

## Wooldridge, John

---

**From:** Chris Welsh <cwelsh@cmhdray.com>  
**Sent:** Monday, September 23, 2024 5:48 PM  
**To:** Wooldridge, John  
**Cc:** Bradford, Brittany; Weeks, Samantha  
**Subject:** Re: 110412 PCL 002 Sewer Easement

Understood. Thank you.

---

**From:** John.Wooldridge@dot.ohio.gov <John.Wooldridge@dot.ohio.gov>  
**Sent:** Monday, September 23, 2024 1:10 PM  
**To:** Chris Welsh <cwelsh@cmhdray.com>  
**Cc:** Brittany.Bradford@dot.ohio.gov <Brittany.Bradford@dot.ohio.gov>; Samantha.Weeks@dot.ohio.gov <Samantha.Weeks@dot.ohio.gov>  
**Subject:** FW: 110412 PCL 002 Sewer Easement

Good Afternoon Chris,

I apologize, ODOT will not be able to meet with you. We will need to reschedule. I am sorry that this has taken too much time.

Brittany (email attached, phone is 740-323-5423) will work with you on completing the Sewer Easement that we obtained a right of entry for getting built. Brittany should be your primary point of contact, however I am available and I copied Sam who will likely accompany Brittany when you meet.

We cannot meet today as our process requires having an approved value before making an offer and that is in review. Brittany will let you know when we have everything and work with you to schedule a time that works for you without a need to cancel. We apologize that we were not ready as quickly as thought.

Respectfully,

**John R. Wooldridge**  
**Real Estate Administrator**  
**ODOT District 5**

9600 Jacksontown Road  
Jacksontown, Ohio 43030  
D: 1.740.323.5427 C: N/A

[John.Wooldridge@dot.ohio.gov](mailto:John.Wooldridge@dot.ohio.gov)



**Department of  
Transportation**

---

**From:** Heim, Kimber <Kimber.Heim@dot.ohio.gov>  
**Sent:** Monday, September 23, 2024 11:00 AM  
**To:** Wooldridge, John <John.Wooldridge@dot.ohio.gov>  
**Subject:** FW: 110412 PCL 002 Sewer Easement

This is the representative for ACT, PCL 002.

*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



OHIO DEPARTMENT OF  
TRANSPORTATION

---

**From:** Chris Welsh <[cwelsh@cmhdray.com](mailto:cwelsh@cmhdray.com)>  
**Sent:** Monday, September 23, 2024 10:39 AM  
**To:** Heim, Kimber <[Kimber.Heim@dot.ohio.gov](mailto:Kimber.Heim@dot.ohio.gov)>  
**Subject:** Re: 110412 PCL 002 Sewer Easement

Are we still on for this afternoon?

---

**From:** [Kimber.Heim@dot.ohio.gov](mailto:Kimber.Heim@dot.ohio.gov) <[Kimber.Heim@dot.ohio.gov](mailto:Kimber.Heim@dot.ohio.gov)>  
**Sent:** Tuesday, September 17, 2024 8:53 AM  
**To:** Chris Welsh <[cwelsh@cmhdray.com](mailto:cwelsh@cmhdray.com)>  
**Subject:** RE: 110412 PCL 002 Sewer Easement

Can you pencil us in for the afternoon? If we are not ready with the legal description approval...could you give us your next availability in October?

Thanks so much for your time.

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



OHIO DEPARTMENT OF  
TRANSPORTATION

---

**From:** Chris Welsh <[cwelsh@cmhdray.com](mailto:cwelsh@cmhdray.com)>  
**Sent:** Tuesday, September 17, 2024 8:44 AM  
**To:** Heim, Kimber <[Kimber.Heim@dot.ohio.gov](mailto:Kimber.Heim@dot.ohio.gov)>  
**Subject:** Re: 110412 PCL 002 Sewer Easement

The 23<sup>rd</sup> is the only good day out of those.

---

**From:** [Kimber.Heim@dot.ohio.gov](mailto:Kimber.Heim@dot.ohio.gov) <[Kimber.Heim@dot.ohio.gov](mailto:Kimber.Heim@dot.ohio.gov)>

**Sent:** Monday, September 16, 2024 3:16 PM

**To:** Chris Welsh <[cwelsh@cmhdray.com](mailto:cwelsh@cmhdray.com)>

**Subject:** RE: 110412 PCL 002 Sewer Easement

Afternoon:

Yes, we are in the process of finalizing with the Village and should be in contact soon to set up an appointment to meet.

Does your schedule have any availability the 23<sup>rd</sup>, 27<sup>th</sup>, or 30<sup>th</sup>...or should we plan to prepare for meeting in October?

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



OHIO DEPARTMENT OF  
TRANSPORTATION

---

**From:** Chris Welsh <[cwelsh@cmhdray.com](mailto:cwelsh@cmhdray.com)>

**Sent:** Monday, September 16, 2024 2:09 PM

**To:** Heim, Kimber <[Kimber.Heim@dot.ohio.gov](mailto:Kimber.Heim@dot.ohio.gov)>

**Subject:** Re: 110412 PCL 002 Sewer Easement

Is this an additional easement from the previously settled easement?

---

**From:** [Kimber.Heim@dot.ohio.gov](mailto:Kimber.Heim@dot.ohio.gov) <[Kimber.Heim@dot.ohio.gov](mailto:Kimber.Heim@dot.ohio.gov)>

**Sent:** Thursday, September 12, 2024 4:05 PM

**To:** Chris Welsh <[cwelsh@cmhdray.com](mailto:cwelsh@cmhdray.com)>

**Subject:** RE: 110412 PCL 002 Sewer Easement

Good afternoon Chris:

Hope you have been doing wonderfully the past two years. I have been given the go ahead to finalize the acquisition of the Sewer Easement for the Village of Baltimore.

Could you give me your availability to meet with me and Brittany Bradford to discuss the easement, thinking the last week of September, 1<sup>st</sup> week of October?

Thanks for your time and I look forward to finalizing this for ACT Investments.

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](mailto:cwelsh@cmhdray.com)>  
**Sent:** Tuesday, August 16, 2022 1:22 PM  
**To:** Heim, Kimber <[Kimber.Heim@dot.ohio.gov](mailto:Kimber.Heim@dot.ohio.gov)>  
**Subject:** Re: 110412 PCL 002 Sewer Easement

Kimber we should be able to agree on this price. Robert would like a curb cut for entry in to the corner parcel and clean up of the wetlands.

On Aug 16, 2022, at 7:01 AM, [Kimber.Heim@dot.ohio.gov](mailto:Kimber.Heim@dot.ohio.gov) wrote:

Morning Chris:

Wanted to check in and schedule a time to review the Right of Entry ODOT is acquiring for Village of Baltimore to upgrade and move the sewer line. This Right of Entry is only necessary due to a necessary plan change which is detailed in the PROJ ENG Baltimore Easement attachment, roughly 0.55 acres will be affected which abuts the current SH agreed upon earlier this month. To reiterate, the compensation will be paid at \$70,000 per acre based on the appraisal completed by Vannatta Brothers in March 2022 an estimated \$38,500.00.

The Village would like to have this Right of Entry as soon as possible so they may take advantage of the current excavation going on in the project area and schedule the sewer work.

Please let me know if you have time this afternoon after 1:00 pm?

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

**CAUTION:** This is an external email and may not be safe. If the email looks suspicious, please do not

click links or open attachments and forward the email to [csc@ohio.gov](mailto:csc@ohio.gov) or click the Phish Alert Button if available.