

**CITY OF GAUTIER
MEMORANDUM**

To: Samantha Abell, City Manager
From: Chandra Nicholson, Economic Development and Planning Director
Date: June 6, 2014
Subject: Proposal for Review Appraisal Services for Lowe's Property Donation on William Payne Adams Blvd.

REQUEST:

The Economic Development & Planning Department requests authorization to accept a proposal from John B. Stewart, Real Estate Appraiser and Consultant, Inc. to conduct an appraisal of the Lowe's property to be donated to the City of Gautier in conjunction with the Gautier Streetscape Phase 3 Project.

BACKGROUND:

In order to meet the ROW acquisition requirements of FHWA/MDOT, the property being donated to the City of Gautier for the Streetscape Phase 3 Project, must have a formal review appraisal. The review appraisal must conform with the "Uniform Act" Standards. John B. Stewart, Real Estate Appraiser and Consultant, Inc. has submitted a proposal to conduct the required review appraisal for a fee of \$1,000.00. See the attached proposal for additional information.

RECOMMENDATION:

City staff recommends that City Council authorize acceptance of the proposal to prepare a review appraisal for the Lowe's property donation on William Payne Adams Blvd. as presented.

The City Council may:

1. Authorize appraisal of the property by John B. Stewart, Real Estate Appraiser and Consultant, Inc. as presented, or
2. Authorize appraisal of the property by John B. Stewart, Real Estate Appraiser and Consultant, Inc. with changes, or
3. Disapprove appraisal of the property by John B. Stewart, Real Estate Appraiser and Consultant, Inc.

ATTACHMENT(S):

Appraisal Proposal from John B. Stewart, Real Estate Appraiser and Consultant, Inc.

John B. Stewart, Real Estate Appraiser and Consultant, LLC

P.O. Box 804 · 160 East Peace Street, Ste "B" · Canton, MS 39046
Phone (601) 855-7777 · Cell (601) 953-9081 · Fax (601) 391-3498
E-mail: jebstewart2@hotmail.com

June 3, 2014

City of Gautier
c/o Chandra Nicolson, Director of Economic Development
3330 US Highway 90
Gautier, MS 39553

RE: Proposal for review appraisal services of an appraisal of a tract of land to be acquired which is located west of North Dolphin Drive, Gautier, MS 39553. The project is known as Gautier Streetscape Phase 3 Project STP-0494-00-(008)/LPA-106378-701000

Dear Ms. Nicolson:

I would like to provide you with a proposal for professional appraisal review services on the above referenced parcel. The appraisal review will be prepared to meet the guidelines of the MDOT; in accordance with 49 CFR Part 24, Uniform Relocation Assistance and Real Property Acquisition of Federal and Federally Assisted Programs, and the Right-of-Way Operations manual as well as applicable State Law covered under Title 43 Chapters 37 & 39 of the Mississippi Code; and the Uniform Standards of Professional Appraisal Practice (USPAP).

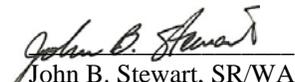
I understand that this appraisal is to be completed by 6/20/2014. I understand that this acquisition is to be expedited; therefore, I can complete my field work while the appraisal is being completed. The desk review should not take over three (3) days; hence, my appraisal review can be completed within 3 days of receiving the appraisal or 6/23/2014.

I propose a fee of **\$1,000** for the appraisal review of 255,000 sq. ft. of land behind Lowe's Home Improvement.

I am on the MDOT approved list for appraisal and appraisal review services. If further qualifications are required, I will gladly provide any documentation needed.

Best Regards,

John B. Stewart, Real Estate Appraiser and Appraisal Review


John B. Stewart, SR/WA
Managing Member

Proposal Accepted:

Client signature Date

APPRAISER · REVIEW APPRAISER
Senior Member International Right-of-Way Association
Since 1995
Mississippi Licensed General Appraiser · License Number – GA -231