



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. <span style="float: right; color: blue;">Keth</span>
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. <span style="float: right; color: blue;">Keth</span>
06/08/23	Thomas called me and provided his contact information and his sister, Charlie's, contact information. <span style="float: right; color: blue;">Keth</span>
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 <span style="float: right; color: blue;">Keth</span>

	people living at the property, her brother, and their cousin. Ms. Rodgers was agreeable and I let her know Allison Durant and myself would be travelling to the displacement site on 06/15/2023.	KEH
06/14/23	Coordinated visit with appraiser, Nathan Garnett. Pre-Acquisition Survey Meeting	KEH
06/15/23	Patty Moorman, Allison Durant, Kimber Heim, and the contract appraiser, Nathan Garrett were scheduled to meet at the property at 10:00 am, 6/15/2023. As we arrived at the displacement property located at 8895 Gaysport Hill Road, Gaysport, OH, 43720, the appraiser, Nathan Garrett, had already arrived. Recorded owner, Charlie N. Rogers, her father, Thomas Rodgers, Sr., and Charlie's toddler arrived at 10:00 am as well. At this time, I proceeded to the front door and was met by Thomas Rodgers and Aydin Foley. Charlie Rodgers, her father, Allison Durant, and Patty began to discuss the project and walked through the upper area of the property.	
	Thomas introduced himself to me and let me know his girlfriend who lives with him had already left for work. I told him thanks for letting me know there is another occupant besides Aydin and himself. I explained ODOT was planning a project which would require a complete acquisition of the 1.061 acre property to include their current home. I let Thomas and Aydin know my role in this process of Relocation Assistance was to gather information for their relocation and to provide the three of them, Thomas, Hope and Aydin, services required by a Federally mandated program to assist them in transitioning from the displacement site, where they live now, and the replacement site.	
	I gathered all the names and contact information from Thomas, Aydin and Thomas provided me Hope's cell phone number and name. Thomas explained the property was in his sister's name due to his age when the property was acquired. I let him know this will impact the details for the relocation. Thomas further explained Charlie did not have any personal property in the house or on the property. I explained Thomas, Hope and Aydin are tenants residing at this location would be considered for consideration of rent supplement payment (RSP) and moving costs associated with moving the personal property from this location and to the new location chosen by them. I emphasized that to be eligible for relocation benefits they would need to be occupying the home at the time the offer to purchase the property is made to Charlie. If they move before the offer is made, they will not be eligible for benefits. I explained how the Rental Assistance Program worked. I provided both Thomas and Aydin the residential relocation assistance brochure. I explained the brochure will be a guide for the process and provides information about the possible benefits for tenants being displaced from a home.	
	Thomas took me in to the structure through an entryway into a remodeled schoolhouse/church per the historical information I have found associated with Gaysport and the original plat. Once you leave the entryway, you enter an open room	

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which has the living room at one end and a kitchen/dining area at the other end. Through the kitchen is the newly remodeled laundry/utility room with an entry from the outside and then through a doorway the full bath with shower, sink, and toilet. These two rooms appeared to be about 20 x 15 each.

The living room has a sliding glass door which opens to a balcony deck, approximately 30 x 8 in size.

Off the living room are two bedrooms, one for Thomas and Jenny, and the other occupied by Aydin. A third room is vacant and appears to be used for storage. Thomas then told me about the front room that is blocked off by the entertainment center for safety as the floor is suspect. (Per the appraiser who did access this room, the ceiling has fallen into this "fourth" bedroom making this home non-DS&S.)

I then went into the different types of moving options the three of them would have, for example, Contract Move, Actual Cost Self Move, Fixed Payment Move Schedule (Self Move) and Combination of Contract and Self, etc.

The first possible move type is known as the Fixed Payment Move Schedule (FPMS), or self-move. I stated that if this move type was chosen, it would be based on a residential room count with the possibility of additional "pay rooms". I showed him the residential room count schedule within the residential brochure and explained that a room count would be taken based on the number of residential rooms within the home. I stated that a residential room was a room where typically families would gather. This would include such rooms as: family rooms, living rooms, kitchens, dining rooms, bedrooms, finished recreational rooms, etc. I also stated that those areas not included in the residential room count would include: bathrooms, utility rooms, hallways, closets, unfinished areas, outbuildings, garages, etc. I informed him that a residential room count would first be taken to establish a base for the FPMS payment and that if there were additional areas not included in the residential room count, an inventory of those area's would be taken. From that point, a "pay room" determination would have to be made in order to add payment to the established residential room count. I stated that a pay room is equal to a residential room in terms of personal property to be removed and that they were paid at \$200.00 per pay room. I stated that once a total cost FPMS amount is determined, it was the responsibility of the displacee to complete the move in total (including removal of all personal property, trash and/or debris). I informed him that the FMS was an all-inclusive move amount and that the monies provided are determined to complete the move in its entirety. It was explained that the move schedule includes a dislocation allowance for the first two rooms to compensate for utility hook up expenses (i.e., reconnection of phone, cable and/or appliances) as well as removal of personal property items from areas of the residence not considered in the residential room count, such as hallways, utility rooms, etc.

Next, I reviewed a residential Contract Move (CM). I explained that the CM was a move to be completed by a professional mover. I stated that either he or myself would need to contact two reputable movers in the area (licensed, bonded, insured, etc.) and have

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them come out to the property to provide a firm bid (aka "not to exceed") estimate as to the amount it will take to complete the move in its entirety (packing, crating, transporting, unpacking and uncrating costs, as well as full replacement value insurance). I stated that the two signed and dated estimates from authorized representatives of the moving companies contacted will need to be received (please note: on a low-cost move, a move anticipated to be under \$5,000 only one reasonable bid will need secured) and will be reviewed with the lower of the two move estimates to be established as the maximum amount the agency will reimburse for completion of the move. I explained that any bid is found to be unreasonable, additional bid(s) will be secured until at least two acceptable bids have been secured. It was noted that he was not required to choose the lower of the two bidders as his actual mover and he may choose whomever he wished, however, the agency will only reimburse up to the amount of the low bid received or the actual amount of the final signed and dated move invoice (which will need to be marked as "paid in full"), whichever is less. It was noted that he can pay the mover directly upon completion and submit an invoice and proof of payment for claim reimbursement or the agency can pay the mover directly through execution of a letter of assignment. It was noted that in either case, it would take time for reimbursement to be received (approx. 6-8 weeks) and if an assignment is elected, the mover would need to be informed of the waiting period to receive payment prior to submission of the move bid. I said that if the final move invoice is more than the approved bid amount as a result of unforeseen circumstances or changes in the condition of the move not the fault of the displacee or mover, the agency may reimburse a higher amount upon approval and the conditions surrounding the increase will need documented fully. If additional move expenses are added not as a result of unforeseen circumstances, the additional amount will be the ultimate responsibility of the move contractor. I also explained that if the move was a distance of more than a 50-mile radius from the displaced site, the bid(s) to be secured will only include the cost for the first 50 miles and they would be responsible for the actual transportation costs only beyond the 50-mile marker (unless otherwise pre-approved by the agency). I additionally noted that as a part of this move, reimbursement of disconnecting, dismantling, removing, reassembling and reinstalling relocated household appliances and other personal property is applicable (this includes but is not limited to cost to reconnect telephones, cable TV, gas dryers to nearby gas lines, refrigerator ice makers to water lines, etc.). I stated that major plumbing alterations to the replacement site to accommodate appliances are not reimbursable, however.

I then reviewed the final move type, the residential Actual Cost Self Move (ACSM). I stated that this move was completed as a self-move by the displacee. I noted that the first action to occur when electing this move type is to draft a signed and dated written statement estimating total move costs, including estimates for time, labor materials and equipment and must be reviewed and approved prior to the start of the move. I said that hourly labor rates may not exceed the cost paid by a commercial mover for a beginning laborer and equipment rental fees should be based upon local rental fees. Should an agreement of estimated move costs be disputed, and a reasonable estimate cannot be received from the displacee, I stated that a move estimate(s) will be obtained to establish a reasonable cost and used only as a basis to determine reasonableness of

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the displacee estimate and not to be used as a basis for actual reimbursement. It was noted that during the move itself, they must keep track and document the actual costs incurred in the move, including receipts for rented equipment as well as costs for time, labor and materials would need to be submitted for review and comparison to the estimate originally submitted in order to determine the actual reimbursement amount. I additionally noted that as a part of this move, reimbursement of disconnecting, dismantling, removing, reassembling and reinstalling relocated household appliances and other personal property is applicable (this includes but is not limited to cost to reconnect telephones, cable TV, gas dryers to nearby gas lines, refrigerator ice makers to water lines, etc.). I stated that major plumbing alterations to the replacement site to accommodate appliances are not reimbursable, however. Finally, I explained that if the move will be a distance of more than a 50- mile radius from the displaced site, the estimate and final move invoice can only include the transportation cost for the first 50 miles (unless otherwise pre-approved by the agency).

I also informed him that upon selection and determination of the move type and actual or estimated (or bid) amount, a move authorization letter will need to be issued which will note the type of move selected and approved amount, the agreed upon date of move completion, notification of move completion will be the responsibility of the displacee, a post move inspection will be completed to ensure completion of the move and finally, if all items are not moved and the site was not considered as "broom clean" the agreed upon amount may be justified. I advised that if the move was started or completed prior to receiving a written move authorization letter he could potentially lose his eligibility for a move payment. I stated that after the move was completed, I would need to be contacted immediately to perform a post move inspection of the displaced site to ensure removal of all personal property, trash and/or debris. I stated that this inspection must be considered as passed before any move payment(s) are distributed. I finally informed him that if needed, a combination of these moves could be utilized to complete the move in its entirety, if required due to an unusual circumstance and also approved by the agency.

I then explained the benefits for tenants are limited to rental supplemental payments in the event there is a rent difference between the displacement site plus utilities and the relocation site and utilities. For example if there is a difference between the two, the difference is multiplied by 42 months to arrive at the total Rental Supplement Payment for the household. I provided an example of a difference of \$100 x 42 months = \$4,200.00. This amount will be paid to the household to assist them in when they are renting the replacement site. I explained depending on credit status and financial ability, I will assist in any way possible to get them in to a replacement site as soon as they find where they want to move.

Thomas then provides his understanding of the ownership of the property. Charlie was deeded the property as he was not 18 yet, and the siblings had not taken the time to transfer the property to Thomas. He explains he lives there with Hope and Aydin, they



all work at Wal-Mart in South Zanesville OH. I let them know I would need at least three paychecks to make the financial determinations and Aydin and Thomas both agreed with no issue or concern.

Thomas then asked whether they could move into another place as they are together now or could they move into their own place? I explained once the determinations had been worked through, a relocation offer would be made to eligible tenants. I asked how long they had been living in the property and about a year was the reply from both Thomas and Aydin.

I asked Thomas if he paid rent. His answer was No. I verified Aydin was the same situation, no rent but was working on the place to renovate it. From what I gathered from Thomas, Charlie and their mother, Jenny Rodgers, the property was bought for Thomas as a project to create his own home. Again, Charlie is the owner, Thomas is the tenant, but both contend Thomas is the true owner.

I told them ODOT would determine who owned what as far as personal property by using an RE 95 which I showed him and Ayden. As a group we moved outside to discuss the personal property on the exterior of the abode.

Thomas began to explain there were windows and renovation supplies outside under the carport that were owned by him and his father, Thomas W. Rodgers. The truck is not running at the time but owned by Thomas. I explained if determined eligible, the truck would be moved as personal property. At this time, Thomas and Charlie's father, Thomas W. Rodgers, spoke up explaining the items he would like to remove from the property. I explained to him the RE 95 I am completing will detail exactly who owns what and whether could be moved or would be purchased.

I explained the relocation process begins with a determination the structure was being "taken", purchased by ODOT based on the plan needs. I explained the plans and the geotechnical issues being experienced are all throughout the hill the structure sits on. The hill has been determined to be unstable on the east side which abuts SR 376 and engineers believe the issues affect the entire property.

I explained once determinations had been made concerning relocation displacees, I would be presenting them a letter informing everyone to their rights and details. I explained all the property would be moved to their new location if determined eligible.

At this point, Aydin asked if he wanted to move separate would that be allowed. I explained the tenant RSP Rent Supplement Program and if determined eligible for benefits, I would present the three of them with comparable rental locations for them to look at, visit in person, and then they could make decisions about moving as a group, moving as two and whether they wanted to buy a place rather than rent go forward.

Both Thomas and Aydin were interested and agreeable to the discussion about relocation. I told them it would probably be September 2023 before I visited again to discuss eligibility. I requested Thomas and Hope's cell numbers for contact. I asked if it was best to text them or call, both agreed text was best for initial contact. At this time, we moved outside to join Charlie, Patty, Allison and Thomas W. Rodgers.

	Patty, Allison, and I exited the property after Charlie and her father, Thomas W. Rodgers. We discussed some of the issues at hand: ownership, landlord, tenant, not paying rent, would they move and not pay rent there in the after to Charlie. Patty said she needed to think about the scenarios and how best to move forward.
	Patty and I agreed a second meeting for me would be in order to complete the RE 95 and gather the detailed information. The shed owned by Charlie is full of personal property, shed ownership questionable. The father having the renovations supplies, the truck non-op at this time, all the other items in the outside area.
06/16/23	Comparable search for market rent completed. Found various types of properties to include apartments, duplexes and stand alone homes. In my opinion, the closest comparable will be a stand alone home with a yard. The home having two bedrooms, one bath, kitchen/dining room combination, living room, a storage room/location and place for utility room inside the property.
	1 <sup>st</sup> 2 BR, 2 BA mobile home for rent + rental space and utilities, \$675 per month for mobile home, rental space \$100 per month and utilities of \$200, gas and electric a month averaged over the year. This property located at 940 Hopewell Road N, Hopewell, OH 43746.
	2 <sup>nd</sup> 2 BR, 1.5 BA duplex in Zanesville on 1328 Richey Road Unit B, Zanesville, OH 43701. Rent is \$900 per month plus electric, trash, sewer and water included in the rent.
	3 <sup>rd</sup> 3 BR, 1 BA stand alone home located AT 633 Baker Street, Zanesville, OH 43701. Rent is \$895 plus electric, gas, water, sewer and trash.
	4 <sup>th</sup> 2 BR 1 BA stand alone home located at 947 Moxahala Avenue, Zanesville, OH 43701, Rent is \$1,000 per month, utilities included are water, sewer and trash. Renter responsible for electric and gas.
07/25/23	Comparable search for both market rent and replacement locations:
	1 <sup>st</sup> 2 BR, 1 BA plus utilities Duplex located at 102 Harrison St., Zanesville, OH 43701, \$800 per month plus electric and gas, water and sewer, trash provided.
	2 <sup>nd</sup> 3 BR 1.5 BA plus utilities Mobile home located at 1083 Pine Street, Lot 2, Zanesville, OH 43701. Utilities include electric, water and sewer.
	3 <sup>rd</sup> 4 BR 2 BA plus utilities stand alone home located at 1532 Ridge Avenue, Zanesville, OH 43701 for \$650 per month plus all utilities, electric, gas, water, sewer and trash.
	4 <sup>th</sup> 3 BR 1 BA plus utilities located at 532 Larzelere Avenue, Zanesville, OH 43701 for \$1,200.00 per month. Utilities are electric and gas, water, sewer and trash included.
	5 <sup>th</sup> 3 BR 2 BA Mobile home located at 3000 Moxahala Dr., Lot 8, Zanesville, OH 43701. Utilities are not included. Electric, gas, water, sewer and trash are required to be paid by renter.
	6 <sup>th</sup> 2 BR 1 BA stand alone home located at 724 Shelby Street, Zanesville, OH 43701 plus utilities. Utilities renter is responsible for is electric, gas, water and sewer, and trash.
	7 <sup>th</sup> 3 BR 2 BA apartment located at 601 Troon Crossing Circle # 1027560, Zanesville, OH 43701 for \$674 per month plus electric, gas. Water, sewer and trash included.
08/07/23	Met with Charlie Rodgers, Hope Miller and Aydin Foley at their place of work to finalize signatures on the Receipt of Brochure, RE 95 and meet with Hope to discuss the PP she

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	might have and the details on moving these items as well as the possibility of being relocated and how that will work if approved.	Kelt
08/15/23	Called to find out if Thomas could provide me his father's cell phone number. He told me he is out of the state until the end of August. I thanked him and told him I would get in touch before the end of the month.	Kelt
08/28/23	Texted Thomas asking for paystubs for the past three pays for Thomas, Hope and Aydin. Also, asked if he could provide me his father's cell phone number.	Kelt
09/05/23	Left message for Thomas about the missed meeting at the house to collect additional pay stubs from Aydin. Also, let Thomas, Hope and Aydin know I need to meet with them to finalize some personal property clarifications. Requested meeting with Thomas Rodgers, Sr., as well to discuss the shed contents.	Kelt
9/12/23	<p>Search for comparables based on calculated rent for their current situation at 2 BR 1 Bath, 3 additional rooms at \$500.00 plus the utilities currently of heating oil \$72 per month, delivered in a yearly supply, and the electric of \$100.00 per month. Total calculated rent of \$672.00.</p> <p>Extensive search of available rental properties which have 2 BR and 1 BA in South Zanesville/Gaysport OH area using Redfin, Realtor.com, Zillow, FaceBook Marketplace completed. There are no available rental properties in the Gaysport OH area.</p> <p><b>1<sup>st</sup> comparable found:</b> 102 Harrison Street, Zanesville, OH 43701 2 BR 1 BA 1055 sq ft built in 1901 \$800+util Utilities at this location include: Electric, Gas, Water and Sewer, and Trash Pets available with extra fee, On street Parking, Air Conditioning and Appliances, In house laundry This comparable is equal in age, BR, BA, and close in square footage. This property offers Air Conditioning which displacement site does not. Forced Air heating which displacement site is heated with wood burner, parking provided but on the street rather than in garage, or designated parking on the property. Location is not as desirable per the displacees as it is in the city and they prefer to be in a rural setting. Replacement Rent Estimate: \$800 + \$100 (pet) + \$100 electric + \$75 gas + \$40 water + \$60 sewer + \$24 (trash paid quarterly at \$72 per qrtr) = <b>Total \$1,199 per month</b></p> <p><b>2<sup>nd</sup> comparable found:</b> 1083 Pine Street LOT 2, Zanesville, OH 43701 3 BR 1.5 BA 910 sq ft mobile home \$795 per month + Electric and Water/Sewer. Pet Friendly, Move In \$795 + \$795 + prorated at time of signing of the lease rent. This comparable is a mobile home with parking by the unit, allows pets, 3 BR and 1.5 baths is an improvement from the displacement site. Living space slightly smaller. Location is not as desirable per the displacees as it is in the city in a bad neighborhood.</p>	Kelt

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	<p>Replacement Rent Estimate: <math>\\$795 + \\$150 + \\$40 + \\$60 = \text{Total } \\$1,045 \text{ per month}</math></p> <p><b>3<sup>rd</sup> comparable found:</b>          1532 Ridge Avenue, Zanesville, OH 43701 2BR 1 BA built in 1901 900 sq ft \$650+util          Pets permitted with owner's approval and additional fees, \$300 deposit and \$50 per month, DUPLEX, Move in \$650 + \$650 + \$1000 (pet deposit) and monthly rent \$700. Utilities are Electric, Gas, Water, Sewer, Trash. One bedroom is part of the basement. Neighborhood is agreeable but still not a rural location. Pets accepted but will be additional deposit and additional amount per month added to rent.          Replacement Rent Estimate: <math>\\$700 + \\$120 + \\$100 + \\$40 + \\$60 + \\$24 = \text{Total } \\$1,044</math></p>
	<p><b>4<sup>th</sup> comparable found:</b>          724 Shelby St. Zanesville, OH 43701 2 BR 1 BA 836 sq ft 1928 \$1,000 + utilities          Pets considered but at the owner's approval. All appliances supplied nicely remodeled and in a much better area. Off street parking at this location. Much smaller interior but has a first floor laundry.          Replacement Rent Estimate: <math>\\$1000 + \\$70 + \\$50 + \\$40 + \\$60 + \\$24 = \text{Total } \\$1,244</math></p> <p><b>5<sup>th</sup> comparable found:</b>          3000 Moxahala Dr., Lot 8, Zanesville, OH 43701 3 BR 2 BA 980 sq ft \$1,080 + util          Pet's possible but at owner's consideration. All appliances are supplied. Central Air is available.          Utilities are Electric, Gas, Water, and Sewer. Mobile home with parking available which is typical in a mobile home park.          Replacement Rent Estimate: <math>\\$1,080 + \\$175 + \\$40 + \\$60 = \text{Total } \\$1,355 \text{ with utilities}</math></p>
09/15/23	<p>Responded to text from Thomas apologizing for missing the meeting set up 9/14/23. Set meeting for 9/18/23 at 9 am.</p>
09/18/23	<p>Met with Thomas and Aydin at the CVS Pharmacy, Maple Avenue, Zanesville, Ohio, to discuss the employment situation and get a paystub from Aydin as the primary at this point.</p> <p>Thomas told me he was housesitting for an uncle at the time but was probably going to go to work with his Dad rehabbing houses and remodeling houses. I told him once he received a paycheck if he could provide to me for my calculations. He said he would but it would probably be a couple of weeks. I told him that was fine.</p> <p>I informed them I am looking for replacement housing for them so I can provide them relocation options.</p> <p>We scheduled a tentative appointment for the first week of October. The meeting ended.</p>
09/18/23	<p>Replacement housing research completed using Zillow, Realtor.com Zanesvillereals.com and driving through Gaysport, Duncan Falls and Philo to check for rentals that are not listed on any website or are By Owner.</p>

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	<p><b>1<sup>st</sup> comparable found:</b></p> <p>2895 Boggs Road, Zanesville, OH 43701 2 BR 1 BA 1071 sq ft 1940 \$800 + utilities Pet deposit and additional rent required, landlord determines with breed of dog Utilities are electric, water, sewer and trash. All appliances are supplied. Off street parking and garage available. Pet deposit at least \$300, 1<sup>st</sup> dep and last due at signing. Replacement Rent Estimate: \$800 + 150 + 40 + 60 + 24 = <b>Total \$1,074 with utilities</b></p>
	<p><b>2<sup>nd</sup> comparable found:</b></p> <p>2037 Hoge Avenue, Zanesville, OH 43701 2 BR 2 BA 1200 sq ft 1925 \$1,100 + utilities Tenant responsible for electric, gas, water, sewer, trash, pet deposit and \$50 extra per month. First floor laundry and appliances supplied. Off street parking. Replacement Rent Estimate: \$1,100 + \$150 + \$40 + \$60 + \$24 + \$50 = <b>Total \$1,424 with utilities</b></p>
9/18/23 cont'd	<p><b>3<sup>rd</sup> comparable found:</b></p> <p>947 Moxahala Avenue, Zanesville OH 43701 2 BR 1 BA 967 sq ft \$1,000 + utilities Tenant responsible for electric, gas, water, sewer, trash, and mowing the grass. Pet considered with pet deposit and additional \$100 per month. Replacement Rent Estimate: \$1,000 + \$70 + \$50 + \$40 + \$60 + \$24 = <b>Total \$1,244 with utilities</b></p>
10/06/23	<p>Determination made, Thomas, Hope and Aydin are tenants who pay no rent so a market rent was determined as follows:</p> <p>Extensive Search of rental properties available with the same comparable features to the subject, location, size, bedroom count, number of bathrooms, number of rooms, school district, distance to work, handicap accessibility, type of structure, functionally equivalent, lot size, type of dwelling, exterior finish, age, type of neighborhood, garage, basement, air conditioning, utility availability, public transportation availability, and decent safe and sanitary.</p> <p>There are no available replacement dwellings in Gaysport, OH where the tenants are being displaced from due to the project. Expanded search into South Zanesville and Central Zanesville, OH for search of dwellings to compute market rent.</p> <p>\$675 per month for mobile home located at:</p> <p>940 Hopewell Road North, Hopewell, OH 43746 Property meets 10 criteria but is not equal to or better than in the following: location, school district, lot size, type of structure, exterior finish, parking, and public transportation availability. <b>This rental property is deemed to be the market rent equivalent.</b></p>

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\$900 per month for townhome located at:  
1328 Richey Road, Unit B, Zanesville, OH 43701  
Property meets seven (7) of the comparable items, but is a townhome rather than a stand alone home, lot size, distance to work and school district. This location is better than the subject, in public utility availability, air conditioning and location.

\$895 per month for stand alone home located at:  
633 Baker Street, Zanesville, OH 43701  
This property meets most of the comparable criteria with betterments in public utility availability, air conditioning, off street parking and location.

**Market rent calculated to be \$455.00 plus electric, water, and sewer TOTAL \$599.00.**

10/10/23 Left message for Thomas and Aydin requesting a meeting with Mr. Rodgers, Sr., and Hope to get signatures on the final documents.

10/27/23 Messaged Thomas and Aydin to schedule a meeting with them.

10/28/23 Thomas called me and let me know Aydin had moved out. I explained I would prepare a letter letting him know there would be no benefits paid to him since he moved before being made eligible. I asked Thomas if he and Hope were still living at the property. He told me they were.

At this time, I asked him to meet with me at the property. I asked him to ask his father to meet us there as well to determine whether a well found by surveyors was their well from the past or if belonged to the abutting neighbors. Thomas explained he is working with his father now and Hope is working part time.

Thomas requested I call him the week of 11/13 because he and his dad were working in New Albany and would not be available until possibly next week. I agreed to call him on 11/13/23 to set a meeting with all of them.

11/07/23 Set appointments with three rental agents to view properties at 1500 Carroll Street, Zanesville, OH; 947 Moxahala Ave., Zanesville, OH; and 1120 Wilson Avenue, Zanesville, OH. All three properties available and once application completed and background and/or credit check completed deposit amounts will be due. Best comp of the three is 947 Moxahala, then 1500 Carroll Street. Landlord for Moxahala will allow pets, but needed to know the breed and age of the pet before the approval would be given. Carroll Street landlord is hesitant to rent to people with a dog, but will allow if the breed is not aggressive. Both properties will require additional pet deposit amount and monthly add on to the rent. The drawback of Moxahala is the size of the rooms and will be up to the tenants relocating to make a decision. Carroll Street was not available to walk thru, but is the largest of the three properties available which will allow pets.

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11/13/23 Called Thomas on his cell phone 740-487-8603 at 9:30 am. Thomas and his father are working in Somerset and have set an appointment on Wednesday with me to meet in Somerset for the decision on the well and to sign the final RE 95. Penciled in for lunch time, but they also said they might want to postpone to 4 pm when they are finished for the day.

Thomas called to let me know they finished early and would like to postpone to 11/15 due to something that came up taking them out of town on 11/14. I agreed to meet Thomas and his father on 11/15 at 4 pm in New Lexington, OH.

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11/13/23 After speaking with the representative for the comparable rental units available on 11/07/23, I searched again just to make sure I was getting the best results for the displacees.

The following rental units were found to be available today, 11/13/2023:

1500 Carroll Street is still available

947 Moxahala Avenue is still available

1120 Wilson Avenue is still available

The following comparable rentals were found on REDFIN internet website:

615 Wilson St., Zanesville, 2 BR 1 Bath, \$825 per month, 680 sq feet

450 Spangler Drive, Zanesville, 2 BR, 1 BA with a finished basement that offers a 3<sup>rd</sup> BR, \$900 per month, 1000 sq ft

1072 Moxahala Ave, Zanesville, 3 BR 3 BA, \$900 per month, 1200 sq ft

631 Taylor Street, Zanesville, OH, 2 BR 1 BA, 1000 sq ft, \$1195 per month

I called all the contact numbers and was able to speak to the representatives for 615 Wilson St., 450 Spangler Drive, and 1072 Moxahala Ave. All these were available and I can set appointments to see the properties after Thanksgiving as many of these individuals were limited on time to meet and review the properties with pictures. Due to the Environmental clearance not completed and no offer can be made. I thanked each of the representatives and explained the Relocation process and how I would need to be closer in date to the offer of purchase of the location these tenants were living in before I can confirm as a comparable.

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11/15/23 I met with Thomas Jr. and Thomas Sr., I confirmed Aydin had moved out of the property. Thomas confirmed. I asked if Thomas Sr. was prepared to move his personal property once Charlie was provided the offer. He said they would be moving most of the items to their "shop".

Thomas told me he thinks he has found somewhere to move and wanted to know when he would be able to confirm with the new landlord. I told him the appraisal was completed and some technical things were still being completed before Charlie would get her offer, explaining one of the items is the environmental clearance of the project.

Both understood and were happy to have the meeting to confirm some of the details, we said our goodbyes and left New Lexington.

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12/04/23	Comparable availability still confirmed. I called each of the representatives for the following: 1072 Moxahala, 450 Spangler, and 1500 Carroll Street are available. I am going to prepare the RE-611(T) p2, Comparable Property Analysis with these comparable rental units.
12/8/23	Meeting to discuss the offers being submitted. Appraisal already completed for presentation to Charlie, acquisition package in the works, will probably not be ready until the 1 <sup>st</sup> of the year as Environmental is still not cleared.
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 explained I needed to verify the comparables were still available for presentation in my RSP to Thomas and Hope.
	I checked all three comparable rentals I had prepared, and only 1500 Carroll Street is still available. I prepared another search for comparables calling Shields Properties to see two of their properties, one on 830 Race Street, Jazzlyn Bay, contacted and set appointment to view the property on 1/11/24 at 11 am, also confirmed 947 Moxahala was still available with Tami Passwaters the representative/owner and 1500 Carroll Street has a new representative Doug Shields and he wanted to meet with me at the property, so we set meeting following the viewing of 830 Race Street.
1/11/24	Met with Doug Shields to verify parcels still available and to view the properties again. 830 Race Street, Zanesville is a single story, single-family dwelling, has off-street parking, a shed for storage, a usable basement for storage. Rental offers stove, refrigerator and dryer but if break the tenant has to replace. Bedrooms are both equal to the same size as subject property. Bathroom is equal to the subject property bathroom. The comparable rental offers a nice yard, front porch, back porch and additional mud room and a dining room/family room. \$850 per month plus utilities. 1150 Carroll Street, Zanesville is a two story, single-family dwelling with a front porch and back porch. Has a bonus room and both bedrooms are upstairs. Both bedrooms have an entrance into the bathroom private from the other space in the house. The basement is dry and usable space for storage. This property does offer air conditioning as well. \$850 per month plus utilities. 947 Moxahala Avenue, Zanesville is a one story, single-family dwelling with off-street parking, a usable basement space, one of the bedrooms is only 8x10, the other bedroom has the front entrance directly into the room. The bathroom is renovated. The kitchen is small with a laundry hook up area in the kitchen. This property has air conditioning as well. \$1095 per month plus utilities and mowing the lawn.

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1/16/24	Offer was provided to Charlie Rodgers on Saturday, 1/13/24. I have begun to update all the documents necessary to make the relocation offer RSP to the tenants within the 7 day time frame.
01/17/24	Attempted call to Thomas Odgers, Jr and Hope Miller, phones still state not accepting calls right now. Sent a text to each number for contact.
01/18/24	Attempted call to Thomas Odgers, Jr and Hope Miller, phones still state not accepting calls right now. Sent a text to each number for contact.
1/19/24	Sent letter to Thomas Rodgers, Jr and Hope Miller as the Tenant Displacees and a copy was sent to Thomas Rodgers, Sr. due to the Personal Property he has at the displacement site. All cell phone numbers are currently not taking calls, so texts were sent, and Thomas' mother's cell phone message states not working number.
1/22/24	Samantha Weeks and I drove to the displacement site to try to engage in person with Thomas or Hope. We arrived at the location and neither of them were home at the time. We left a copy of the "Contact letter" sent on Friday, 01/19/2024, in an envelope addressed to both displacees, Thomas Rodgers, Jr. and Hope Miller. After exiting the property, Samantha Weeks and I drove to Thomas' parents house and left a copy of the "Contact Needed" letter for Thomas Rodgers, Sr.
01/23/24	Thomas contacted me via text at 740-387-4043, per Thomas, not his cell number, a borrowed phone. He and Hope are getting their own phone plan. He let me know he has found a new rental property, a house on Goddard Street, Zanesville, Ohio. He will ask for a rental lease contract and then get back to me.
01/25/24	I sent another text to Thomas asking if he had a date and time to meet. Thomas did not respond.
01/29/24	Another contact text sent to Thomas Rodgers Jr. on the "borrowed" cell phone.
01/31/24	Attempted contact with Thomas and Hope via the borrowed cell phone.
02/07/24	Visited the Displacement Site in Blue Rock, OH, left Relocation Offer Letter and request to contact me. Provided list of things needed before any relocation assistance moneys can be paid out. Also, left Thomas Sr., personal property move authorization as well. When delivering the Move Authorization to Thomas Rodgers, Sr., ran in to Thomas and was able to discuss his next steps. He told me the landlord had been ill and he was trying to get a lease and would call me to meet up as soon as it was provided to him. He told me the place he is moving to has rent of \$850 plus utilities. Thomas apologized for not getting in touch sooner, and informed me he did not have a cell phone activated right now.
05/07/24	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

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	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.
05/10/24	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.
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

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	<p>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.</p>
	<p>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.</p>
06/05/24	<p>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.</p>
	<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>

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06/06/24	Submitting file for approval.
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</p>

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	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.
	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.
	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 ODOT reopened for accounting. He was fine with this but is looking forward to getting the money for the rent and utilities and the move.
	Samantha Weeks and I left the replacement site.
6/10/24	Thomas called and told me not to go to Gaysport because he had not been able to get there to move items. I thanked him for saving me the run down there and asked him if he could get his father to call me to set an appointment. Thomas Jr. said well if you can meet us at Gaysport tomorrow after 5 he will have his father meet me. I agreed with this appointment time.
6/11/24	Drove to Gaysport, no items had been removed as Thomas Jr. had stated.
6/14/24	Thomas Jr. texts me to call him. I call him and he tells me if the rain does not stop him, he and some friends are going to finish at Gaysport over the weekend.
6/18/24	Drove to Gaysport to check on whether Thomas Jr. had completed the move. There were some items moved but the paint, a desk, the food in the cupboards, the freezer, and the curio cabinets still remained. I tried to call Thomas Jr did not get an answer. Texted him to call me when he got a chance.
6/21/24	Thomas Jr calls me at 5:45 pm. I answered the call and Thomas apologizes to me for not getting all the items out of the property. I ease his mind but remind him I cannot process the move payment until all the items have been removed. He states he understands and will try to get down there over the weekend as his car is needing some work right now. I asked him to call me when he gets down to Gaysport.
7/2/24	Thomas Jr. calls me to let me know he has not been able to get down to Gaysport.
7/9/24	Thomas Jr calls me and tells me he has gotten half the items and the paint, but needs to go down to get the desk, freezer and air conditioner. I told him I would be meeting some other ODOT construction teams down there on Monday 07/15.
7/15/24	Gaysport house is empty. Outside is void of any materials.

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