

Heim, Kimber

From: Wooldridge, John
Sent: Wednesday, May 26, 2021 4:03 PM
To: Heim, Kimber
Cc: Durant, Allison
Subject: RE: 110412 PCL 006 CHAOS LLC Counter Offer

Thanks Kimber,

Settlement of PCL 6 for \$20,000 (increase of 4797 over FMVE) is approved. You can settle for that or attempt to squeeze him down more if you think that is in the best interest of ODOT. I do not want to appropriate that parcel for such an insignificant difference.

I would like to discuss Parcels 1 & 2 in more detail. I know that both parcels are considered agricultural / CAUV for statutory purposes of exposure to costs for attorney's fees. That needs considered for settlement purposes with either AGO (if appropriated) and/or Drew at CO. We can discuss during the monthly meeting on Tuesday unless we get a chance to talk tomorrow.

Enjoy the long weekend (Monday = Happy Holiday!). 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 <Kimber.Heim@dot.ohio.gov>
Sent: Wednesday, May 26, 2021 3:36 PM
To: Wooldridge, John <John.Wooldridge@dot.ohio.gov>
Cc: Durant, Allison <Allison.Durant@dot.ohio.gov>
Subject: 110412 PCL 006 CHAOS LLC Counter Offer

Afternoon JR:

Met with PCL 006 Mr. Watson this morning. He stated he had spoken with his attorney and felt the compensation was too low. Initially, he requested \$40000, FMVE is \$15203.00. I immediately rejected this amount as he mentioned loss of business during the construction and inconvenience for his customers, etc. I informed him this was not compensable, he seemed puzzled his attorney would instruct him to ask for this amount. However, after we discussed the situation and explanation of loss of business, etc. not being compensable. He seemed to understand. I asked him if he was prepared to execute the documents and he replied for \$20,000 I will sign. This is a \$4,797.00 increase over FMVE. I told him I could not approve the increase without speaking with my higher-ups. He seemed OK with this information and then let

us know there were corrections needed to the ownership/signors on the easements. He stated his wife is not a part of CHAOS LLC.

Please advise whether I should counter offer with a lower amount or update the easement with the increase in light of the expense to appropriate this parcel if he will not sign. Also, he stated a customer had been in and asked if "Phil" (Eichhorn) was going to remove the building (PCL 001)? Mr. Watson informed him the building was going to be removed by the State, and this customer was as happy as everyone else who has spoken to us about this building. Just another indication appropriations will be the proper path if Atty Kenter will not come down to the counter offer of \$25,000.

Thanks,
Kimber

Heim, Kimber

From: Wooldridge, John
Sent: Tuesday, July 21, 2020 2:07 PM
To: Miller, Jared; David Weber
Cc: Norton, Harvey; Heim, Kimber
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

ODOT District 5

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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 a 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 hear 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

ODOT District 5

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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.

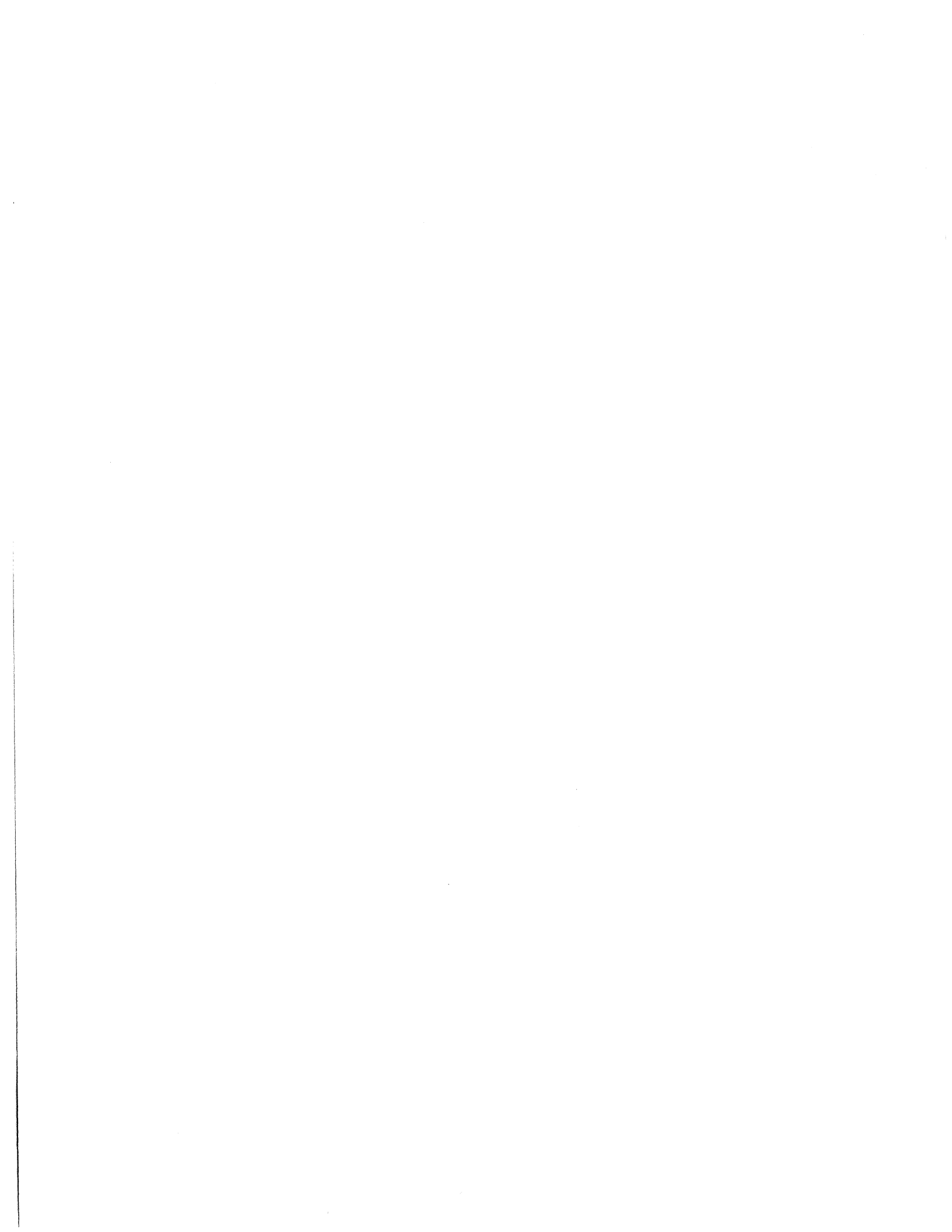
If that is not acceptable then I think a limited summary with just the "before" would be the other option.

What are your thoughts?

Thanks

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4150 Tuller Road, Suite 214
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(614) 918-2998 fax
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Heim, Kimber

From: Deitrich, William
Sent: Wednesday, July 8, 2020 3:15 PM
To: Wooldridge, John; Schmelzer, Edward
Cc: Heim, Kimber; Morgan, Douglas
Subject: RE: 110412 FAI 037; 001 Personal Property 020 Possible total take

John,

I was able to find out your question regarding PCL 1, currently a contractor, Davis H. Elliot has a agreement with the current property owner to use the property for a staging area for work they are doing for AEP. The contact for Davis H. Elliot that you need to talk to regarding this agreement is Rob Compher at 859-230-1150. Let me know if you need anything else for this.

Thank you,

Bill Deitrich

Utilities Relocation Technician

District 5 – Office of Planning and Engineering

9600 Jacksontown Road

Jacksontown, Ohio 43030

(740) 323-5178

(740) 612-5402

transportation.ohio.gov



From: Wooldridge, John
Sent: Monday, July 6, 2020 8:15 AM
To: Schmelzer, Edward <Ed.Schmelzer@dot.ohio.gov>; Deitrich, William <William.Deitrich@dot.ohio.gov>
Cc: Heim, Kimber <Kimber.Heim@dot.ohio.gov>; Morgan, Douglas <Doug.Morgan@dot.ohio.gov>
Subject: FW: 110412 FAI 037; 001 Personal Property 020 Possible total take

Good Morning Bill and Ed,

Hope you had a Happy Fourth of July. While I was off, two questions arose on this project that you may be able to assist with:

- PCL 1 appears to be used by an electric company by lease (pics attached). Can you ascertain who and for what purpose? We decided to remove the building when it was vacant and we did not originally plan to have any relocation. Any information that you have about this would be helpful.
- PCL 16 (Thurston Water): Do we have any new information regarding the use or disposition of the building? This will impact the valuation (started but not finished) if we elect to remove the building or acquire the entire property.

The PCL 20 issue is not a utility question. 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

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From: Heim, Kimber

Sent: Friday, July 3, 2020 11:24 AM

To: David Weber <dweber@wearehls.com>; Wooldridge, John <John.Wooldridge@dot.ohio.gov>

Subject: RE: 110412 FAI 037; 001 Personal Property 020 Possible total take

Thank you David, I was out there for a field visit and did notice this equipment. I did not remember to let everyone know when I returned to the office. If these items need relocated, ODOT will handle. I will reach out to Eichorn as well next week.

Also, there is one location you are completing an appraisal for PCL 020, do you know if this will be an entire take due to setback issues, or just damages to the residue?

Your titles will be ready by July 17th.

Happy 4th of July!

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: David Weber <dweber@wearehls.com>

Sent: Thursday, July 2, 2020 7:50 PM

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

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

Subject: 110412 FAI 037; 001 Personal Property

John,

You may already be aware but I wanted to make sure.

I inspected parcel 1 Eichorn this week. He leases a portion of this site to an electric company and they have quite a bit stored on site within the proposed acquisition and temporary area. This would include probably 40 utility poles along

with a large dumpster (Rumpke or electric company) and large storage container, the type you would see on a train. The owner could not remember the name of the electric company leasing the space. I asked him to please find that information for the next person that may need it.

Wasn't sure if you had someone for relocation that may want to reach out. Just wanted to let you know if you didn't already. I have attached some pics of the personal property along with the RE-95.

Thanks

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Heim, Kimber

From: Jared Watson <weidnerscorner@gmail.com>
Sent: Tuesday, March 30, 2021 1:33 PM
To: Heim, Kimber
Subject: Re: 110412 FAI SR 37 PCL 006 CHAOS, LLC Jeff Watson signature authority

Lets try to get together next week Jeff Watson

On Mar 29, 2021, at 12:46 PM, Kimber.Heim@dot.ohio.gov wrote:

Good Afternoon Mr. Watson:

I was hoping to touch base and find out if you had reviewed the material for the necessary acquisition? Thank you for your time.

I look forward to working with you to finalize the necessary documents.

Best regards,

Kimber L. Heim

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Ph: 740-323-5422 (direct) Cell: 740-814-0708
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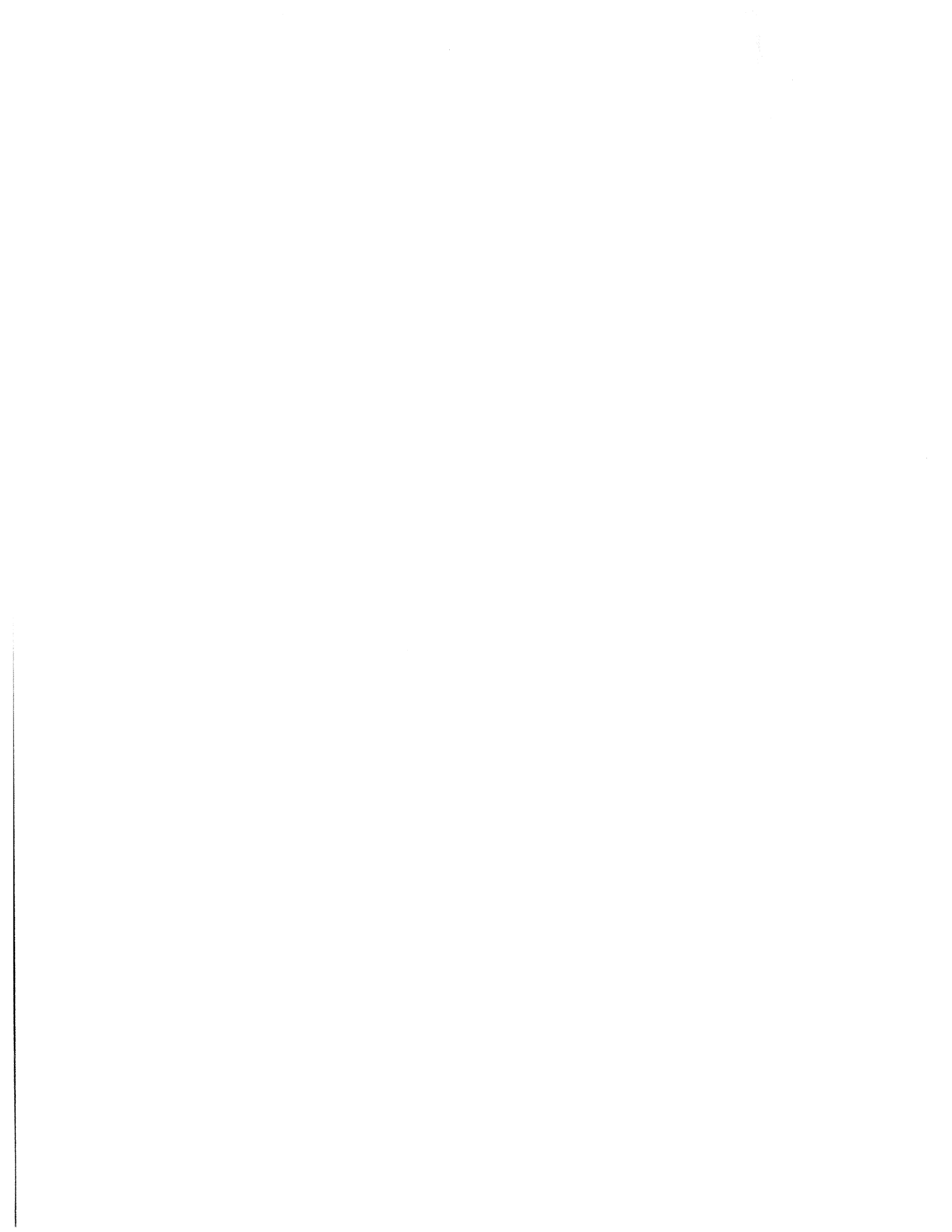
From: Jared Watson <weidnerscorner@gmail.com>
Sent: Wednesday, February 3, 2021 12:19 PM
To: Heim, Kimber <Kimber.Heim@dot.ohio.gov>
Subject: Re: 110412 FAI SR 37 PCL 006 CHAOS, LLC Jeff Watson signature authority

I can meet you at 9:30 on Thursday I have a few more questions sse you tomorrow morning

On Feb 3, 2021, at 6:35 AM, kimber.heim@dot.ohio.gov wrote:

Good morning Jared:

Thank you for the signature authority document, however, if I could stop by and pick up this page and the front page which defines "Company" and take to my office, scan in to the file and then return? I will be in the area on Thursday and then back at your place to discuss offer with another owner on Monday. I can bring the pages back at that time. Issue is clarity of the document and identifying what Company is an aka for in this document. Merely paperwork situation.



Please advise whether this would be acceptable. I will be in the are around 9 30 tomorrow 02/04, and then at your place on Monday at 9:00 am 2/8.. If you are open at that time?

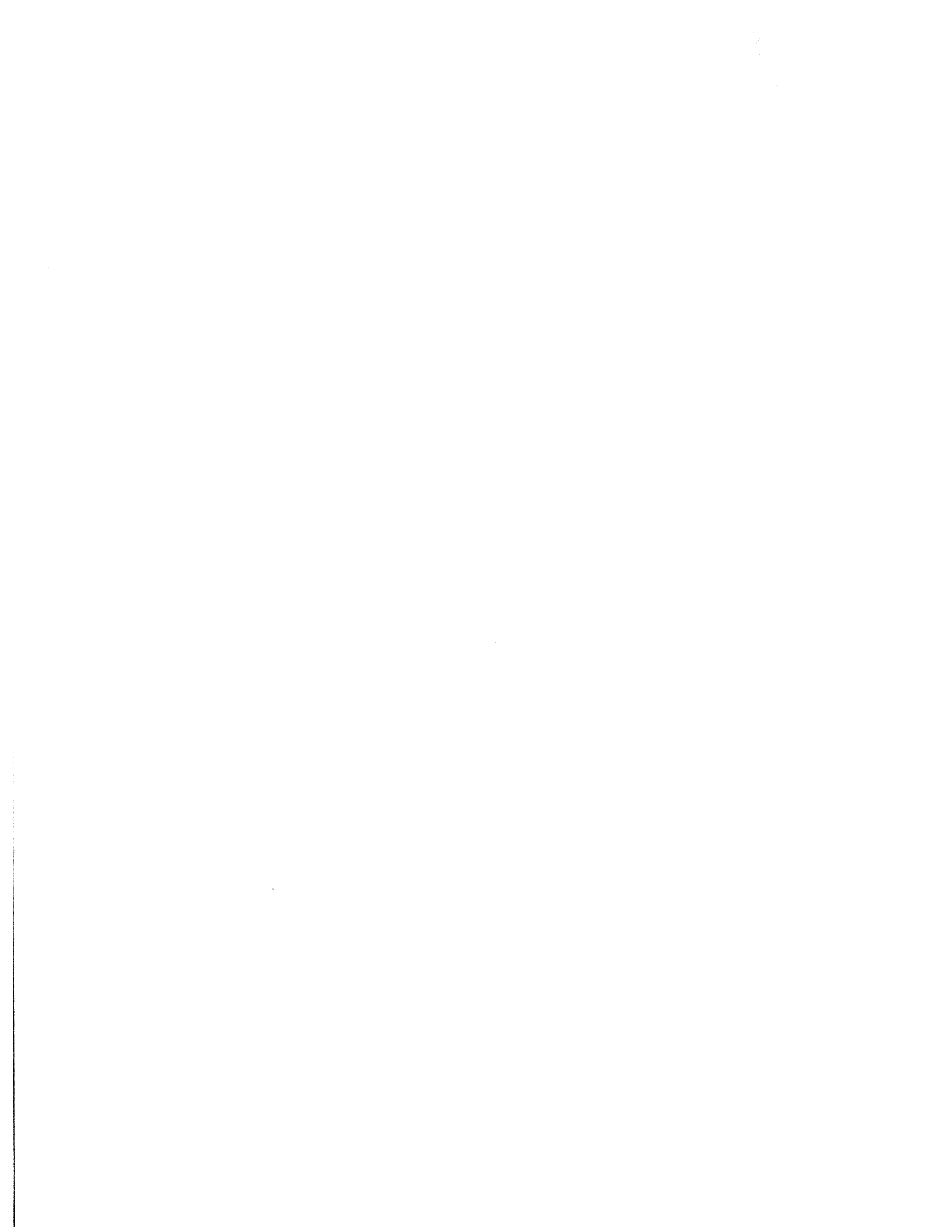
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To: Heim, Kimber <Kimber.Heim@dot.ohio.gov>
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<image002.jpg>

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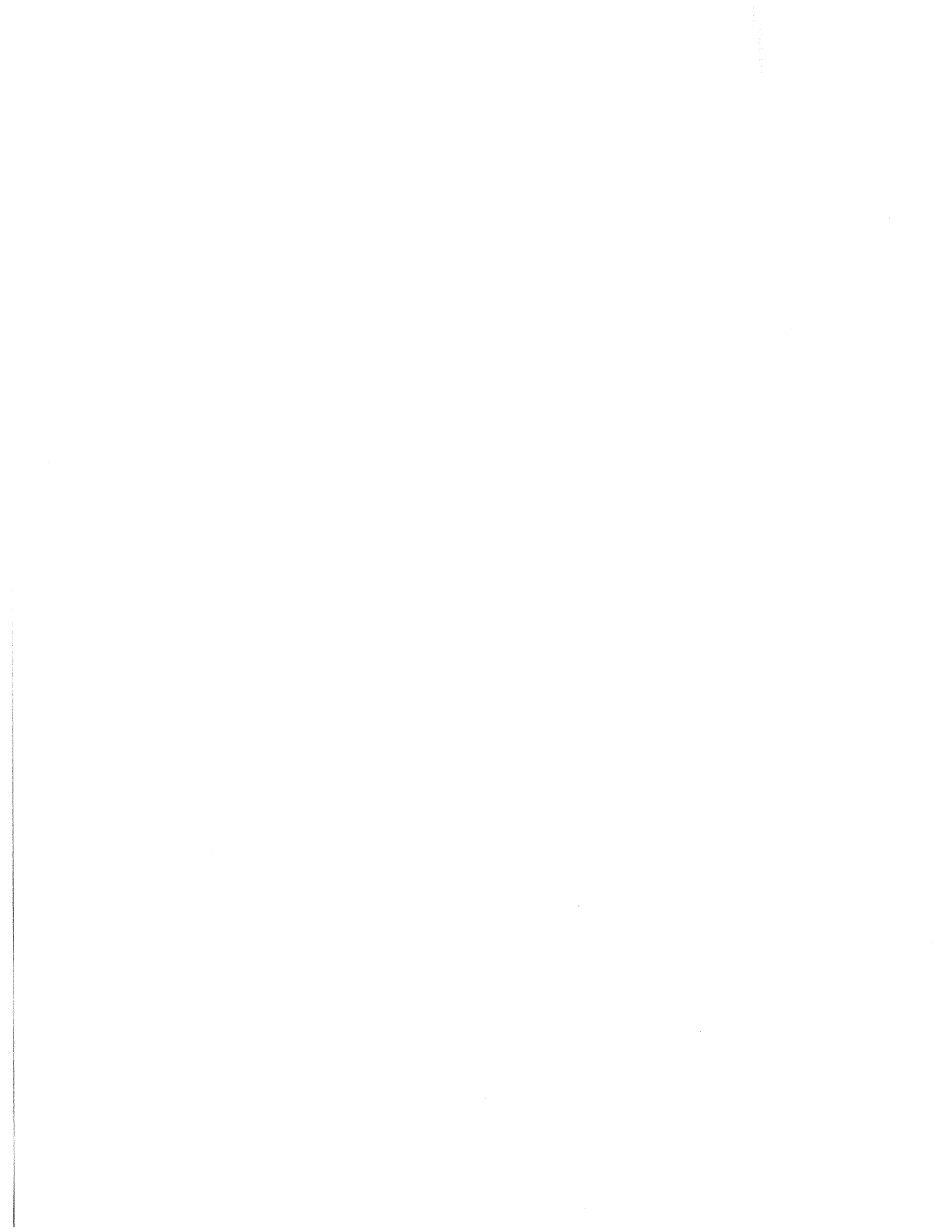


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