



Staff Report

AGENDA ITEM REPORT

DATE: July 14, 2025

SUBMITTED BY: Rene Garcia, Public Works

ITEM TYPE: Resolutions

AGENDA SECTION: CONSIDERATION OF AND ACTION ON

SUBJECT: Resolution R2025-32 Awarding Real Estate Appraisal Review Services for the CDBG-MIT Tres Palacios Creek Drainage Improvements Project to Haginas & Shillings Real Estate Appraisal and Compliance Services in an Amount Not to Exceed \$41,600.00 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 thirty (30) of these affected properties must be professionally appraised because their estimated worth exceeds \$10,000.00, however the remaining 22 properties are subject to appraisal if requested by the property owner. On June 23, 2025, Council awarded appraisal services to National Appraisal Partners LLP.

The GLO requires a competent appraisal review firm to conduct a desk review of each appraisal report from National Appraisal Partners to assess reasonableness of the methods, data, and conclusions contained therein. Proposals were due on July 8, 2025, and submissions were received as follows:

Haginas & Shillings Real Estate Appraisal and Compliance Services - \$800 per review
CBRE Valuation Advisory Services - \$1,500 per review

SUGGESTED ACTION: Staff recommends adoption of Resolution R2025-32 to award real estate appraisal review services to Haginas & Shillings Real Estate Appraisal and Compliance Services for an amount not to exceed \$41,600.00 (\$800.00 per review). It is currently estimated that 30 properties will require appraisal review services, resulting in a total potential cost of \$24,000.00.

ATTACHMENTS:

