



**STATE OF OHIO DEPARTMENT OF TRANSPORTATION
RELOCATION ASSISTANCE AGENT'S NOTES**

MUS	376	5.09
County	Route	Section
010-1		115989
Relocation Parcel No.		PID
Thomas Rodgers, Hope Miller		
Relocatee's Name(s)		

*NOTE: All entries must be typed and signed or initialed by the Agent on the date of entry.
To add an additional row, tab from the end of the last Entry field.*

Date	Entry
06/07/23	Allison Durant and Tricia Polt attempted contact with Charlie Rodgers by going to a second location attached to a family member. Allison was able to speak with Charlie's mother, Jenny, cell 740-704-1526, who informed Allison the house in Gaysport was purchased for Thomas but because of his age at the time, the deed was to Charlie Rogers. She provided a phone number for Charlie and stated she would get in contact with her as well.
06/08/23	Allison Durant and I entered the property at 8895 Gaysport Hill Road, Gaysport, OH 43720. The property has a very long driveway. Mr. Rodgers was not home but the cousin, Aydin, was at home prior to going to work. Aydin gave entry to the property, and we walked around on the inside to get a baseline as the property has been under rehabilitation for years to create living space from the historic schoolhouse/church. Aydin showed us the newly remodeled utility/laundry room which is attached to the bathroom which was being upgraded but was unfinished at the time with tile, flooring, or paint/wall coverings. Aydin provided his contact information and let us know he would have Thomas contact us when he saw him later that day. I let Aydin know that as a tenant I would need information concerning his status once determinations were able to be made. He understood what was going on and how it affected him in the future. He told me he would have Thomas call me. Aydin provided me his cell phone number 740-647-2404, texting is easier.
06/08/23	Thomas called me and provided his contact information and his sister, Charlie's, contact information.
06/09/23	I was able to speak with Charlie Rodgers to discuss necessity of meeting face to face at the property. Ms. Rodgers explained she is very pregnant and taking it day-to-day, so appointment needed to be scheduled in the next week or so. We agreed to an appointment 06/15/2023. I asked her if it was OK to visit the site and contact the

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	people living at the property, her brother, and their cousin. Ms. Rodgers was agreeable and I let her know Allison Durant and myself would be travelling to the displacement site on 06/15/2023.	KH
06/14/23	Coordinated visit with appraiser, Nathan Garnett.	
	Pre-Acquisition Survey Meeting	KH
06/15/23	Patty Moorman, Allison Durant, Kimber Heim, and the contract appraiser, Nathan Garrett were scheduled to meet at the property at 10:00 am, 6/15/2023.	
	As we arrived at the displacement property located at 8895 Gaysport Hill Road, Gaysport, OH, 43720, the appraiser, Nathan Garrett, had already arrived. Recorded owner, Charlie N. Rogers, her father, Thomas Rodgers, Sr., and Charlie's toddler arrived at 10:00 am as well.	KH
08/15/2023	Requested cell phone number from Thomas Jr. He told me he was out of state working and would not be back until the end of August.	KH
11/13/2023	Thomas Jr. called me and told me his father and him were working in Somerset, Ohio, if I had time to meet with his father? I told him to give me a time and I would be there. Thomas said his Dad could meet us at 11:30.	KH
	Thomas Jr. called me and told me his father and him had gotten an issue at work and would not be able to meet me. He told me he could not meet on 11/14 because they were going out of town. Thomas Jr set up meeting for 11/15, Somerset, Ohio, at 4pm	
11/15/2023	Allison Durant and I left for Somerset, Ohio, to meet Thomas Jr. and Thomas Sr.. Thomas Jr and Sr pulled into the gas station and we met in the parking lot. I asked Mr. Rodgers Sr to please sign the RE 95, he did.	
	I asked Thomas Sr., if he was prepared to move his personal property once Charlie was made the offer for the purchase of the property? He told me his plan was to move all the items to his "shop" in Philo.	
	I asked him when he could meet me at the displacement site, Gaysport, Ohio? He told me he did not know at this time, he would ask his wife and have Thomas Jr. get in touch with me.	KH
12/14/2023	Thomas Jr called me and asked me if I had time to talk to his mother about the relocation of Thomas Jr. and Thomas Sr.'s property. I told him I could meet his mother, and he told me she would be at the Goddard St, Zanesville, OH property.	
	Virginia Rodgers was not at Goddard St., when I arrived. Thomas Jr. was at the location and told me his mother was upset about the value of the property. I let him know I did not have any information about final value of the property and would not be handling that portion of the acquisition with Charlie Rodgers.	

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05/06/24	<p>Patty Moorman and I arrived at the displacement site for meeting with Thomas Jr. and Thomas Sr. concerning the items needing moved or discarded. Patty and I arrived at 5:00 pm and waited until 5:30 pm for them to arrive. While we were waiting for the displacees to arrive we walked around the exterior of the property and determined some things had been moved from the previous photos taken in April 2024.</p>
	<p>Although the front overhang had collapsed, we were able to access the interior of the displacement site through the sliding glass door on the west side of the structure. Once inside, we toured the interior and found Bedroom 1 with a complete bedroom suite containing bed frame, headboard and footboard, mattress and box springs chifferobe dresser, large dresser with mirror; in the Living Room there is a couch, two wooden end tables, one wicker type chair, two curio cabinets with contents, an antique trunk, wooden bench, wooden side table with drawers, wooden TV tray, and one (1) hanging decoration, in the Kitchen area there is a kitchen table, one kitchen chair, a stove, various dishes and storage containers, in Bedroom 2 there is a mattress and box spring on the floor, a stereo system, and a dresser with small item personal property.</p>
05/07/24	<p>Thomas Jr., texted me to call him. I called him immediately and he apologized for not meeting with Patty and I as he stated he had mixed up the dates to meet. I explained to him before we could provide any reimbursement for moving or any Rent Supplement Payment for his move into the replacement site, ODOT would need to provide him our Move Authorization Letter which would detail the full amount to be reimbursed. ODOT would need the final estimate for the dumpster rental and an assignment of warrant signed by Thomas so ODOT can pay direct to the dumpster provider. Also, I informed Thomas the final acquisition payment would also be held until the property was emptied of all personal property both inside and outside. Thomas understood and stated they intended to have the dumpster delivered on Friday, 05/10, and get organized to move.</p>
05/10/24	<p>Thomas Jr. called me to let me know due to the weather, the dumpster was not going to be delivered until Monday or Tuesday, 05/13 or 05/14. I let him know I would have a letter for him concerning the amount of move reimbursement which was going to be based on a room count and the dumpster would be a separate amount on the claim information. I, again, requested the information for the dumpster rental. He told me he would call me as soon as he had the quote and the dumpster was on-site. Thomas asked about the money situation and I explained again once the move was complete, the money for the move would be processed, and the \$35,000 check would be released to Charlie Rodgers. I told him before any Rent Supplement Payment (RSP) would be released, I would need the lease signed by all with the rental amount, any deposit required and to make sure the utilities included or separate was noted clearly in the lease language. He told me he</p>

	understood and would get the dumpster company to call me or email me the quoted amount for the dumpster. The call ended.	KH
5/13/24	Kimber Heim called Thomas Jr. to check on the dumpster delivery and the lease. No answer.	KH
5/14/24	Kimber Heim called Redline Roll-Offs to see if Thomas' dumpster had been delivered, if so, requested the invoice amount, and asked the owner to call me to get the payment information gathered. No return call.	KH
5/15/24	Kimber Heim left another message at Redline Roll-Offs. Called Thomas and got no answer.	KH
5/16/24	Kimber Heim texted Thomas Jr.'s telephone number asking if he had received the invoice from the dumpster and if he had gotten the lease from the property owner for the replacement site.	KH
5/28/24	Thomas Jr. texted me asking for me to call him. I called him and his dilemma is no dumpster company will drop a dumpster off up the hill with the very limited drive access and turning around ability. Thomas asked if his father can get access to a dump truck could they use that as their trash receptacle. I gave him the go ahead by explaining the move compensation would encompass that expense, but in order for the reimbursement to be paid, all the items they wished to discard and clean up the outside of the displacement site would need to be completed. Thomas said he understood and they would probably have it cleaned out by next week, June 3 rd .	KH
06/02/24	Thomas Jr. texted me to let me know the dump truck was in place and work was being done to clean up the property.	KH
06/04/24	Thomas Jr. telephoned me and let me know they are almost done with the gathering of all the trash and discarded items around the property and the interior only has one bedroom left to empty. He asked me to meet him after 3 to have me give them any additional instructions and to pick up the lease. Thomas Sr. will also be at the displacement site to discuss any additional issues for them as well.	KH
	I arrived at displacement site at 4:07 pm but no one was at the site. I waited until 4:00 pm at 4:05 pm, Thomas Jr called me to tell me he had a medical emergency and was sorry he could not call me before I went all the way to Gaysport. Thomas then told me Hope is pregnant. I congratulated him and he asked if I could return to Gaysport on Wednesday. I told him yes and re-explained the situation with the reimbursement money and the RSP installments being delayed if I do not have all the information I need. I explained the State of Ohio stops processing payments for our shutdown for a month. He assured me I would get the lease signed and ready to go.	KH

06/05/24	<p>Thomas Jr. called me at 9:00 am and told me he would not be at Gaysport until later this morning. I let him know I had another appointment at 11 in Lancaster and would not be able to get to Gaysport until probably 1 pm. He told me to text him to let him know when I was headed that way. I agreed to this and he told me he was getting a ride down with a friend to help him remove the remaining items today. I told him I will be in touch and see him later today.</p>
06/05/24	<p>I met Thomas Jr. at the displacement site and found the property almost completely cleaned. Items remaining Thomas Jr. told me he would be moving 06/06 and 06/07 and the structure should be empty by Monday, 6/10/24. I spoke with him about needing to get the W9/ and SIF which are the payment documents from his father to process his move payment reimbursements. Thomas offered the information his father does not want paid for any move as Thomas Jr. had done most of the work and if Thomas could get the money that would be all right with him.</p> <p>I told Thomas Jr. I would still need to meet with his father to sign the necessary documentation. I then asked if he had the lease for me, and Thomas said his mother had the lease but was in Zanesville. I told him I could pick it up from her. Thomas tried to call her but no answer. Thomas told me he would get the lease picked up and call me to meet 6/06/24. I explained if I do not get these documents, then the Rent Supplement Payment installment would be held up until late July 2024. Thomas told me he would get the document so I could process the payment for his rent supplement payment and call me 6/6 to pick up. I told him I would need to get signatures from him and Hope on the relocation documents. He told me Hope is pregnant and not working so she will be at the Goddard Street address.</p>
	<p>I re-explained once the property is cleaned out, the relocation payment could be released to Charlie for the entire property and at that point ODOT would own the property.</p>
06/06/24	<p>Submitting file for approval.</p>
06/07/24	<p>Samantha Weeks and I met with Thomas Jr. at the displacement site because he wanted to know what could be left at the house. I explained to Thomas Jr. the property inside needed to be broom clean, which means, no trash, leftover food, personal property, appliances, hazardous materials, interior paint, drywall mud, window air conditioner cannot remain on site. If items remained, then money would be removed from the move reimbursement. Thomas Jr. said he would get everything out and most of the items from the exterior had already been removed. The dump truck was not full, so Thomas said by the end of the following week he would have the remaining items removed and I would be able to do my final inspection.</p>
	<p>Thomas Jr. took the Assignment of Warrant for his father's signature.</p>