

APPRAISAL REPORT UPDATE

(This report must be considered with the original appraisal report.)

Revised 5/1/13

PROJECT NO.: 7910-038-000
DESIGNATION: 27th Street – 1 ST Ave S to Airport
OWNER(S): State of Montana, Eastern Montana College

PROJECT ID.: NH 53-1(38)0
PARCEL NO.: P-97

COPY

REASON(S) FOR REVISING THE APPRAISAL REPORT and JUST COMPENSATION. (ATTACH SUPPORTING INFORMATION AS NEEDED):

REMARKS: Per the Bluesheet change dated 6/Sep/2017, the 0.026 AC (1,133 SF) of Right-Of-Way was eliminated based upon the revised hydraulic design at the ponds on the north end of the project (per the August Status Meeting Minutes, please see attached).

Comparable Sales (Reference Sales Catalog, Project Report, or Supplement identification numbers, or attach copies of the comparable sale data forms.):

Included in the original appraisal for Parcel 97.

BREAKDOWN OF ACQUISITION

MOST RECENT ESTIMATE OF VALUE:

REVISED ESTIMATE OF VALUE:

Right of Way Plans Date: 8/3/17

Right of Way Plans Date: 9/6/17

Land
1,133 SF @ \$20.50/SF \$23,227
\$

Land
\$
\$

Improvements:
\$
\$

Improvements:
\$
\$

Fixtures & Personal Property:
\$
\$

Fixtures & Personal Property:
\$
\$

Easements:
131 SF @ \$20.50/SF x .95 \$2,552
\$

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131 SF @ \$20.50/SF x .95 \$2,552
\$

Permits:
\$
\$

Permits:
\$
\$

Depreciation In Market Value:
Not Offset or Cured: \$
Cost to Cure: \$

Depreciation in Market Value:
Not Offset or Cured: \$
Cost to Cure: \$

Compensation \$25,779
Rounded \$25,800

Compensation \$2,552
Rounded \$2,600

TOTAL COMPENSATION: \$25,800

TOTAL COMPENSATION: \$2,600

Partial Interests: Lessor's \$
Lessee's \$

Lessor's \$
Lessee's \$

I CERTIFY THAT IN THE REVISED ESTIMATE OF VALUE...:

- ...the statements of fact contained in this report are true and correct.
- ...the appraisal has been made in conformity with state laws, the Uniform Appraisal Standards for Federal Land Acquisitions and Chapter 3 (Appraisal) of the MDT R/W Manual, as they apply to the appraisal assignment.
- ...I have personally inspected the subject property and that I have afforded the owner, or their representative, the opportunity to accompany me on the inspection. (If not explain.)
- ...I have personally inspected and verified the comparable sales relied upon in making this appraisal. (If not explain.)
- ...I have no direct or indirect present or contemplated future personal interest in the subject property or in any benefit from the acquisition of such property beyond my responsibility as an appraiser for the Montana Department of Transportation.
- ...neither my employment or compensation is contingent on an action, event or value resulting from the analyses, opinions, or conclusions in, or the use of, this appraisal report.
- ...the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions contained within this report.
- ...the value conclusion is based on my personal, unbiased professional analyses, opinions, and conclusions derived from the data collected for this appraisal.

...my determination has been reached independently based on appraisals and other factual data of record without collaboration or direction, except as outlined within this report.

...I understand that the value shown herein is to be used in connection with a Federal-aid highway project and that to the best of my knowledge, my determination does not contain items which are not eligible for Federal reimbursement, except as outlined within this report.

...that the property has been appraised for its market value as though owned in fee simple, or as encumbered by:

...any increase or decrease in market value of real property, prior to the date of valuation, caused by the impending public improvement or by the likelihood that property would be acquired for such an improvement, other than that due to physical deterioration within the reasonable control of the owner, was disregarded in determining the compensation for the property acquired.

...that I have not and will not reveal the findings and results of this appraisal to anyone other than proper officials of the State of Montana, Department of Transportation, or officials of the Federal Highway Administration and I will not do so until so authorized by state officials; until I am required to do by due process of law; until the appraisal enters the public record; or until I am released from the obligation by having publicly testified as to such findings.

...that any digital photographs have not been enhanced, altered or modified in any way that would mislead the user.

...that the appraisal was made and the appraisal report prepared in conformity with the Uniform Standards of Professional Appraisal Practice standards, except to the extent that the Uniform Appraisal Standards for Federal Land Acquisitions required invocation of USPAP Jurisdictional Exception Rule.

TOTAL UPDATED COMPENSATION	\$ <u>2600⁰⁰</u>
UNECONOMIC REMNANT	\$ <u>N/A</u>
ACCESS CONTROL	\$ <u>N/A</u>
TOTAL JUST COMPENSATION	\$ <u>2600⁰⁰</u>

Date: 14/Sep/2017
(Date of Update Report)

Signature: 
Updated By: J. Seidlitz

Review Appraiser Comments:

I CERTIFY THAT...

- the statements of fact contained in this report are true and correct.
 - this review has been made in conformity with state laws, the Uniform Appraisal Standards for Federal Land Acquisitions and Chapter 3 (Appraisal) of the MDT R/W Manual, as they apply to the review assignment.
 - I have personally inspected the subject property. (If not explain above.)
 - I have personally inspected the comparable sales applicable to this appraisal. (If not explain above.)
 - I have no direct or indirect present or contemplated future personal interest in the subject property or in any benefit from the acquisition or disposition of such property beyond my responsibility as review appraiser for the Montana Department of Transportation.
 - neither my employment nor compensation is contingent on an action, event or value resulting from the analyses, opinions, or conclusions in, or the use of, this review report.
 - my conclusions have been reached independently based on factual data of record.
 - (If reviewer is licensed) As of the date of this report, I have completed the requirements of the continuing education program of the Montana State Board of Real Estate Appraisers.
- Only the revised estimate of value is under review by the Review Appraiser with this form.

Revised Estimate of Value Approved by:  Date: 9/17/2017
Review Appraiser

Meeting Minutes

Project: 27th Street – 1st Ave S to Airport; NH 53-1(29)0; CN 7910000

Subject: August Status Meeting

Date: Wednesday, August 02, 2017

Location: Multiple Locations - GoToMeeting

Attendees: Mark Studt – MDT Consultant Design
Robert Padmos – MDT Consultant Design
Gary Neville – MDT District Engineering
Jody Toney – MDT Utilities
Ed Beaudette – MDT Legal
Bruce Masiak – MDT R/W Design
CB Clearwood – MDT R/W
Don Vanica - MDT R/W
Jeremy Sedilitz - MDT R/W
Shane Johnson – MDT Billings Construction
Tim Erickson - HDR
Peggy Moon - HDR
Lisa Fischer - HDR

Final Plan Status:

- City of Billings requested a more curvilinear sidewalk at Dehler Park. The updated design is currently being reviewed by the City and could modify the permit area required for construction.
 - HDR will meet with the City to finalize the sidewalk design.
 - Current design does not require any tree removal. City would remove the trees prior to this project being constructed. City was willing to remove a few trees to get the sidewalk configuration that was preferred. Trees would likely be relocated but location is not known at this time. HDR will follow up after meeting with the City.
 - Will tree removal create any 4(f) issues? HDR will discuss with the City.
- Final plans are being completed by HDR and should be submitted by the end of the month.
- New signal pole foundation details have been received by HDR and have been incorporated in the plans. The new design has not impacted the ADA design. This change will be reflected in the ACT 152 submittal.
- Outstanding Items for Final Plan Submittal:
 - Dehler Park sidewalk updates
 - Detention pond modifications due to existing waterline on the north end of the project. HDR has been in contact with Dave L at MDT. Detention Basin #3 will likely be removed and replaced with a swale and check dams. DOWL is reviewing the proposed design to provide recommended sizing of swales and note impacts to the existing system.
- City Brew Development – 12th Ave N and 27th St
 - Last plans that HDR received from Performance Engineering were about 3 months ago.



- Proposed impacts to 27th include: adding manhole, drop inlet and minor sidewalk replacement. Location of the approaches might have been changed. No sidewalk work is planned at the corner of 12th Ave N and 27th St.
- HDR will reach out to Performance Engineering and get updated plans.
- Landscaping special provision has been added to the project and will be included in the Final Plan submittal for review.
- Signal pole foundations have been updated to match the new MDT standard so a special provision for foundations is likely not required.

R/W Design:

- First Blue Sheet Revision has been complete and was submitted by HDR on 8/1/2017.
- Next Blue Sheet Revision will include the Dehler Park sidewalk modifications and any changes to r/w based on the revised hydraulic design at the ponds on the north end of the project.

R/W Acquisitions:

- HDR has received the waiver valuations from MDT
- HDR has received one appraisal but still need the other 3.
- HDR should be receiving deed/easement exhibits next week – after blue sheets changes are reviewed
- HDR listed 9 priority deeds that Ramona is working on first. She will then prepare remaining deeds in groups of 10.
 - HDR to provide a priority list for the next 10 deeds that are needed for Ramona.
- Blue Sheet revisions will be incorporated by Bruce and Ramona early next week.
- Parcel 98 was closed and delivered to the District office 7/31/17.
- 2 of 4 signatures secured on Parcel 9.
- HDR is continuing to move forward with the “For Negotiations Only” parcels.
- Peggy to meet with MDT to discuss scope changes. CB and Peggy have identified which parcels will be given to HDR for acquisition and the anticipated complexity.
- Parcel 100 (MSU-B) – Greg will verify which Board is responsible (from last meeting).
- RR coordination: MRL/BNSF will be contacting leases. Signatures from the leases are not required. MDT to determine if 45L1, 45L2, 45L3 will become ONOs.

Utility Issues:

- Existing waterline at the north end of the project will not be impacted. Hydraulics design will be modified as previously discussed.
- City of Billings looking at add conduit for IT fiber from interstate to Airport Rd. Rod Nelson is looking into the request and will provide additional information. MDT might be interested in adding conduit or upsizing conduit along the corridor as well for future signal coordination/communication. MDT is looking into feasibility of using fiber optic signal connectivity.
 - Systems impacts will be involved and is providing input.
 - Mark to coordinate with Jean Riley on developing language that should be included for this type of work.



- MDT open to allowing the City to install additional conduit, but will not allow the details of the agreement to delay the project schedule.

Schedule/Deliverables:

- RW authorized in June, 2017
- Current planned letting: June 25, 2018
- Appraisals/Acquisition: currently showing 160 day duration
- Future meetings:
 - Keep August 9th Meeting. Mark will not be able to attend.
 - Bi-weekly meetings to start August 23rd.

Action Items:

- Stefan to follow up with BillingsNOW regarding a pedestrian crossing between State Ave and 1st Ave S (carry over from previous status meeting). Gary will follow up with Stefan and reply to group with any updates.
- HDR to finalize roadway design plans by the end of the month.
- HDR to finalize r/w acquisition scope based on recommendations from the meeting, and coordinate with CB and Greg Pizzini for amendment.
- Stefan and Gary to follow up with MDT legal department to discuss the project and revised sidewalk acquisition process.
- Parcel 100 (MSU-B) – Greg Pizzini will verify which State Board is responsible for coordination with acquisition activities.