

Plains Rd Appraisal

From: David Clouser <[REDACTED]>
Sent: Thursday, July 30, 2015 5:12 PM
To: Jeff Logan; [REDACTED]; Susan Zimet
Cc: assistant@[REDACTED]; supervisorzime[REDACTED]
Subject: RE: 101 plains road
Attachments: 101 Plains Road - New Paltz (13.9 KB)

Hello Susan, Jeff and Joe,

Attached is the proposal response email to the Town's RFP from Grant Ackerly of the R. P. Hubbell Appraisal Company for the appraisal of the 101 Plains Road property.

As per the email from Jeff below, the Board approved an appraisal fee of \$4,000. This amount was also approved to solicit appraisals of the market value for the entire land parcel as well as the smaller parcel that contains the well head and well head protection area.

As you are aware, appraisal proposals from 3 qualified appraisers were solicited. The other two appraisal firms indicated that they would not be able to meet the required delivery time for this assignment due to present workload commitments and therefore declined to respond with a cost.

Please note as previously stated in my earlier email sent requesting approval to solicit, that only the fair market cost of the entire parcel was included in the appraisal solicitation in an effort to contain costs and still have a valuation that could be comparable with the results of the DEP's appraisal. This was discussed with the DEP beforehand and was acceptable to their agency.

In an effort to keep this process moving, I would recommend that this appraisal proposal be accepted. The Hubbell firm is a well-respected appraisal firm that has significant experience in appraisals of commercial properties (including DEP property acquisitions) and has substantial experience working for municipal clients.

You will note the appraisal fee proposed exceeds the Board approved amount by \$500. Please also note that our firm's effort in preparing the Appraisal RFP was less than budgeted approved by the Board's Resolution, so the total cost for this work would not exceed the total funds allocated for this effort by the Board. Finally, a reminder that this appraisal fee is considered an approved project cost by the DEP and therefore the Town would be eligible for reimbursement for this appraisal cost.

Please feel free to call with any questions.

Regards,
Dave

David Clouser & Associates

1 Paradies Lane, Suite 200
New Paltz, NY 12561
P: 845-256-9600 F: 845-256-9700
dbsea@dcaengrs.com
www.dcaengrs.com

From: Jeff Logan [mailto:jlogan@[REDACTED]]
Sent: Thursday, July 16, 2015 11:26 AM
To: jlogan@[REDACTED]; jlnet@[REDACTED]; David Clouser <[REDACTED]>
Cc: assistant@[REDACTED]; supervisorzime[REDACTED]
Subject: Re: 101 plains road

Joe, Dave

any updates i can give board?

jeff

-----Original Message-----

From: Jeff Logan <jl[REDACTED]>
To: jmlaw <jmlaw@dbsec.com>
Cc: assistant <assistant@dbsec.com>; supervisorzimet <supervisorzimet@dbsec.com>
Sent: Fri, Jul 10, 2015 10:36 am
Subject: 101 plains road

Joe and Dave

At the 7/9/15 town board meeting the board approved the expenditure of up to \$4000.00 for a appraisal of the Plains road well site. The board also approved the expenditure of upto \$1000 for Dave Clouser to write a RFP for the appraisal and to search out firms that have the expertise and capabilities to value the raw land and its intended use and for other uses.

The appraisal and appraisal RFP should include the options that the land owner presented on purchase of complete lot, which the board would prefer, or the purchase of lands around well field with easements.

Please feel free to contact me should there be any questions or information needed and please as you have done track these expenses as DEP reimbursable.

Thank you

Jeff Logan
Deputy Supervisor Town Of New Paltz

~~Grant P. Ackerly~~

From: Grant P. Ackerly <~~g.ackerly@rphubbell.com~~>
Sent: Monday, July 27, 2015 1:56 PM
To: David Clouser
Cc: Wanda Palavicini
Subject: 101 Plains Road - New Paltz

Hi David.

I have reviewed the scope and spoken to Andrew Ward who handles much of our DEP – land work.

Our fee quote is \$4500 and 4 weeks. I cannot commit to anything much sooner although perhaps a verbal at some point prior to delivery of the report.

Grant

Grant Ackerly, MAI, CCIM
President, R.P. Hubbell and Company, Inc.
Principal, Campground Valuation

R.P. HUBBELL and COMPANY, INC.

3 Neptune Rd., Poughkeepsie, NY 12601
(845) 454-6525 • (845) 454-6359 (F)

CAMPGROUND VALUATION

P.O. Box 834
Glenham, NY 12527
(855) 968-2267 (855) YOU CAMP
www.campval.com

This email may contain privileged and/or confidential information that is intended solely for the use of the addressee. If you are not the intended recipient or entity, you are strictly prohibited from disclosing, copying, distributing or using any of the information contained in the transmission. If you received this communication in error, please contact the sender immediately and destroy the material in its entirety, whether electronic or hard copy. There are risks associated with the use of electronic transmission. The sender of this information does not control the method of transmittal or service providers and assumes no duty or obligation for the security, receipt, or third party interception of this transmission.

From: David Clouser [~~mailto:dclouser@townofnewpaltz.com~~]
Sent: Friday, July 24, 2015 3:46 PM
To: Info
Subject: Town of New Paltz commercial property appraisal

Dear Sir or Madam,

Please see the attached Request for a Quotation to provide appraisal services on a 58 acre parcel that the Town is considering purchasing.

Your prompt response to this request will be appreciated.
Please feel free to call with any questions.

Regards,

Dave Clouser, PE, LS

Town Engineer for the Town of New Paltz

David Clouser & Associates

1 Paradies Lane, Suite 200

New Paltz, NY 12561

P: 845-256-9600 F: 845-256-9700

dbsea@dcaengrs.com