

Zimbra

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Re: Real Estate Broker Project-Clarifying Scope of Services and Method of Compensation

From : Martha Salazar <martha.salazar@co.hidalgo.tx.us>

Thu, Dec 12, 2013 02:45 PM

Subject : Re: Real Estate Broker Project-Clarifying Scope of Services and Method of Compensation**To** : Steve Crain <scrain@atlashall.com>, valde guerra <valde.guerra@co.hidalgo.tx.us>, Sergio Cruz <sergio.cruz@co.hidalgo.tx.us>, raul lozano <raul.lozano@co.hidalgo.tx.us>, raul silguero <raul.silguero@co.hidalgo.tx.us>, mona parras <mona.parras@co.hidalgo.tx.us>, Chris Trevino <chris.trevino@co.hidalgo.tx.us>, Jaime Longoria <jaime.longoria@co.hidalgo.tx.us>**Cc** : Cris Ayala <cris.ayala@co.hidalgo.tx.us>, Darlene H. Betancourt <darlene.betancourt@co.hidalgo.tx.us>, lauro torres <lauro.torres@co.hidalgo.tx.us>, Estanislado Ramos <estanislado.ramos@co.hidalgo.tx.us>, Juan Alvarado <juan.alvarado@co.hidalgo.tx.us>

To All:

Summary of recommended changes to present form of procurement packet for the above referenced project:

1. Credentials sought by County are to engage Qualified, Licensed Brokers that possess Real Estate Development Experience (minimum of 15 years);
2. Services will include comprehensive review of potential properties (categorized with recommended improvements) offered by County, marketing of selected properties for disposition and sale;
3. Compensation will be negotiated in accordance with any statutory limits (in this case cap is 6%);
4. Engagement will be on a per precinct basis (which may result in a broker awarded more than one precinct);
5. All proposed properties will require a FMV appraisal prior to setting minimum acceptable bid;
6. Term of the agreement (TBD) is currently either 3 or 5 years;
7. Demonstrate at least 5 projects that were undertaken and successfully sold as commercial developments;

Purchasing will be modifying current procurement packet to incorporate the recommendations described as well as creating a professional services form of agreement.

Attending the meeting were: Valde Guerra, Sergio Cruz, Chris Trevino, Marcos Lopez, Hon. S. Crain and Marty Salazar.

We have an item on CC agenda meeting of 12-20-13 to approved the final form of procurement packet.