

Heim, Kimber

From: James Howard <jhoward@wearehls.com>
Sent: Tuesday, August 4, 2020 1:47 PM
To: Wooldridge, John; Heim, Kimber
Cc: David Weber; Chris E. Howard
Subject: RE: RE: FAI-Parcel 4 and 1 on PID 110412

John & Kimber:

Per my phone conversation with John, we are requesting an extension until 9/1/20 for David to complete his Appraisals on the above referenced Project. As we discussed, if the Final Plans are delayed beyond 8/15 another extension for Appraisals to be complete may be in order.

Also, I will have David summarize the additional work that will be required to revise his Reports to determine if a Fee Revision is in order for any of the changes listed below.

Lastly, will you please forward David the Title Reports when they are complete? I would greatly appreciate it!

Thank you,
James R. Howard
Assistant Director
Heritage Land Services, Inc.
(614)204-1756

----- Forwarded message -----

From: John.Wooldridge@dot.ohio.gov
Date: Aug 3, 2020 4:07 PM
Subject: RE: FAI-Parcel 4 and 1 on PID 110412
To: David Weber <dweber@wearehls.com>
Cc: Harvey.Norton@dot.ohio.gov, Kimber.Heim@dot.ohio.gov, Allison.Durant@dot.ohio.gov

Hello David and Allison (and Harvey),

I reviewed and made comments to the R/W Plan revisions that were sent out to you last week. I wanted to highlight some changes from the initial set of plans to make certain that the appraiser and reviewer used the current information.

- PCL 1 acreage changed slightly.
 - A little bigger.
 - Still includes the T and the BLDG Removal.
 - Could change in future, but proceed as on plans.
- PCL 2 & 4 were combined into PCL 2 (same owner).
 - No change other than combining.
 - Weber will need to do a LSUM/VF on the combined PCL 2 (would you like an updated PCL 4 (now 2) checklist?).
 - Durant does not need to do a VA or 2 (or 4) since they were combined.
 - PCL 4 deleted from plans (take is part of 2).
- PCL 6T is smaller (still a VF).

- PCL 9 is bigger (still a VF).
- PCL 11 is smaller.
 - David, may be able to do PCL 11 as a VA if under \$10K.
- PCL 12 SH is now only a T.
 - Durant still can do a VA.
- PCL 16 is bigger.
 - Durant still can do a VA.
- PCL 17 (Alexis Howard) is UNCHANGED.
- No changes to the other parcels.
 - No additional changes known at this time

I hope this information is helpful to your continued efforts to appraise the project parcels. Please let us know if you need anything else at this time. 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

740.323.5427

transportation.ohio.gov



From: Wooldridge, John

Sent: Tuesday, July 28, 2020 5:20 PM

To: 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

Thanks David,

I do not know. Parcel 1 may change depending on what we learn about the building. I do not have any other known changes to share. 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: 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
dweber@weareHLS.com

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

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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

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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 a 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 hear 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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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

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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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