.00	54,400.00	48,774.00	50,169.00	12,694.30	4,847.00	7,847.30
200	963C	CLASS OF 2024 621.82		0.00	-621.82	0.00	0.00	0.00	0.00	0.00
200	963D	CLASS OF 2025 380.14		0.00	621.82	0.00	0.00	1,001.96	1,200.00	-198.04
200	963E	CLASS OF 2026 777.31		0.00	0.00	0.00	36.71	740.60	0.00	740.60
200	963F	CLASS OF 2027 100.00		0.00	0.00	0.00	0.00	100.00	0.00	100.00
200	980A	MS - BUILDERS CLUB 836.55		292.00	803.00	0.00	734.32	905.23	0.00	905.23
200	981A	MS - COMPUTER CLUB 5,249.26		0.00	0.00	0.00	0.00	5,249.26	0.00	5,249.26
200	982A	MS - HONEYCOMB 539.52		0.00	522.00	0.00	862.00	199.52	0.00	199.52
200	983A	MS - MUSIC FUND 3,469.43		70.00	505.00	50.00	210.79	3,763.64	544.08	3,219.56
200	984A	MS ART CLUB 0.00		68.00	372.00	0.00	326.32	45.68	0.00	45.68
200	985A	MS - MODEL UN 1,274.27		325.00	3,361.67	2,825.00	3,806.00	829.94	500.00	329.94
200	986A	MS - STAGE CREW 0.00		0.00	12,661.83	0.00	5,683.61	6,978.22	1,642.13	5,336.09
200	987A	MS - MATH COUNTS 222.00		0.00	3,044.80	102.20	2,274.85	991.95	0.00	991.95
200	988A	MS - C.A.R.E.S. 2,929.66		0.00	127.60	0.00	0.00	3,057.26	0.00	3,057.26
200	989A	MS YEARBOOK 2,651.02		0.00	1,941.00	0.00	652.64	3,939.38	100.00	3,839.38
200	990A	MS POWER OF THE PEN 1,878.82		0.00	1,522.00	385.32	2,116.97	1,283.85	284.53	999.32
Total For Fund 200:			219,942.10	79,578.94	330,668.13	66,130.90	286,388.44	264,221.79	70,054.42	194,167.37

POWERSCHOOL
 DATE: 05/09/2025
 TIME: 09:30:20
 SELECTION CRITERIA : ALL

BRECKSVILLE-BROADVIEW HEIGHTS CSD
 OH Cash Position Report

ACCOUNTING PERIOD : 10/25

FUND	SCC	DESCRIPTION	BEGIN BALANCE	MTD RECEIPTS	FYTD RECEIPTS	MTD EXPENDITURES	FYTD EXPENDITURES	CURRENT FUND BALANCE	CURRENT ENCUMBRANCE	UNENCUMBERED FUND BALANCE
300	9014	OHSAA TOURNAMENTS	10,320.14	0.00	11,511.80	0.00	4,747.07	17,084.87	6,250.00	10,834.87
300	914A	BASEBALL	45,690.18	1,700.00	4,979.85	12,457.02	22,392.54	28,277.49	5,607.46	22,670.03
300	914B	GIRLS BASKETBALL	17,728.06	6,365.00	36,977.32	0.00	44,630.71	10,074.67	7,730.14	2,344.53
300	914C	BASKETBALL-BOYS	20,165.02	9,065.00	57,088.36	1,957.62	60,373.45	16,879.93	27,802.46	-10,922.53
300	914D	BOWLING	5,185.42	0.00	2,323.48	0.00	311.21	7,197.69	688.79	6,508.90
300	914E	CHERLEADING	6,302.22	0.00	22,655.44	175.77	17,501.89	11,455.77	5,465.83	5,989.94
300	914H	CROSS-COUNTRY	8,294.76	0.00	18,364.00	0.00	12,875.07	13,783.69	1,168.98	12,614.71
300	914I	FOOTBALL	85,482.54	0.00	31,619.99	524.00	75,944.14	41,158.39	26,000.00	15,158.39
300	914J	GOLF-GIRLS	1,413.95	0.00	5,605.26	0.00	3,030.05	3,989.16	712.78	3,276.38
300	914K	GOLF-BOYS	2,734.19	0.00	2,352.79	0.00	1,697.86	3,389.12	24.14	3,364.98
300	914L	GYMNASTICS	8,296.39	0.00	2,178.35	2,899.51	3,357.37	7,117.37	1,436.02	5,681.35
300	914M	HOCKEY	452.90	0.00	0.00	0.00	0.00	452.90	0.00	452.90
300	914N	HONEYBEES	2,413.07	0.00	0.00	0.00	0.00	2,413.07	0.00	2,413.07
300	914O	LACROSSE-GIRLS	13,849.40	200.00	8,126.13	497.59	1,217.59	20,757.94	2,577.36	18,180.58
300	914P	LACROSSE-BOYS	8,299.76	650.83	2,152.34	0.00	0.00	10,452.10	8,216.00	2,236.10
300	914Q	SOCCER-GIRLS	4,625.18	385.19	11,739.78	0.00	8,729.28	7,635.68	720.00	6,915.68
300	914R	SOCCER-BOYS	7,213.07	0.00	11,051.51	0.00	9,405.50	8,859.08	4,288.00	4,571.08
300	914S	SOFTBALL	-0.27	2,000.00	5,225.96	0.00	50.00	5,175.69	2,500.00	2,675.69
300	914T	SWIMMING & DIVING	12,342.35	0.00	3,224.16	0.00	4,939.91	10,626.60	1,520.00	9,106.60

POWERSCHOOL
 DATE: 05/09/2025
 TIME: 09:30:20
 SELECTION CRITERIA : ALL

BRECKSVILLE-BROADVIEW HEIGHTS CSD
 OH Cash Position Report

ACCOUNTING PERIOD : 10/25

FUND	SCC	DESCRIPTION	BEGIN BALANCE	MTD RECEIPTS	FYTD RECEIPTS	MTD EXPENDITURES	FYTD EXPENDITURES	CURRENT FUND BALANCE	CURRENT ENCUMBRANCE	UNENCUMBERED FUND BALANCE
300	914U	TENNIS-GIRLS 3,714.51		0.00	0.00	0.00	0.00	3,714.51	1,000.00	2,714.51
300	914V	TENNIS-BOYS 3,640.51		0.00	550.88	0.00	0.00	4,191.39	1,300.00	2,891.39
300	914W	TRACK & FIELD-GIRLS 10,375.21		2,519.00	3,616.11	226.47	539.97	13,451.35	6,957.06	6,494.29
300	914X	TRACK & FIELD-BOYS 10,318.50		2,519.00	3,623.15	232.38	545.88	13,395.77	6,927.50	6,468.27
300	914Y	VOLLEYBALL-GIRLS 24,320.39		2,825.00	16,597.97	120.00	20,131.19	20,787.17	17,728.47	3,058.70
300	914Z	VOLLEYBALL-BOYS 267.44		2,928.00	2,928.00	0.00	0.00	3,195.44	1,500.00	1,695.44
300	915A	HS ATHLETICS-WRESTLING 7,752.88		0.00	6,210.22	0.00	4,719.71	9,243.39	1,000.00	8,243.39
300	950A	HS ATHLETIC FUND 0.00		9,588.00	148,289.93	32,838.55	211,610.89	-63,320.96	17,576.26	-80,897.22
300	980A	MS - ATHLETIC FUND 906.13		0.00	19,001.80	0.00	10,895.02	9,012.91	232.79	8,780.12
300	985R	MS ATHLETIC FUND-RESALE 813.58		0.00	0.00	0.00	0.00	813.58	0.00	813.58
300	990A	WRESTLING TOURNAMENT 17,171.15		1,500.00	28,767.00	0.00	26,442.58	19,495.57	7,245.51	12,250.06
Total For Fund 300:										
			340,088.63	42,245.02	466,761.58	51,928.91	546,088.88	260,761.33	164,175.55	96,585.78
401	9024	FY24 ASSUMPTION 20,780.26		0.00	-5,383.65	0.00	15,396.61	0.00	0.00	0.00
401	9025	FY25 ASSUMPTION AUX 0.00		230.62	201,534.00	19,263.65	113,150.21	88,383.79	54,047.19	34,336.60
Total For Fund 401:										
			20,780.26	230.62	196,150.35	19,263.65	128,546.82	88,383.79	54,047.19	34,336.60
451	9020	K-12 CONNECTIVITY 3,154.29		0.00	5,973.42	0.00	5,400.00	3,727.71	0.00	3,727.71

POWERSCHOOL
 DATE: 05/09/2025
 TIME: 09:30:20
 SELECTION CRITERIA : ALL

BRECKSVILLE-BROADVIEW HEIGHTS CSD
 OH Cash Position Report

ACCOUNTING PERIOD : 10/25

FUND	SCC	DESCRIPTION	BEGIN BALANCE	MTD RECEIPTS	FYTD RECEIPTS	MTD EXPENDITURES	FYTD EXPENDITURES	CURRENT FUND BALANCE	CURRENT ENCUMBRANCE	UNENCUMBERED FUND BALANCE

Total For Fund	451:		3,154.29	0.00	5,973.42	0.00	5,400.00	3,727.71	0.00	3,727.71
499	9023	FY23 SAFETY SECURITY 22.13		0.00	0.00	0.00	22.13	0.00	0.00	0.00
499	9024	FY24 SAFETY AND SECURITY 2,000.00		0.00	0.00	200.00	538.57	1,461.43	1,461.43	0.00
499	9025	BWC 3 - 1 CUSTODIAL GRANT 0.00		0.00	37,908.57	0.00	37,908.57	0.00	0.00	0.00
499	9124	FY24 AG SECURITY GRANT 18,048.25		0.00	0.00	0.00	-10,014.25	28,062.50	2,266.80	25,795.70
499	9125	FY25 SAFETY AND SECURITY 0.00		0.00	16,361.61	0.00	0.00	16,361.61	0.00	16,361.61
499	9224	BWC - HVAC GRANT 14,850.00		0.00	0.00	0.00	14,850.00	0.00	0.00	0.00
499	9225	FY25 AG SECURITY 0.00		0.00	40,000.00	0.00	0.00	40,000.00	0.00	40,000.00
499	9324	BWC 3 TO 1 39,825.00		0.00	0.00	0.00	39,825.00	0.00	0.00	0.00

Total For Fund	499:		74,745.38	0.00	94,270.18	200.00	83,130.02	85,885.54	3,728.23	82,157.31
516	9024	FY24 IDEA-B 0.00		0.00	710.00	0.00	710.00	0.00	0.00	0.00
516	9025	FY25 IDEA-B MS INSTRUCT 0.00		0.00	0.00	40,879.63	803,407.79	-803,407.79	14,114.91	-817,522.70

Total For Fund	516:		0.00	0.00	710.00	40,879.63	804,117.79	-803,407.79	14,114.91	-817,522.70
551	9025	FY25 TITLE III ES INSTR. 0.00		0.00	0.00	-353.90	17,525.35	-17,525.35	0.00	-17,525.35

POWERSCHOOL
 DATE: 05/09/2025
 TIME: 09:30:20
 SELECTION CRITERIA : ALL

BRECKSVILLE-BROADVIEW HEIGHTS CSD
 OH Cash Position Report

ACCOUNTING PERIOD : 10/25

FUND	SCC	DESCRIPTION	BEGIN BALANCE	MTD RECEIPTS	FYTD RECEIPTS	MTD EXPENDITURES	FYTD EXPENDITURES	CURRENT FUND BALANCE	CURRENT ENCUMBRANCE	UNENCUMBERED FUND BALANCE
551	9125	FY25 TITLE III IMMIGRANT 0.00		0.00	0.00	3,577.67	3,577.67	-3,577.67	0.00	-3,577.67
Total For Fund 551:			0.00	0.00	0.00	3,223.77	21,103.02	-21,103.02	0.00	-21,103.02
572	9024	FY24 TITLE IA 0.00		0.00	6,510.74	0.00	6,510.74	0.00	0.00	0.00
572	9025	FY25 TITLE I 0.00		0.00	0.00	-52,285.30	269,555.97	-269,555.97	3,693.97	-273,249.94
Total For Fund 572:			0.00	0.00	6,510.74	-52,285.30	276,066.71	-269,555.97	3,693.97	-273,249.94
584	9025	FY25 TITLE IV 0.00		0.00	11,700.85	5,291.89	17,227.74	-5,526.89	3,414.15	-8,941.04
Total For Fund 584:			0.00	0.00	11,700.85	5,291.89	17,227.74	-5,526.89	3,414.15	-8,941.04
590	9024	FY24 TITLE IIA 0.00		0.00	3,591.00	0.00	3,591.00	0.00	0.00	0.00
590	9025	FY25 TITLE IIA 0.00		26,152.01	51,771.18	1,160.00	52,931.18	-1,160.00	24,316.89	-25,476.89
Total For Fund 590:			0.00	26,152.01	55,362.18	1,160.00	56,522.18	-1,160.00	24,316.89	-25,476.89
GRAND TOTALS:			41,247,869.81	1,017,239.90	61,366,195.54	5,806,807.12	57,324,678.48	45,289,386.87	6,113,164.72	39,176,222.15

POWERSCHOOL
 DATE: 05/09/2025
 TIME: 09:30:20
 SELECTION CRITERIA : ALL

BRECKSVILLE-BROADVIEW HEIGHTS CSD
 OH Cash Position Report

ACCOUNTING PERIOD : 10/25

FUND	SCC	DESCRIPTION BEGIN BALANCE	MTD RECEIPTS	FYTD RECEIPTS	MTD EXPENDITURES	FYTD EXPENDITURES	CURRENT FUND BALANCE	CURRENT ENCUMBRANCE	UNENCUMBERED FUND BALANCE
001		26,776,747.66	621,204.47	52,613,069.52	4,251,796.93	46,870,042.30	32,519,774.88	2,613,263.45	29,906,511.43
002		3,735,244.74	0.00	2,983,653.08	0.00	1,578,943.05	5,139,954.77	752,693.05	4,387,261.72
003		3,667,968.45	4,223.08	1,874,233.04	832,375.38	3,923,736.48	1,618,465.01	1,139,162.23	479,302.78
004		2,853,680.07	-164.41	123,773.31	0.00	137,940.33	2,839,513.05	460,213.31	2,379,299.74
006		757,474.32	134,603.46	1,219,436.17	152,310.28	1,233,999.11	742,911.38	278,560.84	464,350.54
007		152,660.50	11,715.74	66,631.20	0.00	80,226.97	139,064.73	1,117.08	137,947.65
009		428,312.62	14,171.00	301,606.78	12,676.22	192,375.87	537,543.53	126,715.02	410,828.51
013		60,000.00	0.00	20,000.00	0.00	0.00	80,000.00	0.00	80,000.00
014		87,617.07	34,789.00	364,844.14	84,292.30	216,822.09	235,639.12	146,440.18	89,198.94
018		175,288.16	11,141.67	63,883.51	5,008.21	43,930.87	195,240.80	30,800.21	164,440.59
019		210,914.91	0.00	55,810.00	14,571.26	202,673.42	64,051.49	31,204.06	32,847.43
020		683,250.65	37,349.30	411,147.36	22,783.09	324,196.39	770,201.62	23,649.98	746,551.64
035		150,000.00	0.00	100,000.00	0.00	0.00	250,000.00	0.00	250,000.00
070		850,000.00	0.00	0.00	295,200.00	295,200.00	554,800.00	171,800.00	383,000.00

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 DATE: 05/09/2025
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BRECKSVILLE-BROADVIEW HEIGHTS CSD
 OH Cash Position Report

ACCOUNTING PERIOD : 10/25

FUND	SCC	DESCRIPTION BEGIN BALANCE	MTD RECEIPTS	FYTD RECEIPTS	MTD EXPENDITURES	FYTD EXPENDITURES	CURRENT FUND BALANCE	CURRENT ENCUMBRANCE	UNENCUMBERED FUND BALANCE
200		219,942.10	79,578.94	330,668.13	66,130.90	286,388.44	264,221.79	70,054.42	194,167.37
300		340,088.63	42,245.02	466,761.58	51,928.91	546,088.88	260,761.33	164,175.55	96,585.78
401		20,780.26	230.62	196,150.35	19,263.65	128,546.82	88,383.79	54,047.19	34,336.60
451		3,154.29	0.00	5,973.42	0.00	5,400.00	3,727.71	0.00	3,727.71
499		74,745.38	0.00	94,270.18	200.00	83,130.02	85,885.54	3,728.23	82,157.31
516		0.00	0.00	710.00	40,879.63	804,117.79	-803,407.79	14,114.91	-817,522.70
551		0.00	0.00	0.00	3,223.77	21,103.02	-21,103.02	0.00	-21,103.02
572		0.00	0.00	6,510.74	-52,285.30	276,066.71	-269,555.97	3,693.97	-273,249.94
584		0.00	0.00	11,700.85	5,291.89	17,227.74	-5,526.89	3,414.15	-8,941.04
590		0.00	26,152.01	55,362.18	1,160.00	56,522.18	-1,160.00	24,316.89	-25,476.89
GRAND TOTALS:		41,247,869.81	1,017,239.90	61,366,195.54	5,806,807.12	57,324,678.48	45,289,386.87	6,113,164.72	39,176,222.15

SELECTION CRITERIA: YEAR: 2025 PERIOD: 10 THRU 10 CASH BALANCE FUNDS: 001

LINE	DESCRIPTION		PERIOD ESTIMATE	PERIOD ACTUAL	PERIOD DIFFERENCE	FISCAL YTD ESTIMATE	FISCAL YTD ACTUAL	FISCAL YTD DIFFERENCE
1.010	Genl Prop Tax (Real Estate)	*	0.00	0.00	0.00	0.00	40,117,300.45	40,117,300.45
1.020	Tang Persnl Prop Tax	*	0.00	0.00	0.00	0.00	2,870,620.26	2,870,620.26
1.030	Income Tax		0.00	0.00	0.00	0.00	0.00	0.00
1.035	Unrestricted Grants-in-Aid	*	0.00	355,270.73	355,270.73	0.00	4,021,962.83	4,021,962.83
1.040	Restricted Grants-in-Aid	*	0.00	25,950.32	25,950.32	0.00	417,569.20	417,569.20
1.045	Restricted Fed Grants-in-Aid		0.00	0.00	0.00	0.00	0.00	0.00
1.050	Property Tax Alloc	*	0.00	0.00	0.00	0.00	2,104,147.44	2,104,147.44
1.060	All Other Operating Revenue	*	0.00	239,983.42	239,983.42	0.00	3,046,072.10	3,046,072.10
1.070	Total Revenue	*	0.00	621,204.47	621,204.47	0.00	52,577,672.28	52,577,672.28
OTHER FINANCING SOURCES								
2.010	Proceeds From Sale of Notes		0.00	0.00	0.00	0.00	0.00	0.00
2.020	St Emer Loans & Adv (Appr)		0.00	0.00	0.00	0.00	0.00	0.00
2.040	Operating Transfers-In		0.00	0.00	0.00	0.00	0.00	0.00
2.050	Advances-In		0.00	0.00	0.00	0.00	0.00	0.00
2.060	All Other Financing Sources	*	0.00	0.00	0.00	0.00	35,397.24	35,397.24
2.070	Total Other Financing Sources	*	0.00	0.00	0.00	0.00	35,397.24	35,397.24
2.080	Total Rev & Other Fin Srcs	*	0.00	621,204.47	621,204.47	0.00	52,613,069.52	52,613,069.52
EXPENDITURES								
3.010	Personal Services	*	0.00	2,636,607.13	2,636,607.13	0.00	29,841,190.14	29,841,190.14
3.020	Empl Retire & Ins Benefits	*	0.00	1,137,167.52	1,137,167.52	0.00	10,879,288.31	10,879,288.31
3.030	Purchased Services	*	0.00	407,884.82	407,884.82	0.00	4,078,705.85	4,078,705.85
3.040	Supplies & Materials	*	0.00	63,583.18	63,583.18	0.00	1,094,770.79	1,094,770.79
3.050	Capital Outlay	*	0.00	2,625.00	2,625.00	0.00	41,311.81	41,311.81
3.060	Intergovernmental		0.00	0.00	0.00	0.00	0.00	0.00
4.010	All Principal (Historical)		0.00	0.00	0.00	0.00	0.00	0.00
4.020	Principal-Notes		0.00	0.00	0.00	0.00	0.00	0.00
4.030	Principal-State Loans		0.00	0.00	0.00	0.00	0.00	0.00
4.040	Principal-State Advancements		0.00	0.00	0.00	0.00	0.00	0.00
4.050	Principal-HB 264 Loans		0.00	0.00	0.00	0.00	0.00	0.00
4.055	Principal-Other		0.00	0.00	0.00	0.00	0.00	0.00
4.060	Interest & Fiscal Charges		0.00	0.00	0.00	0.00	0.00	0.00
4.300	Other Objects	*	0.00	3,929.28	3,929.28	0.00	749,775.40	749,775.40
4.500	Total Expenditures	*	0.00	4,251,796.93	4,251,796.93	0.00	46,685,042.30	46,685,042.30
OTHER FINANCING USES								
5.010	Operational Transfers-Out	*	0.00	0.00	0.00	0.00	185,000.00	185,000.00
5.020	Advances-Out		0.00	0.00	0.00	0.00	0.00	0.00
5.030	All Other Financing Uses		0.00	0.00	0.00	0.00	0.00	0.00
5.040	Total Other Financing Uses	*	0.00	0.00	0.00	0.00	185,000.00	185,000.00
5.050	Total Exp & Other Fin Uses	*	0.00	4,251,796.93	4,251,796.93	0.00	46,870,042.30	46,870,042.30
6.010	Excess Rev & Other Fin Src	*	0.00	-3,630,592.46	-3,630,592.46	0.00	5,743,027.22	5,743,027.22
7.010	Beginning Cash Balance		0.00	36,150,367.34	36,150,367.34	0.00	26,776,747.66	26,776,747.66
7.020	Ending Cash Balance	*	0.00	32,519,774.88	32,519,774.88	0.00	32,519,774.88	32,519,774.88
8.010	Outstanding Encumbrances		0.00	2,613,263.45	2,613,263.45	0.00	2,613,263.45	2,613,263.45

Certified Staffing Agenda 05.28.2025

REDUCTION IN FORCE

Last	First	Position	Bldg.	Contract	Effective	Rate	Note(s)
Bartzis	Christine	World Language	HS	Limited 1 of 1 (3)	8/1/25-7/31/26	Per Contract	Reduce from .667 FTE to .5

RECOMMENDATIONS

Last	First	Position	Bldg.	Contract	Effective	Rate	Note(s)
Bachmann	Lainey	Fourth Grade Teacher	ES	Limited 1 of 1 (1)	8/1/25-7/31/26	BA, Step 4	Pending successful completion of all BOE and SBOE requirements
Bartzis	Christine	World Language	N/A	Limited 1 of 1 (3)	8/1/25-7/31/26	Per Contract	.500 FTE
Basom	Lauren	Computer	MS	Limited 1 of 1 (2)	8/1/25-7/31/26	Per Contract	
Belitz	Caroline	Third Grade Teacher	ES	Limited 1 of 1 (3)	8/1/25-7/31/26	Per Contract	
Boc	Emily	First Grade Teacher	ES	Limited 1 of 1 (3)	8/1/25-7/31/26	Per Contract	
Bohrer	Michelle	Psych	HS/ES	Limited 1 of 1 (2)	8/1/25-7/31/26	Per Contract	
Buda	Stephanie	Science	HS	Limited 1 of 1 (2)	8/1/25-7/31/26	Per Contract	
Carvell	Nina	Intervention Specialist	ES	Limited 1 of 1 (3)	8/1/25-7/31/26	Per Contract	
Clardy	Meagan	Third Grade Teacher	ES	Limited 1 of 1 (2)	8/1/25-7/31/26	Per Contract	
Crawford	Megan	Fourth Grade Teacher	ES	Limited 1 of 1 (2)	8/1/25-7/31/26	Per Contract	
DiGeronimo	Gianna	Fifth Grade Teacher	ES	Limited 1 of 3 (1)	8/1/25-7/31/28	Per Contract	
DiSanto	Alexandra	First Grade Teacher	ES	Limited 1 of 1 (3)	8/1/25-7/31/26	Per Contract	
Dorn	Julia	Fourth Grade Teacher	ES	Limited 1 of 1 (1)	8/1/25-7/31/26	BA, Step 2	
Ellenberger	Diana	Second Grade Teacher	ES	Limited 1 of 1 (3)	8/1/25-7/31/26	Per Contract	
Elliott	Nathan	Social Studies Teacher	HS	Limited 1 of 1 (3)	8/1/25-7/31/26	Per Contract	
Fields	Mark	English/Social Studies Teacher	HS	Mount Union Stipend	05/22/2025	\$173.23	Paid by University
Foster	Erin	Intervention Specialist	ES	Limited 1 of 1 (2)	8/1/25-7/31/26	Per Contract	
Foster	Erin	Home Instruction	ES	N/A	04/22/2025	\$23.00 per hour	
Gloege	Julia	Art Teacher	HS	Limited 1 of 1 (2)	8/1/25-7/31/26	Per Contract	
Godsey	Nathan	Mathematics Teacher	HS	Limited 1 of 1	8/1/25-7/31/26	BA+30, Step 5	Pending successful completion of all BOE and SBOE requirements
Gvozdencovic	Mary Catherine	School Psychologist	ES	Limited 1 of 1 (3)	8/1/25-7/31/26	Per Contract	
Hendershot	Taylor	Guidance Counselor	ES	Limited 1 of 1 (3)	8/1/25-7/31/26	Per Contract	
Holub	Halle	Guidance Counselor	HS	Limited 1 of 1 (3)	8/1/25-7/31/26	Per Contract	
Hyde	Brittany	Intervention Specialist	MS	Limited 1 of 3 (1)	8/1/25-7/31/28	Per Contract	
Lannoch	Courtney	Fifth Grade Teacher	ES	Limited 1 of 1 (2)	8/1/25-7/31/26	Per Contract	
Laviano	Caroline	Intervention Specialist	ES	Limited 1 of 1 (1)	8/1/25-7/31/26	MA, Step 7	Pending successful completion of all BOE and SBOE requirements
Lentz	Evan	Mathematics Teacher	HS	Limited 1 of 1 (2)	8/1/25-7/31/26	Per Contract	

Certified Staffing Agenda 05.28.2025

Lewis	Cheryl	Science Teacher	HS	Continuing Contract	8/1/2025	Per Contract	
Lewis	Cheryl	Home Instruction	HS	N/A	04/22/2025	\$23.00 per hour	
Luckey	Heather	Special Education Teacher	MS	Mount Union Stipend	05/22/2025	\$173.23	Paid by University
Madeja	Tess	Preschool	PS/ES	Limited 1 of 1 (3)	8/1/25-7/31/26	Per Contract	
Makuch	Megan	Kindergarten Teacher-LTS	ES	Limited 1 of 1 (LTS)	4/22/25-6/4/25	BA, Step 4	LTS 61st day
Makuch	Megan	Kindergarten Teacher-LTS	ES	Limited 1 of 1 (LTS)	8/1/25-7/31/26	BA, Step 4	
McElhaney	Liliana	World Language-French Teacher	HS/MS	Limited 1 of 1 (3)	8/1/25-7/31/26	Per Contract	.833 FTE
Milano	Bridget	School Guidance Counselor	HS	Limited 1 of 1 (3)	8/1/25-7/31/26	Per Contract	
Mock	Alyssa	Speech Language Pathologist	D	Limited 1 of 1 (1)	8/1/25-7/31/26	Per Contract	.600 FTE
Morlani	Donna	Mathematics Teacher	HS	Limited 1 of 1 (2)	8/1/25-7/31/26	Per Contract	
Mutch	John	Home Instruction	HS	N/A	04/22/2025	\$23.00 per hour	
Olsen	Randall	Intervention Specialist	MS	Limited 1 of 1 (4)	8/1/25-7/31/26	Per Contract	
Ottesen	Lauren	Intervention Specialist	ES	Limited 1 of 1 (1)	8/1/25-7/31/26	MA + 9, Step 4	Pending successful completion of all BOE and SBOE requirements
Penton	Kayleigh	Intervention Specialist	MS	Limited 1 of 1 (1)	8/1/25-7/31/26	BA, Step 4	Pending successful completion of all BOE and SBOE requirements
Pichette	Jonah	Social Studies Teacher	HS	Limited 1 of 3 (1)	8/1/25-7/31/28	Per Contract	
Polantz-Miller	Kristen	Third Grade Teacher	ES	Limited 1 of 1 (3)	8/1/25-7/31/26	Per Contract	
Poundstone	Ryan	Intervention Specialist	MS	Limited 1 of 1 (1)	8/1/25-7/31/26	BA, Step 1	Pending successful completion of all BOE and SBOE requirements
Rife	Rose	School Psychologist	D	Limited 1 of 1 (2)	8/1/25-7/31/26	Per Contract	
Rinehart	Eric	Phys Ed	ES	Limited 1 of 3 (2)	8/1/25-7/31/28	Per Contract	
Robatin	Isabella	First Grade Teacher	ES	Limited 1 of 1 (1)	8/1/25-7/31/26	BA, Step 2	
Robertson	Alyson	Intervention Specialist	HS	Limited 1 of 1 (LTS)	5/20/25-7/31/25	MA + 42, Step 6	LTS 61st day- .5 FTE
Robertson	Alyson	Intervention Specialist	HS	Limited 1 of 1 (LTS)	8/1/25-7/31/26	MA + 42, Step 6	LTS for parental leave- .5 FTE
Rundo	Louie	Home Instruction	HS	N/A	04/22/2025	\$23.00 per hour	
Ruth	Megan	Intervention Specialist	ES	Limited 1 of 1 (2)	8/1/25-7/31/26	Per Contract	
Saintz	Natalie	Lang Arts/Reading	MS	Limited 1 of 3 (1)	8/1/25-7/31/28	Per Contract	
Salyers	Tracey	Wilson Reading	ES	Limited 1 of 3 (2)	8/1/25-7/31/28	Per Contract	
Samuelson	Kourtney	Science Teacher	MS	Limited 1 of 1 (1)	8/1/25-7/31/26	MA + 30, Step 6	Pending successful completion of all BOE and SBOE requirements
Smith	Samuel	Mathematics Teacher	HS	Limited 1 of 1 (1)	8/1/25-7/31/26	BA, Step 2	
Smith	Samuel	Home Instruction	HS	N/A	04/22/2025	\$23.00 per hour	
Sostakowski	Lauren	Guidance	ES	Limited 1 of 1 (2)	8/1/25-7/31/26	Per Contract	

Certified Staffing Agenda 05.28.2025

Stibley	Sylvia	Mathematics Teacher	MS	Limited 1 of 1 (2)	8/1/25-7/31/26	Per Contract	
Sutton	Kristina	Intermediate Teacher	ES	Continuing Contract	8/1/2025	Per Contract	
Timko	Amelia	Intermediate Teacher	ES	Limited 1 of 1 (1)	8/1/25-7/31/26	BA, Step 1	Pending successful completion of all BOE and SBOE requirements
Ursick	Michelle	Intervention Specialist	HS	Limited 1 of 1 (2)	8/1/25-7/31/26	Per Contract	
Zastawny	Zachary	Intervention Specialist	HS	Limited 1 of 1 (4)	8/1/25-7/31/26	Per Contract	
Zemko	Emily	Mathematics Teacher	HS	Limited 1 of 1 (1)	8/1/25-7/31/26	BA, Step 1	Pending successful completion of all BOE and SBOE requirements

RECOMMENDATIONS-SUMMER SCHOOL

Last	First	Position	Bldg.		Effective		Note(s)
Bocciarelli	Taylor	Intervention Specialist	ES		6/5/25-8/15/25		Pending Successful Completion of all BOE and ODE requirements
Burke	Jennifer	Intervention Specialist	ES		6/5/25-8/15/25		
Clardy	Meagan	Intervention Specialist	ES		6/5/25-8/15/25		
Koebele	Santana	Psychologist	ES	TBD	6/5/25-8/15/25		Pending Successful Completion of all BOE and ODE requirements
Krolikowski	Sarah	Intervention Specialist	ES		6/5/25-8/15/25		Pending Successful Completion of all BOE and ODE requirements
Lemerise	Heidi	Intervention Specialist	ES		6/5/25-8/15/25		
Poundstone	Ryan	Intervention Specialist	ES		6/5/25-8/15/25		Pending Successful Completion of all BOE and ODE requirements
Rohfeld	Jane	Intervention Specialist	ES		6/5/25-8/15/25		Pending Successful Completion of all BOE and ODE requirements
Shingleton	Corey	Intervention Specialist	ES		6/5/25-8/15/25		
Smith	Tionna	Speech Language Pathologist	ES		6/5/25-8/15/25		Pending Successful Completion of all BOE and ODE requirements
Gabbert	Kathryn	Speech Language Pathologist	ES		6/5/25-8/15/25		Pending Successful Completion of all BOE and ODE requirements
Tvrdik	Holly	Speech Language Pathologist	ES		6/5/25-8/15/25		Pending Successful Completion of all BOE and ODE requirements

Certified Staffing Agenda 05.28.2025

Weisman	Darla	Intervention Specialist	ES		6/5/25-8/15/25		Pending Successful Completion of all BOE and ODE requirements
Wheelis	Andrea	Intervention Specialist	ES		6/5/25-8/15/25		
Yuschak	Alexa	Intervention Specialist	ES		6/5/25-8/15/25		Pending Successful Completion of all BOE and ODE requirements

RETIREMENTS

Last	First	Position	Bldg.		Effective		Note(s)
Ferrante	Dawn	Mathematics Teacher	HS		6/5/2025		32 Years of Service
Wasil	Todd	Fourth Grade Teacher	ES		05/31/2025		27 Years of Service

RESIGNATIONS

Last	First	Position	Bldg.		Effective		Note(s)
Hoban	Larrisa	Middle School Science	MS		7/31/2025		

UNPAID LEAVE

Last	First	Position	Bldg.		Effective		Note(s)
Daltorio	Dayna	Physical Education Teacher	MS		8/1/25-7/31/27		Educational Leave

EXTENDED DAYS

Last	First	Position	Bldg.	Days	Effective	Rate	Note(s)
Amick	Sarah	Speech Language Pathologist	ES	1.50	8/1/2025-7/31/2026	per diem	
Baesch	Gina	School Guidance Counselor	HS	7.00	8/1/2025-7/31/2026	per diem	
Bohrer	Michelle	School Psychologist	HS	1.50	8/1/2025-7/31/2026	per diem	
Ciuni	Jane	School Guidance Counselor	MS	3.00	8/1/2025-7/31/2026	per diem	
Clapper	Lynn	School Guidance Counselor	ES	1.50	8/1/2025-7/31/2026	per diem	
Corrigan	Dawn	Speech Language Pathologist	MS	1.50	8/1/2025-7/31/2026	per diem	
D'Alessandro	Joseph	School Psychologist	MS	1.50	8/1/2025-7/31/2026	per diem	
DiRocco	Kimberly	Health Care Coordinator	D	1.50	8/1/2025-7/31/2026	per diem	
Drypolcher	Kyle	School Guidance Counselor	HS	7.00	8/1/2025-7/31/2026	per diem	
Folta	Susan	Speech Language Pathologist	HS	1.50	8/1/2025-7/31/2026	per diem	
Gonter	Mary Claire	School Guidance Counselor	MS	3.00	8/1/2025-7/31/2026	per diem	
Gvozdenovic	Mary Catherine	School Psychologist	ES	1.50	8/1/2025-7/31/2026	per diem	
Hendershot	Taylor	School Guidance Counselor	ES	1.50	8/1/2025-7/31/2026	per diem	
Hodgson	Shari	Speech Language Pathologist	ES	1.50	8/1/2025-7/31/2026	per diem	
Holub	Halle	School Guidance Counselor	ES	1.50	8/1/2025-7/31/2026	per diem	
Jonozzo	Kaitlyn	School Guidance Counselor	HS	7.00	8/1/2025-7/31/2026	per diem	

Certified Staffing Agenda 05.28.2025

Konstas	Effie	Speech Language Pathologist	ES	1.50	8/1/2025-7/31/2026	per diem	
Lenczewski	Nicole	School Guidance Counselor	MS	3.00	8/1/2025-7/31/2026	per diem	
McKee	Cathy	School Psychologist	ES	1.50	8/1/2025-7/31/2026	per diem	
Milano	Bridget	School Guidance Counselor	HS	7.00	8/1/2025-7/31/2026	per diem	
Mock	Alyssa	Speech Language Pathologist	ES	1.50	8/1/2025-7/31/2026	per diem	
Owens	Jaci	School Guidance Counselor	HS	9.50	8/1/2025-7/31/2026	per diem	
Potts	Sarah	Speech Language Pathologist	ES	1.50	8/1/2025-7/31/2026	per diem	
Rife	Rose	School Psychologist	ES	1.50	8/1/2025-7/31/2026	per diem	
Sostakowski	Lauren	School Guidance Counselor	ES	1.50	8/1/2025-7/31/2026	per diem	

Classified Staffing Agenda 05.28.2025

CONTRACT REVISIONS

Last	First	Position	Bldg.	Hours	Rate		Effective	Note(s)
Crites	Tracy	Team Assistant	ES	5.25	\$15.00		6/4/2025	Revised rate from \$13.50
Gibson	Nina	Records Analyst	ES	8	\$20.60		7/1/2025	Revised from \$16.00
Gillota	Isabella	Team Assistant	ES	5.25	\$15.00		6/4/2025	Revised rate from \$13.50
Naughton	Brynne	Team Leader	ES	6	\$17.00		7/1/2025	Revised from \$16.50
Piorkowski	Madeline	Team Assistant	ES	2.75	\$15.91		6/4/2025	Revised rate from \$13.50
Wiley	Susan	Assistant Team Leader	ES	6	\$16.48		7/1/2025	Revised from \$16.00

RECOMMENDATIONS

Last	First	Position	Bldg.	Hours	Step	Contract	Effective	Note(s)
Albery	Antonio	Custodian II	MS	8	Per Contract	1 of 2 (3)	7/1/25-6/30/27	
Anis	Marian	Special Education Asst.	ES	7	Step 1	1 of 1	5/12/2025	
Armour	William	Bus Driver	T	N/A	Step 1	1 of 1	5/2/2025	
Augustyn	Karen	Special Education Asst.	ES	7	Per Contract	1 of 2 (1)	7/1/25-6/30/27	
Awad	Christine	Special Education Asst.	PS	7	Per Contract	1 of 2 (1)	7/1/25-6/30/27	Change in Position from 24-25 SY
Beckstrom	John	Custodian II	HS	8	Per Contract	1 of 2 (3)	7/1/25-6/30/27	
Bialek	Patrick	Vehicle Maintenance Foreman	T	8	Per Contract	1 of 2 (2)	7/1/25-6/30/27	
Bindscheattel	Tiffany	Special Education Asst.	ES	7	Per Contract	1 of 2 (2)	7/1/25-6/30/27	
Blake	Breanna	Substitute Custodian	D	N/A	\$13.00	N/A	5/22/2025	Pending successful completion of all BOE and SBOE requirements
Bongiovonni	Joseph	Mechanic	T	8	Per Contract	1 of 2 (1)	7/1/25-6/30/27	
Brown	Noah	Custodian II	HS	8	Per Contract	1 of 2 (2)	7/1/25-6/30/27	
Brusk	Daniel	Custodian II	HS	8	Per Contract	1 of 2 (3)	7/1/25-6/30/27	
Campbell	Alyssa	Special Education Asst.	ES	7	Per Contract	1 of 2 (1)	7/1/25-6/30/27	
Colbaugh	Kristin	Substitute Spec. Ed. Asst.	D	N/A	\$14.00	N/A	5/7/2025	
Creel	Shana	Food Service Worker	ES	3.75	Per Contract	1 of 2 (1)	7/1/25-6/30/27	
Deptowicz	Danielle	Custodian II	ES	8	Per Contract	1 of 2 (1)	7/1/25-6/30/27	
Draper	Kellan	Student Stage Crew	MS	N/A	N/A	N/A	5/1/2025	Work Permit on File
Dudas	Kayla	Educational Assistant	MS	5.25	Per Contract	1 of 2 (1)	7/1/25-6/30/27	
Gaudio	Catherine	Administrative Assistant	MS	8	Per Contract	1 of 2 (2)	7/1/25-6/30/27	
Hana	Marsa	Food Service Worker	HS	3.75	Per Contract	1 of 2 (2)	7/1/25-6/30/27	
Harb	Maria	Educational Assistant	ES	5.25	Per Contract	1 of 2 (1)	7/1/25-6/30/27	
Hendrickson	Marianne	Educational Assistant	ES	5.25	Per Contract	1 of 2 (2)	7/1/25-6/30/27	
Holloway	Lauren	Special Education Asst.	MS	7	Per Contract	1 of 2 (2)	7/1/25-6/30/27	
Hummel	Megan	Educational Assistant	MS	5.25	Per Contract	1 of 2 (1)	7/1/25-6/30/27	
Jaryga	Matthew	Custodian II	HS	8	Per Contract	1 of 2 (1)	7/1/25-6/30/27	

Classified Staffing Agenda 05.28.2025

Johnson	Leah	Head Cook	HS	8	Per Contract	1 of 2 (3)	7/1/25-6/30/27	
Kaparcic	John	Custodian II	HS	8	Per Contract	1 of 2 (1)	7/1/25-6/30/27	
Korfhage	John	Bus Driver	T	TBD	Per Contract	1 of 2 (3)	7/1/25-6/30/27	
Kraus	Wendy	Secretary	HS	8	Per Contract	1 of 2 (1)	7/1/25-6/30/27	
Levine	Lisa	Administrative Assistant	ES	8	Per Contract	1 of 2 (2)	7/1/25-6/30/27	
Lin	Linling	Educational Assistant	HS	5.25	Per Contract	1 of 2 (2)	7/1/25-6/30/27	
Lindway	William	Bus Driver	T	TBD	Per Contract	1 of 2 (3)	7/1/25-6/30/27	
Markovic	Julia	Substitute Educational Asst.	D	N/A	\$13.00	N/A	8/1/2025	
Mast	Angela	Food Service Worker	ES	3.75	Per Contract	1 of 2 (2)	7/1/25-6/30/27	
Mate	Paul	Computer Technician	ES	8	Step 1	1 of 1	6/2/25-6/30/25	
Mate	Paul	Computer Technician	ES	8	Step 2	1 of 2(1)	7/1/25-6/30/27	
McCarthy	Thomas	Custodian II	ES	8	Per Contract	1 of 2 (2)	7/1/25-6/30/27	
McClaine	Lora	Educational Assistant	HS	5.25	Per Contract	1 of 2 (2)	7/1/25-6/30/27	
Milicia	Richard	Courier	EC	3.5	Per Contract	1 of 2 (1)	7/1/25-6/30/27	
Miller	Louise	Educational Assistant	ES	5.25	Per Contract	1 of 2 (1)	7/1/25-6/30/27	
Nakhnoukh	Reham	Sub Food Service Worker	D	N/A	\$13.00	N/A	5/1/2025	Pending successful completion of all BOE and SBOE requirements
Nassif	Jihan	Educational Assistant	MS	5.25	Per Contract	Continuing	7/1/2025	
Nur	Nafisa	Special Education Asst.	ES	7	Per Contract	1 of 2 (1)	7/1/25-6/30/27	
Orlando	Crystal	Special Education Asst.	ES	7	Per Contract	1 of 2 (1)	7/1/25-6/30/27	
Parsson	Robert	Bus Driver	T	N/A	Step 1	1 of 1	5/1/2025	
Pawlus	Patricia	Bus Driver	T	TBD	Per Contract	1 of 2 (3)	7/1/25-6/30/27	
Peterson	Corine	Food Service Worker	ES	3.75	Per Contract	1 of 2 (2)	7/1/25-6/30/27	
Pitzarella	Charlene	Educational Assistant	ES	5.25	Per Contract	1 of 2 (1)	7/1/25-6/30/27	
Poelking	Adrienne	Special Education Asst.	ES	7	Per Contract	1 of 2 (1)	7/1/25-6/30/27	
Pobega	Catherine	Food Service Worker	MS	3.75	Per Contract	1 of 2 (1)	7/1/25-6/30/27	
Radvich	Bruno	Van Driver	T	4	Per Contract	1 of 2 (2)	7/1/25-6/30/27	
Rallya	Megan	Educational Assistant	ES	5.25	Per Contract	1 of 2 (1)	7/1/25-6/30/27	
Robinson	Ronald	Bus Driver	T	TBD	Per Contract	1 of 2 (2)	7/1/25-6/30/27	
Ross	John	Van Driver	T	4	Per Contract	1 of 2 (2)	7/1/25-6/30/27	
Roth	Shelley	Educational Assistant	HS	5.25	Per Contract	Continuing	7/1/2025	
Santos	Barbara	Bus Driver	T	TBD	Per Contract	1 of 2 (1)	7/1/25-6/30/27	
Scheurman	Carol	Bus Driver	T	TBD	Per Contract	1 of 2 (2)	7/1/25-6/30/27	
Schuttenberg	Zachary	Custodian II	MS	8	Per Contract	1 of 2 (2)	7/1/25-6/30/27	
Sider	Traci	Special Education Asst.	ES	7	Per Contract	1 of 2 (1)	7/1/25-6/30/27	
Spicuzza	Danielle	Secretary	T	5	Per Contract	1 of 2 (3)	7/1/25-6/30/27	
Starr	Catherine	Educational Assistant	ES	5.25	Per Contract	1 of 2 (2)	7/1/25-6/30/27	

Classified Staffing Agenda 05.28.2025

Tagalicod	Nicole	Secretary	HS	8	Per Contract	1 of 2 (2)	7/1/25-6/30/27	
Tartabini	Jena	Educational Assistant	ES	5.25	Per Contract	1 of 2 (1)	7/1/25-6/30/27	
Tintor	Olivera	Educational Assistant	HS	5.25	Per Contract	1 of 2 (3)	7/1/25-6/30/27	
Travaglianti	Paul	Bus Driver	T	TBD	Per Contract	1 of 2 (1)	7/1/25-6/30/27	
Travaglianti	Paul	Substitute Educational Asst.	D	N/A	Per Contract	N/A	05/01/2025	
Truelove	Peter	Bus Driver	T	TBD	Per Contract	1 of 2 (2)	7/1/25-6/30/27	
Vasic	Savica	Custodian II	ES	8	Per Contract	1 of 2 (2)	7/1/25-6/30/27	
Wagner	Michael	Custodian II	HS	8	Per Contract	1 of 2 (3)	7/1/25-6/30/27	
White	Suzann	Food Service Worker	ES	3.75	Per Contract	1 of 2 (1)	7/1/25-6/30/27	
Zhaldek	Tetiana	Educational Assistant	HS	5.25	Per Contract	1 of 2 (2)	7/1/25-6/30/27	

RECOMMENDATIONS-SUMMER BEEKEEPERS HELPERS

Last	First	Position	Bldg.	Hours	Rate		Effective	Note(s)
Horne	Natalie	Student Helper	D	8	\$11.00		6/4/2025	Pending successful completion of all BOE requirements
Wells	Carleigh	Summer Camp Assistant	D	8	\$14.50		6/4/2025	Pending successful completion of all BOE requirements

RECOMMENDATIONS-SUMMER CUSTODIAL HELPERS

Last	First	Position	Bldg.	Hours	Rate		Effective	Note(s)
Cook	McKenna	Summer Custodial Helpers	D	8	\$13.00		6/9/2025	Pending successful completion of all BOE requirements
Ghantawe	Ramez	Summer Custodial Helpers	D	8	\$13.00		6/9/2025	Pending successful completion of all BOE requirements
Gilley	Colin	Summer Custodial Helpers	D	8	\$13.00		6/9/2025	Pending successful completion of all BOE requirements
Grilli	Joseph	Summer Custodial Helpers	D	8	\$13.00		6/9/2025	Pending successful completion of all BOE requirements
Mazak	Hana	Summer Custodial Helpers	D	8	\$13.00		6/9/2025	Pending successful completion of all BOE requirements
Penelope	Stephan	Summer Custodial Helpers	D	8	\$13.00		6/9/2025	Pending successful completion of all BOE requirements
Peters	Tyler	Summer Custodial Helpers	D	8	\$13.00		6/9/2025	Pending successful completion of all BOE requirements
Sabella	Carmin	Summer Custodial Helpers	D	8	\$13.00		6/9/2025	Pending successful completion of all BOE requirements
Zunich	Michelle	Summer Custodial Helpers	D	8	\$13.00		6/9/2025	

Classified Staffing Agenda 05.28.2025

RECOMMENDATIONS-SUMMER SCHOOL

Last	First	Position	Bldg.	Hours	Rate		Effective	Note(s)
Appleton	Stephanie	ESY Assistant	D	3.5	\$20.69		6/9/25-8/1/25	Pending successful completion of all BOE requirements
Bell	Mikayla	ESY Assistant	D	3.5	\$20.69		6/9/25-8/1/25	Pending successful completion of all BOE requirements
Berish	Lauren	ESY Assistant	D	3.5	N/A		6/9/25-8/1/25	Volunteer - Pending successful completion of all BOE requirements
Eschweiler	Deb	ESY Assistant	D	3.5	\$20.69		6/9/25-8/1/25	
Farrar	Jennifer	ESY Assistant	D	3.5	\$20.69		6/9/25-8/1/25	Pending successful completion of all BOE requirements
Gurko	Agnes	ESY Assistant	D	3.5	\$20.69		6/9/25-8/1/25	
Hinshaw	Lauren	ESY Assistant	D	3.5	\$20.69		6/9/25-8/1/25	Pending successful completion of all BOE requirements
Kofol	Valeree	ESY Assistant	D	3.5	\$20.69		6/9/25-8/1/25	Pending successful completion of all BOE requirements
Matta	Nancy	ESY Assistant	D	3.5	\$20.69		6/9/25-8/1/25	
Mosad	Engy	ESY Assistant	D	3.5	\$20.69		6/9/25-8/1/25	
Rickle	Isabella	ESY Assistant	D	3.5	\$20.69		6/9/25-8/1/25	Pending successful completion of all BOE requirements
Rininger	Heather	ESY Assistant	D	3.5	\$20.69		6/9/25-8/1/25	Pending successful completion of all BOE requirements
Robatin	Ruby	ESY Assistant	D	3.5	\$20.69		6/9/25-8/1/25	Pending successful completion of all BOE requirements
Ruiz	Annette	ESY Assistant	D	3.5	\$20.69		6/9/25-8/1/25	Pending successful completion of all BOE requirements
Sayage	Kathy	ESY Assistant	D	3.5	\$20.69		6/9/25-8/1/25	
Wheeler	Holly	Health Aide	D	3.5	\$20.69		6/9/25-8/1/25	
Wilson	Ronald	ESY Assistant	D	3.5	\$20.69		6/9/25-8/1/25	
Yoke	Nina	ESY Assistant	D	3.5	\$20.69		6/9/25-8/1/25	Pending successful completion of all BOE requirements

RESIGNATIONS

Last	First	Position	Bldg.	Hours			Effective	Note(s)
Markovic	Julia	Educational Assistant	ES	5.25			6/4/2025	
Sweigart	Nicole	Special Education Asst.	ES	7			6/4/2025	
Wolters	Bethany	Special Education Asst.	ES	7			4/17/2025	

RETIREMENTS

Classified Staffing Agenda 05.28.2025

Last	First	Position	Bldg.	Hours			Effective	Note(s)
Cartledge	Gayle	Special Ed. Assistant	HS	7			7/1/2025	
Eschweiler	Debbie	Special Ed. Assistant	HS	7			8/1/2025	
Gedeon	Suzanne	Bus Driver	T	8			6/1/2025	
Lucas	Marla	Bus Driver	T	8			5/31/2025	
Paros Pantleo	Annette	Bus Driver	T	8			6/1/2025	
Studniarz	Gayle	Bus Driver	T	8			6/1/2025	
Vajda	Barbara	Special Ed. Assistant	ES	7			8/1/2025	

UNPAID LEAVE

Last	First	Position	Bldg.	Hours			Effective	Note(s)
Miller	Louise	Educational Assistant	ES	5.25			4/2/25-5/5/25	21 Days Unpaid Leave
McGillick	Kathy	Bus Driver	T	N/A			4/16/25-6/4/25	32 Days Unpaid Leave

Extracurricular Spreadsheet 2025-2026

					Years	Step			1-2	3-5	6-8	9-11	12+
			Years and Step were frozen in 2011-12 for returning coaches				\$50,357		I	II	III	IV	V
									YRS OF EXPERIENCE				
	BOE Recommendations			Board Approval	Years	Step	% of Base	% of Stip end	1-2	3-5	6-8	9-11	12+
	Last Name	First Name	Additional Notes						I	II	III	IV	V
#Flag Line Advisor	Peters	Sandra	(Fixed Rate)	28-May-25	1		5.500%		\$2,770	\$2,977	\$3,201	\$3,441	\$3,699
#Football - Head Coach	Black	Jason	(Fixed Rate)	28-May-25	4		15.500%		\$7,805	\$8,391	\$9,020	\$9,697	\$10,424
#Soccer - Boys Head Coach	Dean	Bradley	(Fixed Rate)	28-May-25	3		13.500%		\$6,798	\$7,308	\$7,856	\$8,445	\$9,079

POWERSCHOOL
DATE: 05/09/2025
TIME: 09:33:53

BRECKSVILLE-BROADVIEW HEIGHTS CSD
CHECK REGISTER INCLUDING SYSTEM VOIDS

PAGE NUMBER: 1
ACCTPA21
ACCOUNTING PERIOD: 11/25

SELECTION CRITERIA: chkstat.rundate between '20250401' and '20250430'

DISTRIBUTION FUND: 0010000

CHECK NUMBER	ISSUE DATE	VENDOR	STATUS	TOTAL	DESCRIPTION	
	252409	04/28/2025	RICHFIELD AUTO PARTS	V	-385.53	VOID MANUAL CHECK
*	252738	04/03/2025	ABARTA COCA-COLA BEVERAGES LLC	R	6183.96	ACCOUNTS PAYABLE CHECK
	252739	04/03/2025	APPERSON EDUCATION PRODUCTS INC	R	200.00	ACCOUNTS PAYABLE CHECK
	252740	04/03/2025	BEST PLUMBING SPECIALTIES INC	R	502.56	ACCOUNTS PAYABLE CHECK
	252741	04/03/2025	BBHCSD TRANSPORTATION/MAINT	R	224.35	ACCOUNTS PAYABLE CHECK
	252742	04/03/2025	CC MITCHELL SUPPLY COMPANY INC.	R	623.00	ACCOUNTS PAYABLE CHECK
	252743	04/03/2025	ERIE SHORE INDUSTRIAL RADIATOR LLC	R	850.00	ACCOUNTS PAYABLE CHECK
	252744	04/03/2025	HAWTHORNE EDUCATIONAL SERVICES INC	R	347.00	ACCOUNTS PAYABLE CHECK
	252745	04/03/2025	MICHAELS STORES INC	R	389.18	ACCOUNTS PAYABLE CHECK
	252746	04/03/2025	MUSSUN SALES INC	R	116.00	ACCOUNTS PAYABLE CHECK
	252747	04/03/2025	RICHFIELD AUTO PARTS	R	69.80	ACCOUNTS PAYABLE CHECK
	252748	04/03/2025	THE WRITING REVOLUTION INC	R	1050.00	ACCOUNTS PAYABLE CHECK
	252749	04/03/2025	TREASURER OF STATE OHIO KEITH FABER	R	1990.00	ACCOUNTS PAYABLE CHECK
	252750	04/03/2025	WORLD FUEL SERVICES INC	R	20659.12	ACCOUNTS PAYABLE CHECK
*	252778	04/04/2025	ABL SCREEN PRINTING LLC	R	5668.50	ACCOUNTS PAYABLE CHECK
	252779	04/04/2025	AMERICAN HEART ASSOCIATION	R	2466.00	ACCOUNTS PAYABLE CHECK
*	252786	04/04/2025	MFAC LLC	R	335.00	ACCOUNTS PAYABLE CHECK
*	252788	04/04/2025	NATIONAL ART EDUCATION ASSOC	R	177.40	ACCOUNTS PAYABLE CHECK
	252789	04/04/2025	OHIO LEADERSHIP INSTITUTE	R	900.00	ACCOUNTS PAYABLE CHECK
	252790	04/04/2025	PELLEGRINO MUSIC CENTER	R	300.60	ACCOUNTS PAYABLE CHECK
	252791	04/04/2025	ROBOTIC ED & COMPETITION FOUNDATION	R	340.00	ACCOUNTS PAYABLE CHECK
*	252794	04/11/2025	CITIZENS BANK	R	165407.33	ACCOUNTS PAYABLE CHECK
	252795	04/11/2025	CITY OF MEDINA	R	379.66	ACCOUNTS PAYABLE CHECK
	252796	04/11/2025	OEА FUND	R	234.00	ACCOUNTS PAYABLE CHECK
	252797	04/11/2025	OHIO CHILD SUPPORT PAYMENT CENTER	R	954.28	ACCOUNTS PAYABLE CHECK
	252798	04/11/2025	PARMA MUNICIPAL COURT - GARNISHMENT	R	138.94	ACCOUNTS PAYABLE CHECK
	252799	04/11/2025	SERS BOARD SHARE	R	45999.46	ACCOUNTS PAYABLE CHECK
	252800	04/11/2025	SCHOOL EMPLOYEES RETIREMENT SYSTEM	R	32856.87	ACCOUNTS PAYABLE CHECK
	252801	04/11/2025	STRS BOARD SHARE	R	139315.77	ACCOUNTS PAYABLE CHECK
*	252803	04/11/2025	TSA CONSULTING GROUP	R	41332.72	ACCOUNTS PAYABLE CHECK
	252804	04/09/2025	ABARTA COCA-COLA BEVERAGES LLC	R	378.31	ACCOUNTS PAYABLE CHECK
	252805	04/09/2025	CITY OF BROADVIEW HEIGHTS	R	8602.75	ACCOUNTS PAYABLE CHECK
	252806	04/09/2025	CITY OF BROADVIEW HEIGHTS	R	600.00	ACCOUNTS PAYABLE CHECK
	252807	04/09/2025	CITY OF CLEVELAND DIV OF WATER	R	1345.29	ACCOUNTS PAYABLE CHECK
	252808	04/09/2025	ENVISION ACADEMY	R	486.00	ACCOUNTS PAYABLE CHECK
	252809	04/09/2025	ESC OF NORTHEAST OHIO	R	3579.54	ACCOUNTS PAYABLE CHECK
	252810	04/09/2025	FREDRICK DOYLE	R	2280.60	ACCOUNTS PAYABLE CHECK
	252811	04/09/2025	HEAVY LIFT SYSTEMS INC	R	1049.00	ACCOUNTS PAYABLE CHECK
	252812	04/09/2025	HERSHEY TOOL CORP	R	1576.00	ACCOUNTS PAYABLE CHECK
	252813	04/09/2025	LOWE'S HOME CENTERS LLC	R	137.36	ACCOUNTS PAYABLE CHECK
	252814	04/09/2025	MACGILL	R	625.68	ACCOUNTS PAYABLE CHECK
	252815	04/09/2025	NORTH ROYALTON POWER	R	209.94	ACCOUNTS PAYABLE CHECK
	252816	04/09/2025	POINT SPRING & DRIVESHAFT CO.	R	2186.70	ACCOUNTS PAYABLE CHECK
	252817	04/09/2025	LEONARD DALE RACHKOFSKI	R	46.25	ACCOUNTS PAYABLE CHECK
	252818	04/09/2025	RICHFIELD AUTO PARTS	R	234.26	ACCOUNTS PAYABLE CHECK
	252819	04/09/2025	STAPLES	R	31.49	ACCOUNTS PAYABLE CHECK
	252820	04/09/2025	THE ILLUMINATING CO.	R	2404.99	ACCOUNTS PAYABLE CHECK
	252821	04/09/2025	THE MILLCRAFT PAPER COMPANY	R	3977.76	ACCOUNTS PAYABLE CHECK
	252822	04/09/2025	WORKWISE COMPLIANCE INC	R	95.70	ACCOUNTS PAYABLE CHECK
	252823	04/09/2025	WRAPAROUND EXPERTS LLC	R	100.00	ACCOUNTS PAYABLE CHECK
*	252857	04/11/2025	ABARTA COCA-COLA BEVERAGES LLC	R	265.35	ACCOUNTS PAYABLE CHECK
	252858	04/16/2025	ALL AMERICAN ATHLETIC APPAREL	V	-621.37	VOID MANUAL CHECK

POWERSCHOOL
DATE: 05/09/2025
TIME: 09:33:53

BRECKSVILLE-BROADVIEW HEIGHTS CSD
CHECK REGISTER INCLUDING SYSTEM VOIDS

PAGE NUMBER: 2
ACCTPA21
ACCOUNTING PERIOD: 11/25

SELECTION CRITERIA: chkstat.rundate between '20250401' and '20250430'

*	252858	04/11/2025	ALL AMERICAN ATHLETIC APPAREL	R	621.37	ACCOUNTS PAYABLE CHECK
*	252861	04/11/2025	EDUCATIONAL THEATRE ASSOCIATION	R	785.00	ACCOUNTS PAYABLE CHECK
	252862	04/11/2025	JV VISION CREATIVE	R	175.00	ACCOUNTS PAYABLE CHECK
*	252864	04/11/2025	MUSIC BOX SUPPER CLUB LLC	R	8500.00	ACCOUNTS PAYABLE CHECK
	252865	04/11/2025	OHIO CENTER FOR LAW-RELATED ED	R	50.00	ACCOUNTS PAYABLE CHECK
	252866	04/11/2025	POPSTROKE COLONY LLC	R	2657.81	ACCOUNTS PAYABLE CHECK
	252867	04/11/2025	RICHEY ATHLETICS	R	22030.00	ACCOUNTS PAYABLE CHECK
	252868	04/11/2025	ROSELAND LANES INC	R	15.00	ACCOUNTS PAYABLE CHECK
*	252870	04/11/2025	DAVID SIPUSIC	R	800.00	ACCOUNTS PAYABLE CHECK
	252871	04/16/2025	AMERESCO INC	R	732950.38	ACCOUNTS PAYABLE CHECK
	252872	04/16/2025	ATLAS AUTOMOTIVE	R	5800.00	ACCOUNTS PAYABLE CHECK
	252873	04/16/2025	BALLOON BOUTIQUE CLE	R	264.00	ACCOUNTS PAYABLE CHECK
	252874	04/16/2025	BBHS SCHOLARSHIP FUND	R	1980.00	ACCOUNTS PAYABLE CHECK
	252875	04/16/2025	BOND CHEMICALS INC	R	1202.00	ACCOUNTS PAYABLE CHECK
	252876	04/16/2025	CITY OF CLEVELAND DIV OF WATER	R	1660.46	ACCOUNTS PAYABLE CHECK
	252877	04/16/2025	ESC OF NORTHEAST OHIO	R	13215.00	ACCOUNTS PAYABLE CHECK
	252878	04/16/2025	GEAUGA MECHANICAL CO INC	R	895.00	ACCOUNTS PAYABLE CHECK
	252879	04/16/2025	GREAT DAY TOURS	R	74970.00	ACCOUNTS PAYABLE CHECK
	252880	04/16/2025	HADLEY K CONNER	R	1000.00	ACCOUNTS PAYABLE CHECK
	252881	04/16/2025	HEPNER AIR FILTER SERVICE INC	R	1747.03	ACCOUNTS PAYABLE CHECK
	252882	04/16/2025	LARSEN LUMBER AND SUPPLY CO	R	25.96	ACCOUNTS PAYABLE CHECK
	252883	04/16/2025	LIA'S AUTO LOCKSMITH	R	354.25	ACCOUNTS PAYABLE CHECK
	252884	04/16/2025	LUCIA CIOCCA	R	40.00	ACCOUNTS PAYABLE CHECK
	252885	04/16/2025	NORTHEAST OHIO REGIONAL SEWER DISTR	R	8412.47	ACCOUNTS PAYABLE CHECK
	252886	04/16/2025	POWER OF THE PEN	R	300.00	ACCOUNTS PAYABLE CHECK
	252887	04/16/2025	PROQUALITY DEMOLITION	R	295200.00	ACCOUNTS PAYABLE CHECK
	252888	04/16/2025	RICHFIELD AUTO PARTS	R	528.30	ACCOUNTS PAYABLE CHECK
	252889	04/16/2025	RUST BELT RIDERS COMPOSTING LLC	R	351.00	ACCOUNTS PAYABLE CHECK
	252890	04/16/2025	SUBURBAN SCHOOL TRANSPORTATION	R	7830.83	ACCOUNTS PAYABLE CHECK
	252891	04/16/2025	TETIANA SAEED	R	1035.00	ACCOUNTS PAYABLE CHECK
	252892	04/16/2025	THE ILLUMINATING CO.	R	219.20	ACCOUNTS PAYABLE CHECK
	252893	04/16/2025	TOLEDO PHYSICAL ED & SUPPLY INC.	R	207.62	ACCOUNTS PAYABLE CHECK
	252894	04/16/2025	VERIZON WIRELESS	R	376.88	ACCOUNTS PAYABLE CHECK
	252895	04/16/2025	WADSWORTH SOLUTIONS	R	112.48	ACCOUNTS PAYABLE CHECK
*	252929	04/25/2025	AMERICAN FIDELITY ASSURANCE CO.	R	1118.50	ACCOUNTS PAYABLE CHECK
*	252932	04/25/2025	CITIZENS BANK	R	172497.57	ACCOUNTS PAYABLE CHECK
	252933	04/25/2025	CITY OF MEDINA	R	532.37	ACCOUNTS PAYABLE CHECK
*	252936	04/25/2025	OHIO CHILD SUPPORT PAYMENT CENTER	R	954.28	ACCOUNTS PAYABLE CHECK
*	252938	04/25/2025	PARMA MUNICIPAL COURT - GARNISHMENT	R	383.36	ACCOUNTS PAYABLE CHECK
	252939	04/25/2025	R.I.T.A.	R	51861.68	ACCOUNTS PAYABLE CHECK
	252940	04/25/2025	SERS BOARD SHARE	R	53259.57	ACCOUNTS PAYABLE CHECK
	252941	04/25/2025	SCHOOL EMPLOYEES RETIREMENT SYSTEM	R	38042.63	ACCOUNTS PAYABLE CHECK
	252942	04/25/2025	STRS BOARD SHARE	R	140088.75	ACCOUNTS PAYABLE CHECK
*	252945	04/25/2025	TSA CONSULTING GROUP	R	41332.72	ACCOUNTS PAYABLE CHECK
	252946	04/24/2025	ALL AMERICAN ATHLETIC APPAREL	R	621.37	ACCOUNTS PAYABLE CHECK
	252947	04/24/2025	BALLOON BOUTIQUE CLE	R	264.00	ACCOUNTS PAYABLE CHECK
*	252949	04/24/2025	EDUCATIONAL THEATRE ASSOCIATION	R	145.00	ACCOUNTS PAYABLE CHECK
	252950	04/24/2025	ELAINE M CLARK	R	450.00	ACCOUNTS PAYABLE CHECK
*	252952	04/24/2025	HONORS GRADUATION LLC	R	52.00	ACCOUNTS PAYABLE CHECK
	252953	04/24/2025	MUSIC BOX SUPPER CLUB LLC	R	38446.00	ACCOUNTS PAYABLE CHECK
	252954	04/24/2025	OHIO LEADERSHIP INSTITUTE	R	1925.00	ACCOUNTS PAYABLE CHECK
*	252956	04/24/2025	QUILL AND SCROLL	R	49.00	ACCOUNTS PAYABLE CHECK
*	252958	04/24/2025	STANCATO'S RESTAURANT	R	667.47	ACCOUNTS PAYABLE CHECK
	252959	04/24/2025	TKO ENTERTAINMENT INC.	R	1300.00	ACCOUNTS PAYABLE CHECK
	252960	04/24/2025	AT & T	R	156.34	ACCOUNTS PAYABLE CHECK
	252961	04/24/2025	CITY OF CLEVELAND DIV OF WATER	R	317.19	ACCOUNTS PAYABLE CHECK

POWERSCHOOL
DATE: 05/09/2025
TIME: 09:33:53

BRECKSVILLE-BROADVIEW HEIGHTS CSD
CHECK REGISTER INCLUDING SYSTEM VOIDS

PAGE NUMBER: 3
ACCTPA21
ACCOUNTING PERIOD: 11/25

SELECTION CRITERIA: chkstat.rundate between '20250401' and '20250430'

252962	04/24/2025	CREEKSIDE RESTAURANT & BAR	R	283.75	ACCOUNTS PAYABLE CHECK
252963	04/24/2025	ENBRIDGE GAS OHIO	R	5298.69	ACCOUNTS PAYABLE CHECK
252964	04/24/2025	EPN TRAVEL SERVICES INC	R	7489.00	ACCOUNTS PAYABLE CHECK
252965	04/24/2025	ESC OF NORTHEAST OHIO	R	18770.06	ACCOUNTS PAYABLE CHECK
252966	04/24/2025	GREATER CLEVELAND TIRE	R	2597.44	ACCOUNTS PAYABLE CHECK
252967	04/24/2025	JOHN R. GREEN CO/KURTZ BROS. INC.	R	188.40	ACCOUNTS PAYABLE CHECK
252968	04/24/2025	OLENA HORODENCHUK	R	200.00	ACCOUNTS PAYABLE CHECK
252969	04/24/2025	SR TRANS	R	2827.84	ACCOUNTS PAYABLE CHECK
252970	04/24/2025	THE ILLUMINATING CO.	R	355.05	ACCOUNTS PAYABLE CHECK
252971	04/24/2025	TLC TRANSPORTATION SERVICES	R	2250.00	ACCOUNTS PAYABLE CHECK
252972	04/24/2025	WRAPAROUND EXPERTS LLC	R	2035.50	ACCOUNTS PAYABLE CHECK
* 252991	04/28/2025	BBHHS SCHOLARSHIP FUND	R	500.00	ACCOUNTS PAYABLE CHECK
252992	04/28/2025	BUREAU OF CRIMINAL INVESTIGATION	R	950.00	ACCOUNTS PAYABLE CHECK
252993	04/28/2025	GRAD RECOGNITION SERVICES	R	231.00	ACCOUNTS PAYABLE CHECK
252994	04/28/2025	OAPSA	R	80.00	ACCOUNTS PAYABLE CHECK
252995	04/28/2025	THE ILLUMINATING CO.	R	34467.72	ACCOUNTS PAYABLE CHECK
252996	04/28/2025	WILLIAM TRICKER INC.	R	226.07	ACCOUNTS PAYABLE CHECK
* 253011	04/28/2025	RICHFIELD AUTO PARTS	R	385.53	ACCOUNTS PAYABLE CHECK
253012	04/29/2025	MEDINA AUTO MALL	R	55956.00	ACCOUNTS PAYABLE CHECK
* 253012	04/30/2025	MEDINA AUTO MALL	V	-55956.00	VOID MANUAL CHECK
253013	04/29/2025	MEDINA AUTO MALL	R	49469.00	ACCOUNTS PAYABLE CHECK
253014	04/30/2025	MEDINA AUTO MALL	R	49956.00	ACCOUNTS PAYABLE CHECK
253015	04/30/2025	JPMORGAN CHASE BANK N.A.	V	0.00	VOID: MULTI STUB CHECK
253016	04/30/2025	JPMORGAN CHASE BANK N.A.	V	0.00	VOID: MULTI STUB CHECK
253017	04/30/2025	JPMORGAN CHASE BANK N.A.	R	27263.04	ACCOUNTS PAYABLE CHECK
253018	04/30/2025	GORDON FOOD	R	51706.13	ACCOUNTS PAYABLE CHECK
* V252751	04/03/2025	ABEL TRUCK & AUTOMOTIVE SUPPLY INC	R	301.32	ACCOUNTS PAYABLE VOUCHER
* V252752	04/03/2025	ACHIEVEMENT CENTERS FOR CHILDREN	R	1958.40	ACCOUNTS PAYABLE VOUCHER
* V252753	04/03/2025	AMAZON CAPITAL SERVICES INC.	V	0.00	VOID: MULTI STUB VOUCHER
* V252754	04/03/2025	AMAZON CAPITAL SERVICES INC.	R	2381.77	ACCOUNTS PAYABLE VOUCHER
* V252755	04/03/2025	JOSHUA DAVID BACKO	R	15.96	ACCOUNTS PAYABLE VOUCHER
* V252756	04/03/2025	PATRICK M BIALEK	R	175.00	ACCOUNTS PAYABLE VOUCHER
* V252757	04/03/2025	BLICK ART MATERIALS	R	28.45	ACCOUNTS PAYABLE VOUCHER
* V252758	04/03/2025	BORDEN DAIRY	R	3178.02	ACCOUNTS PAYABLE VOUCHER
* V252759	04/03/2025	CARDINAL BUS SALES & SERVICE INC	R	1492.22	ACCOUNTS PAYABLE VOUCHER
* V252760	04/03/2025	CDW GOVERNMENT INC.	R	476.14	ACCOUNTS PAYABLE VOUCHER
* V252761	04/03/2025	ELECTRICAL APPLIANCE REPAIR SERVICE	R	14616.50	ACCOUNTS PAYABLE VOUCHER
* V252762	04/03/2025	ENNIS BRITTON CO. LPA	R	1007.50	ACCOUNTS PAYABLE VOUCHER
* V252763	04/03/2025	IMPERIAL DADE	R	1977.42	ACCOUNTS PAYABLE VOUCHER
* V252764	04/03/2025	JW PEPPER & SON INC	R	364.88	ACCOUNTS PAYABLE VOUCHER
* V252765	04/03/2025	MARS ELECTRIC COMPANY	R	90.14	ACCOUNTS PAYABLE VOUCHER
* V252766	04/03/2025	TINA M MCCAULEY	R	40.00	ACCOUNTS PAYABLE VOUCHER
* V252767	04/03/2025	RELADYNE/FOUR O CORPORATION	R	544.10	ACCOUNTS PAYABLE VOUCHER
* V252768	04/03/2025	RENHILL GROUP INC.	R	34510.60	ACCOUNTS PAYABLE VOUCHER
* V252769	04/03/2025	SC STRATEGIC SOLUTIONS LLC	R	1315.71	ACCOUNTS PAYABLE VOUCHER
* V252770	04/03/2025	SENDERO THERAPIES INC.	R	52714.31	ACCOUNTS PAYABLE VOUCHER
* V252771	04/03/2025	SHERWIN WILLIAMS CO.	R	185.10	ACCOUNTS PAYABLE VOUCHER
* V252772	04/03/2025	SOUTHEAST SECURITY CORPORATION	R	472.50	ACCOUNTS PAYABLE VOUCHER
* V252773	04/03/2025	TAYLOR BAND & ORCHESTRA INC	R	160.94	ACCOUNTS PAYABLE VOUCHER
* V252774	04/03/2025	DARA TRETER	R	21.96	ACCOUNTS PAYABLE VOUCHER
* V252775	04/03/2025	ULINE INC	R	498.94	ACCOUNTS PAYABLE VOUCHER
* V252776	04/03/2025	AMY MICHELLE VOIGT	R	289.10	ACCOUNTS PAYABLE VOUCHER
* V252777	04/03/2025	WILSON LANGUAGE TRAINING	R	992.52	ACCOUNTS PAYABLE VOUCHER
* V252780	04/04/2025	BSN SPORTS LLC	R	524.00	ACCOUNTS PAYABLE VOUCHER
* V252781	04/04/2025	MARK A HASSINGER JR	R	104.97	ACCOUNTS PAYABLE VOUCHER
* V252782	04/04/2025	JW PEPPER & SON INC	R	50.00	ACCOUNTS PAYABLE VOUCHER

POWERSCHOOL
DATE: 05/09/2025
TIME: 09:33:53

BRECKSVILLE-BROADVIEW HEIGHTS CSD
CHECK REGISTER INCLUDING SYSTEM VOIDS

PAGE NUMBER: 4
ACCTPA21
ACCOUNTING PERIOD: 11/25

SELECTION CRITERIA: chkstat.rundate between '20250401' and '20250430'

* V252783	04/04/2025	KELLY J LAZAR	R	13.99	ACCOUNTS PAYABLE VOUCHER
* V252784	04/04/2025	MEDCO/PERFORMANCE HEALTH SUPPLY	R	2.03	ACCOUNTS PAYABLE VOUCHER
* V252785	04/04/2025	STEPHEN W MEHALIK	R	1285.02	ACCOUNTS PAYABLE VOUCHER
* V252787	04/04/2025	JEFFREY P MOORE	R	85.32	ACCOUNTS PAYABLE VOUCHER
* V252792	04/04/2025	SYLVIA KIM STIBLEY	R	102.20	ACCOUNTS PAYABLE VOUCHER
* V252793	04/04/2025	DENNIS J SVOZIL JR	R	10.59	ACCOUNTS PAYABLE VOUCHER
* V252802	04/11/2025	STATE TEACHERS RETIREMENT SYSTEM	R	139656.72	ACCOUNTS PAYABLE VOUCHER
* V252824	04/09/2025	ABEL TRUCK & AUTOMOTIVE SUPPLY INC	R	189.40	ACCOUNTS PAYABLE VOUCHER
* V252825	04/09/2025	ACT EDUCATION CORP	R	3927.00	ACCOUNTS PAYABLE VOUCHER
* V252826	04/09/2025	AG-PRO OHIO LLC	R	59.34	ACCOUNTS PAYABLE VOUCHER
* V252827	04/09/2025	ALFRED NICKLES BAKERY INC	R	495.07	ACCOUNTS PAYABLE VOUCHER
* V252828	04/09/2025	AMAZON CAPITAL SERVICES INC.	R	725.48	ACCOUNTS PAYABLE VOUCHER
* V252829	04/09/2025	BACKGROUND INVESTIGATION BUREAU	R	241.45	ACCOUNTS PAYABLE VOUCHER
* V252830	04/09/2025	CAPITAL ONE TRADE CREDIT	R	624.21	ACCOUNTS PAYABLE VOUCHER
* V252831	04/09/2025	DALE CARLTON	R	180.00	ACCOUNTS PAYABLE VOUCHER
* V252832	04/09/2025	CLEVE CLINIC CHILD'S HOSP FOR REHAB	R	15011.50	ACCOUNTS PAYABLE VOUCHER
* V252833	04/09/2025	DOUGH GO'S	R	940.40	ACCOUNTS PAYABLE VOUCHER
* V252834	04/09/2025	KAYLA MARIE DUDAS	R	28.50	ACCOUNTS PAYABLE VOUCHER
* V252835	04/09/2025	EFFECTIVE UTILITY SERVICE II LLC	R	7820.00	ACCOUNTS PAYABLE VOUCHER
* V252836	04/09/2025	EFFECTIVE UTILITY SERVICES	R	1725.00	ACCOUNTS PAYABLE VOUCHER
* V252837	04/09/2025	FRIENDSOFFICE	R	87.74	ACCOUNTS PAYABLE VOUCHER
* V252838	04/09/2025	JOSE GARCIA JR	R	180.00	ACCOUNTS PAYABLE VOUCHER
* V252839	04/09/2025	RYAN JAMES GOUBEAUX	R	785.66	ACCOUNTS PAYABLE VOUCHER
* V252840	04/09/2025	HEALTHCARE BILLING SERVICES INC	R	389.75	ACCOUNTS PAYABLE VOUCHER
* V252841	04/09/2025	HERSHEY'S ICE CREAM	R	1449.84	ACCOUNTS PAYABLE VOUCHER
* V252842	04/09/2025	JW PEPPER & SON INC	R	6.00	ACCOUNTS PAYABLE VOUCHER
* V252843	04/09/2025	KOINONIA ENTERPRISES LLC	R	3736.50	ACCOUNTS PAYABLE VOUCHER
* V252844	04/09/2025	CRAIG JOSEPH KOWATCH	R	729.74	ACCOUNTS PAYABLE VOUCHER
* V252845	04/09/2025	NCS PEARSON	R	122.50	ACCOUNTS PAYABLE VOUCHER
* V252846	04/09/2025	OHIO SCHOOLS COUNCIL-GAS	R	14000.00	ACCOUNTS PAYABLE VOUCHER
* V252847	04/09/2025	PAYSCHOOLS	R	2197.19	ACCOUNTS PAYABLE VOUCHER
* V252848	04/09/2025	POWERSCHOOL GROUP LLC	R	16524.00	ACCOUNTS PAYABLE VOUCHER
* V252849	04/09/2025	JAMES D REASOR	R	450.00	ACCOUNTS PAYABLE VOUCHER
* V252850	04/09/2025	RELADYNE/FOUR O CORPORATION	R	544.10	ACCOUNTS PAYABLE VOUCHER
* V252851	04/09/2025	MICHAEL SEMANCO	R	90.00	ACCOUNTS PAYABLE VOUCHER
* V252852	04/09/2025	SIRNA & SONS PRODUCE	R	11894.65	ACCOUNTS PAYABLE VOUCHER
* V252853	04/09/2025	TANK INTEGRITY SERVICES	R	171.00	ACCOUNTS PAYABLE VOUCHER
* V252854	04/09/2025	UNIFIRST CORPORATION	R	209.32	ACCOUNTS PAYABLE VOUCHER
* V252855	04/09/2025	VASU COMMUNICATIONS INC.	R	450.00	ACCOUNTS PAYABLE VOUCHER
* V252856	04/09/2025	WINZER FRANCHISE COMPANY	R	165.18	ACCOUNTS PAYABLE VOUCHER
* V252859	04/11/2025	BSN SPORTS LLC	R	960.00	ACCOUNTS PAYABLE VOUCHER
* V252860	04/11/2025	DEANNA LYNN JORDAN	R	86.73	ACCOUNTS PAYABLE VOUCHER
* V252863	04/11/2025	BENJAMIN M LESH	R	384.44	ACCOUNTS PAYABLE VOUCHER
* V252869	04/11/2025	RYAN GRZYBOWSKI	R	350.00	ACCOUNTS PAYABLE VOUCHER
* V252896	04/16/2025	ALTA LANGUAGE SERVICES INC	R	1730.00	ACCOUNTS PAYABLE VOUCHER
* V252897	04/16/2025	AMAZON CAPITAL SERVICES INC.	R	910.28	ACCOUNTS PAYABLE VOUCHER
* V252898	04/16/2025	BECKER SIGNS INC	R	177.00	ACCOUNTS PAYABLE VOUCHER
* V252899	04/16/2025	BORDEN DAIRY	R	12.78	ACCOUNTS PAYABLE VOUCHER
* V252900	04/16/2025	CARDINAL BUS SALES & SERVICE INC	R	1315.94	ACCOUNTS PAYABLE VOUCHER
* V252901	04/16/2025	DALE CARLTON	R	270.00	ACCOUNTS PAYABLE VOUCHER
* V252902	04/16/2025	CAROLINA BIOLOGICAL SPLY CO	R	85.78	ACCOUNTS PAYABLE VOUCHER
* V252903	04/16/2025	CUMMINS INC.	R	459.42	ACCOUNTS PAYABLE VOUCHER
* V252904	04/16/2025	DAYNA A DALTORIO	R	63.68	ACCOUNTS PAYABLE VOUCHER
* V252905	04/16/2025	ESC OF MEDINA COUNTY	R	170.00	ACCOUNTS PAYABLE VOUCHER
* V252906	04/16/2025	FISHER & PHILLIPS LLP	R	5394.00	ACCOUNTS PAYABLE VOUCHER
* V252907	04/16/2025	FRIENDSOFFICE	R	24.53	ACCOUNTS PAYABLE VOUCHER

POWERSCHOOL
DATE: 05/09/2025
TIME: 09:33:53

BRECKSVILLE-BROADVIEW HEIGHTS CSD
CHECK REGISTER INCLUDING SYSTEM VOIDS

PAGE NUMBER: 5
ACCTPA21
ACCOUNTING PERIOD: 11/25

SELECTION CRITERIA: chkstat.rundate between '20250401' and '20250430'

* V252908	04/16/2025	JOSE GARCIA JR	R	180.00	ACCOUNTS PAYABLE VOUCHER
* V252909	04/16/2025	GARDINER SERVICE COMPANY	R	1385.25	ACCOUNTS PAYABLE VOUCHER
* V252910	04/16/2025	GRAINGER INC.	R	277.20	ACCOUNTS PAYABLE VOUCHER
* V252911	04/16/2025	IMPERIAL DADE	R	2728.06	ACCOUNTS PAYABLE VOUCHER
* V252912	04/16/2025	KEVIN G JAKUB	R	81.46	ACCOUNTS PAYABLE VOUCHER
* V252913	04/16/2025	JOHNSTONE SUPPLY	R	258.88	ACCOUNTS PAYABLE VOUCHER
* V252914	04/16/2025	LAGUNA TOOLS INC.	R	274.63	ACCOUNTS PAYABLE VOUCHER
* V252915	04/16/2025	TINA M MCCAULEY	R	22.54	ACCOUNTS PAYABLE VOUCHER
* V252916	04/16/2025	ANNETTE PAROS-PANTALEO	R	48.00	ACCOUNTS PAYABLE VOUCHER
* V252917	04/16/2025	PAYSCHOOLS	R	281.16	ACCOUNTS PAYABLE VOUCHER
* V252918	04/16/2025	JAMES D REASOR	R	270.00	ACCOUNTS PAYABLE VOUCHER
* V252919	04/16/2025	RENHILL GROUP INC.	R	29672.15	ACCOUNTS PAYABLE VOUCHER
* V252920	04/16/2025	MICHAEL SEMANCO	R	180.00	ACCOUNTS PAYABLE VOUCHER
* V252921	04/16/2025	SHERWIN WILLIAMS CO.	R	195.92	ACCOUNTS PAYABLE VOUCHER
* V252922	04/16/2025	SOUTHEAST SECURITY CORPORATION	R	915.26	ACCOUNTS PAYABLE VOUCHER
* V252923	04/16/2025	TOSHIBA AMERICA BUSINESS SOLUTIONS	R	69.25	ACCOUNTS PAYABLE VOUCHER
* V252924	04/16/2025	UNIFIRST CORPORATION	R	266.04	ACCOUNTS PAYABLE VOUCHER
* V252925	04/16/2025	USA MOBILE DRUG TESTING	R	227.00	ACCOUNTS PAYABLE VOUCHER
* V252926	04/16/2025	W.B. MASON CO. INC.	R	1399.60	ACCOUNTS PAYABLE VOUCHER
* V252927	04/16/2025	WASTE MANAGEMENT OF OHIO INC.	R	4391.57	ACCOUNTS PAYABLE VOUCHER
* V252928	04/16/2025	WESTON HURD LLP	R	3774.00	ACCOUNTS PAYABLE VOUCHER
* V252930	04/25/2025	BRECKSVILLE-BROADVIEW HTS EDUC ASSC	R	28313.44	ACCOUNTS PAYABLE VOUCHER
* V252931	04/25/2025	BRK-BRDVW HTS ORG. SUPPORT STAFF	R	7843.22	ACCOUNTS PAYABLE VOUCHER
* V252934	04/25/2025	METROPOLITAN LIFE INSURANCE CO.	R	30545.10	ACCOUNTS PAYABLE VOUCHER
* V252935	04/25/2025	NORTHWEST GROUP SERVICES	R	33609.50	ACCOUNTS PAYABLE VOUCHER
* V252937	04/25/2025	OHIO SCHOOLS COUNCIL - LIFE	R	4071.42	ACCOUNTS PAYABLE VOUCHER
* V252943	04/25/2025	STATE TEACHERS RETIREMENT SYSTEM	R	140429.70	ACCOUNTS PAYABLE VOUCHER
* V252944	04/25/2025	SUBURBAN HEALTH CONSORTIUM	R	709749.40	ACCOUNTS PAYABLE VOUCHER
* V252948	04/24/2025	NICHOLAS J DIFRANCESCO	R	112.50	ACCOUNTS PAYABLE VOUCHER
* V252951	04/24/2025	ELIZABETH A EBLE	R	810.00	ACCOUNTS PAYABLE VOUCHER
* V252955	04/24/2025	JACI KAY OWENS	R	34.98	ACCOUNTS PAYABLE VOUCHER
* V252957	04/24/2025	SIGNWAREHOUSE INC.	R	2111.54	ACCOUNTS PAYABLE VOUCHER
* V252973	04/24/2025	AMAZON CAPITAL SERVICES INC.	R	389.16	ACCOUNTS PAYABLE VOUCHER
* V252974	04/24/2025	GINA M BAESLACH	R	356.73	ACCOUNTS PAYABLE VOUCHER
* V252975	04/24/2025	DALE CARLTON	R	90.00	ACCOUNTS PAYABLE VOUCHER
* V252976	04/24/2025	ESC OF MEDINA COUNTY	R	170.00	ACCOUNTS PAYABLE VOUCHER
* V252977	04/24/2025	GALE CENGAGE	R	4616.67	ACCOUNTS PAYABLE VOUCHER
* V252978	04/24/2025	JOSE GARCIA JR	R	90.00	ACCOUNTS PAYABLE VOUCHER
* V252979	04/24/2025	HI TRANSLATING & INTERPRETING LLC	R	110.00	ACCOUNTS PAYABLE VOUCHER
* V252980	04/24/2025	JC POWER STRATEGIC COMMUNICAT.	R	5500.00	ACCOUNTS PAYABLE VOUCHER
* V252981	04/24/2025	LANGUAGE TESTING INTERNATIONAL	R	365.00	ACCOUNTS PAYABLE VOUCHER
* V252982	04/24/2025	BRIDGET MILANO	R	50.00	ACCOUNTS PAYABLE VOUCHER
* V252983	04/24/2025	PSI AFFILIATES INC.	R	13664.13	ACCOUNTS PAYABLE VOUCHER
* V252984	04/24/2025	JAMES D REASOR	R	360.00	ACCOUNTS PAYABLE VOUCHER
* V252985	04/24/2025	RENHILL GROUP INC.	R	15655.00	ACCOUNTS PAYABLE VOUCHER
* V252986	04/24/2025	MICHAEL SEMANCO	R	180.00	ACCOUNTS PAYABLE VOUCHER
* V252987	04/24/2025	SQUIRE PATTON BOGGS (US) LLP	R	3750.00	ACCOUNTS PAYABLE VOUCHER
* V252988	04/24/2025	STEPS EDUCATIONAL GROUP INC	R	19750.00	ACCOUNTS PAYABLE VOUCHER
* V252989	04/24/2025	UNITED CEREBRAL PALSY OF GRTR CLEVE	R	19600.00	ACCOUNTS PAYABLE VOUCHER
* V252990	04/25/2025	STATE TEACHERS RETIREMENT SYSTEM	R	81693.70	ACCOUNTS PAYABLE VOUCHER
* V252997	04/28/2025	RACHEL CAITLIN BLANCHETTE	R	210.34	ACCOUNTS PAYABLE VOUCHER
* V252998	04/28/2025	DALE CARLTON	R	180.00	ACCOUNTS PAYABLE VOUCHER
* V252999	04/28/2025	GINGO & BAIR LAW LLC	R	11384.50	ACCOUNTS PAYABLE VOUCHER
* V253000	04/28/2025	JOHN M JOHNSON	R	48.00	ACCOUNTS PAYABLE VOUCHER
* V253001	04/28/2025	JONES SCHOOL SUPPLY	R	1546.13	ACCOUNTS PAYABLE VOUCHER
* V253002	04/28/2025	SHERRY M LANZA	R	13.58	ACCOUNTS PAYABLE VOUCHER

POWERSCHOOL
DATE: 05/09/2025
TIME: 09:33:53

BRECKSVILLE-BROADVIEW HEIGHTS CSD
CHECK REGISTER INCLUDING SYSTEM VOIDS

PAGE NUMBER: 6
ACCTPA21
ACCOUNTING PERIOD: 11/25

SELECTION CRITERIA: chkstat.rundate between '20250401' and '20250430'

* V253003	04/28/2025	MARYELLEN LINDA MAUSER	R	882.64	ACCOUNTS PAYABLE VOUCHER
* V253004	04/28/2025	MICHAEL ANDREW MCNAMARA	R	60.80	ACCOUNTS PAYABLE VOUCHER
* V253005	04/28/2025	JAMES D REASOR	R	270.00	ACCOUNTS PAYABLE VOUCHER
* V253006	04/28/2025	REPROS INC	R	847.35	ACCOUNTS PAYABLE VOUCHER
* V253007	04/28/2025	MICHAEL SEMANCO	R	270.00	ACCOUNTS PAYABLE VOUCHER
* V253008	04/28/2025	JEFF SIDAWAY	R	16.40	ACCOUNTS PAYABLE VOUCHER
* V253009	04/28/2025	TK ELEVATOR CORP.	R	4077.72	ACCOUNTS PAYABLE VOUCHER
* V253010	04/28/2025	UH OCCUPATIONAL HEALTH	R	165.00	ACCOUNTS PAYABLE VOUCHER
TOTAL FUND				4038605.69	
TOTAL REPORT				4038605.69	

BANK RECONCILIATION

For the Month of APRIL 2025

		Interest Earned	Bank Charges	Capital Gains	Net Interest
Depository Balances					
STAR OHIO	\$ 195,960.56	\$ 718.08	\$ -	\$ -	\$ 718.08
REDTREE GENERAL	\$ 21,287,831.39	\$ 28,718.98	\$ 1,686.17	\$ 1,260.80	
REDTREE BUILDING	\$ 3,083,119.65	\$ 80.53	\$ 244.94	\$ -	\$ (164.41)
CHASE	\$ 196,145.94	\$ -	\$ -	\$ -	
WESTFIELD BANK	\$ 904,252.85	\$ 3,258.39	\$ -		\$ 3,258.39
DOLLAR BANK CHECKING	\$ 1,280,165.82	\$ -	\$ -	\$ -	
DOLLAR BANK SAVINGS	\$ 18,466,474.00	\$ 76,808.63	\$ -	\$ -	
Total Depository Balances	\$ 45,413,950.21	\$ 109,584.61	\$ 1,931.11	\$ 1,260.80	
				GF/FD SVC/SCHOLARSHIP/AUX/PI INTEREST	\$ 110,764.88
				BUILDING INTEREST	\$ (164.41)
Adjustments to Bank Balance		Interest Distribution - CASH POSITION Balance Before Interest			
Deducted		Account	Ending Fund Balance	% of Balance	Interest
Return Settlement		General (001/1410)	\$ 39,812,894.96	94.03%	\$ 104,155.96
Total Outstanding A/P	\$ 124,563.34	Food Svc (006/1410)	\$ 740,972.90	1.75%	\$ 1,938.49
Total Outstanding PR	\$ -	Scholarship (007/1410)	\$ 82,845.98	0.20%	\$ 216.74
In Transit	\$ -	Assumption (401/1410/9025)	\$ 88,153.17	0.21%	\$ 230.62
Added		PI Fund (003/1913-9300)	\$ 1,614,241.93	3.81%	\$ 4,223.08
		Subtotal	\$ 42,339,108.94	100.00%	\$ 110,764.88
In transit	\$ -	Building Fund (004/1913/9021)	\$ 2,839,677.46		\$ (164.41)
Bank error	\$ -	TOTALS	\$ 45,178,786.40		\$ 110,600.47
Total Adjustments	\$ (124,563.34)				
Total Bank Balance	\$ 45,289,386.87				
FINSUMM	\$ 45,289,386.87				
CLEARANCE AMT	\$ -				
A/P OUTSTANDING CHECKS	\$ 124,475.70				
A/P LIABILITIES	\$ 87.64				
RETURN ACH PAYMENT	\$ -				
TOTAL	\$ 124,563.34				
ACH IN TRANSIT					
PAYROLL OUTSTANDING CHECKS					
TOTAL	\$ -				

Regular Meeting (Wednesday, April 16, 2025)

1. Opening Items
 - A. Pledge of Allegiance

Mr. Dosen called the meeting to order at 6:00 p.m.

Present: Mrs. Galek, Mrs. Kramer, Absent, Mrs. Kwiatkowski, Ms. O'Mara, Mr. Dosen
-Mrs. Kramer arrived at 6:04 p.m.

Recognition

President's Announcements

Board Areas of Responsibility

Superintendent's Communications

Treasurer's Communications

Community Communications

Resolution 2025-40 - Consent Agenda

Resolution 2025-41 - Superintendent's Recommendations

Resolution 2025-42 - Superintendent's Recommendations

Resolution 2025-43 - Superintendent's Recommendations

Resolution 2025-44 - Superintendent's Recommendations

Resolution 2025-45 - Superintendent's Recommendations

Resolution 2025-46 - Superintendent's Recommendations

Resolution 2025-47 - Superintendent's Recommendations

Resolution 2025-48 - Superintendent's Recommendations

Resolution 2025-49 - Superintendent's Recommendations

Resolution 2025-50 - Superintendent's Recommendations

Resolution 2025-51 - Treasurer's Recommendations

Resolution 2025-52 - Treasurer's Recommendations

Resolution 2025-53 - Treasurer's Recommendations

Announcement of Meetings

Adjournment

2. Recognition
 - A. Student Recognition
3. President's Announcements
4. Board Areas of Responsibility
5. Superintendent's Communications
 - A. Announcements and Presentations
6. Treasurer's Communications
 - A. Monthly CFO Report
 - B. Cash Position and Annual Spending Plan Reports
7. Community Communications
 - A. Hearing of the Public

8. Consent Agenda

Motion by Mrs. Kwiatkowski, seconded by Mrs. Kramer to adopt Resolution 2025-40 as follows:

- A. Certified Recommendations
- B. Classified Recommendations
- C. Check Register and Bank Reconciliation
- D. Donations
- E. Minutes

ROLL CALL: Mrs. Galek, yes; Mrs. Kramer, yes; Mrs. Kwiatkowski, yes; Ms. O'Mara, yes; Mr. Dosen, yes
The President declared Resolution 2025-40 adopted.

9. Superintendent's Recommendations

Motion by Mrs. Kwiatkowski, seconded by Mrs. Kramer to adopt Resolution 2025-41 as follows:

- A. Revised Board Policy ~ First Reading
- B. Revised Board Policy

ROLL CALL: Mrs. Galek, yes; Mrs. Kramer, yes; Mrs. Kwiatkowski, yes; Ms. O'Mara, yes; Mr. Dosen, yes
The President declared Resolution 2025-41 adopted.

Motion by Mrs. Kwiatkowski, seconded by Mrs. Kramer to adopt Resolution 2025-42 as follows:

C. Administrative Guideline and Form Revisions

ROLL CALL: Mrs. Galek, yes; Mrs. Kramer, yes; Mrs. Kwiatkowski, yes; Ms. O'Mara, yes; Mr. Dosen, yes
The President declared Resolution 2025-42 adopted.

Motion by Mrs. Kwiatkowski, seconded by Mrs. Kramer to adopt Resolution 2025-43 as follows:

D. Revised Board Policy ~ Final Reading

ROLL CALL: Mrs. Galek, yes; Mrs. Kramer, yes; Mrs. Kwiatkowski, yes; Ms. O'Mara, yes; Mr. Dosen, yes
The President declared Resolution 2025-43 adopted.

Motion by Mrs. Kwiatkowski, seconded by Mrs. Kramer to adopt Resolution 2025-44 as follows:

E. High School Textbook Adoption

ROLL CALL: Mrs. Galek, yes; Mrs. Kramer, yes; Mrs. Kwiatkowski, yes; Ms. O'Mara, yes; Mr. Dosen, yes
The President declared Resolution 2025-44 adopted.

Motion by Mrs. Kwiatkowski, seconded by Mrs. Kramer to adopt Resolution 2025-45 as follows:

F. High School Robotics Team Trip Proposal

ROLL CALL: Mrs. Galek, yes; Mrs. Kramer, yes; Mrs. Kwiatkowski, yes; Ms. O'Mara, yes; Mr. Dosen, yes
The President declared Resolution 2025-45 adopted.

Motion by Mrs. Kwiatkowski, seconded by Mrs. Kramer to adopt Resolution 2025-46 as follows:

G. Middle School Robotics Team Trip Proposal

ROLL CALL: Mrs. Galek, yes; Mrs. Kramer, yes; Mrs. Kwiatkowski, yes; Ms. O'Mara, yes; Mr. Dosen, yes
The President declared Resolution 2025-46 adopted.

Motion by Mrs. Kwiatkowski, seconded by Mrs. Kramer to adopt Resolution 2025-47 as follows:

H. TLC Pupil Transportation Agreement

ROLL CALL: Mrs. Galek, yes; Mrs. Kramer, yes; Mrs. Kwiatkowski, yes; Ms. O'Mara, yes; Mr. Dosen, yes
The President declared Resolution 2025-47 adopted.

Motion by Mrs. Kwiatkowski, seconded by Mrs. Kramer to adopt Resolution 2025-48 as follows:

I. SR Trans Transportation Agreement

ROLL CALL: Mrs. Galek, yes; Mrs. Kramer, yes; Mrs. Kwiatkowski, yes; Ms. O'Mara, yes; Mr. Dosen, yes
The President declared Resolution 2025-48 adopted.

Motion by Mrs. Kwiatkowski, seconded by Mrs. Kramer to adopt Resolution 2025-49 as follows:

J. Education Alternative Agreement

ROLL CALL: Mrs. Galek, yes; Mrs. Kramer, yes; Mrs. Kwiatkowski, yes; Ms. O'Mara, yes; Mr. Dosen, yes
The President declared Resolution 2025-49 adopted.

Motion by Mrs. Kwiatkowski, seconded by Mrs. Kramer to adopt Resolution 2025-50 as follows:

K. Suburban School Transportation Agreement

ROLL CALL: Mrs. Galek, yes; Mrs. Kramer, yes; Mrs. Kwiatkowski, yes; Ms. O'Mara, yes; Mr. Dosen, yes
The President declared Resolution 2025-50 adopted.

10. Treasurer's Recommendations

Motion by Mrs. Kwiatkowski, seconded by Mrs. Kramer to adopt Resolution 2025-51 as follows:

A. Tax Rate Resolution

ROLL CALL: Mrs. Galek, yes; Mrs. Kramer, yes; Mrs. Kwiatkowski, yes; Ms. O'Mara, yes; Mr. Dosen, yes
The President declared Resolution 2025-51 adopted.

Motion by Mrs. Kwiatkowski, seconded by Mrs. Kramer to adopt Resolution 2025-52 as follows:

B. Voucher Joinder Resolution

ROLL CALL: Mrs. Galek, yes; Mrs. Kramer, yes; Mrs. Kwiatkowski, yes; Ms. O'Mara, yes; Mr. Dosen, No
The President declared Resolution 2025-52 adopted.

Motion by Mrs. Kwiatkowski, seconded by Mrs. Kramer to adopt Resolution 2025-53 as follows:

C. Asset Disposal

ROLL CALL: Mrs. Galek, yes; Mrs. Kramer, yes; Mrs. Kwiatkowski, yes; Ms. O'Mara, yes; Mr. Dosen, yes
The President declared Resolution 2025-53 adopted.

11. Closing Items

A. Announcement of Meetings

Organizational Meeting - Wednesday, May 28, 2025 at 6:00 p.m.

B. Adjournment

Motion by Mrs. Kwiatkowski, seconded by Mrs. Kramer to adjourn the Regular Meeting at 7:25 p.m.

ROLL CALL: Mrs. Galek, yes; Mrs. Kramer, yes; Mrs. Kwiatkowski, yes; Ms. O'Mara, yes; Mr. Dosen, yes

Motion carried.

Meeting Summary:

The Brecksville Broadview Heights City School District Board of Education met on April 16, 2025, at the High School Auditorium. The meeting commenced with the Pledge of Allegiance and roll call, noting one member, Ellen Kramer, would be arriving a few minutes late. A significant portion of the meeting was dedicated to recognizing outstanding student achievements. The Robotics Team 2011 was lauded for securing their fourth consecutive state title, winning across all categories, and preparing for the World Championship. The Gymnastics team received accolades for their 22nd straight state championship win, with several individuals highlighted for their state-level accomplishments. The Wrestling team was recognized for finishing third in state duals, ranking 24th nationally, and setting a school record with ten state place winners. Swimming and Diving athletes were also honored, including para-swimmer Lucas Culotta for his multiple state championship titles, Broc Rousseau for achieving the highest state diving placement in school history for boys, and Rachel Kirin for winning the state diving championship while also being part of the state champion gymnastics team. Board members expressed profound pride in the students, coaches (many of whom are also teachers), and parents, acknowledging the exceptional level of success across the district's programs.

Following recognitions, the Board reviewed updates across various areas. Legislative concerns included the potential end of the Fair School Funding Plan and a new proposal capping district carryover balances, which could negatively impact finances and increase reliance on local levies. Updates from the Cuyahoga Valley Career Center highlighted student competitions and program name changes. Curriculum updates noted the completion of elementary OST testing, administrator attendance at an AI conference, and the transparent process for adopting new high school textbooks for AP Human Geography and American History. The Finance committee reported a successful state audit. Various board policies underwent review, including first and final readings concerning Title VI compliance and administrative guidelines. The BBH Schools Foundation announced upcoming senior awards and staff grant opportunities. PSO activities included after-prom planning, a middle school book fair, and elementary school initiatives like the "Gifts and Goals" program and Earth Week. The Permanent Improvement committee discussed the Campus Master Plan, particularly the new entrance drive from the former Hilton site aimed at easing traffic, with completion expected by the end of the 2025 calendar year.

The Superintendent's report highlighted the new district website launch, clarified the timeline for the Hilton entrance project, and thanked students involved in the meeting's technical production. The Treasurer presented the March 2025 financial report, noting potentially lower-than-projected real estate tax collections due to increased delinquencies, though expenditures were tracking well. Significant concern was voiced regarding proposed state legislation limiting cash carryover balances, which could severely impact cash flow and limit investment earnings that help extend the levy cycle.

The consent agenda, including personnel recommendations, financial reports, donations, and minutes, was approved. Action items under the Superintendent's recommendations involved adopting revised board policies (including one under emergency status for Title VI compliance), approving administrative guidelines, adopting new high school textbooks, approving robotics team trips to the World Championships, and approving several transportation and educational placement agreements for students with special needs. Under the Treasurer's recommendations, the Board approved the annual tax rate resolution, voted 4-1 to join the "Vouchers Hurt Ohio" lawsuit challenging the state's voucher program expansion, and approved the disposal of surplus assets via public auction.

Finally, the Board announced the next regular meeting for May 28th, 2025, and adjourned the meeting.

In addition to written minutes, an audio or video recording is retained in BoardDocs.

Mark Dosen, President

Craig Yaniglos, Treasurer/CFO

Special Meeting (Monday, April 14, 2025)

1. Opening Items
 - A. Pledge of Allegiance

Mr. Dosen called the meeting to order at 5:00 p.m.

Present: Mrs. Galek, Mrs. Kramer, Mrs. Kwiatkowski, Ms. O'Mara, Mr. Dosen

2. Work Session
 - A. Permanent Improvement Update
 - B. Campus Master Plan Discussion
3. Announcement of Meetings
 - A. Regular Board Meeting ~ Wednesday, April 16, 2025 at 6:00 p.m.

4. Closing Items
 - A. Adjournment

Motion by Mrs. Kwiatkowski, seconded by Mrs. Kramer, to adjourn the Special Meeting at 7:00 p.m.

ROLL CALL: Mrs. Galek, yes; Mrs. Kramer, yes; Mrs. Kwiatkowski, yes; Mrs. O'Mara, yes; Mr. Dosen, yes

Motion carried.

In addition to written minutes, an audio or video recording is retained in BoardDocs.

Mark Dosen, President

Craig Yaniglos, Treasurer/CFO

Mikhail Siarheevich Akulich
Talah Alalao
Garrett Matson Alexander
Kate Elizabeth Angiocchi
Joseph Robert Jesse Antonucci
Frank Dominic Aquila III
Will Thomas Archacki
Sevara Aripdjanova
Mason J Artino
Ava Abbey Audino
Erika Lucille Banks
Bridget Ashley Barber
Kendall Marie Barrett
Bradley Trom Bartholomew
Allison Elizabeth Baszuk
Vincent Thomas Battaglia
Ella Rose Beach
Cassidy Pauline Benco
Camryn Marie Bibbo
Colton Michael Bilan
Sophia Kay Boland
Brittan Grace Borosh
Kendall Jean Brown
James E Bukach
Laina Christine Burant
Aidan Edward Butler
Avery Ellice Butler
Adyn Allen Minnor Cale
Neena Nichole Cale
Lauren Elizabeth Campbell
Sofia Camur
Leah Jade Canter
Adeline Laura Caputo
Gabriella Vincenzina Caputo
Maraya Carlton
Melani Isaly Cartagena
Samuel Nicholas Caspio
Sofia Petra Kear Castro
Philip Wilkes Chermonte
Joshua Joo-Ahn Choi
Henry Martin Churchin
Anna Chursina
Darrion John Clark

Keelin Veritae Clevenger
Lillian Donna Clifford
Brailey Jane Collard
Chloe Alysee Collazo
Kimberly Jewel Comben
Mallorie Lynn Comben
Makalyn Cook
Maria Christina Cornell
Connor John Corum
Amy Coyer-Westerberg
Lucas Edward Culotta
Chase Edward Cutri
Alexandra Marriott Czajkowski
Luca Michael Dasenbrook
Jillian Ruth Davis
Kathryn Mary Delahunty
James Edwin DeMoss
Ashden Ryley Dickey
Lyla Jane Doucette
Elizabeth Dranitsina
Ava Francesca Dress
Gracie Helen Dunbar
Marcus Alexander Durllesteanu
Aiden Blake Duvall
Noah Ray Alton Eckerman
Nathan Marshal Eddy
Tyler Harrison Edlind
Lindseymarie Eisentraut
Layan Mohamed Babiker Eltayieb
Amelia Shea Elting
Mason Patrick Ely
Parker Joseph Ely
Brandon Michael Emerick
Emily Marie Emerick
John Edward Englehart Jr
Graciella Susan Roby Escano
Jonathan William Favorite
John Anthony Fazioli
Lillith Moon Fenicottero
Abigail Ella Fening
Reagan Allison Augustyn Ference
Grace Mary Filmer
John Ryan Foley

Gabrielle Olivia Frank
Alex Yiming Fu
Marija Gagic
Filip Gajic
Nolan Robert Galvin
Brady Nicholas Ganley
Nathan Scott Garito
Kelissa Elizabeth Garten
Allison Anne Geduldig
Nicholas Daniel Gembus
Chloe Anne Grayson
Alyssa Johlie Guardado
Donald Charles Gunderman
Cadence Guo
Alden Solis Guzman
Harrison Gerald Haffner
Arianna Hall
Jesse Marie Hansen
Sharbel Pierre Harb
Katelyn Dawn Hasenohrl
Timothy Bruce Hawkins
Benjamin Walden Hegler
Arianna Joli Hernandez
Abigail Grace Hogle
Grace Elizabeth Hunt
Mohamad Ali Hussein
Hailey Elizabeth Ignatowski
Jermaine Nazir Ikner Jr
Ihor Ivasiuk
Addison Mackenzie Johnson
David Robert Johnston
Aiden Joshua Jones
Mallory Mae Joyce
James Bolt Judge
Albert Jiseong Jung
Alex Kaczorek
Allison Sierra Kaczorek
Shya Victoria Kail
Emma Katherine Kaplan
Ali Kassis
Rachel Marie Kelly
Colin William Kern
Natalie Elizabeth Kinscher

Cassidy Moran Klodnick
Noah Frank Knestrick
Brayden Mark Kobylinski
Alexander Cyrus Koch
Savannah Frances Koepke
Sean Thomas Kolis
Finn Konopa
D'Artagnan Edward Kosek
Kayla Lai Kosla
Mallorie Alyssa Kostyack
Alayne Grace Kraus
Gabriel William Krenisky
Alexis Claire Krzynowek
Aiden David Kucharski
Madison Ann Kurtyka
Jasmine Kutsar
Addison Chris Lahrmer
Morgan Olivia Lahrmer
Noah Harrison Lastoria
Ryder A. Lennon
Chase Ryan Lewicki
Noah Jacob Lewicki
Tyler Matthew Lewicki
Sadie Marcele Lewis
Eric Lin
Dawson Robert Lindberg
Nathaniel Edward Lindemeyer
Sophia Q Liu
Aubrey Joyce Ann Erica Lochner
Alyssa Nicole Logelin
Cameron James Logelin
Samuel Cosmo Lombardo III
David Josue Lopez
Mason Avery Lumpkin
Gabriella Noelle MacCord
Samantha Lynn Magalski
Ella Marie Mansfield
Veronica Ashley Marita
Steven Markovic
Dominic Anthony Marsh
Lillie Anna Marsh
Abigail Avery Martello
Lauren Grace Mayernik

Mari Carole McClaine
Rowan Avery McCray
Mallory Jean McCrodden
James McDermott
Markos Robert McDonald
Kennedi Rose McGuire
Riley William James McPherson
Emily Paige Melcher
Rebecca Nicole Middaugh
Elena Cristina Miinea
Isaac Nathaniel Mojica
Ethan Martin Moran
Hailey Lynn Morell
Hayden Moro
Brendan Joseph Morreale
Luke Alexander Mroczka
Adam Munshower
Abigail Elizabeth Nehez
Paige Neubeck
Catherine Elizabeth O'Connor
Philip Matthew Packard
Ethan Gregory Palgut
Stella Maria Panagiotou
Arynn Patricia Papa
Macarena Cancino Pareja
Izabelle Parrish
Michael John Patrick
Charles Wesley Pausche
Andrew Matthew Pavlyk
Rakshan Ranjan Peddapally
Ryan Joseph Peterman
Christina Marie Petkunas
Ava Elizabeth Petros
John Paul Piekarski
Kasaundra Anne Pindor
Eden August Piotrowski
Eric Christopher Pitts
Cayden Michael Pluhar
Jaxon Edward Polak
Noah Alexander Polman
Karmanveer Singh Pooni
Tyell D Porch
Sarah Ann Priest

David Gabriel Raab
Simon Angelo Raffin
Alexa Gabriel Ravagnani
Gianna Marie Ravagnani
Lilah Jade Reasor
Patrick J Redinger
Andrew William Reissig
Edwin Manuel Rios
Evan Rizzo
Isabella Clair Rizzo
Noah Roberts
William Eric Roderick
Keira Lynn Rossi
Gianna Elizabeth Roth
Broc Joseph Leon Rousseau
Yurii Rusinko
Amelie Russo
Gianna Nicole Russo
Jared Samuel Ryan
Kara Leona Sabo
Kiki Peniel Santana
Ethan Patrick Schlauch
James Arthur Schneider
Stephanie Schneider
Sydney Schnell
Meghan Maura Schuster
Jaxson Joseph Semik
Kara Lauren Seuffert
Landon Joseph Shaw
Lauren Anne Shivey
Bahaa Eldeen Mohamed Sidahmed
Luke Michael Skrovan
Daniel Joseph Skuza
Allan William Smith
Josiah Aaron Smith
Luke John Sokolowski
Skylar Mae Speeth
Olivia Grace Spillman
Trevor Thomas Sponseller
Julia Victoria Stephan
Ryan Joseph Stewart
Dawson Elliot Still
Simon Alexander Still

Ian Michael Stout
Benjamin David Strand
Carly Amelia Strmac
Karis Eun Sung
Tian Rui Tank
Lindsay Grace Tayfel
Madison Paige Tayfel
Max Christian Taylor
Eric Nathan Thiel
Nicholas Michael Thompson
Savannah Marie Thompson
Jared Randall Thornton Jr.
Liane Paula Tichy
Djordje Tintor
Zachary Mitchell Toghill
Harrison Toth
Matthew Toth
Ruby Alta Toth
Aidan James Tuskan
Douglas Stephen Tytko
Cameron Alexis Usrey
Xavier Raymond Vargas
Antonia Gabriela Vasile
Vadym Ivan Vasylyna
Daniela Veljkovic
Sophia Grace Venesile
Joseph Robert Vojta
Dmytro Bogdanovych Vons
Sophia Mariana Walp
Cole Joseph Watts
Brooke Marie Weber
Demetra Christina Wendland
Amanda Karen Wolf
Luke Gabriel Wunderle
Joseph Michael Wyban
Nicola Ferrazzano Yaussy
Evan Anthony Yetsky
Frank Mao Yin
Camille Yu
Elva Yu
Corrina Kang Ting Yuan
Ethan Grey Zeitler
Alexis Danielle Zelinsky

Jessica Ruth Zenir
Kevin Zhang
Lilah Michelle Zlojutro
Aiden Michael Zumwalt
Kaitlyn Grace Rohwer

MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding (“MOU”) is between the Brecksville-Broadview Heights City School District Board of Education (“Board” or “District”) and the Brecksville-Broadview Heights Education Association, affiliated with the Ohio Education Association and the National Education Association (“B.E.A.” or “Association”).

WHEREAS, there is a negotiated agreement in effect between the Board and Association from July 1, 2024, through June 30, 2027 (“CBA”); and

WHEREAS, the CBA includes Section 35.F., Payroll Practices, Resignation, which, in part, addresses early notice by February 1 for resignation/retirement as it relates to stretch pay and benefits through the summer following such resignation/retirement; and

WHEREAS, for the 2024-2025 school year only, the Parties jointly seek to extend the February 1 deadline for resignation/retirement notice in Section 35.F., to account for the recent changes in the State Teachers Retirement System (STRS); specifically, effective June 1, 2025, retirement eligibility requirements under STRS’s Defined Benefit Plan have been lowered to 32 years for an unreduced benefit and to 27 years for a reduced benefit.

NOW THEREFORE the Parties hereby agree as follows:

1. Effective upon execution of this MOU by all Parties, the Parties agree that for the 2025-2026 school year only, Section 35.F. shall be applied as follows for bargaining unit members who are newly eligible to retire through STRS at 32 years of service for an unreduced benefit, or at 27 years for a reduced benefit. After the 2024-2025 school year, Section 35.F. shall remain as the current contract language without the following highlighted changes:

F. Resignation

When a MBU resigns due to retirement or for any other reason either during a school year or at the end of a school year, the MBU shall receive any compensation owed to him/her in a lump-sum payment the first pay period following his/her resignation date. Health insurance benefit and life insurance will be discontinued on the resignation date.

For MBU who provide an irrevocable resignation/retirement letter for the **2025-2026 school year by May 23, 2025**, and for MBU subject to a reduction in force, the MBU will continue to receive summer compensation (“stretch pay”) and summer medical/prescription/dental insurance through the last paycheck of the current school year.

2. The Parties agree that this MOU is not precedent setting and that this document will not be introduced in any subsequent action as between them, except to enforce the specific terms set forth herein, nor shall it serve to alter the current collective bargaining agreement between the Board and Association in any manner other than specified herein.

**BRECKSVILLE-BROADVIEW
HEIGHTS CITY SCHOOL DISTRICT
BOARD OF EDUCATION**

By: _____

Title: _____

Date: _____

**BRECKSVILLE-BROADVIEW
HEIGHTS EDUCATION ASSOCIATION**

By: _____

Title: _____

Date: _____

May 12, 2025

Brian Koss
Facilities & Safety Coordinator
Brecksville-Broadview Heights City Schools
6638 Mill Road
Brecksville, Ohio 44141

Via Email: kossb@bbhcsd.org

**Re: Bid Summary and Recommendations
Brecksville-Broadview Heights High School/Middle School Campus/Elementary
School/TMC/Board Office
2025 Repair/Replacement of Asphalt Pavement and Paint Striping Project**

Dear Mr. Koss:

On Friday, April 11, 2025, two (2) proposals were received for the above-mentioned project. The proposals were opened and publicly read aloud at 12:00PM EST. A complete Proposal Tabulation is attached.

The low bidder, Ohio Paving and Construction, is 17% under the base bid estimate with a bid of \$186,352.60.

There were no alternates included with this contract.

Behnke has reviewed the bid from Ohio Paving and Construction and has found one exception. The Unit Price for Additional Scope Item #3, Fabric, should be \$.61 in lieu of \$5.50.

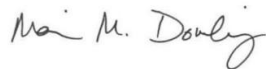
The recommended total project award is \$251,352.60 which includes a \$65,000 contingency for unforeseen conditions and additional scope as agreed upon.

Behnke has completed work with Ohio Paving & Construction. Most recently on the All-Persons Trail in Memorial Park located in North Royalton and Phase 2 of Asphalt Pavement repair for Brecksville-Broadview Heights Schools in 2024. We were pleased with the quality of their work.

If you have any questions or require further information, please feel free to contact me.

Sincerely,

BEHNKE ASSOCIATES, INC.



Marie M. Dowling, ASLA, LEED-AP

REPAIR / REPLACEMENT OF ASPHALT PAVEMENT AND PAINT STRIPING
BRECKSVILLE-BROADVIEW HEIGHTS

DOCUMENT 004113 - PROPOSAL FORM - STIPULATED SUM (SINGLE-PRIME CONTRACT)

1.1 BID INFORMATION

- A. Bidder: Ohio Paving & Construction Co., Inc.
- B. Project Name: Repair/Replacement of Asphalt Pavement and Paint Striping.
- C. Project Locations: Brecksville-Broadview Heights High School and Middle School, 6380 Mill Rd, Broadview Heights, Ohio 44147, Elementary School at 3500 Oaks Rd., Brecksville, Ohio, TMC at 9175 Market Place West, and the Board of Education Office at 6638 Mill Rd., Brecksville, OH.
- D. Owner: Brecksville-Broadview Heights City Schools.
- E. Landscape Architect: Behnke Landscape Architecture.

1.2 See Attached. - FORM OF PROPOSAL

- A. Base Bid, Single-Prime (All Trades) Contract, including Allowances: The undersigned Bidder, having carefully examined the Procurement and Contracting Requirements, Conditions of the Contract, Drawings, Specifications, and all subsequent Addenda, as prepared by Behnke Landscape Architecture and the Architect's consultants, having visited the site, and being familiar with all conditions and requirements of the Work, hereby agrees to furnish all material, labor, equipment and services, including all scheduled allowances, necessary to complete the construction of the above-named project, according to the requirements of the Procurement and Contracting Documents, for the stipulated sum of:

One hundred eighty six thousand, three hundred fifty two & 60/100 Dollars (\$ 186,352.60).

1.3 ACKNOWLEDGEMENT OF ADDENDA

- A. The undersigned Bidder acknowledges receipt of and use of the following Addenda in the preparation of this Bid:
 - 1. Addendum No. 1, dated _____.
 - 2. Addendum No. 2, dated _____.
 - 3. Addendum No. 3, dated _____.
 - 4. Addendum No. 4, dated _____.

REPAIR / REPLACEMENT OF ASPHALT PAVEMENT AND PAINT STRIPING
BRECKSVILLE-BROADVIEW HEIGHTS

1.4 SUBMISSION OF BID

- A. Respectfully submitted this 11th day of April, 2021.25
- B. Submitted By: Ohio Paving & Construction Co., Inc. (Name of bidding firm or corporation).
- C. Authorized Signature:  (Handwritten signature).
- D. Signed By: John DeLillo (Type or print name).
- E. Title: President (Owner/Partner/President/Vice President).
- F. Witnessed By:  (Handwritten signature).
- G. Attest:  (Handwritten signature).
- H. By: John DeLillo (Type or print name).
- I. Title: President/Secretary (Corporate Secretary or Assistant Secretary).
- J. Street Address: 38220 Willoughby Parkway.
- K. City, State, Zip: Willoughby, Ohio 44094.
- L. Phone: 440-975-8929.
- M. License No.: N/A.
- N. Federal ID No.: 34-1708850 (Affix Corporate Seal Here).

1.5 BID GUARANTEE

- A. The undersigned Bidder agrees to execute a contract for this Work in the above amount and to furnish surety as specified within 10 (ten) days after a Notice of Award, if offered within 60 (sixty) days after receipt of bids.
- B. In the event Owner does not offer Notice of Award within the time limits stated above, Owner will return to the undersigned the cash, cashier's check, certified check, U.S. money order, or bid bond.

1.6 TIME OF COMPLETION

- A. The undersigned Bidder proposes and agrees hereby to commence the Work of the Contract Documents on a date specified in a written Notice to Proceed to be issued by Architect, and shall fully complete the Work by AUGUST 25, 2025.

REPAIR / REPLACEMENT OF ASPHALT PAVEMENT AND PAINT STRIPING
BRECKSVILLE-BROADVIEW HEIGHTS

1.7 BID SUPPLEMENTS

A. The following supplements are a part of this Bid Form and are attached hereto.

1. Bid Form Supplement - Bid Bond Form (AIA Document A310-2010).

1.8 CONTRACTOR'S LICENSE

A. The undersigned further states that it is a duly licensed contractor, for the type of work proposed, in the City of Broadview Heights, and that all fees, permits, etc., pursuant to submitting this proposal have been paid in full.

END OF DOCUMENT 004113

BBHSD PAVEMENT IMPROVEMENTS - 2025

SECTION 00 42 13

SCHEDULE OF ITEMS

Each Bidder shall be required to submit Unit Prices for each of the items on the Unit Price List. Unit prices as indicated on the Unit Price List are for furnished and installed work and shall govern for all additions to or deductions from the work. These unit prices shall include all overhead, profit, general conditions, as well as cost of labor and material. Unit prices shall remain valid until a Certificate of Substantial Completion has been issued. Unit prices are to be net for work in place and are to include all incidental items. **QUANTITIES ARE FOR CONTRACTOR CONVENIENCE ONLY. CONTRACTOR WILL BE RESPONSIBLE FOR VERIFYING QUANTITIES.**

BASE BIDS

ITEM	QUANTITY	UNIT	UNIT PRICE	TOTAL
TMC PAVEMENT REPAIR PER SH L 2.0				
1 2" Plane and Fill per Details Sh L 6.0	9,200	sy	\$15.14	\$139,288.00
2 Utility Adjustmet	1	ea	\$400.00	\$400.00
3 Joint Sealant	250	lf	\$0.50	\$125.00
4 Paint Striping - Replicate existing.	1	ls	\$1,800.00	\$1,800.00
			TOTAL TCM	\$141,613.00
MIDDLE SCHOOL PAVEMENT REPAIR - PER SH L 3.0				
5 2" Plane and Fill Per Details Sh L6.0	1,140	sy	\$15.14	\$17,259.60
6 Gutter/Joint Sealant	1,760	lf	\$0.50	\$880.00
7 Paint Striping - Replicate existing.	1	ls	\$700.00	\$700.00
			TOTAL MIDDLE SCHOOL	\$18,839.60
HIGH SCHOOL/MIDDLE SCHOOL/BOARD OFFICE PAINT STRIPING				
8 All per Sh L 4.0	1	ls	\$18,000.00	\$18,000.00
			TOTAL HIGH SCHOOL/MIDDLE SCHOOL PAINT STRIPING	\$18,000.00
ELEMENTARY SCHOOL CAMPUS PAINT STRIPING - Per SH L 5.0				
9 All per Sh L5.0	1	ls	\$7,200.00	\$7,200.00
			TOTAL ELEMENTARY SCHOOL CAMPUS PAINT STRIPING	\$7,200.00
TMC PARKING LOT PAINT STRIPING - Per SH L 2.0				
10 All per Sh L2.0	1	ls	\$700.00	\$700.00
			TOTAL ELEMENTARY SCHOOL CAMPUS PAINT STRIPING	\$700.00
			TOTAL BASE BID ITEMS 1-10	\$186,352.60

UNIT PRICES FOR ADDITIONAL SCOPE

1 Type I Crack Seal Per Det #1	lf	\$1.00
2 Pot Hole Repair Per Det #2	sf	\$6.00
3 Fabric Per Det #1	sf	\$5.50
4 Full Depth Pavement Replacement Per Det #3	sf	\$25.00

OHIO PAVING & CONSTRUCTION

Capability Statement

Ohio Paving & Construction Co., Inc. specializes in federal, public and commercial horizontal construction. We handle it all, from site preparation, site utilities, asphalt paving and maintenance to concrete demolition. Complete turnkey packages are available, from design to turnover, or we'll build to specification. Our top executives, project managers and site superintendents, foremen and laborers all focus on safety, quality control, attention to detail, open communication and careful process planning. *Let us work with you to provide a service and final product that exceeds expectations.*

OFFICE LOCATIONS

Headquarters: Willoughby, Ohio
Other: Columbus, Ohio

POINT OF CONTACT

John DeLillo / President
 440-975-8929
 john@ohiopaving.com

Mike Prinic / GM
 440-975-8929
 mprinic@ohiopaving.com

BONDING CAPACITY

\$20 million per project
 \$30 million aggregate

COMPANY SNAPSHOT

ODOT Certified
 EEO Compliant
 Drug Free Safety Program
 SBA Certified Small Business

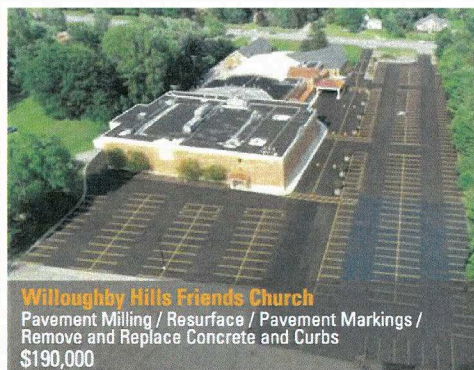
NAICS CODES

236115 237310 238190 238290
 236116 237990 238210 238990
 236210 238150 238220 238120
 236220

FEDERAL ID: 34-1708850

DUNS: 164994720

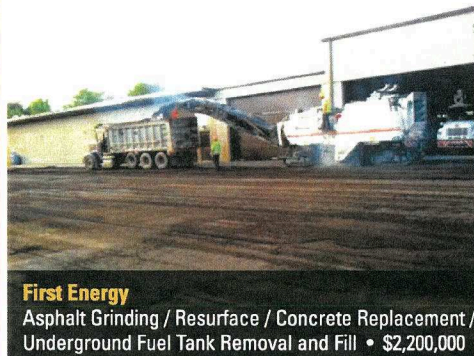
CAGE CODE: 5AAE8



Willoughby Hills Friends Church
 Pavement Milling / Resurface / Pavement Markings /
 Remove and Replace Concrete and Curbs
 \$190,000



St. Gabriel Church
 Pavement milling 3.75" / Pavement Fabric / Binder and Surface
 Asphalt / Under drain / Catch basin Installation / Concrete & Curb
 \$499,000



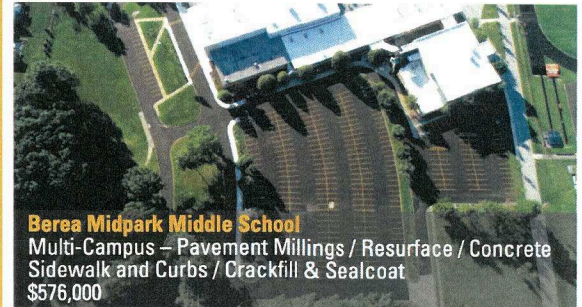
First Energy
 Asphalt Grinding / Resurface / Concrete Replacement /
 Underground Fuel Tank Removal and Fill • \$2,200,000



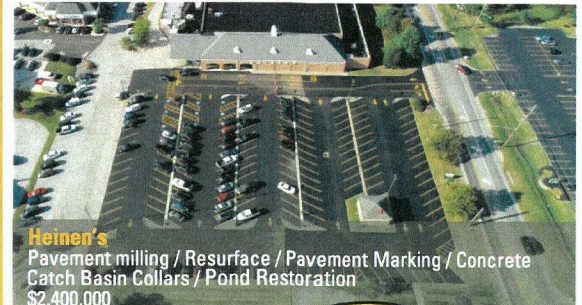
Nestle USA
 Asphalt & Concrete Paving Demolition / Site Work / Lighting /
 Retaining Wall / Utilities - Storm Drainage • \$821,484



Millcreek Office Building
 Parking lot expansion / Excavation / Aggregate / New Paving / Sidewalk & Curb /
 Site Lighting / Storm Water System / Detention Pond
 \$1,415,000



Berea Midpark Middle School
 Multi-Campus - Pavement Millings / Resurface / Concrete
 Sidewalk and Curbs / Crackfill & Sealcoat
 \$576,000



Heinen's
 Pavement milling / Resurface / Pavement Marking / Concrete
 Catch Basin Collars / Pond Restoration
 \$2,400,000



38220 Willoughby Parkway | Willoughby, Ohio 44094 | (440) 975-8929
www.ohiopaving.com





Ohio Paving & Construction Co., Inc.

38220 Willoughby Parkway · Willoughby, OH 44094

Phone: (440) 975.8929

EXPERIENCE RECORD

Walmart Middlefield

\$2,623,294.66

Middlefield, Ohio

Owner: Walmart U.S. Inc.

Engineer: OPC Contracting Inc.

John Otte - 614.450.0200

Contract Complete: Ongoing. To be completed in 2024

Scope: Full Depth Milling, aggregate installation, paving, signage, pavement markings

Mentor Facilities Paving

\$109,605.19

Mentor, Ohio

Owner: City of Mentor

Contact: Lorne Vernon - 440.974.5781

Contract Complete: October 2023

Scope: Asphalt milling, excavation, full depth asphalt repairs, pavement markings.

Lincoln Electric

\$542,424.27

Euclid, Ohio

Owner: Lincoln Electric

Contact: Richard Van - 216.383.2699

Contract Complete: September 2023

Scope: Pulverize base, excavation, cement stabilization, aggregate base, new paving, guardrail, traffic signage, pavement markings

Home Depot

\$438,241.10

Cleveland Heights, Ohio

Owner: Home Depot LPB LLC

Contact: Dr. Loenard Berger - 410.430.0796

Contract Complete: August 2023

Scope: Concrete curb, asphalt milling resurface, loop detectors, pavement markings

Osborne Park

\$164,981.31

Willoughby, Ohio

Owner: City Of Willoughby

Engineer: CT Consultants

Andrew Lubonovic - 440.742.2394

Contract Complete: October 2022

Scope: Asphalt milling, repairs, new paving, joint adhesive, chipseal, pavement markings.

INEOS | KOH - South Plant

\$358,305.11

Ashtabula, Ohio

Owner: INEOS Pigments

Contact: Eric Skinner - 440.994.1473

Contract Complete: December 2023

Scope: Mill/pave, full depth repair, aggregate installation, concrete replacement, pavement markings

Swine Creek Asphalt Improvements

\$192,778.90

Middlefield, Ohio

Owner: Geauga Park District

Contact: Amanda Krakower - 216.390.4097

Contract Complete: September 2023

Scope: Milling, new paving, chip sealing, full depth asphalt repairs, pavement markings.

Painesville Township Park

\$315,164.01

Painesville, Ohio

Owner: Lake Metroparks

Contact: Tim Lane - 440.639.7275

Contract Complete: September 2023

Scope: Excavation, underdrain, concrete sidewalk, milling, new paving, traffic signage, bumper blocks landscape restoration, pavement markings

Mentor Public Library

\$185,376.00

Mentor, Ohio

Owner: City Of Mentor

Contact: Cheryl Kuonen - 440.255.8811

Contract Complete: August 2022

Scope: Excavation, stone, mill, pave, pavement markings

Berea City School District

\$576,254.87

Berea, Ohio

Owner: Berea City School District

Contact: Glen Ramage - 440.725.7749

Contract Complete: September 2021

Scope: Excavation, underdrain, concrete sidewalk, milling, new paving, sealcoat, crackfill, guardrail, landscape restoration, pavement markings

NON-COLLUSION AFFIDAVIT

STATE OF OHIO)
) SS
LAKE _____ COUNTY)

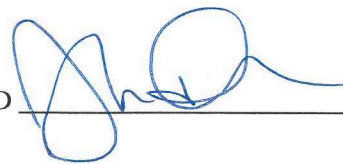
Bid identification Brecksville-Broadview Heights City School District - 2025 Pavement Improvement Project

Contractor, Ohio Paving & Construction Co., Inc. - John DeLillo, President

being first duly sworn, deposes and says that he is President

_____ (sole owner, a partner, president, secretary,
etc.) of Ohio Paving & Construction Co., Inc.

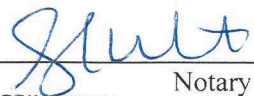
_____, the party making the foregoing bid; that such bid is not made in the interest of or on behalf of any undisclosed person, partnership, company, association, organization, or corporation; that such bid is genuine and not collusive or sham; that said bidder has not directly or indirectly induced or solicited any other bidder to put in a false or sham bid, and has not directly or indirectly colluded, conspired, connived, or agreed with any bidder or anyone else to put in a sham bid, or that anyone shall refrain from bidding; that said bidder has not in any manner, directly or indirectly, sought by agreement, communication or conference with anyone to fix the bid price of said bidder or of any other bidder, or to fix any overhead, profit, or cost element, of such bid price, or, of that of any other bidder, or to secure any advantage against the public body awarding the contract or anyone interested in the proposed contract; that all statements contained in such bid are true; and, further that said bidder has not, directly or indirectly, submitted his bid price or any breakdown thereof, or the contents thereof, or divulged information or data relative thereto, or paid and will not pay any fee in connection therewith, to any corporation, partnership, company, association, organization, bid depository, or to any member or agent thereof, or to any other individual except to such person or persons as have a partnership or other financial interest with said bidder in his general business.

SIGNED  John DeLillo
TITLE President

Subscribed and sworn to me before this 11th day of April, 2025.

(SEAL)



 Notary Public
APRIL WHITE
Notary Public
State of Ohio
My Comm. Expires
October 15, 2028



38220 Willoughby Parkway
Willoughby, Ohio 44094
www.ohiopaving.com

(440) 975-8929 • Office
(440) 975-9019 • Fax

Ohio Paving & Construction Co., Inc.

Subcontractor List

Brecksville-Broadview Heights City School District 2025 Pavement Improvement Project

Cleveland Line Striping, LLC
2974 Tall Tree Trail, Willoughby Hills, Ohio 44092

BID GUARANTY AND CONTRACT BOND
(SECTION 153.571 Ohio Revised Code)

KNOW ALL MEN BY THESE PRESENTS, that we, the undersigned Ohio Paving & Construction Co., Inc.

38220 Willoughby Parkway Willoughby, OH 44094

as principal and Western Surety Company

as sureties, are hereby held and firmly bound unto Brecksville-Broadview Heights School District
6380 Mills Road Brecksville, OH 44141

as obligee in the penal sum of the dollar amount of the bid submitted by the principal to the obligee on April 11, 2025 to undertake the project known as Brecksville-Broadview Heights City School District

2025 Pavement Improvement Project

The penal sum referred to herein shall be the dollar amount of the principal's bid to the obligee, incorporating any additive or deductive alternate proposals made by the principal on the date referred to above to the obligee, which are accepted by the obligee. In no case shall the penal sum exceed the amount of _____

(\$ _____) dollars.

(If the foregoing blank not filled in, the penal sum will be the full amount of the principal's bid, including alternates. Alternatively, if the blank is filled in, the amount stated must not be less than the full amount of the bid including alternates, in dollars and cents. A percentage is not acceptable.) For the payment of the penal sum well and truly to be made, we hereby jointly and severally bind ourselves, our heirs, executors, administrators, successors and assigns.

THE CONDITION OF THE ABOVE OBLIGATION IS SUCH, that whereas the above named principal has submitted a bid for the above referred project.

Now, therefore, if the obligee accepts the bid of the principal and the principal fails to enter into a proper contract in accordance with the bid, plans, details, specifications, and bills of material; and in the event the principal pays to the obligee the difference not to exceed ten percent of the penalty hereof between the amount specified in the bid and such larger amount for which the obligee may in good faith contract with the next lowest bidder to perform the work covered by the bid; or in the event the obligee does not award the contract to the next lowest bidder and resubmits the project for bidding, the principal pays to the obligee the difference not to exceed ten percent of the penalty hereof between the amount specified in the bid, or the costs, in connection with the resubmission, of printing new contract documents, required advertising, and printing and mailing notices to prospective bidders, whichever is less, then this obligation shall be void, otherwise to remain in full force and effect; if the obligee accepts the bid of the principal and the principal within ten days after the awarding of the contract enters into a proper contract in accordance with the bid, plans, details, specifications, and bills of material, which said contract is made a part of this bond the same as though set forth herein:

Now also, if the said principal shall well and faithfully do and perform the things agreed by the obligee to be done and performed according to the terms of said contract; and shall pay all lawful claims of subcontractors, materialmen, and laborers, for labor performed and materials furnished in the carrying forward, performing, or completing of said contract; we agreeing and assenting that this undertaking shall be for the benefit of any materialman or laborer having just claim, as well as for the obligee herein; then this obligation shall be void; otherwise the same to remain in full force and effect; it being expressly understood and agreed that the liability of the surety for any and all claims hereunder shall in no event exceed the penal amount of this obligation as herein stated.

The said surety hereby stipulates and agrees that no modifications, omissions, or additions, in or to the terms of said contract or in or to the plans or specifications therefor shall in any wise affect the obligations of said surety on its bond.

Signed this 11th day of April, 2025.

PRINCIPAL
Ohio Paving & Construction Co., Inc.

BY: John DeLillo

TITLE: President
SURETY: Western Surety Company

BY: Kristine M. Heinrich
Attorney-in-Fact



SURETY COMPANY ADDRESS:
151 N. Franklin Street
Street
Chicago, IL 60606
City State Zip

SURETY AGENT'S ADDRESS:
AssuredPartners of Ohio, LLC
3900 Kinross Lakes Parkway #300
Richfield, OH 44286

Western Surety Company

POWER OF ATTORNEY APPOINTING INDIVIDUAL ATTORNEY-IN-FACT

Know All Men By These Presents, That WESTERN SURETY COMPANY, a South Dakota corporation, is a duly organized and existing corporation having its principal office in the City of Sioux Falls, and State of South Dakota, and that it does by virtue of the signature and seal herein affixed hereby make, constitute and appoint

Kristine M. Heinrich, Individually

of Richfield, OH, its true and lawful Attorney(s)-in-Fact with full power and authority hereby conferred to sign, seal and execute for and on its behalf bonds, undertakings and other obligatory instruments of similar nature

- In Unlimited Amounts -

Surety Bond No: Bid Bond and Contract Bond
Principal: Ohio Paving & Construction Co., Inc.
Obligee: Brecksville-Broadview Heights School District

and to bind it thereby as fully and to the same extent as if such instruments were signed by a duly authorized officer of the corporation and all the acts of said Attorney, pursuant to the authority hereby given, are hereby ratified and confirmed.

This Power of Attorney is made and executed pursuant to and by authority of the Authorizing By-Laws and Resolutions printed at the bottom of this page, duly adopted, as indicated, by the shareholders of the corporation.

In Witness Whereof, WESTERN SURETY COMPANY has caused these presents to be signed by its Vice President and its corporate seal to be hereto affixed on this 10th day of January, 2024.



WESTERN SURETY COMPANY

Larry Kasten

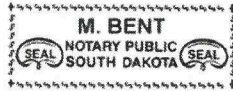
Larry Kasten, Vice President

State of South Dakota }
County of Minnehaha } ss

On this 10th day of January, 2024, before me personally came Larry Kasten, to me known, who, being by me duly sworn, did depose and say: that he resides in the City of Sioux Falls, State of South Dakota; that he is a Vice President of WESTERN SURETY COMPANY described in and which executed the above instrument; that he knows the seal of said corporation; that the seal affixed to the said instrument is such corporate seal; that it was so affixed pursuant to authority given by the Board of Directors of said corporation and that he signed his name thereto pursuant to like authority, and acknowledges same to be the act and deed of said corporation.

My commission expires

March 2, 2026



M. Bent

M. Bent, Notary Public

CERTIFICATE

I, Paula Kolsrud, Assistant Secretary of WESTERN SURETY COMPANY do hereby certify that the Power of Attorney hereinabove set forth is still in force, and further certify that the By-Law and Resolutions of the corporation printed below this certificate are still in force. In testimony whereof I have hereunto subscribed my name and affixed the seal of the said corporation this 11th day of April, 2025.



WESTERN SURETY COMPANY

Paula Kolsrud

Paula Kolsrud, Assistant Secretary

Authorizing By-Laws and Resolutions

ADOPTED BY THE SHAREHOLDERS OF WESTERN SURETY COMPANY

This Power of Attorney is made and executed pursuant to and by authority of the following By-Law duly adopted by the shareholders of the Company.

Section 7. All bonds, policies, undertakings, Powers of Attorney, or other obligations of the corporation shall be executed in the corporate name of the Company by the President, Secretary, and Assistant Secretary, Treasurer, or any Vice President, or by such other officers as the Board of Directors may authorize. The President, any Vice President, Secretary, any Assistant Secretary, or the Treasurer may appoint Attorneys in Fact or agents who shall have authority to issue bonds, policies, or undertakings in the name of the Company. The corporate seal is not necessary for the validity of any bonds, policies, undertakings, Powers of Attorney or other obligations of the corporation. The signature of any such officer and the corporate seal may be printed by facsimile.

This Power of Attorney is signed by Larry Kasten, Vice President, who has been authorized pursuant to the above Bylaw to execute power of attorneys on behalf of Western Surety Company.

This Power of Attorney may be signed by digital signature and sealed by a digital or otherwise electronic-formatted corporate seal under and by the authority of the following Resolution adopted by the Board of Directors of the Company by unanimous written consent dated the 27th day of April, 2022:

“RESOLVED: That it is in the best interest of the Company to periodically ratify and confirm any corporate documents signed by digital signatures and to ratify and confirm the use of a digital or otherwise electronic-formatted corporate seal, each to be considered the act and deed of the Company.”

Go to www.cnasurety.com > Owner / Obligee Services > Validate Bond Coverage, if you want to verify bond authenticity.

Office of Risk Assessment
50 West Town Street
Third Floor - Suite 300
Columbus, Ohio 43215
(614)644-2658
Fax(614)644-3256
www.insurance.ohio.gov

Ohio Department of Insurance

Mike DeWine - Governor

Judith French - Director

Certificate of Compliance



Issued 03/12/2025

Effective 04/02/2025

Expires 04/01/2026

I, Judith French, hereby certify that I am the Director of Insurance in the State of Ohio and have supervision of insurance business in said State and as such I hereby certify that

WESTERN SURETY COMPANY

of South Dakota is duly organized under the laws of this State and is authorized to transact the business of insurance under the following section(s) of the Ohio Revised Code:

Section 3929.01 (A)

Fidelity

Other Liability

Surety



WESTERN SURETY COMPANY certified in its annual statement to this Department as of December 31, 2024 that it has admitted assets in the amount of \$2,175,361,957, liabilities in the amount of \$692,885,257, and surplus of at least \$1,482,476,700.

IN WITNESS WHEREOF, I have hereunto subscribed my name and caused my seal to be affixed at Columbus, Ohio, this day and date.

Judith L. French

Judith French, Director



WESTERN SURETY COMPANY
Sioux Falls, South Dakota
Statement of Net Admitted Assets and Liabilities
December 31, 2024

ASSETS

Bonds		\$ 1,977,426,497
Stocks		14,281,828
Cash, cash equivalents, and short-term investments		55,103,010
Investment income due and accrued		17,819,818
Premiums and considerations		84,144,805
Amounts recoverable from reinsurers		(4,320,189)
Net deferred tax asset		18,694,198
Receivable from parent, subsidiaries, and affiliates		11,631,758
Other assets		580,232
Total Assets		\$ 2,175,361,957

LIABILITIES AND SURPLUS

Losses		\$ 264,641,145
Loss adjustment expense		56,935,932
Commissions payable, contingent commissions and other similar charges		13,946,448
Taxes, license and fees (excluding federal and foreign income taxes)		4,432,923
Federal and foreign income taxes payable		711,402
Unearned premiums		339,078,542
Advance premiums		6,415,557
Ceded reinsurance premiums payable (net of ceding commissions)		2,586,994
Amounts withheld or retained by company for account of others		3,710,405
Provision for reinsurance		387,964
Payable to parent, subsidiaries and affiliates		5,975
Other liabilities		31,970
Total Liabilities		\$ 692,885,257

Surplus Account:

Common stock		\$ 4,000,000
Gross paid in and contributed surplus		286,896,195
Unassigned funds		1,191,580,505
Surplus as regards policyholders		\$ 1,482,476,700
Total Liabilities and Capital		\$ 2,175,361,957

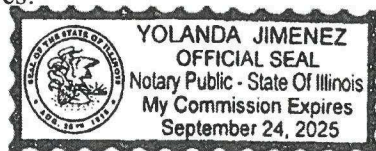
I, Julie Lee, Vice President of Western Surety Company hereby certify that the above is an accurate representation of the financial statement of the Company dated December 31, 2024, as filed with the various Insurance Departments and is a true and correct statement of the condition of Western Surety Company as of that date.

WESTERN SURETY COMPANY

By Julie Lee
Vice President, Accounting Policy & External Reporting

Subscribed and sworn to me this 13th day of March, 2025.

My commission expires:



By Yolanda Jimenez
Notary Public

Ohio Paving & Construction Co., Inc.
38220 Willoughby Parkway
Willoughby, Ohio 44094
440-975-8929

WV
WV
APR 11 2025 12:00

Brecksville-Broadview Heights City School District
Board of Education Offices
Attn: Treasurer or Designee
6638 Mill Road
Brecksville, Ohio 44141

Sealed Bid:
Brecksville-Broadview Heights
City School District
2025 Pavement Improvement Project
DUE: April 11, 2025, 12:00pm



Book	Policy Manual
Section	BOARD POLICIES UNDER CONSIDERATION
Title	Copy of LEGISLATIVE
Code	po0131
Status	
Adopted	July 23, 2007
Last Revised	November 19, 2018

0131 - **LEGISLATIVE**

The Board of Education shall make such rules and regulations as are necessary for its governance and the governance of its employees and students of its grounds or premises by adopting bylaws and policies for the organization and operation of this Board and this School District and shall be bound to follow such bylaws and policies. R.C. 3313.20

Those bylaws and policies which are not dictated by the statutes or rules of the State Board of Education or ordered by the Superintendent of Public Instruction or a court of competent authority may be adopted, amended, and repealed at any meeting of the Board, provided the proposed adoption, amendment, or repeal shall have been proposed at a previous Board meeting and, once proposed, shall have remained on the agenda of each succeeding Board meeting until approved or rejected and where compelling reasons exist, cause to suspend at any time the operation of a bylaw or policy herein contained, provided the suspension does not conflict with law, and such suspension shall terminate at the next meeting of the Board or at such earlier time as is specified in the motion to suspend.

These bylaws and policies may be adopted or amended at a single meeting of the Board in an emergency. An emergency shall be defined for purposes of this rule as any situation or set of circumstances which the Board has reason to believe will close the schools or jeopardize the safety or welfare of the students or employees of the District.

~~Any resolution adopted under emergency conditions shall expire automatically at the first public meeting of the Board following the abatement of the emergency unless the Board moves to adopt said resolution in final form.~~ Any resolution or policy adoption, amendment or suspension adopted under emergency circumstances shall be for an indefinite period of time unless otherwise stated by the Board.

Bylaws shall be adopted, amended, repealed, or suspended by (an affirmative vote of four (4) members) (a 4/5's vote of the full Board). Policies shall be adopted, amended, or repealed by (an affirmative vote of three (3) members) (a majority vote of the full Board).

The adoption, modification, repeal, or suspension of a Board bylaw or policy shall be recorded in the minutes of the Board. All bylaws and policies shall be printed in the Board policy manual. Any policy or part of a policy that is superseded by a term in a negotiated agreement shall no longer be in force and effect as a policy.

The Board may adopt, amend, or repeal rules of order for its own operation by simple resolution of the Board passed by a majority of those present and voting.



Safe. Reliable. Transport.

SMARTRIDE GLOBAL SERVICES LLC DBA SR TRANS

Contract to Provide Supplemental School (Van and Cab) transportation

To

BRECKSVILLE-BROADVIEW HEIGHTS CITY SCHOOL DISTRICT



© 2025

****SCHOOL TRANSPORTATION SERVICE CONTRACT****

****This Agreement**** is made and entered into as of the 03/25/2025, by and between ****Smartride Global Services LLC dba SR Trans,(Service Provider)**, with its principal office located at ****6709 Pearl Rd Parma Heights Oh 44130 and Brecksville - Broadview Heights City Schools, (School District)** with its principal office located at 6376 Mill Rd., Broadview Heights, OH 44147******

1. **Term of Agreement**

1.1. This Agreement shall commence on July 1,2025 and shall continue in full force until June 30th 2026, unless terminated earlier in accordance with the provisions of this Agreement.

1.2. This Agreement may be renewed upon mutual written agreement of both parties at least 90 days prior to the end of the school year.

2. **Scope of Services**

2.1. The Service Provider agrees to provide school transportation Van services for students of the School District, including pick-up and drop-off at designated locations, as well as transportation for field trips, sports events, and other school-related activities as specified by the School District.

2.2. The Service Provider shall provide a fleet of vehicles and drivers that meet all local, state, and federal regulations, including safety and licensing requirements. All drivers must be properly trained, licensed, and undergo background checks.

2.3. The Service Provider shall adhere to the routes and schedules as determined by the School District. Any changes to routes or schedules must be approved by the School District.

3. **Compensation**

3.1. The School District agrees to pay the Service Provider for services rendered in accordance with the fee schedule attached hereto as ****Exhibit A****. Payments shall be made on a ****[weekly]**** basis within 7 days of receiving an invoice from the Service Provider.

3.2. Any additional costs incurred due to changes in the scope of services, including but not limited to additional routes or extended hours, shall be billed separately and require prior approval from the School District.

4. **Responsibilities of the Service Provider**

4.1. The Service Provider shall comply with all applicable laws, regulations, and standards governing school transportation services.

4.2. The Service Provider shall ensure that all vehicles used in the provision of services are maintained in safe operating condition. Regular inspections and maintenance shall be conducted, and records of such shall be provided to the School District upon request.

4.3. The Service Provider shall maintain insurance coverage, including but not limited to liability insurance, workers' compensation, and vehicle insurance, in amounts satisfactory to the School District.

5. **Responsibilities of the School District**

5.1. The School District shall provide the Service Provider with a list of students requiring transportation, including pick-up and drop-off locations, contact information, and any special requirements.

5.2. The School District shall promptly communicate any changes in the transportation needs, including changes in the number of students, routes, or schedules.

6. **Termination**

6.1. Either party may terminate this Agreement for convenience with 90 days written notice to the other party.

6.2. Either party may terminate this Agreement immediately in the event of a material breach by the other party that is not cured within 30 days after written notice of such breach.

7. **Indemnification**

7.1. The Service Provider shall indemnify, defend, and hold harmless the School District, its officers, employees, and agents, from and against all claims, liabilities, damages, and expenses arising out of or related to the Service Provider's performance under this Agreement.

7.2. The School District shall indemnify, defend, and hold harmless the Service Provider, its officers, employees, and agents, from and against all claims, liabilities, damages, and expenses arising out of or related to the School District's actions under this Agreement.

8. **Dispute Resolution**

8.1. In the event of a dispute, the parties agree to first attempt to resolve the dispute through good faith negotiations.

8.2. If the dispute cannot be resolved through negotiation, the parties agree to submit the dispute to binding arbitration in accordance with the rules of Arbitration Body according to the laws of Ohio Arbitration

9. **Miscellaneous**

9.1. This Agreement may only be amended by a written document signed by both parties.

9.2. This Agreement shall be governed by and construed in accordance with the laws of the State of the State of Ohio

9.3. This Agreement constitutes the entire agreement between the parties and supersedes all prior agreements, understandings, and negotiations.

10. **Signatures**

The parties have executed this Agreement as of the day and year first written above.

****Smartride Global Services, LLC****

Authorized Signatory Name: Johnnievales Adeniyi

Title: C.F.O

Signature: Johnnievales

Date: 03/25/2025

****Brecksville - Broadview Heights City Schools****

Authorized Signatory Name: _____

Title: _____

Signature: _____

Date: _____

****Exhibit A** - **Fee Schedule****

- [Detailed Fee Structure] **As sent in Rate Sheet**



Safe. Reliable. Transport.

Smart Ride Transportation

6709 Pearl Road
Parma Heights, OH 44130
(440) 431-6191
www.srtrans.us

Contact:

Johnnie Wales
CEO
(631)992-2810
johnnie.wales@srtrans.us

2025 School Transportation Rates

7-Passenger Vans

Service	Daily Rate
Standard Route	\$150
Standard Route (Out of County)	\$50 Base Rate + \$1.99/mile from parma office
Standard Route w/ Monitor	\$250
Standard Route w/ Monitor (Out of County)	\$250 Base Rate + \$1.99/mile from parma office

Wheelchair Vans

Service	Daily Rate
Wheelchair Route	\$250
Wheelchair Route w/ Monitor	\$350
Wheelchair Route (Out of County)	\$70 Base Rate + \$1.99/mile from parma office
Wheelchair Route w/ Monitor (Out of County)	\$250 Base Rate + \$1.99/mile from parma office

School Bus & Special Trips

Service	Daily Rate
School Bus	\$550 (up to 4 hours)
Field Trips/ Athletic Trips	\$550 (up to 4 hours) *\$99 per hour after 4 hours

EDUCATIONAL SERVICE CENTER OF NORTHEAST OHIO
AGREEMENT FOR ADMISSION OF PUPILS PURSUANT TO OHIO REVISED CODE SECTION 3313.841

The Board of Education for (***Educating District***) _____ hereby enters into a contract for the admission of pupils to the Educational Service Center of Northeast Ohio for educational purposes for the school year of 2025-2026. The above-referenced Board of Education (“the Educating District”) hereby agrees to pay to the Educational Service Center of Northeast Ohio (“ESCNEO”) for each pupil an amount equal to the Program Cost per Enrollment Day as listed below.

In cases where the Educating District is not also the District of Residence, the Educating District acknowledges that it is solely responsible for paying to the ESCNEO the per pupil amount equal to the Program Cost as listed below, and is solely responsible for seeking reimbursement from the District of Residence as authorized by Ohio Revised Code Chapter 3323.

In cases where a pupil who receives services from a program listed below transfers to a different Educating District and continues his/her placement with Positive Education Program (PEP) following the transfer, the Educating District acknowledges that it is solely responsible for paying to the ESCNEO the per pupil amount equal to the program cost as listed below as soon as the Educating District receives evidence that the pupil is present in the district, is eligible for services, and a copy of the most recent applicable IEP as required by 34 CFR §300.323 and Ohio Administrative Code §3301-51-07(K)(5).

The Educating District also acknowledges that it is responsible for transporting each pupil, and for seeking reimbursement for transportation costs from the District of Residence as authorized by Ohio Revised Code Chapter 3323.

Positive Education Program Service	Rate per Enrollment Day
Chesnutt, Hopewell & Willow Creek (Maximum 192 billable days)	\$322
Phoenix (Maximum 192 billable days)	\$397
Prentiss Autism Center <ul style="list-style-type: none"> • Prentiss Location (Maximum 200 billable days) • Phoenix Location (Maximum 192 billable days) 	\$484
Home Instruction	\$322

Billing for services rendered will be on a monthly basis.

 (Signature) Superintendent of Educating District


 Date

 (Signature) Treasurer of Educating District

 Date

Educational Service Center of Northeast Ohio (ESCNEO)


We hereby agree to admit students from the aforementioned school district pursuant to the above-referenced provisions for the school year 2025-2026.



 (Signature) Superintendent of ESC of Northeast Ohio

May 1, 2025

 Date



 (Signature) Treasurer of ESC of Northeast Ohio

May 1, 2025

 Date



**AUDIOLOGY SERVICES CONTRACT
BETWEEN THE CLEVELAND HEARING AND SPEECH CENTER AND THE
BRECKSVILLE/BROADVIEW HEIGHTS SCHOOL DISTRICT
BOARD OF EDUCATION**

This Agreement is made on **April 7, 2025**, between the Brecksville/Broadview Heights School District Board of Education (“School District”), an Ohio governmental subdivision, located at 6638 Mill Road, Brecksville 44147, Ohio and The Cleveland Hearing and Speech Center (“Provider”), an Ohio nonprofit corporation, located at 6001 Euclid Avenue Suite 100, Cleveland, Ohio 44103.

WHEREAS, the School District is in need of audiology services for its students; and

WHEREAS, the Provider is in the business of providing such services;

NOW, THEREFORE, in consideration of the mutual promises contained in this Agreement, it is agreed as follows:

I. DESCRIPTION OF SERVICES

The Provider agrees to provide audiology services each week that students are in attendance during the regular school calendar year. Other days of consultation prior to and/or after the student school year may also be provided as agreed upon by the parties. The days of consultation will be scheduled in consideration of a time that is convenient to the School District, or its employees and agents.

The Provider will assign the same audiologist to provide services under this Agreement. However, a substitute audiologist may be selected by the Provider in the event the assigned audiologist is not available.

The audiology services provided may consist of classroom observation, consultation with staff, assistance with Individualized Education Plan (“IEP”) formulation, attendance at IEP meetings, hearing screenings, auditory processing evaluations, audiologic evaluations, selection and troubleshooting of equipment, and aural rehabilitation. See Exhibit A for a more detailed description of the available Educational Audiology services.

Some services require special instrumentation and must be completed at the Provider's Broadview Heights office located at:

**7000 Town Centre Drive, Suite 200
Broadview Heights, Ohio 44147
440-838-1477**

The Provider's attendance at mediation shall be included as a support service provided by this contract at no additional charge.

The parties acknowledge that in addition to the above-mentioned services, the following services may be requested at the rates listed below and, on the basis, specified herein:

- a. Half-day or day-long workshop or in-service training for School District's staff or other designated individuals at the rate of **\$114 (one hundred and fourteen dollars) per hour.**
- b. The educational audiology services of a licensed educational audiologist available to contracted districts at the rate of **\$114 (one hundred and fourteen dollars) per hour.**
- c. Due process hearings—Preparation of testimony at a due process hearing and testimony at a hearing shall be billed at the consultant's billing rate of **\$114 (one hundred and fourteen dollars) per hour.**

II. TERM OF AGREEMENT

This Agreement shall be effective **July 1, 2025 and continue until June 30, 2027**, or until earlier terminated by either party upon providing at least 30 days prior written notice to the other.

III. PRICING AND PAYMENT TERMS

The School District agrees to pay the Provider at the rate of **\$114 (one hundred and fourteen dollars) per billable hour** for audiology services.

The maximum billable amount per school year during the contract period is \$20,000.

The Provider will present an invoice to the School District each month for the prior month's services. Interest at the rate of 1 ½ percent per month will accrue on balances not paid within 30 days.

IV. MUTUAL COOPERATION

The parties agree to fully cooperate in the development of policies and procedures that are necessary to facilitate the provision of services contemplated under this Agreement.

V. REPORTING AND RECORDS

The Provider shall submit required reports in accordance with guidelines set forth by the School District. Reports will be the property of the School District.

The Provider shall maintain such records and accounts as are deemed necessary by the School District. These records will be made available upon demand by the School District or its agents, the Comptroller General of the United States, the Auditor of the State of Ohio, or their authorized representatives, and will be retained until permission to destroy them is granted by the School District.

VI. PUBLIC EMPLOYEE RETIREMENT SYSTEMS

The School District is responsible for determining the potential required eligibility for the Provider's employees and/or subcontractors that provide services to the School District under this Agreement in any of Ohio's public employee retirement systems (STRS, SERS, PERS, etc.). The School District will notify the Provider of any such eligibility.

The quoted pricing in this Agreement includes neither the employer's nor the employee's portion of potential public employee retirement system contributions that may be required with respect to services

performed under this Agreement. The School District agrees to be financially responsible for both employer and employee contributions to any public employee retirement system if any liability for such contributions exists. The amount of any contributions that the Provider makes to any public employee retirement system on behalf of its employees or subcontractors with respect to services performed under this Agreement will be billed back to the School District and shall be reimbursed by the School District to the Provider. These reimbursements will be in addition to any pricing caps described elsewhere in this Agreement.

VII. LIABILITY

The Provider agrees to defend, indemnify, and hold the School District harmless from and against all loss, cost, damage, liability, debt, or expense including attorney fees, auditing and accounting fees resulting from or in any way connected with the services which are subject of this Agreement, irrespective of the cause or causes of the loss, cost damage, liability or expense.

VIII. INSURANCE

Both parties maintain such professional and general liability insurance as is customary for the type and scope of services provided by their respective organizations. Certificates evidencing such insurance coverage shall be provided upon request.

IX. NON-SOLICITATION BY SCHOOL DISTRICT

The School District agrees that it will neither solicit directly nor respond to the solicitation from any employee or subcontractor of the Provider, or any former employee or subcontractor of the Provider who has performed audiology services for the School District under this Agreement, to perform audiology services directly for its students during the term of this Agreement and the six-month period following the termination of this Agreement.

X. STATUS OF PROVIDER

The status of the Provider under this Agreement is that of an independent contractor of the School District and not that of a subrecipient of federal funds.

XI. CIVIL RIGHTS

The Provider agrees that they will comply with Titles VI and VII of the Civil Rights Act of 1964 (P.L. 83-352), as amended.

No otherwise qualified person with disabilities shall, solely by reason of his or her disability, be excluded from the participation in, be denied the benefits, or be subjected to discrimination under any program or activity under this Agreement pursuant to 504 of the Rehabilitation Act of 1973 (P.L. 93-112, 45 CFR 10212, et seq.) and the Americans with Disabilities Act (29 U.S.C. Section 701, et seq.), as amended.

The Provider agrees that it will comply with the Age Discrimination in Employment Act of 1987, as amended (29 U.S.C. 621 et seq.).

XII. VIOLATIONS

The School District's undertakings set forth in this Agreement are contingent upon and subject to the Provider's explicit observance and adherence to the applicable law and regulations: Title 42 of the United States Code, as amended, Title 45 of the Code of Federal Regulations, and any other applicable statutes or regulations, federal or state, including but not limited to the policies of the applicable federal and state agencies. The Provider acknowledges that the School District shall, at its option, have the right to terminate or reduce its (the School District's) participation in all or any portion of this Agreement in the event of Provider's violation of applicable law and/or any provisions of this Agreement.

XIII. CONFLICT OF INTEREST

It is agreed between the parties that the Provider will adhere to any and all policies regarding conflicts of interest currently enforced by its Board of Directors.

XIV. MISCELLANEOUS

This Agreement is governed under the laws of the State of Ohio.

This Agreement is not assignable without written consent of both parties.

In the event any term or provision of this Agreement shall for any reason be held invalid, illegal, or unenforceable in any respect, such defect shall not affect any other provisions of this Agreement. The parties agree to carry out the spirit of the term or provision declared invalid, illegal, or unenforceable to the extent permitted by law.

This Agreement embodies the entire agreement between the parties with respect to its subject matter. There are no promises, terms, conditions, or obligations other than those contained in this written contract; and this Agreement supersedes all previous communications, representations, or agreements, either verbal or written, between the parties.

Agreed to by:

Name _____ Date _____
Board Representative
Brecksville/Broadview Heights School District Board of Education

Katrina Gagne

Katrina Gagne Date 4/9/2025
Director of Administration
The Cleveland Hearing & Speech Center

Exhibit A- Educational Audiology Services

Support for Teachers and Staff

- Teacher in-services for using assistive technology

Support for Students with Hearing Loss

- Self-advocacy training for students to maximize student's ownership of educational and future success
- Creation and management of support groups within district or with other local school districts, as feasible
- Evaluations for and participation in the ETR process
- Assistance in developing appropriate IEP/ 504 goals and participation in meetings
- Fulfillment of 504/IEP measurable objectives
- Evaluations for educationally based assistive technology needs
- Educational management of assistive technology including hearing aids, FM systems classroom amplification, cochlear implants, Bone Anchored Hearing Aids (BAHA), streaming accessories and computer/ smart board compatibility with such devices
- Basic repairs/ troubleshooting of personal devices when needed to support educational access

Support for Parents

- Communication to parent and clinical audiologist regarding child's IEP goals and assistive technology and any needed programming and mapping of personal devices

On and Off- Site Evaluations

- Hearing screenings or full hearing evaluations on-site at School District or at one of the Provider's clinical offices as needed
- Auditory Processing Evaluations on-site at School District or at one of the Provider's clinical offices as needed

Support for All Students

- Provide presentations on hearing and hearing loss
- Provide information on hearing protection

Equipment Management

- Organize and distribute district assistive technology
- Manage warranties, repairs and storage of assistive technology
- Make recommendations for new assistive technology as appropriate for student and district needs

Reporting

- Monthly billing including reporting of how time spent



CONSULTANT AGREEMENT

This Consultant Agreement (“Agreement”) is entered into this July 1, 2025 (the “Effective Date”) by and between Total Education Solutions (“TES”) and Brecksville-Broadview Heights City School District, with reference to the following facts:

A. TES engages in the business of provision of program and management services to for-profit and non-profit social service agencies.

B. TES will provide special education services, one on one assistant, therapeutic services as well as direct services per student as requested.

In consideration of the promises and the mutual promises and covenants contained herein, the parties agree as follows:

AGREEMENT

1. COMMENCEMENT DATE AND TERM

This agreement shall commence on July 1, 2025 and continue until June 30, 2026 unless sooner terminated as provided in Section 5 below.

2. SCOPE OF SERVICES

TES agrees to provide consulting services with respect to the Project (Student Placement). Such services shall include all of the services and functions set forth on Exhibit “A” (Services). All Services shall be performed by TES and at the expense of Brecksville-Broadview Heights City Schools, except as otherwise agreed in writing in advance by TES and Brecksville-Broadview Heights City Schools, and without such prior written approval, school district shall bear all such costs and expenses.

(a) TES represents and warrants that staff meet the qualifications of the Ohio Department of Education as well as OT/PT Board, ASHA and the Ohio Psychology Board.

b) TES expressly acknowledges and agrees that any documents or materials developed by or on behalf of school district and in the course of fulfilling TES’s obligations hereunder the terms of this Agreement shall remain the property of TES and may not be used by the school district for any purpose other than fulfilling TES’s Obligations under this Agreement. Upon the earlier of cessation of work for TES or expiration of termination for any reason of this Agreement, Brecksville-Broadview Heights City School District shall promptly return to TES all materials prepared by TES in the course of providing the services.

3. COMPENSATION AND METHOD OF PAYMENT

In consideration for the Services, Brecksville-Broadview Heights City School District agrees to compensate TES in the amount and manner set forth on Exhibit “B” (Compensation for Services).

4. INSURANCE

Both parties (School District and TES) shall maintain throughout the term hereof, and all renewals and extensions hereof:

(a) General liability insurance covering all activities of TES in performance of their

obligations under this Agreement with coverage of not less than One Million Dollars (\$1,000,000) for any incident, and Three Million Dollars (\$3,000,000) annual aggregate.

- (b) Worker's compensation insurance will be covered through TES.

5. TERMINATION

Either party may terminate this Agreement without cause, at any time, upon not less than thirty (30) days prior written notice.

6. INDEPENDENT CONTRACTORS

The parties hereto acknowledge and agree that the relationship created between TES and School District as a result of this Agreement is strictly that of independent contractors. Nothing contained herein shall be construed as creating a partnership or joint venture relationship between the parties. Each party hereto shall be responsible for all compensation, salaries, taxes, withholdings, contributions, benefits, and worker's compensation insurance with respect to all personnel employed or contracted by such party and shall indemnify, defend and hold harmless the other party and its officers, directors, agents, contractors, representatives and employees, from and against any and all liability, loss, damages, claims, causes of action, and expenses associated therewith (including without limitation attorneys' fees) caused or asserted to have been caused, directly or indirectly, by or as a result of same. The provisions of this Section shall survive the expiration or earlier termination of this Agreement.

7. CONFIDENTIALITY AND SOLICITATION

School District acknowledges that TES's independent contractors and employees are valuable and unique assets of TES's business, with special knowledge of TES's professional and trade secrets and proprietary information ("Confidential Information"). Confidential Information includes, but is not limited to, the (a) non-public preferences and policies, methods of and skills in negotiating and making decisions, and particular professional and personal strengths, weakness and needs of TES and each of its employees and other agents, (b) the identity of and nonpublic preferences and policies of clients of TES, and (c) the terms of any contracts or agreements between TES and third parties. In light of these facts, The School District agrees that during the term of this Agreement or at any time within twenty four (24) months after termination of this Agreement (or extensions or renewals thereof, whether or not amended or modified in any way), neither the School District, nor any employee, independent contractor, partner or other agent of the School District will:

- a) Approach, suggest, intimate or otherwise initiate, directly or indirectly, any contact with any employee of TES regarding the possibility of employment or any other affiliation with School District;
- b) Induce or attempt to induce any assigned client of TES to curtail or cancel its business with TES, or approach, suggest intimate or otherwise initiate directly or indirectly any contact with any assigned client of TES regarding the possibility of performing, directly or indirectly, services for such assigned client which are similar to the services provided by TES; or
- c) Directly or indirectly disclose any TES Information to any third party, except to the extent necessary to fulfill obligations under this Agreement during the term of this Agreement.

including without limitation reasonable attorneys' fees, incurred by the prevailing party in connection with such action or proceeding.

l) Further Assurances. The parties shall take such actions and execute and deliver such further documentation as may reasonably be required in order to give effect to the transactions contemplated by this Agreement and the intentions of the parties hereto.

TOTAL EDUCATION SOLUTIONS, INC.,
a California corporation

By: Tawnia Novak
Tawnia R. Novak

Brecksville-Broadview Heights City School District

By: _____

Print Name: _____

Title: _____

Exhibit "A"

TES to provide supervision, special education services, related services in accordance with the requirements of ODE.

Exhibit "B"

Compensation for TES Academy Services

July1, 2025 – June 30, 2026 annual fee per student: \$89,200.00. This includes special education services, one on one aide, parent meetings, data collection, IEP writing, progress reporting and related services. The School District must provide all materials and equipment necessary to perform such services if required by IEP team. If student does not attend for summer months, the district will NOT be billed for that time.

(i) TES shall keep contemporaneous records of the time spent providing Services.

(ii) Within ten (10) business days of the last day of each month during the term of this Agreement, TES shall submit invoice for Services, accompanied by true and complete copies of the time records (including billing hour summaries) required by (i) above. Each invoice so delivered shall be due and payable in full to TES within thirty (30) calendar days, subject to paragraph (iii) below.

(iii) If the School District has a bona fide, good faith dispute with respect to whether a particular Service identified in an invoice delivered by TES hereunder was actually provided in accordance with the terms of this Agreement, the School District shall give written notice to TES describing such dispute in reasonable detail, within thirty (30) calendar days of the date of such invoice, accompanied by payment in full of all amounts shown on such invoice that are not the subject of the dispute(s) described on such notice. TES and school district shall use their best reasonable good faith efforts to resolve such dispute within the thirty (30) calendar day period following such notice. If such dispute cannot be resolved within such thirty (30) day period, TES shall have cause to terminate this Agreement on not less than ten (10) business days' notice.

(iv) TES needs to follow procedures outlined in ODE..

Invoice Information:

To: _____

Email: _____

Phone: _____

Cleveland State University
School Psychology Program

MEMORANDUM OF AGREEMENT FOR INTERNSHIP

The School Psychology Program of Cleveland State University hereby enters into an agreement with Brecksville - Broadview Hts. City School District (the local education agency), setting forth the conditions of the internship and the responsibilities of the parties to this agreement.

Intern Responsibilities

1. The intern has completed all program coursework.
2. The intern possesses and is familiar with the content of the Cleveland State University School Psychology Program Handbook and has reviewed and signed the Internship Plan and Evaluation Protocol.
3. Under the direction of the internship supervisor, the intern will develop a general plan for the completion of activities outlined in the Internship Plan and Evaluation Protocol during the first week of employment. The intern accepts responsibility to initiate and document internship-related activities and experiences.
4. The intern is responsible for notifying the university supervisor of any concerns regarding the internship that cannot be resolved in the placement setting.
5. The intern maintains a daily log of activities and a record of the number of hours of supervision per week. The supervision hours must average 2 hours per week.
6. The intern appropriately completes portfolio requirements and submits the portfolio to the university supervisor before the conclusion of internship. (Note: specific requirements for the content of the portfolio are described in the School Psychology Program Handbook.)
7. The intern registers for and attends required professional development programs, including the Fall and Spring Conferences of the Ohio School Psychologists Association, and other programs, as specified by the university and local education unit. The intern holds current membership in the Ohio School Psychologists Association and the National Association of School Psychologists.
9. The intern works with the psychological services staff, school personnel, students and families in activities that are consistent with school and district policies and with internship requirements. The intern completes assigned duties and furnishes required documentation to the local education unit. The intern attends meetings and other programs required by the local education unit.
10. The intern attends required on-campus seminars conducted by university faculty.

Supervisor Responsibilities

1. The supervisor must be an appropriately credentialed school psychologist in the state in which the training experience is offered, and **must be approved as a supervisor by a university that holds membership in the Ohio Inter University Council for School Psychology.**
2. The supervisor must have two years' full-time experience as a school psychologist, with one of those years in the school setting in which the supervision will occur.
3. **When the intern reports to more than one supervisor (e.g., in several different buildings served by the intern), one supervisor is designated as the lead supervisor with authority over the intern's activities.** The lead supervisor is responsible to coordinate the activities and responsibilities of the intern, to communicate with secondary supervisors to ensure that the intern is receiving appropriate experiences, and to make determinations regarding the schedule of the intern's activities.
4. The supervisor possesses and is familiar with the content of the Cleveland State University Internship Handbook. The supervisor keeps a copy of the Internship Plan and Performance- Based Assessment Protocol, and monitors the intern's activities to ensure timely completion of prescribed activities.
5. The supervisor meets, on average, at two hours during the week with the intern during the school day to review and discuss internship-related activities.
6. The supervisor has the responsibility of expeditiously notifying the university supervisor of any concerns about the intern's performance that cannot be resolved in the placement setting.
7. The supervisor participates in and contributes to periodic written evaluations of the intern's performance, in collaboration with the university internship supervisor.
8. **The supervisors engage in appropriate professional development activities to ensure a "best practice" orientation to the provision of School Psychological services. The supervisor is committed to the planning and delivery of evidence-based interventions.** The supervisor holds membership in at least one state or national professional association related to School Psychology.

Local Education Agency/School District Responsibilities

1. The school district provides adequate, well-lighted office space that ensures confidentiality for consultation and assessment activities conducted by the intern. The district also will provide a lockable cabinet or other secure place for keeping confidential information, as well as all necessary assessment and intervention materials, including test scoring and report preparation resources, comparable to those provided for certified/licensed school psychologists in the district.
2. The school district serving as fiscal agent (for Cuyahoga County, the Educational Service Center) enters into an agreement with the intern that provides salary and benefits consistent with policies established by the local Board of Education.
3. The school district allows for intern and supervisor attendance at required state and/or university seminars and meetings, including the Fall and Spring Conferences of the Ohio School Psychologists Association.

4. **The school district assures that the training experience afforded the intern has training as the primary focus**, and that supervisors are given released time to provide supervision and ensure the quality of the internship experience. The school district allows ample time for the intern to develop prescribed competencies in a developmentally appropriate sequence.

University Responsibilities

1. The University provides the intern, the supervisor, and the local education unit/school district (as appropriate) with copies of the Cleveland State University School Psychology Program Handbook, the CSU Handbook for Field Facilitators, and the Internship Plan and Evaluation Protocol, as appropriate for each party.
2. The University faculty supervisor makes periodic site visits to the intern and supervisor during the academic year. Visits will be scheduled on a routine basis with additional visits conducted upon request of the intern or supervisor.
3. The University faculty supervisor assists the intern and the supervisor in problem solving when the intern or the field supervisor reports an unresolved issue, using the written procedure described in the above-referenced CSU handbooks.
4. The University faculty supervisor assigns grades for internship-related coursework, including the supervised experience.
5. University faculty conduct on-campus intern seminars.

It is understood and agreed that the parties to this arrangement may revise or modify this agreement or the written plan for the internship through mutual agreement, as reflected in a written memorandum signed by each party.

This agreement shall be effective when executed by all parties.

By: _____
CSU School Psychology Internship Coordinator

Date: _____

By: _____
Local Education Unit/School District Supervisor

Date: _____

Memorandum of Agreement
between
Kent State University and Brecksville-Broadview Heights City School District

The School Psychology Program at **Kent State University** hereby enters into an agreement with _____ (Intern) and the **Brecksville-Broadview Heights City School District** (District/Agency) pursuant to the Supervised Experience in School Psychology (Internship). The purpose of this agreement is to set forth conditions of the internship and to clarify the responsibilities of the parties to this agreement.

Intern

1. The intern has completed all program coursework, with the exception of courses offered in conjunction with the internship.
2. The intern and field facilitator will meet at the beginning of the internship year to develop an action plan and timeline for activities during the internship year to attain the competencies specified in the *Internship Plan and Evaluation Protocol*.
3. The intern will notify the university internship coordinator of any internship-related concerns that cannot be resolved in the placement setting, and cooperates in problem-solving activities recommended by the university and/or district/agency.
4. The intern maintains a log of activities and a record of the number of hours of face-to-face supervision provided each week. (Face-to-face supervision must average 2 hours per week.)
5. The intern completes all requirements for written documentation of activities as required by the university (e.g., portfolio), and submits such documentation to the university prior to the conclusion of the internship.
6. The intern maintains appropriate professional conduct at all times, respects the authority of the field facilitator and other supervisory personnel, and displays behavior consistent with ethical and legal guidelines and requirements (including the use of social media as recommended by the district/agency and supervising university).
7. The intern attends all professional development activities required by the university and/or district/agency, including on-campus class meetings, seminars, in-service programs, and conferences/meetings of professional associations in School Psychology (i.e., Ohio School Psychologists Association).
8. Services and professional activities of the intern are conducted in a manner consistent with standards for professional practice and the Operating Standards for Ohio's Schools Serving Children with Disabilities.

Field Facilitator/Supervisor

1. The supervisor is an appropriately credentialed School Psychologist in the state in which the supervised experience is offered.
2. The supervisor has at least two years of professional experience as a School Psychologist at the time the internship is initiated, with at least one of those years served in the district/agency in which the supervision will occur.
3. The supervisor will provide to the intern an average of two hours per week of face-to-face supervision time.
4. The supervisor will ensure that the experience provided to the intern has training as its primary focus, and will provide ample time and opportunity for the intern to attain the competencies specified in the *Internship Plan and Evaluation Protocol*.
5. The supervisor will cooperate with the university in conducting periodic written evaluations of the intern's progress toward attaining the competencies specified in the *Internship Plan and Evaluation Protocol*.

6. The supervisor will notify the university on a timely basis of any concern about the intern's performance that cannot be resolved in the placement setting, and will cooperate with the university in developing and monitoring a remedial plan of action, if needed.
7. The supervisor will participate in continuing professional education activities to ensure a best-practice orientation to the provision of school psychological services.

School District/Agency

1. The school district will provide adequate, well-lighted office space that ensures confidentiality for consultation and assessment.
2. The school district will provide a lockable cabinet or other secure place for keeping confidential information.
3. The school district will provide all necessary assessment and intervention materials, including test scoring and report preparation resources comparable to those provided for certified/licensed school psychologists employed by the district.
4. The school district will enable the intern to meet internship-training requirements, including attendance at on-campus classes and seminars, out-of-district meetings, professional association conferences, the annual Ohio intern conference, and other regional, state, or national programs that will further the intern's professional knowledge and skills.
5. The school district (or fiscal agent) will enter into a formal contract with the intern pursuant to compensation, services to be rendered, and the time frame for the services provided by the intern.

University

1. The University faculty supervisor will make periodic site visits during the academic year. Visits will be scheduled with the intern and field supervisor throughout the academic year.
2. The University faculty supervisor will assist the intern and the field supervisor in problem solving when the intern or the field supervisor reports an unresolved issue.
3. The University faculty supervisor is responsible for assigning internship grades.
4. University faculty members will conduct on-campus intern seminars.

It is understood and agreed that the parties to this arrangement may revise or modify this agreement or the written plan for the internship experience. Revisions will be communicated in writing upon agreement by involved parties.

By: _____
School Psychology Program Coordinator, University

Date: _____

By: _____
Representative of School District or Agency

Date: _____

By: _____
School Psychology Internship Student

Date: _____

TEACHER EDUCATION COOPERATION AGREEMENT

THE UNIVERSITY OF MOUNT UNION

AND BRECKSVILLE-BROADVIEW HEIGHTS CITY SCHOOL DISTRICT

This Teacher Education Cooperation Agreement (“Agreement”) is made and entered into, effective the

2	Day of	APRIL	2025
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between The University of Mount Union (hereinafter referred to as UNIVERSITY), including its School of Education, an Educator Preparation Program (hereinafter referred to as “EPP”) and

BRECKSVILLE-BROADVIEW HEIGHTS CITY SCHOOL DISTRICT

(hereinafter also referred to as “SCHOOL” “DISTRICT,” or LEA) (EPP and SCHOOL/DISTRICT/LEA jointly referred to as “PARTIES,” and individually as “PARTY”).

SECTION 1: RECITALS

The PARTIES acknowledge that it would be in their mutual benefit and to the benefit of the communities which they serve to join in mutual cooperation in order to promote and develop the highest possible standards of teacher education candidates now and in the future, to develop excellence in education, and to provide maximum utilization of community resources; and

The PARTIES further acknowledge that one way this objective can be accomplished is through a program of placing teacher education candidates into the classroom for the purpose of participating in preclinical and/or clinical practice (student teaching) and other field-based experiences as required by, but not necessarily limited to, the *Standards for Universities or Universities Preparing Teachers*, as promulgated by the State Board of Education (hereinafter referred to as “PROGRAM”).

SECTION II: DEFINITIONS

The following defined terms are used throughout this cooperation agreement. PARTIES acknowledge that in the event of any conflict between definitions in state law and in this cooperation agreement, state law will take precedence and supersede those contained in this agreement.

- A. **Facility** – a physical, virtual, or hybrid learning environment in which students enrolled in any grade between pre-kindergarten and grade 12 receive standards-based instruction delivered by an educator who is professionally licensed by Ohio’s State Board of Education.
- B. **Candidate** – an individual enrolled in EPP courses who is exploring or pursuing training that leads to resident educator licensure or alternative resident educator licensure.
- C. **Mentor** – an individual employed by the SCHOOL/DISTRICT/LEA who holds a bachelor’s degree and professional licensure as defined by the State Board of Education of Ohio, and who hosts and

supervises a candidate for field observation, practicum experience, preclinical experience, or clinical experience.

- D. **University Supervisor** – an experienced educator employed by the EPP to develop, support, and assess a preclinical or clinical candidate’s professional dispositions, knowledge, skills, performance, and readiness for resident educator licensure.
- E. **Clinical Substitute** – a candidate who has excelled in their coursework and who has demonstrated advanced readiness for autonomy in the classroom upon completion of the preclinical experience. Through mutual agreement of the EPP and SCHOOL/DISTRICT/LEA, the candidate will complete clinical practice while simultaneously earning compensation for serving as a long-term substitute in the SCHOOL/DISTRICT/LEA. [See Addendum]
- F. **SCHOOL/DISTRICT/LEA Placement Coordinator** – an individual employed by the SCHOOL/DISTRICT/LEA who collaborates with the Coordinator of P-12 Partnerships to find placements for the EPP’s observation, practicum, preclinical, and clinical candidates.
- G. **Coordinator of P-12 Partnerships** – an individual employed by the EPP who collaborates with the SCHOOL/DISTRICT/LEA Placement Coordinator to find placements for the EPP’s observation, practicum, preclinical, and clinical candidates; addresses candidate dispositional and performance concerns when needed.
- H. **Field Observation** – 15-to-20-hour placement of a first year PROGRAM candidate in a SCHOOL/DISTRICT/LEA setting to observe a mentor as they (1) instruct, assess, and interact with students, (2) manage the learning environment, and (3) interact with professional peers.
- I. **Practicum Experience** – 25-to-50-hour placement of a second or third year PROGRAM candidate in a SCHOOL/DISTRICT/LEA setting to collaborate with a mentor to (1) plan, instruct, and/or assess students, (2) manage the learning environment, and (3) interact with professional peers.
- J. **Preclinical Experience** – 100-to-150-hour placement of a final year PROGRAM candidate in a SCHOOL/DISTRICT/LEA setting with close supervision by a mentor and university supervisor to (1) plan, instruct, and/or assess students, (2) manage the learning environment, and (3) interact with professional peers.
- K. **Clinical Experience** – 16-week placement of a final year PROGRAM candidate who has successfully completed preclinical experience; with guidance from a mentor and university supervisor, candidate assumes all duties and responsibilities of the mentor teacher.
- L. **Pre-Service Teacher Permit** - Candidates enrolled in a PROGRAM course are required to obtain the 3-Year Pre-Service Teacher Permit (or equivalent) from Ohio’s State Board of Education.

SECTION III: AGREEMENTS of PARTIES

To accomplish the objectives set forth in the Recitals herein above, the PARTIES hereby agree as follows:

A. Each PARTY shall at all times retain its own autonomy as a separate institution. The services and duties to be performed by the EPP and SCHOOL/DISTRICT/LEA shall be performed in the capacity as an independent contractor and not as an employee, agent, partner, joint venturer, or in any other capacity other than as an independent contractor of the other PARTY.

B. The EPP agrees:

- 1) Administrators and faculty members of the EPP who are responsible for candidates shall provide appropriate instruction and supervision to effect continuous growth on the part of the candidates and to help ensure that the candidates perform in a manner that is consistent with professional and ethical standards required of licensed educators within the State of Ohio.
- 2) To provide candidates for participation in the PROGRAM at the SCHOOL/DISTRICT/LEA in such numbers and at such times as shall mutually be agreed upon between the PARTIES. The EPP shall make candidates aware that the relationship created between the candidates and the SCHOOL/DISTRICT/LEA is pursuant to this agreement between the EPP and SCHOOL/DISTRICT/LEA and does not create an employer-employee relationship.
- 3) To provide the SCHOOL/DISTRICT/LEA's mentoring teachers with the materials and other information reasonably necessary to understand the EPP's guidelines for evaluating candidates and the procedures for effecting mutually agreed-upon revisions to the EPP's expectations and requirements for its candidates.
- 4) To provide mentors with guidelines mutually agreed upon between the EPP and SCHOOL/DISTRICT/LEA regarding the standards for candidate performance in specific areas including, but not limited to, classroom management, lesson planning, instruction, student assessment, and the analytical and technical skills of teaching.

C. SCHOOL/DISTRICT/LEA agrees:

- 1) To provide licensed faculty on site to supervise candidates.
- 2) To retain responsibility for all aspects of instruction of the SCHOOL/DISTRICT/LEA's students by candidates, pursuant to the EPP's expectations and PROGRAM requirements.
- 3) To assign qualified mentors, provide services, and assume the roles and responsibilities that are specified in the PROGRAM's Field Handbook for Pre-Service Educators and the definitions herein.
- 4) To verify that SCHOOL/DISTRICT/LEA teachers serving as mentors to candidates pursuing P-5, P-8, 4-9, and intervention licensure have training in literacy instruction strategies aligned to the science of reading; that the SCHOOL/DISTRICT/LEA uses instructional materials aligned to the science of reading from the list established under section 3313.6028 of the Ohio Revised

Code; and that the SCHOOL/DISTRICT/LEA has actively implemented a structured literacy approach.

- 5) To ensure that the SCHOOL/DISTRICT/LEA provides time for preclinical and clinical mentors to meet individually with the EPP's university supervisors.
- 6) To communicate significant concerns about candidates to the EPP's Coordinator of P-12 Partnerships and, where applicable, the university supervisor as soon as those concerns present themselves.
- 7) To adhere to the EPP's decision guidelines and recommendations for using PROGRAM candidates as paid or unpaid substitute teachers or paraprofessionals.

D. SCHOOL/DISTRICT/LEA and EPP mutually agree:

- 1) That neither the EPP nor the SCHOOL/DISTRICT/LEA shall discriminate against any candidate or employee of the EPP on the basis of race, religion, sex, creed, age, national origin, ancestry, or disability during the term of this Agreement.
- 2) That both the EPP and the SCHOOL/DISTRICT/LEA shall comply with all accreditation policies of the State of Ohio or any other applicable accreditation institution or organization.
- 3) To use best efforts to ensure that each candidate participates in as broad a variety of educator experiences as can be reasonably provided by the SCHOOL/DISTRICT/LEA.
- 4) That the instructional experience shall conform to the requirements as mutually agreed upon between the EPP and SCHOOL/DISTRICT/LEA and shall be conducted at the facility assigned by the SCHOOL/DISTRICT/LEA.
- 5) EPP and SCHOOL/DISTRICT/LEA shall, within a reasonable period of time in advance of the institution of such, advise each other of any anticipated changes in institutional policies and procedures that may affect the PROGRAM. If at any time during the term of this Agreement either PARTY determines that such proposed changes in institutional policies and procedures may negatively impact or threaten the continuation of the PROGRAM and this Agreement, that PARTY shall immediately notify the other PARTY of its position, and the PARTIES shall make every reasonable effort to arrive at an amicable agreement concerning such proposed changes.
- 6) That from time to time, the PARTIES shall meet and review the Agreement and the PROGRAM to discuss any possible modifications that may be necessary to accommodate the reasonable requirements of either of the PARTIES, or which may improve PROGRAM outcomes. It is understood and agreed, however, that this Agreement may not be amended or modified without the prior written approval of both PARTIES.
- 7) That in the event either PARTY believes that a candidate is not performing his/her assigned responsibilities or believes that a mentoring teacher is not performing his/her assigned responsibilities pursuant to the PROGRAM and the Agreement, that PARTY shall notify the other, in writing, setting forth in detail the alleged deficit of performance, and the PARTY being

notified shall have a period of up to thirty (30) days within which to cure the alleged performance defect. In the event that the PARTY claiming a defect believes that the defect has not been reasonably cured within that 30-day period, the candidate, or the mentoring teacher, shall be removed from his/her position in the PROGRAM.

SECTION IV: GENERAL TERMS AND CONDITIONS

A. Term

The term of this Agreement shall be from **January 1, 2025 through June 30, 2028**. The PARTIES may renew this Agreement for additional periods upon mutual written agreement.

B. Termination

Either PARTY may terminate this Agreement upon thirty- (30) days' written notice to the other PARTY. It is agreed, however, with regard to any candidate in good standing participating in the PROGRAM at the time of the desired termination, that candidate shall be permitted to continue participating in the PROGRAM for the remainder of the academic semester or academic term as applicable.

C. Negligence

Each PARTY shall be responsible for personal injury, property damage or other loss, claim, or cause of action that arises out of the negligence of that PARTY or the negligence of that PARTY's employees, agents, or others for whom that PARTY is legally responsible or over whom that PARTY has responsibility of supervision and direction. SCHOOL/DISTRICT/LEA will provide participating candidates with immediate first aid for work-related injuries or illnesses, such as blood or body fluid exposure.

D. Assignment

This Agreement may not be assigned without the prior written consent of either PARTY.

E. Governing Law

This Agreement shall be enforced and interpreted in accordance with the State of Ohio.

F. Notice

Any notice required or permitted hereunder shall be sent by regular United States mail and shall be deemed given upon deposit thereof in the United States mail, bearing the following addresses:

To The UNIVERSITY:

University of Mount Union School of Education
1972 Clark Avenue
Alliance, Ohio 44601

To The SCHOOL/DISTRICT/LEA:

Brecksville-Broadview Heights City School District
6638 Mill Road
Brecksville, Ohio 44141

G. Non-exclusivity

This Agreement is nonexclusive. The PARTIES to this Agreement reserve the right to enter into similar Agreements with other institutions or PARTIES.

H. Headings

The headings used in this Agreement are inserted only for convenience of reference and in no way limit or define the terms hereof.

I. Severability

If any of the provisions of the Agreement are found to be void or illegal for any reason, the remaining provisions of this provision shall continue in full force for the term of this Agreement.

J. Entire Agreement

This Agreement constitutes the entire Agreement between the PARTIES with regard to the subject matter contained herein. This Agreement supersedes all prior and contemporaneous discussions, promises, representations, agreements and understandings relative to the subject matter of the Agreement.

IN WITNESS WHEREOF, the PARTIES have signed duplicate copies of this Agreement on the dates first indicated above.

FOR THE SCHOOL/DISTRICT/LEA	
NAME	Brian Wycuff
TITLE	Assistant Superintendent
SIGNATURE	

FOR THE UNIVERSITY OF MOUNT UNION	
NAME	William Cunion
TITLE	Vice President, Academic Affairs

SIGNATURE	
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Addendum to TEACHER EDUCATION COOPERATION AGREEMENT

SUBSTITUTE DECISION GUIDANCE FOR PRE-SERVICE TEACHER PERMIT HOLDERS

The University of Mount Union School of Education is supportive of opportunities for students who hold pre-service teacher permits to “earn while they learn” if substitute opportunities do not interfere with course requirements of the educator preparation program, including scheduled field placement assignments.

Preliminary Decision Criteria	Source of Confirmation
UMU educator candidate holds a valid pre-service teacher permit and is enrolled in Ohio’s Rapback program.	State Board of Education Educator Profile
Candidate meets the district’s BOE policy & guidelines for substitute employment.	SCHOOL/DISTRICT/LEA Placement Coordinator
Candidate is a student in good standing in UMU’s educator preparation program.	EPP Director of Assessment and Licensure
UMU School of Education recommends the candidate for substitute service.	EPP Coordinator of P-12 Partnerships
If PARTIES agree that all criteria are met, proceed to the option below that best describes the school district’s needs. If all decision criteria are not met, the candidate is considered ineligible to substitute under the pre-service teacher permit.	

Option 1: School needs occasional substitute coverage

Applies to Practicum, Preclinical and Clinical Candidates ^

- Candidate satisfactorily meets all decision criteria.
- Candidate satisfactorily meets all SCHOOL/DISTRICT/LEA requirements for serving as a substitute.
- SCHOOL/DISTRICT/LEA hires the candidate as a substitute.
- Candidate is responsible for accepting substitute assignments that do not interfere with EPP course or field completion responsibilities. ^

Option 2: School needs a Clinical Substitute teacher for an extended period of time

Applies to Clinical Candidates only

- Candidate qualifies for clinical practice.
- Candidate satisfactorily meets all decision criteria above.
- SCHOOL/DISTRICT/LEA and EPP enter into an agreement which includes the following assurances:
 - Clinical substitute placement aligns with candidate’s licensure preparation program for a minimum of 60 days. *

- EPP assigns a university supervisor, in compliance with clinical practice reporting requirements, who coordinates support for and evaluation of the clinical substitute on behalf of EPP.
- SCHOOL/DISTRICT/LEA hires the candidate as a substitute.
- SCHOOL/DISTRICT/LEA recommends an employee to serve as a mentor teacher for the clinical substitute to provide on-site support and to collaborate with the university supervisor for evaluative purposes.
- In the event of performance concerns, the SCHOOL/DISTRICT/LEA and EPP agree to implement a candidate intervention and improvement plan.

^Clinical candidates may receive compensation for substituting when a mentor teacher is absent but may not be removed from their clinical placement to provide coverage (paid or unpaid) for other teachers or paraprofessionals who are not serving as mentors.

Clinical candidates hired by the SCHOOL DISTRICT/LEA is and will remain an employee solely of the SCHOOL/DISTRICT/LEA and is not an employee of the UNIVERSITY.

The SCHOOL/DISTRICT/LEA agrees to indemnify, defend and hold harmless the UNIVERSITY from any claim arising out of the performance of the substitute duties on behalf of the SCHOOL/DISTRICT/LEA.

*Substitute opportunity may have a duration of fewer than 60 days. Candidate may transition in or out of paid substitute status based on the SCHOOL/DISTRICT/LEA's needs (30-day maternity leave, as an example) if transitions do not interrupt the candidate's completion of clinical practice.

**RESOLUTION DECLARING TRANSPORTATION
IMPRACTICAL FOR THE 2024-2025 SCHOOL YEAR**

The Board of Education of the Brecksville-Broadview Heights City School District, Cuyahoga County, met in regular session this 28th day of May 2025, with the following members present:

_____ moved and _____ seconded the adoption of the following resolution:

WHEREAS, pursuant to section 3327.02 of the Revised Code, the Board of Education of the Brecksville-Broadview Heights City School District (“Board” or “Board of Education” or “District”) may determine that it is impractical to transport a pupil who is eligible for transportation to and from a school under section 3327.01 of the Revised Code after considering each of the following factors:

1. The time and distance required to provide the transportation
2. The number of pupils to be transported
3. The cost of providing transportation in terms of equipment, maintenance, personnel, and administration
4. Whether a similar or equivalent service is provided to other pupils eligible for transportation
5. Whether and to what extent the additional service unavoidably disrupts current transportation schedules and
6. Whether other reimbursable types of transportation are available

WHEREAS, the Board must make such determination not later than thirty (30) calendar days prior to the District’s or the school’s first day of instruction, or in the case of a student who enrolls within thirty (30) calendar days prior to the first day of instruction or on or after the first day of instruction, not later than fourteen (14) calendar days after the students enrollment; and

WHEREAS, in light of the above-stated timelines set forth in section 3327.02 of the Revised Code and pursuant to same, the Superintendent has the authority to make the determination of impracticality prior to the next Board meeting, with the Superintendent’s determination considered by the Board at its next meeting; and

WHEREAS, in accordance with section 3327.02 of the Revised Code, the Board shall report its determination to the Ohio Department of Education and shall further issue a letter to the pupil’s parent, guardian, or other person in charge of the pupil, as well as issue a letter to the nonpublic or community school in which the pupil is enrolled with a detailed description of the reasons for which such determination was made; and

WHEREAS, after a determination declaring the impracticality of transportation is made pursuant to this Resolution, the Board shall offer to provide payment in lieu of transportation by informing the pupil's parent, guardian, or other person in charge of the pupil of this Resolution and of the right of the pupil's parent, guardian, or other person in charge of the pupil to accept the offer of payment in lieu of transportation or reject the Board's offer of payment in lieu of transportation.

BE IT FURTHER RESOLVED that based on the Board's consideration of the above-stated factors set forth in section 3327.02 of the Revised Code, as well as the specific factors listed in this paragraph, the Board of Education hereby declares transportation impractical for the 2024-2025 school year via this Resolution for the pupils attending Heritage Classical Academy as listed in Exhibit A, determined on an individual and case-by-case basis, based on: (1) there are only eight students who requested transportation; (2) the cost to the District will be approximately \$48,000 per year to run an additional bus, which includes the costs of hiring and training a new bus driver, fuel and bus maintenance; (3) the school's bell schedule conflicts with the District's schedule and would require the District to re-route its own students which would cause one or more of the District's routes to be over an hour long.

BE IT FURTHER RESOLVED that the Brecksville-Broadview Heights City School District hereby offers the parent, guardian, or other person in charge of the pupil payment in lieu of providing transportation, and hereby directs the Superintendent and Treasurer or designee(s) to provide notification to the parent, guardian, or other person in charge of the pupil of the Board's determination and of the right to accept or reject this offer as set forth herein and in accordance with section 3327.02 of the Revised Code.

BE IT FURTHER RESOLVED that it is hereby found and determined that all formal actions of the Board concerning and relating to the adoption of this Resolution were adopted in an open meeting of the Board, and that all deliberations of the Board and any of its committees that resulted in such formal action were open to the public when required by law, in full compliance with the law.

UPON ROLL CALL, on passage of the foregoing resolution, the vote was as follows:

	<u>Yea</u>	<u>Nay</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

Exhibit A- Heritage Classical Academy

1. Sophia Kot

A RESOLUTION ESTABLISHING A PROGRAM FOR THE DONATION OF PERSONAL PROPERTY WHICH IS NOT NEEDED FOR PUBLIC USE, IS OBSOLETE, OR UNFIT FOR THE USE FOR WHICH IT WAS ACQUIRED.

WHEREAS, in accordance with Ohio Revised Code (“R.C.”) 3313.41, and Board Policy 7300 – *Disposition of Real Property/Personal Property*, if the Board has property that it, by resolution, finds is not needed for school district use, is obsolete, or is unfit for the use for which it was acquired, the Board may donate such property if its fair market value is, in the opinion of the Board, less than \$2,500; and

WHEREAS, such property may be donated to a nonprofit organization that is located in the State of Ohio and is exempt from federal income taxation pursuant to 26 U.S.C. 501(a) and (c)(3) (“Eligible Organizations”); and

WHEREAS, prior to donating any such property, the Board shall adopt a resolution expressing its intent to make property which is unneeded, obsolete, or unfit for school district use available to Eligible Organizations; and

WHEREAS, such a resolution shall include guidelines and procedures the Board deems necessary to implement the donation program and shall indicate whether the Board will conduct said donation program or if the Board will contact with a representative to conduct it, and if the representative is known at the time of the passage of the resolution establishing the donation program, the resolution shall include the representative’s contact information; and

WHEREAS, within its guidelines and procedures, the resolution shall include a requirement that any Eligible Organization desiring to obtain donated property under this division shall submit a written notice to the Board; and

WHEREAS, after review of its personal property, the Board has determined that it is in the possession of a trailer that is no longer needed for district use, is obsolete, or is otherwise unfit for the use for which it was originally acquired, and that such property, in the opinion of the Board, does not exceed \$2,500; and

WHEREAS, the Board has expressed a desire to establish a program for the donation of such property to Eligible Organizations.

NOW, THEREFORE, BE IT RESOLVED that the Board of Education of the Brecksville-Broadview Heights City School District hereby establishes the Brecksville-Broadview Heights Donation Program (the “Program”) for purposes of donating personal property owned by the Board which is no longer needed for public use, is obsolete, and whose fair market value, in the opinion of the Board, is less than \$2,500, to Eligible Organizations.

BE IT FURTHER RESOLVED that any Eligible Organization desiring to obtain Board property to be donated through the Program, shall submit a written notice to the Board’s Treasurer, who will conduct such program, that shall include each of the following: a) evidence that the organization is a nonprofit organization that is located in the State of Ohio; b) a description of the organization’s primary purpose; c) a description of the type or types of property the organization needs; and d) the name, address, and telephone number of the individual designated by the organization to receive donated property as its agent.

BE IT FURTHER RESOLVED that the Treasurer shall maintain a list of all nonprofit organizations that notify the Board of their desire to obtain Board property pursuant to the Program and that the Treasurer determines to be an Eligible Organization in accordance with the requirements set forth herein, as well as a list of all real or personal property that qualifies for the Program.

BE IT FURTHER RESOLVED that priority may be given to certain Eligible Organization(s) based on a direct relationship between the purposes of the organization and specific purposes of the programs provided or administered by the Board, and priority shall be given to District support organizations that enhance the educational experiences of District students, help meet educational needs of students, and/or provide extra educational benefits.

BE IT FURTHER RESOLVED that in establishing the Program, the Board hereby adopts the following additional guidelines and procedures:

1. All property donated through the Program shall be made available “as is”, and in no circumstances shall such property be returned to the Board.
2. Any Eligible Organization receiving donated property under the Program shall arrange for its authorized representative to pick up the donated property directly from the designated location in which the property is stored or shall pre-pay any and all expenses for shipping and delivery of the donated property.
3. No employees of the Board shall be permitted to deliver property donated under the program to any Eligible Organization receiving such donated property.
4. Any Eligible Organization that loses its eligibility in accordance with the requirements set forth herein, shall immediately notify the Treasurer in writing of the Eligible Organization’s loss of eligibility to receive donated property in accordance with the Program.
5. At their discretion, the Treasurer may periodically, but not more frequently than on an annual basis, require an Eligible Organization to provide an updated written notice in accordance with the requirements of this resolution. An organization’s failure to provide an updated written notice shall be removed from the Program’s list of organizations eligible to receive property under the Program.

BE IT FURTHER RESOLVED that the Treasurer is hereby directed to cause publication, in a newspaper of general circulation, a notice of the Board’s intent to establish the Program to donate property which it has determined to be unneeded, obsolete, or unfit for school district use, whose fair market value, in the opinion of the Board, is less than \$2,500. The notice shall be published on two separate occasions and must include a summary of the information provided in this Resolution. The second and subsequent notice referenced herein shall be posted not less than ten (10) and not more than twenty (20) days after the previous notice. A similar notice must also be continually posted in the Board of Education’s office and on the District’s website.

BE IT FURTHER RESOLVED that it is hereby found and determined that all formal actions of the Board concerning and relating to the adoption of this Resolution were adopted in an open meeting of the Board, and that all deliberations of the Board and any of its committees that resulted in such formal action were open to the public when required by law, in full compliance with the law.

Brecksville-Broadview Heights City School District: Five-Year Forecast Update

Welcome to the Brecksville-Broadview Heights City School District's financial forecast update. This presentation will compare our original November 2024 financial projections with our updated May 2025 forecast, highlighting key changes and financial trends that impact our district's fiscal health over the next five years.

Our forecast serves as a critical management tool that allows us to examine future projections, identify potential challenges, and proactively address financial concerns. This document reflects the most current economic data available and provides transparency to all district stakeholders regarding our financial position.



by **Craig Yaniglos**



Understanding the Five-Year Forecast



Financial Planning Tool

A forecast is a snapshot of today based on historical trends, current knowledge, and future assumptions. It helps engage the Board of Education and community in long-range financial planning.



Compliance Requirement

Ohio law requires school districts to file five-year financial forecasts by November 30 and May 31 each fiscal year, serving as the basis for the district's ability to sign the "412 certificate."



Early Warning System

The forecast helps the Ohio Department of Education and Workforce and the Auditor of State identify school districts with potential financial problems before they become critical.



Living Document

The forecast is regularly updated as new information becomes available, with projections more likely to deviate from experience in later years as circumstances change.

Key Forecast Components

Revenue Sources

The forecast tracks all district revenue streams, including property taxes (our largest source at 76.3%), state funding (17.5%), and other local revenues like interest earnings, fees, and payments in lieu of taxes.

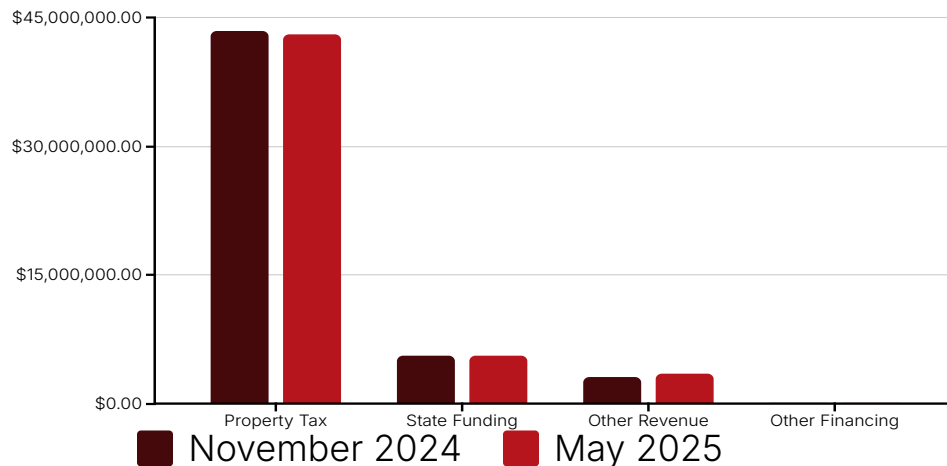
These revenue projections are based on historical collection trends, current state funding formulas, and reasonable assumptions about future economic conditions.

Expenditure Categories

Major expenditure categories include personnel services (62.8%), employee benefits (23.2%), purchased services (9.6%), supplies and materials (2.7%), capital outlay (0.1%), and other objects (1.4%).

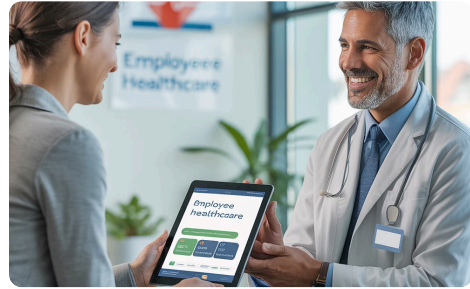
These projections incorporate contractual obligations, anticipated price increases, and strategic planning decisions made by district leadership.

Revenue Comparison: November 2024 vs. May 2025



The May 2025 forecast shows total General Fund revenues of \$56.32 million, which is slightly lower than the November projection of \$56.38 million. Property tax collections are projected to be \$452,000 lower than originally estimated, while state funding decreased by \$83,000. These decreases were partially offset by a \$399,000 increase in other revenues, primarily from higher-than-expected interest earnings.

Expenditure Comparison: November 2024 vs. May 2025



Personnel Services

Nov 2024: \$35.94M
 May 2025: \$35.61M
 Difference: -\$330K

Benefits

Nov 2024: \$13.22M
 May 2025: \$13.12M
 Difference: -\$103K

Purchased Services

Nov 2024: \$5.75M
 May 2025: \$5.46M
 Difference: -\$289K

Supplies & Other

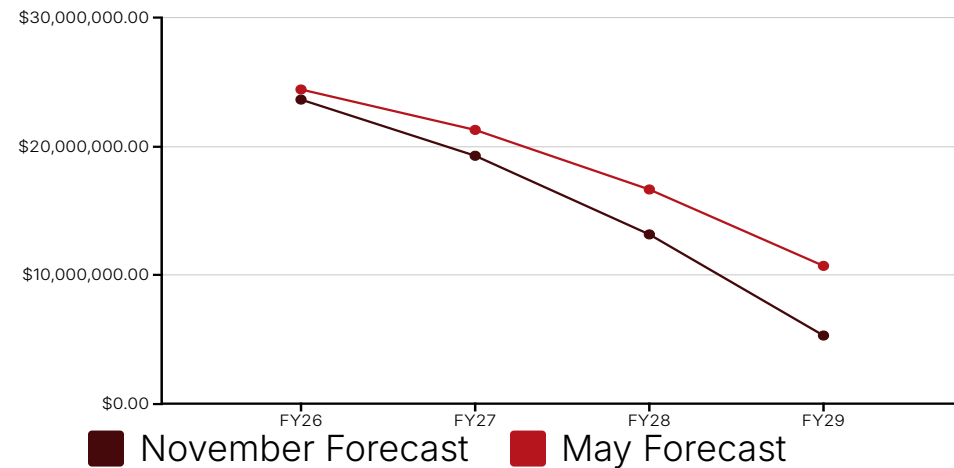
Nov 2024: \$2.37M
 May 2025: \$2.37M
 Difference: \$0

Total General Fund expenditures in the May 2025 forecast are estimated at \$56.56 million, which is \$721,000 lower than the November projection of \$57.28 million. The decrease primarily comes from lower personnel costs, reduced benefit expenses, and savings in purchased services. Supplies, materials, and other expenditures remain largely unchanged from original estimates.

Cash Balance Comparison: November 2024 vs. May 2025

Financial Outlook

Our updated forecast shows significant improvement in our fiscal outlook through FY29.



Key Factors & Considerations

The revised forecast shows a more favorable financial outlook. Our cash balance is now projected to be substantially higher than initially anticipated, with over \$5.4 million additional funds by FY29.

Key factors influencing this positive change include the \$721,000 reduction in expenditures noted in previous slides, particularly in personnel services and purchased services. While our cash balance will still decline over time, the improved projection provides more flexibility for strategic planning.

Cash Balance Projections

\$25.84M

FY25 Ending Balance

Represents 165 days of operating cash

\$24.45M

FY26 Projection

Represents 154 days of operating cash

\$21.27M

FY27 Projection

Represents 129 days of operating cash

\$16.66M

FY28 Projection

Represents 99 days of operating cash

The district's cash balance remains strong in the short term but is projected to decline over the five-year period without additional revenue sources. Our policy requires maintaining at least 90 days of operating cash to ensure financial stability. By FY29, our balance is projected to fall to **\$10.72 million (62 days)** without new funding sources, highlighting the need for future planning.

Key Changes in Property Valuation

November 2024 Estimate

The original forecast anticipated a property value increase of 20.04% for the 2024 tax year (collection in FY25).

- Residential/Agricultural: 22.00% increase
- Commercial/Industrial: 8.00% increase
- Total increase: \$255.4 million

Despite the higher property valuation increase, tax revenue is projected to be lower than originally estimated due to changes in effective tax rates and collection rates. The collection rate assumption was adjusted from 96% to 95%, reflecting current economic conditions.

May 2025 Actual

The final reappraisal for tax year 2024 showed stronger growth than initially projected, with values increasing by 21.46% overall.

- Residential/Agricultural: 23.85% increase
- Commercial/Industrial: 6.02% increase
- Total increase: \$273.59 million

Emerging Legislative Challenges

Property Tax Reform

The Joint Committee on Property Taxation and Reform has released 21 recommendations that could restrict local tax growth. Currently, 14 pieces of legislation are pending that could significantly impact school district funding.

HB96 Concerns

The most concerning legislation, HB96, would limit district cash balances to 30% of prior year expenditures and allow county budget commissions to suspend voter-approved property tax levies to reduce reserves.

State Budget Uncertainty

The governor's proposed budget for FY26-27 reduced funding for public schools by \$103.5 million, creating uncertainty about the final two years of the Fair School Funding Plan phase-in.

These legislative developments represent significant risks to our district's future financial stability. The administration is closely monitoring these proposals and will update financial projections as more information becomes available through the legislative process, which continues through June 30, 2025.

State Funding Outlook

While the current Fair School Funding Plan (FSFP) was designed as a six-year phase-in, only the first four years have been funded. The final two years depend on the upcoming state budget process, which appears unfavorable based on current proposals. Our forecast conservatively assumes flat state funding from FY26-29, which helps insulate our district from potential state funding volatility compared to districts with higher state funding dependence.



Current Funding

FY25: \$5.55M (66.67%
of FSFP)



Uncertain Future

FY26-27: Final phase-in
at risk



Conservative Projections

FY26-29: Flat funding
assumed



Limited State Share

Only 17.5% of district
revenue

Local Revenue Growth Factors



Property Reappraisal

21.46% increase in property values in 2024 (FY25), though actual revenue is **limited by state reduction factors**



Public Utility Growth

\$3.4M increase in assessed value, contributing to the district's tax base expansion (PUPP). **This does not signify an increase in revenue by 3.4M.**



TIF Agreement Revenue

Expected to grow from \$330K to \$900K by FY29, providing an important revenue stream



Interest Income Decline

Projected to decrease from \$1.45M to \$500K by FY29 as Federal Reserve rate cuts impact returns

While property values have shown strong growth, multiple factors affect our actual revenue collection. Interest income is projected to decline significantly as Federal Reserve rate cuts impact returns. This is partially offset by increasing TIF agreement revenues. Our effective tax rates continue to be reduced by state-mandated "reduction factors" that prevent inflation-based revenue increases on existing levies.

Expenditure Trends and Challenges



Personnel Costs

62.8% of our operating budget with negotiated base increases of 2.75% in FY25, 2.85% in FY26, and 3.25% in FY27 for certified staff, with similar increases for classified employees.



Healthcare Inflation

Healthcare costs continue to be a significant challenge with 10-11% annual premium increases projected for the foreseeable future, despite adjustments to employee contribution rates.



Facility Operations

Utilities and maintenance costs are rising with inflation, impacting our overall facilities budget and requiring careful management of resources.

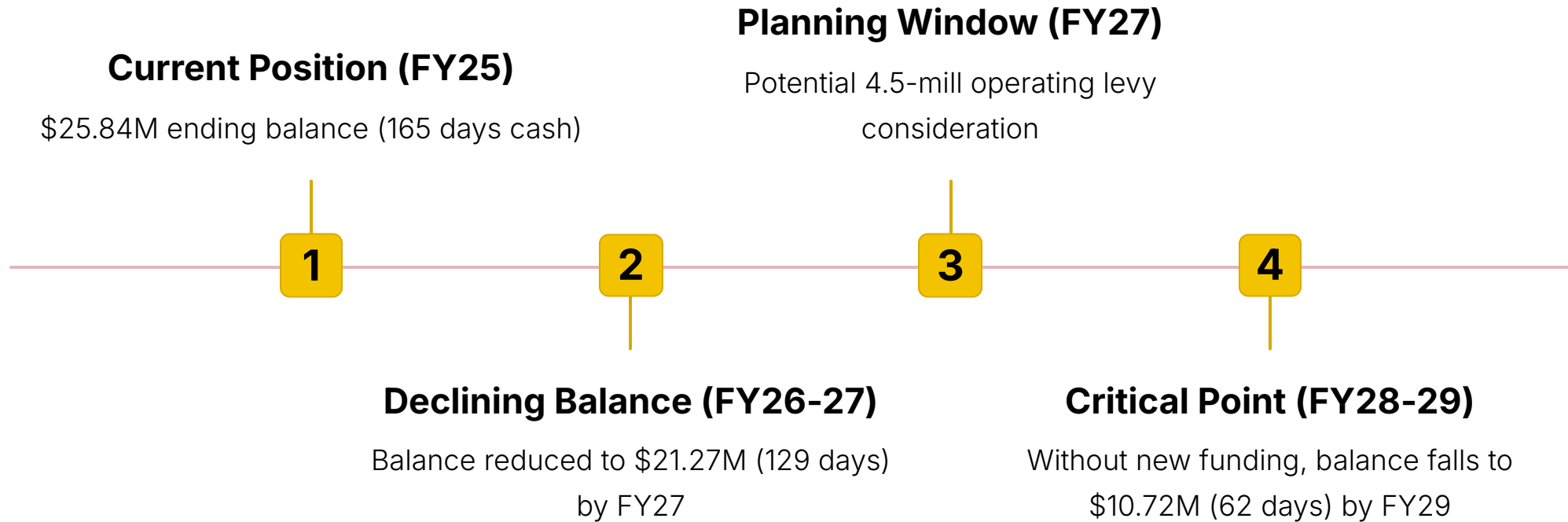


Educational Services

Special education and specialized program costs are increasing, reflecting our commitment to serving all students while managing fiscal responsibilities.

Personnel and benefit costs together represent approximately 86% of our operating budget. While we maintain our commitment to competitive compensation and quality services, these rising costs present ongoing challenges for long-term fiscal planning.

Future Planning and Levy Considerations



The district is evaluating the need for a new operating levy, potentially a 4.5-mill issue on the ballot in 2027 with collections beginning in 2028. However, ongoing discussions about property tax reform and state funding changes are creating uncertainty about timing and millage requirements. Alternative scenarios being considered include a levy ranging from 3.5 to 4.9 mills that could begin collections a year earlier, depending on economic conditions and legislative developments.

Questions & Additional Information

The complete five-year forecast is available on our district website at www.bbhcsc.org and will be filed with the Ohio Department of Education.

Questions Welcome

We encourage community members to reach out with questions about our district's financial outlook.

Forecast Details

Access full forecast documentation, including assumptions and methodology notes, on our website.

Contact Information

Craig Yaniglos, Treasurer/CFO
Email: yaniglosc@bbhcsc.org

Brecksville-Broadview Heights City School District

Cuyahoga County

Schedule of Revenues, Expenditures and Changes in Fund Balances

For the Fiscal Years Ended June 30, 2022, 2023 and 2024 Actual;

Forecasted Fiscal Years Ending June 30, 2025 Through 2029

	Actual				Average Change	Forecasted				
	Fiscal Year 2022	Fiscal Year 2023	Fiscal Year 2024			Fiscal Year 2025	Fiscal Year 2026	Fiscal Year 2027	Fiscal Year 2028	Fiscal Year 2029
Revenues										
1.010	\$39,287,331	\$39,770,524	\$40,357,962	1.4%	\$40,114,954	\$40,585,349	\$40,881,417	\$41,175,281	\$41,442,424	
1.020	2,539,154	2,650,382	2,791,183	4.8%	2,870,620	3,096,676	3,135,891	3,175,106	3,214,321	
1.030	0	0	0	0.0%	0	0	0	0	0	
1.035	4,208,925	4,588,410	4,775,060	6.5%	4,712,872	4,717,702	4,722,605	4,727,618	4,732,740	
1.040	764,977	708,505	923,412	11.5%	833,456	683,456	683,456	683,456	683,456	
1.045	0	0	0	0.0%	0	0	0	0	0	
1.050	4,139,716	4,155,231	4,181,098	0.5%	4,284,704	4,243,642	4,251,705	4,280,314	4,308,761	
1.060	1,915,686	2,533,136	3,531,103	35.8%	3,502,331	3,180,379	3,080,379	3,030,379	3,080,379	
1.070	\$52,855,789	\$54,406,188	\$56,559,818	3.4%	\$56,318,937	\$56,507,204	\$56,755,453	\$57,072,154	\$57,462,081	
Other Financing Sources										
2.010	0	0	0	0.0%	0	0	0	0	0	
2.020	0	0	0	0.0%	0	0	0	0	0	
2.040	0	0	0	0.0%	0	0	0	0	0	
2.050	0	0	0	0.0%	0	0	0	0	0	
2.060	156,817	38,209	174,421	140.4%	35,000	35,000	35,000	35,000	35,000	
2.070	\$156,817	\$38,209	\$174,421	140.4%	\$35,000	\$35,000	\$35,000	\$35,000	\$35,000	
2.080	\$53,012,606	\$54,444,397	\$56,734,239	3.5%	\$56,353,937	\$56,542,204	\$56,790,453	\$57,107,154	\$57,497,081	
Expenditures										
3.010	\$33,544,558	\$33,691,592	\$34,489,628	1.4%	\$35,614,173	\$36,100,030	\$37,170,656	\$38,011,955	\$38,863,499	
3.020	11,300,619	11,626,692	12,054,792	3.3%	13,117,350	13,753,607	14,663,640	15,429,668	16,238,091	
3.030	4,650,532	4,931,465	5,454,859	8.3%	5,457,744	5,443,076	5,487,899	5,607,468	5,653,935	
3.040	1,221,510	1,095,081	1,486,515	12.7%	1,501,381	1,516,396	1,531,561	1,546,876	1,562,344	
3.050	21,328	72,485	91,096	132.8%	80,000	80,000	80,000	80,000	80,000	
3.060	0	0	0	0.0%	0	0	0	0	0	
Debt Service:										
4.010	0	0	0	0.0%	0	0	0	0	0	
4.020	0	0	0	0.0%	0	0	0	0	0	
4.030	0	0	0	0.0%	0	0	0	0	0	
4.040	0	0	0	0.0%	0	0	0	0	0	
4.050	0	0	0	0.0%	0	0	0	0	0	
4.055	0	0	0	0.0%	0	0	0	0	0	
4.060	0	0	-	0.0%	0	0	0	0	0	
4.300	767,097	804,849	787,401	1.4%	787,401	787,401	787,401	787,401	787,401	
4.500	\$51,505,644	\$52,222,164	\$54,364,291	2.7%	\$56,558,049	\$57,680,510	\$59,721,157	\$61,463,368	\$63,185,270	
Other Financing Uses										
5.010	\$93,627	\$185,113	\$336,019	89.6%	\$585,000	\$250,000	\$250,000	\$250,000	\$250,000	
5.020	0	0	0	0.0%	0	0	0	0	0	
5.030	0	0	0	0.0%	0	0	0	0	0	
5.040	\$93,627	\$185,113	\$336,019	89.6%	\$585,000	\$250,000	\$250,000	\$250,000	\$250,000	
5.050	\$51,599,271	\$52,407,277	\$54,700,310	3.0%	\$57,143,049	\$57,930,510	\$59,971,157	\$61,713,368	\$63,435,270	
6.010	\$1,413,335	\$2,037,120	\$2,033,929	22.0%	(\$789,112)	(\$1,388,306)	(\$3,180,704)	(\$4,606,214)	(\$5,938,189)	
Cash Balance July 1 - Excluding Proposed Renewal/Replacement and New Levies										
7.010	\$21,292,364	\$22,705,699	\$24,742,819	7.8%	\$26,776,748	\$25,987,636	\$24,599,330	\$21,418,626	\$16,812,412	
7.020	\$22,705,699	\$24,742,819	\$26,776,748	8.6%	\$25,987,636	\$24,599,330	\$21,418,626	\$16,812,412	\$10,874,223	
8.010	\$0	\$0	\$0	0.0%	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	
Reservation of Fund Balance										
9.010	0	0	0	0.0%	0	0	0	0	0	
9.020	0	0	0	0.0%	0	0	0	0	0	
9.030	0	0	0	0.0%	0	0	0	0	0	
9.040	0	0	0	0.0%	0	0	0	0	0	
9.045	0	0	0	0.0%	0	0	0	0	0	
9.050	0	0	0	0.0%	0	0	0	0	0	
9.060	0	0	0	0.0%	0	0	0	0	0	
9.070	0	0	0	0.0%	0	0	0	0	0	
9.080	\$0	\$0	\$0	0.0%	\$0	\$0	\$0	\$0	\$0	
10.010	\$22,705,699	\$24,742,819	\$26,776,748	8.6%	\$25,837,636	\$24,449,330	\$21,268,626	\$16,662,412	\$10,724,223	

Brecksville-Broadview Heights City School District

Cuyahoga County

Schedule of Revenues, Expenditures and Changes in Fund Balances

For the Fiscal Years Ended June 30, 2022, 2023 and 2024 Actual;

Forecasted Fiscal Years Ending June 30, 2025 Through 2029

	Actual				Average Change	Forecasted				
	Fiscal Year 2022	Fiscal Year 2023	Fiscal Year 2024			Fiscal Year 2025	Fiscal Year 2026	Fiscal Year 2027	Fiscal Year 2028	Fiscal Year 2029
Revenue from Replacement/Renewal Levies										
11.010	Income Tax - Renewal	0	0	0	0.0%	0	0	0	0	0
11.020	Property Tax - Renewal or Replacement	0	0	0	0.0%	0	0	0	0	0
11.300	Cumulative Balance of Renewal Levies	\$0	\$0	\$0	0.0%	\$0	\$0	\$0	\$0	\$0
<i>Fund Balance June 30 for Certification of Contracts, Salary Schedules and Other Obligations</i>										
12.010		\$22,705,699	\$24,742,819	\$26,776,748	8.6%	\$25,837,636	\$24,449,330	\$21,268,626	\$16,662,412	\$10,724,223
Revenue from New Levies										
13.010	Income Tax - New	0	0	0	0.0%	0	0	0	0	0
13.020	Property Tax - New	0	0	0	0.0%	0	0	0	3,769,851	7,291,781
13.030	Cumulative Balance of New Levies	\$0	\$0	\$0	0.0%	\$0	\$0	\$0	\$3,769,851	\$11,061,632
14.010	Revenue from Future State Advancements				0.0%	-	-	-	-	-
15.010	<i>Unreserved Fund Balance June 30</i>	\$22,705,699	\$24,742,819	\$26,776,748	8.6%	\$25,837,636	\$24,449,330	\$21,268,626	\$20,432,263	\$21,785,855
ADM Forecasts										
20.010	Kindergarten - October Count	253	238	228		218	208	198	188	178
20.015	Grades 1-12 - October Count	3,452	3,344	3,309		3,274	3,239	3,204	3,169	3,134
True Days Cash Line 59		161	172	179		166	155	130	99	63
True Days Unencumbered Cash Line 91		161	172	179		165	154	129	121	125
Millage equivalent for deficit spending						(0.69)	(1.07)	(2.43)	(3.52)	(3.74)

**BRECKSVILLE-BROADVIEW HEIGHTS CITY SCHOOL DISTRICT -
CUYAHOGA COUNTY**

**SCHEDULE OF REVENUE, EXPENDITURES, AND CHANGES
IN FUND BALANCES FOR THE FISCAL YEARS ENDED**

**JUNE 30, 2022, 2023 and 2024 ACTUAL
FORECASTED FISCAL YEARS ENDING
JUNE 30, 2025 THROUGH JUNE 30, 2029**



**Forecast Provided By
Brecksville-Broadview Heights City School District
Treasurer's Office
Craig Yaniglos, Treasurer/CFO
May 28, 2025**

Brecksville-Broadview Heights City School District

Cuyahoga County

Schedule of Revenues, Expenditures and Changes in Fund Balances
For the Fiscal Years Ended June 30, 2022, 2023 and 2024 Actual;
Forecasted Fiscal Years Ending June 30, 2025 Through 2029

	Actual				Average Change	Forecasted				
	Fiscal Year 2022	Fiscal Year 2023	Fiscal Year 2024			Fiscal Year 2025	Fiscal Year 2026	Fiscal Year 2027	Fiscal Year 2028	Fiscal Year 2029
Revenues										
1.010 General Property Tax (Real Estate)	\$39,287,331	\$39,770,524	\$40,357,962	1.4%	\$40,114,954	\$40,585,349	\$40,881,417	\$41,175,281	\$41,442,424	
1.020 Public Utility Personal Property Tax	2,539,154	2,650,382	2,791,183	4.8%	2,870,620	3,096,676	3,135,891	3,175,106	3,214,321	
1.030 Income Tax	0	0	0	0.0%	0	0	0	0	0	
1.035 Unrestricted State Grants-in-Aid	4,208,925	4,588,410	4,775,060	6.5%	4,712,872	4,717,702	4,722,605	4,727,618	4,732,740	
1.040 Restricted State Grants-in-Aid	764,977	708,505	923,412	11.5%	833,456	683,456	683,456	683,456	683,456	
1.045 Restricted Federal Grants-in-Aid	0	0	0	0.0%	0	0	0	0	0	
1.050 State Share of Local Property Taxes	4,139,716	4,155,231	4,181,098	0.5%	4,284,704	4,243,642	4,251,705	4,280,314	4,308,761	
1.060 All Other Revenues	1,915,686	2,533,136	3,531,103	35.8%	3,502,331	3,180,379	3,080,379	3,030,379	3,080,379	
1.070 Total Revenues	\$52,855,789	\$54,406,188	\$56,559,818	3.4%	\$56,318,937	\$56,507,204	\$56,755,453	\$57,072,154	\$57,462,081	
Other Financing Sources										
2.010 Proceeds from Sale of Notes	0	0	0	0.0%	0	0	0	0	0	
2.020 State Emergency Loans	0	0	0	0.0%	0	0	0	0	0	
2.040 Operating Transfers-In	0	0	0	0.0%	0	0	0	0	0	
2.050 Advances-In	0	0	0	0.0%	0	0	0	0	0	
2.060 All Other Financing Sources	156,817	38,209	174,421	140.4%	35,000	35,000	35,000	35,000	35,000	
2.070 Total Other Financing Sources	\$156,817	\$38,209	\$174,421	140.4%	\$35,000	\$35,000	\$35,000	\$35,000	\$35,000	
2.080 Total Revenues and Other Financing Sources	\$53,012,606	\$54,444,397	\$56,734,239	3.5%	\$56,353,937	\$56,542,204	\$56,790,453	\$57,107,154	\$57,497,081	
Expenditures										
3.010 Personal Services	\$33,544,558	\$33,691,592	\$34,489,628	1.4%	\$35,614,173	\$36,100,030	\$37,170,656	\$38,011,955	\$38,863,499	
3.020 Employees' Retirement/Insurance Benefits	11,300,619	11,626,692	12,054,792	3.3%	13,117,350	13,753,607	14,663,640	15,429,668	16,238,091	
3.030 Purchased Services	4,650,532	4,931,465	5,454,859	8.3%	5,457,744	5,443,076	5,487,899	5,607,468	5,653,935	
3.040 Supplies and Materials	1,221,510	1,095,081	1,486,515	12.7%	1,501,381	1,516,396	1,531,561	1,546,876	1,562,344	
3.050 Capital Outlay	21,328	72,485	91,096	132.8%	80,000	80,000	80,000	80,000	80,000	
3.060 Intergovernmental	0	0	0	0.0%	0	0	0	0	0	
Debt Service:										
4.010 Principal-All (Historical Only)	0	0	0	0.0%	0	0	0	0	0	
4.020 Principal-Notes	0	0	0	0.0%	0	0	0	0	0	
4.030 Principal-State Loans	0	0	0	0.0%	0	0	0	0	0	
4.040 Principal-State Advancements	0	0	0	0.0%	0	0	0	0	0	
4.050 Principal-HB 264 Loans	0	0	0	0.0%	0	0	0	0	0	
4.055 Principal-Other	0	0	0	0.0%	0	0	0	0	0	
4.060 Interest and Fiscal Charges	0	0	-	0.0%	0	0	0	0	0	
4.300 Other Objects	767,097	804,849	787,401	1.4%	787,401	787,401	787,401	787,401	787,401	
4.500 Total Expenditures	\$51,505,644	\$52,222,164	\$54,364,291	2.7%	\$56,558,049	\$57,680,510	\$59,721,157	\$61,463,368	\$63,185,270	
Other Financing Uses										
5.010 Operating Transfers-Out	\$93,627	\$185,113	\$336,019	89.6%	\$585,000	\$250,000	\$250,000	\$250,000	\$250,000	
5.020 Advances-Out	0	0	0	0.0%	0	0	0	0	0	
5.030 All Other Financing Uses	0	0	0	0.0%	0	0	0	0	0	
5.040 Total Other Financing Uses	\$93,627	\$185,113	\$336,019	89.6%	\$585,000	\$250,000	\$250,000	\$250,000	\$250,000	
5.050 Total Expenditures and Other Financing Uses	\$51,599,271	\$52,407,277	\$54,700,310	3.0%	\$57,143,049	\$57,930,510	\$59,971,157	\$61,713,368	\$63,435,270	
<i>Excess of Revenues and Other Financing Sources over (under) Expenditures and Other Uses</i>										
6.010	\$1,413,335	\$2,037,120	\$2,033,929	22.0%	(\$789,112)	(\$1,388,306)	(\$3,180,704)	(\$4,606,214)	(\$5,938,189)	
Cash Balance July 1 - Excluding Proposed Renewal/Replacement and New Levies										
7.010	\$21,292,364	\$22,705,699	\$24,742,819	7.8%	\$26,776,748	\$25,987,636	\$24,599,330	\$21,418,626	\$16,812,412	
7.020 Cash Balance June 30	\$22,705,699	\$24,742,819	\$26,776,748	8.6%	\$25,987,636	\$24,599,330	\$21,418,626	\$16,812,412	\$10,874,223	
8.010 Estimated Encumbrances June 30	\$0	\$0	\$0	0.0%	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	
Reservation of Fund Balance										
9.010 Textbooks and Instructional Materials	0	0	0	0.0%	0	0	0	0	0	
9.020 Capital Improvements	0	0	0	0.0%	0	0	0	0	0	
9.030 Budget Reserve	0	0	0	0.0%	0	0	0	0	0	
9.040 DPIA	0	0	0	0.0%	0	0	0	0	0	
9.045 Fiscal Stabilization	0	0	0	0.0%	0	0	0	0	0	
9.050 Debt Service	0	0	0	0.0%	0	0	0	0	0	
9.060 Property Tax Advances	0	0	0	0.0%	0	0	0	0	0	
9.070 Bus Purchases	0	0	0	0.0%	0	0	0	0	0	
9.080 Subtotal Reservations of fund Balance	\$0	\$0	\$0	0.0%	\$0	\$0	\$0	\$0	\$0	
<i>Fund Balance June 30 for Certification of Appropriations</i>										
10.010	\$22,705,699	\$24,742,819	\$26,776,748	8.6%	\$25,837,636	\$24,449,330	\$21,268,626	\$16,662,412	\$10,724,223	

Brecksville-Broadview Heights City School District

Cuyahoga County

Schedule of Revenues, Expenditures and Changes in Fund Balances
For the Fiscal Years Ended June 30, 2022, 2023 and 2024 Actual;
Forecasted Fiscal Years Ending June 30, 2025 Through 2029

	Actual				Average Change	Forecasted				
	Fiscal Year 2022	Fiscal Year 2023	Fiscal Year 2024			Fiscal Year 2025	Fiscal Year 2026	Fiscal Year 2027	Fiscal Year 2028	Fiscal Year 2029
Revenue from Replacement/Renewal Levies										
11.010	Income Tax - Renewal	0	0	0	0.0%	0	0	0	0	0
11.020	Property Tax - Renewal or Replacement	0	0	0	0.0%	0	0	0	0	0
11.300	Cumulative Balance of Renewal Levies	\$0	\$0	\$0	0.0%	\$0	\$0	\$0	\$0	\$0
<i>Fund Balance June 30 for Certification of Contracts, Salary Schedules and Other Obligations</i>										
12.010		\$22,705,699	\$24,742,819	\$26,776,748	8.6%	\$25,837,636	\$24,449,330	\$21,268,626	\$16,662,412	\$10,724,223
Revenue from New Levies										
13.010	Income Tax - New	0	0	0	0.0%	0	0	0	0	0
13.020	Property Tax - New	0	0	0	0.0%	0	0	0	3,769,851	7,291,781
13.030	Cumulative Balance of New Levies	\$0	\$0	\$0	0.0%	\$0	\$0	\$0	\$3,769,851	\$11,061,632
14.010	Revenue from Future State Advancements				0.0%	-	-	-	-	-
15.010	Unreserved Fund Balance June 30	\$22,705,699	\$24,742,819	\$26,776,748	8.6%	\$25,837,636	\$24,449,330	\$21,268,626	\$20,432,263	\$21,785,855

Brecksville-Broadview Heights City School District – Cuyahoga County
Notes to the Five-Year Forecast
General Fund Only
May 28, 2025

Introduction to the Five Year Forecast

A forecast is a snapshot of today based on historical trends, what we know, and future assumptions. That snapshot, however, will be adjusted because the further into the future the forecast extends, the more likely it is that the projections will deviate from experience. Various events will ultimately impact the latter years of the forecast, such as state budgets (adopted every two years), tax levies (new/renewal), salary increases, enrollment variances, or businesses moving in or out of the district. The five-year forecast is a crucial management tool and must be updated periodically. The five-year forecast enables district management teams to examine future years' projections and identify when challenges will arise. This helps district management to be proactive in meeting those challenges. School districts are encouraged to update their forecasts with the Ohio Department of Education and Workforce (ODEW) when events materially change their forecast or, at a minimum when required under the statute.

In a financial forecast, the numbers only tell a small part of the story. For the numbers to be meaningful, the reader must review and consider the Assumptions to the Financial Forecast before drawing conclusions or using the data as a basis for other calculations. The assumptions are especially important to understanding the rationale of the numbers, particularly when a significant increase or decrease is reflected.

Here are three (3) essential purposes or objectives of the five-year forecast:

- (1) To engage the local board of education and the community in long-range planning and discussions of financial issues facing the school district.
- (2) To serve as a basis for determining the school district's ability to sign the certificate required by O.R.C. §5705.412, commonly known as the "412 certificate".
- (3) To provide a method for the Ohio Department of Education and Workforce, and the Auditor of State to identify school districts with potential financial problems.

O.R.C. §5705.391 and O.A.C. 3301-92-04 require a Board of Education (BOE) to file a five-year financial forecast by November 30, and May 31, each fiscal year (July 1 to June 30). The five-year forecast includes three years of actual and five years of projected general fund revenues and expenditures. The first year of the fiscal forecast is considered the baseline year. Our forecast is updated to reflect the most current economic data available for the updated May 2025 filing.

May 2025 Updates:

Revenues FY25

The overview of revenues shows that we are substantially on target with original estimates at this point in the year. Total General Fund revenues (line 1.07) are estimated to be \$61 thousand or 0.11% lower than the November forecasted amount of \$56.38 million.

Line 1.01 and 1.02 - Property tax revenues represent our most significant source of revenues at 76.3% and are estimated to be \$42.99 million, which is \$452 thousand lower for FY25 than the original November estimate of \$43.44 million.

Line 1.035 and 1.04 - State Aid continues the implementation of the Fair School Funding Plan (FSFP), which has caused significant changes to the way our state revenues are calculated. We are estimating our state aid to be \$5.5 million, which is \$83 thousand lower than the original estimate for FY25.

Line 1.06 - Other revenues are up \$399 thousand over original estimates, primarily due to interest received by the district, which are somewhat unpredictable from year to year.

All areas of revenue are tracking as anticipated for FY25 based on our best information at this time.

Expenditures FY25

Total General Fund expenditures (line 4.5) are estimated to be \$56.56 million for FY25, which is \$721 thousand lower than the original estimate of \$57.28 million in the November forecast, which is roughly on target with initial estimates.

All other areas of expenses are expected to remain on target with original projections for the year.

Unreserved Ending Cash Balance

With revenues decreasing from estimates and expenditures ending primarily on target, our ending unreserved cash balance June 30, 2025, is anticipated to be roughly \$25.99 million. The ending unreserved cash balance on Line 15.010 of the forecast is anticipated to be a positive accumulative balance through FY2029 if assumptions we have made for property tax collections, state aid in future state budgets, and expenditure assumptions remain close to our estimates.

Forecast Risks and Uncertainty:

A five-year financial forecast has risks and uncertainty not only due to economic conditions but also due to state legislative changes that will occur in the spring of 2025 and 2027 due to deliberation of the following two (2) state biennium budgets for FY26-27 and FY28-29, both of which affect this five-year forecast. We have estimated revenues and expenses based on the best data available and the laws currently in effect. The items below give a short description of the current issues and how they may affect our forecast in the long term:

- I. Property tax collections are the largest single revenue source for the school system. The housing market in our district is stable and growing. We project growth in appraised values every three (3) years and new construction growth with modest increases in local taxes. Total local revenues, predominately local taxes, equate to 82.5% of the district's resources. Our tax collections in the spring and fall settlements showed average collection trends. We believe there is a low risk that local collections would fall below projections throughout the forecast.
- II. Cuyahoga County experienced a reappraisal update in the 2021 tax year to be collected in FY22. The 2021 update increased overall assessed values by \$153.7 million or an increase of 13.8%. A reappraisal occurred for tax year 2024 for collection in FY25. The values increased for Class I and II property by \$273.59 million for an overall increase of 21.46%. There is however always a minor risk that the district could sustain a reduction in values in the next appraisal update but we do not anticipate that at this time.
- III. SB271 passed in 2024 that created a Joint Committee on Property Taxation and Reform. This action was in response to the historic property valuation increases. The committee's mission was to review Ohio's property tax system and to make recommendations to the General Assembly on property taxation. The committee released their report to the General Assembly on January 2, 2025. The report outlined twenty-one (21) recommendations on actions that could be taken to restrict local tax growth for Ohio school districts.

As a result of the numerous recommendations in the report there are currently 14 pending pieces of legislation in the Ohio Legislature that seeks to limit growth of local property taxes in several different ways. The most egregious is HB96 which could impact every district in the state of Ohio. HB96 seeks

to limit school district ending carry over cash balances to 30% of their prior years expenditures and to allow county budget commissions to suspend voter approved property tax levies and the 20-mill floor in order to reduce district reserves to the 30% target. HB96 has several severe consequences for school districts in terms of financial stability, loss of local control and will likely result in increased levy requests to district taxpayers. It is unclear at the time of this forecast whether HB96 will continue on through the Ohio Senate and be signed into law July 1, 2025. The district will be watching carefully for the final outcome of HB96 and several other legislative proposals that would limit property tax growth. Several of these proposals in addition to HB96 could be a very significant risk to future local tax growth for our district. We will update the forecast when factual data is available.

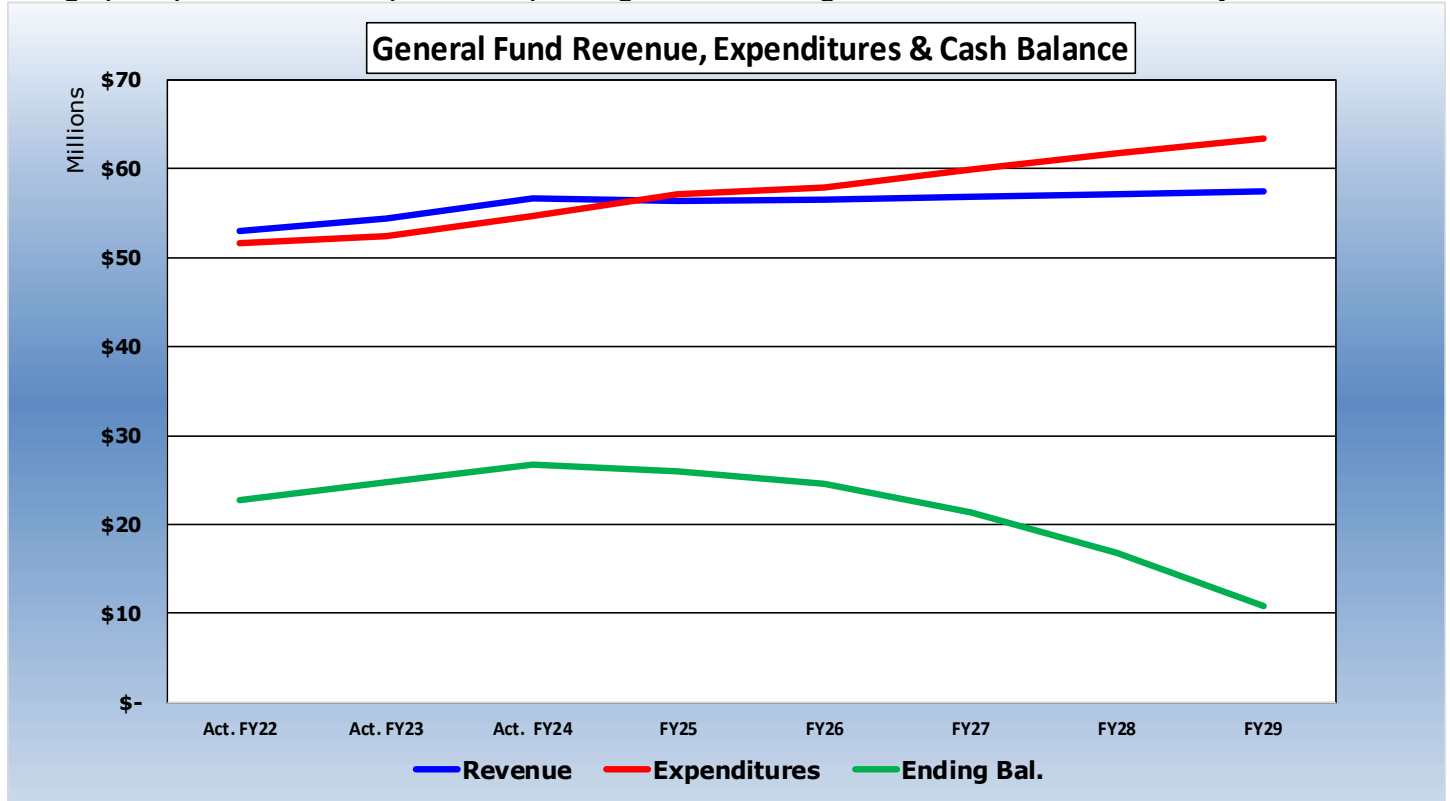
- IV. The state budget represented 17.5% of district revenues, which means it is a significant risk to the revenue. The future risk comes in FY26 and beyond if the state does not fund the last two (2) years of the Fair School Funding Plan in the FY26-27 biennium budget. In this forecast, there are two unknown future State Biennium Budgets covering FY26-27 and FY28-29.

The state legislature has shown little interest in equitably funding the current formula. The governors proposed budget recommendation in HB96 dated February 3, 2025, reduced funding for public school by -\$103.5 million over FY26-27. The legislative process will continue with uncertainty through June 30, 2025, which is after the forecast must be approved. This is an area of elevated risk to district funding long-range through FY29. We have projected our state funding in FY25 based on of HB33 our current state budget which expires June 30, 2025. We will adjust the forecast for state aide in future years as we have reliable data to make an informed decision.

- V. HB33, the current state budget, continues to phase in what has been referred to as the Fair School Funding Plan (FSFP) for FY24 and FY25. FY25 reflects 66.67% of the implementation cost at year four of a six-year phase-in plan, which increases by 16.66% each year. FY25 will result in 66.67% funding of (FSFP), however, the final two years of the phase-in are not guaranteed and are dependent on legislative actions for the FY26 and FY27 state biennium budget, which as of this forecast do not appear favorable. We have used the most recent simulations published by the Department of Education and Workforce for our forecasted revenues in FY25.
- VI. HB33 directly pays costs associated with open enrollment, community and STEM schools, and all scholarships, including EdChoice Scholarships. These costs are no longer deducted from our state aid. However, education option programs such as College Credit Plus, Excess Costs and various tuitions continue to be removed from state aid, increasing costs to the district. Expansion or creation of programs not directly paid by the state of Ohio can expose the district to new expenditures currently outside the forecast. We closely monitor any new threats to our state aid and increased costs as new proposed laws are introduced in the legislature.
- VII. Labor relations in our district have been amicable with all parties working for the best interest of students and realizing the resource challenges we face. We believe as we move forward our positive working relationship will continue and will only grow stronger.

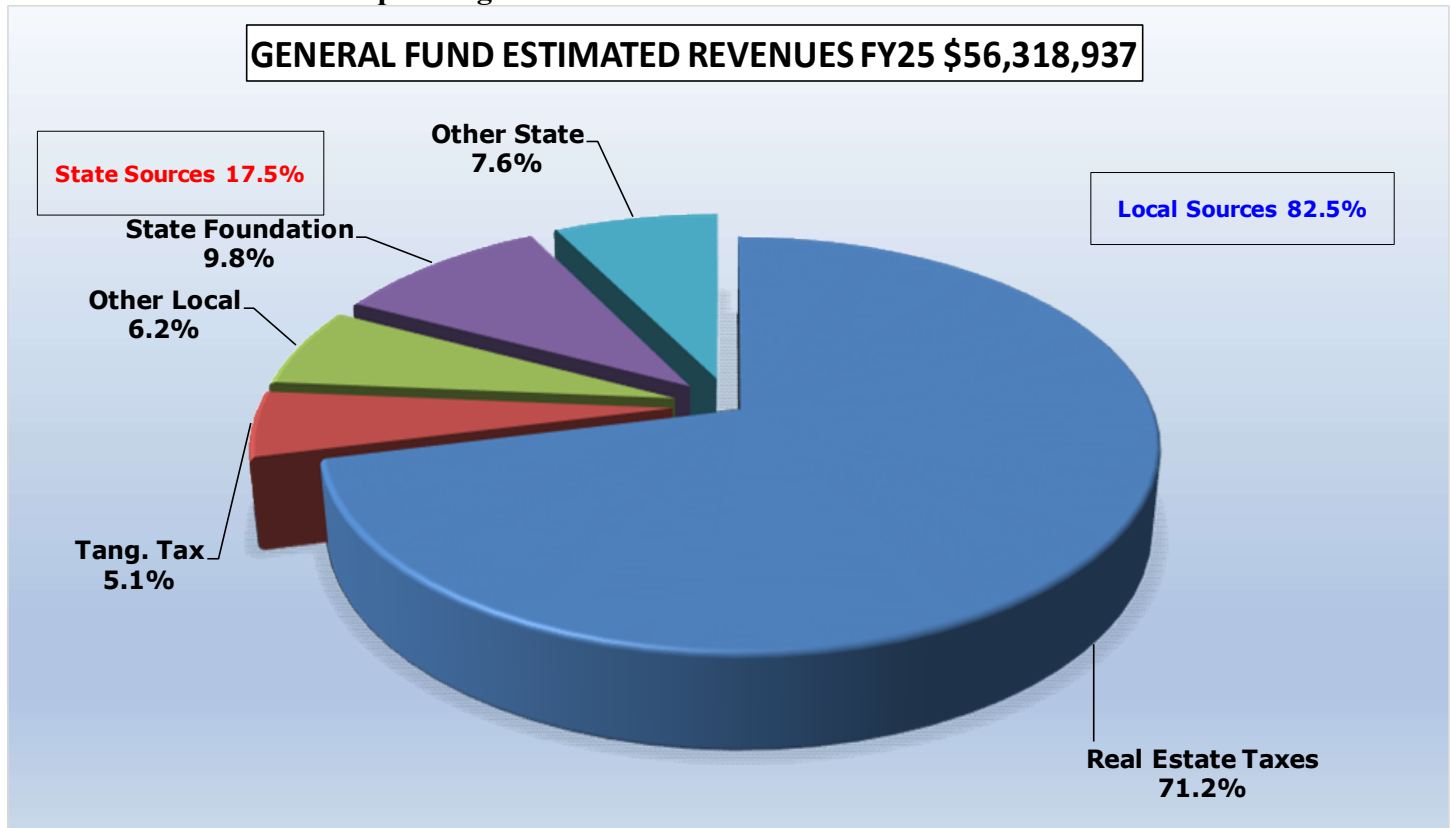
The significant lines of reference for the forecast are noted below in the headings to make it easier to relate the assumptions made for the forecast item and refer back to the forecast. It should be of assistance to the reader to review the assumptions noted below in understanding the overall financial forecast for our district. If you would like further information please feel free to contact Craig Yaniglos, Treasurer of Brecksville-Broadview Heights City School District.

General Fund Revenue, Expenditures and Ending Cash Balance Actual FY22-24 and Estimated FY25-29
 The graph captures in one snapshot the operating scenario facing the district over the next few years.



Revenue Assumptions

Estimated General Fund Operating Revenues FY25



Real Estate Value Assumptions – Line #1.010

Property Values are established each year by the County Auditor based on new construction, demolitions, BOR/BTA activity and complete reappraisal or updated values. Cuyahoga County experienced a reappraisal update in Tax Year 2021 for collection in 2022. We realized an overall increase in our total tax base of 13.8% due to inflation and new construction.

A full reappraisal occurred for tax year 2024 in Cuyahoga County and we estimate a 23.85% increase in residential and 6.02% in commercial property values. Residential/Agricultural and Commercial/Industrial values are estimated to increase by \$273.59 million or 21.46% overall.

Public Utility Personal Property (PUPP) values increased by \$3.4 million in Tax Year 2024. We expect our values to continue to grow by \$500,000 each year of the forecast.

We have been conservative with any future value increases for reappraisal or updates due to uncertainty over legislative actions that may take place in the spring of 2025 that limits property tax growth.

ESTIMATED ASSESSED VALUE (AV) BY COLLECTION YEAR

	Actual	Actual	Actual	Estimated	Estimated
	TAX YEAR 2024	TAX YEAR 2025	TAX YEAR 2026	TAX YEAR 2027	TAX YEAR 2028
Classification	COLLECT 2025	COLLECT 2026	COLLECT 2027	COLLECT 2028	COLLECT 2029
Res./Ag.	\$1,334,715,110	\$1,336,365,110	\$1,338,015,110	\$1,406,565,866	\$1,408,215,866
Comm./Ind.	213,504,940	215,304,940	217,104,940	223,247,039	225,047,039
Public Utility Personal Property (PUPP)	39,198,310	39,698,310	40,198,310	40,698,310	41,198,310
Total Assessed Value	<u>\$1,587,418,360</u>	<u>\$1,591,368,360</u>	<u>\$1,595,318,360</u>	<u>\$1,670,511,214</u>	<u>\$1,674,461,214</u>

Tax Rate Assumptions

The county auditor sets tax rates for each levy voted on to provide tax revenues for the school district. Ohio law provides for “reduction factors” of all voted property tax levies to adjust the millage rates lower for the levy to not increase from inflation of property values for the taxes received by a district to that of the actual amount of the levy at the time of the election. The reduction factors are applied separately to Residential/Agriculture (Class I) and Commercial/Industrial (Class II) resulting in different effective millage rates. The district-voted rate for all general fund levies is 72.44 mills while the Class I effective millage rate is 24.06 mills and the Class II effective millage rate is 36.3 mills. The Ohio law has a provision that the reduction factors cannot lower the total millage rate for each class less than 20 mills (excluding emergency and substitute emergency levies), which includes both the voted and the non-voted millage rates; this is called the “20-Mill Floor”. Currently, our district is not on the floor for either Class I or Class II.

ESTIMATED REAL ESTATE TAX (Line #1.010)

Source	FY25	FY26	FY27	FY28	FY29
Est. Real Estate Taxes	<u>\$40,114,954</u>	<u>\$40,585,349</u>	<u>\$40,881,417</u>	<u>\$41,175,281</u>	<u>\$41,442,424</u>
Total Line #1.01 Real Estate Taxes	<u>\$40,114,954</u>	<u>\$40,585,349</u>	<u>\$40,881,417</u>	<u>\$41,175,281</u>	<u>\$41,442,424</u>

Property tax levies are estimated to be collected at 95% of the annual amount. This allows 5% delinquency factor. In general, 54.10% of the Res/Ag and Comm/Ind property taxes are expected to be collected in the February tax settlement and 45.90% collected in the August tax settlement.

Public Utility tax settlements (PUPP taxes) are estimated to be received 57% in February and 43% in August settlement from the County Auditor and are noted in Line #1.02 totals below.

Estimated Public Utility Personal Property Tax (PUPP) – Line #1.020

The amounts below are public utility tangible personal property (PUPP) tax payments from public utilities. The values for PUPP are noted in the table above, which was \$40.11 million in assessed values in 2024 and is collected at the district’s full voted millage rate. Collections are typically 57% in February and 43% in August, along with the real estate settlements from the county auditor. The values in 2024 rose by 21.14% or \$3.4 million and are expected to grow by \$500 million each year of the forecast.

<u>Source</u>	<u>FY25</u>	<u>FY26</u>	<u>FY27</u>	<u>FY28</u>	<u>FY29</u>
Public Utility Personal Property	\$2,870,620	\$3,096,676	\$3,135,891	\$3,175,106	\$3,214,321
Total PUPP Tax Line #1.020	<u>\$2,870,620</u>	<u>\$3,096,676</u>	<u>\$3,135,891</u>	<u>\$3,175,106</u>	<u>\$3,214,321</u>

New Tax Levies – Line #13.030

The district is currently forecasting a 4.5-mill operating levy that would be placed on the ballot in 2027, with collections beginning in 2028. However, ongoing discussions around property tax reform and changes to state funding at the statehouse are creating uncertainty. As a result, the district is considering several options, including the possibility of introducing a levy that would begin collections a year earlier. The proposed millage could range from 3.5 to 4.9 mills, depending on economic conditions and legislative developments. The district expects to have a clearer understanding of the situation after July.

State Foundation Revenue Estimates – Lines #1.035, 1.040 and 1.045

Current State Funding Model per HB33 through June 30, 2025

A) Unrestricted State Foundation Revenue– Line #1.035

HB33, the current state budget, continued the Fair School Funding Plan for FY24 and FY25, which funds students where they are educated rather than where they live. We have projected FY25 funding based on the most recent 2025 foundation settlement and funding factors.

Our district is currently a guarantee district in FY25 and is expected to continue to be on the guarantee in FY26-FY29 on the new Fair School Funding Plan (FSFP).

For a detailed overview of how foundation funding is calculated please visit the Ohio Department of Education and Workforce at: <https://education.ohio.gov/Topics/Finance-and-Funding/Overview-of-School-Funding>.

State Funding Phase-In FY25 and Guarantees

The Fair School Funding Plan was presented as a six (6) year phase-in plan, the state legislature approved the first two (2) years of the funding plan in HB110 and extended the plan in HB33 for FY24 and FY25. The FSFP does not include caps on funding; instead, it consists of a general phase-in percentage for most components of 66.67% in FY25.

The funding formula includes three (3) guarantees: 1) “Formula Transition Aid,” 2) Supplemental Targeted Assistance, and 3) Formula Transition Supplement. The three (3) guarantees in both temporary and permanent law ensure that no district will get fewer funds in FY24 and FY25 than they received in FY21.

Future State Budget Projections beyond FY25:

Our funding status for FY26-29 will depend on unknown two (2) new state budgets. There is no guarantee that the current Fair School Funding Plan will be funded or continued beyond FY25; therefore, our state funding

estimates are reasonable, and we will adjust the forecast when we have authoritative data to work with. For this reason, funding is held constant in the forecast for FY26 through FY29.

Casino Revenue

On November 3, 2009, Ohio voters passed the Ohio casino ballot issue. This issue allowed four (4) casinos to open in Cleveland, Toledo, Columbus, and Cincinnati. Thirty-three percent (33%) of the gross casino revenue will be collected as a tax. School districts will receive 34% of the 33% of Gross Casino Revenue that will be paid into a student fund at the state level. These funds will be distributed to school districts on the 31st of January and August each year, beginning for the first time on January 31, 2013.

The casino revenue has recovered from the pandemic from closing the casinos in 2020. Total funding in FY24 was \$114.18 million or \$65.44 per pupil. In FY25, the funding totaled \$114.30 million or \$65.99 per pupil. We expect the Casino revenues to have resumed their historical growth rate and are assuming a 2.0% annual growth rate for the remainder of the forecast.

<u>Source</u>	<u>FY25</u>	<u>FY26</u>	<u>FY27</u>	<u>FY28</u>	<u>FY29</u>
Basic Aid-Unrestricted	\$3,986,491	\$3,986,491	\$3,986,491	\$3,986,491	\$3,986,491
Additional Aid Items	<u>485,765</u>	<u>485,765</u>	<u>485,765</u>	<u>485,765</u>	<u>485,765</u>
Basic Aid-Unrestricted Subtotal	4,472,256	4,472,256	4,472,256	4,472,256	4,472,256
Ohio Casino Commission ODT	<u>240,616</u>	<u>245,446</u>	<u>250,349</u>	<u>255,362</u>	<u>260,484</u>
Total Unrestricted State Aid Line #1.035	<u>\$4,712,872</u>	<u>\$4,717,702</u>	<u>\$4,722,605</u>	<u>\$4,727,618</u>	<u>\$4,732,740</u>

B) Restricted State Revenues – Line # 1.040

HB33 has continued Disadvantaged Pupil Impact Aid (formerly Economic Disadvantaged funding) and Career Technical funding. In addition, new restricted funds have been added under “Restricted Categorical Aid” for Gifted, English Learners (ESL), and Student Wellness. The district has elected to also post Catastrophic Aid for special education as restricted revenues. We have estimated revenues for these new restricted funding lines using current October funding factors. The amount of DPIA is limited to a 66.67% in FY25. We have flat-lined funding at FY25 levels for FY26-FY29 due to uncertainty on continued funding of the current funding formula.

HB33 set aside funds state-wide to subsidize the Science of Reading initiative. The district will be reimbursed for teacher in-service and associated fringe benefits upon proof of training and certified reimbursement request. The district is required to maintain documentation for how funds were spent for any subsidy received.

<u>Source</u>	<u>FY25</u>	<u>FY26</u>	<u>FY27</u>	<u>FY28</u>	<u>FY29</u>
Economically Disadvantaged Aid	\$12,932	\$12,932	\$12,932	\$12,932	\$12,932
ESL	15,334	15,334	15,334	15,334	15,334
Gifted	118,057	118,057	118,057	118,057	118,057
Career Tech - Restricted	0	0	0	0	0
Student Wellness	137,133	137,133	137,133	137,133	137,133
Other Restricted	150,000	0	0	0	0
Catastrophic Aid	<u>400,000</u>	<u>400,000</u>	<u>400,000</u>	<u>400,000</u>	<u>400,000</u>
Total Restricted State Revenues Line #1.040	<u>\$833,456</u>	<u>\$683,456</u>	<u>\$683,456</u>	<u>\$683,456</u>	<u>\$683,456</u>

C) Restricted Federal Grants in Aid – Line #1.045

There are no federal restricted grants projected during this forecast.

<u>SUMMARY</u>	<u>FY25</u>	<u>FY26</u>	<u>FY27</u>	<u>FY28</u>	<u>FY29</u>
Unrestricted Line #1.035	\$4,712,872	\$4,717,702	\$4,722,605	\$4,727,618	\$4,732,740
Restricted Line #1.040	833,456	683,456	683,456	683,456	683,456
Rest. Federal Funds #1.045	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Total State Foundation Revenue	<u>\$5,546,328</u>	<u>\$5,401,158</u>	<u>\$5,406,061</u>	<u>\$5,411,074</u>	<u>\$5,416,196</u>

State Share of Local Property Tax – Line #1.050

a) Rollback and Homestead Reimbursement

Rollback funds are reimbursements paid to the district from Ohio for tax credits given owner occupied residences equaling 12.5% of the gross property taxes charged residential taxpayers on tax levies passed prior to September 29, 2013. HB59 eliminated the 10% and 2.5% rollback on new levies approved after September 29, 2013.

Homestead Exemptions are credits paid to the district from the state of Ohio for qualified elderly and disabled. In 2007, HB119 expanded the Homestead Exemption for all seniors 65 years of age or older or who are disabled regardless of income. Effective September 29, 2013, HB59 changed the requirement for Homestead Exemptions. Individual taxpayers who do not currently have their Homestead Exemption approved or those who do not get a new application approved for tax year 2013, and who become eligible thereafter will only receive a Homestead Exemption if they meet the income qualifications. Taxpayers who had their Homestead Exemption as of September 29, 2013 will not lose it going forward and will not have to meet the new income qualification. This will generally reduce homestead reimbursements to the district over time, and as with the rollback reimbursements above, the state is increasing the tax burden on our local taxpayers.

Summary of State Tax Reimbursement – Line #1.050

<u>Source</u>	<u>FY25</u>	<u>FY26</u>	<u>FY27</u>	<u>FY28</u>	<u>FY29</u>
Rollback and Homestead	<u>\$4,284,704</u>	<u>\$4,243,642</u>	<u>\$4,251,705</u>	<u>\$4,280,314</u>	<u>\$4,308,761</u>
b) TPP Reimbursement - Fixed Rate	0	0	0	0	0
c) TPP Reimbursement - Fixed Sum	0	0	0	0	0
Total Tax Reimbursements #1.050	<u>\$4,284,704</u>	<u>\$4,243,642</u>	<u>\$4,251,705</u>	<u>\$4,280,314</u>	<u>\$4,308,761</u>

Other Local Revenues – Line #1.060

All other local revenue encompasses any type of revenue that does not fit into the above lines. The main sources of revenue in this area have been open enrollment, tuition for court placed students, interest, student fees, Medicaid payments and general rental fees.

Interest income is based on the district’s cash balances and increased interest rates due to the Federal Reserve raising rates to curb inflation. The Federal Reserve Bank cut interest rates by 50 basis point in September 2024. While interest income in FY25 should remain steady due to laddered investment strategies, the rate cuts will begin to have an impact on earnings in FY26 and future years. We will continue to monitor the investments for the district. All other revenues are expected to continue on historical trends.

The district has entered into a Tax Increment Financing (TIF) Agreement. The revenue is expected to continue to rise over time.

<u>Source</u>	<u>FY25</u>	<u>FY26</u>	<u>FY27</u>	<u>FY28</u>	<u>FY29</u>
Tuition Related Payments	\$984,016	\$984,016	\$984,016	\$984,016	\$984,016
Medicaid	165,000	100,000	150,000	150,000	150,000
Class & Sports Oriented Fees	276,952	250,000	250,000	250,000	250,000
Interest Earnings	1,450,000	1,000,000	750,000	600,000	500,000
Payments In Lieu of Taxes (TIF)	330,000	550,000	650,000	750,000	900,000
Rental Related Fees	51,941	51,941	51,941	51,941	51,941
Erate	4,422	4,422	4,422	4,422	4,422
Miscellaneous	<u>240,000</u>	<u>240,000</u>	<u>240,000</u>	<u>240,000</u>	<u>240,000</u>
Total Other Local Revenue Line #1.060	<u>\$3,502,331</u>	<u>\$3,180,379</u>	<u>\$3,080,379</u>	<u>\$3,030,379</u>	<u>\$3,080,379</u>

Short-Term Borrowing – Lines #2.010 & Line #2.020

There is no short-term borrowing projected in this forecast.

Transfers In / Return of Advances – Line #2.040 & Line #2.050

The district does not have any projected revenue in these lines.

All Other Financial Sources – Line #2.060 & Line #14.010

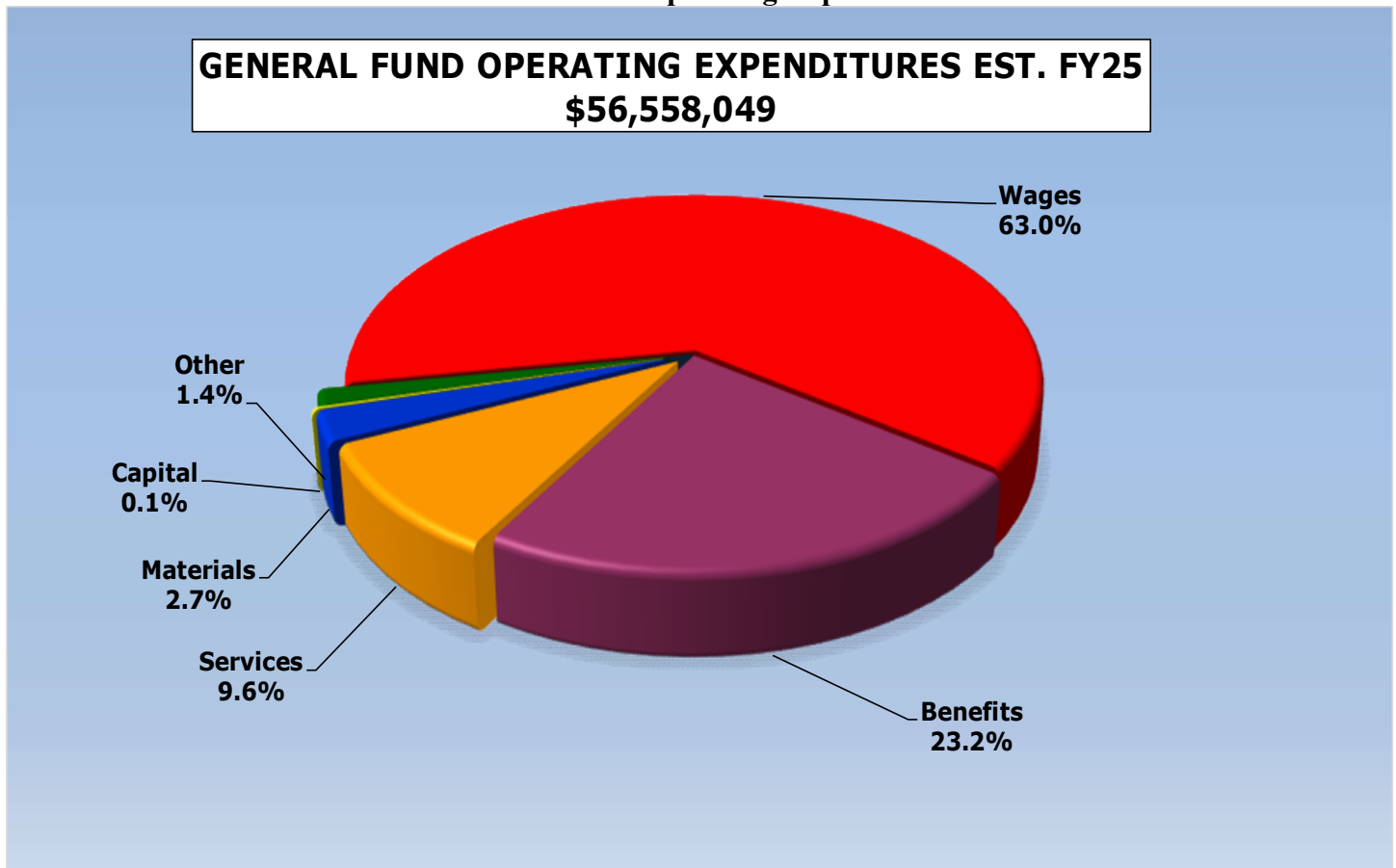
This funding source is typically a refund of prior year expenditures that is very unpredictable. For future years we are estimating an amount of refunds that align with historical collections. Due to the nature of these collections, this forecast does not assume future collections in this section.

<u>Source</u>	<u>FY25</u>	<u>FY26</u>	<u>FY27</u>	<u>FY28</u>	<u>FY29</u>
Refund of prior years expenditures	<u>\$35,000</u>	<u>\$35,000</u>	<u>\$35,000</u>	<u>\$35,000</u>	<u>\$35,000</u>

Expenditures Assumptions

The district’s leadership team is always looking at ways to improve the education of the students whether it be with changes in staffing, curriculum, or new technology needs. As the administration of the district reviews expenditures, the education of the students is always the main focus for resource utilization.

Estimated General Fund Operating Expenditures for FY25



Personnel Services – Employee’s Salaries & Wages – Line #3.010

Negotiations with bargaining unit members resulted in an agreement to include base increases of 2.75% for FY24. The newest agreement includes a base increase of 2.75% in FY25, 2.85% in FY26 and 3.25% in FY27 for certified and a base increase of 2.85% in FY25, 3.0% in FY26 and 3.00% in FY27 for classified. For planning purposes, a 1.75% base increase is planned FY28-FY29.

Source	FY25	FY26	FY27	FY28	FY29
Base Wages	\$33,198,991	\$33,690,275	\$34,582,638	\$35,956,574	\$36,785,814
Based Pay Increase	950,000	960,173	1,123,936	629,240	643,752
Steps & Academic Training	390,000	400,000	400,000	400,000	395,522
Leaving Staff	(650,000)	(450,000)	(150,000)	(200,000)	(200,000)
New Staff	53,192	8,905	0	0	0
Substitutes	275,000	275,000	275,000	275,000	275,000
Supplementals	648,898	667,392	689,082	701,141	713,411
Severance	1,000,000	575,000	250,000	250,000	250,000
SWSF & CARES Adjustments	0	0	0	0	0
Other Adjustments/Reductions	(251,908)	(26,715)	0	0	0
Total Wages Line #3.010	<u>\$35,614,173</u>	<u>\$36,100,030</u>	<u>\$37,170,656</u>	<u>\$38,011,955</u>	<u>\$38,863,499</u>

Employee's Retirement & Insurance Benefits Estimates Line #3.02

This area of the forecast captures all costs associated with benefits and retirement costs, all of which are directly related to the wages paid with the exception of health and life insurance benefits.

A) STRS/SERS

As the law requires, the BOE pays 14% of all employee wages to STRS or SERS. The district is also required to pay SERS Surcharge, an additional employer charge based on the salaries of lower-paid members. It is exclusively used to fund health care.

B) Insurance

The district has an 11.0% increase in premiums estimated for FY25, an estimated 10% increase in FY26 and FY27, and 8% increases estimated for FY28-FY29. By FY27, the district will pay 83.5% instead of the previous rate of 85%.

C) Workers Compensation & Unemployment Compensation

Workers Compensation is expected to remain at about 0.44% of wages in fiscal year FY25. FY26 through FY29 we are showing a slight increase. Unemployment Compensation has been negligible and is anticipated to remain as such as we plan our staffing needs carefully.

D) Medicare

Medicare will continue to increase at the rate of increases in wages and as new employees are hired. Contributions are 1.45% for all new employees to the district on or after April 1, 1986. These amounts are growing at the general growth rate of wages.

E) Other/Tuition

The district reimburses employees for the tuition to further their education to maintain licensure for teaching. The district does not anticipate any increase during the forecast.

Summary of Fringe Benefits – Line #3.02

<u>Source</u>	<u>FY25</u>	<u>FY26</u>	<u>FY27</u>	<u>FY28</u>	<u>FY29</u>
A) STRS/SERS	\$5,379,237	\$5,482,599	\$5,687,631	\$5,826,023	\$5,957,677
B) Insurance's	7,048,823	7,563,362	8,246,698	8,858,434	9,519,109
C) Workers Comp/Unemployment	157,106	168,416	174,557	178,259	182,005
D) Medicare	516,405	523,451	538,975	551,173	563,521
Other/Tuition/Annuities	<u>15,779</u>	<u>15,779</u>	<u>15,779</u>	<u>15,779</u>	<u>15,779</u>
Total Fringe Benefits Line #3.020	<u>\$13,117,350</u>	<u>\$13,753,607</u>	<u>\$14,663,640</u>	<u>\$15,429,668</u>	<u>\$16,238,091</u>

Purchased Services – Line #3.030

HB110, the previous state budget, impacted Purchased Services as the Ohio Department of Education will began to direct pay these costs to the educating districts for open enrollment, community and STEM schools, and for scholarships granted students to be educated elsewhere, as opposed to deducting these amounts from our state foundation funding. College Credit Pus, excess costs and other tuition costs will continue to draw funds away from the district.

<u>Source</u>	<u>FY25</u>	<u>FY26</u>	<u>FY27</u>	<u>FY28</u>	<u>FY29</u>
Professional & Technical Services, ESC	\$2,550,000	\$2,575,500	\$2,601,255	\$2,627,268	\$2,653,541
Maintenance, Insurance & Garbage Removal	590,000	595,900	601,859	607,878	613,957
Professional Development	60,000	60,600	61,206	61,818	62,436
Communications, Postage, & Telephone	103,278	104,311	105,354	106,408	107,472
Utilities	1,100,000	1,111,000	1,122,110	1,133,331	1,144,664
Contracted Trades & Services	93,701	35,000	35,350	110,000	111,100
Tuition, Excess Costs & Scholarship Costs	738,169	738,169	738,169	738,169	738,169
College Credit Plus	131,936	131,936	131,936	131,936	131,936
Contract Transportation	90,660	90,660	90,660	90,660	90,660
Other Adjustments SWSF, CARES, Etc.	0	0	0	0	0
Miscellaneous Purchased Services	0	0	0	0	0
Total Purchased Services Line #3.030	<u>\$5,457,744</u>	<u>\$5,443,076</u>	<u>\$5,487,899</u>	<u>\$5,607,468</u>	<u>\$5,653,935</u>

Supplies and Materials – Line #3.040

Expenses which are characterized by curricular supplies, testing supplies, copy paper, maintenance and custodial supplies, materials, and bus fuel. An average increase of 1% is projected in this area for the forecasted period.

<u>Source</u>	<u>FY25</u>	<u>FY26</u>	<u>FY27</u>	<u>FY28</u>	<u>FY29</u>
General Office Supplies & Materials	\$811,262	\$819,375	\$827,569	\$835,845	\$844,203
Textbooks & Instructional Supplies	23,863	24,102	24,343	24,586	24,832
Facility Supplies & Materials	225,505	227,760	230,038	232,338	234,661
Transportation Fuel & Supplies	440,751	445,159	449,611	454,107	458,648
Other adjustments SWSF, CARES, Etc.	0	0	0	0	0
Total Supplies Line #3.040	<u>\$1,501,381</u>	<u>\$1,516,396</u>	<u>\$1,531,561</u>	<u>\$1,546,876</u>	<u>\$1,562,344</u>

Capital Outlay – Line #3.050

The district does not anticipate costs increasing significantly in this line because most capital outlay is paid by the Permanent Improvement Fund.

<u>Source</u>	<u>FY25</u>	<u>FY26</u>	<u>FY27</u>	<u>FY28</u>	<u>FY29</u>
Capital Outlay & Maintenance	\$80,000	\$80,000	\$80,000	\$80,000	\$80,000
Technology/Curriculum Purchases	0	0	0	0	0
Busses & Other Vehicles	0	0	0	0	0
Other adjustments SWSF, CARES, Etc.	0	0	0	0	0
Total Equipment Line #3.050	<u>\$80,000</u>	<u>\$80,000</u>	<u>\$80,000</u>	<u>\$80,000</u>	<u>\$80,000</u>

Principal and Interest Payment – Lines #4.010 through 4.060

There are no borrowings planned in the forecast period.

Other Objects – Line #4.300

The category of Other Expenses consists primarily of Auditor & Treasurer fees, our annual audit and other miscellaneous expenses. We are projecting no increase in this area.

<u>Source</u>	<u>FY25</u>	<u>FY26</u>	<u>FY27</u>	<u>FY28</u>	<u>FY29</u>
County Auditor & Treasurer Fees	\$534,449	\$534,449	\$534,449	\$534,449	\$534,449
ESC Deduction	23,979	23,979	23,979	23,979	23,979
Increased A&T Fees for New Levies	0	0	0	0	0
Dues, Fees & other Expenses	<u>228,973</u>	<u>228,973</u>	<u>228,973</u>	<u>228,973</u>	<u>228,973</u>
Total Other Expenses Line #4.300	<u>\$787,401</u>	<u>\$787,401</u>	<u>\$787,401</u>	<u>\$787,401</u>	<u>\$787,401</u>

Transfers Out/Advances Out – Line #5.010

This account group includes fund-to-fund transfers and short-term, year-end loans from the General Fund to other funds, which are later repaid once reimbursements are received. A significant transfer is planned at the end of the year to support athletics, as well as a transfer into Fund 035.

Fund 035 is a severance fund used to provide sick leave payouts to retiring teachers. Unlike severance in the private sector, which is often associated with layoffs, this fund specifically covers payments to educators retiring with unused sick leave. A transfer into this fund is planned at the end of the year to ensure it is properly funded for upcoming retirements.

<u>Source</u>	<u>FY25</u>	<u>FY26</u>	<u>FY27</u>	<u>FY28</u>	<u>FY29</u>
Operating Transfers Out Line #5.010	\$585,000	\$250,000	\$250,000	\$250,000	\$250,000
Advances Out Line #5.020	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Total Transfer & Advances Out	<u>\$585,000</u>	<u>\$250,000</u>	<u>\$250,000</u>	<u>\$250,000</u>	<u>\$250,000</u>

Encumbrances – Line #8.010

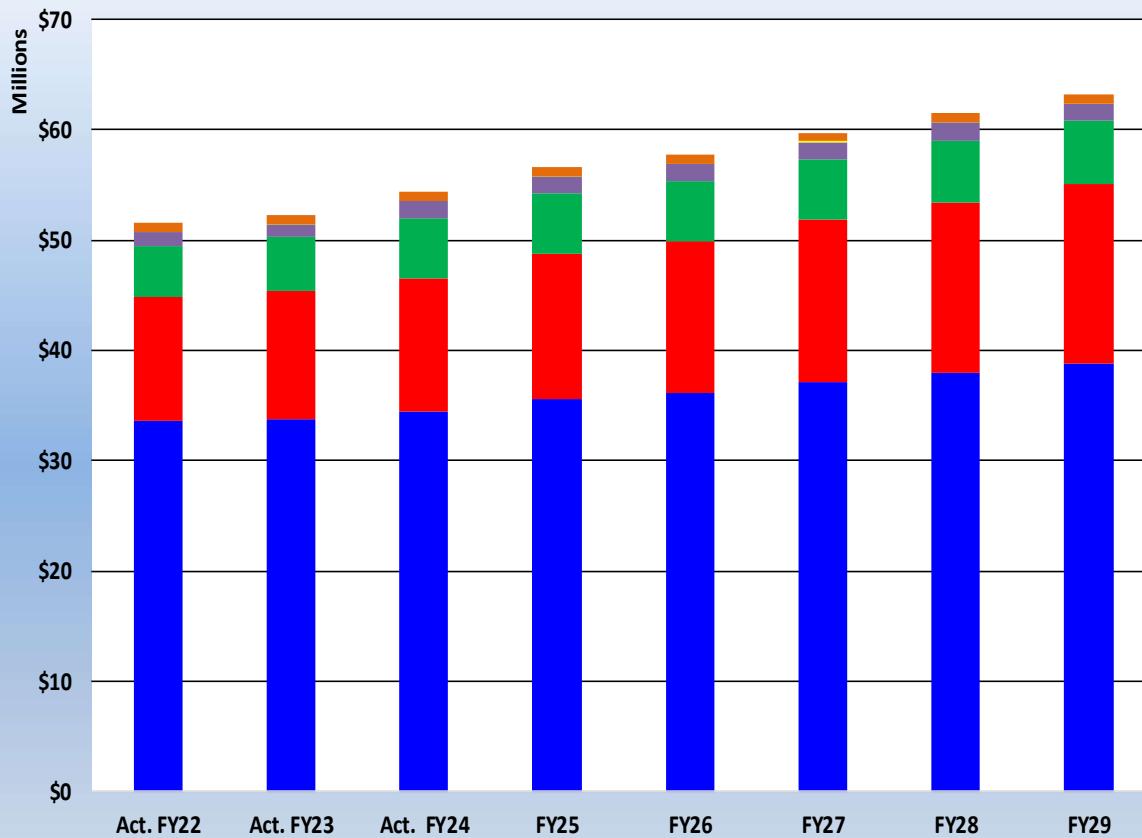
These are outstanding purchase orders that have not been approved for payment as the goods were not received in the fiscal year in which they were ordered.

	<u>FY25</u>	<u>FY26</u>	<u>FY27</u>	<u>FY28</u>	<u>FY29</u>
Estimated Encumbrances Line #8.010	<u>\$150,000</u>	<u>\$150,000</u>	<u>\$150,000</u>	<u>\$150,000</u>	<u>\$150,000</u>

Operating Expenditures Actual FY22 through FY24 and Estimated FY25-FY29

As the graph on the following page indicates, we have diligently contained costs due to lower and flat state revenues. We control our expenses while balancing students' academic needs to enable them to excel and perform well on state performance standards.

General Fund Expenditures Actual FY22 Through Projected FY29



Ending Unencumbered Cash Balance “The Bottom-line” – Line #15.010

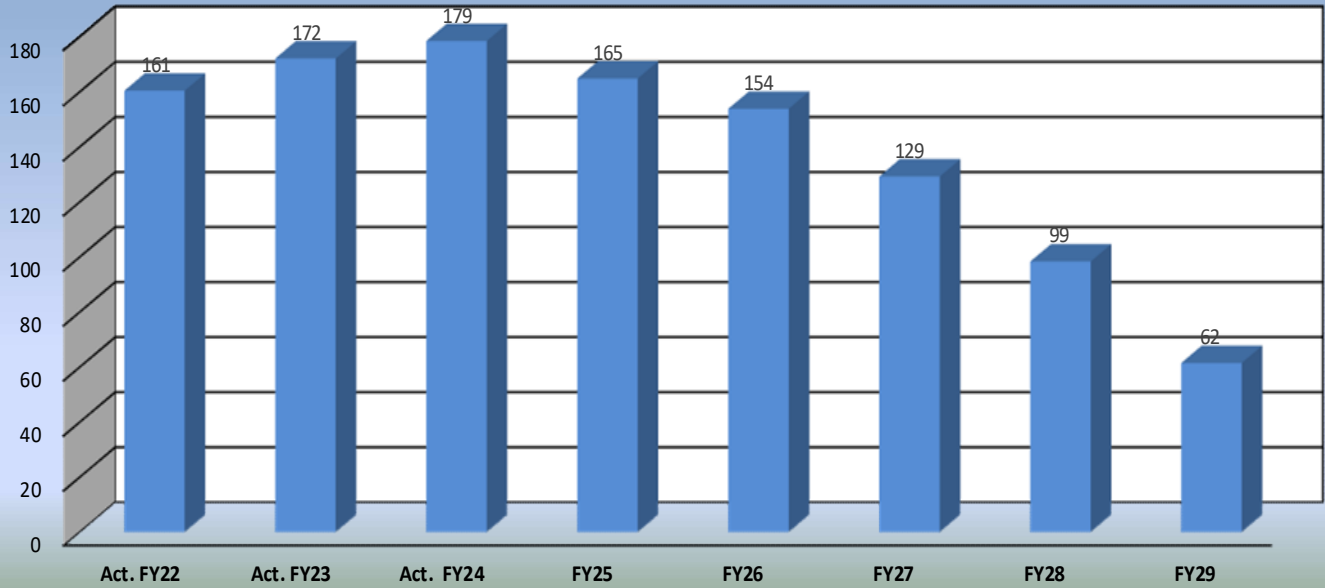
This amount must not go below \$0 or the district General Fund will violate all Ohio Budgetary Laws. Any multi-year contract which is knowingly signed which results in a negative unencumbered cash balance is a violation of 5705.412, ORC punishable by personal liability of \$10,000. It is recommended by the GFOA and other authoritative sources that a district maintains a minimum of sixty (60) day cash balance.

	<u>FY25</u>	<u>FY26</u>	<u>FY27</u>	<u>FY28</u>	<u>FY29</u>
Ending Unreserved Cash Balance Line #15.01	<u>\$25,837,636</u>	<u>\$24,449,330</u>	<u>\$21,268,626</u>	<u>\$20,432,263</u>	<u>\$21,785,855</u>

True Cash Days Ending Balance

Another way to look at ending cash is to state it in “True Cash Days”. In other words, how many days could the district operate at year-end if no additional revenues were received? This is the Current Years Ending Cash Balance divided by (Current Years Expenditures/365 days) = the number of days the district could operate without additional resources or a severe resource interruption. The government finance officers association recommends that no less than two (2) months or 60 days of cash is on hand at year-end but could be more depending on each district's complexity and risk factors for revenue collection. This is calculated, including transfers, as this is a predictable funding source for other funds such as capital, athletics, and severance reserves. The district adopted a cash balance policy requiring a minimum of 90 days of true days cash in order to maintain financial stability. The chart below showing true cash days does not include the new levy being considered.

Ending Unencumbered Cash Balance in True Cash Days



CONCLUSION

Brecksville-Broadview Heights City School District receives 17.5% of its funding for the district from state dollars which is very beneficial to the overall operations for the education of our students.

District administrations appreciate the supportive Brecksville-Broadview Heights community and are actively planning for the future needs of our students while keeping an eye on the financial stability of the district. The administration is mindful that there are many risks and uncertainties that will need to be considered in future planning.

As you read through the notes and review the forecast, remember that the forecast is based on the information that is known at the time that it is prepared.

BRECKSVILLE-BROADVIEW HEIGHTS CITY SCHOOL DISTRICT
Equipment Inventory System
Authorization for Disposal of Equipment

Requesting Building and Department	High School, Band, Completed by Steve Cocchiola
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ASSET(S) TO BE DISPOSED:

No.	SYSTEM NUMBER	TAG NUMBER	ASSET DESCRIPTION	CONDITION	INTENDED DISPOSAL
1	SU12	433547	Sousaphone	Fully depreciated	Sell
2	SU13	169388	Sousaphone	Fully depreciated	Sell
3	SU14	445	Sousaphone	Fully depreciated	Sell
4	SU15	C38589	Sousaphone	Fully depreciated	Sell
5	SU16	120906	Sousaphone	Fully depreciated	Sell
6	SU17	503226	Sousaphone	Damaged Beyond Repair	Sell
7	SU18	716943	Sousaphone	Damaged Beyond Repair	Sell
8	CL01	P0112652	Clarinet	Fully depreciated	Sell
9	CL02	18656	Clarinet	Fully depreciated	Sell
10	CL03	L68846	Clarinet	Fully depreciated	Sell
11	CL04	B88574	Clarinet	Fully depreciated	Sell
12	CL05	1473306	Clarinet	Fully depreciated	Sell
13	CL06	93660	Clarinet	Fully depreciated	Sell
14	CL07	P0011380	Clarinet	Fully depreciated	Sell
15	CL08	145688	Clarinet	Fully depreciated	Sell
16	CL09	54844	Clarinet	Fully depreciated	Sell
17	CL10	B051687212	Clarinet	Fully depreciated	Sell
18	CL11	104690	Clarinet	Fully depreciated	Sell
19	CL12	833318	Clarinet	Fully depreciated	Sell
20	CL13	1640831	Clarinet	Fully depreciated	Sell
21	CL14	D21071004	Clarinet	Fully depreciated	Sell
22	ST03	215241	Tenor Sax	Fully depreciated	Sell
23	ST04	503491	Tenor Sax	Fully depreciated	Sell
24	ST05	2304375	Tenor Sax	Damaged Beyond Repair	Sell
25	ST06	18110	Tenor Sax	Fully depreciated	Sell
26	ST08	067500A	Tenor Sax	Fully depreciated	Sell
27	ST10	AK29408018	Tenor Sax	Fully depreciated	Sell
28	ST11	17048	Tenor Sax	Fully depreciated	Sell
29	ST12	385359	Tenor Sax	Fully depreciated	Sell
30	ST15	2305297	Tenor Sax	Fully depreciated	Sell
31	ST19	503202A	Tenor Saxophone	Damaged Beyond Repair	Sell
32	FH21	E18758	French Horn	Fully depreciated	Sell
33	FH22	E51634	French Horn	Fully depreciated	Sell

**Electronic Waste: Please make sure e-waste is disposed of responsibly and not thrown away in general waste. E-waste recycling is often available at retailers or you can also research e-waste mail-back recycling programs.*

Explain reason(s) for disposal (i.e. "Items quoted by XXX and found to have no sale value"):

The instruments being sold are not repairable, or the cost to repair the instruments exceeds the replace cost. Selling full lot to Greenhorn for \$2900.

If an asset being disposed of is technology equipment, you must contact IT prior to submitting this form. If applicable, please indicated here if IT has been contacted and their suggested disposal method:

IT Contacted?	Suggested Disposal	IT Person Reached	If other, please specify:
Not Applicable	Make selection	Other	


By signing below, I am agreeing to adherence to the policies named in Board Policy items AG7310 and AG7455, which are provided below.

Principal/Supervisor Signature

5/8/2025

Date

OPERATIONS USE ONLY:

No.	Approved/ Denied (note if by Board)	Disposal Method Required	Operations Coordinator Signature	Date
1-33	Approved	Sell		5/8/2025

7310 - DISPOSAL OF NON FIXED-ASSET PROPERTY

The Brecksville-Broadview Heights Board of Education may authorize by resolution the Superintendent and Treasurer to advertise and sell Board-owned fixed assets that are no longer of use by the School District and have an aggregate value of \$10,000 or more as prescribed by Ohio law. All sales of real property (i.e., land and/or buildings), regardless of values, shall require approval by the Board.

The procedure used to sell items of less than \$10,000 value is left to the discretion of the Superintendent or his/her designee. The following procedures, however, shall generally be followed:

Fixed assets of less than \$10,000 value may be sold by taking sealed bids or at a public sale. This should involve giving at least one (1) week's notice in a newspaper of general circulation and in a notice or newsletter to staff members.

Fixed assets of less than \$10,000 value that fail to be purchased under provisions outlined in Step A may be sold on an individual and private sale basis.

Individual fixed assets of \$750 or less, such as old student desks and chairs, may be sold to individuals upon their request, if such items are no longer needed within the District.

Individual fixed assets of no value may be disposed of by the most efficient method.

The fixed asset accounting system of the District shall be updated reflecting all disposal of fixed assets.

7455 - ASSET ACQUISITION AND DISPOSAL

Fixed assets are defined as those tangible assets of the District with a useful life in excess of one (1) year that the District intends to hold or continue in use over an extended period of time. Such fixed assets have an initial cost equal to or exceeding \$1,000. This threshold amount shall be reviewed every three (3) years, to determine whether modification to the amount is necessary.

Although some assets may not meet all of the criteria for "fixed" assets, they shall be identified as "controlled" assets and recorded in the same manner as other assets on the fixed asset system.

Disposal

A request for asset disposal (transfer) is to be submitted to the Director of Business Services for approval. After approval/denial of the request, a copy is returned to the originator for appropriate action.

Assets approved for disposal shall be subject to AG 7310.

The disposal of items requiring auction or public sale must be approved by Board Resolution prior to sale.

When an auction has taken place, the Treasurer shall prepare a list of assets sold and the amount of money received for each. Upon receipt of the list of assets sold, the Director of Business Services shall update the list of assets held for sale and the asset inventory list.

Annually, the Director of Business Services shall prepare a master list of all entity assets, a report of assets purchased, and a report of assets disposed of.

As needed, but not less than annually, the Director of Business Services shall review asset acquisitions and dispositions for the purpose of updating insurance coverage.

Any evidence of lost, stolen, or damaged assets shall be immediately reported to the Director of Business Services. The Director of Business Services shall investigate the matter and determine the appropriate action.

Periodic physical inventories shall be conducted to account for the assets of the entity. The District shall adopt inventory guidelines to become a part of these procedures.

HS Student Fees For 2025-2026

Grade	General	Tech	TOTAL	Parking (Opt)	Parking CVCC	Instrument Rental*
12	\$ 80.00	\$ 30.00	\$ 110.00	\$ 60.00	\$ 30.00	\$ 70.00
11	\$ 80.00	\$ 30.00	\$ 110.00	\$ 60.00	\$ 30.00	\$ 70.00
10	\$ 80.00	\$ 30.00	\$ 110.00			\$ 70.00
9	\$ 80.00	\$ 30.00	\$ 110.00			\$ 70.00
CCP	\$ 50.00	\$ 30.00	\$ 80.00			

CCP fee(above): is in lieu of the general fee. Reduced to accommodate students attending classes off campus. Must take 3 more CCP classes per semester.

CCP Failure Fee: If a student fails a CCP course, the District charges student for the total cost of the course.

AP Fee: The District charges the amount assessed from the College Board + \$1

Parking Fines:	1st thru 4th offense	\$10	each offense		
	5th or more	\$20	each offense		

*Instrument rental fee is per instrument if student rents a district owned instrument.

MS Student Fees For 2025-2026

Grade	General	Tech	TOTAL	Instrument Rental*
8	\$ 60.00	\$ 30.00	\$ 90.00	\$ 70.00
7	\$ 60.00	\$ 30.00	\$ 90.00	\$ 70.00
6	\$ 60.00	\$ 30.00	\$ 90.00	\$ 70.00

*Instrument rental fee is per instrument if student rents a district owned instrument.

ES Student Fees For 2025-2026

Grade	General	Tech	TOTAL	Instrument Rental*
5	\$ 55.00	\$ 30.00	\$ 85.00	\$ 70.00
4	\$ 65.00	\$ 20.00	\$ 85.00	\$ 70.00
3	\$ 65.00	\$ 20.00	\$ 85.00	\$ 70.00
2	\$ 65.00	\$ 20.00	\$ 85.00	\$ 70.00
1	\$ 65.00	\$ 20.00	\$ 85.00	\$ 70.00
KG (1/2 and ADK)	\$ 65.00	\$ 20.00	\$ 85.00	\$ 70.00
PREK	\$ 50.00	\$ -	\$ 50.00	

*Instrument rental fee is per instrument if student rents a district owned instrument.

TUITION RATES FOR 2025-2026

All Day Kindergarten	\$ 2,900.00
Peer Model Pre-School	\$ 1,800.00