

Wooldridge, John

From: Wooldridge, John
Sent: Thursday, May 2, 2024 1:23 PM
To: Megan Matrka; Michael Hamilton
Cc: Greg Vriezelaar; Heim, Kimber
Subject: RE: MUS-376-5.09 PID 115989 Parcel 10 (Rodgers) Counter Offer

Hi Megan,

Our staff did find some minor issues when billing. We hope to have all the checks in 5/9/24 if the pony gets them delivered.

- PCL 9 (like some others) has the \$ on unsigned instrument not matching. Parcel 9 should be for \$500 not \$1. Please correct for closing.
- PCL 9-10-11-12 PDF in REAL OS appears to be missing the portions of construction plans at Stage 2 provided to owner(s). Please add them to file. If not provided, please provide at closing, and add to file.
- FYI: D5 would like to see more thorough notes. For EX: Parcel 9 does not appear to address concerns related to drainage and staking. I assume the drainage maintenance question was answered and resolved (because they signed later). I do have email evidence that we staked, but notes do not address that communication of staking getting done or any other follow-up.

Thanks for addressing these concerns for this project and other D5 parcels if applicable. 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: Wooldridge, John
Sent: Friday, April 26, 2024 11:35 AM
To: Megan Matrka <MeganM@WestErieRealty.com>; 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

Thanks Megan,

I may already have done 9 & 11 (too many moving parts). Thanks for confirming 12-13-14. I will try to have all of them billed and in for your scheduled pickup on 5/9. Thanks for rescanning 10 later today. Have a great weekend (looks like we will be busy at D5). 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: Megan Matrka <MeganM@WestErieRealty.com>
Sent: Friday, April 26, 2024 11:32 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,
Parcel's 9 and 11 had been submitted for review, not sure if you mean something was missing on those?
Parcels 12, 13, 14 have been uploaded as well.
I will rescan parcel 10 and send over!
Thanks,
Megan

From: John.Wooldridge@dot.ohio.gov <John.Wooldridge@dot.ohio.gov>
Sent: Friday, April 26, 2024 10:52 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

Hi Megan,

Can you let me know when 115989 P 10 contract gets rescanned and uploaded (see page 4)? I want to make sure we get the parcels billed for your 5/9 scheduled check pickup.

Also, please let me know (confirm) you revise/resubmit the other parcels requested in REAL OS. This is for 115989 P 9 & 11 along with 113400 P 12-13-14 (and any going forward). Thank you for letting me know if they are all ready for review and process.

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: Wooldridge, John

Sent: Wednesday, April 17, 2024 3:33 PM

To: Megan Matrka <MeganM@WestErieRealty.com>; 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 Megan,

Thank you! You and your team have already addressed all the REAL OS concerns from a few hours ago. That is great.

I did have one item for you to help with. The scanner cut off part of page 4 of the contract (doc that I need Director's signature on) and I would prefer to have a good/clean/complete PDF to sign and retain in the record.

Can you rescan that doc or correct the PDF (number of words were cut off page 4). You can simply email it to me or save in REAL OS as I will add signature and resave in REAL OS as approved.

Thank you so much. This completes my needs for 9-10-11 on 115989. Take Care.

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: Wooldridge, John

Sent: Wednesday, April 17, 2024 12:41 PM

To: Megan Matrka <MeganM@WestErieRealty.com>; Michael Hamilton <MichaelH@WestErieRealty.com>

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

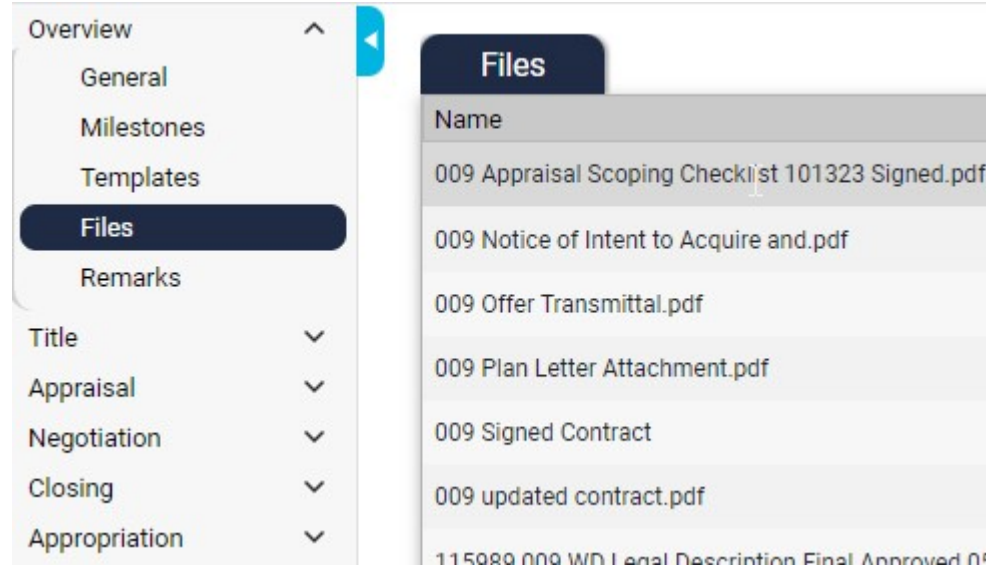
Subject: RE: MUS-376-5.09 PID 115989 Parcel 10 (Rodgers) Counter Offer

Hello Megan and Michael,

That is great that the parcel is coming in. We will get the W9/SIF over and start the process. Please see below on some REAL OS comments (I am sure the parcels are all complete and correct, but the REAL OS side needs attention) I hope to get this one in REAL OS per the CO recommendations.

Please also correct/add/resubmit the following issues found in 115989 P 9 & 11 along with 113400 P 12-13-14 (and any going forward). These issues were seem in one or more parcels and none of them are quite how we like to see them finalized.

- Save all PDF in the ‘overview’:”Files” section (in addition to adding to billing package or saving elsewhere).
- Save ‘signed’ contract (at least one is unsigned on 115989 P 9).
- Save all docs given to owner (as PDF):
 - Compiled VA.
 - Signed NIAGFO (with owner signature or refusal note).
 - Signed (or unsigned if contract) recordable instruments given to owner.
 - RE-60 PDF
 - RE-60-1 PDF
 - Please DELETE any W9/SIF that may have been accidentally saved (if you cannot, please email me to forward request to CO to delete).
 - PDF colored plans
 - Etc. (basically any doc that you would have emailed before REAL OS should be saved here:



- Please also note that the closing docs and final files also get saved to this same location (any PDF that makes up the file at billing and final).
- Please email me when done for the parcel and/or notify of revised billing package if needed.
- I will send a separate email if I come across any other REAL OS or parcel issues that I see as we review each one. Thank you and sorry for my delay in the feedback.

I can hop on a Teams call if that helps. I am willing to share screen and show you this if that helps. At the end, I need the file to all be in there in the PDF format at the location.

FYI, D5 is processing the warrants concurrently to the reviews and resubmittals as not to slow process down. We will hold warrants if needed to get it all in REAL OS. I also could not sign at least one contract that is needed.

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: Megan Matrka <MeganM@WestErieRealty.com>

Sent: Wednesday, April 17, 2024 12:12 PM

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

John,

Please see attached W9/SIF for entry into the accounting system. I will be submitting the billing package shortly.

Thanks,

Megan



Megan Matrka

Project Manager

p: 614.602.2762 m: 614.325.6214

a: 485 Metro Place South, Suite 475, Dublin, Ohio 43017

w: www.WestErieRealty.com e: MeganM@WestErieRealty.com

Toledo | Columbus | Cleveland | Cincinnati | Detroit

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

Sent: Monday, April 15, 2024 1:50 PM

To: Megan Matrka <MeganM@WestErieRealty.com>; Michael Hamilton <MichaelH@WestErieRealty.com>

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

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

Hi Megan,

In the last Status meeting, Michael shared the good news that the Rodgers family intends to sign for FMVE, and we are just waiting for docs in the mail.

Please let me know when the signed docs are in and/or the file is uploaded into REAL OS for review and billing. Our geotechnical folks are still anxiously awaiting their opportunity to get on the parcel.

Thank you for your help with this parcel. We appreciate your efforts.

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
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: 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 though 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
Jacksontown, Ohio 43030
D: 1.740.323.5427 C: N/A

John.Wooldridge@dot.ohio.gov



**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
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: 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

p: 614.602.2762 m: 260.316.4229

a: 485 Metro Place South, Suite 475, Dublin, OH 43017

w: www.WestErieRealty.com e: MichaelH@WestErieRealty.com

Toledo | Columbus | Cleveland | Cincinnati | Detroit

CAUTION: This is an external email and may not be safe. If the email looks suspicious, please do not click links or open attachments and forward the email to csc@ohio.gov or click the Phish Alert Button if available.