

Heim, Kimber

From: Heim, Kimber
Sent: Wednesday, July 29, 2020 7:11 PM
To: Wooldridge, John
Subject: 110412 FAI-37/256 PCL 001

The meeting with Eichhorn was shocking...he has beaten ODOT twice using Goldman & Braunstein. He started with that information. However, he likes the idea of removal, he is thinking it over...because the electric subcontractor needs that location until at least January 2021 and he wants them to move, so if it goes as we discussed, they will move their stuff out of the way and we will knock the building down for him and then the T will not be needed and the electric contractor can stay. I explained to him if the removal is done with a T during the project, the contractor will not be able to be in the location for the 18 months needed for the project. He was much more agreeable, money talks. He wanted to know how much we thought the building was worth, I explained it was being appraised but the building will be appraised in its current condition minus. He was accommodating by the end of the meeting, however, I wanted to talk to you about the Goldman and Braunstein connection before going any further with discussions.

Also, Mr. Eichhorn told me no one had met with him yet or called him except me....if you review the RE 95 submitted David says "refused to sign", that is not true, because Mr. Eichhorn was not even contacted by David Weber. This is troubling to me.

Kimber L. Heim

Realty Specialist Manager
ODOT – District 5
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From: David Weber <dweber@wearehls.com>
Sent: Tuesday, July 28, 2020 4:36 PM
To: Wooldridge, John <John.Wooldridge@dot.ohio.gov>
Cc: Norton, Harvey <Harvey.Norton@dot.ohio.gov>; Heim, Kimber <Kimber.Heim@dot.ohio.gov>
Subject: RE: FAI-Parcel 4 and 1 on PID 110412

John,

Do you anticipate any other parcels having additional changes?

Thanks

David M. Weber
Heritage Land Services
4150 Tuller Road, Suite 214
Dublin, Ohio 43017
(614) 918-2988 direct
(614) 918-2998 fax

8 months

From: John.Wooldridge@dot.ohio.gov <John.Wooldridge@dot.ohio.gov>

Sent: Tuesday, July 28, 2020 4:18 PM

To: David Weber <dweber@wearehls.com>

Cc: Harvey.Norton@dot.ohio.gov; Kimber.Heim@dot.ohio.gov

Subject: RE: FAI-Parcel 4 and 1 on PID 110412

Hello David,

Attached are the updated plans for R/W for review. They may have changes to the takes. We also anticipate parcel 1 having possible additional changes (reduce T) not shown on these plans. Please feel free to make any comments that you think may be helpful. We hope to have final plans for completing the VA in about 2 to 3 weeks. Please let us know if there is any other information that you need to keep working on the task. Thanks!

Please let me know if you have any questions, comments, or concerns. Thank you.

Respectfully,

John R. Wooldridge

Real Estate Administrator

ODOT District 5

9600 Jacksontown Road, Jacksontown, OH 43030

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**OHIO DEPARTMENT OF
TRANSPORTATION**

From: David Weber <dweber@wearehls.com>

Sent: Tuesday, July 21, 2020 3:18 PM

To: Wooldridge, John <John.Wooldridge@dot.ohio.gov>; Miller, Jared <Jared.Miller@dot.ohio.gov>

Cc: Norton, Harvey <Harvey.Norton@dot.ohio.gov>; Heim, Kimber <Kimber.Heim@dot.ohio.gov>

Subject: RE: FAI-Parcel 4 and 1 on PID 110412

Gentlemen,

I anticipate parcel 1 to be around \$50K and parcel 4 to be right around \$65K.

Thanks

David M. Weber

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dweber@weareHLS.com

From: John.Wooldridge@dot.ohio.gov <John.Wooldridge@dot.ohio.gov>
Sent: Tuesday, July 21, 2020 2:07 PM
To: Jared.Miller@dot.ohio.gov; David Weber <dweber@wearehls.com>
Cc: Harvey.Norton@dot.ohio.gov; Kimber.Heim@dot.ohio.gov
Subject: RE: FAI-Parcel 4 and 1 on PID 110412

Thanks Jared,

Yes, two separate parcels; Parcel 1 and 4.

Anticipated estimate from cost estimate was around \$65,000; therefore scoped to be LSUM. I think we would all agree that they will each certainly be under \$100,000 (it is possible that they may not even be \$65,000). We just request the approval in case it exceeds the limit. Thanks!

David, can you let Jared know a better expectation of the anticipated FMVE? Thanks.

Please let me know if you have any questions, comments, or concerns. Thank you.

Respectfully,

John R. Wooldridge

Real Estate Administrator

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From: Miller, Jared
Sent: Tuesday, July 21, 2020 2:02 PM
To: Wooldridge, John <John.Wooldridge@dot.ohio.gov>; David Weber <dweber@wearehls.com>
Cc: Norton, Harvey <Harvey.Norton@dot.ohio.gov>; Heim, Kimber <Kimber.Heim@dot.ohio.gov>
Subject: RE: FAI-Parcel 4 and 1 on PID 110412

John,

Yes, as long as the agency, appraiser and reviewer all agree the appraisal problem is simplistic and meets the requirements of a VF with the exception of the dollar limit, a waiver can be granted. I will need to know what is the anticipated FMVE. Is this for two separate parcels?

Jared

From: Wooldridge, John <John.Wooldridge@dot.ohio.gov>
Sent: Tuesday, July 21, 2020 1:43 PM
To: David Weber <dweber@wearehls.com>; Miller, Jared <Jared.Miller@dot.ohio.gov>
Cc: Norton, Harvey <Harvey.Norton@dot.ohio.gov>; Heim, Kimber <Kimber.Heim@dot.ohio.gov>
Subject: RE: FAI-Parcel 4 and 1 on PID 110412

Hello Jared,

Do you approve using a VF format for a parcel that may be over \$65,000 with no damages to the residue? In the past, Kevin required his approval for exceeding the 65000 threshold, but I cannot find such an exception in the P&P today. The original scope was to do LSUM for these parcels unless under \$65K (see checklists attached). David believes this to be acceptable and the reviewer has no issue with it. District concurs that the issues heard are simplistic. We have heard that the building condition on parcel 1 is "roofless." Thank you Jared for letting us know if utilizing the VF format is OK even if the total exceeds \$65,000.

Please let me know if you have any questions, comments, or concerns. Thank you.

Respectfully,

John R. Wooldridge

Real Estate Administrator

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**OHIO DEPARTMENT OF
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From: David Weber <dweber@wearehls.com>

Sent: Tuesday, July 21, 2020 1:07 PM

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

Cc: Norton, Harvey <Harvey.Norton@dot.ohio.gov>; Heim, Kimber <Kimber.Heim@dot.ohio.gov>

Subject: FW: FAI-Parcel 4

John,

Please see the email request/response below between Harvey and I.

The appraisal problem on parcel 4 appears to be simplistic. I am unsure at this second if the amount will go over \$65K, it will likely be in the neighborhood. There does not appear to be any residual damage to the land so an "after" appraisal would not be necessary as it would just reflect the same unit value as in the "before".

Therefore I am requesting permission to perform a Value Finding on parcel 4 with the understanding that it may exceed \$65K while remaining simplistic. This format appears to be sufficient to answer the appraisal problem.

Please let me know how you would like me to proceed.

Thanks

David M. Weber

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dweber@weareHLS.com

From: David Weber
Sent: Tuesday, July 21, 2020 12:31 PM
To: 'Harvey.Norton@dot.ohio.gov' <Harvey.Norton@dot.ohio.gov>
Subject: FAI-Parcel 4

Harvey,

Similar to parcel 1 I feel like this parcel 4 has no residual damages in the after situation. I am not sure on the amount yet and it could go above \$65K. I believe we have a couple options here. I don't think doing an after is necessary as the value is going to be the same as before, same comps, same unit value. I know that with a simplistic acquisition the district can extend the \$65,000 amount.

I believe a VF on this parcel would be applicable with the understanding it may get above \$65K but is still simplistic.

If that is not acceptable then I think a limited summary with just the "before" would be the other option.

What are your thoughts?

Thanks

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