

Road & Anastasia Road (Sunrise Subd).

- H. AI-27422**
1. Requesting the surplus of the Vacant Lots described as: Mission Original Townsite, Lots 1-9, Block 212; (as CC action of 11-3-10 for Lots 4 through 9, Block 205) for the purpose of disposition through sale;
  2. Pursuant to Texas Local Government Code Chapter 273, Section .001, requesting authority to publish an ad for the Sale of Property described as Vacant Lots described as: Mission Original Townsite, Lots (described herein)-Blocks 205 & 212;
  3. Presentation of the market value appraisals in order for Commissioner's Court to set the minimum bids for the sale of two properties located in Precinct #3 and as approved for disposition through "Sale of Real Property" herein and (by CC 11-30-10):
    - a. Lots 1 thru 9 Block 212-FMV \$182,952.00 with Minimum Bid Amount set at \$\_\_\_\_\_;
    - b. Lots 4 thru 9 Block 205-FMV \$149,388.00 with Minimum Bid Amount set at \$\_\_\_\_\_.
- I. AI-27380** Hidalgo County:  
Requesting authority to advertise and approval of procurement packet (i.e. specifications/requirements, legal notice & draft service contract) as attached hereto for "Hidalgo County-Laboratory Services" RFB: 2011-144-08-03-SMA
- J. AI-27421** Approval of an Amendment No. 2 (reflecting the substitution of a revised Exhibit C- Revised Schedule) to the current agreement between Hidalgo County and Lockwood, Andrews and Newnam for the provision of consulting services in connection with Commuter Rail Feasibility Study for Hidalgo County.-C-10-031-08-03.
- K. AI-27409** Requesting authority to advertise and approval of procurement packet (i.e. specifications - requirements, legal notice, draft requirements agreements etc.,) as attached hereto for Hidalgo County Precinct 1 - "Purchase of Reclaimed (Recycled) Asphalt Pavement (RAP) - RFB 2011-177-08-03-YZV
- L. AI-27381** Hidalgo County Health Department:  
Requesting authority to advertise and approval of procurement packet (i.e. specifications-requirements, legal notice, draft contract etc.) as attached hereto for: "Hidalgo County Health Department- Laboratory Services for CHIP, Medicaid, Private Insurance, Self Pay, Title V & CHIP Perinatal Patients (Superior Health Plan & Molina Health Care) Bid No. 2011-173-SMA
- M. AI-27047** Requesting authority to advertise and approval of procurement packet (i.e., specifications, legal notice etc.) as attached hereto for "Hidalgo County-BCAP-Driveways, Valley Gutter, Curb & Gutter for Las Brisas Subdivision" RFB 2011-198-00-00-YSI.

**AI-27422**

**9.I.**

**Surplus of Additional Property at former Pct. 3 Adm. Bldg., Shop & Adjacent Lots Complex for Disposition thru Sale  
CC CONSENT**

Date: 07/12/2011  
 Submitted By: Gricelda Villarreal, PURCHASING DEPT.  
 Submitted For: Marty Salazar  
 Department: PURCHASING DEPT.  
 Agenda Category: Purchasing Department

Information

CAPTION

1. Requesting the surplus of the Vacant Lots described as: Mission Original Townsite, Lots 1-9, Block 212; (as CC action of 11-3-10 for Lots 4 through 9, Block 205) for the purpose of disposition through sale;
2. Pursuant to Texas Local Government Code Chapter 273, Section .001, requesting authority to publish an ad for the Sale of Property described as Vacant Lots described as: Mission Original Townsite, Lots (described herein)-Blocks 205 & 212;
3. Presentation of the market value appraisals in order for Commissioner's Court to set the minimum bids for the sale of two properties located in Precinct #3 and as approved for disposition through "Sale of Real Property" herein and (by CC 11-30-10):

a. Lots 1 thru 9 Block 212-FMV \$182,952.00 with Minimum Bid Amount set at \$ \_\_\_\_\_;

b. Lots 4 thru 9 Block 205-FMV \$149,388.00 with Minimum Bid Amount set at \$ \_\_\_\_\_.

BACKGROUND

	Fiscal Impact
FISCAL YEAR: 1	ACCT. #: 1100-415-18-160-001-0-540
FUNDS AVAILABLE Y/N?: Y	MATCHING FUNDS Y/N?:
BUDGETARY IMPACT:	
Open PO#650320 with The Monitor for 2011 advertising	

Attachments

Link: [Properties FMV](#)

Form Routing/Status

Route Seq	Inbox	Approved By	Date	Status
1	Purchasing Department	Marty Salazar	07/07/2011 09:38 AM	APRV
2	Budget & Management	Merlen P. Munoz	07/07/2011 09:58 AM	APRV
3	Roiand Garcia	Rolando Garcia	07/08/2011 08:11 AM	APRV

Block 212

**REAL ESTATE APPRAISAL REPORT**  
TEXAS DEPARTMENT OF TRANSPORTATION

Address of Property: 400 W. 13<sup>th</sup> Street, Mission, Texas      District: Pharr  
Property Owner: County of Hidalgo      ROW CSJ: N/A  
Address of Property Owner: P.O. Box 1356, Edinburg, Texas 78539      Parcel: N/A  
Occupant's Name: Vacant      Federal Project No: N/A  
Whole:       Partial:       Acquisition      Highway: N/A      County: Hidalgo

**Purpose of the Appraisal**

The purpose of this appraisal is to estimate the market value of the fee simple title to the real property to be acquired, encumbered by any easements not to be extinguished, less oil, gas and sulphur. If this acquisition is of less than the whole property, then any special benefits and/or damages to the remainder property must be included in accordance with the laws of Texas.

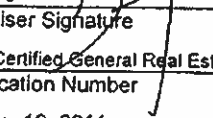
**Market Value**

Market value is defined as follows: "Market Value is the price which the property would bring when it is offered for sale by one who desires, but is not obliged to sell, and is bought by one who is under no necessity of buying it, taking into consideration all of the uses to which it is reasonably adaptable and for which it either is or in all reasonable probability will become available within the reasonable future."

**Certificate of Appraiser**

I hereby certify that, it is my opinion the total compensation for the acquisition of the herein described property is \$182,952 as of December 10, 2010, based upon my independent appraisal and the exercise of my professional judgment; on March 18, 2010 and December 10, 2010, (date)(s), I personally inspected in the field the property herein appraised; I did afford County of Hidalgo, the property owner or the representative (s) of the property owner, the opportunity to accompany me at the time of the inspection. The comparables relied upon in making said appraisal were as represented by the photographs contained in the appraisal report and were inspected on January 18, 2011, I have not revealed and will not reveal the findings and results of such appraisal to anyone other than the proper officials of the, Hidalgo County Precinct No. 3, or until I am required to do so by due process of law or until I am released from this obligation by having publicly testified to such findings; and, my compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result or the occurrence of a subsequent event

I certify to the best of my knowledge and belief that the statements of fact contained in this report are true and correct; the reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, unbiased professional analyses, opinions and conclusions; I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved; and, my analyses, opinions and conclusions were developed, and this report has been prepared in conformity with the appropriate State laws, regulations, and policies and procedures applicable to the appraisal of right of way for such purposes, and that to the best of my knowledge no portion of the value assigned to such property consists of items which are non-compensable under the established law of said State, and any decrease or increase in the fair market value of subject real property prior to the date of valuation caused by the public improvement other than that due to the physical deterioration within the reasonable control of the owner has been disregarded in estimating the compensation for the property.

  
Appraiser Signature  
State Certified General Real Estate Appraiser - TX 1328375 - General  
Certification Number  
January 19, 2011  
Date

To the best of my knowledge, the value does not include any items which are not compensable under the State law.  
District Reviewing Appraiser      Date

**Purpose of the Appraisal Report**

This appraisal is prepared for the purpose of estimating the current market value of the fee simple estate of the subject property in order to determine the value of the subject for surplus by the Hidalgo County Precinct No.3, as defined within this report. This appraisal does not include any enhancement in value resulting from items of intangible personal property such as marketing and management skill, an assembled work force, working capital, trade names, franchises, patents, trademarks, contracts, leases (mineral and or ground lease), or operating agreements and project influence (if any exist). Any improvements not located within the tract and outside of the permissibility of inspection as defined by the subject owner, shall be given a stated value based on the assessment established by the corresponding Appraisal District and or by off-site estimation by appraiser as they are not affected. This report shall be utilized to determine the market value of said site in order to discuss the feasibility of surplus said tract in the near future.

**Property Rights Appraised**

The property rights being appraised in this report consist of the fee simple estate of the subject property. Fee Simple Estate is defined by the Dictionary of Real Estate Appraisal, Fourth Edition, copyright 2002, page 113, by the Appraisal Institute as being: "Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat." As per scope of the assignment, this is the manner in which the subject property shall be appraised for purposes of this report. If there are any questions or concerns as to this definition of fee simple estate, please feel free to contact Leonel Garza III at (956) 687-7295 for further explanation.

**Accessibility To Subject Property**

The owner of record of the subject property was not sent a letter of intent to inspect the subject property as the owner of record is also the client of this report. On March 18, 2010, a representative with the Hidalgo County Precinct No. 3 allowed the appraiser on-site access to the subject property.

**Analysis of Subject As A Whole**

As per scope of the assignment, the subject property shall be analyzed based on the combined information of several sources including, the subdivision plat provided, on-site and or off-site inspection, personal interviews, and information gathered from the local appraisal district. The property was analyzed based on the whole property as per subdivision plat provided. The subject tract is part of a larger tract of land of which shall not be required to be included in the valuation as the subject overall size and dimensions constitute an economic unit in itself.

**Economic Unit Analysis**

The subject property shall be analyzed based on approximately 1.40 acre tract of land as indicated by survey and field notes created by Quintanilla, Headley and Associates, Inc. dated August 10, 2010. As per scope of the assignment the appraiser shall evaluate the subject property as fee simple for purposes of this report unless instructed otherwise. The comparable sales used for the analysis of the subject property as whole and as the partial acquisition indicated a range of economic units of 26,484 square feet (0.60 acres) and 43,560 square feet (1.00 acre). These indicated economic unit tracts shall be utilized for the analysis of the subject property.

Economic Unit (Gross)	1.40 Acres
	60,984 Square Feet

**Legal Description:**

A 1.40 acre tract of land being all of Lot 1 thru 9, and the former alley lying east of Lots 1, 2, 3, and west of Lots 4 thru 9, Block 212, The original town site of Mission, Hidalgo County, Texas, according to the map or Plat thereof recorded in Volume 2, pages 21 & 22, Map Records, Hidalgo County, Texas, according to Warranty Deed recorded in Volume 2095, Page 903, and Warranty Deed Recorded Under County Clerk's Document Number 361424, Official Records, Hidalgo County, Texas.

Block 205

**REAL ESTATE APPRAISAL REPORT  
TEXAS DEPARTMENT OF TRANSPORTATION**

**Address of Property:** Located at the northeastern corner of West Kika De La Garza Street and W. 12<sup>th</sup> Street, Mission, Texas  
**District:** Pharr  
**Property Owner:** County of Hidalgo  
**ROW CSJ:** N/A  
**Address of Property Owner:** P.O. Box 1366, Edinburg, Texas 78539  
**Parcel:** N/A  
**Occupant's Name:** Vacant  
**Federal Project No:** N/A  
**Whole:**  **Partial:**  **Acquisition**  
**Highway:** N/A **County:** Hidalgo

**Purpose of the Appraisal**

The purpose of this appraisal is to estimate the market value of the fee simple title to the real property to be acquired, encumbered by any easements not to be extinguished, less oil, gas and sulphur. If this acquisition is of less than the whole property, then any special benefits and/or damages to the remainder property must be included in accordance with the laws of Texas.

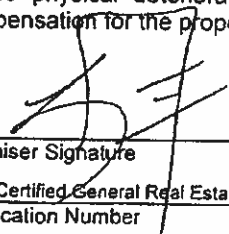
**Market Value**

Market value is defined as follows: "Market Value is the price which the property would bring when it is offered for sale by one who desires, but is not obliged to sell, and is bought by one who is under no necessity of buying it, taking into consideration all of the uses to which it is reasonably adaptable and for which it either is or in all reasonable probability will become available within the reasonable future."

**Certificate of Appraiser**

I hereby certify that, it is my opinion the total compensation for the acquisition of the herein described property is \$149,388.00 as of January 18, 2011, based upon my independent appraisal and the exercise of my professional judgment, on January 18, 2011 and February 10, 2011 (date)(s), I personally inspected in the field the property herein appraised; I did afford County of Hidalgo, the property owner or the representative (s) of the property owner, the opportunity to accompany me at the time of the inspection. The comparables relied upon in making said appraisal were as represented by the photographs contained in the appraisal report and were inspected on January 18, 2011, I have not revealed and will not reveal the findings and results of such appraisal to anyone other than the proper officials of the Hidalgo County Precinct No. 3, or until I am required to do so by due process of law or until I am released from this obligation by having publicly testified to such findings; and, my compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result or the occurrence of a subsequent event

I certify to the best of my knowledge and belief that the statements of fact contained in this report are true and correct; the reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, unbiased professional analyses, opinions and conclusions; I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved; and, my analyses, opinions and conclusions were developed, and this report has been prepared in conformity with the appropriate State laws, regulations, and policies and procedures applicable to the appraisal of right of way for such purposes, and that to the best of my knowledge no portion of the value assigned to such property consists of items which are non-compensable under the established law of said State, and any decrease or increase in the fair market value of subject real property prior to the date of valuation caused by the public improvement other than that due to the physical deterioration within the reasonable control of the owner has been disregarded in estimating the compensation for the property.

  
\_\_\_\_\_  
Appraiser Signature  
State Certified General Real Estate Appraiser - TX 1328375 - General  
Certification Number  
May 5, 2011  
\_\_\_\_\_  
Date

To the best of my knowledge, the value does not include any items which are not compensable under the State law

\_\_\_\_\_  
District Reviewing Appraiser                      Date

**Purpose of the Appraisal Report**

This appraisal is prepared for the purpose of estimating the current market value of the fee simple estate of the subject property in order to determine the value of the subject for surplusage by the Hidalgo County Precinct No.3, as defined within this report. This appraisal does not include any enhancement in value resulting from items of intangible personal property such as marketing and management skill, an assembled work force, working capital, trade names, franchises, patents, trademarks, contracts, leases (mineral and or ground lease), or operating agreements and project influence (if any exist). Any improvements not located within the tract and outside of the permissibility of inspection as defined by the subject owner, shall be given a stated value based on the assessment established by the corresponding Appraisal District and or by off-site estimation by appraiser as they are not affected. This report shall be utilized to determine the market value of said site in order to discuss the feasibility of surplusage said tract in the near future.

**Property Rights Appraised**

The property rights being appraised in this report consist of the fee simple estate of the subject property. Fee Simple Estate is defined by the Dictionary of Real Estate Appraisal, Fourth Edition, copyright 2002, page 113, by the Appraisal Institute as being: "Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat." As per scope of the assignment, this is the manner in which the subject property shall be appraised for purposes of this report. If there are any questions or concerns as to this definition of fee simple estate, please feel free to contact Leonel Garza III at (956) 687-7295 for further explanation

**Accessibility To Subject Property**

The owner of record of the subject property was not sent a letter of intent to inspect the subject property as the owner of record is also the client of this report. On February 10, 2011, Jose Garcia with the Food Pantry allow the appraiser on-site access to the subject property.

**Analysis of Subject As A Whole**

As per scope of the assignment, the subject property shall be analyzed based on the combined information of several sources including, the subdivision plat provided, on-site and or off-site inspection, personal interviews, and information gathered from the local appraisal district. The property was analyzed based on the whole property as per subdivision plat provided. The subject tract is part of a larger tract of land of which shall not be required to include in the valuation as the subject overall size and dimensions constitute an economic unit in itself.

**Economic Unit Analysis**

The subject property shall be analyzed based on two separate lots, with approximately 0.5165 acres (separately) of land as indicated by survey and field notes created by Quintanilla, Headley and Associates, Inc. dated August 10, 2010. As per scope of the assignment the appraiser shall evaluate the subject property as fee simple for purposes of this report unless instructed otherwise. The comparable sales used for the analysis of the subject property as whole and as the partial acquisition indicated a range of economic units of 26,484 square feet (0.60 acres) and 43,560 square feet (1.00 acre). These indicated economic unit tracts shall be utilized for the analysis of the subject property.

Economic Unit (Gross)	
Tract No. 2	0.5165 Acres
	22,499 Square Feet
Tract No. 3	0.5165 Acres
	22,499 Square Feet
Combined Area	1.033 Acres
	44,998 Square Feet

**Legal Description:**

**Tract No 2**

A 0.5165 acre tract of land being all of Lot 4 thru 6, Block 205, Original Town Site of Mission, Hidalgo County, Texas, according to the map or Plat thereof recorded in Volume 2, pages 21 & 22, Map Records, Hidalgo County, Texas

**Tract No 3**

A 0.5165 acre tract of land being all of Lot 7 thru 9, Block 205, Original Town Site of Mission, Hidalgo County, Texas, according to the map or Plat thereof recorded in Volume 2, pages 21 & 22, Map Records, Hidalgo County, Texas