



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.: 5

Owner's Name: Ricardo Alvarez & Lynette Alvarez
Trustee of The Ricardo & Lynette Ann Alvarez
Revocable Trust

Approved Offer: \$21,890.00

Date Offer Sent: 7/30/22

Owner's Counteroffer: \$29,345.45

Date Counteroffer Received: 9/12/2022

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: 9/2022
Projected possession date, if settled is: 10/2022
Projected possession date, if condemned is: 01/2023
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 5 is 8,421 sq. ft. or 0.193 of one acre tract of land situated in Hidalgo County, Texas and being in Lot 16, Section 236, 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 \$21,890.00 to owner of record, Mr. Ricardo & Lynette Ann Alvarez, via certified mail. Mr. & Mrs. Alvarez submitted a counteroffer stating that their land and improvements were undervalued. The Alvarez's have requested an additional \$7,455.45. 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 \$21,890.00 versus the property owner's counter offer is \$7,455.45 We believe that the proposed counteroffer is within a reasonable range and seek the County's consideration for approval. This amount does not warrant the risk and added expenses associated with standard eminent domain proceedings. Accepting said counter offer will help avoid project time delays, and associated condemnation proceedings, thus resulting in a cost savings to the county.

This administrative settlement of \$29,345.00 is / is not recommended for approval as being reasonable, justified, prudent and in the public interest.

RECOMMENDATION(S):



Project Engineer/ROW Administrator

9/19/2022
Date

RPIC/Authorized Pct. Representative

Date

COUNTY APPROVAL:

County Judge

Date