

Mills Valuation and Acquisition of Property

Fresca Valuation

1. Was the property appraised (by a certified general appraiser) or waiver valuations completed to determine fair market value?

- Yes, each property was appraised by a certified general appraiser on April 7th, 2023.
- The first appraisal found that the market value of the property was \$14,500
 - Frankovic Property 3 parcels: 1.99 acres, 0.94 acres, 0.71 Acres – Fresca #3
- The second appraisal found the market value of \$5,000 on April April 7th, 2023
 - Westside Homeowners Association 7' and 20' strip of land
- The appraisal review was completed by a certified general appraiser, N Michael Prewitt, a Wyoming General Real Estate Appraiser on 4/7/23.

2. Was the landowner offered the opportunity to accompany the appraiser on the site inspection?

- It is unclear as to if the landowner was notified or invited to accompany the appraiser. The appraisal report reads, "it assumes that the land owner has expressed interest in selling or gifting the land parcel to the City of Mills."

3. Was an appraisal review completed on the Appraisal (by a certified general appraiser)?

- No, a formal appraisal review of this appraisal was not completed for Fresca nor Westside Homeowners Association.

Acquisition of Property

4. Was Environmental clearance completed before the initiations of negotiations?

- Yes. We located a form dated 07-25-2023 signed by Mayor Juarez 8-14-2023

5. Was a written offer of the approved estimate of just compensation and a summary statement of the basis of the offer sent to the landowner?

- A contract was entered into with the landowner on 6-14-2024

6. Was a record of conversation (ROC) done for each contact with the landowner? Although a ROC is not specifically needed per CFR, it is a good idea to keep a record.

- To the best of our knowledge we are not aware if notes were taken.

7. Was the owner given reasonable opportunity to consider the offer?

- The appraisal date was 4/7/23, the purchase date was 7-09-2024. Mills feels this was an ample amount of time.

Boatright/ Mobile concrete SW WY BLVD Property 0.91 Acres on Wyo. Blvd.

1. Was the property appraised (by a certified general appraiser) or waiver valuations completed to determine fair market value?

- Yes, the property was appraised by a certified general appraiser on April 15th, 2023 to determine fair market value.
- The appraisal found that the market value of the property was \$18,000.
- The appraisal review was completed by a certified general appraiser, N Michael Prewitt, a Wyoming General Real Estate Appraiser on 4/15/23.

2. Was the landowner offered the opportunity to accompany the appraiser on the site inspection?

- It is unclear as to if the landowner was notified or invited to accompany the appraiser. The appraisal report reads, "it assumes that the land owner has expressed interest in trading, selling or gifting the land parcel to the City of Mills."

3. Was an appraisal review completed on the Appraisal (by a certified general appraiser)?

- No, a formal appraisal review of this appraisal was not completed.

Acquisition of Property

4. Was Environmental clearance completed before the initiations of negotiations?

- Yes. We located a form dated 07-25-2023 signed by Mayor Juarez 8-14-2023

5. Was a written offer of the approved estimate of just compensation and a summary statement of the basis of the offer sent to the landowner?

We are not aware of an offer being made to the land owner as the land owner expressed concerns about safety and pedestrians crossing a heavy truck traffic path.

6. Was a record of conversation (ROC) done for each contact with the landowner? Although a ROC is not specifically needed per CFR, it is a good idea to keep a record.

- To the best of our knowledge we are not aware if notes were taken. Mrs Kemper and Council Member McCarthy had multiple conversations with Mr Boatright and did not provide an ROC.

7. Was the owner given reasonable opportunity to consider the offer?

- The appraisal date was 4/15/23 This property was part of the original scope of work and no longer applied to the new path. No purchase was made on this property.

Gravel Pit Boatright Addition #2 – 20' Mobile Concrete Land - 1.51 Acres

1. Was the property appraised (by a certified general appraiser) or waiver valuations completed to determine fair market value?

- Yes, the property was appraised by a certified general appraiser on Feb 28th, 2023 to determine fair market value.
- The appraisal found that the market value of the property was \$59,500.
- The appraisal review was completed by a certified general appraiser, N Michael Prewitt, a Wyoming General Real Estate Appraiser on 2/28/23.

2. Was the landowner offered the opportunity to accompany the appraiser on the site inspection?

- It is unclear as to if the landowner was notified or invited to accompany the appraiser, as this was the portion of land that did NOT get sold to the City of Mills due to change of the path.

3. Was an appraisal review completed on the Appraisal (by a certified general appraiser)?

- No, a formal appraisal review of this appraisal was not completed.

Acquisition of Property

4. Was Environmental clearance completed before the initiations of negotiations?

- Yes. We located a form dated 07-25-2023 signed by Mayor Juarez 8-14-2023

5. Was a written offer of the approved estimate of just compensation and a summary statement of the basis of the offer sent to the landowner?

We are unaware of the exact date Mrs Kemper provided the appraisal to Mr Boatright. They had many conversations about the construction and design of the path and should have had access to the appraisal shortly after it was provided to Mills in February of 2023. However, a correspondence between the party attorneys noted that on December 11th, 2024 a copy was forwarded to Mr Belcher (Boatright attorney). On February 10, 2025, Mr Belcher received a copy of the contract for the purchase of the 1.51 acres, a copy of a draft deed, and a copy of the vacation ordinance. The contract had the purchase price, as of course the appraisal did, but the actual numbers had been discussed between the parties (Sabrina and Art) long before that, probably around February 2023 or early March 2023. Mr Belcher revised the documents, and sent them back on February 12, 2025, which establishes they had reviewed them.

6. Was a record of conversation (ROC) done for each contact with the landowner? Although a ROC is not specifically needed per CFR, it is a good idea to keep a record.

- To the best of our knowledge, we are not aware if notes were taken. Mrs Kemper and Council Member McCarthy had multiple conversations with Mr Boatright and did not provide an ROC.

7. Was the owner given reasonable opportunity to consider the offer?

- The appraisal date was 2-28-2023, the property was never purchased. Yes, Mills feels there was ample amount of time to consider the offer.