

Wooldridge, John

From: Wooldridge, John
Sent: Monday, March 29, 2021 2:52 PM
To: Heim, Kimber
Subject: RE: 110412

Thanks Kimber,

That is fine for a counter offer too. You are approved to attempt to settle the parcel for that amount of 2959 over FMVE.

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: Monday, March 29, 2021 2:23 PM
To: Wooldridge, John <John.Wooldridge@dot.ohio.gov>
Subject: RE: 110412

Afternoon:

Love the sunshine hate the freezing temperatures.

Ok, I did some research and the closest current sale 2017 was for 67.45 acres and came it at \$1,568,000 which is \$23246 an acre. Do you want to change your thoughts on the offer with a supportable sale in FAI CTY? Which adds \$2,959 to FMVE for a total of \$21,177.00. Thanks for the review and the suggestions.

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: Wooldridge, John
Sent: Monday, March 29, 2021 2:10 PM
To: Heim, Kimber <Kimber.Heim@dot.ohio.gov>
Subject: RE: 110412

Hi Kimber,

Hope you are well; your communication does not need my changes to it; but I will provide some pointers to consider if you like:

- Start by thanking them for working with ODOT and presenting a Counter offer.
- Could add that to be approvable, it needs to be reasonable and supported.
- We should mention that changes to the plans regarding drive aprons, etc. were not approved.
 - You could mention that there is a permitting process that must be followed for those?
- Last, I think that it would be good to offer at least something, rather than flat rejecting his \$70,000:
 - I would suggest that you can approve \$21/AC (50% over what he paid) which is \$19,131 (it is 913 over FMVE).
 - Suggestion that anything over that would require support and be reasonable.
- Finally, it is sometimes beneficial to explain that we want to work with owner to reach a reasonable settlement but we must have documentation to support paying more than the appraised value for what we need to acquire.

Hope my comments are helpful. Good luck with the owner who demands \$50,000 over FMVE!

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

Respectfully,

John R. Wooldridge

Real Estate Administrator

ODOT District 5

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From: Heim, Kimber
Sent: Monday, March 29, 2021 9:55 AM
To: Wooldridge, John <John.Wooldridge@dot.ohio.gov>
Subject: 110412

JR: I would like to send the text in blue below as my rejection of PCL 002's counter offer. Please make any revisions, corrections or additions to my email text:

Good morning Chris and Robert:

Reviewing the details of your counter offer below \$70,000 for the acquisition area of SH1 0.190 acres and SH2 0.721 acres which at this time also overlaps utility easements agreed to by the previous owners is rejected. This property transferred from previous owners to ACT Investments LLC on November 20, 2020. Based on the Real Estate Conveyance Fee paid the Auditor's referenced purchase price of \$969,360.00 is confirmed for APN 049-02634.00 and 049-02634.20 with total acreage of 69.24 acres comes in at \$14,000/acre. Unfortunately, the counter offer of \$70,000 is rejected. The sales you cited in your counter offer are based on very small acreage Commercial Property transfers. Our FMVE appraisal was based on \$20,000/per acre which is a \$6,000 increase per acre over what you purchased the land for just six months ago.

I also understand Walnut Township has changed the zoning for this area to B-1 if development occurs, however, at this time, both parcels are still considered highest and best use as Vacant Agriculture land which would have an impact on the per acre opinion of value. Historically, opinions of value are based on current circumstances.

At this time, there is one field drive to the larger parcel and a shared drive access to the smaller parcel and without permitted drive locations already in place drive aprons cannot be added to the project. It is understood ACT Investments LLC has future plans for this property once those plans are approved, finalized and moving forward can additional drive locations be considered for permitted access to either SR 37 or SR 256.

Finally, at this time there are road frontage fire hydrants in place along the frontage of both properties along SR 256 and SR 37, no additional consideration would be added to the plans for the current project.

I look forward to working with you to complete the necessary acquisition of Parcels 2 SH1 and 2 SH2.

Kimber L. Heim

Realty Specialist Manager

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