

Memorandum

To: Curtis E. Hawk, City Manager
From: Michael Barnes, Public Works Director
Date: March 19, 2013
Subject: Selection of Appraiser for Matthews Interceptor and BFC Sewer Main and Lift Station

Council Action Requested:

Selection of Glenn Garoon, MAI, to perform 6 appraisals for the Matthews Interceptor and the BFC Sewer Main and Lift Station in the amount of \$13,750.00.

Background Information:

There are six (6) easements that need to be acquired in order to construct the Matthews Interceptor (4 easements) and the Big Fossil Creek Sewer Main and Lift Station (BFCSM&LS) (2 easements). In order to evaluate the value of each parcel an appraisal needs to be developed. Attached is a proposal from Glenn Garoon, MAI, CCIM, MBA, in the amount of \$13,750.00 to perform all 6 appraisals. Mr. Garoon has been in the real estate/appraisal profession for over 40 years and has a good reputation. Attached is a history of Mr. Garoon's qualifications. It will take approx. 60 days to receive the final report of all easements. Please contact me if you have any questions.

Financial Considerations:

The appraisals will be funded from the Drainage Bond Fund in the amount of \$8,000.00 and the BFCSM&LS will be funded from the Enterprise Improvement Project Fund in the amount of \$5,750.00.

Board/Citizen Input:

N/A

Attachments: Mr. Garoon's qualifications & Easement Proposal

Staff Contact:

Michael Barnes, PW Director
817-616-3835
mbarnes@richlandhills.com

APPRAISAL PROPOSAL

March 19, 2013

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Midway Road - Baker	5.25 Acres - Industrial Land (Flood)	Permanent Easement and 3 T.E.s	\$2,750
Rosebud Lane - Bertelsen Addition	7.662 Acres - Low Density Residential with residential/ag improvements	Permanent Easement and T.E. over part of existing easement	\$3,000
3101 Kings Court - Parsons	0.395 acre site with residence; zoned duplex	Permanent and T.E.	\$2,000
3109 Kings Court - Kings Court Health	1.1098 Acre with rest/nursing home zoned commercial and duplex	Permanent and T.E.	\$3,000
6805 Park Place Dr. - Allen	Residence	Permanent and T.E.	\$1,500
6809 Park Place Dr. - Perricone	Residence	Permanent and T.E.	\$1,500

QUALIFICATIONS

GLENN GAROON, MAI, CCIM, MBA
3303 Hulen Street, Fort Worth, Texas 76107

PROFESSIONAL EXPERIENCE:

Glenn Garoon Real Estate – self-employed independent fee appraiser and market analyst performing appraisals, appraisal reviews, feasibility and market studies, and business problem solutions. Mr. Garoon has qualified as an expert witness in federal and district courts.

Western Rim Property Services – November 2006 to April 2008 – Vice President of Acquisitions responsible for researching and contracting for sites suitable for multi-family development and construction.

Tarrant Appraisal District – September 2003 to October 2006 – Senior Litigation Specialist designated as expert witness on multiple law suits against county appraisal district

Fort Worth National Bank/Texas American Bank (now part of JP Morgan Chase) – Assistant Vice President and Trust Officer – engaged in the management of a varied portfolio of real property assets; including urban real property, sales activities, cash flow analysis, financial analysis, and property acquisition, appraisal and inspection for employee benefit and personal trust accounts, etc.

J.R. Kimball, Inc. and Hagood & Associates – staff appraiser; various appraisal projects

PROFESSIONAL AFFILIATIONS:

The Appraisal Institute – Designated MAI (Admissions Committee Chair, Education Committee Chair, Secretary-Treasurer, Vice President, President, Regional Representative. Currently Government Relations Chair and Member of the National Government Relations Committee. Member and chair of several regional experience rating committees as well as a member of regional Ethics and Counseling Committee.)

The Appraisal Foundation – Board of Trustees – 2005-2007

Certified Commercial Investment Member of the CCIM Institute – recognizing achievement in the disciplines of commercial and investment real estate

State Certified General Real Estate Appraiser - Texas - Certificate Number TX-1320376-G

Property Tax Consultant – Registration Number 698; Texas Department of Licensing and Regulation

Licensed Real Estate Broker in the State of Texas – Texas Real Estate Commission

Realtor member of the Greater Fort Worth Association of REALTORS

Appraisal Review Board, Tarrant Appraisal District

Foundation Appraisers Coalition of Texas: Secretary, Vice President, President

EDUCATION/TEACHING:

Bachelor of Arts - History - University of Illinois, Chicago, Illinois

Master of Business Administration - University of Texas at Arlington, Arlington, Texas

Completed various courses and seminars presented by the Society of Real Estate Appraisers, the American Institute of Real Estate Appraisers, and the Appraisal Institute

Graduate of the Texas School of Trust Banking, Arlington, Texas

Graduate of the Southwestern Graduate School of Banking, Southern Methodist University, Dallas, Texas

Lecturer, University of Texas at Arlington, instructing real estate and finance courses – 12 years

Adjunct Professor, M.J. Neely School of Business, Texas Christian University – 5 years

Certified by the Appraisal Qualifications Board of The Appraisal Foundation as an instructor of the Uniform Standards of Professional Appraisal Practice

A partial list of clients Mr. Garoon has served as either appraiser or consultant include:

Bank of America	Property Tax Advocates
Brusniak Blackwell PC	Provident Realty Advisors
Cain & Skarnulis	Realty Capital Corporation
Cantey Hanger L.L.P.	Shackelford Melton & McKinely
City of Fort Worth	Summit National Bank
Cullen/Frost Bankers, Inc.	Tarrant Appraisal District
Fee, Smith, Sharp & Vitullo	Tarrant County
Geary, Donovan, & Porter	Teague Nall and Perkins
Harris Methodist Health Services	Texas Bank
JP Morgan Chase Bank	Texas Department of Transportation
JPS Health Network	Threshold Development Company
Kelly Hart & Hallman, LLC	U.S. Postal Service
Legacy Bank	Van Kerrebrook & Associates P.C.
Moses, Palmer & Howell, L.L.P.	Wells Fargo Bank
Pennington & Associates	Winn-Dixie, Incorporated
Pennington Hill, L.L.P.	Youth Orchestra of Greater Fort Worth