



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

MUS	376	5.09
County	Route	Section
010-1		115989
Relocation Parcel No.		PID
Thomas Rodgers, Hope Miller		
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
06/07/23	Allison Durant and Tricia Polt attempted contact with Charlie Rodgers by going to a second location attached to a family member. Allison was able to speak with Charlie's mother, Jenny, cell 740-704-1526, who informed Allison the house in Gaysport was purchased for Thomas but because of his age at the time, the deed was to Charlie Rogers. She provided a phone number for Charlie and stated she would get in contact with her as well.
06/08/23	Allison Durant and I entered the property at 8895 Gaysport Hill Road, Gaysport, OH 43720. The property has a very long driveway. Mr. Rodgers was not home but the cousin, Aydin, was at home prior to going to work. Aydin gave entry to the property, and we walked around on the inside to get a baseline as the property has been under rehabilitation for years to create living space from the historic schoolhouse/church. Aydin showed us the newly remodeled utility/laundry room which is attached to the bathroom which was being upgraded but was unfinished at the time with tile, flooring, or paint/wall coverings. Aydin provided his contact information and let us know he would have Thomas contact us when he saw him later that day. I let Aydin know that as a tenant I would need information concerning his status once determinations were able to be made. He understood what was going on and how it affected him in the future. He told me he would have Thomas call me. Aydin provided me his cell phone number 740-647-2404, texting is easier.
06/08/23	Thomas called me and provided his contact information and his sister, Charlie's, contact information.
06/09/23	I was able to speak with Charlie Rodgers to discuss necessity of meeting face to face at the property. Ms. Rodgers explained she is very pregnant and taking it day-to-day, so appointment needed to be scheduled in the next week or so. We agreed to an appointment 06/15/2023. I asked her if it was OK to visit the site and contact the





	Both understood and were happy to have the meeting to confirm some of the details, we said our goodbyes and left New Lexington.
12/14/23	To complete the documentation, I met with Thomas Sr., for him to sign the RE 95 concerning the personal property being moved from around the structure and out of the shed. Answered a couple questions about how fast they will be able to move once Charlie is made an offer. A discussion ensued about the value of the property from their perspective and what the future plans for the MUS 376 location had been before this project is taking their property.
12/19/23	JR confirmed the project can move forward without Environmental Clearance with the Consultant and Patty. Consultant stated they would begin working on the acquisition package.
1/10/24	Consultant contacted me concerning preparations complete to meet with Charlie Rodgers and an appointment had been scheduled to meet on Saturday, 1/13/2023. I will prepare eligibility letter for Thomas Rodgers, Sr. moving.
01/17/24	Attempted call to Thomas Rodgers, Sr. phone not in service.
1/19/24	Sent letter Thomas Rodgers, Sr. due to the Personal Property he has at the displacement site. All cell phone numbers are currently not taking calls.
1/22/24	Samantha Weeks and I drove to a home per Muskingum County Auditor has Thomas Sr., of owning. We arrived at the location and he was not home at the time. We left a copy of the "Contact letter" sent on Friday, 01/19/2024, in an envelope addressed to Thomas Rodgers, Sr.
01/31/24	Attempted contact with Thomas Sr., on the phone number previously provide, still not in working order.
02/07/24	Visited the Displacement Site in Blue Rock, OH, left note for Thomas to contact me ASAP Delivered note to Thomas Rodgers, Sr., residence in Philo, OH to get in touch ASAP. ran in to Thomas and was able to discuss his next steps.
3/22/24	Left copy of the letter, W9, SIF and request to call me at Thomas Rodgers, Sr., residence in Philo, OH.
4/18/24	Thomas Sr., did not get off work in time to meet at the displacement site. I took pictures of the inventory around the property. Could not access the shed due to hill instability.
05/06/24	Meeting set for 5:00 pm 05/06/24 at Gaysport displacement site to finish up inventory for move of personal property.

05/06/24	<p>Patty Moorman and I arrived at the displacement site for meeting with Thomas Jr. and Thomas Sr. concerning the items needing moved or discarded. Patty and I arrived at 5:00 pm and waited until 5:30 pm for them to arrive. While we were waiting for the displacees to arrive we walked around the exterior of the property and determined some things had been moved from the previous photos taken in April 2024.</p>
	<p>Although the front overhang had collapsed, we were able to access the interior of the displacement site through the sliding glass door on the west side of the structure. Once inside, we toured the interior and found Bedroom 1 with a complete bedroom suite containing bed frame, headboard and footboard, mattress and box springs chifferobe dresser, large dresser with mirror; in the Living Room there is a couch, two wooden end tables, one wicker type chair, two curio cabinets with contents, an antique trunk, wooden bench, wooden side table with drawers, wooden TV tray, and one (1) hanging decoration, in the Kitchen area there is a kitchen table, one kitchen chair, a stove, various dishes and storage containers, in Bedroom 2 there is a mattress and box spring on the floor, a stereo system, and a dresser with small item personal property.</p>
05/07/24	<p>Thomas Jr., texted me to call him. I called him immediately and he apologized for not meeting with Patty and I as he stated he had mixed up the dates to meet. I explained to him before we could provide any reimbursement for moving or any Rent Supplement Payment for his move into the replacement site, ODOT would need to provide him our Move Authorization Letter which would detail the full amount to be reimbursed. ODOT would need the final estimate for the dumpster rental and an assignment of warrant signed by Thomas so ODOT can pay direct to the dumpster provider. Also, I informed Thomas the final acquisition payment would also be held until the property was emptied of all personal property both inside and outside. Thomas understood and stated they intended to have the dumpster delivered on Friday, 05/10, and get organized to move.</p>
05/10/24	<p>Thomas Jr. called me to let me know due to the weather, the dumpster was not going to be delivered until Monday or Tuesday, 05/13 or 05/14. I let him know I would have a letter for him concerning the amount of move reimbursement which was going to be based on a room count and the dumpster would be a separate amount on the claim information. I, again, requested the information for the dumpster rental. He told me he would call me as soon as he had the quote and the dumpster was on-site. Thomas asked about the money situation and I explained again once the move was complete, the money for the move would be processed, and the \$35,000 check would be released to Charlie Rodgers. I told him before any Rent Supplement Payment (RSP) would be released, I would need the lease signed by all with the rental amount, any deposit required and to make sure the utilities included or separate was noted clearly in the lease language. He told me he understood and would get the dumpster company to call me or email me the quoted amount for the dumpster. The call ended.</p>

5/13/24	Kimber Heim called Thomas Jr. to check on the dumpster delivery and the lease. No answer.
5/14/24	Kimber Heim called Redline Roll-Offs to see if Thomas' dumpster had been delivered, if so, requested the invoice amount, and asked the owner to call me to get the payment information gathered. No return call.
5/15/24	Kimber Heim left another message at Redlin Roll-Offs. Called Thomas and got no answer.
5/16/24	Kimber Heim texted Thomas Jr.'s telephone number asking if he had received the invoice from the dumpster and if he had gotten the lease from the property owner for the replacement site.
5/28/24	Thomas Jr. texted me asking for me to call him. I called him and his dilemma is no dumpster company will drop a dumpster off up the hill with the very limited drive access and turning around ability. Thomas asked if his father can get access to a dump truck could they use that as their trash receptacle. I gave him the go ahead by explaining the move compensation would encompass that expense, but in order for the reimbursement to be paid, all the items they wished to discard and clean up the outside of the displacement site would need to be completed. Thomas said he understood and they would probably have it cleaned out by next week, June 3 <sup>rd</sup> .
06/02/24	Thomas Jr. texted me to let me know the dump truck was in place and work was being done to clean up the property.
06/04/24	Thomas Jr. telephoned me and let me know they are almost done with the gathering of all the trash and discarded items around the property and the interior only has one bedroom left to empty. He asked me to meet him after 3 to have me give them any additional instructions and to pick up the lease. Thomas Sr. will also be at the displacement site to discuss any additional issues for them as well.
	I arrived at displacement site at 4:07 pm but no one was at the site. I waited until 4:00 pm at 4:05 pm, Thomas Jr called me to tell me he had a medical emergency and was sorry he could not call me before I went all the way to Gaysport. Thomas then told me Hope is pregnant. I congratulated him and he asked if I could return to Gaysport on Wednesday. I told him yes and re-explained the situation with the reimbursement money and the RSP installments being delayed if I do not have all the information I need. I explained the State of Ohio stops processing payments for our shutdown for a month. He assured me I would get the lease signed and ready to go.
06/05/24	Thomas Jr. called me at 9:00 am and told me he would not be at Gaysport until later this morning. I let him know I had another appointment at 11 in Lancaster and would not be able to get to Gaysport until probably 1 pm. He told me to text him to let him know when I was headed that way. I agreed to this and he told me he was getting a ride down with a friend to help him remove the remaining items today. I told him I will be in touch and see him later today.

06/05/24	<p>I met Thomas Jr. at the displacement site and found the property almost completely cleaned. Items remaining Thomas Jr. told me he would be moving 06/06 and 06/07 and the structure should be empty by Monday, 6/10/24. I spoke with him about needing to get the W9/ and SIF which are the payment documents from his father to process his move payment reimbursements. Thomas offered the information his father does not want paid for any move as Thomas Jr. had done most of the work and if Thomas could get the money that would be all right with him. I told Thomas Jr. I would still need to meet with his father to sign the necessary documentation. I then asked if he had the lease for me, and Thomas said his mother had the lease but was in Zanesville. I told him I could pick it up from her. Thomas tried to call her but no answer. Thomas told me he would get the lease picked up and call me to meet 6/06/24. I explained if I do not get these documents, then the Rent Supplement Payment installment would be held up until late July 2024. Thomas told me he would get the document so I could process the payment for his rent supplement payment and call me 6/6 to pick up. I told him I would need to get signatures from him and Hope on the relocation documents. He told me Hope is pregnant and not working so she will be at the Goddard Street address.</p>
	<p>I re-explained once the property is cleaned out, the relocation payment could be released to Charlie for the entire property and at that point ODOT would own the property.</p>
	<p>Thomas Jr. asked me to meet him at Goddard in a few hours as it would take him time to take these items to his storage and then get to Goddard to reconvene for signatures with Hope.</p>
	<p>Samantha Weeks and I met with Thomas Jr. at 12:30 pm after he texted me he had returned to Goddard St. in Zanesville. Hope and Thomas both signed the RE 617</p>
06/06/24	<p>Submitting file for approval.</p>
06/07/24	<p>Samantha Weeks and I met with Thomas Jr. at the displacement site because he wanted to know what could be left at the house. I explained to Thomas Jr. the property inside needed to be broom clean, which means, no trash, leftover food, personal property, appliances, hazardous materials, interior paint, drywall mud, window air conditioner can not remain on site. If items remained, then money would be removed from the move reimbursement. Thomas Jr. said he would get everything out and most of the items from the exterior had already been removed. The dump truck was not full, so Thomas said by the end of the following week he would have the remaining items removed and I would be able to do my final inspection.</p>
	<p>Thomas asked me to follow him to the replacement site, and I agreed as I told him I needed to complete a document answering questions about the replacement site and verifying the decent, safe and sanitary aspect of the replacement site.</p>

	<p>Thomas Jr. did not understand what that meant as he knew the place was not cleaned up. I explained our inspection to determine decent, safe and sanitary replacement housing was about the heating, hot and cold water, a separate bathroom with venting, adequate living space for him and Hope. At this time, Thomas disclosed Hope was pregnant. I congratulated Thomas Jr. on becoming a father. I went on to explain it was important to verify the DS&amp;S of the property now it is official with a lease. I went on to explain the remaining points of interest as water and sewer, building is structurally sound, electrical system is adequate to support a family and access issues do not exist. I explained we need to make sure there is a tub and or shower for bathing, a toilet connected to sewer or septic, bathroom is private and has lighting. Before we left Gaysport, Thomas asked if I could give him about an hour before meeting again at Goddard Street. I told him not a problem and we departed the displacement site.</p>
	<p>Arriving at the replacement site, 883 Goddard Street, Zanesville, OH, I noticed trash bins at the road, so trash service in effect, check. Although the drive is steep, it is traversable without any blockages. Thomas Jr. met us in the driveway and walked us to the rear of the house as the front door is really just used to go out on the front porch due to the yard's sloped for walking. The back porch is covered and concrete with three steps to code, and the back door opens into the kitchen. The kitchen is equipped with stove, refrigerator, dishwasher, garbage disposal, and adequate cabinetry. The kitchen transitions to a dining room which Thomas and Hope have set up as a family room, there is a bedroom with a small bathroom off the family room which was remodeled in 2023. The bathroom has a shower and sink and toilet, lighting and a vent.</p>
	<p>There are two bedrooms upstairs, another full bathroom with a tub/shower combination, toilet, sink and built in cupboard. There is lighting and a window, no vent. The bedrooms are average size and large enough for beds and dressers. There is hot and cold water in the bathroom and the toilet is connected to the sewer, it flushes. Hope had the heat on, because Thomas says she runs cold...and being pregnant has caused her all sorts of temperature issues. We smiled and agreed and warned him there would be more of those for the next nine months. He laughed.</p>
	<p>There is no central air but two window air conditioners, one upstairs in a bedroom and the other in the family room area. He told me they would probably need one in the bedroom as summer got hotter. The house sits on a full basement with a walk out double door and access from the upstairs between the family room and the living room. The basement contained an hot water tank and furnace and some miscellaneous shelving.</p>
	<p>Once we got back upstairs, I asked Hope and Thomas Jr. to sign the RE 617 for the \$1,000 move cost finding. Both of them signed and dated. I explained to them I did not think this payment would get processed and approved before our accounting shut down for a couple of weeks, but the reimbursement would be processed once</p>





