



CITY OF COMMERCE AGENDA REPORT

TO: Honorable City Council Item No. _____

FROM: City Administrator

SUBJECT: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMMERCE, CALIFORNIA, APPROVING THE PROFESSIONAL SERVICES OF SYN-MAR ASSOCIATES TO PREPARE A REAL ESTATE APPRAISAL REPORT

MEETING DATE: November 7, 2017

RECOMMENDATION:

It is recommended that the City Council approve professional services of Syn-Mar Associates to prepare a real estate appraisal report.

RELATIONSHIP TO STRATEGIC GOALS:

This agenda item relates to the 2016 Strategic Plan - Goal #6: "Enhance Quality of Life Goal"; as this project could increase parking capacity for transit operations; and provide the City with various options for future residential and/or business related opportunities.

BACKGROUND:

In an effort to obtain critical data deemed key for negotiations with Eastside Development Company, Council directed City staff to seek out the professional services of a qualified firm to obtain an appraisal for the following properties:

2500 S. Eastern Avenue, Commerce, CA, Assessor's ID No: 6335-024-046, 6335-024-042, 6335-024-038, 6335-024-043, 6335-024-044, 6335-024-0045, 6335-024-039, 6335-024-048; and 5505 E. Washington Boulevard, Commerce, CA, Assessor's ID No: 6335-019-047.

ANALYSIS:

The scope of work includes the following deliverables:

- Prepare an analysis and value conclusions in a single narrative Appraisal Report that will be prepared in compliance with the Uniform Standards of Professional Appraisal Practice (USPAP); and

- The comparable sales to be considered will be transactions involving vacant and/or redevelopment land in Commerce and the surrounding relevant market areas.

The City received four professional appraisal quotes for the properties referenced above.

The four quotes are as follows:

Company:	Price Quote:	Contact Information
Syn-Mar Associates	\$6,500	1740 W. Katella Avenue, Suite X, Orange, CA 92867 (714) 692-6955
BTI Appraisal, Inc.	\$6,500	605 W. Olympic Blvd, Suite 820, Los Angeles, CA 90015 (213) 532-3800
E-Appraisal Valuation	\$7,000	PO Box 683, Fremont, CA 94536 (818) 816-0609
Appraisal Evaluations, Inc	\$15,000	827 N. Hollywood Way, Suite 296, Burbank, CA 91505 (818) 698-1501

Syn-Mar Associates submitted the most responsible and qualified quote. Syn-Mar is a well-known real estate appraisal firm with a proven track record in reduced time and cost in commercial real estate appraisals.

Some of Syn-Mar's references are noted below:

- City of West Hollywood
- City of Monrovia
- City of Sierra Madre
- City of San Juan Capistrano

FISCAL IMPACT

It is recommended that this appraisal be funded using the fiscal year end 16/17 one-time budget surplus.

ALTERNATIVES:

1. Approve staff's recommendation
2. Reject staff's recommendation
3. Provide staff with further direction

Approved by: Claude McFerguson, Director of Transportation

Reviewed by: Josh Brooks, Assistant Finance Director

Approved as to form: Noel Tapia, City Attorney

Respectfully submitted: Fernando Mendoza, Interim City Administrator

ATTACHMENT:

1. Aerial View of Properties