



04/01/21

Mr. Brandon Tomasini
Real Estate Specialist, Capital Improvements/Engineering
City of San Marcos, Texas
630 E. Hopkins
San Marcos, TX 78666

VIA EMAIL TO city_manager@sanmarcostx.gov

RE: City of San Marcos Blanco Riverine Flood Mitigation Project
Parcel: 16 Landowner: Wesley Nichols, SH80 @ River Rd, San Marcos, TX 78666
CAD: 12072

Dear Mr. Tomasini:

This letter is in reference to an oral counteroffer for this 7.777 acre fee simple parcel acquisition received from Wesley Nichols, the Landowner. The issues brought forward in the counter offer based on the independent appraisal, dated December 15, 2020 in the total amount of \$342,200 include:

- (1) The Appraised Land Value of **\$342,200** offered to Mr. Nichols via a mailed offer package on January 26, 2021 along with an appraisal report dated December 18, 2020.
- (2) Due to project budget constraints, the City evaluated its options to purchase the entire parcel or reducing the project scope and reduce the needed acreage to accommodate budgeting cost.
- (3) In a conversation with the landowner, it was determined that he would be willing to donate **70%, \$239,540 (Landowner) of the appraised value**. They City would be purchasing the entire parcel of 7.777 acres for **30%, \$102,660 (City)**.

Snapshot

Initial Offer	\$342,200.00
Landowner Donation	\$239,540.00
City Purchase price	\$102,660

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Mr. Tomasini

City of San Marcos, Texas

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It is our opinion that the administrative settlement presented is supportable even though the amount is in excess of 10.00%. In our opinion, the difference in initial offer and new purchase price in the amount of \$102,660.00 is a substantial benefit to the city and not unreasonable, considering the acquired acreage of 7.777 ac. the City would own and significantly contribute to Land Preservation Categories and Activities in the City of San Marcos CDBG DR & MIT Action Plan. Additionally, the Landowner will benefit from this donation that can be used as financial and tax incentives.

Therefore, I recommend this administrative settlement for approval. Please let me know if you have any questions, and whether you approve or disapprove of the above proposal.

Very truly yours,

A handwritten signature in blue ink, appearing to read 'Ren', with a long horizontal flourish extending to the right.

Ren Moulinet – Acquisition Agent
HRM Land Acquisition Solutions, LLC