

## Heim, Kimber

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**From:** Heim, Kimber  
**Sent:** Thursday, March 11, 2021 8:35 AM  
**To:** Chris Welsh  
**Cc:** Robert Landis  
**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*

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



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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.

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**From:** Chris Welsh  
**Sent:** Wednesday, March 3, 2021 2:27 PM  
**To:** [Kimber.Heim@dot.ohio.gov](mailto:Kimber.Heim@dot.ohio.gov)  
**Cc:** Robert Landis <[Robert@CMHDRAY.COM](mailto: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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