



**STATE OF OHIO DEPARTMENT OF TRANSPORTATION
RELOCATION ASSISTANCE AGENT'S NOTES**

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| FAI | US33 | 2.64 |
| County | Route | Section |
| 006-1B | | 77555 |
| Relocation Parcel No. | PID | |
| PLATINUM PLUMBING, Evan Butts | | |
| Relocatee's Name(s) | | |

*NOTE: All entries must be typed and signed or initialed by the Agent on the date of entry.
To add an additional row, tab from the end of the last Entry field.*

| Date | Entry |
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| 1/5/2024 | Landlord, Steve Hesch telephoned to provide me the telephone number and name of one of his tenants, Evan Butts, PLATINUM PLUMBING. He provided 614-557-9393 as the office phone. He informed me Mr. Butts would be calling me to schedule an appointment for us to talk. I thanked him and we hung up. |
| 1/5/2024 | Evan Butts telephoned me to set an appointment to discuss the situation. He was surprised this was happening. I let him know we would go over everything in our meeting specific to his relocation benefits. Evan provided me his cell phone 614-507-9577 in the event anything came up. We set our meeting for January 11, 2024 at 6:00 pm. |
| 1/11/24 | Patty Moorman and I, Kimber Heim, arrived at 6935/6945 Pickerington Road, Pickerington, OH, to meet with Evan Butts, owner of Platinum Plumbing. Mr. Butts was waiting for us. We greeted Evan and introduced ourselves. Mr. Butts invited us inside to see his portion of the property. Patty Moorman and I went inside walking from the front door and reception area of the building to the right side of the building (North side of the building), Mr. Butts showed us the office area that his staff no longer utilize because "the landlord will not turn on the heat". Evan explained there is a current month-to-month lease and he does not want to cause any rifts as he has no where to move to in a 30 day span of time. Evan explained he did not feel the landlord wanted to continue to lease to him, Platinum had been leasing from Mr. Eichhorn before he passed. At This time, Patty and I followed Evan into the warehouse portion of the property he is leasing. Has large garage doors and two entries from the building and the outside. |
| | I took this opportunity to take photos of the personal property contents of the garage/warehouse. There are several hot water tanks, plumbing supplies, a boat and trailer, another trailer, small air compressor, various pipes and fittings. |
| | At this time, Patty Moorman began discussing the relocation process. Patty confirm the portion of the property Platinum Plumbing occupied and had access to under the lease. Evan reexplained he has the office space and bathroom facilities on the north of the |

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| | <p>building and this garage/warehouse. Patty confirmed all the items in the north garage/warehouse belonged to Platinum Plumbing.</p> |
| | <p>I provided Evan the Relocation Non-Residential Brochure and asked him to sign the Receipt of the Brochure, which he did. Patty began describing the relocation process as it affects a tenant of longer than 90-days. Evan said his lease can provide proof of the length of rental of the space from Aspen and from Steven Eichhorn.</p> |
| | <p>At this time, Patty stated we were gathering all the particulars and would probably need to meet again once all the moving parts had been determined. She asked if there was any special pieces of equipment in the garage. Mr. Butts stated no specialty equipment would need to be move.</p> |
| | <p>Patty went on to explain the types of moves available to Mr. Butts for Platinum Plumbing and his personal property. Patty began explaining the move options available being a contract move which requires bids from two companies for the packing, moving and unpacking; moving by providing actual, reasonable, and necessary moving and related expenses which includes transportation up to 50 miles, packing, crating, unpacking and uncrating of personal property, disconnecting and dismantling of equipment. Mr. Butts stated he did not think any equipment would need to be dismantled or disconnected, and all the equipment was easily moved.</p> |
| | <p>Patty Moorman went on to explain the move would need to be covered by replacement cost insurance. Patty discussed the move costs would assist with any license, permit, or certification required at the replacement site but this would be based on the current license, permit or certification life left. She went on to explain if there was any letterhead, signage, business cards needing replaced this would be covered in the moving costs reimbursed. Move costs also cover any professional services required that are actual, reasonable and necessary to plan the move, the removal of equipment and the reinstallation at the replacement location.</p> |
| | <p>Mr. Butts did not have any questions, so Patty continued with explaining there are also benefits available if the use of a piece of equipment would be considered for reimbursement, any costs associated with selling a piece of equipment rather than moving the item. Patty briefly explained the substitute equipment benefits. At this time, Mr. Butts stated he did not think there would be any issues moving the property at this location. His concern is not being able to find a replacement location, and Patty spelled out the benefits of storage for up to 12 months if necessary. We both told him at this point, we would be working to find a replacement site if Mr. Butts wanted us to.</p> |
| | <p>Mr. Butts then explained he was already thinking about relocating due to the change of ownership at this location. He stated he might have an option moving in to a place one of is associates was currently renting in Pickerington.</p> |
| | <p>Patty explained in detail about the search expense benefit of \$2500 available to Mr. Butts. Patty explained there would be a form we would provide to keep the records of the time spent, mileage, and expenses within reason for the search. Mr. Butts liked this benefit.</p> |
| | <p>Patty went back to the move costs to explain a move cost finding will be done and the amount determined is paid to Mr. Butts and you move yourself. She then let him know this was one of the meetings we would have and in subsequent meetings and discussions we will continue to reiterate the move options.</p> |

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| | <p>At this point, Patty moved on to discuss the Re-Establishment benefits for the business. She explained that once Mr. Butts finds a location, if any modifications are needed at the replacement site there is a benefit up to \$25,000 paid to Platinum for bringing the replacement site up to code or address any needs the business has not provided at the replacement site, ie cosmetic things, and for needs if offices need to be constructed, bathroom updates for ADA, any ADA requirements by the municipality the relocation location required. She reiterated the Relocation Program is a reimbursement program, you have to spend it to get it.</p> |
| | <p>Patty Moorman went on to explain there is another benefit for business owners who have at least three years of making a profit based on tax returns. This benefit is called the Fixed Payment benefit and can range from \$1000 to \$40,000. This Fixed Payment includes payment for moving, search expenses, down payments and purchasing a replacement site, rehabbing a replacement site and does not have to be “spend it to get it”. This benefit is authorized based on the profitability of the business.</p> |
| | <p>Mr. Butts clarified he has taxes done for the business separate from his own taxes and had been in business for 6 years. I provided him the W9 and SIF forms at this time, explaining I like to get this information in the computer which sets up an accounting code that will make it easier to get their warrants paid out once the offers are made.</p> |
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| | <p>At this time, I asked if he could provide the LLC agreement for Platinum Plumbing and the tax returns for three years. Mr. Butts stated he could gather that information for us for our next meeting which I clarified would probably be in March 2024.</p> |
| | <p>I completed taking pictures in the office area and bathroom. Patty and I said our good byes and we all left together.</p> |
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| 2/22/24 | <p>Received a telephone call from Evan concerning his tax returns being ready in the next few weeks. Mr. Butts would like to utilize the Fixed Move benefits of the relocation program. I told Evan I can pick up and make copies for our use and return to him as soon as he gets the packet together from his tax man.</p> |
| | <p>Then Evan explained he had found a replacement site and it would be available 05/01/24 and he would moving into the space in April 2024. He explained he had honored his lease agreement terms and was giving Aspen Real Estate Holdings LLC the necessary 60-day notice on 02/22/24.</p> |
| 03/06/24 | <p>Called Evan to see if we could arrange picking up the tax information this will allow me to prepare the necessary calculations and documents for review and approval prior to his move out to keep the reimbursement time manageable with respect to his business operations.</p> |
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| | <p>the plans based on accommodations the railroad and Fairfield County requested with respect to the ROW for this project. He asked why ODOT was not doing this road project like the Diley Road as the business in almost the same location as his business is still operating to this day? I explained I do not know what made the decision, but unfortunately the project layout and acquisitions had been decided. He then told me he did not appreciate finding out from the appraiser. I apologized and let him know I had been trying to contact him since December 2023 after the deed was recorded. I then asked him if we could meet to discuss the project and the affect on his property? He said yes, he would like that a great deal. I asked him if he was available on 01/11/24 at 11 am. He said he would make sure he was able to meet me.</p> |
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