

## Heim, Kimber

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**From:** Wooldridge, John  
**Sent:** Monday, December 14, 2020 3:32 PM  
**To:** Morgan, Douglas; Heim, Kimber; Durant, Allison  
**Cc:** Walker, Luke  
**Subject:** RE: PID 110412, FAI-37-6.10 PCL 001 "T"

Thanks Doug,

That being said (hitting the building); will the R/W plans just remain the same (is the change still within the previously proposed takes?)? We had an appraisal done on those R/W plans prior to Kimber's communications with owner and we held at review pending the below request. Thanks for letting me know more about the changes coming and verifying if the building could be avoided.

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](http://transportation.ohio.gov)



**OHIO DEPARTMENT OF  
TRANSPORTATION**

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**From:** Morgan, Douglas  
**Sent:** Monday, December 14, 2020 3:27 PM  
**To:** Wooldridge, John <John.Wooldridge@dot.ohio.gov>; Heim, Kimber <Kimber.Heim@dot.ohio.gov>; Durant, Allison <Allison.Durant@dot.ohio.gov>  
**Cc:** Walker, Luke <Luke.Walker@dot.ohio.gov>  
**Subject:** RE: PID 110412, FAI-37-6.10 PCL 001 "T"

John,

We will be getting updated construction limits, however, they will require the building be removed. The corner of the building, nearest SR 37 falls within construction limits needed to install the new 27" storm sewer.

**Douglas N. Morgan, P.E.**

(p) 740.323.5122

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**From:** Wooldridge, John <[John.Wooldridge@dot.ohio.gov](mailto:John.Wooldridge@dot.ohio.gov)>  
**Sent:** Monday, December 14, 2020 2:57 PM  
**To:** Heim, Kimber <[Kimber.Heim@dot.ohio.gov](mailto:Kimber.Heim@dot.ohio.gov)>; Durant, Allison <[Allison.Durant@dot.ohio.gov](mailto:Allison.Durant@dot.ohio.gov)>  
**Cc:** Morgan, Douglas <[Doug.Morgan@dot.ohio.gov](mailto:Doug.Morgan@dot.ohio.gov)>; Walker, Luke <[Luke.Walker@dot.ohio.gov](mailto:Luke.Walker@dot.ohio.gov)>  
**Subject:** RE: PID 110412, FAI-37-6.10 PCL 001 "T"

Hello Doug and Luke,

Do we have a status on Kimber's request for plan changes to Parcel 1? Are we able to avoid the building as Kimber recommends after having talked to owner? If so, when should we expect the updated R/W Plans? We would like to finish this last parcel for appraisal and begin getting offers out. 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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**OHIO DEPARTMENT OF  
TRANSPORTATION**

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**From:** Wooldridge, John  
**Sent:** Monday, November 9, 2020 7:52 AM  
**To:** Heim, Kimber <[Kimber.Heim@dot.ohio.gov](mailto:Kimber.Heim@dot.ohio.gov)>; Durant, Allison <[Allison.Durant@dot.ohio.gov](mailto:Allison.Durant@dot.ohio.gov)>  
**Cc:** Morgan, Douglas <[Doug.Morgan@dot.ohio.gov](mailto:Doug.Morgan@dot.ohio.gov)>; Walker, Luke <[Luke.Walker@dot.ohio.gov](mailto:Luke.Walker@dot.ohio.gov)>  
**Subject:** RE: PID 110412, FAI-37-6.10 PCL 001 "T"

Sorry Kimber,

I apologize for any confusion. Doug passed on your request. Your request was to not hit the building. If possible, the plans will be updated as you requested. I think plans will be updated as you requested, but we should wait to see what the response and update is. We all understand that Me Eichhorn wants to keep the structure if it can be avoided. We can discuss that status in greater detail today at our meeting. I do apologize if I mixed it up earlier. Thanks Kimber.

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

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**From:** Heim, Kimber  
**Sent:** Monday, November 9, 2020 7:43 AM  
**To:** Wooldridge, John <[John.Wooldridge@dot.ohio.gov](mailto:John.Wooldridge@dot.ohio.gov)>; Durant, Allison <[Allison.Durant@dot.ohio.gov](mailto:Allison.Durant@dot.ohio.gov)>  
**Cc:** Morgan, Douglas <[Doug.Morgan@dot.ohio.gov](mailto:Doug.Morgan@dot.ohio.gov)>; Walker, Luke <[Luke.Walker@dot.ohio.gov](mailto:Luke.Walker@dot.ohio.gov)>  
**Subject:** RE: PID 110412, FAI-37-6.10 PCL 001 "T"

Morning JR:

So from your response below, we are still going to leave in the T and take the building?

*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



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**From:** Wooldridge, John  
**Sent:** Monday, November 9, 2020 7:38 AM  
**To:** Heim, Kimber <[Kimber.Heim@dot.ohio.gov](mailto:Kimber.Heim@dot.ohio.gov)>; Durant, Allison <[Allison.Durant@dot.ohio.gov](mailto:Allison.Durant@dot.ohio.gov)>  
**Subject:** RE: PID 110412, FAI-37-6.10 PCL 001 "T"

Good Morning Kimber and Allison,

Doug passed on your request for that plan change. We should have the changed plan sheets in the next few weeks from the consultant plan designer. When meeting/negotiating; Owner can request plan change(s) as part of a counter offer and we will certainly consider them (regarding that building, the take, and possibly the drive). When we learn what owner wants, we can make that decision or submit the change to others for their thoughts. Thank you for addressing this parcel early in the process and working hard to get a resolution to the issues. Hope you guys had a great weekend.

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  
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**From:** Heim, Kimber  
**Sent:** Monday, November 9, 2020 7:10 AM  
**To:** Wooldridge, John <[John.Wooldridge@dot.ohio.gov](mailto:John.Wooldridge@dot.ohio.gov)>; Durant, Allison <[Allison.Durant@dot.ohio.gov](mailto:Allison.Durant@dot.ohio.gov)>  
**Subject:** RE: PID 110412, FAI-37-6.10 PCL 001 "T"

So we are going to pull in all the construction limits and completely avoid the building? This will work for Mr. Eichhorn as he has big plans for the building, although that was before he sees the correction to proper drive access to the property.

*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



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**From:** Wooldridge, John  
**Sent:** Friday, November 6, 2020 9:07 AM  
**To:** Morgan, Douglas <[Doug.Morgan@dot.ohio.gov](mailto:Doug.Morgan@dot.ohio.gov)>; Heim, Kimber <[Kimber.Heim@dot.ohio.gov](mailto:Kimber.Heim@dot.ohio.gov)>; Durant, Allison <[Allison.Durant@dot.ohio.gov](mailto:Allison.Durant@dot.ohio.gov)>; Norton, Harvey <[Harvey.Norton@dot.ohio.gov](mailto:Harvey.Norton@dot.ohio.gov)>  
**Cc:** Walker, Luke <[Luke.Walker@dot.ohio.gov](mailto:Luke.Walker@dot.ohio.gov)>  
**Subject:** RE: PID 110412, FAI-37-6.10 PCL 001 "T"

Hey Harvey,

I understand that this PCL 1 on FAI-37 PID 110412 Appraisal is in review. You may want to place it on the back burner as a plan change has been requested by Kimber.

Can you forward me the appraisal that was submitted? I would like to look at it to determine if the proposed changes can be adjusted by you, the reviewer on the RE-22, or if I need to contract with consultant to do a revised appraisal report for the changes made after submission.

We do not anticipate any other changes to the plans on 110412. Thanks Harvey and have a good weekend.

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  
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**From:** Morgan, Douglas  
**Sent:** Friday, November 6, 2020 9:02 AM  
**To:** Heim, Kimber <[Kimber.Heim@dot.ohio.gov](mailto:Kimber.Heim@dot.ohio.gov)>; Wooldridge, John <[John.Wooldridge@dot.ohio.gov](mailto:John.Wooldridge@dot.ohio.gov)>; Durant, Allison <[Allison.Durant@dot.ohio.gov](mailto:Allison.Durant@dot.ohio.gov)>  
**Cc:** Walker, Luke <[Luke.Walker@dot.ohio.gov](mailto:Luke.Walker@dot.ohio.gov)>  
**Subject:** RE: PID 110412, FAI-37-6.10 PCL 001 "T"

Kimber,

I will get with the consultant and have the plans (design and Row) updated.

**Douglas N. Morgan, P.E.**

(p) 740.323.5122

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**From:** Heim, Kimber <[Kimber.Heim@dot.ohio.gov](mailto:Kimber.Heim@dot.ohio.gov)>  
**Sent:** Friday, November 6, 2020 9:00 AM  
**To:** Morgan, Douglas <[Doug.Morgan@dot.ohio.gov](mailto:Doug.Morgan@dot.ohio.gov)>; Wooldridge, John <[John.Wooldridge@dot.ohio.gov](mailto:John.Wooldridge@dot.ohio.gov)>; Durant, Allison <[Allison.Durant@dot.ohio.gov](mailto:Allison.Durant@dot.ohio.gov)>  
**Cc:** Walker, Luke <[Luke.Walker@dot.ohio.gov](mailto:Luke.Walker@dot.ohio.gov)>  
**Subject:** RE: PID 110412, FAI-37-6.10 PCL 001 "T"

Where the driveway is located is of no concern at all for Mr. Eichhorn. So if driveway can move south on SR37 and avoid the building with this move, my opinion this will alleviate huge potential for paying for taking the building.

*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

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**From:** Morgan, Douglas  
**Sent:** Friday, November 6, 2020 8:54 AM  
**To:** Heim, Kimber <[Kimber.Heim@dot.ohio.gov](mailto:Kimber.Heim@dot.ohio.gov)>; Wooldridge, John <[John.Wooldridge@dot.ohio.gov](mailto:John.Wooldridge@dot.ohio.gov)>; Durant, Allison <[Allison.Durant@dot.ohio.gov](mailto:Allison.Durant@dot.ohio.gov)>  
**Cc:** Walker, Luke <[Luke.Walker@dot.ohio.gov](mailto:Luke.Walker@dot.ohio.gov)>  
**Subject:** RE: PID 110412, FAI-37-6.10 PCL 001 "T"

Kimber,

Currently, the construction limits to tie back in the proposed driveway, along SR 37, impacts the building. If the owner agrees, we can move the driveway further south, away from the building and intersection (cannot be closer to intersection).

Make sure to point out that we are not installing a driveway access off of SR 256 and that the area inside our new SH will be seeded and mulched except for his driveway and the signal controller concrete pad. He currently has no defined driveway allowing vehicles to enter/exit from SR 37 & SR 256 wherever there is gravel. With this project, we will be defining the access to this property in order to improve safety near the intersection. He will have access from one driveway that can be located on either SR 37 or SR 256 (not both).

**Douglas N. Morgan, P.E.**

(p) 740.323.5122

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**From:** Heim, Kimber <[Kimber.Heim@dot.ohio.gov](mailto:Kimber.Heim@dot.ohio.gov)>

**Sent:** Thursday, November 5, 2020 3:51 PM

**To:** Morgan, Douglas <[Doug.Morgan@dot.ohio.gov](mailto:Doug.Morgan@dot.ohio.gov)>; Wooldridge, John <[John.Wooldridge@dot.ohio.gov](mailto:John.Wooldridge@dot.ohio.gov)>; Durant, Allison <[Allison.Durant@dot.ohio.gov](mailto:Allison.Durant@dot.ohio.gov)>

**Cc:** Walker, Luke <[Luke.Walker@dot.ohio.gov](mailto:Luke.Walker@dot.ohio.gov)>

**Subject:** RE: PID 110412, FAI-37-6.10 PCL 001 "T"

Afternoon Doug:

I wanted to check in on the decision on PCL 001 Eichhorn...the "T" I was told was needed for the building removal? Mr. Eichhorn does not want the building removed unless we pay him to accomplish the removal. Which I explained was not how the State operated. However, looking at the plans prior to preparing the negotiation packages, I noticed the construction actually "hits" the building at the corner closest to East ROW of SR 37.

Will those limits be pulled in to avoid hitting the structure? If not, we will have to move forward with the removal due to construction and Mr. Eichhorn will most certainly not agree to \$0 compensation for this building. He informed me there was car dealership looking to move in at this location and they were going to put a new tin roof on the building, etc.... Could ramp up acquisition cost, and he also informed me he has "beaten" the State twice. So definitely an appropriation would be in our future.

If the building can be avoided best for parcel owner per our conversations with Mr. Eichhorn and his future uses for the building.

If decided to remove the T completely, the ROW plans will need to be revised as we hope to make offers as soon as the appraisals are approved and this T question is put to bed.

Thanks Doug!

K

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**From:** Morgan, Douglas

**Sent:** Monday, October 19, 2020 2:21 PM

**To:** Heim, Kimber <[Kimber.Heim@dot.ohio.gov](mailto:Kimber.Heim@dot.ohio.gov)>; Wooldridge, John <[John.Wooldridge@dot.ohio.gov](mailto:John.Wooldridge@dot.ohio.gov)>; Durant, Allison <[Allison.Durant@dot.ohio.gov](mailto:Allison.Durant@dot.ohio.gov)>

**Cc:** Walker, Luke <[Luke.Walker@dot.ohio.gov](mailto:Luke.Walker@dot.ohio.gov)>

**Subject:** RE: PID 110412, FAI-37-6.10 PCL 001

Kimber,

I have forwarded your request to the consultants and will forward you their response when I receive it.

**Douglas N. Morgan, P.E.**

(p) 740.323.5122

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**From:** Heim, Kimber <[Kimber.Heim@dot.ohio.gov](mailto:Kimber.Heim@dot.ohio.gov)>

**Sent:** Monday, October 19, 2020 2:17 PM

**To:** Morgan, Douglas <[Doug.Morgan@dot.ohio.gov](mailto:Doug.Morgan@dot.ohio.gov)>; Wooldridge, John <[John.Wooldridge@dot.ohio.gov](mailto:John.Wooldridge@dot.ohio.gov)>; Durant, Allison <[Allison.Durant@dot.ohio.gov](mailto:Allison.Durant@dot.ohio.gov)>

**Cc:** Walker, Luke <[Luke.Walker@dot.ohio.gov](mailto:Luke.Walker@dot.ohio.gov)>

**Subject:** RE: PID 110412, FAI-37-6.10 PCL 001

Afternoon Doug:

Wanted to make sure we remove from the summary page the "remove structure" language since Mr. Eichhorn wanted the State to pay his handyman to remove the building and pay him to remove it rather than ODOT remove it at our expense. Just need to make sure when we go to negotiate there is no confusion for Mr. Eichhorn about his opportunity to have the building removed has passed, now it is handled in the appraisal, without building removal, and negative value to the property.

PARCEL NO.	OWNER	SHEET NO.	OWNERS RECORD		AUDITOR'S PARCEL	RECORD AREA	TOTAL P.R.O.	GROSS TAKE	P.R.O. IN TAKE	NET TAKE
			BOOK	PAGE						
1-SH1	EICHORN LIMITED PARTNERSHIP	12-19, 32-33	OR 1477	PG 2270	0490261230	113.854	2.722	2.436	1.271	1.165
1-SH2		32-33						0.080	0.041	0.039
	TOTAL					113.854	2.722	2.516	1.312	1.204
1-T		16-19						0.205	0.000	0.205

Best regards,

*Kimber L. Heim*

Realty Specialist Manager

ODOT – District 5

9600 Jacksontown Road

Jacksontown, OH 43030

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FAX: 740-323-5125



**OHIO DEPARTMENT OF  
TRANSPORTATION**

---

**From:** Morgan, Douglas

**Sent:** Tuesday, September 15, 2020 6:36 AM

**To:** Wooldridge, John <[John.Wooldridge@dot.ohio.gov](mailto:John.Wooldridge@dot.ohio.gov)>; Heim, Kimber <[Kimber.Heim@dot.ohio.gov](mailto:Kimber.Heim@dot.ohio.gov)>; Durant, Allison <[Allison.Durant@dot.ohio.gov](mailto:Allison.Durant@dot.ohio.gov)>

**Cc:** Walker, Luke <[Luke.Walker@dot.ohio.gov](mailto:Luke.Walker@dot.ohio.gov)>

**Subject:** RE: PID 110412, FAI-37-6.10

John,

Yes, if you, Kimber or Luke find any issues that need corrected, let me know and I will get revisions completed quickly.

**Douglas N. Morgan, P.E.**

(p) 740.323.5122

---

**From:** Wooldridge, John <[John.Wooldridge@dot.ohio.gov](mailto:John.Wooldridge@dot.ohio.gov)>

**Sent:** Monday, September 14, 2020 4:30 PM

**To:** Morgan, Douglas <[Doug.Morgan@dot.ohio.gov](mailto:Doug.Morgan@dot.ohio.gov)>; Heim, Kimber <[Kimber.Heim@dot.ohio.gov](mailto:Kimber.Heim@dot.ohio.gov)>; Durant, Allison <[Allison.Durant@dot.ohio.gov](mailto:Allison.Durant@dot.ohio.gov)>

**Cc:** Walker, Luke <[Luke.Walker@dot.ohio.gov](mailto:Luke.Walker@dot.ohio.gov)>

**Subject:** RE: PID 110412, FAI-37-6.10

Thanks Doug,

Can I mark Ellis as complete for "Final R/W Plans – Approved"? (and R/W Authorized)? If so, I'll get the encumbrance request over to Ty and we will be good to go with doing the acquisition. I will also get these over to our appraisers as they are the final ones. 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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740.323.5427

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**OHIO DEPARTMENT OF  
TRANSPORTATION**

---

**From:** Morgan, Douglas

**Sent:** Monday, September 14, 2020 2:58 PM

**To:** Heim, Kimber <[Kimber.Heim@dot.ohio.gov](mailto:Kimber.Heim@dot.ohio.gov)>; Durant, Allison <[Allison.Durant@dot.ohio.gov](mailto:Allison.Durant@dot.ohio.gov)>

**Cc:** Wooldridge, John <[John.Wooldridge@dot.ohio.gov](mailto:John.Wooldridge@dot.ohio.gov)>; Walker, Luke <[Luke.Walker@dot.ohio.gov](mailto:Luke.Walker@dot.ohio.gov)>

**Subject:** PID 110412, FAI-37-6.10

All,

Attached are the final ROW plans and legals for the subject project. I have placed them in the project folder I:\ProjectData\FAI\110412\ProjAdmin\PlanReviews\RW\Final\Final with documents.



**Douglas N. Morgan, P.E.**

(p) 740.323.5122

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**From:** Spurlock, Derek <[DSpurlock@trccompanies.com](mailto:DSpurlock@trccompanies.com)>

**Sent:** Monday, September 14, 2020 2:45 PM

**To:** Morgan, Douglas <[Doug.Morgan@dot.ohio.gov](mailto:Doug.Morgan@dot.ohio.gov)>; Clevenger, David <[DClevenger@trccompanies.com](mailto:DClevenger@trccompanies.com)>

**Cc:** Brown, Greg <[GBrown@trccompanies.com](mailto:GBrown@trccompanies.com)>; Shoemaker, Timothy C. <[TShoemaker@trccompanies.com](mailto:TShoemaker@trccompanies.com)>

**Subject:** RE: [EXTERNAL] RE: FAI-37 Final Right of Way

I caught that this morning and Tim said he re-sent after I let him know. If he did not, I have attached what I found on PW.

Please let me know if you need anything else.

Derek

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**From:** [Doug.Morgan@dot.ohio.gov](mailto:Doug.Morgan@dot.ohio.gov) <[Doug.Morgan@dot.ohio.gov](mailto:Doug.Morgan@dot.ohio.gov)>

**Sent:** Monday, September 14, 2020 2:33 PM

**To:** Clevenger, David <[DClevenger@trccompanies.com](mailto:DClevenger@trccompanies.com)>

**Cc:** Brown, Greg <[GBrown@trccompanies.com](mailto:GBrown@trccompanies.com)>; Spurlock, Derek <[DSpurlock@trccompanies.com](mailto:DSpurlock@trccompanies.com)>

**Subject:** [EXTERNAL] RE: FAI-37 Final Right of Way

This is an **EXTERNAL** email. Do not click links or open attachments unless you validate the sender and know the content is safe.

Dave,

Tim did not include the attachment for the ROW and his email response says he is out of the office. Can someone send me the ROW materials.

**Douglas N. Morgan, P.E.**

(p) 740.323.5122

---

**From:** Shoemaker, Timothy C. <[TShoemaker@trccompanies.com](mailto:TShoemaker@trccompanies.com)>

**Sent:** Sunday, September 13, 2020 8:23 PM

**To:** Morgan, Douglas <[Doug.Morgan@dot.ohio.gov](mailto:Doug.Morgan@dot.ohio.gov)>

**Cc:** Clevenger, David <[DClevenger@trccompanies.com](mailto:DClevenger@trccompanies.com)>; Brown, Greg <[GBrown@trccompanies.com](mailto:GBrown@trccompanies.com)>; Spurlock, Derek <[DSpurlock@trccompanies.com](mailto:DSpurlock@trccompanies.com)>

**Subject:** FW: FAI-37 Final Right of Way

Doug,

I have attached the Final Right of Way Submittal. We have included individual PDFs for each legal description as well as a combined PDF with all the legal descriptions. The signed and sealed hard copies of the legals will be mailed to ODOT on Monday by Mead & Hunt. If you need anything else or have any questions, please let us know.

The Centerline Plat will need to be recorded with the County in the near future by Mead & Hunt who will coordinate this with ODOT.

Thank You,  
Tim

Tim Shoemaker  
Roadway Design Manager, TRC  
 TRC  
304-550-6201

**CAUTION:** This is an external email and may not be safe. If the email looks suspicious, please do not click links or open attachments and forward the email to [csc@ohio.gov](mailto:csc@ohio.gov) or click the Phish Alert Button if available.