

Wooldridge, John

From: Wooldridge, John
Sent: Monday, March 18, 2024 4:30 PM
To: Heim, Kimber
Subject: RE: 77555 FAI 03 PCL 006 OB Notice of Representation - Aspen Real Estate Holdings LLC

Thanks Kimber,

The documents provided are sufficient for Acquisition to work through Attorney Kenter and not Aspen (TS may want to discuss the 'offer' with Attorney Kenter – preference still would be an in-person meeting, but I am open to offer by email if Attorney Kenter accepts that as the notice requirement for Aspen).

I would prefer to get something about the relocation services. We can work it through the Attorney but I doubt that Attorney Kenter wants all that advisory services to go through him. Confirmation of that issue would be good (an email from Attorney Kenter is acceptable as he represents the owner).

The relocation offer to tenant is not through Attorney Kenter unless he is also representing the tenant (I doubt it – potential conflict of interest). You would work directly with Platinum Plumbing if they are eligible for benefits.

Let me know if you need anything else. Thanks!

Respectfully,

John R. Wooldridge
Real Estate Administrator
ODOT District 5

9600 Jacksontown Road
Jacksontown, Ohio 43030
D: 1.740.323.5427 C: N/A

John.Wooldridge@dot.ohio.gov



**Department of
Transportation**

From: Heim, Kimber <Kimber.Heim@dot.ohio.gov>
Sent: Friday, March 15, 2024 4:33 PM
To: Wooldridge, John <John.Wooldridge@dot.ohio.gov>
Subject: RE: 77555 FAI 03 PCL 006 OB Notice of Representation - Aspen Real Estate Holdings LLC

OK, I prepared an email asking for an email from Mr. Hesch stating the representation...will that suffice. I did not send until I heard from you.

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

Sent: Friday, March 15, 2024 4:31 PM

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

Subject: RE: 77555 FAI 03 PCL 006 OB Notice of Representation - Aspen Real Estate Holdings LLC

Yes Kimber,

That is fine ... we would like something signed by owner indicating their intentions to NOT also be communicated with. We will of course work with Attorney and not 'negotiate' the parcel outside of representation. See P&P 5202.09:

5202.09 Negotiating With a Party Representing the Owner

An owner may nominate another to represent them in negotiations. Before a negotiator deals with any owner representative, the negotiator must request the owner provide written notice to the negotiator identifying the owner's representative as their nominee in these negotiations.

If the representative is the owner's attorney, the negotiator may accept a letter from the attorney stating the attorney is representing the owner. The negotiator should also verify this information, in writing if possible, with the owner.

We would like to get something from owner indicating that ODOT is to 'exclusively' work with Attorney Kenter and NOT deal directly with owner in any capacity (including and especially the relocation). Usually, attorneys will permit our relocation agent to work with owner directly on relocation, but that needs confirmed with owner and attorney. We want to treat the owner correctly and that includes the adversary services with owner for relocation (all that can go through attorney if owner insists).

Thanks for confirming with owner via Attorney Kenter. Thank you.

Respectfully,

John R. Wooldridge
Real Estate Administrator
ODOT District 5

9600 Jacksontown Road
Jacksontown, Ohio 43030

D: 1.740.323.5427 C: N/A

John.Wooldridge@dot.ohio.gov



**Department of
Transportation**

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

Sent: Friday, March 15, 2024 4:18 PM

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

Subject: FW: 77555 FAI 03 PCL 006 OB Notice of Representation - Aspen Real Estate Holdings LLC

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: Aaron Kenter <Kenter@GBSKlaw.com>

Sent: Friday, March 15, 2024 4:17 PM

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

Subject: RE: 77555 FAI 03 PCL 006 OB Notice of Representation - Aspen Real Estate Holdings LLC

Hi Kimber,

I cannot provide you with a copy of the engagement agreement. It is a private contract between my client and my firm.

Sincerely,

Aaron E. Kenter, Esq.

Goldman Braunstein Stahler Kenter, LLP

A 500 S. Front St. Ste. 1200, Columbus OH 43215

P 614-229-4540 **M** 614-975-5130 **F** 614-229-4568

E Kenter@GBSKlaw.com **W** www.GBSKlaw.com

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From: Kimber.Heim@dot.ohio.gov <Kimber.Heim@dot.ohio.gov>

Sent: Friday, March 15, 2024 3:51 PM

To: Aaron Kenter <Kenter@GBSKlaw.com>

Subject: RE: 77555 FAI 03 PCL 006 OB Notice of Representation - Aspen Real Estate Holdings LLC

Apologies for the multiple emails...sorry its Friday... Please attach the letter of engagement (representation) and return for our file.

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: Aaron Kenter <Kenter@GBSKlaw.com>
Sent: Friday, March 15, 2024 9:16 AM
To: Heim, Kimber <Kimber.Heim@dot.ohio.gov>
Subject: 77555 FAI 03 PCL 006 OB Notice of Representation - Aspen Real Estate Holdings LLC

Good morning Kimber,

I am writing to inform you that I represent Aspen Real Estate Holdings LLC in relation to ODOT's planned taking of its property as part of the US 33 and Pickerington Road Interchange Project. Please direct all future communications intended for my client to me. Additionally, please send me a copy of the most recent right of way plans for this project. Also, please send me a copy of any appraisals and/or relocation offers relating to my client's property. Thank you in advance, and I look forward to working with you in this matter.

Sincerely,

Aaron E. Kenter, Esq.

Goldman Braunstein Stahler Kenter, LLP

A 500 S. Front St. Ste. 1200, Columbus OH 43215
P 614-229-4540 **M** 614-975-5130 **F** 614-229-4568
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[Click Here to Schedule a Phone Call with Me](#)

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