

Wooldridge, John

From: Wooldridge, John
Sent: Friday, February 19, 2021 12:27 PM
To: Heim, Kimber; Morgan, Douglas
Cc: Durant, Allison
Subject: RE: 110412 FAI 037 PCL 002 Owner Plan of Phase2_11x17L.pdf

Happy Friday Kimber,

The subject property just sold in early November 2020 (this is the owner change from titles). According to unverified online records:

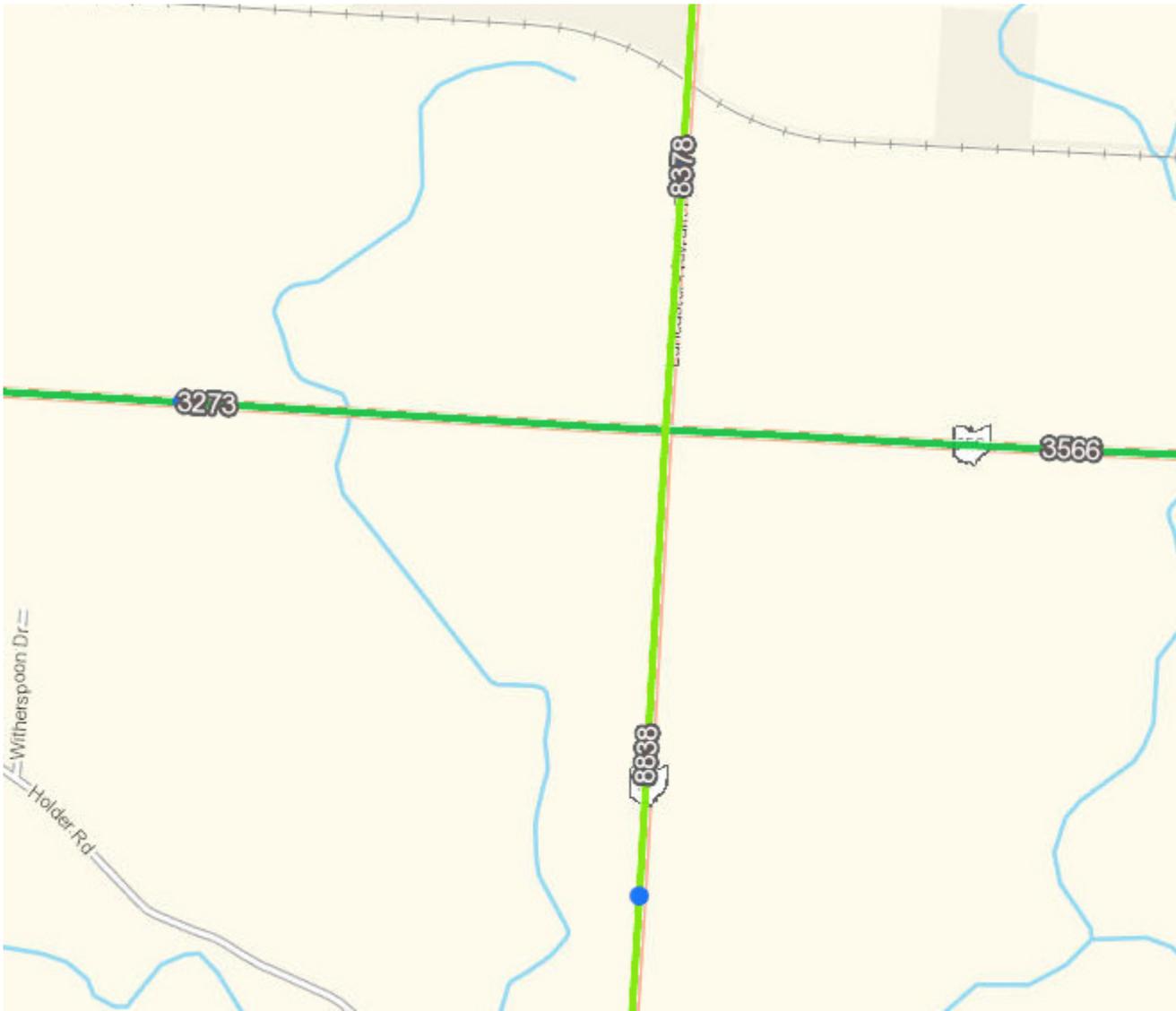
Sale Price \$969,360.00
Acres: 69.24 gross / 67.34 net

Therefore Price per Acre on purchase was : \$14,395/AC

Our Appraisal and offer was valued at \$20,000.00 per acre.

I think traffic counts are available on TIMS (available to the public for free) unless we did a more recent one specifically for the project.

[Create A Map | ODOT TIMS \(state.oh.us\)](#)



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: Heim, Kimber

Sent: Friday, February 19, 2021 12:09 PM

To: Wooldridge, John <John.Wooldridge@dot.ohio.gov>; Morgan, Douglas <Doug.Morgan@dot.ohio.gov>

Cc: Durant, Allison <Allison.Durant@dot.ohio.gov>
Subject: RE: 110412 FAI 037 PCL 002 Owner Plan of Phase2_11x17L.pdf

Allison reminded me ACT also requested updated traffic counts, the plans they have traffic counts 2014?

Kimber L. Heim

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ODOT – District 5
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From: Wooldridge, John
Sent: Friday, February 19, 2021 11:54 AM
To: Heim, Kimber <Kimber.Heim@dot.ohio.gov>; Morgan, Douglas <Doug.Morgan@dot.ohio.gov>
Cc: Durant, Allison <Allison.Durant@dot.ohio.gov>
Subject: RE: 110412 FAI 037 PCL 002 Owner Plan of Phase2_11x17L.pdf

Hello All,

This came up in November 2020. Has Ty or Brian Bosch provided any updates on the status of their possible permits? Do we want to work with Randy and Brian on this issue? Have a great day and let me know if I can help with this matter.

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

Respectfully,

John R. Wooldridge

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From: Heim, Kimber
Sent: Friday, February 19, 2021 11:41 AM
To: Morgan, Douglas <Doug.Morgan@dot.ohio.gov>
Cc: Wooldridge, John <John.Wooldridge@dot.ohio.gov>; Durant, Allison <Allison.Durant@dot.ohio.gov>
Subject: 110412 FAI 037 PCL 002 Owner Plan of Phase2_11x17L.pdf

Morning Doug:

I met with ACT Investments, Robert Landis, yesterday, and came away with some questions about future access for his "development". Mr. Landis told me the Fairfield County Economic Development people were very interested in assisting him in deciding whether to keep the property zoned as is Commercial High Business, with ability to retain Residential or completely go in the direction of zoning as Industrial, whatever he wants. So, I asked him if he was considering the change to Industrial and he confirmed he would like to stick with his proposed development (attached). He also mentioned his design team, Sands???, was working with ODOT, with respect to access, i.e., along SR 256 RT IN RT OUT for the 1.439 acre parcels, the 1.9 acre, the 60 foot access street, and both 1.996 acre parcels and 1.60 acre, 60' access street and both 2.00 acre parcels with full access both directions.

He asked if there were ways to install these accesses during this project for both SR 256 and SR 37? Also, 60' street marked with A on SR 256 to have all access not just RT IN, RT OUT. I wanted to get answers before my next meeting as they were dismayed at the compensation being offered due to the comps, they have in their records indicate a higher per acre amount. Maybe a bargaining chip to provide the aprons for these access points, and final determinations of in and out rights, might be a way to keep the monetary request under control or at FMVE.

Thanks for your thoughts and answers to ACTs questions.

Regards,
Kimber