

Heim, Kimber

From: Wooldridge, John
Sent: Monday, July 6, 2020 10:24 AM
To: Heim, Kimber; David Weber
Cc: Norton, Harvey
Subject: RE: 110412 FAI 037; 001 Personal Property 020 Possible total take

Thanks David,

Hope you had a great 4th of July Weekend. Thank you for bringing up several issues on this project. Here is some feedback on those.

- PCL 1 PP: We are having our utility folks look into it. If needed, we will acquire/relocate based on the lease/facts. We originally thought the building was vacant; so we may need to reevaluate depending on what we find. Thanks for letting us know.
- PCL 16: we continue to work with Thurston Water (not your assigned parcel). Take may change.
- PCL 17: Alexis has spoken to District Public Information Officer, the Project Manager (Doug Morgan), and myself. Thanks for sending us the notes on that communication as we have included in the file. Kimber also plans to work with her to help ease her concerns.
- PCL 20: If, as the appraiser, you see a potential for damages needed; we will need to upgrade to a complete summary. We did not anticipate a need to evaluate damages based on the H&BU relative to the Zoning. If H&BU is commercial (zoned B-3); then it is unlikely that we would need to take the entire property due to a setback issue, nor have any damages due to the residue for residential setback, since the current use of residential is an 'interim' use for the H&BU of commercial. You can let us know how you see that issue in your expert opinion. Here are links to the zoning (you likely already pulled it for the whole project):
 - https://www.co.fairfield.oh.us/rpc/pdf/Walnut_Zoning-August.2016.pdf
 - <https://www.co.fairfield.oh.us/rpc/pdf/Walnut-TWP-Zoning-Resolution-FNL-Effective-June.19.2015.pdf>
 - Note that B-3 Zoning is not an available classification for any new properties per zoning code. Feel free to contact Walnut Township with any zoning questions.

Thanks David and Take Care.

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

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**OHIO DEPARTMENT OF
TRANSPORTATION**

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

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OHIO DEPARTMENT OF
TRANSPORTATION

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

David M. Weber

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