

Heim, Kimber

From: Moorman, Patty
Thursday, January 18, 2024 10:12 AM
Sent: Heim, Kimber
Subject: RE: 115989 Memo for Approval of RSP Amount
010 Property Information.docx; 115989 MUS 376 PCL 010-1 SITE DESCRIPTION COMP ANALYSIS (002).docx
Attachments:

I MADE REVISIONS TO THE MEMO. BASED ON THE APPRAISAL. IT SHOULD BE READY TO GO. READ THROUGH IT.

You will need a memo to file requesting approval of the determination, approval of use of Last Resort Housing, which discusses the Non-DS&S condition of the home and your search efforts to locate comparables, how long, that you have already lost comparables due to a fast moving market, etc..

You will need your updated relocation notes - up to today when you are submitting your offer.

From: Heim, Kimber <Kimber.Heim@dot.ohio.gov>
Sent: Thursday, January 18, 2024 9:29 AM
To: Moorman, Patty <Patty.Moorman@dot.ohio.gov>
Subject: RE: 115989 Memo for Approval of RSP Amount

OK, here it is. I printed for myself as well.

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



Relocation Notes
DEOPP - office / BR
remove & discuss
images from / copy

LPH memo

Request of RSP Approval

From: Moorman, Patty <Patty.Moorman@dot.ohio.gov>
Sent: Thursday, January 18, 2024 9:20 AM
To: Heim, Kimber <Kimber.Heim@dot.ohio.gov>
Subject: RE: 115989 Memo for Approval of RSP Amount

Please send me a copy of the appraisal for Thomas/Charlie.
I want to see how the appraiser addresses the square footage and condition of the house—make sure your description match.

From: Heim, Kimber <Kimber.Heim@dot.ohio.gov>
Sent: Thursday, January 18, 2024 8:44 AM
To: Moorman, Patty <Patty.Moorman@dot.ohio.gov>
Subject: RE: 115989 Memo for Approval of RSP Amount

It is on me...I was not forceful, I guess. I told her I had to do additional comp search. I assumed she understood. I discussed with JR, thought he would make sure Greg understood and Megan was told to re-schedule on Friday... That did not happen. Not going to blame her, because I did not send an email telling her to re-schedule.

So, I will work diligently the rest of the day, to get this package's I's dotted and T's crossed...and to you for review.

Kimber L. Heim
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ODOT – District 5
9600 Jacksontown Road
Jacksontown, OH 43030
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FAX: 740-323-5125



From: Moorman, Patty <Patty.Moorman@dot.ohio.gov>
Sent: Thursday, January 18, 2024 8:36 AM
To: Heim, Kimber <Kimber.Heim@dot.ohio.gov>
Subject: RE: 115989 Memo for Approval of RSP Amount

So she knew on the Wednesday before she made the offer on Saturday, that you were not ready?

From: Heim, Kimber <Kimber.Heim@dot.ohio.gov>
Sent: Thursday, January 18, 2024 8:34 AM
To: Moorman, Patty <Patty.Moorman@dot.ohio.gov>
Subject: RE: 115989 Memo for Approval of RSP Amount

No, I told her on Wednesday that I had to check the comps and if they were available, then when only one comp was still vacant CARROLL Street, I told her I had to get comps and establish RSP. I had conversation with JR no email to back up...about not making the offer on Saturday. There was a Project Update meeting. FMVE had not been set for the other three parcels due to VA not submitted. Sometimes things I request are overlooked because of an unnecessary urgency.

Kimber L. Heim
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FAX: 740-323-5125



From: Moorman, Patty <Patty.Moorman@dot.ohio.gov>
Sent: Thursday, January 18, 2024 8:30 AM
To: Heim, Kimber <Kimber.Heim@dot.ohio.gov>
Subject: RE: 115989 Memo for Approval of RSP Amount

She thought you were making the offer last Friday? Or she had no idea if you were making the offer or not?

From: Heim, Kimber <Kimber.Heim@dot.ohio.gov>
Sent: Thursday, January 18, 2024 8:29 AM
To: Moorman, Patty <Patty.Moorman@dot.ohio.gov>
Subject: RE: 115989 Memo for Approval of RSP Amount

No not until Tuesday was she advised in writing. A phone meeting for updates...on Friday while we were out...so verbal to Greg at best, if JR remembered.

Kimber L. Heim

Realty Specialist Manager

ODOT – District 5

9600 Jacksontown Road

Jacksontown, OH 43030

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FAX: 740-323-5125



From: Moorman, Patty <Patty.Moorman@dot.ohio.gov>

Sent: Thursday, January 18, 2024 8:27 AM

To: Heim, Kimber <Kimber.Heim@dot.ohio.gov>

Subject: RE: 115989 Memo for Approval of RSP Amount

That is not the purpose of the letter.

If we go over a few days, not a big deal. You just send me a memo stating the situation asking for forgiveness.

So to be clear, Megan was advised she had to wait for relocation and made the offer anyway? Was she advised in writing?

Patty Moorman

Relocation Unit Manager

ODOT Office of Real Estate, MS 4120

1980 W. Broad St., Columbus, OH 43223

Cell 1-419-551-8716

Patty.Moorman@dot.ohio.gov



Where to find Real Estate Training

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From: Heim, Kimber <Kimber.Heim@dot.ohio.gov>
Sent: Thursday, January 18, 2024 8:24 AM
To: Moorman, Patty <Patty.Moorman@dot.ohio.gov>
Subject: RE: 115989 Memo for Approval of RSP Amount

I can present the Relocation Eligibility Letter to Thomas and Hope later today, per the manual that will suffice for the 7 day notice. 6304. Relocation Eligibility Letter.

Kimber L. Heim
Realty Specialist Manager
ODOT – District 5
9600 Jacksontown Road
Jacksontown, OH 43030
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FAX: 740-323-5125



From: Moorman, Patty <Patty.Moorman@dot.ohio.gov>
Sent: Thursday, January 18, 2024 7:57 AM
To: Heim, Kimber <Kimber.Heim@dot.ohio.gov>
Subject: RE: 115989 Memo for Approval of RSP Amount

Yes I can meet with Thomas and Hope. I am a little concerned about the weather forecast.

From: Heim, Kimber <Kimber.Heim@dot.ohio.gov>
Sent: Wednesday, January 17, 2024 4:42 PM

To: Moorman, Patty <Patty.Moorman@dot.ohio.gov>
Subject: 115989 Memo for Approval of RSP Amount

Here is my memo requesting approval for the RSP.

Would you be able to meet Thomas and Hope on Friday in the afternoon?

Kimber L. Helm

Realty Specialist Manager

ODOT - District 5

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Jacksontown, OH 43030

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

FAX: 740-323-5125



OHIO DEPARTMENT OF
TRANSPORTATION

Heim, Kimber

From: Moorman, Patty
Sent: Thursday, January 18, 2024 7:20 AM
To: Heim, Kimber
Subject: RE: 115989 Prime Comp Memo
Attachments: 115989 MUS 376 PCL 010-1 PRIME COMP RSP Memo Revised.docx

Attached are revisions.

Memo-site description.

The house is non-DS&S due to condition of basement, structure integrity, and several rooms being uninhabitable. The heating by pellet stove only would not make it non DS&S unless that would mean it could not heat the home up to 70 degrees. The unknown condition of the well and septic also would not make it non-DS&S, but good to mention both of those. You have some very good detail on the home and its history.

When you mention the SQ from the auditor, can you estimate what would be removed from the rooms that cannot be used? Probably not since you could not enter them, and if so state this so it is clear they are not enjoying the full 1,918 sq. **Based on your later statement that the unsafe areas are about 1000 sf, I used 918 as the sf. Sound about right?**

A utility room is not in the room count or HLS, though you would look for it when comping. You want to mention it, but state it is not in your total room count and HLS. **Your RE600 is listing a fifth room, Office? Your write up does not mention this.**

I am still looking over the rest.

Patty Moorman

Relocation Unit Manager

ODOT Office of Real Estate, MS 4120
1980 W. Broad St., Columbus, OH 43223
Cell 1-419-551-8716
Patty.Moorman@dot.ohio.gov

STATE OF OHIO
DEPARTMENT OF TRANSPORTATION
ENTITLEMENT COMPUTATION

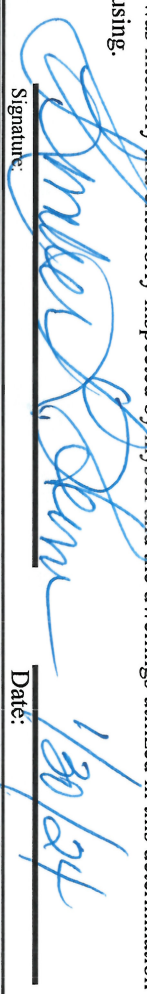
County: MUS
Route: 376
Section: 5.09
Parcel No: 010-1
PID No: 115989

Comparable selected as basis for correlation of entitlement: Compl

Basis for the selected comparable is found within the attached Site Description, Comparable Descriptions, Correlation Description and Interior Photos

<u>Rent Differential:</u>		<u>Downpayment Assistance:</u>	
A: Base Rent for Prime Comparable:	<u>\$1,058.00</u>	A: Rent Differential:	<u>\$19,278.00</u>
B: Subject Base Rental Rate:	<u>\$619.00</u>	B: LRH Maximum:	<u>\$7,200.00</u>
or:		C: Greater of A or B:	<u>\$19,278.00</u>
C: 30% of Income:	<u>\$0.00</u>	D: Purchase Amount:	
D: A minus B (or C) X 42 = Estimated Supplement:	<u>\$19,278.00</u>	E: Actual Downpmt:	
E: Base Rent for Replacement:	<u>\$0.00</u>	F: Incidental Costs:	
F: E minus B (or C) X 42		G: FINAL ADDITIVE:	
G: Lesser D or F = FINAL DIFFERENTIAL:	<u>\$19,278.00</u>		

Maximum Rent Differential Certification:
I, the undersigned, hereby state that the amount of: \$19,278.00 has been established by me as the Rent Differential Maximum for the subject displaced. I understand that this determination may be used in securing parcels in connection with Federal-Aid or Project. I further state that I have no direct or indirect, present or contemplated personal interest in this transaction or will I derive any benefit from this differential payment. I further state that all housing was interiorly and exteriorly inspected by myself and the dwellings utilized in this determination are available, decent, safe and sanitary open fair housing.

Signature:  Date: 1/30/24

FOR REVIEWER PURPOSES ONLY:

Less than (3) Approved?: _____ LRH Approved?:

Signature:  Date: 1/30/2024

Final Differential Certification:
I, the undersigned, hereby state that the amount of: \$0.00 has been established by me as the final additive payment for the subject displaced person. I understand that this determination may be used in securing parcels in connection with a Federal Aid Highway or Project. I further state that I have no direct or indirect, present or contemplated personal interest in this transaction or will I derive any benefit from this additive payment.

Signature of Agent: _____ Signature of Reviewer: _____
Date: _____ Date: _____



OHIO DEPARTMENT OF TRANSPORTATION
Mike DeWine, Governor
Jack Marchbanks, Ph.D., Director

District 5
9600 Jacksontown Rd., Jacksontown, OH 43030
740-323-4400
transportation.ohio.gov

Date	Description of Expense	Mileage	Labor (#of persons)	Equipment Receipt	Receipt Amount
1					
2					
3					
4					
5					
6					
7					
8					
9					
10					
	Page Totals				
	Grand Totals				



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10 Jacksontown Rd., Jacksontown, OH 43030
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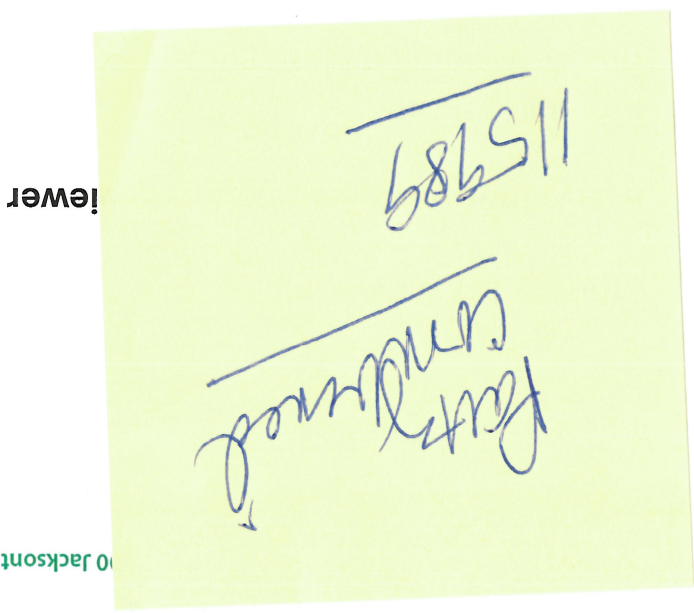
Date:

TO:

FROM:

RE:

**Request for Approval
Rent Supplement Payment**



The subject property is located at 8895 Gaysport Hill Road, Blue Rock, OH 43720. The subject is a one-story converted schoolhouse located in a rural residential area of Muskingum County, Ohio. The subject sits on 1.061 acres of land on a hill above Blue Rock/Gaysport, Ohio. The project has a take area of 1.061 acres due to instability of the hill the property sits on in Blue Rock. The subject property has five rooms, which include Living Room attached to the kitchen/dining room, a bathroom, a utility room, and 2 bedrooms. Several other rooms are uninhabitable due to age and deterioration so these rooms were not counted in the total room count.

The property has 1,918 sq ft of living space per the auditor and a basement which is unsafe. The property has a deck and carport. The basement is unfinished and considered uninhabitable to the instability of the foundation. The building was originally built in 1885 and used as a school house until decommissioned in 1950's and sold in late 1950 to be used as a residence. The property is in poor maintenance and borderlines on decent, safe, and sanitary due to the condition of two of the upper rooms, heating by pellet stove, unknown condition of the well servicing the property and the septic system does not seem to be up to code.

Subject property is unique in its initial constructed use as a schoolhouse has been altered through the years to add divided living space and bedrooms.

Determination of Prime Comparable

An exhaustive search has been on-going since June 2023. I have utilized internet sites ZILLOW, REDFIN, FACEBOOK Marketplace, Zanesville Rentals, and driven the area looking for Owner Rental signs. I have had discussions with the three local rental/property agencies in Muskingum County. My search was for the entirety of Muskingum County from Blue Rock to South Zanesville to Zanesville. I have visited six properties and determined that Comparable 1 is a suitable relocation location for Thomas and Hope. This property is deemed to be equal to or better than the subject property due to condition of the subject. Comparable 1 has air conditioning and a newer furnace, city water and sewer as compared to the subject property's pellet stove, well and septic.

Comparable 1 meets or exceeds all points of comparability which are noted on the RE 611 (T). Comparable is available and meets the necessary criteria and has been chosen as the Prime Comparable for determination of the Rent Supplement Payment.

It is my opinion the Prime Comparable is equal to or better than the subject. The subject tenants were not charged rent due to a family member owning the property. A market rent determination was made based on the information gathered from Shields Properties, Missy Brest, Chad James and Tami Passwaters, all independent owners of rental properties in Zanesville Municipal Area. Rented units range from \$495 to \$800 and a determination was made that \$675 was equal to the condition of the properties and location. Utilities information was gathered from the Zanesville Metropolitan Housing Authority, 01/01/2023 published.

When using the \$445 plus the utility information from the ZMHA Grid = \$144.00, for a market rent of \$599.00.

Compared to the 830 Race Street, Zanesville OH comparable rent of \$850 plus utilities as determined using the ZMHA grid = \$208.00 for a total Replacement Rental Cost per month of \$1,058.00.

To calculate the Rent Supplement Payment the difference between \$1,058.00 and \$599.00 is determined to be \$459.00 which multiplied by 42 months = **\$19,278.00** as a Rent Supplement Payment to be provided Thomas Rodgers and Hope Miller.

Per section 6607.01 of the ODOT Real Estate Manual, Determination to Provide Housing of Last Resort. Whenever a project or program cannot proceed on a timely basis because of comparable replacement rental properties are limited or quickly on and off the market within the monetary limits of \$7,200, the displacing agency shall provide additional or alternate assistance under the provisions of Laas Resort Housing.

The exhaustive, lengthy search of all rental properties available from Gaysport/Blue Rock through Maple Avenue in Northern Zanesville has calculated out to an amount above the \$7,200 limit. If nothing is available within the limit of \$7,200, the displacing agency will provide rental supplement payment under the provisions of Last Resort Housing.

The condition of the subject property and the added hurdle of market rent calculation being required as no rent was being paid to Property owner and the current market for rental properties in the area has caused our search to exceed the RSP monetary limit of \$7,200.00. Therefore, I am requesting approval for use of Last Resort Housing.

I request approval of this RSP (Rent Supplement Payment).

**Kimber L. Heim
Realty Specialist Manager
Relocation Agent**



MEMO TO FILE

MUS-376-5.09
Parcel 010-1
PID 115989

Determination of Rent Supplement Payment
Description of Subject: 8895 Gaysport Hill Road, Blue Rock, OH 43720

The subject property is located at 8895 Gaysport Hill Road, Blue Rock, OH 43720. The subject is a one-story converted schoolhouse located in a rural residential area of Muskingum County, Ohio. The subject sits on 1.061 acres of land on a hill above Blue Rock/Gaysport, Ohio. Most of this property is heavily wooded with a steep ravine topography surrounding the house. This home sits on a hill and is accessed by a long, narrow drive. There is limited mowable, usable lawn. The project has a take area of 1.061 acres due to the instability of the hill the property sits on in Blue Rock. There is no garage for this home, though there is a carport in poor condition and barn that sits down in the ravine. This barn is not utilized by the tenant/occupants, but by a third party. The subject property has four rooms, one bath, which includes a Living Room, combination kitchen/dining room, one full bathroom, and 2 bedrooms. There also is a utility room, which is not included in the total room count, but which was considered in searching for comparables and another room utilized for storage. There is a room blocked off, which could be a bedroom, but it has a collapsed ceiling. It should be noted that the appraiser states there are four bedrooms—per my inspection, one is considered storage only and one is uninhabitable as noted above. The appraisal also states that there is baseboard heat, but upon inspection, the owner verified there is currently only heat by a wood pellet stove. There is no central air.

The property has 1296 sq ft of living space per auditor. There is a partial basement and part cellar, both areas considered unsafe. Due to the lack of utility of several rooms, and the inability to enter them to measure, the estimated habitable living space of this home is 918 (estimated). The property has a deck and carport. The basement is unfinished and considered uninhabitable to the instability of the foundation. The building was originally built in 1885 and used as a schoolhouse until decommissioned in 1950's and sold in late 1950 to be used as a residence. The heating by pellet stove, unknown condition of the well servicing the property and the septic system does not seem to be up to code. The property is in poor maintenance and is not decent, safe, and sanitary due to the condition of two of the upper rooms.

Subject property is unique in its initial constructed use as a schoolhouse has been altered through the years to add divided living space and bedrooms.

Description of Comparable Properties as compared to Subject Property:

Comparable 1 804 Race Street, Zanesville, OH 43701

Comparable 1 is a one-story, single-family home. The home contains four rooms, kitchen, living room, two bedrooms and one full bath. The basement is clean and dry and can be utilized for storage. This property has laundry area off the kitchen and connected to the rear entrance to the property. This property has a nice front porch, a small back porch, a storage building and off-street parking.

This comparable is considered equal to the subject property but in better condition with additions of yard area both front, side and back. The room count is equal to the subject. The square footage is less than the subject but all 813 sq ft of this property is in good condition and usable space, where the subject property has about 1000 sq ft of unusable space due to safety of the floor. This comparable property is considered to be in good condition with newer flooring in the bedrooms and kitchen area. The parking is equal to or better as the subject based on two accessible parking spots where the subject has limited space to park and turnaround to exit the property. The comparable property has two separate storage options in a 12 by 12 shed and the basement which has approximately 300 sq ft of storage. The comparable property is located in Zanesville, Ohio on a city street, on approximately 0.11 of an acre. This comparable property has access to the front of the house on a city street and an alley which allows access to the off-street parking. The properties are similar in age of construction. This property does have a stove and refrigerator available to the tenants.

Comparable 2 1504 Carroll Street, Zanesville, OH 43701

Comparable 2 is a two-story, single-family dwelling with 2 Bedrooms and 1 Bath upstairs, a kitchen, family/dining room and large living room. The basement is clean and dry and available for storage. This property has a laundry area in the large kitchen area. There is a bonus room that can be used as a family room or dining room. There is a nice carpeted living room. The stairs to the 2nd floor can be accessed from the dining area and the family room. Upstairs, both bedrooms have a private door to the bathroom. Both bedrooms have closet space existing. There is storage area in the mudroom accessed from the back door. There is a nice front porch and back porch attached to the property. This property has two off-street parking spaces identified by block wall and cement slab. There is a 12 x 12 shed available for storage in the backyard. There is parking along the front of the property as well. This location is on a side street with only one neighbor. Compared to the subject property this rental property has air conditioning available, a new furnace, nice wooden floors and carpet in the living room. Property is on city water and sewer. Comparable property is considered to be better than the subject based on usable space and condition of the home. This comparable is situated on 0.0960 acres of land and has 1248 sq ft of living space and 300 sq ft basement. The properties are similar in age, but the comparable is in better condition.

Comparable 3 947 Moxahala Avenue, Zanesville, OH 43701

Comparable 3 is a one-story, single-family home on a busy main street in Zanesville, Ohio. This property has less living space at 645 sq ft. There are two bedrooms, but one bedroom is 8 x 8, and the other bedroom has the front door which opens into the bedroom as compared to the size of both rooms at the subject bedrooms are larger. The kitchen is a small room with laundry hook up. The kitchen does have a stove and refrigerator available for use by the tenants. The comparable property has off-street parking in the rear. This property is in the city and has city water and city sewer. Though this property is smaller in size than the subject property it is thought to be better than the subject as the condition with the new flooring and appliances. This property is situated on 0.1020 acres of land which is close to shopping. Compared to the subject property, this property is considered to be equal to or better due to the condition and location. This property has a large side yard and backyard for use by the tenants. The back porch and front porch equal the deck, but the subject setting is a wooded area away from the city. Neither property has a garage so equal.

Determination of Prime Comparable

An exhaustive search has been on-going since June 2023. I have utilized ZILLOW, REDFIN, FACEBOOK Marketplace, Zanesville Rentals, and driven the area looking for Owner Rental signs. I have had discussions with the three local rental/property agencies in Muskingum County. My search was for the entirety of Muskingum County from Blue Rock to South Zanesville to Zanesville. I have visited six properties and determined that Comparable 1 is a suitable relocation location for Thomas and Hope. This property is deemed to be equal to or better than the subject property due to condition of the subject. Comparable 1 has air conditioning and a newer furnace, city water and sewer as compared to the subject property's pellet stove, well and septic.

Comparable 1 meets or exceeds all points of comparability which are noted on the RE 611 (T). Comparable is available and meets the necessary criteria and has been chosen as the Prime Comparable for determination of the Rent Supplement Payment.

**Kimber L. Heim
Relocation Agent
D5 Realty Specialist Manager**