

Bradford, Brittany

From: Bradford, Brittany
Sent: Wednesday, December 4, 2024 11:28 AM
To: Aaron Kenter
Subject: RE: Meeting on 10/9/2024

Good morning!

I wanted to follow up and see if your client has agreed to ODOT's offer? We are trying to have everything completed by the end of the month.

Thank you and have a great day!

Brittany Bradford

Realty Specialist 1
ODOT- District 5
9600 Jacksontown Road, Jacksontown, Ohio 43030
(P)740.323.5423
brittany.bradford@dot.ohio.gov



**Department of
Transportation**

From: Bradford, Brittany
Sent: Monday, November 18, 2024 9:51 AM
To: Aaron Kenter <Kenter@GBSKlaw.com>
Subject: RE: Meeting on 10/9/2024

Aaron,

The sewer line is located within the 20-foot proposed sewer easement. Which is very close to the right of way line, but not within the right of way.

Hope this helps. 😊

Thank you,

Brittany Bradford

Realty Specialist 1
ODOT- District 5
9600 Jacksontown Road, Jacksontown, Ohio 43030
(P)740.323.5423
brittany.bradford@dot.ohio.gov



Department of Transportation

From: Aaron Kenter <Kenter@GBSKlaw.com>
Sent: Monday, November 18, 2024 8:57 AM
To: Bradford, Brittany <Brittany.Bradford@dot.ohio.gov>
Subject: RE: Meeting on 10/9/2024

Brittany,

Thank you for this information. I want to be sure that I understand properly. Was the sewer line constructed within the existing right-of-way? Or, was the sewer line constructed in the area where ODOT is now seeking to obtain this sewer easement?

Sincerely,

Aaron E. Kenter, Esq.
Goldman Braunstein Stahler Kenter, LLP

A 500 S. Front St. Ste. 1200, Columbus OH 43215
P 614-229-4540 **M** 614-975-5130 **F** 614-229-4568
E Kenter@GBSKlaw.com **W** www.GBSKlaw.com

[Click Here to Schedule a Phone Call with Me](#)

This email is confidential. If you are not the intended recipient, please delete and notify Kenter@GBSKlaw.com. Goldman Braunstein Stahler Kenter, LLP are not tax advisors. Contact your tax advisor about eminent domain tax consequences.

From: Brittany.Bradford@dot.ohio.gov <Brittany.Bradford@dot.ohio.gov>
Sent: Monday, November 18, 2024 8:43 AM
To: Aaron Kenter <Kenter@GBSKlaw.com>
Subject: RE: Meeting on 10/9/2024

Aaron,

- 1) The sewer line has been already placed. It was constructed when the new road was being constructed and finished on 4/7/2023.
- 2) The Village of Baltimore initially indicated that they did not need ODOT to purchase a sewer easement to replace their existing sewer easement for this area. However, the Village changed their mind at the last minute and asked ODOT to re-establish the 20-foot easement they had outside of our original highway easement.

Thank you and have a great day!

Brittany Bradford

Realty Specialist 1
ODOT- District 5

9600 Jacksontown Road, Jacksontown, Ohio 43030

(P)740.323.5423

brittany.bradford@dot.ohio.gov



**Department of
Transportation**

From: Aaron Kenter <Kenter@GBSKlaw.com>
Sent: Monday, November 18, 2024 8:29 AM
To: Bradford, Brittany <Brittany.Bradford@dot.ohio.gov>
Cc: Chris Welsh <cwelsh@cmhdray.com>
Subject: RE: Meeting on 10/9/2024

Brittany,

Thank you for sending this information to me. I have a few additional questions:

1. When does ODOT/Village of Baltimore intend to construct the sewer line associated with this easement taking?
2. Additionally, the ROW plans appear to be the same as those used for the prior appropriation against my client for a highway easement. Why was the sewer easement not taken at the same time as the highway easement?

I look forward to receiving this information. Once I do, I will review with my client and we will promptly respond to ODOT's offer of \$37,100 for the sewer easement taking. Thank you.

Sincerely,

Aaron E. Kenter, Esq.

Goldman Braunstein Stahler Kenter, LLP

A 500 S. Front St. Ste. 1200, Columbus OH 43215

P 614-229-4540 **M** 614-975-5130 **F** 614-229-4568

E Kenter@GBSKlaw.com **W** www.GBSKlaw.com

[Click Here to Schedule a Phone Call with Me](#)

This email is confidential. If you are not the intended recipient, please delete and notify Kenter@GBSKlaw.com. Goldman Braunstein Stahler Kenter, LLP are not tax advisors. Contact your tax advisor about eminent domain tax consequences.

From: Brittany.Bradford@dot.ohio.gov <Brittany.Bradford@dot.ohio.gov>
Sent: Monday, November 18, 2024 7:50 AM
To: Aaron Kenter <Kenter@GBSKlaw.com>
Cc: cwelsh@cmhdray.com
Subject: RE: Meeting on 10/9/2024

Good morning Aaron,

I apologize, I never received your email on 11/1. I am having my IT department investigate why I never received it.

Attached are the right of way plans and my value analysis report. I have offered \$37,100.00 to Chris back when he stated the owners wanted to counter offer. This is still a firm offer from my higher ups here at District 5. We would like to get this all taken care of before the end of the year, if possible.

Please let me know if you have any questions or concerns. I look forward to working with you.

Have a great day!

Brittany Bradford

Realty Specialist 1
ODOT- District 5
9600 Jacksontown Road, Jacksontown, Ohio 43030
(P)740.323.5423
brittany.bradford@dot.ohio.gov



**Department of
Transportation**

From: Aaron Kenter <Kenter@GBSKlaw.com>
Sent: Friday, November 15, 2024 1:05 PM
To: Bradford, Brittany <Brittany.Bradford@dot.ohio.gov>
Cc: Chris Welsh <cwelsh@cmhdray.com>
Subject: RE: Meeting on 10/9/2024

Good afternoon Brittany,

Chris Welsh of ACT Investments sent forwarded me your below email. I sent you the attached email requesting a copy of ODOT's appraisal and right of way plans on November 1st, but have not yet received a response. Please send that information to me so that I can review it with my client. Thank you.

Sincerely,

Aaron E. Kenter, Esq.

Goldman Braunstein Stahler Kenter, LLP

A 500 S. Front St. Ste. 1200, Columbus OH 43215
P 614-229-4540 **M** 614-975-5130 **F** 614-229-4568
E Kenter@GBSKlaw.com **W** www.GBSKlaw.com

[Click Here to Schedule a Phone Call with Me](#)

This email is confidential. If you are not the intended recipient, please delete and notify Kenter@GBSKlaw.com. Goldman Braunstein Stahler Kenter, LLP are not tax advisors. Contact your tax advisor about eminent domain tax consequences.

From: Brittany.Bradford@dot.ohio.gov <Brittany.Bradford@dot.ohio.gov>
Sent: Wednesday, November 13, 2024 11:46 AM
To: Chris Welsh <cwelsh@cmhdray.com>
Subject: RE: Meeting on 10/9/2024

Good afternoon Chris,

I was checking in to see if the attorney had a chance to review the paperwork.

We would really like to get this wrapped up ASAP. 😊

Have a great day!

Brittany Bradford

Realty Specialist 1
ODOT- District 5
9600 Jacksontown Road, Jacksontown, Ohio 43030
(P)740.323.5423
brittany.bradford@dot.ohio.gov



**Department of
Transportation**

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 or click the Phish Alert Button if available.