

Zimbra

yolanda.velasquez@co.hidalgo.tx.us

Fwd: CBRE-update

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

Thu, Oct 15, 2015 09:11 AM

Subject : Fwd: CBRE-update

To : Erika Reyna
<erika.reyna@co.hidalgo.tx.us>

Cc : valde guerra
<valde.guerra@co.hidalgo.tx.us>, Sergio
Cruz <sergio.cruz@co.hidalgo.tx.us>,
Darlene H. Betancourt
<darlene.betancourt@co.hidalgo.tx.us>,
Yolanda Velasquez
<yolanda.velasquez@co.hidalgo.tx.us>,
Agueda Garcia
<aguada.garcia@co.hidalgo.tx.us>

Ms. Erika:

Please provide CBRE this document for review and completion.

I would recommend a deadline for return. We need it back o
as to place

on CC agenda meeting of 10-27-15. In addition, we would
need to know whether this will be required for each
property.

Thanks,

Marty

----- Forwarded Message -----

From: "Steve Crain" <scrain@atlashall.com>

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

Sent: Thursday, October 15, 2015 7:41:04 AM

Subject: RE: CBRE-update

It is OK.



-----Original Message-----

From: Martha Salazar

[mailto:martha.salazar@co.hidalgo.tx.us]

Sent: Wednesday, October 14, 2015 5:09 PM
To: Steve Crain
Cc: Erika Reyna; valde guerra; Sergio Cruz; Darlene H. Betancourt
Subject: Fwd: CBRE-update

Mr. Crain:
Please review and comment as to form.
Thanks,
Marty S.

----- Forwarded Message -----
From: "Yolanda Velasquez"
<yolanda.velasquez@co.hidalgo.tx.us>
To: "Martha Salazar" <martha.salazar@co.hidalgo.tx.us>
Sent: Wednesday, October 14, 2015 4:56:16 PM
Subject: Re: CBRE-update

Mrs. Marty,

Draft Notice to Proceed attached.

Thanks

Yolanda Velasquez, Buyer III
Hidalgo County Purchasing Dept.
Tel: (956) 318-2626 ext. 4881
yolanda.velasquez@co.hidalgo.tx.us

----- Original Message -----
From: "Martha Salazar" <martha.salazar@co.hidalgo.tx.us>
To: "Steve Crain" <scrain@atlashall.com>, "monica badillo"
<monica.badillo@co.hidalgo.tx.us>
Cc: "Yolanda Velasquez"
<yolanda.velasquez@co.hidalgo.tx.us>, "Darlene H.
Betancourt" <darlene.betancourt@co.hidalgo.tx.us>, "valde
guerra" <valde.guerra@co.hidalgo.tx.us>, "Sergio Cruz"
<sergio.cruz@co.hidalgo.tx.us>, "Erika Reyna"
<erika.reyna@co.hidalgo.tx.us>
Sent: Wednesday, October 14, 2015 4:23:22 PM
Subject: Re: CBRE-update

To All:

The draft is incomplete. We will be providing Mr. Crain a corrected and modified document for his review. Thereafter, we need to provide to CBRE for their completion of the information on the property. Upon it's return and final review by Mr. Crain, we will place on HCCC for action.

Thanks,
Marty S.

----- Original Message -----

From: "Martha Salazar" <martha.salazar@co.hidalgo.tx.us>
To: "Steve Crain" <scrain@atlashall.com>, "monica badillo" <monica.badillo@co.hidalgo.tx.us>
Cc: "Yolanda Velasquez" <yolanda.velasquez@co.hidalgo.tx.us>, "Erika Zamora" <erika.zamora@co.hidalgo.tx.us>, "Darlene H. Betancourt" <darlene.betancourt@co.hidalgo.tx.us>, "valde guerra" <valde.guerra@co.hidalgo.tx.us>, "Sergio Cruz" <sergio.cruz@co.hidalgo.tx.us>
Sent: Wednesday, October 14, 2015 3:43:10 PM
Subject: Fwd: CBRE

Mr. Crain:

Here is the modified document you requested. I will be creating an Agenda Item for 10-20-15 so as to get accepted and approved for either CC or Exec. Officer to sign. This will permit the listing of the property.

Thanks,
Marty S.

----- Forwarded Message -----

From: "Yolanda Velasquez" <yolanda.velasquez@co.hidalgo.tx.us>
To: "martha salazar" <martha.salazar@co.hidalgo.tx.us>
Sent: Wednesday, October 14, 2015 3:00:22 PM
Subject: Fwd: CBRE

Mrs. Marty,

Attach please find "Notice to Proceed" in word format.

Yolanda Velasquez, Buyer III
Hidalgo County Purchasing Dept.
Tel: (956) 318-2626 ext. 4881

yolanda.velasquez@co.hidalgo.tx.us

----- Forwarded Message -----

From: "Yolanda Velasquez"
<yolanda.velasquez@co.hidalgo.tx.us>
To: "Darlene H. Betancourt"
<darlene.betancourt@co.hidalgo.tx.us>
Sent: Tuesday, October 13, 2015 11:34:33 AM
Subject: Re: CBRE

Darlene,

As requested, the "Notice To Proceed" has been drafted in Word Format (DRAFT)

Yolanda Velasquez, Buyer III
Hidalgo County Purchasing Dept.
Tel: (956) 318-2626 ext. 4881
yolanda.velasquez@co.hidalgo.tx.us

----- Original Message -----

From: "Darlene H. Betancourt"
<darlene.betancourt@co.hidalgo.tx.us>
To: "Yolanda Velasquez" <yolanda.velasquez@co.hidalgo.tx.us>
Sent: Friday, October 9, 2015 1:43:53 PM
Subject: Fwd: CBRE

Yoli,

Need your assistance in creating the attached document in word with the changes as requested by Mr. Crain, thereafter, provide to Ms. Marty and I, as Commissioners' Court action may be required, which will call for this document as backup

Thanks

Respectfully,

Darlene H. Betancourt, CPPB
Hidalgo County Purchasing Department
2808 S. Business Highway 281
Edinburg, TX. 78539

Phone: 956-292-7000 x-4852

Fax: 956-292-7612

website: www.co.hidalgo.tx.us/purchasing

----- Original Message -----

From: "Martha Salazar" <martha.salazar@co.hidalgo.tx.us>
To: "Darlene H. Betancourt"
<darlene.betancourt@co.hidalgo.tx.us>
Cc: "Agueda Garcia" <agueda.garcia@co.hidalgo.tx.us>, "Juan Alvarado" <juan.alvarado@co.hidalgo.tx.us>
Sent: Friday, October 9, 2015 1:36:05 PM
Subject: Fwd: CBRE

Assign to someone to draft, please.
Thanks,
Marty

----- Original Message -----

From: "Stephen L. Crain" <scrain@atlashall.com>
To: "Martha Salazar" <martha.salazar@co.hidalgo.tx.us>
Sent: Friday, October 9, 2015 1:15:04 PM
Subject: FW: CBRE

Hi Marty:

See the attached with changes.

From: Martha Salazar
[mailto:martha.salazar@co.hidalgo.tx.us]
Sent: Friday, October 09, 2015 11:47 AM
To: Steve Crain

Cc: Erika Reyna; Valde Guerra; Sergio Cruz; Darlene H. Betancourt; monica badillo; Agueda Garcia; Juan Alvarado
Subject: Fwd: CBRE

Mr. Crain:
See response from CBRE and comment.

Thanks,

Marty S.

----- Original Message -----

From: "Peter Jansen @ Austin" < Peter.Jansen@cbre.com >
To: "Erika Reyna" < erika.reyna@co.hidalgo.tx.us >
Cc: "martha salazar" < martha.salazar@co.hidalgo.tx.us >
Sent: Friday, October 9, 2015 11:34:02 AM
Subject: RE: CBRE

Hi Erika,

Yes, the contract is sufficient for general scope and our agreement, but the Texas Real Estate Commission has very

specific requirements once things become property specific. The Task Order is in effect a listing agreement, which by law has to include a property description, a duration, and the disclosures. The original contract only speaks to "potential sale" of properties, but now that we know the actual property, we feel that to be compliant with TREC, there should be a Task Order. If you have an alternative option, we'd be more than happy to consider it - the Task Order format is how we've tackled this issue before with Dallas County and other similar clients.

Best,

Peter

Peter Jansen
CBRE Public Institutions & Education Solutions | Regional
Manager - TX, OK, LA, and KS

100 Congress Ave., Suite 500, Austin, TX 78701

T 512.499.4902 | C 301 252 5021 | peter.jansen@cbre.com

www.cbre.com/PublicInstitutions

From: Erika Reyna [mailto:erika.reyna@co.hidalgo.tx.us]
Sent: Friday, October 09, 2015 10:19 AM
To: Jansen, Peter @ Austin
Cc: martha salazar
Subject: Re: CBRE

Good morning Peter,

Thank you, yes, Ms. Salazar and I had a call today with our legal counsel and we are a bit confused on the Task Order Form. Our legal counsel has reviewed our contract and they feel that the contract should be sufficient to move forward with the next steps without needing additional documentation since the contract does not reference any Task Orders. Normally, documents like these would have to go before Commissioners Court for approval but we only place them on the Agenda if the existing contract references them. Can you help us understand the Task Order Form request? Thanks!

Have a nice day,

Erika Reyna-Velazquez
Director of Special Projects

Hidalgo County Judge's Office
100 E Cano St, Ste 201
Edinburg, TX 78539

Tel: 956.318.2600
Email: erika.reyna@co.hidalgo.tx.us

From: "Peter Jansen @ Austin" < Peter.Jansen@cbre.com >
To: "Erika Reyna (erika.reyna@co.hidalgo.tx.us)" < erika.reyna@co.hidalgo.tx.us >, "martha salazar" < martha.salazar@co.hidalgo.tx.us >
Sent: Friday, October 9, 2015 10:08:05 AM
Subject: FW: CBRE

Marty and Erika,

Happy to connect with you today to discuss - Mr. Senese asked me to reach out as he is out of the office today I believe. We are ready to get started as soon as given the go-ahead on a property and execution of the task order!

Peter

Peter Jansen
CBRE Public Institutions & Education Solutions | Regional
Manager - TX, OK, LA, and KS

100 Congress Ave., Suite 500, Austin, TX 78701

T 512.499.4902 | C 301 252 5021 | peter.jansen@cbre.com

www.cbre.com/PublicInstitutions

From: Martha Salazar
[mailto:martha.salazar@co.hidalgo.tx.us]
Sent: Friday, October 09, 2015 9:27 AM
To: Erika Zamora; Valde Guerra
Cc: Darlene H. Betancourt; Senese, Scott @ Austin; Sergio Cruz; Agueda Garcia; Juan Alvarado
Subject: CBRE

To All:

After a conference call held minutes ago [between Hon.S. Crain & Ms. Eirilka-County Judge Office and myself] I will summarize the content:

1. CBRE has an existing, current agreement with HC to market and sell properties authorized for disposition [sale] by CC;

2. CBRE contract give them the authority to market and sell those designated properties for a fee detailed within the agreement;

3. Upon receipt of a bona fide offer that CBRE presents to HCCC in a form of an Earnest Money Contract [to be reviewed by HC legal counsel], an item would be

placed on the agenda for acceptance and approval of the Earnest Money Contract.

4. If the offer came about through CBRE using a multiple listing service, then the provisions of TLGC 263.008 would need to be applied as far as fees are concerned.

Hope this explains the confusion. Ms. Erika will be communicating with CBRE. The confusion may be within CBRE as to how to proceed. I ask Ms. Erika to

keep us informed if any other issues come up HC is in the second year of this contract with CBRE and I anxious to see some progress is disposing of these

approved properties;.

Yours truly,

Marty S.