

## Wooldridge, John

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**From:** Wooldridge, John  
**Sent:** Monday, June 10, 2024 10:06 AM  
**To:** Megan Matrka; Heim, Kimber  
**Cc:** Greg Vriezelaar  
**Subject:** RE: FAI-204 PID 113400 Parcel 12, 13, 14 McMillen W9/SIF

Thanks Megan,

We appreciate your help. Thank you.

Yes, Kimber has the three McMillen checks for pickup tomorrow. If she is out (fieldwork shown on calendar), I am in office 730-400 and can help. Thanks and have a great day.

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](mailto:John.Wooldridge@dot.ohio.gov)



**Department of  
Transportation**

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**From:** Megan Matrka <MeganM@WestErieRealty.com>  
**Sent:** Monday, June 10, 2024 10:00 AM  
**To:** Wooldridge, John <John.Wooldridge@dot.ohio.gov>; Heim, Kimber <Kimber.Heim@dot.ohio.gov>  
**Cc:** Greg Vriezelaar <gregv@WestErieRealty.com>  
**Subject:** Re: FAI-204 PID 113400 Parcel 12, 13, 14 McMillen W9/SIF

Hi John,

The only closing we have left is Charlie Rodgers.

I am finishing uploading the closing docs to realOS.

I have not gotten the prorated taxes back from auditor but still plan to close asap.

Thanks,

Megan

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**From:** [John.Wooldridge@dot.ohio.gov](mailto:John.Wooldridge@dot.ohio.gov) <[John.Wooldridge@dot.ohio.gov](mailto:John.Wooldridge@dot.ohio.gov)>  
**Sent:** Monday, June 10, 2024 9:23 AM  
**To:** [Kimber.Heim@dot.ohio.gov](mailto:Kimber.Heim@dot.ohio.gov) <[Kimber.Heim@dot.ohio.gov](mailto:Kimber.Heim@dot.ohio.gov)>; Megan Matrka <[MeganM@WestErieRealty.com](mailto:MeganM@WestErieRealty.com)>  
**Subject:** RE: FAI-204 PID 113400 Parcel 12, 13, 14 McMillen W9/SIF

Hi Megan,

Please confirm that you can close and record all four parcels before 6/21 and get the recorded docs uploaded to REAL OS for certification? I apologize for the short notice after asking to hold.

It sounds like there may be some closing challenges as typical with structure take closings. Please let me know if you need any assistance on it but it seems like West Erie and other consultants are more than capable of handling these challenges for taxes and the money.

A work agreement will not suffice for their needs. They need possession, including both ownership by deed and relocation completed (moved off site) as they will do damage to the property that occupancy is not desired. A right of Entry is also not a good solution for this issue.

Please let me know if you need anything to accomplish finishing this project this week and next. Thank you!

Respectfully,

**John R. Wooldridge**  
**Real Estate Administrator**  
**ODOT District 5**

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

[John.Wooldridge@dot.ohio.gov](mailto:John.Wooldridge@dot.ohio.gov)



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**From:** Heim, Kimber <[Kimber.Heim@dot.ohio.gov](mailto:Kimber.Heim@dot.ohio.gov)>

**Sent:** Monday, June 10, 2024 8:48 AM

**To:** Wooldridge, John <[John.Wooldridge@dot.ohio.gov](mailto:John.Wooldridge@dot.ohio.gov)>; Megan Matrkka <[MeganM@WestErieRealty.com](mailto:MeganM@WestErieRealty.com)>

**Subject:** RE: FAI-204 PID 113400 Parcel 12, 13, 14 McMillen W9/SIF

Charlie Rodgers does not have a bank account...per her comment to me on Friday. She mentioned opening an account with the \$35000, but it will take 7-10 days to clear for her to withdraw, possibly less time if the warrant being from the state of Ohio, but I just opened an account at Huntington with a large deposit and it took the full 7-10 days.

Leaving for MUS 376 right now be back after 12 because going to Perry County on the way back. What about closing and getting a work agreement for Geotech guys? Just a thought.

*Kimber L. Heim*

Realty Specialist Manager

ODOT – District 5

9600 Jacksontown Road

Jacksontown, OH 43030

Ph: 740-323-5422 (direct) Cell: 740-814-0708

FAX: 740-323-5125

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**From:** Wooldridge, John <[John.Wooldridge@dot.ohio.gov](mailto:John.Wooldridge@dot.ohio.gov)>  
**Sent:** Monday, June 10, 2024 8:38 AM  
**To:** Heim, Kimber <[Kimber.Heim@dot.ohio.gov](mailto:Kimber.Heim@dot.ohio.gov)>; Megan Matrka <[MeganM@WestErieRealty.com](mailto:MeganM@WestErieRealty.com)>  
**Subject:** RE: FAI-204 PID 113400 Parcel 12, 13, 14 McMillen W9/SIF

Sorry Megan,

ODOT cannot properly split the check as Kimber describes. It would mess up the 1099. Please proceed with closing and use the check proceeds for the taxes if necessary.

Also, we have a hard date for certification in 2 weeks due to some geotechnical needs; so please close ASAP on all four parcels. Thank you.

Respectfully,

**John R. Wooldridge**  
**Real Estate Administrator**  
**ODOT District 5**

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D: 1.740.323.5427 C: N/A

[John.Wooldridge@dot.ohio.gov](mailto:John.Wooldridge@dot.ohio.gov)



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Transportation**

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**From:** Heim, Kimber <[Kimber.Heim@dot.ohio.gov](mailto:Kimber.Heim@dot.ohio.gov)>  
**Sent:** Monday, June 10, 2024 8:36 AM  
**To:** Megan Matrka <[MeganM@WestErieRealty.com](mailto:MeganM@WestErieRealty.com)>  
**Cc:** Wooldridge, John <[John.Wooldridge@dot.ohio.gov](mailto:John.Wooldridge@dot.ohio.gov)>  
**Subject:** RE: FAI-204 PID 113400 Parcel 12, 13, 14 McMillen W9/SIF

Morning Megan:

Unfortunately, there is an issue with the taxes for the property. Charlie does not have the money to pay the 1886 in back taxes and the taxes due for this year. Megan have you gotten the tax liability. The notes did not provide a breakdown for billing to follow. Please advise if we are cancelling the \$35000 check and reissuing with a split for the taxes?

Heading down there to make sure the property is cleaned out and the dump truck full of refuse is gone as well. I will be sending pictures and completing the move out form when I get back.

*Kimber L. Heim*  
Realty Specialist Manager  
ODOT – District 5  
9600 Jacksontown Road

Jacksontown, OH 43030  
Ph: 740-323-5422 (direct) Cell: 740-814-0708  
FAX: 740-323-5125



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**From:** Megan Matrka <[MeganM@WestErieRealty.com](mailto:MeganM@WestErieRealty.com)>  
**Sent:** Monday, June 10, 2024 6:58 AM  
**To:** Heim, Kimber <[Kimber.Heim@dot.ohio.gov](mailto:Kimber.Heim@dot.ohio.gov)>  
**Subject:** RE: FAI-204 PID 113400 Parcel 12, 13, 14 McMillen W9/SIF

Hi Kimber,  
Looks like Charlie Rodgers can close tomorrow. Do you have the McMillen checks as well for closing and I can pick those both up tomorrow?  
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](http://www.WestErieRealty.com) e: [MeganM@WestErieRealty.com](mailto:MeganM@WestErieRealty.com)

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**From:** Megan Matrka <[MeganM@WestErieRealty.com](mailto:MeganM@WestErieRealty.com)>  
**Sent:** Thursday, May 30, 2024 10:33 AM  
**To:** [Kimber.Heim@dot.ohio.gov](mailto:Kimber.Heim@dot.ohio.gov)  
**Subject:** Fwd: FAI-204 PID 113400 Parcel 12, 13, 14 McMillen W9/SIF

Hi kimber,  
I wanted to check in on the mcmillen checks to see if those have arrived yet?

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**From:** [John.Wooldridge@dot.ohio.gov](mailto:John.Wooldridge@dot.ohio.gov) <[John.Wooldridge@dot.ohio.gov](mailto:John.Wooldridge@dot.ohio.gov)>  
**Sent:** Tuesday, April 30, 2024 2:13:36 PM  
**To:** Megan Matrka <[MeganM@WestErieRealty.com](mailto:MeganM@WestErieRealty.com)>  
**Cc:** Michael Hamilton <[MichaelH@WestErieRealty.com](mailto:MichaelH@WestErieRealty.com)>; Kendall Becker <[KendallB@WestErieRealty.com](mailto:KendallB@WestErieRealty.com)>;  
[Kimber.Heim@dot.ohio.gov](mailto:Kimber.Heim@dot.ohio.gov) <[Kimber.Heim@dot.ohio.gov](mailto:Kimber.Heim@dot.ohio.gov)>  
**Subject:** RE: FAI-204 PID 113400 Parcel 12, 13, 14 McMillen W9/SIF

Hello Megan and Michael,

I have no additional new review comments to add for parcels 12, 13, or 14. We are getting the billings and legal descriptions in order for your planned pickup date of 5/9/24. Thank you.

Respectfully,

**John R. Wooldridge**

**Real Estate Administrator**

**ODOT District 5**

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**Department of  
Transportation**

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**From:** Wooldridge, John

**Sent:** Thursday, April 18, 2024 11:39 AM

**To:** Megan Matrka <[MeganM@WestErieRealty.com](mailto:MeganM@WestErieRealty.com)>

**Cc:** Michael Hamilton <[MichaelH@WestErieRealty.com](mailto:MichaelH@WestErieRealty.com)>; Kendall Becker <[KendallB@WestErieRealty.com](mailto:KendallB@WestErieRealty.com)>; Heim, Kimber <[Kimber.Heim@dot.ohio.gov](mailto:Kimber.Heim@dot.ohio.gov)>

**Subject:** RE: FAI-204 PID 113400 Parcel 12, 13, 14 McMillen W9/SIF

Hi Megan and Michael,

Can you update/revise the REAL OS for Parcels 12, 13, & 14 on 113400 FAI-204 like you addressed 115989 yesterday? I just looked through it and see many similar REAL OS concerns as it relates to deleting W9 and adding the file docs in Parcel:Overview:Files section.

Please email me when done. I will then approve them for review/billing. I think the vendor is in the system and otherwise ready. I will go in REAL OS today and approve the Administrative Settlements and sign contracts since they are in. Thanks for taking care of the crossing T's and dotting I's. Have a great day.

Respectfully,

**John R. Wooldridge**

**Real Estate Administrator**

**ODOT District 5**

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**Department of  
Transportation**

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**From:** Megan Matrka <[MeganM@WestErieRealty.com](mailto:MeganM@WestErieRealty.com)>

**Sent:** Tuesday, April 2, 2024 9:04 AM

**To:** Wooldridge, John <[John.Wooldridge@dot.ohio.gov](mailto:John.Wooldridge@dot.ohio.gov)>

**Cc:** Michael Hamilton <[MichaelH@WestErieRealty.com](mailto:MichaelH@WestErieRealty.com)>; Kendall Becker <[KendallB@WestErieRealty.com](mailto:KendallB@WestErieRealty.com)>

**Subject:** FAI-204 PID 113400 Parcel 12, 13, 14 McMillen W9/SIF

John,

Please see attached W9/SIF for entering ownership information into the accounting system. Ownership has signed the contracts and we are in the process of finalizing the billing packages.

Please reach out with any questions or comments.

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](http://www.WestErieRealty.com) e: [MeganM@WestErieRealty.com](mailto:MeganM@WestErieRealty.com)

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