

**SUMMARY OF MINUTES  
BOARD OF APPRAISERS  
MUSKINGUM WATERSHED CONSERVANCY DISTRICT  
Held at the MWCD Annex Building  
May 8, 2024, 2:00 p.m.**

A meeting of the Board of Appraisers of the Muskingum Watershed Conservancy District was held at the MWCD Annex Building, 2050 Reiser Avenue SE, New Philadelphia, on Wednesday, May 8, 2024, at 2:00 p.m., pursuant to notice duly given all Appraisers and the general public in accordance with law.

Appraisers present were Mr. John Ginikos and Mr. Mark Waltz. Mr. Waltz, chairman, presided. Mr. Gary Barker was absent.

Present from MWCD staff were Adria Bergeron, Julie Bickis, Craig Butler, Jamie Carlisle, Jim Crandall, David Lautenschleger, Jonathan Mizer, Pete Novotny, and Ethan Zucal.

Present from the public: Scott Milburn (Scott Milburn, LLC).

**Approval of Minutes**

On motion by Mr. Ginikos, seconded by Mr. Waltz, the minutes of the February 15, 2024, meeting of the Board of Appraisers, were approved. Roll Call: Mr. Ginikos-yes; Mr. Waltz-yes.

The following memo was read:

FROM: Craig Butler

SUBJECT: **MWCD Administrative Headquarters---Appraisal Report**

At the March 22, 2024, MWCD Board of Directors meeting, the MWCD Board of Directors authorized the Engineering Department to enter into a contract with Hasenstab Architects for the design of the new MWCD Administrative Headquarters Facility.

Concurrent to this ongoing design, at MWCD's request, Spalding/Emig Company conducted an Appraisal Report of the 15.56-acre and 2.64-acre vacant land parcels located at Tech Park Drive NE, New Philadelphia, Tuscarawas County, Ohio. *A copy of this appraisal report is on file.*

The purpose of this report is to render an opinion of market value based on the fee simple estate "as is". The intended use of this report is for internal decision-making purposes.

It is recommended that the Board of Appraisers accept the appraisal and recommend MWCD staff to utilize the appraisal for its intended use. It is further recommended that the Board of Appraisers make a recommendation to the Board of Directors to accept the appraisal, to be utilized for recommendations from staff for its intended use.

On a motion by Mr. Ginikos, seconded by Mr. Waltz, the Board of Appraisers approved the recommendation above to be present to the Board of Directors and voted upon. Roll Call: Mr. Ginikos-yes; Mr. Waltz-yes.

The following memo was read:

FROM: Craig Butler

SUBJECT: **MWCD Main Office and Annex—Appraisal Reports**

At MWCD’s request, Charles G. Snyder Company conducted Real Estate Appraisals of the MWCD Main Office Building at 1303 and 1319 Third Street, NW, and the MWCD Office Annex at 2050 Reiser Avenue SE, New Philadelphia, Tuscarawas County, Ohio. *Copies of these appraisals are on file.*

The purpose of these reports is to offer an opinion of the market value of the fee simple interest of the subject properties. The intended use of the reports is to assist with the determination of value for potential sale purposes.

It is recommended that the Board of Appraisers accept the appraisals and recommend MWCD staff to utilize the appraisals for their intended use. It is further recommended that the Board of Appraisers make a recommendation to the Board of Directors to accept the appraisals, to be utilized for recommendations from staff for their intended use.

On a motion by Mr. Ginikos, seconded by Mr. Waltz, the Board of Appraisers approved the recommendation above to be present to the Board of Directors and voted upon. Roll Call: Mr. Ginikos-yes; Mr. Waltz-yes.

The following memo was read:

FROM: Craig Butler

SUBJECT: **Potential Land Acquisition—Wills Creek**

At the October 27, 2023, MWCD Board of Directors meeting, the Board of Directors approved a Resolution of Authorization to apply for and enter into a grant agreement for financial assistance for the Clean Ohio Green Space Conservation Program Round 17, NRAC District 14, through the Ohio Public Works Commission (OPWC). The award of this grant would be used by MWCD for the acquisition and preservation of approximately 623 contiguous acres of forest at Wills Creek.

The acreage, as shown on the attached map (*copy on file*), is in Coshocton County, Linton Township, and is accessible via County Road 7, and Township Roads 123, 137 and 142. The acreage is directly adjacent to and connects MWCD Wills Creek property to the recently acquired 934 acres, 1,823 acres, and 634 acres, as well as ODNR’s Simco Wildlife Area. The acreage is currently owned by Ohio Franklin Realty, LLC, a subsidiary to American Electric Power (AEP).

The acreage consists of mostly wooded reclaimed land, ponds, wetlands, and streams. The acquisition of this property has numerous conservation, recreation, and public use benefits including water quality protection, hunting, trapping, fishing, hiking, bird watching, habitat enhancement and protection, storm water mitigation, preservation, economic and social benefits, and other passive recreation opportunities.

By owning control of the surface rights, subject to Clean Ohio restrictions, the MWCD has multiple opportunities to implement recreation, forestry, and conservation measures in line with MWCD’s mission, that would further enhance the preservation, conservation, and recreation of the property for the benefit of the public and make further corridor connections for the benefit of wildlife and habitat preservation.

Since the October 27<sup>th</sup> Board of Directors meeting, MWCD and our partner, Western Reserve Land Conservancy (WRLC), attended the OPWC NRAC District 14 application scoring meeting in November of 2023. MWCD executed a Purchase and Sale Agreement with WRLC, and MWCD was awarded the grant to acquire the property.

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As part of the grant application, an appraisal report was conducted by Mr. Brian P. Mocilnikar, Ohio Certified General Real Estate Appraiser #419931. A copy of this appraisal report is attached for reference.

In addition, a review of the appraisal was completed by Mr. Dean T. Smith, MAI, State of Ohio General Certification #380222. A copy of this review is attached for reference.

It is recommended that the Board of Appraisers make a recommendation to the Board of Directors to accept the appraisal and the review appraisal and acquire the property, contingent upon MWCD staff completing all appropriate due diligence and upon review and approval of all other associated documents by MWCD staff and legal counsel, all subject to MWCD's obligations under the Purchase and Sale Agreement with WRLC.

On a motion by Mr. Ginikos, seconded by Mr. Waltz, the Board of Appraisers approved the recommendation above to be present to the Board of Directors and voted upon. Roll Call: Mr. Ginikos-yes; Mr. Waltz-yes.

**Other Business**

None.

**Adjourn**

There being no further business, on motion by Mr. Ginikos, seconded by Mr. Waltz, the meeting of the Board of Appraisers was adjourned. The next meeting of the Board of Appraisers will be held as needed.

*06.10.2024, jlc*

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Mark Waltz, Chairman

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Craig W. Butler, Executive Director/Secretary