| RE 60-1 | **NEGOTIATOR NOTES** | C/R/S | FAI-037-6.10 |
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| Rev. 01/2010 | PARCEL | 002-U |
|  | PID No. | 110412 |
|  |  | FEDERAL PROJECT No. |       |
|  |  |  |  |
| Marital Status | N/A |  |  |
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|  |  |  |  |
| Act Investments, LLC |
| Name |
| 3560 Dolson Court Ste P  |
| Address |
| Caroll, Oh 43112 |
| City/State/Zip |
| 740-503-3979 |
| Phone/Cell |
|  |
| PLEASE NOTE THE FOLLOWING CHECKED ITEMS ARE REQUIRED BY FEDERAL TITLE III COMPLIANCE LAWS AND DEPARTMENTAL POLICY:  |
|  |
|  |  |  | DATE |
|  |  |  |
| [x]  | Title Report Verified On | 10/9/2024 |
|  |  |  |
| [x]  | Appraisal Procedure Explained On | 10/9/2024 |
|  |  |  |
| [x]  | Fair Price Policy Explained On | 10/9/2024 |
|  |  |  |
| [x]  | Payment In 6 to 8 Weeks Explained On | 10/9/2024 |
|  |  |  |
| [x]  | Made Offer Verbally On | 10/9/2024 |
|  |  |  |
| [x]  | Made Offer In Writing On | 10/9/2024 |
|  |  |  |
| [ ]  | Explained Payment Of Taxes (if applicable) On | Click for date. |
|  |  |  |
| [ ]  | Structure Retention Offered (if applicable) On | Click for date. |
|  |  |  |
| [x]  | Appropriation Procedure Explained On | 10/9/2024 |
|  |  |  |
| [x]  | Plan Letter Delivered/Mailed/Project Explained On | 10/9/2024 |
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| **DATE** | **REMARKS** |

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| **10/9/2024** | I, Brittany Bradford and Samantha Weeks met with Chris Welsh, who is the property manager for Act Investments, LLC, at the Dairy Queen on St. Rt. 37 & 256 in Baltimore, Ohio. I introduced myself and started to explain the sewer easement. I started with the title report, adequately explaining this to him. I verified the information contained in the title report including ownership, leases, mortgages and any defects, which there weren’t any. I provided him with the booklet “When ODOT Needs Your Property.” Explained to Chris that this booklet contains the acquisition process and the owner’s legal rights. He did mention they received this booklet with the previous acquisition process. After this, I showed Chris the colored right of way plans sheet and sewer construction plans. I reviewed the plan letter as well. I explained the property rights that are taken from the owner and the property rights that remain with the owner. Finally, I explained the description of the location of the take of the easement. Before showing the NIAGFO, I explained to Chris about our process of reaching a Fair Market Value. I went over the VA with Chris, explaining how I looked for comparable sales in the area. One in which is a quarter mile down the road from the subject property. I talked about how I assessed the subject property and found comparables very similar to this. I went over the date of each sale and the price of the sales. The I broke it down price per acre for all three sales. I also told him that his value is based on agricultural land due to that is what their tax cards state with the county. This is when I showed him the math we came up with for this offer. When we talked about the offer, he told me that they would not accept that offer and he couldn’t accept any offer today. I told him that this was ok, and a counter offer is up for negotiation. He said he would have to take all the paperwork back to their lawyer for review. This included the Acknowledgement of the Good Faith Offer. I explained what this was and how it does not bind Act Investments into any agreement with ODOT. It was just proof that we sat down together, and I offered them a value. I did explain that the appraisal they had done in the first acquisition and that value was not valid anymore due to it expiring. Chirs stated he understood. Once we finished speaking on this matter, Chris told me again that he would take everything to their lawyer. At this time, he was packing up the package and putting it back in the folder. Indicating that this conversation was ending. He was very cordial, stating he would get back with us on a counter offer. I told him I would send him a follow up email about our meeting.  |
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