



Staff Report

AGENDA ITEM REPORT

DATE: June 23, 2025

SUBMITTED BY: Rene Garcia, Administration

ITEM TYPE: Resolutions

AGENDA SECTION: CONSIDERATION OF AND ACTION ON

SUBJECT: Resolution R2025-31 Awarding Real Estate Appraisal Services for the CDBG-MIT Tres Palacios Creek Drainage Improvements Project to National Appraisal Partners LLP in an Amount Not to Exceed \$119,600.00 and Authorizing the City Manager or Designee to Execute All Related Documents or Amendments

BACKGROUND: The \$14.8M Tres Palacios Creek Drainage Improvement project funded by CDBG-MIT through the General Land Office (GLO) requires the acquisition of approximately fifty-two (52) easements. According to the GLO, approximately twenty (20) of these affected properties must be professionally appraised because their estimated worth exceeds \$10,000.00, however the remaining 32 properties are subject to appraisal if requested by the property owner. Proposals and Statements of Qualifications were due on June 4, 2025. Submissions were received as follows:

CBRE Inc.	\$7,000.00/Appraisal
Atrium Real Estate Services	\$4,500.00/Appraisal
National Appraisal Partners LLP	\$2,300.00/Appraisal

Staff evaluated these submissions and subsequently recommends adoption of Resolution R2025-31 to award real estate appraisal services to National Appraisal Partners LLP for an amount not to exceed \$119,600.00 (\$2,300.00 per appraisal). If only the required twenty (20) properties are appraised, total cost will be \$46,000.00.

SUGGESTED ACTION:

ATTACHMENTS:

[Resolution R2025-31 Awarding Real Estate Appraisal Services to NAP LLP.pdf](#)
[El Campo__APPRAISERS RFP.pdf](#)

NAP LLP Engagement Letter.pdf
NAP LLP Qualifications and Certifications.pdf