

Heim, Kimber

From: Chris Welsh <cwelsh@cmhdray.com>
Sent: Thursday, April 8, 2021 1:23 PM
To: Heim, Kimber
Cc: Robert Landis
Subject: RE: 110412 PCL 002 37 356 Right of Way

Kimber we are actively reviewing the offer, but we still have a significant difference in the state's perceived value of the property. Since our counter offer considerations were all denied, are there other consideration offers that ODOT would be willing to provide?

From: Kimber.Heim@dot.ohio.gov <Kimber.Heim@dot.ohio.gov>
Sent: Thursday, April 8, 2021 12:38 PM
To: Chris Welsh <cwelsh@cmhdray.com>
Cc: Robert Landis <Robert@CMHDRAY.COM>
Subject: RE: 110412 PCL 002 37 356 Right of Way

Good Afternoon Chris and Robert:

Wanted to check in with you concerning accepting the State's counter offer of \$21178.00? Please let me know when we can meet if this counter offer is accepted. Signing the documents will only take a few minutes unless you have additional questions for me.

Thank you for your time. I look forward to closing this acquisition with you.

Best regards,

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: Chris Welsh <cwelsh@cmhdray.com>
Sent: Thursday, March 11, 2021 8:41 AM
To: Heim, Kimber <Kimber.Heim@dot.ohio.gov>
Cc: Robert Landis <Robert@CMHDRAY.COM>
Subject: RE: 110412 PCL 002 37 356 Right of Way

I am out next week, but I am open most afternoons the following week (except Friday). If morning is your preference I can move some things around.

From: Kimber.Heim@dot.ohio.gov <Kimber.Heim@dot.ohio.gov>
Sent: Thursday, March 11, 2021 8:35 AM
To: Chris Welsh <cwelsh@cmhdray.com>
Cc: Robert Landis <Robert@CMHDRAY.COM>
Subject: 110412 PCL 002 37 356 Right of Way

Good morning Chris and Robert:

Yes, I received your counter offer and am gathering the information required to address each of the items mentioned.

I will get back with you first of next week. Let me know if you both will have some time say on St. Patty's Day or the week after, 03/22-03/25?

Enjoy the rainy day....

Kimber L. Heim

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Jacksontown, OH 43030
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From: Chris Welsh <cwelsh@cmhdray.com>
Sent: Wednesday, March 10, 2021 3:43 PM
To: Heim, Kimber <Kimber.Heim@dot.ohio.gov>
Cc: Robert Landis <Robert@CMHDRAY.COM>
Subject: RE: 37 356 Right of Way

Kimber,
Just following up to make sure you received our offer.

From: Chris Welsh
Sent: Wednesday, March 3, 2021 2:27 PM
To: Kimber.Heim@dot.ohio.gov
Cc: Robert Landis <Robert@CMHDRAY.COM>
Subject: 37 356 Right of Way

Good afternoon Kimber,

We have reviewed the acquisition offer for ACT Investment's property, and propose a counter offer. We believe our offer is reasonable considering the attractive zoning and prime location of the property. Attached I have included the township zoning map, more accurate examples of property transactions in the immediate area, and a rough sketch plan of potential development. Our counter offer is \$70,000, to provide additional entrances illustrated on the sketch plan, and road frontage Fire Hydrants. Our offer amount is less than our estimation of the value of the land. Our determination to settle for this lower amount was reached due to our reduction in development expenses for the acquired portion.

The comparable property transactions include the Dairy Queen and Farm Credit purchases (part of the original property). Also included is the recent purchase of land for a Dollar General located in close proximity in Baltimore. As the Walnut Township Zoning Map illustrates, the property to be acquired is located as a favorable B-3 zoning area. B-3 zoning represents a very small fraction of zoning in the township.

If the amount and additional requests are agreeable to ODOT, we are prepared to move quickly to finalize the acquisition process.

Thank you,

Chris Welsh

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