

**Response to
Request for Qualifications
For
Webb County
RFQ – 2025-16
Real Estate Appraisal Services**

By

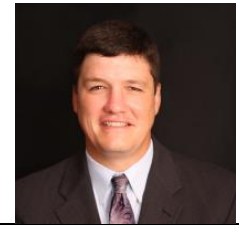
Valbridge Property Advisors|San Antonio
Clint J. Bendele, MAI, ARA
9901 IH-10 West, Suite 1035
San Antonio, Texas 78230
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<https://www.valbridge.com>
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Project Team and Resumes

Qualifications of Clinton J. Bendele, MAI, ARA
Senior Managing Director
Valbridge Property Advisors | San Antonio
cbendele@valbridge.com



Education

- *Bachelor of Business Administration Degree in Finance*, Southwest Texas State University; December 1999

Specialized Education

Received credit for and successfully completed the following courses sponsored by the Appraisal Institute and the American Society of Farm Managers and Rural Appraisers:

- Real Estate Appraisal Principles (110)
- Real Estate Appraisal Procedures (120)
- Highest and Best Use/Market Analyses (520)
- Income Capitalization (310)
- General Market Analyses and Highest and Best Use (400)
- 15 Hour USPAP
- Current Trends in South Texas Land Market
- Report Writing & Valuation Analysis (540)
- Advanced Income Capitalization (510)
- Advanced Applications (550)
- Advanced Sales Comparison and Cost Approach (530)
- Integrated Approaches (A304)

Experience

Presently and since December 2004, Clinton J. Bendele has been employed by Valbridge Property Advisors | San Antonio formerly Dugger, Canaday, Grafe, Inc. He is a Partner/Shareholder and acts as a Managing Director in the firm. Experience includes appraisal and consulting assignments related to residential and commercial properties, farm and ranch, and special use. Mr. Bendele has testified as an expert witness in real estate related matters.

Designations/Certifications

- State Certified General Real Estate Appraiser; State of Texas; Certification No. TX-1337546-G
- Accredited Member, Appraisal Institute, No. 467607, August 2016
- Accredited Member, American Society of Farm Managers and Rural Appraisers (ASFMRA), ARA No. 1146314; 2017

Professional Affiliations

- State Certified General Real Estate Appraiser (No. TX-1337546-G)
- Member of the Appraisal Institute (No. 467607, August 2016)
- Member, American Society of Farm Managers and Rural Appraisers (ASFMRA), ARA No. 1146314
- Member IRWA – 2014

- Member "T" Association – Texas State University
- Texas State Hall of Honor Inductee - 2012 - Football
- President - Texas State "T" Association 2015

Real Estate Specializations

- Commercial properties including convenience stores, hotels, industrial properties, auto dealership, retail properties, office, and mini storage
- Commercial rental studies
- Estate planning and undivided interest valuations
- Ranches ranging from small properties to those in excess of 125,000 acres
- Groundwater and riparian water rights
- Right-of-Way appraisal
- Working, recreational, and game managed ranches
- Rural property partitions
- Yellow Book Appraisals - Uniform Appraisal Standards for Federal Land Acquisition
- Hunting and grazing lease studies
- Commercial acreage valuation in metropolitan areas; transition land
- Appraisals for government entities
- Irrigated and dry farmland
- Undivided interest valuation

Clint's primary trade area includes the developed and rural areas of South and Central Texas. Appraisals have also been made in East, Central and North Texas. He is currently active in ranching operations in Comal and Medina County.

Qualifications of Christopher J. Swisher

Appraiser

Valbridge Property Advisors | San Antonio

cswisher@valbridge.com



Education

- *Bachelor of Arts Degree, Psychology*, University of Texas at San Antonio, December 2006

Specialized Education

Received credit for and successfully completed the following Appraisal/Real Estate Courses:

Appraisal Institute

- Real Estate Finance, Statistics, and Valuation Modeling
- General Appraiser Market Analysis and Highest & Best Use
- General Appraiser Site Valuation and Cost Approach
- General Appraiser Income Approach Part I
- General Appraiser Income Approach Part II
- General Appraiser Sales Comparison Approach
- General Appraiser Report Writing and Case Studies
- Advanced Income Capitalization
- Advanced Market Analysis and Highest & Best Use
- Quantitative Analysis

Champions School of Real Estate

- Basic Appraisal Principles
- Basic Appraisal Procedures
- Uniform Standards of Professional Appraisal Practice – USPAP
- Appraiser Trainee/Supervisory Appraiser

Designations/Certifications

- Texas Appraisers Licensing and Certification Board, Trainee; State of Texas; License No. 1341221
- Texas Real Estate Commission – Real Estate Broker; State of Texas; License No. 570816
- Practicing Affiliate, South Texas Chapter of the Appraisal Institute; License No. 600198- Trainee

Experience

Presently and since September 2016, Christopher J. Swisher has been employed by Valbridge Property Advisors | San Antonio, formerly known as Dugger, Canaday, Grafe, Inc., where he is currently recognized as an Associate Appraiser. Experience includes appraisal and consulting assignments related to residential and commercial properties primarily in both the Laredo and Central/South Texas trade areas.

Real Estate Specializations

- Commercial properties including retail properties, industrial properties, and office space
- Residential subdivisions

A native of Laredo, Chris graduated from Saint Augustine High School in 2001. He then attended the University of Texas at San Antonio, where he graduated with a Bachelor of Arts Degree with a concentration in Psychology.

Professional Affiliations

- Member, Real Estate Council of San Antonio
- Member, San Antonio Board of Realtors
- Member, Houston Board of Realtors
- Member, Texas Association of Realtors
- Member, National Association of Realtors

Qualifications of Mary E. Douglas, MAI Director

Valbridge Property Advisors | San Antonio

mdouglas@valbridge.com



Education

- Bachelor's Degree, Business Administration in Finance, Mays Business School, Texas A&M University, 2009
- Master's Degree, Land Economics and Real Estate, Mays Business School, Texas A&M University, 2010

Specialized Education

Texas A&M University: Graduate Program in Land Economics and Real Estate

Appraisal Institute:

- Real Estate Appraisal Principles*
- Basic Valuation Procedures*
- Basic Income Capitalization*
- Advanced Income Capitalization*
- Case Studies in Real Estate Valuation*
- Report Writing and Valuation Analysis*
- General Applications*
- Advanced Applications*
- Advanced Sales Comparison and Cost Approaches*
- Highest and Best Use and Market Analysis*
- USPAP (Course – I410N)
- Business Practices and Ethics
- General Appraiser Site Valuation and Cost Approach (OL-402G)

* Credit received from approved Master's Degree Program from Texas A&M University

Designations/Certifications

- State Certified General Real Estate Appraiser; State of Texas, Certification No. TX-1380326-G; May 22, 2014
- Accredited Member, Appraisal Institute, No. 550469, April 2018

Professional Affiliations

- Member, Aggie Real Estate Network (formerly Society of Texas A&M Real Estate Professionals)
- Member of the Appraisal Institute (No. No. 550469, April 2018)

Experience

- Presently and since January 2011, Mary E. Douglas has been employed by Valbridge Property Advisors | San Antonio, formerly known as Dugger, Canaday, Grafe, Inc. Experience includes appraisal and consulting assignments related to commercial, retail, office, medical office, hotel/lodging (luxury, full service and limited service), industrial, multi-family, commercial land, ad valorem tax litigation support and special purpose/use properties including automobile dealerships, as well as a wide variety of income producing properties.

Qualifications of Trent P. Jones
Associate Appraiser
Valbridge Property Advisors | San Antonio
trentjones@valbridge.com



Education

- Bachelor of Business Administration-Real Estate Major, Minor-Corporate Communication, Baylor University, 2014

Specialized Education

Received credit for and successfully completed the following courses sponsored by the Appraisal Institute:

- Basic Appraisal Principles
- Basic Appraisal Procedures
- Uniform Standards of Professional Appraisal Practice (USPAP)
- Appraiser Trainee/Supervisory Appraiser Course
- General Appraiser Sales Comparison Approach
- General Appraiser Income Approach/Part 1
- General Appraiser Site Valuation & Cost Approach

Baylor University:

- Principles of Real Estate
- Law of Agency
- Law of Contracts
- Real Estate Investments
- Real Estate Appraisal

Designations/Certifications

Appraisal Trainee License No. 1341018

Experience

Presently and since September 2015, Trent P. Jones has been employed by Valbridge Property Advisors | San Antonio, formerly known as Dugger, Canaday, Grafe, Inc., where he works as an Associate Appraiser. Experience includes appraisal assignments related to commercial, special purpose, farm and ranch properties, and right of way. Assignments have been completed for a variety of clients including attorneys, lenders, trust departments, families, condemning agencies, etc.

A San Antonio native, Trent graduated from Alamo Heights High School in 2009. After graduation, he attended Baylor University. Prior to attending Baylor, Trent played on the Weatherford College baseball team.

Qualifications of Justin Bruni

Appraiser

Valbridge Property Advisors | San Antonio

jbruni@valbridge.com



Education

- *Bachelor of Science, Mechanical Engineering, Minor in Mathematics*, Baylor University - 2014

Specialized Education

Received credit for and successfully completed the following Appraisal / Real Estate Courses sponsored by the Appraisal Institute, Champions School of Real Estate, and the American Society of Farm Managers and Rural Appraisers:

- Basic Appraisal Principles
- Basic Appraisal Procedures
- Uniform Standards of Professional Appraisal Practice (USPAP)
- Texas Appraising for the Supervisor and Trainee
- Real Estate Finance, Statistics, and Valuation Modeling
- General Appraiser Sales Comparison Approach
- General Appraiser Income Approach – Part 1
- General Appraiser Income Approach – Part 2
- General Appraiser Site Valuation and Cost Approach
- General Appraiser Report Writing and Case Studies
- General Market Analysis and Highest and Best Use

Designations/Certifications

- State Certified General Real Estate Appraiser; State of Texas; Certification No. TX-1381515 G

Experience

Presently and since May 2019, Justin Bruni has been employed by Valbridge Property Advisors | San Antonio. Valuation experience includes appraisal assignments related to farm and ranch, commercial, industrial, special purpose properties, and right-of-way acquisitions. He has been involved in numerous right-of-way projects including pipeline, transmission line, and road widening projects.

A San Antonio native, Justin graduated from Texas Military Institute in 2010. After graduation, he attended Baylor University. He is currently active in the family ranching operation in Webb County.

Real Estate Specializations

- Right of Way
- Rural Properties
- Yellow Book Appraisals – Uniform Appraisal Standards for Federal Land Acquisition
- Commercial properties
- Industrial properties
- Appraisals for government entities

Each project is approached in the same manner from a quality assurance perspective.

- At the beginning of the project, an individual folder for each property is formed. All pertinent information including surveys, tax card, title commitments (if available), aerial images, etc. are included in the file. We utilize Arc GIS for mapping which allows us to map large projects and overly shapes of easements over a large area.
- An open line of communication will be kept at all times because we understand that projects can be fluid at times.
- The property owner is given the opportunity to meet about the appraisal process. I visit with all property owners.
- I personally tour all properties. At times a trainee or state certified appraiser will be present, and will assist in the confirmation of data, report development, and valuation; however, I am involved in every step of the process.
- Each sale is confirmed with a party to the transaction including buyer/seller, or buyer/sellers broker/agent.
- Each report is carefully reviewed at a minimum of two times.

Project Approach

Timing is of the essence in the appraisal process. The availability of data related the whole property and acquisition is key. The sooner we can be included in the assignment, the more efficient we can be in delivering the appraisal. Market area data, and property valuation can begin prior to final surveys being provided. This allows for the appraiser to complete assignments in a timely manner.

Each project and appraisal assignment is unique, and begins with the scope of the assignment. Inherent in the appraisal process are key factors which lead the appraiser to assignment results. Each appraisal assignment will conform to USPAP except when the scope requires the appraisal to be written utilizing the Federal Land Acquisition Guidelines and a Jurisdictional Exception is required. In order to complete the appraisal process a systematic approach is applied and modified as the process is implemented.

- Meet with the client to understand the property or properties to be appraised, understand the overall scope of the assignment, and the timeline to complete the assignment.
- Contact the property owner. In cases where condemnation proceedings may be a possibility, certified letters will be sent to each property owner. Each property owner will be given three weeks to respond to allow access to their property. In the event a property owner is not responsive then the appraisal assignment will be conducted utilizing Aerial Imagery and viewing the property from public rights of way. Property owners who allow access will be given the opportunity to accompany the appraiser on the property tour.
- Determine the larger parcel/whole property to be appraised. More specifically, the criteria for determining the larger parcel are: 1) unity of ownership or title; 2) contiguity of parcels; 3) unity of use.
- Tour the property and market area to understand the conditions which impact value. In touring the property, the various characteristics of the property will be taken into consideration. In the event an acquisition of the property is to be valued, the impact of the acquisition will be considered.
- Determine the Highest and Best use of the property, and the most applicable approaches to value including the Sales Comparison, Cost, and Income Capitalization Approaches to value.
- Value the whole property based on comparable data gathered and market area characteristics specific to the subject property. Market data is confirmed through market participants with knowledge of a transaction to include buyer/seller, selling/buying agent, etc.
- Value the part acquired in the event there is an acquisition. The part acquired is a prorata of the whole property. Analyze any damages to the remainder which may have occurred due to the acquisition. The value of the *Remainder After the Acquisition* is estimated considering the effects (either positive or negative) of the acquisition and project.
- Convey the findings of the appraisal with a written document.



Proposer Information

Name of Company: Valbridge Property Advisors | San Antonio

Address: 9901 IH-10 West, Suite 1035

City and State San Antonio, Texas 78230

Phone: 210-227-6229

Email Address: cbendele@valbridge.com

Signature of Person Authorized to Sign:

A handwritten signature in blue ink, appearing to read "Clint Bendele", is written over a horizontal line.

Signature

Clint Bendele

Print Name

Senior Managing Director

Title

Indicate status as to "Partnership", "Corporation", "Land Owner", etc.

Corporation

8-26-2025

(Date)

Note:

All submissions relative to these RFQ shall become the property of Webb County and are nonreturnable.

If any further information is required, please call the Webb County Contract Administrator, Juan Guerrero, at (956)523-4125.

References Form

Please list at minimum five (5) local governmental entities where similar scope of services were provided.

THIS FORM MUST BE RETURNED WITH YOUR OFFER.

REFERENCE ONE

Government/Company Name: City of Seguin

Address: 205 North River Street

Contact Person and Title: Connie REal, PMP, SR/WA

Phone: 830-401-2447

Fax: N/A

Email Address: creal@seguintexas.gov

Contract Period: _____

Description of Goods / Services Provided: Real estate Appraisal Services

REFERENCE TWO

Government/Company Name: Bexar County

Address: 1948 Probandt Street, San Antnonion, Texas 78214

Contact Person and Title: Joe Newton

Phone: 210-335-6709

Fax: _____

Email Address: jnewton@bexar.org

Contract Period: _____

Description of Goods / Services Provided: Real estate Appraisal Services

REFERENCE THREE

Government/Company Name: _____ City of New Braunfels _____

Address: _____ 355 FM 306, new Braunfls, Texas 78130 _____

Contact Person and Title: _____ Bruce Haby _____

Phone: _____ 830-608-8805 _____

Fax: _____

Email Address: _____ bhaby@nbutx.org _____

Contract Period: _____

Description of Goods / Services Provided: _____ Real estate Appraisal Services _____

REFERENCE Four

Government/Company Name: _____ TxDot - Pharr District _____

Address: _____ 600 W. Interstate 2, Pharr, Texas 78577 _____

Contact Person and Title: _____ Horacio Elizondo _____

Phone: _____ 956-702-6569 _____

Fax: _____

Email Address: _____ horacio.e.izomndo@txdot.gov _____

Contract Period: _____

Description of Goods / Services Provided: _____ Real estate Appraisal Services _____

REFERENCE Five

Government/Company Name: Laredo International Airport

Address: 5210 Bob Bullock Loop, Laredo, Texas 78041

Contact Person and Title: Manuel De Luna

Phone: 956-795-2000

Fax:

Email Address: mdeluna@ci.laredo.tx.us

Contract Period:

Description of Goods / Services Provided: Real estate Apprasial Services

- ****Additional pages are permitted if more space is required****

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CONFLICT OF INTEREST QUESTIONNAIRE

For vendor doing business with local governmental entity

FORM CIQ

This questionnaire reflects changes made to the law by H.B. 23, 84th Leg., Regular Session.

This questionnaire is being filed in accordance with Chapter 176, Local Government Code, by a vendor who has a business relationship as defined by Section 176.001(1-a) with a local governmental entity and the vendor meets requirements under Section 176.006(a).

By law this questionnaire must be filed with the records administrator of the local governmental entity not later than the 7th business day after the date the vendor becomes aware of facts that require the statement to be filed. See Section 176.006(a-1), Local Government Code.

A vendor commits an offense if the vendor knowingly violates Section 176.006, Local Government Code. An offense under this section is a misdemeanor.

OFFICE USE ONLY

Date Received

1 Name of vendor who has a business relationship with local governmental entity.

Clint bendele

2 ☐ Check this box if you are filing an update to a previously filed questionnaire. (The law requires that you file an updated completed questionnaire with the appropriate filing authority not later than the 7th business day after the date on which you became aware that the originally filed questionnaire was incomplete or inaccurate.)

3 Name of local government officer about whom the information is being disclosed.

Webb County

Name of Officer

4 Describe each employment or other business relationship with the local government officer, or a family member of the officer, as described by Section 176.003(a)(2)(A). Also describe any family relationship with the local government officer. Complete subparts A and B for each employment or business relationship described. Attach additional pages to this Form CIQ as necessary.

A. Is the local government officer or a family member of the officer receiving or likely to receive taxable income, other than investment income, from the vendor?

☐ Yes

☒ No

B. Is the vendor receiving or likely to receive taxable income, other than investment income, from or at the direction of the local government officer or a family member of the officer AND the taxable income is not received from the local governmental entity?

☐ Yes

☒ No

5 Describe each employment or business relationship that the vendor named in Section 1 maintains with a corporation or other business entity with respect to which the local government officer serves as an officer or director, or holds an ownership interest of one percent or more.

N/A

6 ☐ Check this box if the vendor has given the local government officer or a family member of the officer one or more gifts as described in Section 176.003(a)(2)(B), excluding gifts described in Section 176.003(a-1).

7 
Signature of vendor doing business with the governmental entity

8-26-2025

Date

CONFLICT OF INTEREST QUESTIONNAIRE

For vendor doing business with local governmental entity

A complete copy of Chapter 176 of the Local Government Code may be found at <http://www.statutes.legis.state.tx.us/Docs/LG/htm/LG.176.htm>. For easy reference, below are some of the sections cited on this form.

Local Government Code § 176.001(1-a): "Business relationship" means a connection between two or more parties based on commercial activity of one of the parties. The term does not include a connection based on:

- (A) a transaction that is subject to rate or fee regulation by a federal, state, or local governmental entity or an agency of a federal, state, or local governmental entity;
- (B) a transaction conducted at a price and subject to terms available to the public; or
- (C) a purchase or lease of goods or services from a person that is chartered by a state or federal agency and that is subject to regular examination by, and reporting to, that agency.

Local Government Code § 176.003(a)(2)(A) and (B):

- (a) A local government officer shall file a conflicts disclosure statement with respect to a vendor if:

- (2) the vendor:

(A) has an employment or other business relationship with the local government officer or a family member of the officer that results in the officer or family member receiving taxable income, other than investment income, that exceeds \$2,500 during the 12-month period preceding the date that the officer becomes aware that

- (i) a contract between the local governmental entity and vendor has been executed; or

- (ii) the local governmental entity is considering entering into a contract with the vendor;

(B) has given to the local government officer or a family member of the officer one or more gifts that have an aggregate value of more than \$100 in the 12-month period preceding the date the officer becomes aware that:

- (i) a contract between the local governmental entity and vendor has been executed; or
- (ii) the local governmental entity is considering entering into a contract with the vendor.

Local Government Code § 176.006(a) and (a-1)

- (a) A vendor shall file a completed conflict of interest questionnaire if the vendor has a business relationship with a local governmental entity and:

(1) has an employment or other business relationship with a local government officer of that local governmental entity, or a family member of the officer, described by Section 176.003(a)(2)(A);

(2) has given a local government officer of that local governmental entity, or a family member of the officer, one or more gifts with the aggregate value specified by Section 176.003(a)(2)(B), excluding any gift described by Section 176.003(a-1); or

(3) has a family relationship with a local government officer of that local governmental entity.

- (a-1) The completed conflict of interest questionnaire must be filed with the appropriate records administrator not later than the seventh business day after the later of:

- (1) the date that the vendor:

(A) begins discussions or negotiations to enter into a contract with the local governmental entity; or

(B) submits to the local governmental entity an application, response to a request for proposals or bids, correspondence, or another writing related to a potential contract with the local governmental entity; or

- (2) the date the vendor becomes aware:

(A) of an employment or other business relationship with a local government officer, or a family member of the officer, described by Subsection (a);

(B) that the vendor has given one or more gifts described by Subsection (a); or

(C) of a family relationship with a local government officer.

CERTIFICATION
REGARDING DEBARMENT, SUSPENSION, INELIGIBILITY AND VOLUNTARY
EXCLUSION FOR COVERED CONTRACTS

PART A.

Federal Executive Orders 12549 and 12689 require the Texas Department of Agriculture (TDA) to screen each covered potential contractor to determine whether each has a right to obtain a contract in accordance with federal regulations on debarment, suspension, ineligibility, and voluntary exclusion. Each covered contractor must also screen each of its covered subcontractors.

In this certification "contractor" refers to both contractor and subcontractor; "contract" refers to both contract and subcontract.

By signing and submitting this certification the potential contractor accepts the following terms:

1. The certification herein below is a material representation of fact upon which reliance was placed when this contract was entered into. If it is later determined that the potential contractor knowingly rendered an erroneous certification, in addition to other remedies available to the federal government, the Department of Health and Human Services, United States Department of Agriculture or other federal department or agency, or the TDA may pursue available remedies, including suspension and/or debarment.
2. The potential contractor will provide immediate written notice to the person to which this certification is submitted if at any time the potential contractor learns that the certification was erroneous when submitted or has become erroneous by reason of changed circumstances.
3. The words "covered contract", "debarred", "suspended", "ineligible", "participant", "person", "principal", "proposal", and "voluntarily excluded", as used in this certification have meanings based upon materials in the Definitions and Coverage sections of federal rules implementing Executive Order 12549. Usage is as defined in the attachment.
4. The potential contractor agrees by submitting this certification that, should the proposed covered contract be entered into, it will not knowingly enter into any subcontract with a person who is debarred, suspended, declared ineligible, or voluntarily excluded from participation in this covered transaction, unless authorized by the Department of Health and Human Services, United States Department of Agriculture or other federal department or agency, and/or the TDA, as applicable.

Do you have or do you anticipate having subcontractors under this proposed contract?

☐ Yes

☒ No

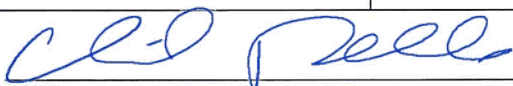
5. The potential contractor further agrees by submitting this certification that it will include this certification titled "Certification Regarding Debarment, Suspension, Ineligibility, and Voluntary Exclusion for Covered Contracts" without modification, in all covered subcontracts and in solicitations for all covered subcontracts.
6. A contractor may rely upon a certification of a potential subcontractor that it is not debarred, suspended, ineligible, or voluntarily excluded from the covered contract, unless it knows that the certification is erroneous. A contractor must, at a minimum, obtain certifications from its covered subcontractors upon each subcontract's initiation and upon each renewal.
7. Nothing contained in all the foregoing will be construed to require establishment of a system of records in order to render in good faith the certification required by this certification document. The knowledge and information of a contractor is not required to exceed that which is normally possessed by a prudent person in the ordinary course of business dealings.
8. Except for contracts authorized under paragraph 4 of these terms, if a contractor in a covered contract knowingly enters into a covered subcontract with a person who is suspended, debarred, ineligible, or voluntarily excluded from participation in this transaction, in addition to other remedies available to the federal government, Department of Health and Human Services, United States Department of Agriculture, or other federal department or agency, as applicable, and/or the TDA may pursue available remedies, including suspension and/or debarment.

PART B. CERTIFICATION REGARDING DEBARMENT, SUSPENSION, INELIGIBILITY AND VOLUNTARY EXCLUSION FOR COVERED CONTRACTS

Indicate in the appropriate box which statement applies to the covered potential contractor:

- ☐ The potential contractor certifies, by submission of this certification, that neither it nor its principals is presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this contract by any federal department or agency or by the State of Texas.
- ☐ The potential contractor is unable to certify to one or more of the terms in this certification. In this instance, the potential contractor must attach an explanation for each of the above terms to which he is unable to make certification. Attach the explanation(s) to this certification.

Name of Contractor	Vendor ID No. or Social Security No.	Program No.
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Signature of Authorized Representative

8-26-2025

Date

Clint Bendele

Printed/Typed Name and Title of
Authorized Representative

CERTIFICATION REGARDING FEDERAL LOBBYING
(Certification for Contracts, Grants, Loans, and Cooperative Agreements)

PART A. PREAMBLE

Federal legislation, Section 319 of Public Law 101-121 generally prohibits entities from using federally appropriated funds to lobby the executive or legislative branches of the federal government. Section 319 specifically requires disclosure of certain lobbying activities. A federal government-wide rule, "New Restrictions on Lobbying", published in the Federal Register, February 26, 1990, requires certification and disclosure in specific instances.

PART B. CERTIFICATION

This certification applies only to the instant federal action for which the certification is being obtained and is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$100,000 for each such failure.

The undersigned certifies, to the best of his or her knowledge and belief, that:

1. No federally appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of any agency, a member of Congress, an officer or employee of Congress, or an employee of a member of Congress in connection with the awarding of any federal contract, the making of any federal grant, the making of any federal loan, the entering into of any cooperative agreement, or the extension, continuation, renewal, amendment, or modification of any federal contract, grant, loan, or cooperative agreement.
2. If any funds other than federally appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a member of Congress, an officer or employee of Congress, or an employee of a member of Congress in connection with these federally funded contract, subcontract, subgrant, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying", in accordance with its instructions. (If needed, contact the Texas Department of Agriculture to obtain a copy of Standard Form-LLL.)

3. The undersigned shall require that the language of this certification be included in the award documents for all covered subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all covered subrecipients will certify and disclose accordingly.

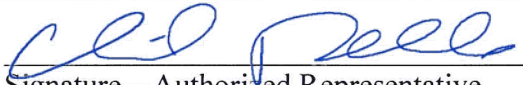
Do you have or do you anticipate having covered subawards under this transaction?

☐ Yes

☒ No

Name of Contractor/Potential Contractor	Vendor ID No. or Social Security No.	Program No.

Name of Authorized Representative	Title
Clint Bendele	Senior Managing Director


Signature – Authorized Representative

Date

PROOF OF NO DELINQUENT TAXES OWED TO WEBB COUNTY

Name Clint Bendele owes no delinquent property taxes to Webb County.

Valbridge Property Advisors owes no property taxes as a business in Webb County.
(Business Name)

Clint Bendele owes no property taxes as a resident of Webb County.
(Business Owner)

Person who can attest to the above information

*** SIGNED NOTORIZED DOCUMENT AND PROOF OF NO DELINQUENT TAXES TO WEBB COUNTY.**

The State of Texas
County of Webb

Before me, a Notary Public, on this day personally appeared _____, know to me (or proved to me on the oath of _____ to be the person whose name is subscribed to the forgoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office this _____ day of _____ 20__.

Notary Public, State of Texas

(Print name of Notary Public here)

My commission expires the _____ day of _____ 20__.

Offeror: Complete & Return this Form with Response Submission.

House Bill 89 Verification

I, Clint Bendele, the undersigned representative of (company or business name) Vakbridge Property Advisors
(heretofore referred to as company) being an adult over the age of eighteen (18) years of age, after being duly sworn by the undersigned notary, do hereby depose and verify under oath that the company named above, under the provisions of Subtitle F, Title 10, Government Code Chapter 2270:

1. Does not boycott Israel currently; and
2. Will not boycott Israel during the term of the contract.

Pursuant to Section 2270.001, Texas Government Code:

1. "Boycott Israel" means refusing to deal with, terminating business activities with, or otherwise taking any action that is intended to penalize, inflict economic harm on, or limit commercial relations specifically with Israel, or with a person or entity doing business in Israel or in an Israeli-controlled territory, but does not include an action made ordinary business purposes; and

2. "Company" means a for-profit sole proprietorship, organization, association, corporation, partnership, joint venture, limited partnership, limited liability partnership, or an limited liability company, including a wholly owned subsidiary, majority-owned subsidiary, parent company or affiliate of those entities or business association that exist to make a profit.



Signature of Company Representative

8-26-2025

Date

On this _____ day of _____, 20____, personally appeared

_____, the above named person, who after by me being duly sworn, did swear and confirm that the above is true and correct.

Notary Seal

Notary Signature

Date

Offeror: Complete & Return this Form with Response Submission.
Senate Bill 252 Certification

SB 252 CHAPTER 2252 CERTIFICATION I, Clint Bendele, the undersigned representative of Valbridge Property Advisors Company or business name) being an adult over the age of eighteen (18) years of age, pursuant to Texas Government Code, Chapter 2252, Section 2252.152 and Section 2252.153, certify that the company named above is not listed on the website of the Comptroller of the State of Texas concerning the listing of companies that are identified under Section 806.051, Section 807.051 or Section 2253.153. I further certify that should the above-named company enter into a contract that is on said listing of companies on the website of the Comptroller of the State of Texas which do business with Iran, Sudan or any Foreign Terrorist Organization, I will immediately notify Mr. Jose Angel Lopez III, Webb County Purchasing Agent at (956) 523-4125 or via email at joel@webbcountytx.gov

Clint Bendele

Name of Company Representative (Print)



Signature of Company Representative

8-26-2025

Date