



HIDALGO COUNTY ADMINISTRATIVE EVALUATION AND APPROVAL FORM

ROW CSJ:0865-01-111

County: Hidalgo

Highway: Veterans Blvd

Project Limits: From Abram Road to La Homa Road

Parcel No.:22

Owner's Name: 5400 Palmview, LLC

Approved Offer: \$38,398.00

Date Offer Sent: 12/1/2023

Owner's Counteroffer: \$47,332.00

Date Counteroffer Received: 12/13/2023

Factors considered in evaluation:

1. Valuation Issues

- a. Reconciliation of all available appraisals, including Owner's.
- b. Other: Property owner feels his land is undervalued per appraisal report.

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 \$12,000.00
- b. Approximate additional cost to litigate through jury trial \$15,000.00
- c. Other: _____

4. Timing Issues

- a. Maintain project schedule: 06/2024
Possession of this property is needed by: 01/2024
Projected possession date, if settled is: 01/2024
Projected possession date, if condemned is: 05/2024
Letting date: 6/2024
- b. Other: Must gain possession in order for utilities to relocate before the letting of June 2024.

5. Other Issues

- It appears that the property owner's counteroffer is within an acceptable value. Subjecting this parcel through the process of Codemnation using the County's sovereign power of Eminent Domain would be time consuming and a costly approach.

** 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 _____

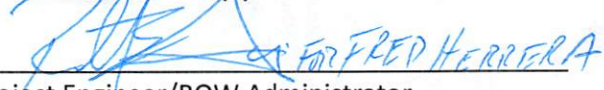
Analysis and Conclusion:

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

Parcel 22 is 4993 square foot or 0.1146 acre tract of land situated in Lot 14, Block 4, The Goodwin Tract Subdivision No. 1, as recorded in Volume 5, Page 30 of the Map Records, Hidalgo County, Texas. On 12/1/2023, Acquisition Provider (L&G Engineering) made an offer of \$38,398.00 based on an appraisal by Leonel Garza, III. After discussing the acquisition with Mr. Graig Garansuay (Property Owner), Mr. Garansuay submitted a counter offer in the amount of \$47,332.00, a difference of \$8,934.00 (23%). The reasons for the increase are the following: 1. Mr. Garansuay consulted with local realtors and felt that his property needed to valued at \$6.25 a Sqft. , also he felt that he should not have any depreciation to his asphalt drive. Mr. Garansuay agreed to the value of the sign based on the appraisal report. Although parcel owner did not provide salient information in the counter offer, it 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 saving to the County.

This administrative settlement of \$ 47,332.00 is / is not recommended for approval as being reasonable, justified, prudent and in the public interest.

RECOMMENDATION(S):


Project Engineer/ROW Administrator

12/15/23
Date

RPIC/Authorized Pct. Representative

Date

COUNTY APPROVAL:

County Judge

Date