

	might have and the details on moving these items as well as the possibility of being relocated and how that will work if approved.	KH
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.	KH
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.	KH
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.	KH
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>1st comparable found: 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) = Total \$1,199 per month</p> <p>2nd comparable found: 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>	KH

	<p>Replacement Rent Estimate: $\\$795 + \\$150 + \\$40 + \\$60 = \text{Total } \\$1,045 \text{ per month}$</p> <p>3rd comparable found: 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 rend \$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: $\\$700 + \\$120 + \\$100 + \\$40 + \\$60 + \\$24 = \text{Total } \\$1,044$</p>
	<p>4th comparable found: 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: $\\$1000 + \\$70 + \\$50 + \\$40 + \\$60 + \\$24 = \text{Total } \\$1,244$</p> <p>5th comparable found: 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: $\\$1,080 + \\$175 + \\$40 + \\$60 = \text{Total } \\$1,355 \text{ with utilities}$</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 Zanesvillere rentals.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>1st comparable found:</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, 1st dep and last due at signing. Replacement Rent Estimate: \$800 + 150 + 40 + 60 + 24 = Total \$1,074 with utilities</p>
	<p>2nd comparable found:</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= Total \$1,424 with utilities</p>
<p>9/18/23 cont'd</p>	<p>3rd comparable found:</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= Total \$1,244 with utilities</p>
<p>10/06/23</p>	<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. This rental property is deemed to be the market rent equivalent.</p>

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	<p>\$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.</p>
	<p>\$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.</p>
	<p>Market rent calculated to be \$455.00 plus electric, water, and sewer TOTAL \$599.00.</p>
10/10/23	<p>Left message for Thomas and Aydin requesting a meeting with Mr. Rodgers, Sr., and Hope to get signatures on the final documents.</p>
10/27/23	<p>Messaged Thomas and Aydin to schedule a meeting with them.</p>
10/28/23	<p>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.</p>
	<p>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.</p>
	<p>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.</p>
11/07/23	<p>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.</p>

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.
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 rd 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.
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.

12/04/23	Comparable availability still confirmed. I called each of the representatives for the following:	KA
	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 st of the year as Environmental is still not cleared.	KA
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.	KA
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.	KA
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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