



CITY COUNCIL AGENDA ITEM BRIEFING SHEET

Council Date: January 9, 2024	Department: Public Works	Presented By: Gretchen Vazquez
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AGENDA ITEM:

Discussion/Action: to approve a professional services agreement with Cultivate Real Estate services for appraisal services for the King’s Gate Road Bridge Replacement project.

BACKGROUND:

The City of Willow Park is seeking to engage the appraisal services of Cultivate Real Estate and ML&M Realty Advisors, LLC for the right-of-way acquisition of the King’s Gate Road Bridge Replacement project.

The Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, commonly called the *Uniform Act*, states that before the initiation of negotiations, the Local Government must appraise the property in order to establish an amount the Local Government believes is just compensation for the interest to be acquired. Additionally, before a good faith offer is made, a qualified review appraiser shall examine the presentation and analysis of market information in the appraisals to assure that they meet all applicable appraisal requirements.

Mr. Colt Jones of Cultivate Real Estate will prepare the value appraisals. Ms. Melissa Ehrhardt of ML&M Realty Advisors will conduct the review appraisals. For both levels of appraisal, the Local Government must use appraisers approved by TxDOT.

STAFF RECOMMENDATION:

Staff recommends the City Council approve the Agreement with Cultivate Real Estate for appraisal services for the King’s Gate Road Bridge Replacement Project.

EXHIBITS:

Professional Services Agreement - Cultivate Real Estate

ADDITIONAL INFO: Value Appraisal for 2 Separate Parcels in connection with the King’s Gate Bridge Replacement Project.	FINANCIAL INFO:	
	Cost	\$ 6,000.00
	Source of Funding	