

**RESOLUTION NO. 22-05**

**A RESOLUTION OF THE CITY OF PANAMA CITY BEACH, FLORIDA, APPROVING AN AGREEMENT WITH ROGERS VALUATION & ACQUISITION, INC. FOR CONTINUING APPRAISAL SERVICES FOR THE CITY'S FRONT BEACH ROAD COMMUNITY REDEVELOPMENT PROJECT; APPROVING A TASK ORDER FOR THE REVIEW OF CERTAIN APPRAISALS FOR THE FRONT BEACH ROAD 4.1 PROJECT IN THE AMOUNT OF \$19,100.**

**BE IT RESOLVED** that:

1. The appropriate officers of the City are authorized to execute and deliver on behalf of the City that certain Master Services Agreement between the City and Rogers Valuation & Acquisition, Inc., relating to appraisal services for the Front Beach Road Community Redevelopment Project, in substantially the form **attached** and presented to the Council today, draft dated October 4, 2021, with such changes, insertions or omissions as may be approved by the City Manager and whose execution shall be conclusive evidence of such approval.
2. The appropriate officers of the City are authorized to execute and deliver on behalf of the City that certain Task Order between the City and Rogers Valuation & Acquisition, Inc., relating to review appraisal services for the Front Beach Road Segment 4.1 Project, in the basic amount of Nineteen Thousand One Hundred Dollars (\$19,100), in substantially the form of the Task Order **attached** and presented to the Council today, draft dated October 4, 2021, with such changes, insertions or omissions as may be approved by the City Manager and whose execution shall be conclusive evidence of such approval.

**THIS RESOLUTION** shall be effective immediately upon passage.

**PASSED** in regular session this 14<sup>th</sup> day of October, 2021.

**CITY OF PANAMA CITY BEACH**

By: \_\_\_\_\_

  
Mark Sheldon, Mayor

**ATTEST:**

  
Lynne Fasone, City Clerk

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# ROGERS VALUATION & ACQUISITION, INC.

4601-B Spanish Trail, Pensacola, FL 32504

Phone (850) 432-8815 - [mike@rogersvaluation.com](mailto:mike@rogersvaluation.com)

September 27, 2021

David O. Campbell, PE  
CRA Manager  
17007 Panama City Beach Parkway  
Panama City Beach, Florida 30413

Re: Review of appraisals prepared by Randall C. Chandler, MAI, regarding permanent partial takings, temporary construction easements, and perpetual easements for nine properties on Panama City Beach, Florida

Dear Mr. Campbell,

Mr. Chandler provided me with PDF copies of nine appraisals of properties on Panama City Beach, Florida. I have given each a cursory look to estimate the amount of time it should take to perform technical reviews of the various parcels; I have formulated a bid amount for each appraisal review and present the bids in this letter.

In my estimation, the first step in the review process should be for me to visit and inspect all nine parcels to get an overview of the properties and their surroundings. Observation of the sales data used in the appraisal reports should also be conducted on this inspection date. Once inspections are complete, I should be able to review the Chandler appraisals in the order you desire.

The procedure I use is to next read the appraisal report and make personal notes about the appraisal development, data used, and analytical procedures employed. I then contact the appraiser (Mr. Chandler in this instance) and discuss elements of the appraisal I either don't understand or have concerns about. Following that discussion, the appraiser typically addresses any material concerns in writing or in a revision of the appraisal document to reflect any change or clarification of a potential issue. Once the appraiser has responded, I draft my review document and submit it to my internal reviewer who suggests corrections to my document, if needed. Once editing is complete, the review document is transmitted to you in electronic format with an invoice for that specific review assignment.

The reported analysis, opinions, and conclusions are developed, and the review document is prepared, in accordance with the *Uniform Standards of Professional Appraisal Practice*; the *Code of Professional Ethics and Standards* of the Appraisal Institute; and the Florida Department of Transportation *Supplemental Standards of Appraisal* dated January 2014.

My proposal is to provide you the first of the completed review documents within 30 days of your notification to proceed; however, it is doubtful I can produce more than four documents in any 30-day period. Our workload is significant for the remainder of the year, but there is time to complete these reviews if production can be staggered over a few months.

David O. Campbell, PE., CRA Manager


September 27, 2021

Following is a breakdown of my bids for the appraisal reviews identified by Parcel Numbers.

| Parcel Number           | Review Bid |
|-------------------------|------------|
| 717, 718                | \$2,000    |
| 105, 769, 770, 801, 803 | \$2,200    |
| 108                     | \$2,000    |
| 109                     | \$2,000    |
| 703                     | \$2,000    |
| 704                     | \$2,000    |
| 104, 722                | \$2,200    |
| Lift Station #4         | \$2,500    |
| 102, 745                | \$2,200    |

I appreciate the opportunity of providing this bid and possibly undertaking this work for you. Please call if there are any questions.

Sincerely,

  
Michael J. Rogers, MAI, SRA, AI-GRS  
State-Certified General Real Estate Appraiser RZ184