** STATE OF OHIO DEPARTMENT OF TRANSPORTATION**

 **RELOCATION ASSISTANCE AGENT’S NOTES**

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| FAI US33 2.64 |
| County Route Section038 77555  |
| Relocation Parcel No. PIDGerald A. Parker |
| 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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| 1/3/2024 | Telephoned Mr. Parker to set an appointment to come and discuss the project, relocation, possible benefits. Mr. Parker said he was available on 01/11/2024 at 2:00 pm. |
| 01/10/24 | Confirmed our appointment by telephone. |
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| 1/11/24 | Patty Moorman and I, Kimber Heim, arrived at 6930 Pickerington Road, Carroll, OH, 43112 to meet with Mr. Parker. After introducing ourselves to Mr. Parker and some pleasantries, I confirmed Mrs. Dianne Kay Parker had passed. Mr. Parker confirmed that to be true and stated he did not change any documents as he did not think it was necessary. I confirmed Mr. Parker knew about the project and the need for him to be relocated. He explained he understood and had raised his children in this house and lived in it for 54 years. I agreed with him this process is shocking but we were here to make sure he was taken care of throughout the relocation process. I asked what his preference was in the future, whether he would want to live in a home or move to condo or rent. Mr. Parker stated he wanted to move in to a house similar to his close to his friends and church. He detailed he would move in Carroll, Baltimore or possible Lancaster. I noted this request. |
|  | At this time, I presented Mr. Parker with the Residential Relocation Brochure and stated we were here to discuss the contents of the pamphlet and leave it with him for his review and digestion. He did not follow along in the Relocation Brochure but did say he knew we would be straight up with him. He explained his son wanted him to get an attorney but Mr. Parker wanted to see the offer and what would be the situation once everything had happened. We assured him again we would take care of him the best we could throughout this process. |
|  | Patty took over explaining the move process and the options Mr. Parker would have available once he received his move authorization. Patty began explaining the assistance available to Mr. Parker from ODOT in this relocation process. |
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|  | Patty detailed the Advisory Services available to help Mr. Parker find a location to move to if he wanted us to help him. He agreed he would probably need assistance in looking all over the area. Patty explained if he currently was receiving any social services those would also be coordinated with that agency so he did not see any stoppage. |
|  | Patty informed Mr. Parker we would be providing him at least 3 comparable properties available on the date he was provided his offer to purchase the entire property. He reiterated his son’s suggestion to have the offer looked at by an attorney before agreeing to the money. We told him he would have plenty of time to have the offer reviewed. |
|  | Patty then detailed the type of moves available to Mr. Parker, the actual cost of move, self-move by scheduled payment, and commercial move. Mr. Parker was vary interested in the Commercial Move but was afraid the beds upstairs could not be removed from the house due to the small staircase, both had to be brought in through the window. We assured Mr. Parker this would be addressed when the move was being planned. |
|  | Patty gave some details about what the Actual Cost Move and what details have to be accounted for by receipts and documentation of the hours worked, number of people and standard compensation per hour as well as all the expenses related to packing and moving. Patty stressed that insurance for full replacement cost is required for this type of move which is reimbursable as well. Patty explained the commercial move companies will add this cost to the quote provided for moving all Mr. Parker’s personal property. |
|  | Mr. Parker smiled and stated he would probably take the commercial move as his age kept him from doing lots of things anymore. I agreed, if someone offered me a move when someone packs it moves it and then unpacks my items, I would grab at it. |
|  | Patty went on to explain the Replacement Housing Payments. Mr. Parker was interested as he knew real estate was hard to purchase nowadays. Patty provided a detailed explanation based on his house being worth $100,000 and a replacement dweilling costing $125,000, ODOT would provide relocation benefits if the comparable sales were in the $125,000 range not the $100,000. Patty went over this process several times with Mr. Parker. |
|  | Patty informed Mr. Parker not to move before all his eligibility had been established.  |
|  | Patty went on to describe the attempt would be made to ensure the replacement dwelling was equal to or better than in size, number of bedrooms, number of rooms, basement, garage space, ingress and egress to the property, and decent, safe, and sanitary. Patty explained what Decent Safe and Sanitary means with respect to electrical systems, structurally sound dwelling, same size rooms and/or living space, separate bathroom with privacy, kitchen space with potable hot and cold water and sink. Patty described bath facility must have sink, toilet and shower and/or bathtub. |
|  | At this time, we ascertained Mr. Parker does not have a mortgage or a 2nd mortgage on the property. However, Patty did explain if he had to get a mortgage on the replacement dwelling there are incidental expenses ODOT will pay to make this process fair to him. |
|  | I confirmed again with Mr. Parker he wanted to move to a standalone home, not a condo unless it was wonderful, and does not want to rent in the after. |
|  | Mr. Parker asked when he has to be moved and I replied we would like him to moved in to the new house by 9/2024. This time limit did not cause any ill feelings.  |
|  | Patty did explain Mr. Parker would have a right to appeal if he did not agree with the relocation benefits and/or the acquisition offer. |
|  | Once our conversation was completed, I asked if I could take photos of everything that would need moved throughout the house and garage. Mr. Parker accompanied Patty and me around the property both inside and outside and photos were taken of all the personal property. |
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| 1/22/24 | Mr. Parker called Patty Moorman with a couple of questions.  He has found a home for sale by owner in Baltimore that he wants to purchase.  The asking price is $230,000.  He is asking if he moves forward will it jeopardize his relocation benefits.  I advised Mr. Parker that as long as he is still occupying his current home when we make the offer to purchase, he will be eligible for relocation benefits.  However,  I did caution him that if he decides to purchase the home in Baltimore, he would be doing so not knowing how much his offer to purchase his current home is or what the amount of his additional housing payment would be.  He does not currently have a mortgage and he stated he does not want to have a mortgage afterwards.   He asked if purchasing ahead of time jeopardizes his closing costs.  Again,  I told him that as long as he is still in his home, and his closing is after we make his offer, then he is still eligible for closing costs.  He asked how long it would be before we would be making his offer.  I advised him that an estimate, and I emphasized to him it is an estimate, we may have his offer by mid-March to end of March, but it depends on many things.  I told him the appraisal is due to the Reviewer mid-February.  It usually takes at least two weeks for recommendation of the report,  could be longer.  I also explained to him the process Kimber and I have in looking for comparable homes for his housing payment and how the houses need to be still on the market the day we make his offer or we start over.  I explained that could delay the offer.  I did tell him we are currently searching and will have potential comps ready to view when the appraisal is ready.  We will then, put his offer together as quickly as we can.  I asked him if the owner of the home is willing to sit tight for a few weeks knowing that he is waiting for the dollar amounts from ODOT, and he said yes, but they want something upfront as a commitment.  I told him if he decides to move forward, I would put in writing that his buying the home is contingent on receiving enough money from ODOT to pay cash for the home and see if the owner would agree to that.   If he signs a contract on a replacement house,  it will not jeopardize his benefits as long as he is still occupying the home we are purchasing when we make his offer.    He said he understood.  He also asked if he will need to have someone review the offers to see if they are reasonable.  I told him that is completely up to him.  I did explain to him, as we had during the preacquisition interview,  that the housing payment is calculated based on what he receives from acquisition.  If he requests and receives more from acquisition, his housing payment is recalculated.  I gave him the example—if his acquisition offer is $100,000 and we determine he will need $120,000 to purchase a replacement home, his housing payment would be $20,000.  If he requests and receives a settlement for his acquisition of $110,000, then we recalculate his housing payment and it now becomes $10,000.   $120,000 - $110,000 = $10,000.  I reminded him relocation monies are tax free whereas acquisition monies are subject to taxes.   He thanked me for explaining things to him again and said it will help in his decision on the house in Baltimore.  He is going to talk with the owner about the house and see how long they are willing to wait before he has to make a decision.    |
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| 1/24/2024 | Kimber Heim went to the replacement dwelling Mr. Parker has found for himself in  |
|  | Baltimore, Ohio. This replacement dwelling is Decent Safe and Sanitary, has heat and air conditioning, new carpet, up to code staircase to the upstairs a 2nd bathroom upstairs, first floor laundry, dishwasher which Mr. Parker stated he has never had a dishwasher. The property also has a two-car garage with a workshop area. Property has a fenced in yard and front porch with off street parking. |
|  | Pictures taken. |
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