



BRIGHTON GROUP

2805 Fountain Plaza Blvd., Ste A-2 Edinburg, TX 78539

December 19, 2022

The Honorable Ellie Torres
Commissioner, Pct. #4
C/O Velinda Reyes
Chief Administrator for External Affairs/RPIC
1051 N Doolittle Rd.
Edinburg, Texas 78542

RE: County: Hidalgo
Parcel No. 15
Russell Road: FROM Rooth Road TO Mon Mack Road

Dear Commissioner Torres:

Attached herewith is a counter-offer as submitted by Dr. Salil Mangi, owner of Parcel 6 Mangi Kanhere, LLC. Brighton Group has reviewed the aforementioned and hereby recommends that the counter-offer **be approved.** Also attached is the N-9, Administrative Settlement Evaluation and Approval Form.

Brighton Group believes the counter-offer is a valuation, legal and cost savings issue. More importantly due to recent court awards on similar projects and the cost to litigate through the Special Commissioners' Hearing we recommend that the counter-offer of **\$5,000.00** be accepted.

Please review these documents and feel free to contact me at (956)379-7970 if you wish to discuss this matter personally.

Sincerely,

Joseph Palacios
President/CEO

Attachments: As Noted
Cc: File

Brighton Group
Attn: Alice Rodriguez
2805 Fountain Plaza Blvd
Edinburg, TX 78539


Dear Ms. Rodriguez,

After review of Hidalgo County's Precinct #4 offer to purchase 0.0018 of an acre of my property I have decided to reject said offer of \$2,240.00.

I am submitting a counteroffer of \$5,000.00 and would like consideration from the County for approval. I felt my fence and land value of my property came in low as my property is located right off of 10th Street.

You may contact me at (956)451-2178 if you have questions or concerns regarding this matter. I look forward to completing this transaction in a timely matter so that the County can proceed with this roadway expansion without any delays.

Respectfully,

A handwritten signature in black ink that reads "Madhu Mangi". The signature is written in a cursive, flowing style.

Madhu Mangi



HIDALGO COUNTY ADMINISTRATIVE EVALUATION AND APPROVAL FORM

ROW CSJ: N/A

County: Hidalgo

Highway: Russell Road

Project Limits: From Rooth Rd To Mon Mack Rd

Parcel No.: 15

Owner's Name: Mangi Kanhere, LLC

Approved Offer: \$2,240.00

Date Offer Sent: 7/30/22

Owner's Counteroffer: \$5,000.00

Date Counteroffer Received: 12/19/2022

Factors considered in evaluation:

1. Valuation Issues

- a. Reconciliation of all available appraisals, including Owner's.
- b. Other: Property owner feels that their land and improvements were undervalued.

2. Legal Issues

- a. Analysis of recent court awards on similar properties or projects.
- b. Analysis of recent court decisions which may affect the outcome of a condemnation action.
- c. Analysis of previously unlitigated issues.
- d. Other: _____

3. Cost Savings

- a. Approximate cost to litigate through Special Commissioners' Hearing \$20,000.00
- b. Approximate additional cost to litigate through jury trial \$40,000.00
- c. Other: _____

4. Timing Issues

- a. Maintain project schedule: Yes
Possession of this property is needed by: 12/2022
Projected possession date, if settled is: 12/2022
Projected possession date, if condemned is: 03/2023
Letting date: 2023
- b. Other: _____

5. Other Issues

** The following documents have been considered and are incorporated by reference: appraisals, appraisal review form, owner's counteroffer and supporting documentation, negotiator's log, and _____

Analysis and Conclusion:

Our approval/ disapproval recommendation is based on the items checked above and has been evaluated as follows: (attach additional sheets as necessary)

Parcel 15 is 786 sq. ft. or 0.018 of one acre tract of land situated in Hidalgo County, Texas and being in Lot 3, Section 238, Texas-Mexican Railway Company's Survey as recorded in Volume 1, page 12. On July 30, 2022, Brighton Group, Acquisition Provider for the County, made an offer of \$2,240.00 to owner of record, Mangi Kanhere, LLC, via certified mail. Dr. Mangi submitted a counteroffer stating that his fence and land were undervalued due to the proximity of his property being right off of 10th Street. Dr. Mangi is not against the project and has requested an additional \$2,760.00. After discussion and review by the evaluation team, it is the recommendation that the administrative settlement be approved. The difference between the approved value of \$2,240.00 versus the property owner's counter offer is \$2,760.00. While counteroffer is double of the amount offered we believe that the County could consider approval. This amount does not warrant the risk and added expenses associated with standard eminent domain proceedings and would still result in a cost savings to the County. Accepting said counter offer will help avoid project time delays, and associated condemnation proceedings.

This administrative settlement of \$5,000.00 is / is not recommended for approval as being reasonable, justified, prudent and in the public interest.

RECOMMENDATION(S):

Joseph Palacios

Project Engineer/ROW Administrator

12/19/2022
Date

RPIC/Authorized Pct. Representative

Date

COUNTY APPROVAL:

County Judge

Date