** STATE OF OHIO DEPARTMENT OF TRANSPORTATION**

 **RELOCATION ASSISTANCE AGENT’S NOTES**

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| FAI US33 2.64 |
| County Route Section006-OB 77555  |
| Relocation Parcel No. PIDASPEN REAL ESTATE HOLDINGS, LLC |
| Relocatee’s Name(s) |

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| *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.* |

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| **Date** | **Entry** |
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| 1/12/24 | Patty Moorman and I, Kimber Heim, arrived at 6935 Pickerington Road, Pickerington, OH, to meet with Stephen Hesch, member, Aspen Real Estate Holdings, LLC. Mr. Hesch was already at the location. We greeted Mr. Hesch and his son, and then Patty Moorman went inside while I took pictures of the structure on the outside, both the brick building and the attached garage. Once finished, I joined Patty Moorman, Mr. Steven Hesch and his son inside. At this time, we found that not only is Mr. Hesch leasing space to Platinum Plumbing on the north side of the building and attached garage, but, also, rents the other portion to CG Graphics which is Father & Son Holdings, LLC dba Columbus Graphics (CG) and the property in the south garage belongs to Columbus Graphics. |
|  | I took this opportunity to take photos of the personal property contents of this garage for Columbus Graphics. The garage did not contain any signs or sign parts, but did contain landscaping equipment, gas cans, and various toolboxes. Once I finished taking the photos, I rejoined Patty Moorman, Mr. Hesch and his son. |
|  | At this time, Patty Moorman was discussing the relocation process. Patty was confirming there was another business, Columbus Graphics, sharing the building with Platinum Plumbing. Mr. Hesch confirmed Platinum Plumbing rents an office, bathroom, and the garage and Columbus Graphics rents the rest of the building and kitchen area. Although, he stated Platinum Plumbing could utilize the kitchen area as well. |
|  | Patty Moorman restated the ownership of the building is by Aspen Real Estate Holdings, LLC, and Father & Son Holdings LLC dba Columbus Graphics (CG) rents the south side of the building not rented out to Platinum Plumbing. Mr. Hesch reiterated his dismay at the change to the plans and the taking of the property due to he had looked for a property like this one for years and was unable to locate. We agreed the plan changes were unexpected and we hope to assist him with the relocation and hopefully he will be able to find another building with garage space to move Columbus Graphics property to after the property is acquired. Patty told Mr. Hesch part of the relocation services ODOT is providing is Advisory Services and can provide possible relocation locations if Mr. Hesch wanted us to assist in this way. He told us he would appreciate any location availability to move both businesses. |
|  | 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. Hesch stated no specialty equipment would need to be moved because there was none to consider. |
|  | Patty went on to explain the types of moves available to Mr. Hesch for the Columbus Graphics property, and any property associated to Aspen would be moved as well. 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. Hesch stated he did not think any equipment would need to be dismantled or disconnected, and all the equipment was easily moved. |
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|  | 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. |
|  | Mr. Hesch 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. Hesch 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.  |
|  | I asked if he would want a replacement site close to the current site or would he want to move closer to Reynoldsburg. He said I just want to find a location as convenient as this location. |
|  | Patty went in to detail about the search expense benefit of $2500 available to The Heschs. 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. Hesch liked this benefit. |
|  | Patty went back to the move costs to explain a move cost finding. Patty explained this process requires a detailed inventory of the property to be moved, replacement site to determine mileage and determine any special handling necessary, with a schedule of the work required to move successfully for Columbus Graphics. This type of move also takes a detailed cost estimate for number of people, wages per hour, number of hours needed any rental equipment and how long would needed. Once these calculations are completed and documentation all put together, the amount determined necessary for the move would be paid to Mr. Hesch 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. |
|  | At this point, Patty moved on to discuss the Re-Establishment benefits for the business. She explained that once Mr. Hesch finds a location, if any modifications are needed at the replacement site there is a benefit up to $25,000 paid to Columbus Graphics for fixing issues 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. |
|  | 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 ranges from $1 to $40,000 and that 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. She explained to qualify for this benefit, the business has to show profitability for the three years prior to the relocation using tax returns, receipts, etc. |
|  | Mr. Hesch offered information about the business operating from Pickerington and a rented space prior to him finding the location on Pickerington Road. I asked for the name of the business. Mr. Hesch provided CG (Columbus Graphics) Signs aka Father and Son Enterprises. Mr. Hesch stated his son and he are in business together. 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. |
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|  | At this time, I asked if he could provide the LLC agreements for both GC aka Father and Son and Aspen Real Estate Holdings. He confirmed there is no mortgage on the location. Mr. Hesch made some comments about how hard it was to find a location for the business outside of Pickerington. We informed him we would provide referrals if he wanted us to do so. Mr. Hesch stated he would look and would welcome any replacement locations we could find. |
|  | I completed taking pictures in the office area and we said our good byes. |
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| 1/14/24 | I received an email from Mr. Hesch which included both the lease with Platinum Plumbing and Father & Son Holdings, LLC, dba Columbus Graphics (GC). |
|  | Still need the LLC operating agreement for Aspen Real Estate Holdings, LLC and Columbus Graphics aka Father and Son Holdings LLC. |
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