

Wooldridge, John

From: Corinna Efkehan <Corinna.Efkehan@OhioAGO.gov>
Sent: Wednesday, December 15, 2021 12:40 PM
To: Wooldridge, John; Heim, Kimber
Cc: Justine Allen
Subject: RE: FAI 37-6.10, 110412, 1-SH1 (Eichhorn Limited Partnership) - Pretrial and Trial dates

Thanks, John. I appreciate the additional information. I will keep you updated as we go-
Happy holidays!
Corinna

From: John.Wooldridge@dot.ohio.gov <John.Wooldridge@dot.ohio.gov>
Sent: Wednesday, December 15, 2021 12:38 PM
To: Corinna Efkehan <Corinna.Efkehan@OhioAGO.gov>; Kimber.Heim@dot.ohio.gov
Cc: Justine Allen <Justine.Allen@OhioAGO.gov>
Subject: RE: FAI 37-6.10, 110412, 1-SH1 (Eichhorn Limited Partnership) - Pretrial and Trial dates

Thanks Corinna,

Doug is our ODOT Design Engineer in District 5 that was/is the project manager on this project. If you need to have an expert engineer testify for the case; I would assume it would most likely be him for this project. You do not need to copy him on everything as I can keep him and others informed as needed.

Appraisals typically can take about 90 days for delivery because we use consultants. We can discuss the details as we get to that stage unless it should settle before then.

Thank you and please let us know if you need anything else. Merry Christmas!

Respectfully,

John R. Wooldridge

Real Estate Administrator

ODOT District 5

9600 Jacksontown Road, Jacksontown, OH 43030

740.323.5427

transportation.ohio.gov



From: Corinna Efkehan <Corinna.Efkehan@OhioAGO.gov>
Sent: Wednesday, December 15, 2021 10:04 AM
To: Wooldridge, John <John.Wooldridge@dot.ohio.gov>; Heim, Kimber <Kimber.Heim@dot.ohio.gov>
Cc: Justine Allen <Justine.Allen@OhioAGO.gov>
Subject: RE: FAI 37-6.10, 110412, 1-SH1 (Eichhorn Limited Partnership) - Pretrial and Trial dates

Thanks, John! I am excited for the new role.

And thanks for checking your calendar and Doug's. Is he with ODOT? I will start including him on communications regarding this case if he is.

In response to your specific questions:

- Do you need an appraisal update/upgrade (do you want a C-SUM or is the VF OK for trial)? **If we are headed for trial, we will need a full (before and after) summary appraisal. A VF is not allowed for trials. I typically try to settle the case through informal negotiations before I ask the district to spend the money for a full appraisal. I will keep you updated on that. What is your turn around time if a full appraisal is needed?**
- Can you provide Owner's Appraisal when available? **I will definitely provide you with their appraisal, once I receive it. We are at the initial stages of this case and neither party has filed for discovery yet.**
- Do we need to schedule a Mediation (requested with Answer)? **When I reach out to opposing counsel to discuss, I will ask about mediation. I don't think we are quite to that point yet, but will update you as we go.**
- Have we received any further demands to reach a settlement? **We have not received any further demands for settlement. I will let you know if they provide any counter offers.**

In short, this case is just getting going. I will keep you updated throughout the process.

AAG Justine Allen is assigned to Parcel 2. I suspect her responses to your questions are the same as mine for Parcel 1. We will work together to keep you updated.

Thanks,
Corinna

From: John.Wooldridge@dot.ohio.gov <John.Wooldridge@dot.ohio.gov>
Sent: Wednesday, December 15, 2021 9:37 AM
To: Kimber.Heim@dot.ohio.gov; Corinna Efke <Corinna.Efke@OhioAGO.gov>
Cc: Justine Allen <Justine.Allen@OhioAGO.gov>
Subject: RE: FAI 37-6.10, 110412, 1-SH1 (Eichhorn Limited Partnership) - Pretrial and Trial dates

Thanks Corinna,

Congratulations on becoming the Unit Coordinator for Transportation! The calendars for me and the Project Manager (Doug Morgan) are clear for all the dates suggested. I do have a few questions for this parcel and also Parcel 2 (Act...) as well:

- Do you need an appraisal update/upgrade (do you want a C-SUM or is the VF OK for trial)?
- Can you provide Owner's Appraisal when available?
- Do we need to schedule a Mediation (requested with Answer)?
- Have we received any further demands to reach a settlement?

Thanks. Please let us know if you need anything else for preparing these parcels.

Respectfully,

John R. Wooldridge
Real Estate Administrator
ODOT District 5

9600 Jacksontown Road, Jacksontown, OH 43030

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From: Heim, Kimber <Kimber.Heim@dot.ohio.gov>
Sent: Wednesday, December 15, 2021 9:21 AM
To: Corinna Efkean <Corinna.Efkean@OhioAGO.gov>; Wooldridge, John <John.Wooldridge@dot.ohio.gov>
Cc: Justine Allen <Justine.Allen@OhioAGO.gov>
Subject: RE: FAI 37-6.10, 110412, 1-SH1 (Eichhorn Limited Partnership) - Pretrial and Trial dates

Thank you for the guidance. I did think you were driving now and I am your wingman...thanks for the advance notice. I will let you know if anything pops up to add to the acquisition.

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



From: Corinna Efkean <Corinna.Efkean@OhioAGO.gov>
Sent: Wednesday, December 15, 2021 9:15 AM
To: Heim, Kimber <Kimber.Heim@dot.ohio.gov>; Wooldridge, John <John.Wooldridge@dot.ohio.gov>
Cc: Justine Allen <Justine.Allen@OhioAGO.gov>
Subject: RE: FAI 37-6.10, 110412, 1-SH1 (Eichhorn Limited Partnership) - Pretrial and Trial dates

Hi Kimber!

Thanks for the quick response. Please *do not* contact Mr. Kenter. This case is filed in court so I will handle all communications with the landowner and the attorney going forward.

Please let me know if you have any questions. Happy to jump on a call and discuss how this process works, if you would like.

Thanks,
Corinna

From: Kimber.Heim@dot.ohio.gov <Kimber.Heim@dot.ohio.gov>
Sent: Wednesday, December 15, 2021 9:12 AM
To: Corinna Efkean <Corinna.Efkean@OhioAGO.gov>; John.Wooldridge@dot.ohio.gov
Cc: Justine Allen <Justine.Allen@OhioAGO.gov>
Subject: RE: FAI 37-6.10, 110412, 1-SH1 (Eichhorn Limited Partnership) - Pretrial and Trial dates

Good morning AAG Efkean:

Yes, I am available for all those dates. Should I be contacting Mr. Kenter to continue to negotiate?

Kimber L. Heim

Realty Specialist Manager

ODOT – District 5

9600 Jacksontown Road

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From: Corinna Efkean <Corinna.Efkean@OhioAGO.gov>

Sent: Wednesday, December 15, 2021 9:08 AM

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

Cc: Justine Allen <Justine.Allen@OhioAGO.gov>

Subject: FAI 37-6.10, 110412, 1-SH1 (Eichhorn Limited Partnership) - Pretrial and Trial dates

John and Kimber –

Good morning! The Court is requiring the parties to set a scheduling order, or a list of due dates for all of the component parts of this court case. I am attaching my draft. What I need to know from you is if you are available on the proposed dates for the final pretrial and trial? The trial would last 2-3 days, so please check your calendar for all three days:

Pretrial	Wednesday, August 31, 2022 at 12:00 pm; OR Wednesday, September 7, 2022 at 10:00 am; indicate by phone
Trial	Tuesday, September 20, 2022 OR Tuesday, October 4, 2022

Please let me know as soon as possible. I need to file this document by Friday.

Thanks!!

Corinna

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