

Wooldridge, John

From: Wooldridge, John
Sent: Tuesday, March 19, 2024 11:37 AM
To: Megan Matrka; Michael Hamilton
Cc: Greg Vriezelaar; Heim, Kimber
Subject: RE: MUS-376-5.09 PID 115989 Parcel 10 (Rodgers) Counter Offer

Thanks Megan,

Does the family have an unsupported demand or counteroffer? Have they told you a number that will get this resolved? Have you discussed who the payment is to be made to yet and received a W9/SIF for the payee yet? Thank you for your help.

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: Megan Matrka <MeganM@WestErieRealty.com>
Sent: Tuesday, March 19, 2024 11:30 AM
To: Wooldridge, John <John.Wooldridge@dot.ohio.gov>; Michael Hamilton <MichaelH@WestErieRealty.com>
Cc: Greg Vriezelaar <gregv@WestErieRealty.com>; Heim, Kimber <Kimber.Heim@dot.ohio.gov>
Subject: Re: MUS-376-5.09 PID 115989 Parcel 10 (Rodgers) Counter Offer

Hi John,

I've been reaching out to Charlie twice a week. As of last week, the last she responded to me, she did not have the appraisal or information to supply a counteroffer. I reached out again yesterday and will let you know when I get an response and the information for the counteroffer.

Thanks,
Megan

From: John.Wooldridge@dot.ohio.gov <John.Wooldridge@dot.ohio.gov>
Sent: Tuesday, March 19, 2024 11:26 AM
To: Megan Matrka <MeganM@WestErieRealty.com>; Michael Hamilton <MichaelH@WestErieRealty.com>
Cc: Greg Vriezelaar <gregv@WestErieRealty.com>; Kimber.Heim@dot.ohio.gov <Kimber.Heim@dot.ohio.gov>
Subject: RE: MUS-376-5.09 PID 115989 Parcel 10 (Rodgers) Counter Offer

Hello Megan,

Can you follow-up with the Rodgers family and provide a status?

Kimber had met with Thomas (relocation) and was informed that his sister (Charlie/owner) and parents are ready to address the acquisition and have a counteroffer. He advised that the parents are the primary point of contact for this as Charlie is an intermediary. You may need to get Charlie's approval, but the parents appear to be involved. We are also open to the idea of an assignment of warrant for closing if that is a sticking point.

Please let us know what you need from ODOT to wrap this parcel up. The tenant has moved and just needs to finish some PP move items. The Project Manager would like to get on site and do drillings as soon as we can get possession.

FYI, I will be out next week (22nd until 2nd), but Kimber will be available. Thank you for your assistance on this parcel.

Respectfully,

John R. Wooldridge
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**Department of
Transportation**

From: Megan Matrka <MeganM@WestErieRealty.com>

Sent: Wednesday, March 6, 2024 8:37 AM

To: Wooldridge, John <John.Wooldridge@dot.ohio.gov>; Michael Hamilton <MichaelH@WestErieRealty.com>

Cc: Greg Vriezelaar <gregv@WestErieRealty.com>; Heim, Kimber <Kimber.Heim@dot.ohio.gov>

Subject: Re: MUS-376-5.09 PID 115989 Parcel 10 (Rodgers) Counter Offer

Morning John,

Kendall and I have been discussing this with Charlie over the last few months. While she is the owner of record, she will not make any movements or progress without her dad and brother. Her dad is 'in process' of getting an alternate appraisal, however, it really hasn't happened. They did not and have not provided a counteroffer. As of this week, she is waiting to hear back from her dad regarding a realtor's comparables. That has not come in. I will keep you posted and ask for the W9/SIF

Thanks,
Megan

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

Sent: Wednesday, March 6, 2024 8:32 AM

To: Michael Hamilton <MichaelH@WestErieRealty.com>

Cc: Megan Matrka <MeganM@WestErieRealty.com>; Greg Vriezelaar <gregv@WestErieRealty.com>; Kimber.Heim@dot.ohio.gov <Kimber.Heim@dot.ohio.gov>

Subject: MUS-376-5.09 PID 115989 Parcel 10 (Rodgers) Counter Offer

Hi Megan and Michael,

Our PM is really interested in the status of parcel 10 for some geological survey work that they want to start ASAP. Can you provide any new updates?

I looked through the REAL OS notes and had two questions. Can you beef up the 1/13/24 entry as it has very little information listed but 9 of 10 federal requirements are dated that date as 'explained?' We also need to show the written offer date. Second, can we get the counteroffer that they mentioned? They were offered \$35K and have not stated a response other than it is low (I thought the purchase price they paid was a lot less?).

Can you also please enter the assignments in REAL OS for acquisitions and closings?

Kimber provided me another useful suggestion. Can you seek, obtain, and provide to ODOT the W9 and SIF for owner (Charlie Rodgers)? Please send it to us as soon as received. This would expedite the closing process for the acquisition (i.e., quicker possession). She thinks the tenant occupant will be out soon.

Please keep us informed of the progress on this parcel. Thank you!

Respectfully,

John R. Wooldridge
Real Estate Administrator
ODOT District 5

9600 Jacksontown Road
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**Department of
Transportation**

From: Wooldridge, John

Sent: Wednesday, February 28, 2024 4:25 PM

To: Michael Hamilton <MichaelH@WestErieRealty.com>

Cc: Megan Matrka <MeganM@WestErieRealty.com>; Greg Vriezelaar <GregV@WestErieRealty.com>; Heim, Kimber <Kimber.Heim@dot.ohio.gov>

Subject: RE: MUS-376-5.09 PID 115989 Parcel 11 (Bunger) Counter Offer

Hello Michael,

Yes, this is approved. It is within your \$1,000 agent authority and it appears to be well documented below. I entered the administrative settlement into REAL OS (should show up on your end for the billing package). Please update the contract and get signed and submitted for payment.

Coincidentally today, the PM asked me for an update on the parcel 10 total take property as the geotechnical team would like on the property ASAP. I need to know when we get ownership and possession. Please provide an

update Megan on the Parcel 10 Rodgers property. Let me know what we need to do to get it under contract and closed. Kimber is getting the relocation done and said that it is going well.

Thank you and have a Happy Leap Day tomorrow!

Respectfully,

John R. Wooldridge
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**Department of
Transportation**

From: Michael Hamilton <MichaelH@WestErieRealty.com>
Sent: Wednesday, February 28, 2024 2:41 PM
To: Wooldridge, John <John.Wooldridge@dot.ohio.gov>
Cc: Megan Matrka <MeganM@WestErieRealty.com>
Subject: MUS-376-5.09 PID 115989 Parcel 11 (Bunger) Counter Offer

Hi John,

Megan has had some back and forth with the above referenced owner and they would like to submit a counteroffer of \$9,628/acre based on comparable 1 in the Value Analysis. This comes to $0.294\text{ac} \times \$9,628 = \$2,830.63 + \$1.00$ (PRO) = \$2,831.63.

Please advise if this is acceptable to ODOT and we can move forward with signing this owner.

Thanks,
Michael



Michael Hamilton

Project Manager

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