

# MIDWEST

Right of Way Services, Inc.

[www.midwestrow.com](http://www.midwestrow.com)

A-8

March 3, 2020

Pat Dowse  
City of La Vista, Nebraska  
Public Works  
8116 Park View Blvd.  
La Vista, Nebraska 68128

16.71.0717.000.STR717004  
4/7 consent per Pat Dowse cm

## Invoice No.: 5486

Midwest Right of Way Services #593

Services in connection with the

City of La Vista - Voluntary Acquisition - 84th Street North of Brentwood Drive

<b>Total Contract Amount</b>	\$ 3,650.00
<b>Amount Previously Invoiced</b>	\$ -

For the period of January 25, 2020 through February 21, 2020

Project Manager	2.50	hours at	\$105	per hour	\$	262.50
Acquisition Agent	-	hours at	\$95	per hour	\$	-
Administrative Fee	-	hours at	\$55	per hour	\$	-
Mileage	-	miles	\$0.575	per mile	\$	-

<b>Total Amount Due for this Invoice:</b>	<b>\$ 262.50</b>
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<b>Total Remaining on Contract (after this invoice)</b>	<b>\$ 3,387.50</b>
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### Past Due Invoices:

<b>Total Amount for Past Due Invoices:</b>	<b>\$ -</b>
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<b>TOTAL AMOUNT CURRENTLY DUE:</b>	<b>\$ 262.50</b>
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Consent Agenda 4/7/2020

For questions regarding this invoice, please call John Borgmeyer at 402-955-2900.

# MIDWEST

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November 21, 2019

Pat Dowse  
City of La Vista, Nebraska  
Public Works  
8116 Park View Blvd.  
La Vista, NE 68128

RE: Proposal for Right of Way Services  
City of La Vista, Nebraska  
Voluntary Acquisition – 84<sup>th</sup> Street North of Brentwood Drive

Dear Mr. Dowse:

Midwest Right of Way Services, Inc. is pleased to provide this proposal for right of way services for the above-referenced project in the City of La Vista, Nebraska.

## ***CONSULTANT AND KEY PERSONNEL***

***Consultant-*** Midwest Right of Way Services  
13425 “A” Street  
Omaha, Nebraska 68144  
(402) 955-2900

***Key Personnel-*** Jack Borgmeyer, President  
John E. Borgmeyer, Chief Operations Officer

## ***PROJECT UNDERSTANDING***

This project involves the voluntary acquisition of one (1) parcel of land, located on 84<sup>th</sup> Street north of Brentwood Drive in La Vista, Nebraska.

## ***PROJECT MANAGEMENT***

This task will involve coordination of all project elements so that work is initiated as it should be, appropriate progress is made, and schedules are met. Coordination and scheduling of the acquisition will be the responsibility of the project manager.

### ***TITLE SEARCHES***

Title searches will be ordered for the property to be acquired in order to determine fee ownership and any liens and encumbrances which will affect the title. The City of La Vista will provide Midwest Right of Way with the title report for the preparation of paperwork, and to include in the completed files.

### ***APPRAISALS***

This task involves preparation of one (1) appraisal reports for the property being purchased. This report will provide a value for the acquisition. The City of La Vista will provide Midwest Right of Way with the completed appraisal reports.

### ***ACQUISITION***

Midwest Right of Way Services' acquisition agents will make every effort to understand the project's objective before meeting with the property owners. We will prepare all documents, present and explain the offer, answer all acquisition-related questions, and secure signatures from all interested parties. Our acquisition agents will obtain tenant information from property owners and proceed to obtain signed a leasehold contract, if applicable. We will negotiate in good faith and keep records of all calls made.

If condemnation is required, Midwest Right of Way Services will deliver the parcel file to Sarpy County and be available for consultation or condemnation testimony.

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### ***ECONOMIC EQUITY AND INCLUSION PROGRAM***

Midwest Right of Way Services, Inc. is a participant in the City of Omaha Economic Equity and Inclusion Program.

### ***SMALL EMERGING BUSINESS TIER II***

Midwest Right of Way Services, Inc. is certified by the City of Omaha as a Small Emerging Business Tier II.

### ***VETERAN-OWNED BUSINESS***

Midwest Right of Way Services is a veteran-owned business.

## ***TEAM MEMBERS***

*Jack Borgmeyer, SR/WA, R/W-RAC*, is President of Midwest Right of Way Services, Inc. He is qualified to complete all aspects of the right of way process. He has over 35 years of experience relating to real estate and right of way. His experience includes right of way title searches, land and easement acquisition, relocation, condemnation testimony, and project management.

*John Borgmeyer, RWA-GN, Right of Way Agent*, is the Chief Operations Officer for Midwest Right of Way Services, Inc. He has performed acquisition negotiations for state, local and federally funded projects in Nebraska, Iowa and Kansas, and relocation assistance for local and federally funded projects in Nebraska. His experience includes roadway, airport, drainage and sewer projects.

*Stacey A. Kroeger, SR/WA, R/W-RAC, Right of Way Agent*, has worked for Midwest Right of Way Services since February, 2001. She has performed acquisition negotiations and relocation assistance since May, 2005. Her experience includes right of way title searches, acquisition negotiations, and relocation assistance for state, local, and federally funded projects.

*Maria Rodriguez, Right of Way Agent*, has worked for Midwest Right of Way Services since October, 2013. She performed several years of acquisition negotiations and relocation assistance in Phoenix, Arizona. Her experience includes right of way title searches, acquisition negotiations, and relocation assistance for state, local, and federally funded projects. Maria speaks and writes the Spanish language fluently.

*Denny Bliss, Right of Way Agent*, has worked for Midwest Right of Way Services since July, 2011. He has performed acquisition negotiations for state, local and federally funded projects. His experience includes preparation and review of legal descriptions, review of land title reports, as well as the ability to read, interpret, and draw engineering plans. He has experience with airport, roadway, drainage, sewer, and utility projects. He is also an experienced CADD technician.

*Jim Abbott, Right of Way Agent*, has worked for Midwest Right of Way Services since January of this year. He has performed acquisition negotiations for sewer and roadway projects in Omaha, Lincoln, Sarpy County and Douglas County in Nebraska and roadway projects in Iowa. His experience includes twenty years of real estate management of commercial and investment properties in the Midwest working for a management company throughout Nebraska, Iowa, and South Dakota.

*Dave Minino, Right of Way Agent*, has worked for Midwest Right of Way Services since May, 2012. He has performed acquisition negotiations for state, local and federally funded projects. His experience includes right of way title searches and airport, roadway, drainage, sewer, and utility projects.

*Molly Frederickson, Administrative Assistant*, is the newest member of our team beginning in January 2019. She provides administrative support and document preparation for Midwest Right of Way's acquisition and relocation agents. She has experience as a document specialist for a local law firm, and has experience as an escrow assistant for a real estate title company.

### ***PAYMENT FOR SERVICES***

Midwest Right of Way Services proposes the right of way services detailed above for the following hourly fees:

	<u>Hourly Salary Rates</u>
Project Manager	\$ 105.00
Right of Way Agent/Relocation Agent	\$ 95.00
Document Preparation and Administrative Services	\$ 55.00
Mileage at Standard IRS Rate	\$ 0.58 per mile

The maximum fees for each task will be as follows:

<u>Task</u>	<u>Maximum Fee</u>
Project Management	1 owners @ 5 hours \$ 525.00
Acquisition Negotiations	1 owners @ \$2,850.00 each \$2,850.00
Document Prep. & Admin. Fees	5 hours @ \$55.00 Each \$ 275.00
<b>Total Maximum Fee</b>	<b>\$3,650.00</b>

Mileage will be billed in addition to the above fees, at the standard IRS rate of the year in which the miles were incurred. If additional work or meetings are requested beyond the scope indicated in this proposal, we will contact you to discuss revising the contract amount before the additional work is started.

If the above described items are satisfactory to you, please sign and date the original and duplicate original of this letter in the space provided. Keep one executed copy of this letter for your files and return the duplicate copy to us for our files. Receipt of this letter contract will be considered our formal notice to proceed with the work.

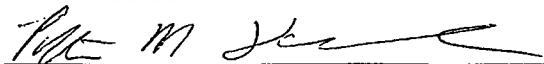
Sincerely,

MIDWEST RIGHT OF WAY SERVICES, INC.



John E. Borgmeyer  
Chief Operations Officer

### **ACCEPTANCE OF PROPOSAL AND AUTHORIZATION TO PROCEED**

  
Authorized Rep. – City of La Vista, Nebraska

Date: 2/7/2020