

## Heim, Kimber

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**From:** Chris Welsh <cwelsh@cmhdray.com>  
**Sent:** Wednesday, March 3, 2021 2:27 PM  
**To:** Heim, Kimber  
**Cc:** Robert Landis  
**Subject:** 110412 FAI 037 PCL 002 37 356 Right of Way  
**Attachments:** Walnut\_Zoning-August.2016.pdf; Comparables.xlsx; SR 256 & SR 37 GIS OPTION 2.pdf

Good afternoon Kimber,

We have reviewed the acquisition offer for ACT Investment's property, and propose a counter offer. We believe our offer is reasonable considering the attractive zoning and prime location of the property. Attached I have included the township zoning map, more accurate examples of property transactions in the immediate area, and a rough sketch plan of potential development. Our counter offer is \$70,000, to provide additional entrances illustrated on the sketch plan, and road frontage Fire Hydrants. Our offer amount is less than our estimation of the value of the land. Our determination to settle for this lower amount was reached due to our reduction in development expenses for the acquired portion.

The comparable property transactions include the Dairy Queen and Farm Credit purchases (part of the original property). Also included is the recent purchase of land for a Dollar General located in close proximity in Baltimore. As the Walnut Township Zoning Map illustrates, the property to be acquired is located as a favorable B-3 zoning area. B-3 zoning represents a very small fraction of zoning in the township.

If the amount and additional requests are agreeable to ODOT, we are prepared to move quickly to finalize the acquisition process.

Thank you,

Chris Welsh

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