

Anne Britt

From: Laura Tschabold
Sent: Wednesday, February 26, 2014 2:33 PM
To: Mary Stern; Allen Springer; Kathy George
Cc: Jayne Mercer; Anne Britt; Christian Boenisch
Subject: Yamhelas Westsider Trail Appraisal - Non-grant Funded Portion
Attachments: Appraisers Facts.xlsx; Yamhalas Trail Submission Integra Realty Resources Form 032913.pdf

Dear Commissioners,

If you recall, we discussed the fact that the portion of the trail that is not included in the ODOT grant would need an appraisal paid for with County funds to be eligible for an upcoming State Parks grant. We originally expected to be able to "piggy-back" with the ODOT contractor for an appraisal to include the entire portion of the trail (including the 7 miles of non-grant funded right-of-way), but due to timing issues, we have determined that this is not going to be possible. Jayne recently requested quotes from certified Yellow Book appraisers for appraisal services for the 7 miles of non-grant funded portion of the trail. Six responses (attached) were received. Additionally, the State Parks & Recreation grant application guidelines require that after the appraisal is completed, it will be reviewed by a qualified appraisal reviewer which will be an added cost to this process.

Recommendations:

- *1. Approve the expenditure of \$16,000 for the appraisal of the 7 mile non-grant funded portion of the Yamhelas Westsider Trail right-of-way corridor and up to \$7,500 for an appraisal review from the Landfill License Reserve fund.
- 2. Authorize the chair to sign a contract with Integra Realty Resources for appraisal services.

Please let me know if you have questions. Anne, please place this item on tomorrow's agenda as an add-on.

Thanks, Laura

Laura Tschabold, M.A.
County Administrator
Yamhill County
434 NE Evans Street
McMinnville, OR 97128
W: 503.434.7501 F: 503.434.7553
Cell: 503.437.5742
tschabol@co.yamhill.or.us



*Accepted by Yamhill County
Board of Commissioners on
2/27/14 by Board Order
14-110

Appraisal Applicants

Company	Contact- First Name	Contact- Last Name	E-mail	Office Phone	Street Address	City, State, Zip	Quote	Meet Deadline? Yes?	Recommen- ded by UP	# on Team
1 Appraisal & Consulting Group, LLC	Matthew	Call	matthew.call@acgvaluation.com	503-740-8729	1516 NE 37th Ave, Ste 200	Portland, OR 97232	\$8,500	Yes	No	2
2 Appraisal Institute	Richard	Herman	rick@rpherman.com	503-626-8841x5	922 NW Joy Avenue	Portland, OR 97229	\$39,600	Yes, possible extension	No	1 to 2
3 Foster, Ted D MAI and Associates	Ted	Foster	tedo55@aol.com	503-362-5734	1915 Liberty St, NE	Salem, OR 97301	\$50,000	2-3 month extension	No	1
4 Integra Realty Resources	Kathleen	Buono	kbuono@irr.com	503-478-1001	1220 SW Morrison St, Ste 800	Portland, OR 97205	\$16,000	Yes.	Yes	20
5 Lyon & Associates	Jim	Lyon	rustylyon@aol.com	503-636-7711	1 Mount Jefferson Ter	Lake Oswego, OR 97035	\$28,000	Yes, possible extension	Yes	1 to 2
6 Real Estate Services Group, Inc.	Matthew	Larrabee	larrabee.mai@gmail.com	503-799-3374	10961 NW Crystal Creek Ln	Portland, OR 97229	64000+- \$10k	180 days from contract signing	No	1 to 2

Reviewer Applicants

Company	Contact- First Name	Contact- Last Name	E-mail	Office Phone	Street Address	City, State, Zip	Quote	Review/Approach	Recommen- ded by UP	# on Team
1 Appraisal Institute	Richard	Herman	rick@rpherman.com	503-626-8841x5	922 NW Joy Avenue	Portland, OR 97229	\$7,500	Likes to meet with the appraiser before to establish standards to be used and checks in throughout the appraisal. Can complete within two weeks of the final signed report.		
2 Lyon & Associates	Jim	Lyon	rustylyon@aol.com	503-636-7711	1 Mount Jefferson Ter	Lake Oswego, OR 97035	No Response	Is able to complete reviews within a short timeframe, recently completed one for OPRD in about 4 days.	Yes	
3 Real Estate Services Group, Inc.	Matthew	Larrabee	larrabee.mai@gmail.com	503-799-3374	10961 NW Crystal Creek Ln	Portland, OR 97229	\$6,000-7,500			