

John Hampton

From: John Neace
Sent: Wednesday, July 06, 2016 12:31 PM
To: John Hampton
Subject: Re: MEETING WITH MAYOR HALL

Ok great info. Talk with John Kraft I know him well. If he is busy, I know Alan well also. Proceed

Sent from my iPhone

On Jul 6, 2016, at 11:43 AM, John Hampton <jhampton@neaceventures.com> wrote:

John:

I met with Mayor Hall this morning at his office and reviewed our status as of this morning. I went over the 5 owners that make up the 54 lots we are having title work done on and emphasized the amount of out investment we would have at that point including the title work which totals \$553,500.

I sent Keith Mull an suggested revision to the owner's representation paragraph that I have received pushback from the sellers on because they think we are going to deduct the expense of cleaning up any environmental issues against the purchase price which I have related to them we are not so the revision asks the seller to let us know if they know of and hazardous materials on the sites so we will know what we have to deal with. In discussions with the Bob we called in the city engineer Tony Jackson and he said there is very little asbestos in each home and he is licensed to deal with it.

That led to a discussion about demolition and Keith said he can do the demolitions for us at a total cost, including the dump yard, of around \$2,500 per house. Tony has a company on the side that does that and he personally is one of 5 people in southern Indiana licensed to do asbestos removal. The shingles on the building exteriors are not asbestos according to Tony. Some floors may have asbestos but he said that can all be disposed up with the demolition materials.

Regarding the roadways, Bob said the city will repave the roads at their cost as we finish each section. I told him we may add curbs, gutters and sidewalks as part of our expense. We discussed the sewers and drainage. He believes that the sewers are fine, smoke test were done in 2004-2005, and any repairs would be the sewer department's responsibility. He also said there is storm drainage in place. We would be responsible for the cost of hooking up each homes sewer lines from the property line to the house.

Bob talked about the funds they have to use in the redevelopment and mentioned a discussion with you regarding an entry road off of highway 403 that would cost around \$700,000 of which the state would reimburse ½ of. The city anticipates spending \$3,000,000 to \$4,000,000 as part of the redevelopment per Bob. He asked about the use of the 30 acres we own thinking maybe you had changed your mind about senior housing. I didn't have an answer for that.

At the City Council meeting last night they approved a new TIF district and zoning regulations for Pleasant Ridge. Final approval would be in August. I need to get my arms around how the TIF District impacts us.

Regarding the indemnity agreement. I talked to Bob and also for a half hour after I left Bob's office with the city's attorney Michael Gillenwater. Bob says for all of this to work properly for the condemnation of homes we need to remain independent of the city as we are right now

considered a private developer with no contractual relationship with the city which is 100% factual. Once the city starts condemnation proceedings, no purchases from that date forward can be used to determine value, only purchases prior to that point which are all arms length transactions between us and the owners and that is what sets the value for the condemnations. The city only anticipate 20 to 40 holdouts at that point. Michael said an agreement can't be entered into between us and the city without consideration from both parties and at this point, because we are not partners in anyway in the redevelopment, there is no consideration to be offered. Once a development plan has received final approval we will become the approved developer and we would be able to enter into an indemnification agreement. At that point the plan with us as developer would be in place and then the city would commence condemnation proceeding against anyone remaining that has not agreed to sell. Michael said there are only limited things someone can challenge anyway because what we are doing has a "public purpose". He suggested we might want to discuss this with an attorney familiar with Indiana redevelopment laws and municipal law. He gave me the names of Allen Applegate, Greg Nachand or John Kraft that I could call to discuss this with and with you ok I will make that call unless you want to.

Please let me know if you have any questions. I hope I have relayed this to you in a way you can follow.

John
John Hampton, Manager
InBalance, LLC, Agent for Neace Ventures
1638 East Markey Street
New Albany, Indiana 47150
Phone and fax: 812-200-6662

7/4/16
✓

① • SENT DRAFT CONTRACTS TO OWNERS OF 54 LOTS

COOLEY	22
WESMORELAND	17
DARE MAR	6
PAUL CHESTER	6
ROW MAR	<u>3</u>

54 = \$ 540,000
 LEASE 13,500
 \$ 553,500

• GETTING PUSH BACK FOR PARAGRAPH 12 - SELLERS THINK WE WILL TAKE COST OF CORRECTING FROM PROCEEDS - I AM WAITING ON OUR ATTY TO APPROVE ALTERNATE LANGUAGE.

② • MEETING ARCHITECT TOMORROW TO REVIEW SPACIOUS OF "OUR PLAN"

③
EAY LITTLE ASSESSES PLANNING COMMISSION ATTY TO REMOVE TONY JACKSON

• CAN THE CITY DO THE DEMO ON HOMES AND WE REIMBURSE THEM? COST ESTIMATES

SO FAR HAVE EXCEEDED OUR EXPECTATIONS
 \$3.4 M FORECLOSURE WHERE DO WE WANT CITY TO SPEND. IMPV-403 ENTRANCE ROAD \$700,000

④ Who do you ANTICIPATE will BE RESPONSIBLE FOR REPAIRING STREETS AS WE COMPLETE SECTIONS OF NEW HOMES

WILMAR A. (COUNCIL AGMT.)

ORDINANCE PASSED FOR REDEVELOPMENT AUTHORITY.

STATE 50/50 MARCH NEW HOPE ?? STATUS.

CITY REPAIR
"INCREASED ROAD BASE"

7/6/14
21

2004-2005
SMOKE TESTING
CITY RESP TO
LOT LINE.

5 SEWERS APPEAR TO BE ORIGINAL 1942 MODEL.
HAS THERE BEEN ANY SCOPING OF SEWERS
FOR RELIABILITY AND IF REPAIRS ARE
NEEDED WHOSE RESPONSIBILITY IS THAT?

THERE
IS DRAINAGE

6 WOULD THE CITY PROVIDE STORM DRAINAGE
IF WE ADDED CURBS & SIDEWALKS?

7 INDEMNIFICATION - IF WE START CLOSING ON
LOTS AND SOMEONE FILES A LAW SUIT THAT
INCLUDES JOHN NEACE, NEACE VENTURES, PLEASANT
RIDGE REDEVELOPMENT LLC OR JOHN HAMPTON
~~REDEVELOPMENT LLC~~ WE WOULD EXPECT THE CITY
TO INCLUDE US IN THEIR DEFENSE OF THAT
ACTION AT THEIR COST.

MICHAEL GILLENWATER.

ALLAN NESLICK - EXCAVATOR

HE MET W/ ATTY
WE ME BRUNER DEVEL.
2 ISSUES -
WE WOULD NOT
BE GLAD TO COME TO AGREEMENT AT
POINT ~~THE~~ Y SMART CONDEM.
10 DAY PROTEST PERIOD
GOES TO JUDGE. - FOR PUBLIC GOOD
& CRITERIA
• ONLY ARGUMENT CAN BE PRICE.

ASBESTOS - TONY - "NOT BAD"

HAS LICENSE

SHINGLE ARE NOT ASBESTOS

ATTIC FLUES

\$ 2,188 = USE \$ 2,500

ZONING BY MID AUG. 45 DAYS.

PLEASANT
RIDGE

NEW TIF
DISTRICT

APPROV BY
8/1 to 8/16

JOSH CRAVENS - HEADS PROJECT.

NEXT 1st / 3rd MONDAYS

WHEN WE GET TO POINT OF EXPOSURE WE WILL
GET AN AGREEMENT BETWEEN US.

WHAT WE CAN DO

WHILE PURCHASING — KEEP DISTANCE
ARMS LENGTH

• BELIEVE HAND FULL 20.40 MAY HAVE TO
take by eminent domain

• TO extend we buy w/ city help

• STATES AFTER DECLARE EMINENT DOMAIN
can't be USED AFTER THAT

• AT POINT WE PUT PLAN TOGETHER — THEN MORE

IS A LIMITED TIME TO DEMONSTRATE

SUE ANY ONE FOR ANYTHING.

LAW SUIT

"Plan"

• our purchase establish values

BOARD UP HOMES WITH LOWER VALUES =

TRITION → POSTPONED DATE TO USE Eminent Domain
CARS

• CITY HAS NO LEGAL INTEREST AT THIS POINT.

• GUARANTEE ~~PROPERTY~~

NO CONSIDERATION - "NO OBLIGATION TO CITY OR CITY W/ US."

o Aller Applegate - RE LAWYER IN N.A. (GREG PRIPPLE - ALSO ATT.)
(SE INDIANA TITLE)

• TRICK TO SOMEONE FAMILIAR W/ REDEVELOPMENT LAW

• "DAVID MAHAN NACHAND"

• JOHN KRAST - RELEAS

• PRE MATURE TO PUT IN WRITING.

MUNICIPAL LAW =

UNTIL THE CITY "ADOPTS" A REDEVELOPMENT PLAN

CAN'T DO AGREEMENTS TO INDEMNIFY US,

ONLY LIMITED THINGS THEY CAN CHANGE CITY WITH

"PUBLIC PURPOSES"

o

SWIG SHOP = HILSO APPY (LADY INTXAS) N LORY NARESON

LUNT 1031 PROPERTY IS - APPOINTMENTS - REMAIN TO BE EXCHANGED.
WHAT QUALIFIES AS LIKE KIND? CLOSING MID JULY.
APPROX 152 LAND??

1/2

5/17/16

MATTHEWAL (Genina)

THE PREE JOHN'S
50 ACRES

LOOKING FOR 1031. 45 DAYS IDEALLY 6 months to close

Gen Larry Lunt - UTAH NAT GUARD - SOURCE MATS IN PLA "REDWOOD"
DARE EMULATED

1/2 x 1/2 of Westwood

PATIENT MARCH

TIME CLIPS

502-314-5761

• HUNDREDS HOME OWNERS
"30 or 50"
BRIGHT ELEM # NEEDED -

Del MAY - 812-786-7360

Ron MAR - 502-442-3675

3 year time

MAYOR • By AUG 1 - POSS

~~RESTATE~~ BENEFIT'S NEED OF CITY -

IS THERE RELO #'S - NO

MOST IS RENTAL PROPERTY.

• 1st WAVE - \$10,000 each.
TWO \$15,000

NEW HOPE HOMES MIGHT APPROX 50,000-60,000

• SENIOR HOUSING

• Pocket homes - high density 800 # hys ^{efficiency} - 2 BR

\$3-\$5 mil to acquire land/homes

NEW WASH ST BANK - WANTS TO LEND.

70-75 acres

ACQUIRE PROPERTIES W/ RENT AND/TAX SEARCH "3"

SR - NEW HOPE SVCS.

138 add'l acres. John is wky on.

LAND BEHIND # STORE.

MEMORANDUM INFORMATION - LAND DATA

- SPECULATIVE LOAN
- HOME SITES

DAN CHRISTIANI 10100
EXCAVATING, CO. - SITE WORK

INVESTOR - CONTRACTOR - INFRASTRUCTURE -

EXCAV DUMPSTER TRACKING MOUND FOR SITE EQUIP.
RENTAL
25MM SITES YEAR
OF WHICH EXCAVATION = 15MM

CONTRACTOR SERVICES - 205 AC - 30 HOUSES UNDER CONSTR
SUBDIVISION 2 SCHOOLS 25% each
DARE & MEE.

NEW WASHINGTON, WA - LOTS / STREETS incl. NOTHING UNDER CONSTR
SQUARE HOMES.
11 miles away.

115 AC #403 Stone Creek MOUS PARK
403 ASHLEY ACRES - SCHOOL BUS PRICES
~~#~~ 170 lots.

NGRCC - 3-5 mill \$ 3/4 PRICES 1.5 each ±

65 AC access for Pine Ridge by RR tracks.

NIBCO ONLY USER OF RR. WILL TRY TO GET RR
TO USE TRACKS SO RR COULD GO AHEAD OR ADD CROSSING.
NEEDS 40' FARM ENTRANCES.

F&J - Jimmy Woods LIKE TO BE A PARTNER ~~IN~~ ON OUR PLANS
WANTS TO START AN OWNER!!!

Westwood wants to sell -
Kenn Westwood

Tom Smith is Westwood's BIL IN CA

Gregory - Local

John Hampton

From: John Neace
Sent: Wednesday, October 05, 2016 5:17 PM
To: John Hampton
Subject: Fwd: Asbestos Inspections
Attachments: PRR PROPOSAL.docx; ATT00001.htm

Sent from my iPad

Begin forwarded message:

From: <sifs@blueriver.net>
Date: September 23, 2016 10:33:11 AM EDT
To: <John@neaceventures.com>
Subject: Asbestos Inspections

John,

I have attached a proposal for doing the asbestos inspections on the Pleasant Ridge Properties you have purchased.

I realize you have just got back in town and you are pretty busy catching up, but if you chose to use my company, I would like to get started as soon as possible due to the numbers and time of year.

It also would be easier to coordinate the inspections with the guy you have boarding up the houses. Once the inspections are completed, it would be up to you as to the dates of which houses you want to bring done. As you can see by my proposal, I would file the "Notices of Demolition" with the state. I have already spoke to them concerning performing multi demolition on one Notice.

This is my actual business email, you can also continue to contact me at 812-620-3796 or the 502-643-3938 number.

As I stated in my proposal, I believe I could save you alot of money and time on the inspections and notices.

Thanks
Tony Jackson

John Hampton

From: John Neace
Sent: Thursday, October 06, 2016 6:47 AM
To: John Hampton
Subject: Re: Asbestos Inspections

John. Good morning. Please don't include our internal conversations when forward I g future group texts.
Thanks

Sent from my iPhone

On Oct 6, 2016, at 6:43 AM, John Hampton <jhampton@neaceventures.com> wrote:

Tony:

Please correct your e-mail address for me. You are send e-mail addressed to me to John Neace. My e-mail is jhampton@neaceventures.com. If you need keys I will have to get them from the prior owners.

On the inspection question. Please proceed with make inspections on the twelve home listed below. Once your inspection is complete I will have the homes boarded up within 30 days.

Does your company also do demolitions? IF not do you know of a company that does. I think I'm going to use Ron May to do the boarding up Ron May unless you don't think that's a good idea. Ron has already lined up liability insurance for this work.

John Hampton

From: John Neace
Sent: Wednesday, October 5, 2016 2:24 PM
To: John Hampton <jhampton@neaceventures.com>
Subject: Fwd: Asbestos Inspections

See below. Do we need to do some things with him?

Sent from my iPhone

Begin forwarded message:

From: Tony Jackson <tony.jackson@cityofcharlestown.com>
Date: October 5, 2016 at 11:53:56 AM EDT
To: John@neaceventures.com
Subject: Asbestos Inspections

John,
I have attached a letter concerning the need/opportunity to start the asbestos inspection.

--

Tony Jackson

John Hampton

From: Tony Jackson [tony.jackson@cityofcharlestown.com]
Sent: Thursday, October 27, 2016 1:12 PM
To: John Hampton
Subject: Asbestos Inspections
Attachments: PRR Invoice 10-12-2016.pdf; Inspection Rpt. 110-112 Kenwood Dr. Charlestown.pdf; Inspection Rpt. 205-207 Lowell Ave. Charlestown In.pdf

John,

I have attached asbestos inspection reports for the following properties:

305/307 Marshall
205/207 Lowell
214/216 Lowell
110/112 Kenwood
217/219 Butler
240 Marshall.

along with the invoice for the inspections and sampling.

As you can see there were 72 samples taken on the six houses. The reason for this was to establish a homogenous area for all of the Pleasant Ridge Subdivision. This will allow me to cut out about 90% percent of sampling cost and time.

If you have any questions please feel free to contact me at 502-643-3938

I will be sending these Inspection Reports in multiple emails due to their size. I will also have hard copies for you that I can mail to you P.O. Box in New Albany.

--

Tony Jackson
Building & Safety Officer/Building Commissioner
City of Charlestown, IN
Mobile 502-643-3938
Office 812-256-3422, ext. 305
Fax 812-256-7140

Please note my email address has changed. My new email is tony.jackson@cityofcharlestown.com

John Hampton

From: John Neace
Sent: Sunday, October 16, 2016 12:25 PM
To: John Hampton
Subject: Re: Agenda for Monday's meeting.

What time do we start?

Sent from my iPhone

On Oct 14, 2016, at 11:08 AM, John Hampton <jhampton@neaceventures.com> wrote:

If you have anything you want to add or change please let me know

PLEASANT RIDGE REDEVELOPMENT, LLC

PROJECT UPDATE MEETING

1638 E. MARKET STREET
NEW ALBANY, INDIANA
OCTOBER 17, 2016 10:30AM

AGENDA

Invited participants

John and Penny Neace
Larry and Susan Lunt
John and Maria Hampton
Jimmy Roth
Mayor Bob Hall - Charlestown
Michael Gillenwater – Charlestown City Attorney
Patrick Dominick – Sabak Wilson & Lingo, Inc. Engineers, Landscape Architects & Planners
Rob Donhoff – Tucker Booker Donhoff - Architecture, Interior Design, Planning

Welcome and introduction of participants – John Hampton

Vision – Mayor Hall

Project Status – John Hampton

Review of plan by Pat Dominick

Comments by John Neace and/or Larry Lunt

Lunch – Bristol Bar & Grille, Jeffersonville - 12:30 reservation

Tour of Pleasant Ridge

John

John Hampton

From: John Neace
Sent: Thursday, December 08, 2016 10:36 AM
To: John Hampton
Cc: lvlunt@keypm.net
Subject: Re: Building adjacent to Karate Studio

While we ultimately need these properties, let's not lose our focus on acquiring the houses in Pleasant Ridge. That is the key to our ultimate success.

Sent from my iPhone

> On Dec 8, 2016, at 10:13 AM, John Hampton <jhampton@neaceventures.com> wrote:
>
> I can purchase the Sweet Shop building for \$95,000. It has a common wall with the Karate property we purchased two weeks ago.
>
> <209 Halcyon Rd brochure.pdf>
>
>
>
> Sent from my iPhone

John Hampton

From: John Hampton
Sent: Wednesday, July 13, 2016 8:07 AM
To: John Neace
Subject: FW: 2995- Updated Rendering
Attachments: 07122016 PRESENTATION BOARD-1sm.pdf; PLEASANT RIDGE PRESENTATION BOARDS 7.7.16.pdf

John:

Attached is the new layout for Pleasant Ridge and a second file with other draft renderings. I thought you might like to use these in your meeting with potential investors today. There are a total of 325 lots. The plan includes one new short roadway in Block I and the acquisition of a few feet of land from the city in Block F to make the lots deeper. The Mayor indicated that he thought the city should be able to make that additional land available.

General Lunt called me yesterday and I told him I would send his this new design. He remains very interested.

I will put 3 copies of the overall layout on the corner of my desk for you in case you have time to stop my.

John

From: Patrick Dominik [<mailto:patrick.dominik@swlinc.com>]
Sent: Tuesday, July 12, 2016 4:09 PM
To: John Hampton
Subject: FW: 2995- Updated Rendering

John: Attached please find a revised plan with 50' wide lots and the other adjustments you requested. Let me know if you have any other questions.

Patrick R. Dominik
Sabak, Wilson & Lingo, Inc.
The Henry Clay
608 S. Third Street
Louisville, KY 40202
Patrick.dominik@swlinc.com
502-584-6271 ext 236

From: Gayle Croghan
Sent: Tuesday, July 12, 2016 3:51 PM
To: Patrick Dominik <patrick.dominik@swlinc.com>
Subject: 2995- Updated Rendering

Warm Regards,

Gayle Croghan
Landscape Designer

SABAK, WILSON & LINGO, Inc.
Henry Clay Building
608 South Third Street
Louisville, Kentucky 40202

John Hampton

From: John Hampton
Sent: Friday, July 15, 2016 10:28 AM
To: John Neace
Subject: News Tribune Article this morning on Pleasant Ridge
Attachments: News Tribune Article 7.15.16.pdf

Bob called and is pleased with the article. The New Direction group cited in the article is involved in the Portland Initiative and I have worked with the principals for a number of years.

John Hampton, Manager
InBalance, LLC, Agent for Neace Ventures
1638 East Markey Street
New Albany, Indiana 47150
Phone and fax: 812-200-6662

John Hampton

From: John Hampton
Sent: Friday, August 19, 2016 9:29 AM
To: John Neace
Subject: Response to Lunt re projection

Thought I better run my response by you before sending to Larry.....

General Lunt:

I have not put together a projection yet for the whole project yet. We are still working with our land planners and the city in determining what capacity the present infrastructure or roads, utilities, water and sewer can handle. I was told by Mayor Hall that the state and county will put in the road that will connect Highway 403 through John's 30 acres to Pleasant Ridge. There are 374 home sites in Pleasant Ridge plus 15 tracts of land between Pleasant Ridge and the 30 acre site that need to be purchased for a total of 389 sites. At \$10,000 each plus around \$250 each in closing costs that is right at \$4,000,000. We are also interested in purchasing land where Clark Road meets Market Street for an entry way off of Market and also the farm behind Pleasant Ridge that we may want to purchase for future expansion but to my knowledge we have not approached the owner of that land. Most of my effort right now is lining up the current owners to purchase their homes.

John W. Hampton, Manager
Pleasant Ridge Redevelopment, LLC
PO Box 1248
New Albany, Indiana 47150
Phone or Fax: 812-200-6662

John Hampton

From: John Hampton
Sent: Tuesday, November 01, 2016 10:09 AM
To: John Neace
Subject: RE: Amendment 1 to Operating Agreement Admitting Jimmy Roth

John:

The \$1,000,000 from each member is used because we had to start somewhere when we formed the LLC. When the appraised value of the 30 acres comes in we will amend the Schedule A in the LLC agreement to reflect the highest amount that any one partner has invested. You would most likely be the partner between now and the end of the year with the most cash and contributed assets in the deal. We would then ask Larry and Jimmy to contribute cash to equal your investment. From that point forward we would assess all partners for a like amount so the investment is the same for all members.

We are closing on Joshua Gregory \$142,000, Dan Dodge \$250,000 and Alan Washback \$103,200 (the commercial property plus one home) plus closing costs Wednesday and Thursday.

The Mayor asked me to meet with him this morning to give him an update. He mentioned that he is meeting with the owner of the 25 acres at the Army Ammunition plant where you had expressed interest in developing. We also talked about the Dan Dodge property.

John

From: John Neace
Sent: Monday, October 31, 2016 3:44 PM
To: John Hampton <jhampton@neaceventures.com>
Subject: Re: Amendment 1 to Operating Agreement Admitting Jimmy Roth

John, my question on this remains the same. Until we know the value of my land on 403 how can we assume contributions are the same at \$1 million or any number for that matter. If the land and road were to appraise for even \$1.5 million my contribution would be that amount + whatever cash we have pulled from my line and any operating carry attributable to me.

Sent from my iPhone

On Oct 31, 2016, at 6:45 AM, John Hampton <jhampton@neaceventures.com> wrote:

John and Larry:

Attached is my proposed Amendment 1 to the operating agreement of Pleasant Ridge to admit Jimmy Roth as a 1/3rd member effective November 1, 2016. I have asked Jimmy for the name of the entity that he wants his ownership in the name of and will update this document when I receive it. Before I send to Jimmy though I thought I should get both of your approvals.

John W. Hampton, Manager
Pleasant Ridge Redevelopment, LLC
1638 East Markey Street
New Albany, Indiana 47150

John Hampton

From: John Hampton
Sent: Wednesday, December 14, 2016 2:43 PM
To: John Neace
Subject: Fwd: Charlestown Pleasant Ridge Development

Met with the Mayor this morning to give him an update. Below we finally have the city engineers getting with our architect to start engineering the road through the 30 acres. I've asked Patrick to keep me in the loop so I can attend as many meetings as I can. I close to giving a signed contract on the Sweet Shop below the 95,000 asking price. I'll let you know where it comes out.

I will probably need to get 100,000 from you and Larry in the next two weeks.

John

Sent from my iPad

Begin forwarded message:

From: Bill <bill@saegesserengineering.com>
Date: December 14, 2016 at 2:23:26 PM EST
To: 'Patrick Dominik' <patrick.dominik@swlinc.com>
Cc: 'John Hampton' <jhampton@neaceventures.com>, 'Joe Marshall' <joseph.marshall@swlinc.com>, 'Gayle Croghan' <Gayle.Croghan@swlinc.com>, 'Casey Saegesser' <casey@saegesserengineering.com>, 'Shane Spicer' <shane@saegesserengineering.com>, 'Wendell Segó' <wendell@saegesserengineering.com>, 'Jeremeih Shaw' <jeremeih@saegesserengineering.com>
Subject: RE: Charlestown Pleasant Ridge Development

Patrick,

We met with Mayor Hall this morning and it appears that we are ready to begin work on the design of the roadway and municipal utilities to serve the new development area between Pleasant Ridge and State Route 403. We would still like to meet with you and your staff in Charlestown to coordinate our design efforts.

However, before we get together we would like to make an assessment of the adequacy of the existing sanitary sewer system to properly accommodate the re-development of the Pleasant Ridge neighborhood. We would like to review this assessment with you during our meeting. We would also like to gain an understanding of how you believe the project might be phased.

Can you email us the current layout for the Pleasant Ridge development? We will then overlay the existing sanitary sewer map onto your drawing. We can use pretty much any file format but an AutoCAD drawing file is preferable.

We look forward to working with you as this project moves forward.

Bill Saegesser

From: Patrick Dominik [<mailto:patrick.dominik@swlinc.com>]
Sent: Tuesday, October 25, 2016 8:58 AM
To: Bill <bill@saegesserengineering.com>
Cc: 'John Hampton' <jhampton@neaceventures.com>; Joe Marshall <joseph.marshall@swlinc.com>;

From: Patrick Dominik [<mailto:patrick.dominik@swlinc.com>]
Sent: Tuesday, October 04, 2016 12:55 PM
To: Bill <bill@saegesserengineering.com>
Cc: John Hampton <jhampton@neaceventures.com>; Joe Marshall <joseph.marshall@swlinc.com>;
Gayle Croghan <Gayle.Croghan@swlinc.com>
Subject: RE: Charlestown Pleasant Ridge Development

Bill: Thank you for your introduction. Yes, I would like to schedule a brief meeting with you to go over the project and roadway design. Are you available sometime this week?

Patrick R. Dominik
Sabak, Wilson & Lingo, Inc.
The Henry Clay
608 S. Third Street
Louisville, KY 40202
Patrick.dominik@swlinc.com
502-584-6271 ext 236

From: Bill [<mailto:bill@saegesserengineering.com>]
Sent: Thursday, September 29, 2016 3:10 PM
To: Patrick Dominik <patrick.dominik@swlinc.com>
Cc: Casey Saegesser <casey@saegesserengineering.com>; Jeannie Atkins <jeannie@saegesserengineering.com>; Jeremeih Shaw <jeremeih@saegesserengineering.com>; Jonathan Brown <jonathan@saegesserengineering.com>; Lisa Jo Vanderbur <lisa@saegesserengineering.com>; Shane Spicer <shane@saegesserengineering.com>; Wendell Sego <wendell@saegesserengineering.com>; William A. Saegesser <bill@saegesserengineering.com>
Subject: Charlestown Pleasant Ridge Development

Pat,

We are working for the City of Charlestown on the City's portion of the Pleasant Ridge Development including the new connector roadway from SR 403 to the site. We met this morning with Mayor Hall and representatives of Neace Ventures. John Hampton provided copies of your conceptual layout for the 33-acre site which depicts the connector road. We understand the Neace Ventures will decide on a final alignment within the next week or so.

I'm furnishing v-cards for myself and our other staff members who will be responsible for the final design of the infrastructure improvements. We look forward to working with you and coordinating our work efforts.

Regards,

Bill Saegesser

John Hampton

From: John Hampton
Sent: Wednesday, August 02, 2017 6:22 AM
To: Larry V. Lunt; John Neace
Subject: RE: July Financial Report

I believe that 19 out of the prospects are from Pleasant Ridge. I have asked the realtor for all the names and addresses so we can have title run prior to closing. The 1 individual that is not from Pleasant Ridge is from the trailer park. Her contract is at \$75,000.

From: Larry V. Lunt [mailto:vlunt@keypm.net]
Sent: Tuesday, August 1, 2017 11:22 PM
To: John Hampton <jhampton@neaceventures.com>; John Neace <john@neaceventures.com>
Subject: RE: July Financial Report

John,

Thanks for the update. I wonder where this particular home owners association gets money to buy lots almost at any price that is more than you are paying. If this is true it may be that someone is fronting the money for the home owners association with the belief that as some point they will sell to us or someone else at a profit. This also seems to be a backdoor agreement that at some time all the lots will be sold and Pleasant Ridge will be redeveloped. I think we just keep buying lots as quickly as possible.

Are most of the 19 potential buyers in Springville Manor from Pleasant Ridge?

Best

Larry V. Lunt, President General (ret)
Cell: 401-512-1186

From: John Hampton [mailto:jhampton@neaceventures.com]
Sent: Tuesday, August 1, 2017 6:26 AM
To: John Neace <john@neaceventures.com>; Larry V. Lunt <vlunt@keypm.net>
Subject: July Financial Report

John and Larry,

Attached are the financial statements as of July 31, 2017 along with a report showing the status of each home site. We currently have 263 units in Pleasant Ridge. There are 263 separate housing units including 4 - four plexes. Of those, only 50 are occupied. 20 of the fifty are still under management by the sellers (Josh Gregory and Wilson-Condra) leaving us with 153 tenants that I am still gradually moving out. We have boarded up 207 of the 263 units to date.

I just signed a deed contract for a home yesterday and am sending a contract for the purchase of another home out today. The buyer's agent translation is trying to buy homes in the neighborhood out from under us and apparently is offering more than \$100,000 we are paying. I don't know if they have been successful yet because nothing new shows up on the market.

Re: Home Warranty for Housing development. I am working with 2 different home warranty providers to issue new home warranty coverage on some of the new home we are building. Because we are the builder of the homes (Premier is our subcontractor) and I am the land owner, I want to purchase day 1 coverage at a cost of \$418.50 per \$65,000

PLEASANT RIDGE REDEVELOPMENT, LLC

P.O. BOX 1248
NEW ALBANY, INDIANA 47151
Phone and Fax: 812-200-6662

October 3, 2016

Mr. Tony Jackson
Building Commissioner/Safety Officer
Department of Housing Safety and Code Enforcement
City of Charleston
304 Main Cross Street
Charlestown, Indiana 47111

Dear Mr. Jackson:

Pleasant Ridge Redevelopment, LLC ("PRR") has now purchased 104 homes or lots in Pleasant Ridge and I have listed all of the property addresses and indicated whether the home is leased, vacant or a vacant lot **Exhibit A** to this letter. At your request, this letter comes to confirm PRR's responsibility regarding those properties and the tenants in the houses.

1. All properties that are currently vacant will be boarded up within 30 days.
2. Any property that is currently occupied, which later becomes unoccupied, will not be released, and will be boarded up, unless a waiver is granted. Any waiver of this requirement must come in writing from the Building Commissioner after being approved by the Board of Works.
3. The date that all properties will be vacant will be December 31, 2016 unless PRR obtains a waiver pursuant to item 2 above. The date that the leases on the properties PRR presently owns are included on **Exhibit A**. PRR will submit updates to **Exhibit A** on a monthly basis showing new acquisitions and indicate whether the property is leased, vacant, or a vacant lot. We will also provide an update on all lease expiration dates at the same time.
4. Upon the City giving PRR a sixty (60) day notice, all vacant and boarded up properties will be razed and removed.
5. All properties that are currently occupied are leased on a month-to-month basis.

The goal of purchasing all of the homes within Pleasant Ridge is critical to the success of PRR's redevelopment plan.

Please do not hesitate to give me a call if you should have any questions or need any further information from us.

Sincerely yours,



John W. Hampton
Manager

John Hampton

From: John Hampton
Sent: Friday, September 30, 2016 11:54 AM
To: 'BOB HALL'; michael@gillenwater.us
Cc: John Neace
Subject: RE: Letter to City of Charlestown
Attachments: Revised Draft Letter to City of Charlestown 9.30.16.pdf

Mayor Hall:

Attached is a revised letter per your suggested edits. I will attach a list of the property we own as an exhibit when the letter content is ok'd.

Thank you,

John W. Hampton, Manager
Pleasant Ridge Redevelopment, LLC
1638 East Markey Street
New Albany, Indiana 47150
Phone and fax: 812-200-6662

From: BOB HALL [<mailto:bobhall20@sbcglobal.net>]
Sent: Thursday, September 29, 2016 4:13 PM
To: John Hampton; michael@gillenwater.us
Cc: John Neace
Subject: Re: Letter to City of Charlestown

John

Here's the points that we were trying to convey about your request to the Board of Works. Your letter should include the following points.

- 1) The address of the properties you own.
- 2) That all properties that are currently vacant will be board up
- 3) All properties that become vacant will not be rented back out but will be boarded up. Any Exception must be approve by both the Building Commissioner and the Board of Works
- 4) The date that each property will be permanently vacant.
- 5) Once permanently vacated the property will be demolished within 60 days of notice to proceed with demolition from the city.

Any question please call.
Bob

John Hampton

From: John Hampton
Sent: Friday, July 15, 2016 11:00 AM
To: 'bobhall20@sbcglobal.net'
Subject: Revised Parcel Map Exhibit 7.13.16
Attachments: Revised Parcel Map Exhibit 7.13.16.pdf

Bob:

Attached is the new layout showing 325 home sites. Note that in "Area F" we show use of some of the land owned by the city that you indicated we should be able to buy.

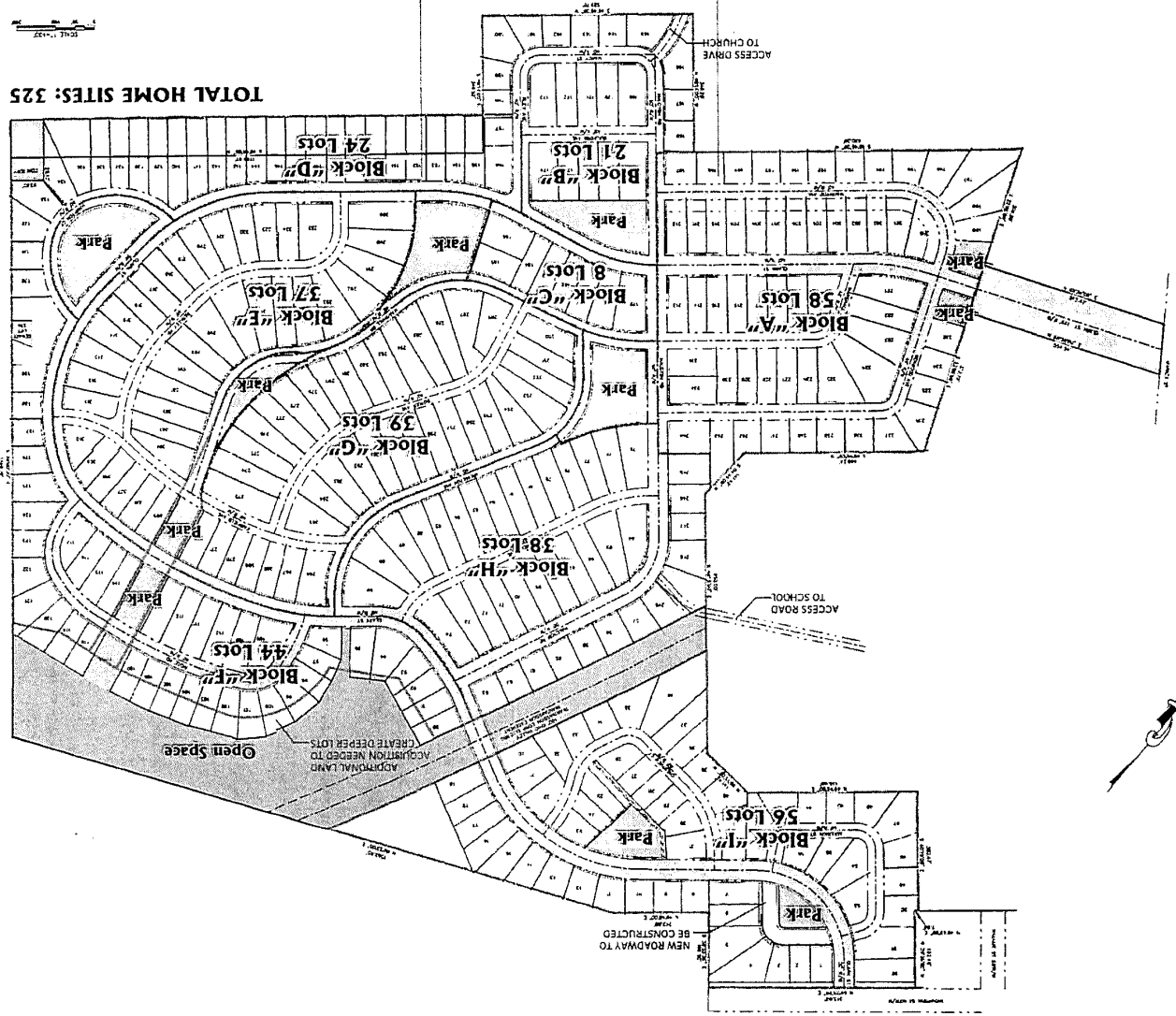
Let me know any comments that you have.

John

John Hampton, Manager
InBalance, LLC, Agent for Neace Ventures
1638 East Markey Street
New Albany, Indiana 47150
Phone and fax: 812-200-6662

Pleasant Ridge Redevelopment Parcel Map Exhibit

DRAFT



TOTAL HOME SITES: 325



Bob

I'm meeting with our civil engineers right now. Do you know if there a more current plat of Pleasant Ridge showing current property lines or digital maps or plats of the property other than what's on GIS?

I do not know of any other

Jun 29, 2016, 10:31 AM

I hope you are enjoying your vacation. John Neace reminded me this morning that you were going to get some form of a subornation agreement indemnifying us from a law suit is such a suit was filed against us and or the city for what we are trying to do at Plessant Ridge. We'd like to have that in place before we start closing on lots if possible.
John



Message





Bob

Jul 5, 2016, 9:55 AM

John the letter we talked about before was part of the blight elimination program that formalized a partnership. It is important to note that city is not involved in these private transaction. We would be glad to discuss this with you and our attorney if you desire.

Jul 5, 2016, 11:27 AM

When could I come meet with you and give you an update?

8:30 in the morning work ?

Sure. At your office or at Cracker Barrel

At my office if that would work

I'll be there. Thanks

Jul 5, 2016, 9:10 AM



Google





Bob

Yes

Jul 15, 2016, 4:29 PM

WDRB was at Pleasant Ridge today and talked on phone to me just now. Report will be on WDRB channel 41 at six tonight.

I spoke with them earlier.

Jul 16, 2016, 3:04 PM

What did you think about the wdrb. report?

Jul 16, 2016, 4:46 PM

As long as they keep showing the dilapidated homes in the background we win. I have the reporter for WDRB and News Tribune so I can start feeding them information as I want. Good plan huh!!!





Bob



Tue, Aug 9, 11:53 AM

I lost Denis contact info. Do you have his phone number?

Denis Frankenberger DF >

Wed, Aug 24, 3:19 PM

Woods asked me to join your meeting with them in the morning. You ok with that.

Thu, Sep 1, 6:42 AM

FYI - I am taking a long weekend and will be out after 10 today and returning Tuesday night. General Lunt has committed to being a partner with John in our redevelopment effort. Thanks for introducing him to us. John H



12:15





Bob

Great. Enjoy your holiday weekend.

Thu, Sep 1, 8:17 AM



Tue, Sep 27, 12:49 PM

Just did a phone interview with WAVE. They are running a story at 11 tonight.

Fri, Sep 30, 11:55 AM

Sent revised letter just now.

Mon, Oct 3, 9:41 AM

Is the meeting you want me to attend at 6:30 tonight?

No 9:00 am on the 13th.

Mon, Oct 10, 7:52 AM



Message





Bob

Please call when you have a minute. John

We are having a meeting here on E Market next Monday at 10:30 with John and Larry and our land planner. Our wives may also attend. Would you and your wife like to join us and then go out to lunch after the meeting?

Mon, Oct 10, 10:36 AM

Chris Overfield is one of the owners that has mortgages in excess of the lot values.

In addition to Overfield David Hays at 327 Berkeley is also under water. He is disabled.

Raymond Wilson. 2 homes.
[812-414-2287](tel:812-414-2287)



Message



John Hampton

From: Tony Jackson [tony.jackson@cityofcharlestown.com]
Sent: Wednesday, June 07, 2017 11:17 AM
To: John Hampton
Subject: Re: Homes occupied with no water

Ok

On Wed, Jun 7, 2017 at 8:20 AM, John Hampton <jhampton@neaceventures.com> wrote:

304 Halcyon (4 ladies – Reynolds)

212 Marcy – lady just got out of jail so she decided to move back in with no lease

213 Arlington - Hoerth

Anything you can do to get them out would be helpful. Also you said you were going to notify the other utilities to pull the meters from the vacant homes. Do you need an update list?

Thank you,

John

John W. Hampton, Manager

Pleasant Ridge Redevelopment, LLC

1638 East Markey Street

New Albany, Indiana 47150

Phone and fax: 812-200-6662

--

Tony Jackson

John Hampton

From: BOB HALL [bobhall20@sbcglobal.net]
nt: Thursday, June 02, 2016 11:25 AM
o: John Neace; John Hampton
Subject: Fw: At Risk Rental Property Landlord Letters
Attachments: Rental Property Owner 2.doc

Here's a letter that was sent to the landlords earlier this week.

bob

On Thursday, June 2, 2016 11:11 AM, Tony Jackson <tony.jackson@cityofcharlestown.com> wrote:

Bob,

Attached is the letter you needed.

--

Tony Jackson
Building & Safety Officer/Building Commissioner
City of Charlestown, IN
Mobile 502-643-3938
Office 812-256-3422, ext. 305
Fax 812-256-7140

Please note my email address has changed. My new email is tony.jackson@cityofcharlestown.com

Pleasant Ridge

2

Mayor Bob Hall 1 of 2

I called Mayor Hall on Thursday, May 26th and asked him about the **Trailer Park**. He gave me information on the property – see Trailer Park Page 2.

Mayor Hall also asked me to call John Chester, Ron May, Cooley and Westmoreland

He also asked me if we could have some kind of preliminary plat of the proposed redevelopment plan that he could present to the city council in July.

Met Mayor Hall for breakfast on June 3rd at Cracker Barrel at his request to give him an update. Bob gave me a calendar of meetings he wants us to have information on the redevelopment for. The Redevelopment Council meets on Thursday, July 7th and City Council would meet on July 18th. We also have to meet with the Placing Commission but he did not give that date.

We covered lots of areas and the following are some of them:

- He would like alley ways (to be called “service drives”) for garbage, mail, garage entrances) and the minimum width would need to be 12’.
- He knows the liquor store owner Roger Adams who is an accountant and son is with Edward Jones. They own apartments and other real estate in the area.
- He said there was a heavily treed lot for sale for \$80,000. It is owned by Charlestown Enterprises, Inc. (John Woods).
- The Dollar Store on Markey is on a lease with five years remaining.

We talked about lots in Pleasant Ridge with delinquent taxes that might be able to be purchased for the tax amount and he will have Dave Reinhart, the City Tax Collector, get us a list.

What we thought was a park on the lower edge of my maps is actually a wooded area with a pump station for the area sewers.

A lot owned by Mable Snyder being the AKW, Inc. lot on Market s being deeded to the city.

Tony Jackson (tony.jackson@cityofcharlestown.com) (502-643-3938) with the City of Charlestown brought me a set of 1941 original blue prints of Pleasant Grove which includes a topographical map and utility and sewer layout. I will get copies made for us. Tony is the person that will enforce the new requirements to get the existing homes up to code.

Bob needs a plan from us with estimated costs so he can determine what the city can do for us financially.

5/31/2016 10:48 AM

Pleasant Ridge

3

Mayor Bob Hall 2 of 2

On vacant lots the city will acquire he said we can do a "Wrap Around Agreement" to be sure we have the right to buy the lots from the city. I am not sure what that is.

Corresponded with Mayor Hall and John Neace by text and e-mail on 6/9/16 around 7am regarding settlement offer being negotiated with Dan Dodge at 9:30am that morning.

On June 29th I texted Bob the following" I hope yu are enjoying your vacation.

John Neace reminded this morningthat you were going to get some form of a subordination agreement indemnifying us from a law suit is (IF) such a suit was filed against us or the city for what we are trying to do at Plessant (sic) Ridge. We'd like to have that in place before we start closing on lots if possible.

He replied the following on Tuesday, July 5th

John, the letter we talked about before was part of the blight elimination program that formalized a partnership. It is important to note that city is not involved in these private transaction. We would be glad to discuss this with you and our attorney if you desire.

I set up a meeting with Bob for 8:30 am on Wednesday July 6 to discuss this issue and give him an update on where we are on the plan.

*Met w/ Mayor after meeting w/ Westwood of Woods on 7/8 ~ around 10:00am
went over prelim plans from Sorbale - left reduced copy.*