

Wooldridge, John

From: Wooldridge, John
Sent: Monday, July 27, 2020 8:48 AM
To: Heim, Kimber
Subject: RE: FAI-Parcel 4 and 1 on PID 110412

Thanks Kimber,

Can you save PDF to file your approval/concurrence into the file? Also, would you like me or anyone else (perhaps CO, Chief Legal, or AGO if you want) to review your docs that you will get signed on Tuesday? It sounds like it will be for building removal and perhaps a staging area for the project. Thanks!

Please let me know if you have any questions, comments, or concerns. Thank you.

Respectfully,

John R. Wooldridge

Real Estate Administrator

ODOT District 5

9600 Jacksontown Road, Jacksontown, OH 43030

740.323.5427

transportation.ohio.gov



From: Heim, Kimber
Sent: Monday, July 27, 2020 6:47 AM
To: Wooldridge, John <John.Wooldridge@dot.ohio.gov>
Subject: RE: FAI-Parcel 4 and 1 on PID 110412

Morning JR:

Got approval/concurrence from Ty concerning a ROE for PCL 001 to remove building, so T and cost to purchase building will be removed if Mr. Eichhorn agrees at our meeting on Tuesday. I will keep you in the loop

Kimber L. Heim

Realty Specialist Manager

ODOT – District 5

9600 Jacksontown Road

Jacksontown, OH 43030

Ph: 740-323-5422 (direct) Cell: 740-814-0708

FAX: 740-323-5125



From: Wooldridge, John
Sent: Tuesday, July 21, 2020 2:07 PM
To: Miller, Jared <Jared.Miller@dot.ohio.gov>; David Weber <dweber@wearehls.com>
Cc: Norton, Harvey <Harvey.Norton@dot.ohio.gov>; Heim, Kimber <Kimber.Heim@dot.ohio.gov>
Subject: RE: FAI-Parcel 4 and 1 on PID 110412

Thanks Jared,

Yes, two separate parcels; Parcel 1 and 4.

Anticipated estimate from cost estimate was around \$65,000; therefore scoped to be LSUM. I think we would all agree that they will each certainly be under \$100,000 (it is possible that they may not even be \$65,000). We just request the approval in case it exceeds the limit. Thanks!

David, can you let Jared know a better expectation of the anticipated FMVE? Thanks.

Please let me know if you have any questions, comments, or concerns. Thank you.

Respectfully,

John R. Wooldridge

Real Estate Administrator

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From: Miller, Jared
Sent: Tuesday, July 21, 2020 2:02 PM
To: Wooldridge, John <John.Wooldridge@dot.ohio.gov>; David Weber <dweber@wearehls.com>
Cc: Norton, Harvey <Harvey.Norton@dot.ohio.gov>; Heim, Kimber <Kimber.Heim@dot.ohio.gov>
Subject: RE: FAI-Parcel 4 and 1 on PID 110412

John,

Yes, as long as the agency, appraiser and reviewer all agree the appraisal problem is simplistic and meets the requirements of a VF with the exception of the dollar limit, a waiver can be granted. I will need to know what is the anticipated FMVE. Is this for two separate parcels?

Jared

From: Wooldridge, John <John.Wooldridge@dot.ohio.gov>
Sent: Tuesday, July 21, 2020 1:43 PM
To: David Weber <dweber@wearehls.com>; Miller, Jared <Jared.Miller@dot.ohio.gov>
Cc: Norton, Harvey <Harvey.Norton@dot.ohio.gov>; Heim, Kimber <Kimber.Heim@dot.ohio.gov>
Subject: RE: FAI-Parcel 4 and 1 on PID 110412

Hello Jared,

Do you approve using a VF format for a parcel that may be over \$65,000 with no damages to the residue? In the past, Kevin required his approval for exceeding the 65000 threshold, but I cannot find such an exception in the P&P today. The original scope was to do LSUM for these parcels unless under \$65K (see checklists attached). David believes this to be acceptable and the reviewer has no issue with it. District concurs that the issues heard are simplistic. We have heard that the building condition on parcel 1 is "roofless." Thank you Jared for letting us know if utilizing the VF format is OK even if the total exceeds \$65,000.

Please let me know if you have any questions, comments, or concerns. Thank you.

Respectfully,

John R. Wooldridge

Real Estate Administrator

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**OHIO DEPARTMENT OF
TRANSPORTATION**

From: David Weber <dweber@wearehls.com>

Sent: Tuesday, July 21, 2020 1:07 PM

To: Wooldridge, John <John.Wooldridge@dot.ohio.gov>

Cc: Norton, Harvey <Harvey.Norton@dot.ohio.gov>; Heim, Kimber <Kimber.Heim@dot.ohio.gov>

Subject: FW: FAI-Parcel 4

John,

Please see the email request/response below between Harvey and I.

The appraisal problem on parcel 4 appears to be simplistic. I am unsure at this second if the amount will go over \$65K, it will likely be in the neighborhood. There does not appear to be any residual damage to the land so an "after" appraisal would not be necessary as it would just reflect the same unit value as in the "before".

Therefore I am requesting permission to perform a Value Finding on parcel 4 with the understanding that it may exceed \$65K while remaining simplistic. This format appears to be sufficient to answer the appraisal problem.

Please let me know how you would like me to proceed.

Thanks

David M. Weber

Heritage Land Services

4150 Tuller Road, Suite 214

Dublin, Ohio 43017

(614) 918-2988 direct

(614) 918-2998 fax

dweber@weareHLS.com

From: David Weber
Sent: Tuesday, July 21, 2020 12:31 PM
To: 'Harvey.Norton@dot.ohio.gov' <Harvey.Norton@dot.ohio.gov>
Subject: FAI-Parcel 4

Harvey,

Similar to parcel 1 I feel like this parcel 4 has no residual damages in the after situation. I am not sure on the amount yet and it could go above \$65K. I believe we have a couple options here. I don't think doing an after is necessary as the value is going to be the same as before, same comps, same unit value. I know that with a simplistic acquisition the district can extend the \$65,000 amount.

I believe a VF on this parcel would be applicable with the understanding it may get above \$65K but is still simplistic.

If that is not acceptable then I think a limited summary with just the "before" would be the other option.

What are your thoughts?

Thanks

David M. Weber
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