

Debbie Nicodemus

-----Original Message-----

From: Melanie Wollenberg <melanie.wollenberg@brextonllc.com>

Sent: Tuesday, December 17, 2019 2:09 PM

To: Ray DeGraw <rdegraw@grandviewheights.org>; Patrik Bowman <PBowman@grandviewheights.org>; Debbie Nicodemus <DNicodemus@grandviewheights.org>

Subject: How'd it go?

Hi can you let me know if it passed?

Melanie Wollenberg CCIM SIOR

Executive Vice President, Development

Brexton

614.778.6383

www.brextonllc.com

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Debbie Nicodemus

-----Original Message-----

From: Melanie Wollenberg <melanie.wollenberg@brextonllc.com>
Sent: Tuesday, December 17, 2019 12:31 PM
To: Ray DeGraw <rdegraw@grandviewheights.org>; Patrik Bowman <PBowman@grandviewheights.org>
Subject: How'd it go?

Melanie Wollenberg CCIM SIOR
Executive Vice President, Development
Brexton
614.778.6383
www.brextonllc.com

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Debbie Nicodemus

-----Original Message-----

From: Melanie Wollenberg <melanie.wollenberg@brextonllc.com>
Sent: Monday, December 16, 2019 9:49 AM
To: Ray DeGraw <rdegraw@grandviewheights.org>
Cc: Patrik Bowman <PBowman@grandviewheights.org>
Subject: Re: Letter of Support?

Thank you.

Melanie Wollenberg CCIM SIOR
Executive Vice President, Development
Brexton
614.778.6383
www.brextonllc.com

> On Dec 16, 2019, at 9:47 AM, Melanie Wollenberg <melanie.wollenberg@brextonllc.com> wrote:

>
> Sounds good.
>
> Melanie Wollenberg CCIM SIOR

> Executive Vice President, Development
> Brexton
> 614.778.6383
> www.brextonllc.com

>
>> On Dec 15, 2019, at 1:39 PM, Ray DeGraw <rdegraw@grandviewheights.org> wrote:

>>
>> We will be contracting directly. That is what I told Council.
>> Melanie it is best you don't write a letter or come to the meeting.
>> I am presenting this as a city project
>>

>> Sent from my iPhone

>>

>>> On Dec 11, 2019, at 3:59 PM, Patrik Bowman <PBowman@grandviewheights.org> wrote:

>>>

>>> Melanie, just to update you on somethings. The fund for the electric burial are part of our capital improvement budget that is currently making the rounds at various meetings. There has been some push back by a few members on the expenditure but it looks like it should pass on Monday. I've been holding off on the letter until the budget passes. When passed the money will be available after the first of the year. It is our preference at the moment to try to contract directly with the utilities for the work. Let's meet next week to discuss.

>>>

>>> Pat

>>>

>>> -----Original Message-----

>>> From: Melanie Wollenberg [mailto:melanie.wollenberg@brextonllc.com]

>>> Sent: Wednesday, December 11, 2019 9:10 AM

>>> To: Patrik Bowman <PBowman@grandviewheights.org>

>>> Cc: Ray DeGraw <rdegraw@grandviewheights.org>

>>> Subject: Letter of Support?

>>>

>>> Hi, just checking in on this. Would really appreciate it.

>>>

>>>

>>> Melanie Wollenberg CCIM SIOR

>>> Executive Vice President, Development Brexton

>>> 1123 Goodale Avenue Suite 500

>>> Columbus Ohio 43212-3781

>>> 614.778.6383

>>> <http://www.brextonllc.com>

>>>

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Debbie Nicodemus

-----Original Message-----

From: Ray DeGraw
Sent: Sunday, December 15, 2019 1:50 PM
To: Debbie Nicodemus <DNicodemus@grandviewheights.org>
Subject: Re: Follow up- can you help?

Still need?

Sent from my iPhone

> On Dec 11, 2019, at 1:06 PM, Debbie Nicodemus <DNicodemus@grandviewheights.org> wrote:

>
> Would you please assist me with Melanie's inquiry?

>
> Deb
>

> -----Original Message-----

> From: Melanie Wollenberg [mailto:melanie.wollenberg@brextonllc.com]

> Sent: Wednesday, December 11, 2019 11:48 AM

> To: Debbie Nicodemus <DNicodemus@grandviewheights.org>

> Cc: Heather Gilbert <heather.gilbert@brextonllc.com>

> Subject: Follow up- can you help?

> Importance: High

>
> Hi Debbie, Heather and I are trying to reach the Mayor and Pat for two reasons:

>
> Pat offered \$85,000 for the underground utility work at the Edington and Heather needs to know how to access those funds.

>
> Also, the mayor and Pat offered to write a letter of support for future incentives for the project, ie curb when the Fairview access is available - I heard the swap with the schools passed last meeting?

>
> Can you help in your last few days there? You'll be missed - you are a great asset to the city of Grandview Heights.

>
>
>
>
>
> Melanie Wollenberg CCIM SIOR
> Executive Vice President, Development
> Brexton
> 1123 Goodale Avenue Suite 500
> Columbus Ohio 43212-3781
> 614.778.6383
> <http://www.brextonllc.com>

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sender and know the content is safe.

Debbie Nicodemus

[REDACTED]

[REDACTED]

[REDACTED]

-----Original Message-----

From: Ray DeGraw
Sent: Sunday, December 15, 2019 1:39 PM
To: Patrik Bowman <PBowman@grandviewheights.org>
Cc: Melanie Wollenberg <melanie.wollenberg@brextonllc.com>
Subject: Re: Letter of Support?

We will be contracting directly. That is what I told Council. Melanie it is best you don't write a letter or come to the meeting. I am presenting this as a city project

Sent from my iPhone

> On Dec 11, 2019, at 3:59 PM, Patrik Bowman <PBowman@grandviewheights.org> wrote:

>
> Melanie, just to update you on somethings. The fund for the electric burial are part of our capital improvement budget that is currently making the rounds at various meetings. There has been some push back by a few members on the expenditure but it looks like it should pass on Monday. I've been holding off on the letter until the budget passes. When passed the money will be available after the first of the year. It is our preference at the moment to try to contract directly with the utilities for the work. Let's meet next week to discuss.

>
> Pat
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> -----Original Message-----

> From: Melanie Wollenberg [mailto:melanie.wollenberg@brextonllc.com]
> Sent: Wednesday, December 11, 2019 9:10 AM
> To: Patrik Bowman <PBowman@grandviewheights.org>
> Cc: Ray DeGraw <rdegraw@grandviewheights.org>
> Subject: Letter of Support?

>
> Hi, just checking in on this. Would really appreciate it.

>
>
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> Melanie Wollenberg CCIM SIOR
> Executive Vice President, Development
> Brexton
> 1123 Goodale Avenue Suite 500
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Debbie Nicodemus

From: Patrik Bowman <PBowman@grandviewheights.org>
Sent: Wednesday, December 11, 2019 10:19 PM
To: Greta Kearns <GKearns@grandviewheights.org>
Cc: Joelle Khouzam (B&E) <JKhouzam@bricker.com>; Ray DeGraw <rdegraw@grandviewheights.org>; Bob Dvoraczky <BDvoraczky@grandviewheights.org>
Subject: Re: FYI

Very well stated Greta. It will be a city project.

Sent from my iPhone

On Dec 11, 2019, at 9:59 PM, Greta Kearns <GKearns@grandviewheights.org> wrote:

Just FYI as it impacts budget item. Here is the response I sent to a resident to the screen shots he sent me, attached. He's not convinced and thinks it is an expenditure to support the project. Facebook messenger has a terrible interface and I wish they would just email.

People talk about me all the time on social media so thank you for asking directly. There is no subsidy and no payment to the developer. The 80 is a capital budget line item for infrastructure to bury utility lines, a public improvement. All of our meetings and documents related to budget are public and this is transparency. If people want to believe something untoward is going on they will believe that. We as a city just completed a major planning process including civic campus plan called spaces and places that identifies first Ave around Fairview, school and library as a civic opportunity hub. It's likely we'll do more planning focused in that area. Planning and infrastructure are basic functions of city government and enhancements to both are needed as private ownership turns over and our school improves their adjacent site. If the funeral home project proceeds the overhead lines need to be moved due to their location. The developer has no obligation to bury them when asking utility to move them. We don't have to bury them either. However, it would be a significant aesthetic improvement to our streetscape in an area congruent with our overall planning, so an opportunity if indeed the project proceeds. The city would control the utility project and work with utility directly. I actually just heard the project is proceeding but that has gone back and forth several times. You want to send me your email I can provide the actual text write up we got for this line item.

On Dec 11, 2019, at 7:25 PM, Ray DeGraw <rdegraw@grandviewheights.org> wrote:

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Thanks. Who put on Facebook w are giving him money? Crazy.

We have course only budget money to Bury lines and clean up the overhead wires. The city Has control of the money and will control the electric project if it moves forward. We are not giving this guy a penny.

Tim is the one that needs to be careful with this guy he's the builder on this project.

Sent from my iPhone

> On Dec 11, 2019, at 7:11 PM, Greta Kearns <GKearns@grandviewheights.org> wrote:

>

> Scott Owens is apparently in some legal trouble, see link. Facebook states the city is giving him \$80,000 and I expect we will start to get calls. Not accurate but I wanted to give you heads up.

>

> <https://www.justice.gov/usao-ndoh/pr/columbus-man-ordered-pay-nearly-450000-tax-violations><<https://www.justice.gov/usao-ndoh/pr/columbus-man-ordered-pay-nearly-450000-tax-violations>>

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<Screenshot_20191211-212016.png>

<Screenshot_20191211-212205.png>

Patrik Bowman

From: Melanie Wollenberg <melanie.wollenberg@brextonllc.com>
Sent: Wednesday, December 11, 2019 5:11 PM
To: Patrik Bowman; Heather Gilbert
Cc: Ray DeGraw
Subject: RE: Letter of Support?

Sounds good Pat, thank you. Heather is leading the effort on construction so I'll defer to her for the meeting.

Thanks for putting a letter together next week. Appreciate it very much.

Melanie Wollenberg CCIM SIOR
Executive Vice President, Development
Brexton
1123 Goodale Avenue Suite 500
Columbus Ohio 43212-3781
614.778.6383
<http://www.brextonllc.com>

-----Original Message-----

From: Patrik Bowman <PBowman@grandviewheights.org>
Sent: Wednesday, December 11, 2019 4:00 PM
To: Melanie Wollenberg <melanie.wollenberg@brextonllc.com>
Cc: Ray DeGraw <rdegraw@grandviewheights.org>
Subject: RE: Letter of Support?

Melanie, just to update you on somethings. The fund for the electric burial are part of our capital improvement budget that is currently making the rounds at various meetings. There has been some push back by a few members on the expenditure but it looks like it should pass on Monday. I've been holding off on the letter until the budget passes. When passed the money will be available after the first of the year. It is our preference at the moment to try to contract directly with the utilities for the work. Lets meet next week to discuss.

Pat

-----Original Message-----

From: Melanie Wollenberg [mailto:melanie.wollenberg@brextonllc.com]
Sent: Wednesday, December 11, 2019 9:10 AM
To: Patrik Bowman <PBowman@grandviewheights.org>
Cc: Ray DeGraw <rdegraw@grandviewheights.org>
Subject: Letter of Support?

Hi, just checking in on this. Would really appreciate it.

Melanie Wollenberg CCIM SIOR
Executive Vice President, Development

Brexton
1123 Goodale Avenue Suite 500
Columbus Ohio 43212-3781
614.778.6383
<http://www.brextonllc.com>

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Patrik Bowman

From: Patrik Bowman
Sent: Wednesday, December 11, 2019 4:00 PM
To: Melanie Wollenberg
Cc: Ray DeGraw
Subject: RE: Letter of Support?

Melanie, just to update you on somethings. The fund for the electric burial are part of our capital improvement budget that is currently making the rounds at various meetings. There has been some push back by a few members on the expenditure but it looks like it should pass on Monday. I've been holding off on the letter until the budget passes. When passed the money will be available after the first of the year. It is our preference at the moment to try to contract directly with the utilities for the work. Lets meet next week to discuss.

Pat

-----Original Message-----

From: Melanie Wollenberg [mailto:melanie.wollenberg@brextonllc.com]
Sent: Wednesday, December 11, 2019 9:10 AM
To: Patrik Bowman <PBowman@grandviewheights.org>
Cc: Ray DeGraw <rdegraw@grandviewheights.org>
Subject: Letter of Support?

Hi, just checking in on this. Would really appreciate it.

Melanie Wollenberg CCIM SIOR
Executive Vice President, Development
Brexton
1123 Goodale Avenue Suite 500
Columbus Ohio 43212-3781
614.778.6383
<http://www.brextonllc.com>

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Patrik Bowman

From: Melanie Wollenberg <melanie.wollenberg@brextonllc.com>
Sent: Friday, December 6, 2019 2:56 PM
To: Patrik Bowman; Ray DeGraw
Cc: Heather Gilbert
Subject: Letter of Support

Thank you both so much for the \$85,000 for utilities, etc for the Edington. Can you help us understand the process to access those funds? Perhaps Heather knows already?

We just closed our loan for this project and are looking forward to getting started when AEP gets going on their part.

We are looking forward to a letter of support for further support from the city as we move forward before your retirement! I hear you got the ROW from the school last night, Congratulations! a big first step!

Thank you and Merry Christmas! Best to both of you, you will be greatly missed.
I've so enjoyed working with you. Enjoy good health and much success in your next endeavors.

Melanie

Brexton
Melanie Wollenberg CCIM SIOR
Cell: 614.778.6383
Fax: 866-303-6171
1123 Goodale Blvd., Suite 500
Columbus, Ohio 43212
Melanie.wollenberg@brextonllc.com
brextonllc.com

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Patrik Bowman

From: Melanie Wollenberg <melanie.wollenberg@brextonllc.com>
Sent: Friday, November 22, 2019 11:17 AM
To: Patrik Bowman
Subject: RE: letter of support and money this year?

Anything from this year or did I misunderstand?

Melanie Wollenberg CCIM SIOR
Executive Vice President, Development
Brexton
1123 Goodale Avenue Suite 500
Columbus Ohio 43212-3781
614.778.6383
<http://www.brextonllc.com>

From: Patrik Bowman <PBowman@grandviewheights.org>
Sent: Friday, November 22, 2019 11:08 AM
To: Melanie Wollenberg <melanie.wollenberg@brextonllc.com>
Subject: RE: letter of support and money this year?

Melanie, we have put \$85K in the 2020 Budget to move and bury the overhead utilities. I will work with Ray to complete the letter.

Pat

From: Melanie Wollenberg [mailto:melanie.wollenberg@brextonllc.com]
Sent: Tuesday, November 12, 2019 1:32 PM
To: Ray DeGraw <rdegraw@grandviewheights.org>; Patrik Bowman <PBowman@grandviewheights.org>
Subject: letter of support and money this year?

Hi there! I'm following up on where we are on these two items?

Melanie Wollenberg CCIM SIOR
Executive Vice President, Development
Brexton
1123 Goodale Avenue Suite 500
Columbus Ohio 43212-3781
614.778.6383
<http://www.brextonllc.com>

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Patrik Bowman

From: Melanie Wollenberg <melanie.wollenberg@brextonllc.com>
Sent: Friday, November 22, 2019 11:10 AM
To: Patrik Bowman
Subject: Re: letter of support and money this year?

Thank you!!!

Melanie Wollenberg CCIM SIOR
Executive Vice President, Development
Brexton
614.778.6383
www.brextonllc.com

On Nov 22, 2019, at 11:07 AM, Patrik Bowman <PBowman@grandviewheights.org> wrote:

Melanie, we have put \$85K in the 2020 Budget to move and bury the overhead utilities. I will work with Ray to complete the letter.

Pat

From: Melanie Wollenberg [mailto:melanie.wollenberg@brextonllc.com]
Sent: Tuesday, November 12, 2019 1:32 PM
To: Ray DeGraw <rdegraw@grandviewheights.org>; Patrik Bowman
<PBowman@grandviewheights.org>
Subject: letter of support and money this year?

Hi there! I'm following up on where we are on these two items?

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614.778.6383
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Debbie Nicodemus

-----Original Message-----

From: Ray DeGraw
Sent: Friday, November 16, 2018 10:27 AM
To: Melanie Wollenberg <melanie.wollenberg@brextonllc.com>
Subject: Re: 1123 Goodale bldg signage

How did the meeting go?

Sent from my iPhone

> On Nov 9, 2018, at 11:31 AM, Melanie Wollenberg <melanie.wollenberg@brextonllc.com> wrote:

>
> Mayor and Pat,
>
> We're back at it with a tenant in hand. Attached is the app, we're meeting with someone in Charlies office Monday at 2- could we see both of you at 3 to help us prepare for the 11/28 hearing before planning commission? Charlie weighed in on the app already.
>
> Our tenant will be with us, or their representative. Let me know if 3 pm Monday works.
>
> Brexton<<http://www.brextonllc.com>>
> Melanie Wollenberg CCIM SIOR
> EVP Development
> Cell: 614.778.6383
> Fax: 866-303-6171
> 1123 Goodale Blvd., Suite 500<<https://www.google.com/maps/place/1123+Goodale+Blvd,+Grandview+Heights,+OH+43212/@39.9742649,-83.0354853,17z/data=!4m13!1m7!3m6!1s0x88388f0101a6d0b9:0x8e4a88b93c9ae593!2s1123+Goodale+Blvd,+Grandview+Heights,+OH+43212!3b1!8m2!3d39.9742649!4d-83.0332966>>
> Columbus, Ohio 43212<<https://www.google.com/maps/place/1123+Goodale+Blvd,+Grandview+Heights,+OH+43212/@39.9742649,-83.0354853,17z/data=!4m13!1m7!3m6!1s0x88388f0101a6d0b9:0x8e4a88b93c9ae593!2s1123+Goodale+Blvd,+Grandview+Heights,+OH+43212!3b1!8m2!3d39.9742649!4d-83.0332966>>
> Melanie.wollenberg@brextonllc.com
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> Melanie Wollenberg CCIM SIOR

> EVP Development

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> <img920.pdf>

> <11 17 Businesses Building Signs.pdf>

> <11 17 Businesses mon and bldg signs.pdf>

Patrik Bowman

From: Melanie Wollenberg <melanie.wollenberg@brextonllc.com>
Sent: Tuesday, November 12, 2019 1:32 PM
To: Ray DeGraw; Patrik Bowman
Subject: letter of support and money this year?

Hi there! I'm following up on where we are on these two items?

Melanie Wollenberg CCIM SIOR
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Patrik Bowman

From: Melanie Wollenberg <melanie.wollenberg@brextonllc.com>
Sent: Wednesday, October 30, 2019 11:21 AM
To: Patrik Bowman; Ray DeGraw
Cc: Heather Gilbert; Craig Abbott; Mary Beatty
Subject: RE: Meeting Notes and follow ups

Mayor and Pat,

Heather still does not have what she needs from AEP to get more firm pricing on items 1-3 so please proceed with the estimates below and let us know what we are able to obtain from you in the way of assistance. Thank you for your help.

Melanie Wollenberg CCIM SIOR
Executive Vice President, Development
Brexton
1123 Goodale Avenue Suite 500
Columbus Ohio 43212-3781
614.778.6383
<http://www.brextonllc.com>

From: Melanie Wollenberg
Sent: Friday, October 25, 2019 4:13 PM
To: 'Patrik G. Bowman (pbowman@grandviewheights.org)' <pbowman@grandviewheights.org>; 'Ray E. DeGraw (rdegraw@grandviewheights.org)' <rdegraw@grandviewheights.org>
Cc: Heather Gilbert <heather.gilbert@brextonllc.com>; Craig Abbott <craig.abbott@brextonllc.com>; Mary Beatty <Mary.Beatty@brextonllc.com>
Subject: Meeting Notes and follow ups

Dear Mayor and Pat,

I'm sure going to miss you both. Thanks for the great meeting yesterday and your support. I believe this is what we agreed as the follow ups, let me know if you have a different understanding.

I've attached Heather's original letter and my notes and follow ups will correspond with the items 1-6 in that letter.

1. Core Drilling (\$15,000-\$30,000)
2. Underground Conduit (\$5,000-\$10,000)
3. Relocation of other Utilities Underground (up to \$20,000 per each of the 3 utilities (up to \$60,000)- city will not pay unless they are all underground.

On these first three, Heather is producing a range of estimated costs by 11-1 for the mayor to provide funding this year from his Capital Budget and perhaps Mayor's discretionary fund for these items. Depending on the final number of number 3, we understand you'll do what you can.

4. Upgraded Street scape
5. New concrete approach/walks on W. First
6. New concrete approach/walks on Fairview – Year 2023

On items 4, 5 & 6, the Mayor will write a letter indicating that the Mayor and Pat believe it is a good plan to upgrade our streetscape, build the two approaches and walks as noted above and have it all match their plan for the area and do the above items when the time comes. Also, the parties should work together and the city should support this project in any way they can for the betterment of Grandview and to complete those blocks in a well-planned high end fashion.
(paraphrased)

Heather is going to plan to install the basic/minimum now and the city will upgrade later.

Please let me know if I've misstated anything. Appreciate you both very much.

Melanie Wollenberg CCIM SIOR
Executive Vice President, Development
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Patrik Bowman

From: Melanie Wollenberg <melanie.wollenberg@brextonllc.com>
Sent: Friday, October 25, 2019 4:13 PM
To: Patrik Bowman; Ray DeGraw
Cc: Heather Gilbert; Craig Abbott; Mary Beatty
Subject: Meeting Notes and follow ups
Attachments: The Edington Incentive request letter.pdf

Dear Mayor and Pat,

I'm sure going to miss you both. Thanks for the great meeting yesterday and your support. I believe this is what we agreed as the follow ups, let me know if you have a different understanding.

I've attached Heather's original letter and my notes and follow ups will correspond with the items 1-6 in that letter.

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Patrik Bowman

From: Heather Gilbert <heather.gilbert@brextonllc.com>
Sent: Tuesday, October 1, 2019 3:57 PM
To: Patrik Bowman; Ray DeGraw
Cc: Tim Galvin; Melanie Wollenberg; dsodeal@aol.com; justinbird7@gmail.com; Craig Abbott
Subject: RE: The Edington - 1578 West First Ave - Incentives

Pat and Mayor:

We need a path forward now to all of the entitlements we need. We can't cherry pick one now and leave the rest until later. Our project costs are being finalized, are currently out of line and we need as much help confirmed from you as we can possibly get. If we leave the rest until later we will be under construction and not be able to possibly convince others of our need for assistance on the whole list.

I should have a finalized AEP number this week.

Thanks so much!

Brexton

Heather Gilbert / Senior Project Manager
Cell: 614-721-9057

From: Patrik Bowman <PBowman@grandviewheights.org>
Sent: Tuesday, October 1, 2019 2:52 PM
To: Heather Gilbert <heather.gilbert@brextonllc.com>; Ray DeGraw <rdegraw@grandviewheights.org>
Cc: Tim Galvin <tim.galvin@brextonllc.com>; Melanie Wollenberg <melanie.wollenberg@brextonllc.com>; dsodeal@aol.com; justinbird7@gmail.com; Craig Abbott <craig.abbott@brextonllc.com>
Subject: RE: The Edington - 1578 West First Ave - Incentives

Heather, lets start with the boring of First Avenue. I think you mentioned that we should meet with the electric company. I will be out the rest of the week but next week will be good.

Pat

From: Heather Gilbert [mailto:heather.gilbert@brextonllc.com]
Sent: Monday, September 30, 2019 1:55 PM
To: Patrik Bowman <PBowman@grandviewheights.org>; Ray DeGraw <rdegraw@grandviewheights.org>
Cc: Tim Galvin <tim.galvin@brextonllc.com>; Melanie Wollenberg <melanie.wollenberg@brextonllc.com>; dsodeal@aol.com; justinbird7@gmail.com; Craig Abbott <craig.abbott@brextonllc.com>
Subject: RE: The Edington - 1578 West First Ave - Incentives

Pat:

Just following up on the email and request below.

Thank you,

Patrik Bowman

From: Heather Gilbert <heather.gilbert@brextonllc.com>
Sent: Monday, September 30, 2019 1:55 PM
To: Patrik Bowman; Ray DeGraw
Cc: Tim Galvin; Melanie Wollenberg; dsodeal@aol.com; justinbird7@gmail.com; Craig Abbott
Subject: RE: The Edington - 1578 West First Ave - Incentives

Pat:

Just following up on the email and request below.

Thank you,

Brexton

Heather Gilbert / Senior Project Manager
Cell: 614-721-9057

From: Heather Gilbert
Sent: Monday, September 23, 2019 2:05 PM
To: Patrik Bowman <PBowman@grandviewheights.org>; Ray E. DeGraw (rdegraw@grandviewheights.org)
<rdegraw@grandviewheights.org>
Cc: Tim Galvin <tim.galvin@brextonllc.com>; Melanie Wollenberg <melanie.wollenberg@brextonllc.com>;
dsodeal@aol.com; justinbird7@gmail.com; Craig Abbott <craig.abbott@brextonllc.com>
Subject: The Edington - 1578 West First Ave - Incentives

Mayor & Mr. Bowman:

Please see the attached letter as a formal follow up to our meetings and conversations. I would greatly appreciate your acknowledgment of this letter and to learn what the next steps are to secure commitments from Grandview Heights.

Thank you so much!

Brexton

Heather Gilbert / Senior Project Manager
Cell: 614-721-9057
Office: 614-441-4110
Fax: 866-303-6171
1123 Goodale Blvd., Suite 500
Columbus, Ohio 43212
heather.gilbert@brextonllc.com
brextonllc.com

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From: Heather Gilbert
Sent: Monday, September 23, 2019 2:05 PM
To: Patrik Bowman <PBowman@grandviewheights.org>; Ray E. DeGraw (<rdegraw@grandviewheights.org>
<rdegraw@grandviewheights.org>
Cc: Tim Galvin <tim.galvin@brextonllc.com>; Melanie Wollenberg <melanie.wollenberg@brextonllc.com>;
dsodeal@aol.com; justinbird7@gmail.com; Craig Abbott <craig.abbott@brextonllc.com>
Subject: The Edington - 1578 West First Ave - Incentives

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heather.gilbert@brextonllc.com
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September 23, 2019

City of Grandview Heights
Mr. Patrik Bowman
Director of Administration
1016 Grandview Ave
Grandview Heights, OH 43212

RE: The Edington 1578 West First Ave
Incentive Request

Mr. Bowman:

Edington on First LLC is making the following requests of the City of Grandview Heights in lieu of receiving Tax Abatements. All of the work listed below is within the Public Right of Way and/or benefits the City of Grandview Heights.

- Core Drilling under First Avenue to eliminate power lines crossing West First Ave.
- Underground Conduit to run new Electric service on Fairview Ave
- Relocation of other Utilities, WOW, Spectrum and AT&T
- Street scape including street lighting, sidewalks, decorative pavers and street trees.
- New concrete approach/walks on West First Avenue
- New concrete approach/walks on Fairview when that curb cut is allowed in the future.

The total cost of the work listed above is approximately \$200,000 +/- to \$250,000. Edington on First LLC is hopeful that the City of Grandview Heights will accommodate this request in recognition of the limited cost, compared to the cost benefit that other Developments within Grandview Heights have received historically through incentives.

Respectfully,

A handwritten signature in black ink, appearing to read "Timothy P. Galvin".

Timothy P. Galvin / Manager
Edington on First LLC
1123 Goodale Blvd #500
Grandview Heights, OH 43212

1123 Goodale Boulevard, Suite 500 ◆ Columbus, OH 43212
Office (614) 441-4110 ◆ FAX (866) 303-6171
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10-24-19.

- PAT Bowman

- Mayor

- Heather

- Me.

408301

September 23, 2019

City of Grandview Heights
Mr. Patrik Bowman
Director of Administration
1016 Grandview Ave
Grandview Heights, OH 43212

RE: The Edlington 1578 West First Ave
Incentive Request

Mr. Bowman:

Edlington on First LLC is making the following requests of the City of Grandview Heights in lieu of receiving Tax Abatements. All of the work listed below is within the Public Right of Way and/or benefits the City of Grandview Heights.

1. - Core Drilling under First Avenue to eliminate power lines crossing West First Ave. \$15,30
2. - Underground Conduit to run new Electric service on Fairview Ave ~~10,000~~ 10,000
3. - Relocation of other Utilities, WOW, Spectrum and AT&T ~~20,000 x 3 = \$60,000~~
4. - Street scape including street lighting, sidewalks, decorative pavers and street trees. - Letter
5. - New concrete approach/walks on West First Avenue
6. - New concrete approach/walks on Fairview when that curb cut is allowed in the future.

The total cost of the work listed above is approximately \$200,000 +/- to \$250,000. Edlington on First LLC is hopeful that the City of Grandview Heights will accommodate this request in recognition of the limited cost, compared to the cost benefit that other Developments within Grandview Heights have received historically through incentives.

Respectfully,

Handwritten signature of Timothy P. Galvin.

Timothy P. Galvin / Manager
Edlington on First LLC
1123 Goodale Blvd #500
Grandview Heights, OH 43212

1, 2, 3 Heather to get #s. Comes
out of capital budget
this year. must be under
street. ^{ASAP}

4, 5, 6 Mayor letter / support.
will work together w/
Spectrum cap - 2023

City doing more ~~with~~ with schools
now

1123 Goodale Boulevard, Suite 500 • Columbus, OH 43212
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Patrik Bowman

From: Heather Gilbert <heather.gilbert@brextonllc.com>
Sent: Tuesday, September 17, 2019 10:58 AM
To: Patrik Bowman
Cc: Tim Galvin
Subject: FW: 1579 West First - Utility Relocation

Pat:

Just following up on this... Anything you need from me? I am working on costs for the other incentives such as storm relocation and street scapes.

Thanks!

Brexton

Heather Gilbert / Senior Project Manager
Cell: 614-721-9057

From: Heather Gilbert
Sent: Tuesday, September 10, 2019 10:09 AM
To: Patrik Bowman <PBowman@grandviewheights.org>
Subject: 1579 West First - Utility Relocation

Pat:

Per our meeting please see the approximate cost break down of site utility relocation:

AEP to bore under 1st Ave to beautify 1st & Fairview (\$30,000)
AEP to relocate lines down Fairview underground (\$15,000)
Spectrum to relocate under 1st Ave to beautify 1st & Fairview (\$10,000)
WOW to relocate from the North (\$10,000)
ATT relocation (\$20,000)

Please let me know what this year's budget will allow so we can keep moving forward. I would also be more than happy to set up a meeting with Richard Kerns at AEP to relocate lines to Broadview.

Thanks for your time!

Brexton

Heather Gilbert / Senior Project Manager
Cell: 614-721-9057
Office: 614-441-4110
Fax: 866-303-6171
1123 Goodale Blvd., Suite 500
Columbus, Ohio 43212
heather.gilbert@brextonllc.com
brextonllc.com

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Debbie Nicodemus

[REDACTED]

From: Ray DeGraw
Sent: Saturday, September 14, 2019 9:06 AM
To: Justin Bird <justinbird7@gmail.com>
Cc: Melanie Wollenberg <melanie.wollenberg@brextonllc.com>; Scott Owens <dsodeal@aol.com>; Tim Galvin <tim.galvin@brextonllc.com>
Subject: Re: GHSD Superintendent - Monday Confirmed

Good

Sent from my iPhone

On Sep 13, 2019, at 9:59 PM, Justin Bird <justinbird7@gmail.com> wrote:

Thanks Melanie, I'm out of town next week.
Good luck!
Justin

Sent from my iPhone

On Sep 13, 2019, at 5:19 PM, Melanie Wollenberg <melanie.wollenberg@brextonllc.com> wrote:

Tim and Scott, I updated the invite on each of your calendars.

Melanie Wollenberg CCIM SIOR
Executive Vice President, Development
Brexton
1123 Goodale Avenue Suite 500
Columbus Ohio 4321
614.778.6383
<http://www.brextonllc.com>

From: Justin Bird <justinbird7@gmail.com>
Sent: Friday, September 13, 2019 4:30 PM
To: Scott Owens <dsodeal@aol.com>; Melanie Wollenberg <melanie.wollenberg@brextonllc.com>; Tim Galvin <tim.galvin@brextonllc.com>; rdegraw@grandviewheights.org
Subject: GHSD Superintendent - Monday Confirmed

Group-

We're confirmed on Monday with GHSD Superintendent and BOE:

Mon Sep 16, 2019 5:30pm – 6:30pm
(EDT)
Room 103 Grandview Heights High School

Thanks,

Justin

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Patrik Bowman

From: Heather Gilbert <heather.gilbert@brextonllc.com>
Sent: Tuesday, September 10, 2019 10:09 AM
To: Patrik Bowman
Subject: 1579 West First - Utility Relocation

Pat:

Per our meeting please see the approximate cost break down of site utility relocation:

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AEP to relocate lines down Fairview underground (\$15,000)
Spectrum to relocate under 1st Ave to beautify 1st & Fairview (\$10,000)
WOW to relocate from the North (\$10,000)
ATT relocation (\$20,000)

Please let me know what this year's budget will allow so we can keep moving forward. I would also be more than happy to set up a meeting with Richard Kerns at AEP to relocate lines to Broadview.

Thanks for your time!

Brexton

Heather Gilbert / Senior Project Manager

Cell: 614-721-9057

Office: 614-441-4110

Fax: 866-303-6171

1123 Goodale Blvd., Suite 500

Columbus, Ohio 43212

heather.gilbert@brextonllc.com

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Debbie Nicodemus

From: Ray DeGraw
Sent: Wednesday, September 4, 2019 9:25 AM
To: Melanie Wollenberg <melanie.wollenberg@brextonllc.com>
Cc: Patrik Bowman <PBowman@grandviewheights.org>; Debbie Nicodemus <DNicodemus@grandviewheights.org>
Subject: Re: Follow up meeting

Good

Sent from my iPhone

On Sep 4, 2019, at 9:02 AM, Melanie Wollenberg <melanie.wollenberg@brextonllc.com> wrote:

9?

Melanie Wollenberg CCIM SIOR
Executive Vice President, Development
Brexton
614.778.6383
www.brextonllc.com

On Sep 4, 2019, at 8:31 AM, Ray DeGraw <rdegraw@grandviewheights.org> wrote:

I am booked between 10 and 1:30. Everything else is open

Sent from my iPhone

On Sep 3, 2019, at 4:29 PM, Melanie Wollenberg <melanie.wollenberg@brextonllc.com> wrote:

Hi Pat and Mayor and Debbie,

Scott Owens, Justin and I would like to meet with you this Friday am to discuss the access to Fairview and follow up on the incentive conversation. Does 10 am work for you?

Melanie Wollenberg CCIM SIOR
Executive Vice President, Development
Brexton
1123 Goodale Avenue Suite 500
Columbus Ohio 4321
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Debbie Nicodemus

[REDACTED]

From: Ray DeGraw
Sent: Wednesday, September 4, 2019 8:32 AM
To: Melanie Wollenberg <melanie.wollenberg@brextonllc.com>
Cc: Patrik Bowman <PBowman@grandviewheights.org>; Debbie Nicodemus <DNicodemus@grandviewheights.org>
Subject: Re: Follow up meeting

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Sent from my iPhone

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