

Wooldridge, John

From: Heim, Kimber
Sent: Wednesday, May 26, 2021 4:32 PM
To: Wooldridge, John
Cc: Durant, Allison
Subject: RE: 110412 PCL 001 and 002

I have to go to Fairfield County in the morning, and we can discuss the situation. I will send again to Atty Kenter and email for both about settlement. I think PCL 002 will settle but cannot confirm. PCL 001, Mr. Eichhorn is not going to back down, however, in Appropriations case he will not be awarded the money he is asking for \$150,000. Atty is arguing the appraiser did not use appropriate HBU.

I will keep you in the loop on Atty Kenter's responses.

K

From: Wooldridge, John <John.Wooldridge@dot.ohio.gov>
Sent: Wednesday, May 26, 2021 4:03 PM
To: Heim, Kimber <Kimber.Heim@dot.ohio.gov>
Cc: Durant, Allison <Allison.Durant@dot.ohio.gov>
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

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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