

ROW Survey

- Completed existing corner collection
- Completed 20/45 legal descriptions
 - One revision (parcel 42- uploaded today)
- Need to set pins for parcels with completed legal descriptions
 - Beginning next week
 - TROE expiration 12/31/23
 - Extensions will be needed- setting pins, potential historic surveys, appraisals
 - **Extensions will only issued as needed.**

Title Commitments and Research

- 20 available parcels
- Begin effort?
 - **17 Title commitments have been ordered, 7 recieved**
- Process for information sharing and reporting
 - **Connie to be CC'd by title company**
 - **Connie to be informed on title commitment resolutions**

Appraisal inspection and reports

- Authorize appraiser with approved CCR
 - **Introduction letters must be sent. Connie to review letters**
 - **Coordinte time to view property separate from TROE**
 - **Review from ROW as last option**
- Begin appraisal effort with title commitments

Acquisition process

- Initial offers should not be sent until ENV clearance
 - ENV process on-going, March target for clearance
 - Pending Historic Structure Survey CCR
- **Pinnacle to send Connie draft initial offer letter for review/approval**

- **Title may be able to close at properties. Connie can help with process**
- **City Manager must sign A10's**
- **All appraisals/offers over \$50,000 require City Council approval**
 - **Connie to request variance based on percentage from appraisal**
- **Percent negotiation needs input from County**
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Condemnation

- CoS reallocating funds into appraisal service
- CoS to host condemnation
 - **City to have attorney for condemnation**
 - **Will require Council approval**
- Guadalupe County input
 - As a financial partner, Guadalupe County Commissioners not in favor of using Possession and Use Agreements (PUA) to speed up acquisition. If a price cannot be reached by good faith negotiations through the allowances provided by the State of Texas and the Uniform Act, then we should begin the condemnation process and file lis pendens notices as appropriate to establish use of the property as condemnation proceedings work to a fair conclusion.
 - In those cases where we must relocate utilities within an existing easement, to what extent are we obligated to purchase new parallel easements for those utilities or provide some right of future relocation compensation if located within the ROW?

Continuing Coordination

- Suggest adding biweekly ROW acquisition updates to existing status meetings.
 - 11/30/23 at 2 PM
 - **PD to forward invite**

Other discussion topics

- **Further information needed regarding release from Springs Hill and other utility easements**
- **City Engineering/County preference on utility easements**
- **City stated recent agriculture land sales at \$30k-\$35k per acre and commercial sales at \$350/SF**