



41850 S 3900 W West Haven, UT 84401

Phone: 801-731-5819 Fax: 801-731-1002

WEST HAVEN SPECIAL SERVICE DISTRICT

BOARD MEMBERS

Chairman: Kurk Beesley

Vice Chairman: Dale Allen

Mayor Rob Vanderwood

Councilmember Ryan Swapp

James Jenson

Melinda Stimpson

Brent Warren

WEST HAVEN SPECIAL SERVICE DISTRICT BOARD

MEETING NOTICE AND AGENDA

SEPTEMBER 03, 2024

Notice is hereby given that the West Haven Special Service District will hold the monthly board meeting on **September 03, 2024** beginning at **12:00 PM** at the West Haven City Hall or join us digitally via Zoom <https://us06web.zoom.us/j/82350162553> or watch us live on YouTube at <https://www.youtube.com/channel/UCeeQnQBTfzJwTGoPHMCNCBA>

1. **MEETING TO ORDER**- Chairman Kurk Beesley
2. **OPENING CEREMONIES**
 - A. Pledge of Allegiance- James Jenson
 - B. Invocation- Ryan Swapp
3. **ACTION ITEMS**
 - A. Proposed resolution 09-2024 (To consider accepting the proposal between West Haven Special Service District and Avenue Consultants, Inc. for land acquisition services)
4. **ADJOURNMENT**

Charis Sully

CHARIS SULLY, WHSSD RECORDER

BOARD MEMBERS MAY TAKE FINAL ACTION ON ANY ITEM LISTED ON THIS AGENDA

In compliance with the Americans Disabilities Act, individuals needing special accommodations, including auxiliary communicative aids, and services during the meeting should notify the Board Clerk at 731-5819 at least 48 hours in advance.

STAFF REPORT

TO: WHSSD BOARD
FROM: John Wallace, Superintendent
DATE: August 29, 2024
SUBJECT: Recommend of Contract Award
Property Acquisition Services



Background

The need for the District to construct a stand-alone garage/office facility has been long held objective of the Board. Due to the City's/District's growth, Staff has expressed concern that current facility and office space may not meet the District's future needs to address possible additional personnel; anticipated equipment purchases and the ability to continue to provide high quality and responsive service to the rate payers.

Staff has conducted some facility planning efforts to determine needs in terms of type and size of physical facilities; land area required and location. This included examining comparable facilities in other cities. Staff is comfortable that a highly functional District shop/garage/office that will provide covered space for equipment, etc. will require an area of approximately three (3) acres.

As you know, the Board allocated \$2M for potential property acquisitions in the FY25 budget. Staff prepared a Request for Proposals (RFPs) to provide property identification and acquisition services to the District.

Discussion

The RFP was advertised with a closing date of August 29, 2024. Two (2) firms submitted proposals: Avenue Consultants, South Jordan, UT and Meridian Engineering, Inc., Taylorsville, UT.

The RFP assigned evaluation percentages for: Transmittal Letter and Completeness; Qualifications; Experience; Key Personnel and Project Team; and Fee Proposal.

Both firms similarly provided substantially responsible and responsive proposals. Both firms are qualified to provide these services and has staff appropriately licensed. The fees to provide services to identify potential candidate properties, appraisals, comparables, and prepare all necessary documents so that the property could be brought to closing are similar.

Both firms provided a fixed cost of approximately \$10,000 to identify up to three (3) acquisitions that would meet the qualitative and quantitative criteria set by the District. The consultant and staff would present these options for the Board's consideration in making offers for purchase.

Services such as appraisals, review appraisals, and title services would be billed separately if needed. Both firms appear to work with mostly the same outside personnel.

Avenue Consultants also stated that if a willing seller does not offer a commission, the maximum fee due from the District is the initial \$10,000. "If a seller offers a commission equal to or exceeding \$10,000, Avenue Consultants will accept the seller's commission, and the \$10,000 land acquisition fee would be rebated back to the District. In the event the commission is less than \$10,000, Avenue Consultants will rebate the total commission up to \$10,000 at closing."

Both firms have significant and successful experience working for public entities for property acquisitions, however, most of this consisted of right-of-way strip acquisitions roadway projects. Avenue Consultants had

additional experience in identifying and acquiring whole parcels for developers. In addition, Avenue Consultants has been working with the City for various right-of-way as well as partial parcel acquisitions for various road projects. In addition, the City has tasked them to meet the same objective as the District to assist in whole parcel land purchases to site future facilities.

Recommendation

The District Superintendent and Recorder reviewed each bidder's submittal and evaluated them based on the requirements in the RFP. It should be noted that the District Engineer recused himself from the evaluation process since he was listed as a reference for Avenue Consultants.

Both firms are qualified to provide the requested services. However, Avenue Consultants has more specific related experience, a positive and successful working relationship with the City and offers a fee structure that could result in the District being rebated up to the \$10,000 fixed land acquisition services fee.

Staff recommends that the Board award a contract for property acquisition services to Avenue Consultants and authorize the Chairman to execute same based on the terms as detailed in their proposal submission.

JW/JW

cc: Charis Sully, WHSSD Recorder

Ed Mignone, WHSSD Engineer

Attachment: Proposal – Avenue Consultants

Proposal – Meridian Engineering



RIGHT-OF-WAY·ACQUISITION·GIS·CIVIL ENGINEERING·SURVEY



WEST HAVEN CITY
4150 S 3900 W
WEST HAVEN, UT 84401

REQUEST FOR PROPOSALS
PROPERTY ACQUISITION SERVICES

AUGUST 29, 2024



1628 WEST 11010 SOUTH, SUITE 102

SOUTH JORDAN, UT 84095

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SECTION
1

TRANSMITTAL
LETTER



August 29th, 2024

Charis Sully
West Haven City
4150 S 3900 W
West Haven, UT 84401

RE: Request for Proposal – Property Acquisition Services – Transmittal Letter

For your consideration, Meridian Engineering, Inc. respectfully submits the requested proposal to provide property acquisition services for the West Haven Special Service District. Meridian, along with our team of qualified professional consultants, are positioned to meet the scope of work and services outlined in the proposal request. We intend to participate in the contract and comply with all terms and conditions set by West Haven City.

Established in 1997, we are fully committed to meeting client needs and have a reputation for unparalleled quality and service. We have served Local and Federal Governments, Utility/Energy Companies, City/County Municipalities, Educational Institutes, Contractors, and private clients for over 26 years. We have also worked with several Utah government agencies on various transportation projects. We can oversee all aspects of acquisitions, easements, public meetings, ROW takes, appraisals, offers, negotiations, and closings for the proposed property acquisition services, seeing the project through to successful completion. Meridian's lead acquisition agent, Tammy Evans, is a licensed Utah Real Estate Agent listed on the UDOT Right-of-Way Acquisition Pool, offering the city 19 years of real estate experience.

Contract Terms Acknowledgement: Meridian Engineering, Inc. understands and accepts compliance with the terms and conditions outlined in this RFP and will comply with all state and federal requirements applicable to this project. Meridian Engineering understands that policies and procedures may change during the project and will comply with such changes as required. Meridian Engineering, Inc. is a professional legal corporation in Utah, headquartered in South Jordan City.

Affirmative Action Statement: Meridian Engineering, Inc. is committed to fostering a diverse, inclusive, and equitable workplace. We take proactive steps to eliminate barriers and provide equal opportunities for all employees, regardless of race, gender, ethnicity, disability, or background.

Certification Statement: We further certify that the signer below, Darryl Fenn, PLS, is authorized to do so on behalf of the respondent, Meridian Engineering, Inc.

The Conflict-of-Interest Form and Respondent Questionnaire are included in the submission. See Attachment A and B of the Appendix.

Our team is enthusiastic to serve West Haven City, its citizens, and businesses as we have done in the past. If you need any other information or clarification for any upcoming scope of work, please contact Tammy Evans, ROW Acquisition Manager as your primary point of contact. You can reach her at 801-302-4247, 385-910-2877, or tevans@meiamerica.com. If Tammy is unavailable to respond to West Haven immediately, contact the first and second back-up contacts, respectively: Kaydee Reynolds (801-302-4253) or Lyndy Lovelady (801-302-4246).

Respectfully,

Meridian Engineering, Inc.
Darryl J. Fenn, PLS
President, Principal in Charge
dfenn@meiamerica.com



SECTION
2

FIRM

QUALIFICATIONS

FIRM QUALIFICATIONS

Meridian Engineering, Inc. ("Meridian") is a multidiscipline consulting firm specializing in the transportation disciplines of preconstruction, survey & mapping, right-of-way design, acquisition, and property relocation. We are well-equipped for West Haven's Special Service District's ("District") request for On-call Property Acquisition Services to provide negotiation and acquisition services that will be used to site a future West Haven Special Service District Maintenance Building (Project). Our team will meet the Project's needs by identifying impacted parcels, gathering data for analysis, and negotiating with and addressing property owner's concerns throughout the acquisition process. Our approach is rooted in problem-solving strategies and close collaboration with stakeholders, ensuring that our services are not only effective but also delivered in a timely manner.

Meridian has a proven track record of serving numerous local government and private agencies throughout Utah, including the Utah Department of Transportation (UDOT), Utah Transit Authority (UTA), Salt Lake City, Sandy City, Farmington City, Davis County, and Weber County. Meridian is on UDOT's approved vendor list for Acquisition Services, Relocation Services (Residential/Non-Residential), Lead Agent Services (Complex/Non-Complex Projects), and Project Coordination Services, and our experience in providing acquisition services to federal and state municipalities is a testament to our ability to meet and exceed federal and state guidelines in all real estate transactions. We are proud of our commitment to ongoing professional development and dedication to staying up to date on the latest technologies, which are key factors in our continued success.

Meridian Engineering, Inc. Business License	License No. LCB201701945
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ACQUISITION SERVICES

Meridian provides high-caliber right-of-way (ROW) acquisition services, prioritizing communication, and ensuring the highest standards of compliance and accuracy. Our acquisition department, led by Tammy Evans (Lead Acquisition Agent), and Kaydee Reynolds (Project Coordinator and Acquisition Agent), have actively refined our acquisition procedure, resulting in expedient and reliable deliverables. We are committed to meeting the District's needs and ensuring a smooth and efficient acquisition process.

PLANS/DEEDS Meridian's acquisition department is staffed by real estate professionals skilled in interpreting engineering drawings and plans, ensuring a thorough understanding of the project's scope. We possess proficiency in analyzing property deeds and legal descriptions, property maps, contracts, and appraisal valuations. Furthermore, collaboration with Meridian's surveyors and ROW design engineers enhances our capabilities, providing valuable personalized support contributing to our knowledge and expertise in the field.

PROPERTY APPRAISAL VALUE Our team adheres strictly to the Member's Appraisal Institute (MAI) guidelines and the Uniform Standards of Professional Appraisal Practice (USPAP) regulations. We ensure transparency and fairness in all transactions, maintaining all purchases at or below the estimated MAI appraisal value.

REAL ESTATE TRANSACTIONS Meridian provides exceptional coordination services, confirming that appraisals, appraisal reviews, and just compensation approvals are ordered and received in a timely manner, verifying that the project remains within the timeline regulations of the acquisition process to meet the construction schedule. Meridian's agents are trained in compiling administrative compensation estimates (ACE's) and making informed decisions regarding contracting protocols. We craft acquisition documents with the utmost care and

provide extensive quality control (QC/QA) on our acquisition files, ensuring adherence to federal and state guidelines.

Meridian employs integrative and attitudinal negotiation styles when engaging with property owners. As stewards of taxpayer dollars, we strive for fair outcomes while nurturing trust and rapport with the public. This approach fosters problem-solving and leads to greater negotiation success in a more efficient manner.

TITLE INSURANCE Meridian is committed to overseeing every parcel through the closing process. We ensure seamless collaboration between the District and the title company, facilitating smooth and punctual transaction closures and recordings. Additionally, we may expedite in-house closings, ensuring prompt completion of final package submittals, funding, and recording.

Below are the facets that Meridian has to offer to West Haven City throughout the acquisition process:

LEADERSHIP

Meridian's leadership is the foundation of our success, combining experience, vision, and dedication. Our leaders drive a culture of integrity, innovation, and collaboration, guiding teams to deliver exceptional results. With strategic insight and industry expertise, we ensure Meridian consistently exceeds client expectations.

MANAGEMENT

Meridian's management team excels in crafting comprehensive acquisition work plans, providing accurate cost estimates, project schedules, and making informed decisions on Administrative Compensation Estimate (ACE) procedures and negotiation strategies. Our seasoned professionals are committed to quality, timeliness, and cost consciousness, ensuring that every aspect of the project is managed efficiently. With a focus on strategic oversight and effective team collaboration, our management drives exceptional results while maintaining a keen awareness of budgetary constraints and project timelines.

WORK QUALITY

Meridian employs a rigorous QC/QA process for offer packages, final acquisition submittals, and closing packages, ensuring all requirements are met and errors are minimized. This meticulous approach guarantees compliance with state and federal regulations and maintains project timelines. We track deadlines closely, provide weekly reports, and use shared Google Drive folders for document access, ensuring efficient and timely project coordination. Our commitment to organization and quality results in a refined product that meets all regulatory standards.

COMMITMENT

Meridian is steadfast in upholding pertinent regulations, including the Federal Uniform Relocation Act (49 CFR 24), the Federal Highway Regulation (23 CFR 710), and the Utah State Code, sections 57-12, 72-5, and 76B-6-5, regarding acquisition, relocation, and eminent domain state statutes. Along with preserving the guidelines outlined in the UDOT Operation Manual and UDOT Local Public Agency Guide (as it pertains to Utah State Code 78B-5-6), Meridian's acquisition department understands Utah State Code section 10-8-2, necessary to establish and manage public transit systems to meet local needs. This essential knowledge and understanding of city, state, and federal regulations and guidelines fosters public trust, minimizing the potential for litigation between the agency and property owners.

COMMUNICATION

Meridian ensures transparency and efficiency by providing real-time updates of negotiation records within 24 hours and delivering detailed parcel status reports to project managers. We keep negotiations on track within the 30-day period through open communication and proactive issue resolution. Our effective dispute-resolution approach aims for the best outcomes while responsibly managing taxpayer funds. Partnering closely with the project team, we handle the issuance of 4-options letters, Right of Entry and Occupancy (ROO) Agreements, and related action plans. Our problem-solving skills and collaborative approach guarantee timely, successful resolutions for all involved parties.

COLLABORATION

Meridian drives project efficiency through actively engaging with every team member, closely monitoring deadlines, and working hand-in-hand with engineers to resolve inquiries and conflicts swiftly. By managing 90% of the acquisition process in-house, we ensure seamless execution and total project control. Our expertise spans title and appraisal coordination, compensation approval, final contract execution, and small in-house closings, ensuring every detail is handled precisely. For specialized tasks like appraisals, we partner with trusted experts such as Appraisal DH Group, K. Mitchell Appraisal Co., Integra Realty Resources, and Metro National Title for acquisitions requiring title insurance. This integrated approach guarantees optimal results and streamlines project delivery.

CERTIFICATION

Meridian is committed to ensuring that every aspect of the right-of-way acquisition process meets the stringent standards and regulations for project certification and construction. We stay actively engaged throughout, carefully reviewing acquisition package submittals, and executing settlements, closings, and recordings swiftly and with precision. Adhering to all required protocols ensures that transactions proceed smoothly and within contract expectations, clearing the path for timely project certification and construction readiness.

EDUCATION

Meridian believes in furthering education to promote greater certification in the ROW industry. As such, all the acquisition department agents have Utah real estate licenses and are active members of the International Right of Way Association (IRWA), cultivating extensive ROW knowledge through IRWA, National Highway Institute (NHI), and Federal Highway Administration (FHWA) courses. Tammy Evans hosts the distinguished Senior Right-of-Way Agent (SR/WA) designation from the IRWA, signifying her robust expertise and in-depth experience in the realm of acquisition. At the same time, Kaydee Reynolds holds her Right-of-Way Agent (RWA) designation from the IRWA, demonstrating her commitment to education in the acquisition field.

In summary, Meridian enhances project efficiency and accuracy through a dedicated acquisition team, rigorous QC/QA checklists, and comprehensive parcel tracking methods. We ensure timely completion of acquisition services while upholding the highest standards of compliance and communication, fostering positive outcomes and public trust. Our team, composed of licensed Utah real estate agents, is actively seeking new opportunities and is eager to bring our expertise to West Haven City.



MERIDIAN
ENGINEERING, INC.

3. EXPERIENCE



SECTION
3

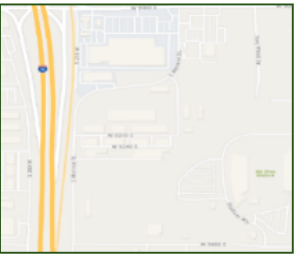
PROJECT

EXPERIENCE



MERIDIAN
ENGINEERING, INC.

PROJECT EXPERIENCE

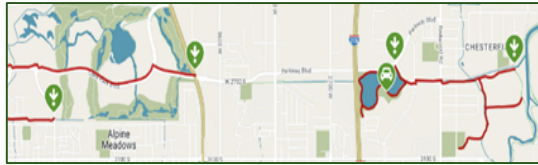
16933: Main Street (SR-106); Park Lane to Shepard Lane Davis County	April 2024 - Current Chad Boshell—Farmington City Engineer, 801.939.9287, chboshell@farmington.utah.gov
	Farmington City and UDOT partnered to improve SR-106 from Park Lane to Shepard Lane by adding sidewalks on both sides of the road. This project affects 75 parcels, with Meridian receiving 25 parcel assignments. Tammy Evans, one of the project's Lead Agents, and Kaydee Reynolds, Acquisition Agent, met with stakeholders, presented offers, addressed any appraisal discrepancies, collaborated with design engineers to address potential issues, and worked to resolve conflict between the project and the residential property owners.
15908: 1300 E; 2100 South to Southern City Boundary Salt Lake County	Oct. 2023 - Current Jolene Ottley - UDOT; 801.633.1466, joleneottley@utah.gov Lynn Jacobs - Salt Lake City Engineer and Project Manager 801.535.6355, lynn.jacob@slcgov.com
Salt Lake City and UDOT partnered to improve 1300 East between 2100 South and 2300 South for ADA compliance, requiring the acquisition of 6 partial commercial and 2 partial residential acquisitions. Using the eminent domain authority authorized in UAC 78-6-5, Tammy Evans, Lead Agent, met with stakeholders, presented offers, negotiated settlements, and worked with commercial properties throughout the acquisition process. Kaydee Reynolds, project coordinator, generated offer documents, tracked and monitored parcel progress, assisted with ACE's, and provided QC/QA and document control on all parcels.	
Monroe Phase VI Project: Sandy, Utah Salt Lake County	Nov. 2022 - Current Zack Andrus - Sandy City Public Works Project Manager 801.568.2963, zandrus@sandy.utah.gov
	This Sandy City project extended Monroe Street from 9000 S to 9400 S to construct the New Monroe Road. Using UAC 10-8-2, Sandy City gained authorization through the municipality code to design and purchase the project. Tammy Evans, the prime-lead agent, oversaw the acquisition process, assisted in design strategy, risk, and cost mitigating efforts with Sandy City, and negotiated 15 complex commercial partial acquisitions, using the eminent domain authority provided by UAC 78B-6-5. Tammy also assisted in reconfiguring and relocating a large parking structure for Real Soccer Stadium and Classic Skating's shared parking agreement, negotiated a property exchange agreement, offered innovative solutions to avoid condemnation and a total take, and collaborated with large corporations throughout the negotiation process. Kaydee Reynolds, project coordinator, tracked and reported parcel statuses, generated offer packets, provided comprehensive QC/QA checks, and coordinated closings.
16391: I-15; SR-97 (5600 South), widening of 5600 South Weber County	Oct. 2022 - Current Ray Bennet - UDOT 801.633.6245, raymondbennett@utah.gov

This project widened 5600 S to five lanes, reconfigured the I-15 interchange, widened the I-15 bridge, and provided grade separation. Tammy Evans worked as an Acquisition Agent for 15 residential and commercial acquisitions, including 3 total residential relocations and 4 tenant relocations. Tammy was present for the tenant interviews and provided advisory services, specifically for undocumented immigrants with dependent children who qualified for relocation assistance.

17869: Cross Towne Trail; 2700 West to Bangerter
Salt Lake County

Nov. 2022 – Jan. 2024

Jolene Ottley – UDOT; 801.633.1466, joleneottley@utah.gov
Steve Dale – West Valley City ROW Section Manager;
801.963.3318, steve.dale@wvc-ut.gov



West Valley City and UDOT partnered to connect the Cross Towne Trail between Bangerter Highway and 2700 West, resulting in 12 partial acquisitions, authorized by UAC 10-8-2. Tammy Evans, Lead Agent, generated 8 ACE appraisals, presented 11 offers, tracked spending and standings, and worked with city stakeholders regarding administrative settlements, using the authority of eminent domain granted by UAC 78B-6-5. Kaydee Reynolds, project coordinator, assisted with ACE's, tracked project statuses, and closing reports, coordinated closings, and provided in-depth QC/QA throughout the project.

20281: BFP Sandy East Bridge Replacements
Salt Lake County

Nov. 2022 – June 2023

Jolene Ottley – UDOT; 801.664.3361, joleneottley@utah.gov
Zack Andrus – Sandy City Public Works Senior Engineer,
801.568.2963, zandrus@sandy.utah.gov

Eight partial acquisitions and easements were required to rebuild and replace the existing bridges over Little Cottonwood Creek in 2 Sandy City subdivisions. Tammy Evans, Lead Agent, met with stakeholders and residents, contracted appraisals and appraisal reviews, generated ACE appraisals, developed a project schedule, tracked and reported standings and spendings, and provided advisory services for mitigating risk and cost for all 8 parcels. Kaydee Reynolds, project coordinator, coordinated closings and provided extensive QC/QA throughout the project.



15682: 1800 N Clinton
Davis County

Sept. 2022 – Nov. 2023

Eric Lyon – UDOT
801.633.6247, elyon@utah.gov



To add a new interchange to I-15 and the Falcon Hill Area, the project consisted of 8 acquisitions (7 temporary construction easements and 1 total fee acquisition). Tammy Evans, Lead Agent, maintained acquisition project folders, performed detailed QC/QA on all acquisition file submittals, and tracked project deadlines by employing a tracking and organization system via Excel. Tammy coordinated appraisals, title reports, just compensation approval, scheduled settlements, and ensured timely recording of the deeds.

15906: UTA Ogden-WSU Bus Rapid Transit
Weber County

Oct 2020 – July 2021
Spencer Burgoyne – UTA; 801.577.2998,
sburgoyne@rideuta.com

Tammy Evans provided program management with WSP for the 5.3-mile fixed-guide route from the Ogden Front Runner station, through Weber State University, to McKay-Dee Hospital. The project included 2.2 miles of dedicated bus lanes through Harrison Blvd and WSU campus center. Tammy managed all ROW elements for 59 partial acquisitions, which included 22 commercial monument relocations. She created an acquisition priorities matrix and contractor schedule to meet incentive deadlines, managed meetings, established acquisition budget and limitations, compiled condemnation referrals, and coordinated title, valuations, and just compensation approvals.

UTA Front Runner North Corridor Preservation
Box Elder and Weber Counties

Feb 2019 – July 2021
Hal Johnson – UTA
801.230.5751, hjohnson@rideuta.com



Tammy Evans was the program management coordinator for preservation efforts for the future Front Runner north extension from Box Elder to Weber County while working for WSP and collaborating with Meridian Engineering for the ROW design preservation packages. Duties included outreach efforts to approximately 144 property owners for the voluntary sale of a 50' wide fee strip and identifying priority parcels and station sites. Tammy collaborated on the ROW survey, title, and design services, ordered environmental analysis, appraisals, and appraisal reviews, and followed up on just compensation approval, acquisition progress, support services, and GIS mapping updates. She also generated bi-monthly reports and led ROW surveyor coordination meetings and on-call acquisition services, gaining comprehension of Utah Administrative Code (UAC) 10-8-2 as she worked with public transportation for the duration of this project.

3616; 6695; 7703; 7704; 8314; 13149: UDOT Mountain View Corridor Project:
Salt Lake County

2009 – 2019
Dian McGuire – formerly UDOT; 801.633.6370,
dian.mcguire@horrocks.com

Tammy Evans worked at WSP and was a subconsultant under HDR, and she served as program management for 349 parcels and 252 relocations throughout the Mountain View Corridor Project. Her responsibilities included task delegation, updating PW and ePM, scheduling, budgeting, and creating status reports. Tammy conducted task force meetings, relocation studies, and partial summary uploads; handled public inquiries and meetings; contracted and coordinated titles, appraisals, and environmental studies; and secured approvals. She also performed QC/QA on all acquisition, relocation, and condemnation files. Tammy prepared funding requests, reconciled preservation payback and excess parcel data, and supervised certification and limitation management. She also managed 3 relocations independently, conducting decent, safe, and sanitary inspections and processing moving and RHP claims, incidental costs of closing, and non-occupied re-establishment. Tammy worked diligently to follow UAC 78B-6-5 while working through many cases of condemnation and using the right of eminent domain on behalf of UDOT.





SECTION
4

KEY PERSONNEL &
PROJECT TEAM

KEY PERSONNEL & PROJECT TEAM

TAMMY EVANS, SR/WA, MRP, PROJECT MANAGER/LEAD AGENT

Tammy Evans is a licensed Realtor® and certified military relocation professional with 19 years of combined real estate and ROW experience. Since 2015, she has held the respected SR/WA designation with the IRWA, actively completing over 750 UDOT, UTA, and Local Public Agency (LPA) assignments, demonstrating mastery in complex ROW Acquisitions.

Tammy's skills encompass comprehensive oversight of schedules, budgets, coordination, project delivery, and extensive QC/QA processes, implementing successful acquisition and relocation strategies. She possesses a thorough understanding of the Uniform Act (49 CFR 24), Federal Highway Regulations (23 CFR 710), and state regulations (UAC 10-8-2, UAC 57-12, UAC 72-8-101, and UAC 76B-6-5), earning her a reputation for integrity for promoting a client-centric approach while delivering quality service to the public. Tammy is proficient in UDOT's ROW procedures, effectively coordinating as a lead agent by providing cost-saving measures and executing efficient project delivery, crafting original solutions, and essential problem-solving skills necessary for acquisition.

Tammy's extensive background in large scale transportation projects, such as the decade long Mountain View Corridor project, where she has served in various roles such as program manager, lead agent, title analyst, and deputy lead agent. She has developed a robust tracking mechanism that integrates acquisition and relocation schedules, budgets, and timelines, enhancing communication, budget monitoring, and accurate cost predictions. This tool, linked to GIS dashboards, supports efficient project planning and execution, making Tammy an invaluable asset to any project.

Utah Real Estate Agent	License No. 5924154-SA00
Utah Notary Public	Certification No. 736278
IRWA SR/WA Certification	No. 6641
Military Relocation Professional Certification	Received 11/24/2021


KAYDEE REYNOLDS, RWA, PROJECT COORDINATOR/ACQUISITION AGENT

Kaydee Reynolds is a licensed real estate agent and a technical writer, graduating from Utah Valley University with a BA Degree. She received her RWA designation from the IRWA, demonstrating her familiarity with ROW procedures. Kaydee is proficient with ROW documentation and is familiar with the Federal Uniform Relocation Act (49 CFR 24), state regulations (UAC 57-12), and UDOT's regulations and guidelines. She has experience

providing acquisition coordination assistance for local agency projects, working with West Valley City, Salt Lake City, Farmington City, and Sandy City. She coordinates appraisals and closings, offers weekly project reports, provides in-depth QC/QA, and has created an internal project-wide tracking system, ensuring effective time management for each parcel. Kaydee's dedication to professional growth is evident as she actively attends negotiation presentations to refine acquisition techniques and communication strategies and offers presentation skills, showcasing her unwavering commitment to top-notch service delivery.

Utah Real Estate Agent	License No. 13843628-SA00
Utah Notary Public	Certification No. 736542
BA Degree, English	Utah Valley University, December 2022
RWA Designation, IRWA	Received 6/5/2024

IRWA Member	No. 7999908
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APPRAISAL AND APPRAISAL REVIEW SUPPORT

The decision to team with additional appraisers is strategic as it offers flexibility when managing larger workloads. With multiple professionals sharing responsibilities, we can distribute tasks according to individual strengths and expertise, ensuring timely delivery without compromising quality. This division of labor also mitigates risks associated with project dependencies and allows for better resource allocation, ultimately enhancing productivity and maximizing project outcomes.



DAVID HOLTBY, R/W-AC, MAI, CERTIFIED GENERAL APPRAISER, DH GROUP

David Holtby is an experienced appraiser and the principal owner of the commercial and residential DH Group, LLC, having managed single and multi-property appraisal assignments for over 25 years and performed appraisal services for UDOT and municipalities in Idaho and Utah. David is a member of the IRWA, holds the prestigious IRWA R/W-AC designation, is a designated member of the Appraisal Institute (MAI), and is on UDOT's list of approved vendors for Complex Appraisal Services, Residential Appraisal Services, and Appraisal Review Services, demonstrating his vast experience and knowledge in the industry. David works to provide fast and reliable appraisal reports while taking the time to identify and address potential problems and atypical property characteristics. With experience as an expert witness for consultation, mediation, and litigation, David verifies all legal and physical characteristics of the subject property and comparable property. He certifies all transaction data with the buyer, seller, broker, or parties involved. David conducts property owner meetings and inspections in a personable and professional manner that positively represents the client-agency requirements and works diligently to complete the appraisals within 3-4 weeks from receipt, following USPAP guidelines. Additionally, David is familiar with West Haven City, having performed appraisal tasks for them earlier this year.

Utah Certified General Appraiser	License No. 5503226-CG00
Arizona Certified General Appraiser	License No. CGA-2001069
Idaho Certified General Appraiser	License No. CGA-4729
Member of the Appraisal Institute (MAI)	Utah Chapter
IRWA Member	No. 791237
IRWA Right of Way Appraisal Certification	R/W-AC Received
BS Degree, Finance	University of Utah, 2000



KENDALL MITCHELL, MAI, CERTIFIED GENERAL APPRAISER REVIEWER, K. MITCHELL APPRAISAL CO.

Kendall Mitchell offers 20 years of diverse appraisal experience, specializing in Right of Way appraisals as the principal owner and commercial appraiser for K. Mitchell Appraisal Company. Kendall is a member of the IRWA, is a designated member of the Appraisal Institute (MAI) and is on the UDOT-approved vendor list for Complex Appraisal Services and Appraisal Review Services. He has extensive experience in the appraisal of land and typical/unusual land parcels, including landlocked parcels, restrictively encumbered parcels, corridor parcels (railroad, utility) and contaminated land. Kendall can provide both appraisal and review services and is well-versed in understanding Eminent Domain and USPAP standards. Ken has experience reviewing previous projects in West Haven as is familiar with the area.

4. KEY PERSONNEL & PROJECT TEAM

Utah Certified General Appraiser	License No. 5499685-CG00
Member of the Appraisal Institute (MAI)	Utah Chapter
Advisor to Candidates for Designation (MAI)	Appraisal Institute, Utah Chapter
IRWA Member	No. 7912615
BA Degree, Family Economics and Consumer Studies	University of Utah, June 1996



LEVI WEST, R/W-AC, MAI, CERTIFIED GENERAL APPRAISER REVIEWER, INTEGRA REALTY RESOURCES (SLC)

Levi West is the managing director, appraiser, and commercial real estate consultant for Salt Lake City's Integra Realty Resources firm, featuring 18 years of appraisal experience. Levi is a designated member of the Appraisal Institute (MAI), has obtained his ROW Appraisal Certification (R/W-AC), and is on the UDOT-approved vendor list for Complex Appraisal Services, Residential Appraisal Services, and Appraisal Review Services. Levi primarily focuses on work in eminent domain, right of way, and litigation, contributing to major UDOT projects in Utah, such as the Mountain View Corridor project, the 5600 S project in Roy, and the Geneva Road project in Orem.

Utah Certified General Appraiser	License No. 6811699-CG00
Member of the Appraisal Institute (MAI)	Utah Chapter
IRWA Right of Way Appraisal Certification	R/W-AC
BA Degree, History	University of Utah, 2008

TITLE AND CLOSING SUPPORT

Meridian has partnered with Metro National Title, which is on UDOT's approved vendor list for title and closing services. Metro National Title guarantees successful and expedient closings that follow state guidelines.

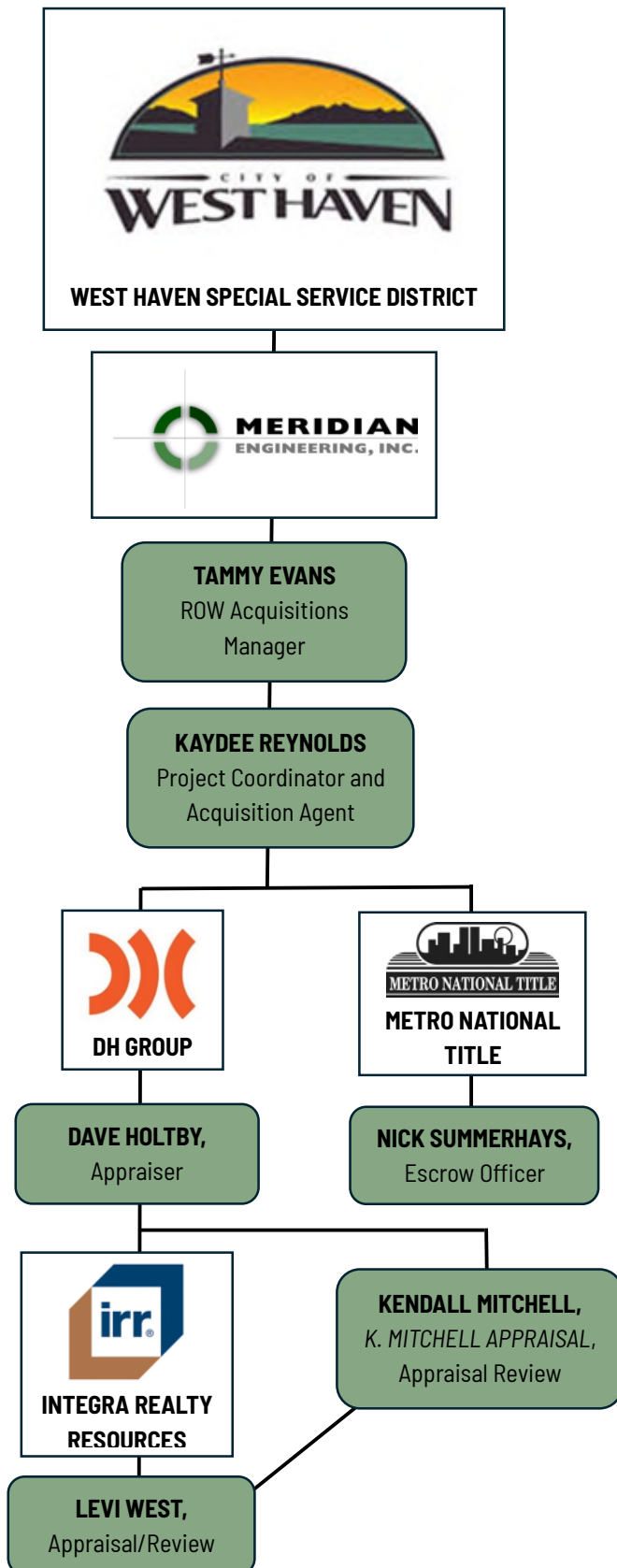


NICK SUMMERHAYS, ESCROW OFFICER, METRO NATIONAL TITLE

Nick Summerhays is a licensed Escrow Officer at Metro National Title with 5 years of title experience. He has experience working with local municipalities, providing title and closing services through Region 1, Region 2, and Region 3. Additionally, Nick is the Exclusive Escrow Officer for the SLC Economic Development Loan Fund program (EDLF), demonstrating his intense knowledge of state and federal guidelines regarding title procedures. Nick performs in-depth title searches, ensuring any discrepancies are found within the title process.

Title Escrow, Resident Producer License	No. 706353
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FIRM ORGANIZATION



4. KEY PERSONNEL AND PROJECT TEAM

TEAM PROJECT ROLES:

TAMMY EVANS, *Right of Way Acquisition Manager*, is a tenured Utah licensed real estate agent and can provide West Haven City with ROW acquisitions and relocations on all sizes of projects and varying degrees of complexity. In addition, Tammy offers many skills and services with experience from project management, coordination, schedule, budget, QC/QA implementation, project delivery, and ROW certification.

KAYDEE REYNOLDS, *Project Coordinator and Acquisition Agent*, is a licensed real estate agent who diligently coordinates appraisals, appraisal reviews, title reports, just compensation approval, and closings. Kaydee also provides extensive QC/QA and employs a tracking mechanism to ensure project timelines are met.

DAVID HOLTBY, *Appraiser*, is an experienced appraiser of over 25 years with familiarity in eminent domain work and will provide quality appraisals services in adherence to USPAP regulations.

KENDALL MITCHELL, *Appraiser Reviewer*, has 20 years of experience, and holds the MAI designation. He is familiar with ROW acquisition and eminent domain.

LEVI WEST, *Appraiser/Reviewer*, is an experienced appraiser of 20 years, holding the MAI designation and a familiarity with eminent domain services. Levi will provide support if there is a schedule conflict with the appraiser or appraiser reviewer.

NICK SUMMERHAYS, *Escrow Officer*, is a title expert of 5 years and will provide title research or closings needed on the project.

Meridian has established clear lines of reporting and responsibilities within the management, administration, and technical duties of each project. These lines of communication are important for defining assignments, making decisions, resolving issues, and providing the structure needed to support the efficient operation of the project team.

Meridian understands the complications and detail-oriented needs of the District, and the importance of meeting your expected goals. We have intentionally structured our team to include personnel whose knowledge will ensure the District's procedures and goals are incorporated in the execution of the project at all levels of the project.

Note: Meridian Engineering's office is located in South Jordan, and the subconsultant's offices reside in Salt Lake City. 100% of the project work will be performed at the office locations or at the sites in West Haven.



SECTION

5

FEE

PROPOSAL

FEE PROPOSAL

Below are Meridian's fees for acquisition services, hourly rates, and appraisal and title subconsultant services. The proposed fees shall be good for sixty (60) days to allow for proposal review, selection and award by the District Board based on their regular meeting schedule.

A. ACQUISITION SERVICES

Property Acquisition (loaded):	\$2,400 per parcel
Administrative Compensation Estimate:	\$800 per parcel

B. COORDINATION

Appraisal, JC Approval, Reports, Title, Closing:	\$400 per parcel
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C. HOURLY RATES

Identification of 3+ parcels that meet District Needs:	\$160 per hour
Additional Meetings:	\$160 per hour

D. APPRAISAL SUBCONSULTANT SERVICES

Primary Appraisal Fee, DH Group, Dave Holtby	\$3,000 + 10% = \$3,300/appraisal
Primary Appraisal Review Fee, K. Mitchell Appraisal, Kendall Mitchell:	\$1,000 + 10% = \$1,100/review
Appraisal Fee, Integra Realty Resources, Levi West:	\$3,000 + 10% = \$3,300/appraisal
Appraisal Review Fee, Integra Realty Resources, Levi West:	\$900 + 10% = \$990/review

D. TITLE SUBCONSULTANT SERVICES

Closing Fee, Metro National Title, Nick Summerhays	\$1,000/parcel (\$500/Buyer/Seller)
Recording Fee, Metro National Title, Nick Summerhays	\$45/parcel
Releases, Metro National Title, Nick Summerhays	\$95/parcel
Title Policy, Metro National Title, Nick Summerhays	Subject to Sales Price

CLARIFICATIONS

ACQUISITION SERVICES The loaded property acquisition covers the preparation of all required documents, including offer letters, contracts, compensation forms, property rights brochures, settlement invoices, and final submittals. It also includes engagement with property owners, coordination with team members, and reimbursable expenses like mileage and postage. *Our fees are valid for 6 months per parcel from the start of negotiations. Any design changes affecting property value, or extensions beyond 6 months, will require a contract modification.*

COORDINATION These services cover document control and appraisal and appraisal review coordination, just compensation approval, quality control and assurance, weekly status reports, and title closing coordination. The total fee for acquisition services, including coordination, is \$2,800.

APPRAISAL SUBCONSULTANT SERVICES Meridian will provide an appraiser and reviewer as subconsultants throughout the project. However, if severance damages are to occur, the above appraisal subconsultant services fees are subject to increase per parcel. Meridian also charges a 10% markup fee for administrative costs which has been applied above price breakdown.

TITLE SUBCONSULTANT SERVICES Meridian has partnered with Nick Summerhays at Metro National Title for exceptional services. Closings through title will be at the client's discretion. Title insurance costs are based on the property's sales price, and any additional fees will be transparently outlined based on the title search results.



APPENDIX

APPENDICES

ATTACHMENT A, ATTACHMENT B, INSURANCE, RESUMES & LICENSES

ATTACHMENT A**RESPONDENT QUESTIONNAIRE**

1. **Respondent Information:** Provide the following Information about yourself and your company.

Respondent Name: *Meridian Engineering, Inc.*

(Note: give exact legal name as it will appear on the contract, if awarded.)

Address: *1628 W. 11010 S., Suite 102*

District: *South Jordan* State: *UT* Zip Code: *84095*

Telephone No: *801.569.1315* Fax No: *801.569.1319*

Business Structure:

☐ Individual or Sole Proprietorship

☐ Partnership

☒ Corporation

☐ Other; List business structure:

2. **Contact Information:** List the one person who West Haven Special Service District or their representative may contact concerning your proposal.

Name: *Tammy Evans*

Address: *1628 W. 11010 S., Suite 102*

District: *South Jordan* State: *UT* Zip Code: *84095*

Telephone No: *801.302.4247, 385.910.2877* Fax No: *801.569.1319*

3. **References:** Give names of three people with whom you have worked on past projects of similar nature.

A. Name: *Jolene Ottley, Local Government ROW Manager*

Address: *Utah Department of Transportation, 4501 Constitution Boulevard*

District: *Taylorsville* State: *UT* Zip Code: *84129*

Telephone No: *801.965.4217* Fax No: *N/A*

Email: joleneottley@utah.gov

B. Name: *Zack Andrus, Senior Engineer*

Address: *Sandy Public Works, 8775 700 West*

District: *Sandy* State: *UT* Zip Code: *84070*

Telephone No: *801.568.2953* Fax No: *N/A*

Email: zandrus@sandy.utah.gov

C. Name: *Chad Boshell, City Engineer*

Address: *Farmington City, 160 S. Main Street*

District: *Farmington* State: *UT* Zip Code: *84025*

Telephone No: *801.451.2383* Fax No: *N/A*

Email: cboshell@farmington.utah.gov

ATTACHMENT B**CONFLICT OF INTEREST – DISCLOSURE STATEMENT**

Name of Proposer: *Meridian Engineering, Inc.*

Name of Project: *Property Acquisition Services*

Stakeholder – West Haven Special Service District and its employees

Does proposer, or any of Proposer's employees, have any relationship or bias towards or against any stakeholder, have any relationship or bias that may create the perception of bias, or have any other conflict of interest or potential conflict of interest?

☐ **YES** (Myself or an employee, or a member of my or employee's immediate family, has a material, personal, or financial interest in or fiduciary relationship to the stakeholder, developer, general contractor or subcontractor.) *(Please use a separate form for each individual with a conflict of potential conflict and complete all applicable portions of the form. Attach additional sheets as needed.)*

☒ **NO** (Neither I nor any employee, or member of my or employee's immediate family, has a material, personal, or financial interest in or fiduciary relationship to any stakeholder, developer, general contractor or subcontractor. Also, no other relationship with or bias towards any stakeholder, developer, general contractor or subcontractor exists which will prevent me (Proposer) from submitting a non-biased bid/proposal.) *(Please complete the Signature section below.)*

Related-Party Transactions or Independent Judgement Impaired

Name and position or title of individual with Conflict of Interest

Individual associated with Proposer: *N/A*

Individual associated with stakeholder: *N/A*

Relationship between identified individuals: *N/A*

Description of transaction involving identified individuals and dollar amount (if applicable): *N/A*

Decision-making authority of individuals with respect to the transaction: *N/A*

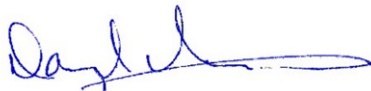
Potential effect on this Contract with West Haven Special Service District: *N/A*

Signature

I hereby certify that the information I have given is true and complete to the best of my knowledge.

Name and Title of Person Completing Form (please print): *Darryl J. Fenn*

Signature:



Date: *8/29/2024*

West Haven Special Service District reserves the right to make the sole determination of the appropriateness of the Proposer. Failure to disclose real or perceived conflicts of interest may result in Proposer's proposal/bid to be deemed non-responsive or contract to be voided.

CERTIFICATE OF INSURANCE

 CERTIFICATE OF LIABILITY INSURANCE		DATE (MM/DD/YYYY) 8/23/2024														
THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER. IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).																
PRODUCER American Insurance & Investment Corp 448 S 400 E Salt Lake City UT 84111	CONTACT NAME: Lori Anderson PHONE (A/C No.): 801-364-3434 FAX (A/C No.): 801-355-5234 E-MAIL ADDRESS: Lori.Anderson@american-ins.com															
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 80%;">INSURER(S) AFFORDING COVERAGE</th> <th style="width: 20%;">NAIC #</th> </tr> </thead> <tbody> <tr> <td>INSURER A: Hartford Underwriters Ins. Co.</td> <td>30104</td> </tr> <tr> <td>INSURER B: Nutmeg Insurance Company</td> <td>39608</td> </tr> <tr> <td>INSURER C: Hartford Insurance Company of Illinois</td> <td>38288</td> </tr> <tr> <td>INSURER D: XL Specialty Insurance Company</td> <td>37885</td> </tr> <tr> <td>INSURER E:</td> <td></td> </tr> <tr> <td>INSURER F:</td> <td></td> </tr> </tbody> </table>			INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A: Hartford Underwriters Ins. Co.	30104	INSURER B: Nutmeg Insurance Company	39608	INSURER C: Hartford Insurance Company of Illinois	38288	INSURER D: XL Specialty Insurance Company	37885	INSURER E:		INSURER F:	
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INSURED Meridian Engineering, Inc 1628 W 11010 S South Jordan UT 84095	INSURANCE INFORMATION MERENG-01															
COVERAGES CERTIFICATE NUMBER: 1366382864 REVISION NUMBER:																
THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.																
INSR LTR	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS											
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GENERAL AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☒ PROJECT ☐ LOC ☐ OTHER	84SBWAS4L3M	6/26/2024	6/26/2025	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Per occurrence) \$ 1,000,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMPROP AGG \$ 2,000,000 \$											
B	☒ AUTOMOBILE LIABILITY ☒ ANY AUTO ☒ ALL OWNED AUTOS ☒ Hired AUTOS ☐ SCHEDULED AUTOS ☒ NON-OWNED AUTOS	84UEGAF5674	6/26/2024	6/26/2025	COMBINED SINGLE LIMIT (Per occurrence) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$											
A	☒ UMBRELLA LIAB ☒ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE ☐ DED ☒ RETENTION \$ 10,000	84SBWAS4L3M	6/26/2024	6/26/2025	EACH OCCURRENCE \$ 7,000,000 AGGREGATE \$ 7,000,000 \$											
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	84WEGAS4LME	6/26/2024	6/26/2025	☒ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000											
D	Professional Liability Retradate 7/23/1997	DPR5030854	7/23/2024	7/23/2025	Per Claim 2,000,000 Aggregate 4,000,000											
DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required) Project: West Haven Special Service District —Property Acquisition Services Meridian's project number is 24-279																
CERTIFICATE HOLDER West Haven City			CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 													

RESUMES: TAMMY EVANS, SR/WA, MRP, *Lead Acquisition Manager and Acquisition Agent*

Tammy Evans is a licensed Realtor® with 19 years of real estate and ROW experience, a certified Military Relocation Professional (MRP), and is the recipient of the Senior Right of Way Agent (SR/WA) designation with the International Right of Way Association (IRWA). As a licensed Real Estate Sales Agent in the state of Utah, Tammy's Real Estate Sales Agent license has never been revoked, suspended, cancelled or restricted; nor has any disciplinary action or suits been taken by or against her license during her career.

Tammy has completed over 750 assignments for UDOT, UTA, and various Local Public Agencies (LPA), showcasing her proficiency in complex ROW and real estate scenarios. Her expertise includes coordination, project delivery, property research, QA/QC, and negotiation strategies.

Tammy has extensive experience in large-scale construction manager/general contractor transportation projects (CM/GC), notably contributing to UDOT's Mountain View Corridor project, US-89, the UTA Front Runner North Preservation Corridor project, and Sandy City's Monroe St. Extension. She excels in voluntary exchanges, complex negotiations, and has developed an efficient tracking mechanism for schedules, budgets, timelines, and records. Tammy has experience with property donations for projects like the Fiddler's Canyon trail extension, UTA, 1800 N (Sunset Ut), and the UTA Front Runner North Corridor Preservation Project, ensuring compliance with state statutes and regulations.

Tammy Evans brings a wealth of expertise, dedication, and a client-focused approach, consistently delivering outstanding results, making her an incredibly valuable asset to the agency's proposed redevelopment project.

EDUCATION

Stringham Real Estate School
Salt Lake Community College, Business

At Home with Diversity Certification
Military Relocation Professional Certification

REGISTRATIONS

Certified Utah Notary Public, No. 736278, Expires
3/25/2028
Licensed Utah Sales Agent:
No. 5924154-SA00, Expires 6/30/2025
SR/WA Designation, No. 6641, Expires 11/1/2025

PROJECTS AND WORK PROVIDED

*16933: Main Street; Park Lane to Shephard Lane,
Farmington, UT*

*15908: 1300 E; 2100 South to Southern City Boundary,
Salt Lake City, UT*

Monroe Phase VI Project, Sandy, UT

17869: Cross Towne Trails; 2700 West to Bangerter

15906: UTA Ogden - WSU Bus Rapid Transit

*3613, 6695, 7703, 7704, 8314, 13149, Mountain View
Corridor Project, Utah and Salt Lake County, UT*

UTA Bus Stop Enhancements, Weber County, UT

AFFILIATIONS

IRWA Member
National Association of Realtors (NAR)
Utah Association of Realtors (UAR)

ACQUISITION COURSES COMPLETED WITHIN LAST FIVE YEARS

International Right of Way Courses: 102 (Elevating Your Ethical Awareness), 104 (Standards of Practice for the Right of Way Professional), 305 (The 1-2-3's of ROW Project Management), 505 (Advanced Residential Relocation Assistance), IRWA 75th Annual Conference

Federal Highway Administration Courses: FHWA-NHI-134006A, FHWA-NHI-141045, FHWA-NHI-141047

RESUMES: KAYDEE REYNOLDS, RWA, Acquisition Agent and Project Coordinator

Kaydee Reynolds is a licensed real estate agent and a technical writer, graduating from Utah Valley University with a BA degree. As a licensed Real Estate Sales Agent in the state of Utah, Kaydee's Real Estate Sales Agent license has never been revoked, suspended, cancelled or restricted; nor has any disciplinary action or suits been taken by or against her license during her career.

Kaydee has received her Right of Way Agent (RWA) designation from the International Right of Way Association and works to coordinate appraisals, closings, and project reports. She showcases her unwavering commitment to top-notch service delivery through extensive project coordination. She has coordinated projects that request complex negotiations and voluntary exchanges, such as the Phase VI of Sandy City Monroe Street Extension project. Kaydee also has experience as an Acquisition Agent on the Main Street; Park Lane to Shephard Lane Project in Farmington, resolving disagreements throughout the negotiation process and providing proactive problem-solving skills. Kaydee's detail-orientation ensures that any oversight or minimal errors will be remedied immediately, serving as valuable QC/QA support throughout any project.

EDUCATION

Arti Academics
BA Degree, English, Spanish Minor; UVU
Editing & Document Design Certificate; UVU
AAS Degree, Humanities; UVU

REGISTRATIONS

Certified Utah Notary Public, No. 736542, Expires
4/8/2028
Licensed Utah Sales Agent:
No. 13843628-SA00, Expires 2/28/2026
RWA Designation, IRWA

AFFILIATIONS

IRWA Member, No. 7999908

PROJECTS AND WORK PROVIDED

*16933: Main Street; Park Lane to Shephard Lane,
Farmington, UT*

*15908: 1300 E; 2100 South to Southern City Boundary,
Salt Lake City, UT*

Fiddler's Canyon, Cedar City, UT

Monroe Phase VI Project, Sandy, UT

17869: Cross Towne Trails; 2700 West to Bangerter

20281: Sandy East Bridge Replacements

ACQUISITION COURSES COMPLETED WITHIN LAST FIVE YEARS

International Right of Way Courses: 100 (Principles of Land Acquisition), 102 (Elevating Your Ethical Awareness), 105 (The Uniform Act Executive Summary), 200 (Principles of Real Estate Negotiation), 600 (Environmental Awareness), 800 (Principles of Real Estate Law), 900 (Principles of Real Estate Engineering)

Federal Highway Administration Courses: FHWA-NHI-134006A, FHWA-NHI-134069, FHWA-NHI-141045, FHWA-NHI-141047, FHWA-NHI-141048, FHWA-NHI-141049, FHWA-NHI-141053, FHWA-NHI-142062, FHWA-NHI-151055, FHWA-NHI-151057, FHWA-NHI-310124A

RESUMES: DAVID P. HOLTBY, R/W-AC, DH Group, Appraiser

David Holtby is an experienced appraiser and the principal owner of the commercial and residential DH Group, LLC, having managed single and multi-property appraisal assignments for over 25 years and performed appraisal services for UDOT and municipalities in Idaho, Arizona, and Utah.

EDUCATION

BS Degree, Finance; U of U

REGISTRATIONS

Designated Member (MAI) Appraisal Institute

Right of Way – Appraisal Certified (R/W-AC)

IRWA Member No. 7912737

Utah State – Certified General Appraiser, No.

5503226-CG00, Expires 3/31/25

Idaho Certified General Appraiser, No. CGA-4729,

Expires 7/28/25

Arizona Certified General Appraiser, No. CGA-

2001069, Expires 8/14/26

WORK EXPERIENCE

Jan 2012 – Present: DH Group, LLC, Salt Lake City

Owner/Principal commercial & residential real estate appraiser/consultant

Sept 1998 – Jan 2012: Van Drimmelen & Associates, Inc., Salt Lake City, UT

Commercial Real Estate Appraiser, Consultant

Aug 1995 – Sept. 1998: KM Designs, Inc., Salt Lake City

Residential Home Designer & Draftsman

APPRAISAL CONSULTING ASSIGNMENTS

Airports/Hangars, Church/Public Buildings, Food Processing Facilities, Schools, Restaurants, Apartment, Eminent Domain, Farm/Ranch, Single Family Residential, RV Park/Mobile Home, Parks, Wetlands, Estates, Litigation, Raw Land, Office, Retail, Industrial, C-Stores, Golf Courses, Subdivisions, Lodging, Multi-Family, Theatres, Self-Storage, Ski-Resorts

SPECIAL COURSES COMPLETED (PARTIAL LIST)

International Right of Way Courses: 431, 421, 603, 410, 403, 102, 65th Annual IRWA International Conference

National Highway Institute Courses: FHWA-NHI-141036

Appraisal Institute Courses: Advanced Concepts & Case Studies, Advanced Income Capitalization, Rates & Ratios, St. George Symposium, What Clients Would Like Their Appraisers to Know, USPAP Update, Business Practices and Ethics, Small Hotel/Motel Valuation, Feasibility Analysis, Market Value and Investment, Report Writing, Highest and Best Use

Utah Land Use Institute Courses: Eminent Domain Update, Utah Law of Eminent Domain

CLIENTS (PARTIAL LIST)

America First Credit Union

Bureau of Land Management

Burbidge Mithcell & Gross

Celtic Bank

Davis County

Davis County School District

Draper City

First Community Bank

First National Bank of Layton

First Utah Bank

Granite School District

Herriman City

Highland City

Holladay Bank & Trust

Hoole & King

Jones & Waldo

Key Bank

Layton City

Logan City

Ogden City

Private Property Rights

Ombudsman

Property Reserve Inc.

Rock Canyon Bank

Sandy City

Salt Lake City

SLCC

SITLA

Snell & Wilmer LP

South Jordan City

South Salt Lake City

State of Utah

Syracuse City

Tooele County

US Bank

Utah County

UDOT

Utah Transit Authority

Wells Fargo

Weber Basin Water

West Jordan City

West Valley City

Weber County

RESUMES: KENDALL S. MITCHELL, K. Mitchell Appraisal Co., Appraiser

Kendall Holtby is an experienced appraisal reviewer of 22 years, having specialized in right-of-way appraisals. He has extensive experience in all facets of ROW appraisal, as well as the appraisal of land, including atypical/unusual land parcels, landlocked parcels, restrictively encumbered parcels, corridor parcels, and contaminated land.

EDUCATION

BA Degree, Family Economics and Consumer Studies; University of Utah

REGISTRATIONS

Designated Member (MAI) Appraisal Institute
Utah State Certified General Appraiser, No. 5499685-CG00; Expires 4-30-2026
International Right of Way Association Member
Advisor to Candidates for Designation, Appraisal Institute

WORK EXPERIENCE

March 2022 - Present: K. Mitchell Appraisal Co.
Principal/Owner/Commercial Appraiser
April 2004 - March 2022: Van Drimmelen & Associates, Inc.
Certified General Appraiser/Senior Appraiser
Aug 2000 - April 2004: Bodell Van Drimmelen
Licensed Appraiser & Market Analyst

APPRAISAL CONSULTING ASSIGNMENTS

Residential Subdivision, Service/Gas Stations, Restaurants/Bars, Churches/Religious Buildings, Public Parks/Municipal Uses/ Day Care Facilities, Strip retail Shopping centers, RV Sales and Services Sites, Power, Utility/Irrigation corridors, Office/Warehouse Buildings, Eminent Domain, Partial Fee Acquisitions, Perpetual/Temporary Easements, Federal Yellow Book, Valuation of Life Estates, Single Family Residences, Multi-unit Apartment Complexes, Vacant Land, Farm/Ranch Property, Hazardous Waste Facility, Trail Corridors

COURSES COMPLETED WITHIN LAST FIVE YEARS

Valuation of Partial Fee Acquisitions, Eminent Domain Law for ROW Professionals, Green Building Concepts for Appraisers, Valuation of Residential Solar, Appraisal of Self Storage Facilities, Appraising Luxury Homes, Commercial Appraisal Review, 7-hour USPAP course, Residential Property Measurement, Appraisal of Industrial & Flex Buildings

CLIENTS (PARTIAL LIST)

First National Bank	Bonneville Mortgage	Snell & Weimer Law	Sandy City
First Community Bank	ANB Financial	Firm	Ogden City
Jordan Credit Union	Corporation	Maugham Law Firm	South Salt Lake City
Amegy Bank	Frontier Bank	West Valley City	Clinton City
Zions Bank	Wells Fargo Bank	Saratoga Springs City	Tooele City & Tooele
Bank of Utah	America West Bank	Salt Lake City RDA	County
Bona Vista Water	Cache Valley Bank	HDR Engineers	Herriman city
District	Logan City	UDOT	West Jordan City
HDR Engineers	Murray School District	Orem City	Lehi City
Central Bank	Brigham City	Grand County	SITLA
Celtic Bank	Corporation	Lindon City	BLM (Federal)
Home Savings Bank	JUB Engineers	South Jordan City	CRS Engineers
Kenworth Tracking Co.	CIT Financial	UTA	Horrocks Engineers
Eagle Mountain City	Kaysville City	Granite School District	

RESUMES: LEVI WEST, MAI, R/W-AC, Integra Realty Resources, *Appraiser/ Reviewer*

Levi West is managing director, appraiser, and consultant of commercial real estate for Salt Lake City's Integra Realty Resources firm, featuring 18 years of appraisal experience. He has contributed to major UDOT projects in Utah and understands USPAP guidelines, certifying his work exceeds the regulations that USPAP requires.

EDUCATION

BA Degree, History; University of Utah

REGISTRATIONS

Designated Member (MAI) Appraisal Institute
Utah State Certified General Appraiser, No.
6811699-CG00, Expires May 2026
International Right of Way Member

WORK EXPERIENCE

March 2011 – Present: Integra Realty Resources
Director, Appraiser, Consultant
April 2006 – March 2011: Certified General Appraiser
2004 –2006: Research Analyst

SPECIAL COURSES COMPLETED (PARTIAL LIST)

International Right of Way Courses: 403, 410, 421, 431, 105

Basic Appraisal Principles/Procedures, Uniform Standards of Professional Practice, Business Practices and Ethics, Residential Market Analysis and Highest and Best Use, Residential Sales Comparison and Income Approaches, General Highest and Best Use and Market Analysis, General Appraiser Income Approach Part I/II, General Appraiser Report Writing and Case Studies, General Appraiser Site Valuation and Cost Approach, General Appraiser Sales Comparison Approach, Statistics, Modeling and Finance, Advanced Income Capitalization, Introduction to Expert Witness for Appraisers, Subdivision Valuation, Appraisal of Industrial and Flex Buildings, Introduction to Commercial Appraisal Review.

RESUMES: NICK SUMMERHAYS, Metro National Title, *Licensed Escrow Officer*

Nick Summerhays is a licensed Escrow Officer at Metro National Title, having his license for 5 years. Nick specializes in commercial and residential title work, successfully navigating complex transactions and following state and federal guidelines. Nick performs title searches for acquisition, sale, and condemnation packages, ensures closing and recording occurs expediently, and has experience working with local municipalities.

EDUCATION

Licensed in Title and Escrow

REGISTRATIONS

License No. 706353

PROJECT EXPERIENCE

8600 South Street Project, West Jordan City, UT

1300 West Street Project, West Jordan City, UT

4700 South Street Project, Kearns Township, UT

1300 South Project, Salt Lake City, UT

Exclusive Escrow Officer for the SLC Economic Development Loan Fund program (EDLF)

Park Avenue Apartments, Ogden, UT

Hidden Pines Subdivision, 42 lots, Riverton, UT

EOS Fitness, South Jordan and Murray, UT

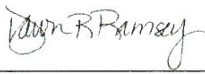
Karl Malone Dealerships, Park City, Bountiful, UT, and ID

Izzy Apartments, Millcreek, UT

LICENSES

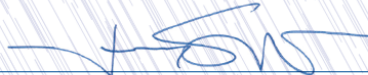
LICENSES: MERIDIAN ENGINEERING, INC.

SOUTH JORDAN BUSINESS LICENSE

LICENSE NO. LCB201701945	POST THIS LICENSE IN A CONSPICUOUS PLACE	 SOUTH JORDAN UTAH BUSINESS LICENSE	THIS LICENSE IS NOT TRANSFERABLE	KEEP FOR YOUR RECORDS BUSINESS TAX RECEIPT
DATE EXPIRES 07/31/2025	This company has complied with the provisions of the statutes of the State of Utah and the ordinances of South Jordan City governing this type of business and has paid the City Treasurer the required fees to operate such business for the period stated.		ACCT. NO. LCB201701945	DATE ISSUED 07/30/2024
NOTICE:	To engage in the business for which this license is issued, you must comply with all South Jordan City health and safety codes, including those related to zoning, building, health, and fire safety. If now or in the future, you do not comply with these codes, this license does not authorize you to engage in business.		BUSINESS TAX	
Business Address:	1628 W 11010 S, South Jordan, UT 84095 Meridian Engineering, Inc.		Balance 0.00	
	1628 W 11010 S Suite 102 South Jordan, UT 84095		Taxes paid in accordance with City Business License Ordinance	
		 Mayor	City of South Jordan	
		 City Recorder		

LICENSES: TAMMY EVANS

SALES AGENT LICENSE FROM THE UTAH DIVISION OF REAL ESTATE

STATE OF UTAH DEPARTMENT OF COMMERCE DIVISION OF REAL ESTATE	
ACTIVE LICENSE	
DATE ISSUED: 07/06/2023	
EXPIRATION DATE: 06/30/2025	
LICENSE NUMBER: 5924154-SA00	
LICENSE TYPE: Sales Agent	
ISSUED TO: TAMMY E EVANS 1628 WEST 11010 SOUTH SUITE 102 SOUTH JORDAN UT 84095	
 SIGNATURE OF HOLDER	 REAL ESTATE DIVISION DIRECTOR

Form #2



SR/WA DESIGNATION FROM THE IRWA

The International Right of Way Association



acknowledges that

Tammy Evans, SR/WA

has qualified as

Senior Right of Way Professional

The SR/WA Designation signifies the commitment to professional growth and development, and the aptitude to understand, communicate and perform within standards of the right of way profession.

SR/WA Number: 6641
Designated: 11/01/2015
Recertification Due: 11/01/2025


Sharon N. Slauenwhite, SR/WA
International President




Trevor Martens, SR/WA
Vice Chair, International Professional
Education Committee

LICENSES: KAYDEE REYNOLDS

SALES AGENT LICENSE FROM THE UTAH DIVISION OF REAL ESTATE

STATE OF UTAH
DEPARTMENT OF COMMERCE
DIVISION OF REAL ESTATE

ACTIVE LICENSE

DATE ISSUED: 02/23/2024

EXPIRATION DATE: 02/28/2026

LICENSE NUMBER: 13843628-SA00

LICENSE TYPE: Sales Agent

ISSUED TO: KAYDEE L REYNOLDS
9407 RYLIE ANN CIRCLE
SOUTH JORDAN UT 84095




SIGNATURE OF HOLDER


REAL ESTATE DIVISION INTERIM DIRECTOR

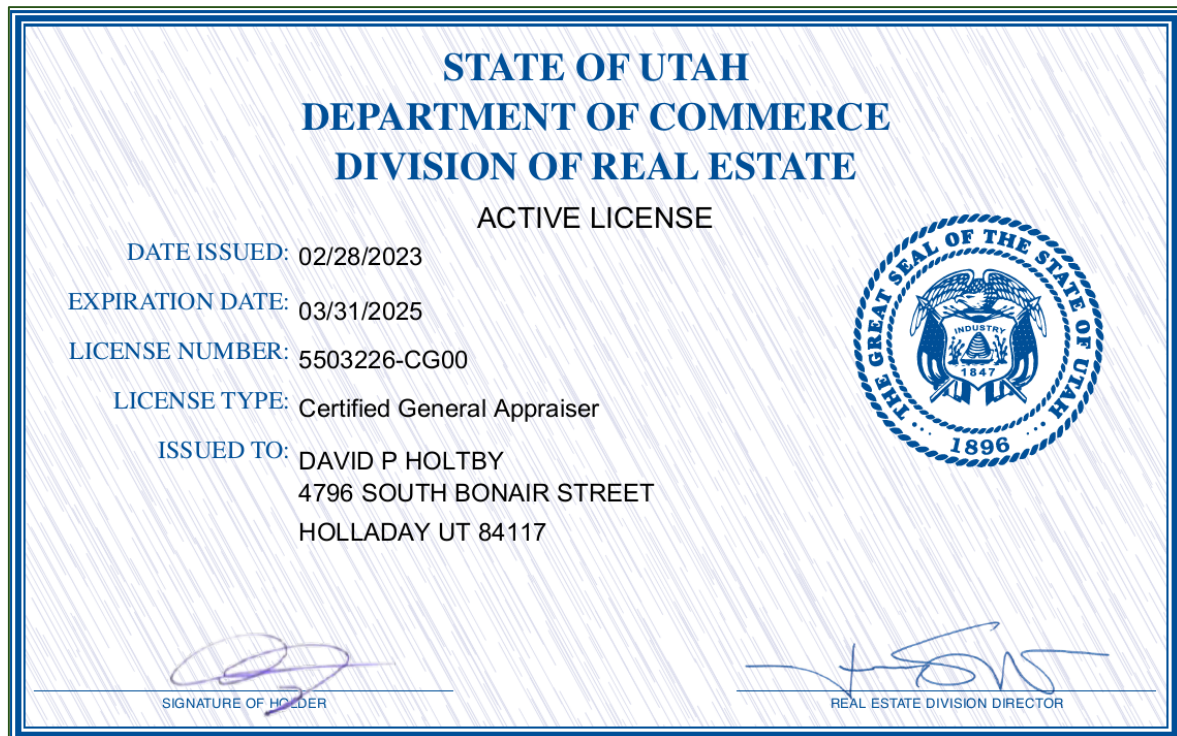
Form #2

RWA DESIGNATION FROM THE IRWA



LICENSES: DAVE HOLTBY

CERTIFIED GENERAL APPRAISAL LICENSE FROM THE UTAH DIVISION OF REAL ESTATE



LICENSES: KENDALL MITCHELL

CERTIFIED GENERAL APPRAISAL LICENSE FROM THE UTAH DIVISION OF REAL ESTATE

STATE OF UTAH	
DEPARTMENT OF COMMERCE	
DIVISION OF REAL ESTATE	
ACTIVE LICENSE	
DATE ISSUED:	02/23/2024
EXPIRATION DATE:	04/30/2026
LICENSE NUMBER:	5499685-CG00
LICENSE TYPE:	Certified General Appraiser
ISSUED TO:	KENDALL S MITCHELL 4554 S BROCKBANK DR MILLCREEK UT 84124
	
SIGNATURE OF HOLDER	REAL ESTATE DIVISION INTERIM DIRECTOR

LICENSES: LEVI WEST

CERTIFIED GENERAL APPRAISAL LICENSE FROM THE UTAH DIVISION OF REAL ESTATE

STATE OF UTAH	
DEPARTMENT OF COMMERCE	
DIVISION OF REAL ESTATE	
ACTIVE LICENSE	
DATE ISSUED:	03/05/2024
EXPIRATION DATE:	05/31/2026
LICENSE NUMBER:	6811699-CG00
LICENSE TYPE:	Certified General Appraiser
ISSUED TO:	LEVI WEST 5107 S 900 E STE. 200 SALT LAKE CITY UT 84117
	
SIGNATURE OF HOLDER	REAL ESTATE DIVISION INTERIM DIRECTOR

LICENSES: NICK SUMMERHAYS

RESIDENT PRODUCER LICENSE AND ACTIVE AGENCY AFFILIATIONS

Licenses

License	Status	Expires	Number
Resident Producer	Active	Nov 30,2025	706353
Title Escrow	Active	Issued: Jan 24,2022	

Active Agency Affiliations

Agency	City	State	License Number	Active Date	Status
<u>METRO EXPERIENCE TITLE, A UTAH LIMITED LIABILITY COMPANY (agency?id=9261556)</u>	SALT LAKE CITY	UT	867696	Mar 02,2022	Active
<u>METRO NATIONAL TITLE (agency?id=4005313)</u>	SALT LAKE CITY	UT	102495	Apr 01,2022	Active



Property Acquisition Services for West Haven Special Service District

Dear Charis Sully and West Haven Special Service District Representatives,

Avenue Consultants is pleased to submit our proposal to provide property acquisition services for West Haven Special Service District.

Avenue does not discriminate in its employment practices regarding race, color, religion, age, sex, marital status, political affiliation, national origin, or handicap. The company is committed to creating an inclusive workplace where all employees can thrive.

We are honored to dedicate our real estate team to working for West Haven Special Service District to acquire land for future development.



KEY CONTACT

Tia Crow

Utah Sales Agent and Land Development Manager

tcrow@avenueconsultants.com

(801) 870-5907



SECONDARY CONTACT

Nadia Bakr

Senior Right-of-Way Agent and Principal Broker

nadia@avenueconsultants.com

(801) 891-9347



ACKNOWLEDGMENT

Avenue is well poised to meet the unique needs of this contract and would love the opportunity to work with the District. Mel Bodily, as President, is authorized to bind Avenue to the terms of the RFP. You can reach Mel directly at (801) 541-7016 or mel@avenueconsultants.com.

Sincerely,

Mel Bodily,

President

Avenue Consultants



Avenue Consultants Clearfield office.



Property Acquisition Services

for West Haven Special Service District

Qualifications

Founded in 2006, Avenue Consultants began as an Engineering and Consulting firm. Over the years, our services have expanded significantly. Our brokerage arm, Avenue Real Estate Services, is relatively new, however our team brings extensive experience in a wide array of real estate transactions. Collectively, our team members bring over 106 years of industry experience. We specialize in a range of services within our Brokerage team, including land acquisition and disposition, contract negotiation, and right-of-way acquisitions for both public and private projects, including residential, commercial, industrial and raw land.

Avenue Consultants is an S-Corporation and has an active Business License in Taylorsville, Utah: **GEN-32041-2021**. Avenue Real Estate Services, LLC is a wholly owned subsidiary of Avenue Consultants and has an active Utah State Business License number **13350715-0160** and Utah Division of Real Estate Brokerage License number: **13412296 – CN00**.

We offer West Haven Special Service District our combined expertise and knowledge to address the scope of services needed in acquiring land for a future development for the District. Our extensive experience in raw land, commercial, industrial, and residential real estate will enable our staff to identify potential parcels that will meet the needs of the District, as well as have the necessary requirements to support a future development. We have successfully closed over 350 real estate and right-of-way transactions in the last year and understand what to look for when identifying potential parcels. We will ensure all identified parcels meet the District's criteria and will work closely with the designated representative to ensure alignment throughout the duration of the transaction. In addition, we are skilled at contract negotiation and pride ourselves in reaching terms that are mutually agreeable between the buyer and the seller under the direction of the District. We understand market conditions and can provide comparable data to facilitate fair negotiations. Avenue will ensure the Real Estate Purchase Contracts are meticulously prepared to include all pertinent details of the transaction, guaranteeing clarity and legal compliance for all terms.

Our team can provide a Broker's Opinion of Value or assist with hiring a certified general land appraiser to accurately determine a property's value, ensuring that the contract price reflects fair market value and current market conditions. We will work with a licensed appraiser to ensure they have accurate information regarding the parcel and review completed reports. Additionally, we can review the title reports to identify any potential title defects, liens, encumbrances, legal issues or errors in public records that could impact the property. As directed, we will manage all closing-related items to ensure a seamless acquisition process from start to finish.

STATE OF UTAH DEPARTMENT OF COMMERCE DIVISION OF REAL ESTATE	
ACTIVE LICENSE	
DATE ISSUED: 12/13/2023	
EXPIRATION DATE: 12/31/2025	
LICENSE NUMBER: 9551524-SA00	
LICENSE TYPE: Sales Agent	
ISSUED TO: TIA LYN CROW 12816 S CEPHUS CIRCLE DRAPER UT 84020	
SIGNATURE OF HOLDER	
 REAL ESTATE DIVISION INTERIM DIRECTOR	

Form #2

STATE OF UTAH DEPARTMENT OF COMMERCE DIVISION OF REAL ESTATE	
ACTIVE LICENSE	
DATE ISSUED: 07/25/2023	
EXPIRATION DATE: 08/31/2025	
LICENSE NUMBER: 11352984-PB00	
LICENSE TYPE: Principal Broker	
ISSUED TO: NADIA RENEE BAKR 254 SANDY SAGE WAY SANDY UT 84070	
SIGNATURE OF HOLDER	
 REAL ESTATE DIVISION DIRECTOR	

Form #2

STATE OF UTAH DEPARTMENT OF COMMERCE DIVISION OF REAL ESTATE	
ACTIVE LICENSE	
DATE ISSUED: 05/16/2023	
EXPIRATION DATE: 05/31/2025	
LICENSE NUMBER: 10853064-PB00	
LICENSE TYPE: Principal Broker	
ISSUED TO: TONYA D BASSETT 4527 W SOUTH JORDAN PKWY SOUTH JORDAN UT 84009	
SIGNATURE OF HOLDER	
 REAL ESTATE DIVISION INTERIM DIRECTOR	

Form #2



Property Acquisition Services

for West Haven Special Service District

Our team includes a Senior Right of Way agent, Nadia Bakr, with 25 years of experience in analyzing and interpreting right-of-way property maps and deeds. Her expertise enables us to accurately assess legal rights associated with parcels, evaluate their impact on property use and value, and facilitate the transfer of ownership along with the rights involved. Additionally, Tia Crow brings extensive development experience and is skilled in interpreting engineering drawings and blueprints. Together, our team not only has the knowledge and expertise but maintains a strong focus to detail for all required documentation in any real estate transaction. We are well versed in land use regulations as per Utah Code and ensure strict adherence to the Utah Division of Real Estate. This proficiency ensures we can accurately and effectively understand and execute a successful transaction. Our team will ensure the warranty deeds are prepared with the required information, including accurate legal descriptions, while considering any easements, liens, and encumbrances to help document and protect the property rights.

Support Personnel

Mat Allred, State of Utah Associate Broker License 6277491-AB00

Mat joined Avenue Consultants in 2021 after spending nearly seven years at the Utah Department of Transportation. Mat is the Associate Broker at Avenue Real Estate Services. He has 18 years in the real estate industry, working with property owners, buyers, and investors. His expertise in how people communicate and work with each other has brought tremendous success in real estate as he has learned how to help clients negotiate and resolve disputes. While most of his experience is with residential real estate, he also has experience in commercial real estate, including multi-family, retail, and raw land.

Jaren Davis, State of Utah Principal Broker License 5486780

With nearly 40 years of experience in real estate, holding a Utah Principal Broker license, and an extensive background in land development, Jaren has a proven track record of working with public agencies. His experience includes chairing the Salt Lake County Planning Commission, leading the Quality Growth Commission, and chairing the State Parks Board. In these roles, he negotiated contracts on behalf of the State with federal and municipal agencies and conservation groups. Jaren oversaw the preservation of over 60,000 acres in Utah, including projects like Draper's Corner Canyon, the Jordan River Parkway, and Red Butte Garden. Additionally, as a board member of the Community Development Corporation of Utah, he contributed to revitalizing deteriorating communities.

Equipment

Avenue has a comprehensive suite of tools to effectively respond to this RFP. Our team uses robust real estate databases, including Co-Star and the Multiple Listing Service (MLS), to gather and analyze pertinent information. These resources allow us to compile and evaluate relevant data to support a successful transaction.

Added Value

Land Surveying

Avenue's land surveying services can be provided by a separate proposal if requested. Our survey team deploys traditional technologies to provide value to our clients through complete projects with high-accuracy control surveys. We can decrease site visits and time spent in the field using remote sensing technologies like LiDAR, GPS equipment, and aerial drones. These tools allow our survey team to increase data capture and make informed decisions.

We deliver high-resolution, three-dimensional measurements with precision and accuracy. Our team uses their extensive expertise to find solutions to everyday land-use challenges that fit the client's needs.

Other services include water rights, topographic surveying, construction staking, subdivision mapping, and ALTA Land Title Surveys.

Civil Engineering

We can provide our civil engineering services in a separate proposal if requested. Our in-house civil engineering team is dedicated to delivering exceptional value to the West Haven Special Service District. Our services include developing engineering concept site plans, preparing civil engineering construction documents, creating preliminary plats, conducting land use and zoning analysis, providing cost estimates, and obtaining Utah Department of Transportation Access Permits.

We are committed to enhancing the design process to save time for our clients. For conceptual site plans, we will engage in real-time design sessions with you, streamlining the design iteration process and offering immediate feedback.



Property Acquisition Services

for West Haven Special Service District

Experience

Transwest Credit Union | Taylorsville UT | 2022 | \$20,350

Client/Reference: Transwest Credit Union | Steven Pratt, Chief Executive Officer | steve.pratt@transwestcu.com | 801.487.1692 Ext. 905

Team: Tia Crow (*Land Acquisition*)

Description: Transwest Credit Union hired Avenue to facilitate the acquisition of an adjacent parcel for future expansion of their Taylorsville Branch. Tia led our team in supporting their executives through the land acquisition process, ensuring the parcel's suitability for future development. Our responsibilities included preparing a lot-consolidation plat, coordinating access permits with the Utah Department of Transportation, coordination with the adjacent property owner regarding a private drive, conducting an ALTA survey, and overseeing a Phase 1 Environmental assessment.

Redwood & Beamon Commercial Building | West Jordan UT | 2021-2023 | \$91,009

Client/Reference: R4J Investments, LLC | Robert Dahle, Owner | robdahle@aol.com | 801.580.3056

Team: Tia Crow (*Land Acquisition & Contract Negotiations*)

Description: Avenue provided Owner's Representation for the development and construction of a commercial building in West Jordan, Utah. Our role involved assisting the owner in acquiring additional land to fulfill parking requirements for the multi-tenant commercial building. Tia successfully managed all contract negotiations and oversaw the project's design team selection and construction management, ensuring a smooth and successful project outcome.

Millville Commercial Town Center | Millville UT | 2024 | \$90,000

Client/Reference: Allan L. Dahle, Developer | allan@xebexsport.com | 801.203.2044

Team: Tia Crow & Tonya Bassett (*Land Acquisition*)

Description: Developer Allan L. Dahle engaged Avenue to acquire commercial raw land for future development. As the Buyer's Agent, Tia successfully identified and facilitated the purchase of 13.96 acres for the client. In this role, we managed all contract negotiations, executed the Real Estate Purchase Contract, reviewed the title report, and ensured effective communication of all pertinent property information to all parties. Tonya provided essential compliance and operational support throughout the process.



Land Acquired for the future Millville Commercial Town Center



Redwood & Beamon Commercial Development (Parking lot behind the residential house acquired to meet parking requirements)



Property Acquisition Services

for West Haven Special Service District

West Haven 2700 West | West Haven UT | 2024

Client/Reference: West Haven City | Edward Mignone, City Engineer |
edwardm@westhavencity.com | 801.664.7007

Team: Nadia Bakr (ROW Acquisition)

Description: Nadia conducted multiple Appraisals and Compensation Estimates (ACEs) and successfully managed 14 property acquisitions for West Haven City. The project was designed to improve infrastructure by adding a center turn lane, installing shoulders on both sides of the road, and incorporating curb, gutter, and a 6-foot-wide sidewalk along both sides of 2700 West.

West Haven 3300 South | West Haven UT | 2024

Client/Reference: West Haven City | Edward Mignone, City Engineer |
edwardm@westhavencity.com | 801.664.7007

Team: Nadia Bakr & Tonya Bassett (ROW Acquisition)

Description: Nadia conducted multiple ACEs and managed 12 property acquisitions for West Haven City. This project sought to improve infrastructure by adding a center turn lane, installing shoulders on both sides of the road, and incorporating curb, gutter, and a 4.5-foot-wide sidewalk along 3300 South.

West Haven 5100 West | West Haven UT | 2024

Client/Reference: West Haven City | Edward Mignone, City Engineer |
edwardm@westhavencity.com | 801.664.7007

Team: Nadia Bakr & Tonya Bassett (ROW Acquisition)

Description: Avenue's ROW team is handling the acquisition of approximately 43 permits to enter and construct, as well as managing the cleanup of existing right-of-way for numerous parcels. This project is designed to enhance community safety by construction a center-turn lane, shoulders, curb and gutter, and sidewalks on both sides of 5100 West.

Washington City Historic Canal Trail Project | Washington UT | 2024 | \$180,000

Client/Reference: Washington City | Jeremy Redd, City Manager |
jredd@washingtontcity.org | 435.656.6310

Team: Tonya Bassett (ROW Acquisition)

Description: Avenue was hired to acquire right-of-way for the Historic Canal Trail project, which involved securing over 30 parcels for a multi-use path. As a Right of Way Agent and project manager, Tonya expertly managed and negotiated the acquisitions of these trail parcels, including handling compensation estimates and invoicing.

Utah Code

Each member of our Real Estate team is licensed and adheres to Utah State Law and the Division of Real Estate regulations. Our team will uphold our fiduciary duties of undivided loyalty, obedience, full disclosure, confidentiality, reasonable care and diligence, and accounting.

Our team is well versed in knowledge and application of both the Federal Uniform Act and the Utah State Code (10-8-2 and 78B-6-5) dealing with eminent domain and the processes that have been established regarding just compensation and the rights of property owners and the government entities that serve them. We understand ROW is a sensitive topic for property owners and prefer negotiation to condemnation, even if condemnation is permitted by law (except trails).



Property Acquisition Services

for West Haven Special Service District

Key Personnel and Project Team



Tia Crow will be the Key Contact for the District and coordinate the efforts of identifying potential properties that meet the District's criteria. Under the direction of the District, and the designated District representative Tia will oversee negotiations, day-to-day interactions, and draft and present real estate purchase contracts. Tia will ensure all terms are clearly outlined and agreed upon, including adherence to key dates and deadlines. In addition, she will coordinate appraisals, prepare acquisition packets, and communicate relevant project information.

Our brokerage and brokers are set up to provide support and resources needed for agents to operate effectively in each transaction. They will ensure all legal requirements and best practices are met, as well as any necessary support and guidance as needed throughout the duration of the transaction. Tonya as the Principal Broker for this transaction will maintain a detailed record of the transaction, along with any agreements or correspondence related to the transaction. Nadia will provide her expertise as a Senior Right of Way Agent to facilitate the acquisition of land for the District. She will be in a supporting role and the secondary contact for the District's designated representative. Jaren and Mat will provide additional support as needed for negotiations and strategy for the transaction.

Avenue Office Locations

Avenue is a local brokerage with offices in both Clearfield and Taylorsville, Utah. Our agents and brokers operate from these offices but also dedicate a significant portion of their time to on-site project locations. We expect our team to split their time evenly, with about 50% spent in the office and 50% actively working on-site as various project locations.



Property Acquisition Services

for West Haven Special Service District

EXPERIENCE

As a seasoned Real Estate Consultant, Tia has a proven track record of success, spanning two decades in the industry. From 1999 to 2019 she played a pivotal role leading a real estate division for a general contractor firm. Her role consisted of managing complex real estate transactions from acquisition through stabilization.

During this time, Tia oversaw a diverse portfolio of assets that included industrial, commercial, retail, multi-family, and hospitality. Her expertise encompasses land acquisition, contract review and negotiations, rezoning, strategic planning, and disposition. Tia navigates challenges, mitigates risks, and ensures effective teamwork. Her meticulous attention to detail and effective communication played a crucial role in managing investor relations with high-net-worth individuals, companies, and clients. Her commitment to excellence is complemented by her role as a licensed real estate agent, providing legal acumen to ensure regulatory adherence and industry best practices.

RELEVANT PROJECT EXPERIENCE

Redwood Commercial Building, West Jordan, UT, R4J Investments, LLC (2021 -2023)

- Managed contractor solicitation and selection, facilitated permitting process, oversaw construction activities including contract negotiations, draw requests, and coordinated seamlessly with development team to ensure successful project execution.

Nelson Labs, Taylorsville, UT, Nelson Labs (2022 -2023)

- Led design coordination with the development team, collaborating with civil engineer, landscape architect, Taylorsville City and UDOT officials. My role included overseeing the permitting process for a streamlined project.

Trans West Credit Union, Taylorsville, UT, Trans West Credit Union (2022)

- Facilitated Client in negotiations to assist in acquisition of an adjacent parcel for branch expansion. Conducted due diligence tasks, coordinated ALTA survey and new subdivision plat map, obtained city approvals, and provided guidance on conceptual and schematic design solutions for future development.

Magna Apartments, Magna, UT, Allan L. Dahle Trust (2022-2024)

- Strategically determined highest and best use for vacant land, orchestrated a design team to optimize every square inch for a 17-unit apartment building, secured county and municipal approvals to align with owner's vision and goals.

Industrial Office/Warehouse, West Jordan (2006)

- Oversaw land acquisition, design, and construction of a 10,000 square foot office/warehouse project that maximized the building footprint and included a secure yard for outdoor storage.

Lindon Tech Center, Lindon (2016)

- Oversaw land acquisition, design, financing, and construction of a 40,000+ square foot Class A office building. Oversaw design team and selections, as well as managing financing and investor funds.

Valin Industrial, North Salt Lake (2014)

- Oversaw land acquisition, design, and construction of a single tenant office/warehouse project for a client. Scope included securing financing and investor funds, as well as property management after completion.

Tia Crow, RESA

LAND DEVELOPMENT MANAGER



CERTIFICATION

UT Sales Agent #9551524-SA00

YEARS OF EXPERIENCE

Years with Firm | 3.5

Total Years | 19

REFERENCES

Allan Dahle

Owner, Dahle Development

801.503.2044

Steve Pratt

CEO Trans West Credit Union

801.891.1097

Scott Harmer

CFO, Tom Stuart Construction

801.870.5903



Property Acquisition Services

for West Haven Special Service District

EXPERIENCE

With the SR/WA designation, a broker's license in three states, and a Project Management Certificate, Nadia Bakr boasts extensive practical experience with a robust educational background. She has demonstrated exceptional abilities in property acquisition, ensuring that all acquisitions align with project specifications and deadlines while adhering to regulatory requirements. Nadia exhibits exceptional skill in stakeholder collaboration, relationship building, and transparent communication across project phases. She ensures all ROW contracts and documentation meet state standards and handles various complexities such as donations, Right of Occupancy, 4- Option Letters, Claimant Notices, and Eminent Domain cases.

RELEVANT PROJECT EXPERIENCE

I-15; 1800 North Interchange & Corridor Widening, Sunset/Clinton, UDOT (2023 -2024)

- A new I-15 interchange is being constructed at 1800 North, which will also be expanded to five lanes, complete with shoulders, curbs, gutters, sidewalks, and a shared-use path. Nadia led the Right of Way acquisition agents and appraisal team in acquiring over 100 parcels, including several full property acquisitions.

SR-241; Orem 1600 N from 1200 W to State Street, Orem, UDOT (2023 -2024)

- UDOT is expanding 1600 North to five lanes to reduce traffic congestion and improve safety along the corridor. Nadia oversaw the Right of Way acquisition team in securing over 65 parcels, including 37 full acquisitions & relocations, ensuring the project progressed smoothly and efficiently.

SR-209 (9000 S); Redwood Rd to State St., West Jordan, UDOT (2022- 2024)

- UDOT expanded 9000 South to five lanes to alleviate traffic congestion and enhance safety along the corridor. Nadia led both the Right of Way acquisition and appraisal teams in successfully securing over 47 parcels, which included one relocation, ensuring a seamless transition for the project

Main Street, Herriman, Herriman City (2022 -2023)

- Herriman City widened Main Street, adding a center turn lane, wide shoulders, curbs, gutters, park strips, and sidewalks to improve both pedestrian and driver safety. Nadia successfully managed the acquisition of 59 strip parcels, each accompanied by a Permit to Enter and Construct, facilitating the smooth execution of the project.

Nadia Bakr, SR/WA & Principal Broker

SENIOR RIGHT OF WAY PROFESSIONAL



EDUCATION

B.S., Business, University of Phoenix, 2021

CERTIFICATION

Principal Broker UT - #11352984

Broker ID - #BR58271

SR/WA - #7171

YEARS OF EXPERIENCE

Years with Firm | 1

Total Years | 25

REFERENCES

Amy McKennon, UDOT

ROW Manager

801-680-4643

Eric Lyon, UDOT

ROW Manager

801-633-6247



Property Acquisition Services

for West Haven Special Service District

EXPERIENCE

Tonya brings a tremendous depth of experience as a real estate broker working with clients and other agents. She has a working knowledge of applicable state and federal laws and implementing regulations affecting property negotiations and transactions. She also has a background and education in the Federal Uniform Relocation Act, Utah State Code Section 57-12, and Code of Federal Regulations (sections 49 CFR Part 24 and 23 CFR Part 710). She has completed 15 classes through IRWA in the last year to qualify for her RWA and R/W-RAC certifications.

Tonya has personally closed more than 50 residential real estate deals in the last 6 years as a real estate agent in Utah, exhibiting strong negotiation and communication skills. She has a thorough working knowledge of the real estate purchase contract, as well as an understanding of current market trends and how that affects what buyers and sellers can expect from a transaction. She is an experienced negotiator and understands that real estate is inherently based on relationships and communication.

As a real estate manager, Tonya oversaw the day-to-day operations of a team of nearly 60 agents, including the completion of over 850 residential home sales. Her position as a team lead included training and mentoring new agents, as well as overseeing the activities of experienced agents. She continues to lead as an adjunct instructor of Art History at Utah Valley University and Salt Lake Community College.

RELEVANT PROJECT EXPERIENCE

Historic Canal Trail, Washington, UT, Washington City (March 2024-present)

- Tonya is managing the acquisitions of approximately 30 parcels for a municipal trail project. She is providing acquisition services and creating ACEs for perpetual easements for a multi-use path in a residential area, as well as managing the overall day-to-day elements of the acquisition project.

700 W; 3300 S to 3900 S, South Salt Lake City, UT, UDOT (April 2024-present)

- Tonya is providing acquisition services and creating ACEs for 8 temporary construction easements for a road reconstruction project.

3900 South Millcreek AT Concept, UT, UDOT (May 2024-present)

- Tonya is assisting with a Selective Reconnaissance-Level Historic Structures Inventory for the Environmental Assessment.

US-191; Duchesne, UT, UDOT (March 2024)

- Tonya assisted with a Selective Reconnaissance-Level Historic Structures Inventory for the Environmental Assessment for that project.

US-89; SR-126 to Perry, Willard, UT, UDOT (July 2023-present)

- Tonya provided acquisition services and created ACEs for approximately 26 parcels for temporary construction easements for a road reconstruction project.

Tom's Lane Extension, Erda, UT, UDOT (November 2023)

- Tonya assisted with a Selective Reconnaissance-Level Historic Structures Inventory for the Environmental Impact Study for that project.

Vulnerable Road Users Safety Assessment, UDOT (May 2023- November 2023)

- Tonya participated in public involvement meetings and contributed to the final written report for FHWA.

Tonya Bassett, MA

PRINCIPAL BROKER



EDUCATION

B.A., Art History, Brigham Young University, 1997

M.A., Art History & Curatorial Studies, Brigham Young University, 2006

CERTIFICATION

RWA – Candidate, IRWA

UT Principal Broker #10853064-PB00

UT Notary #731016

AZ Designated Broker
#BR711321000

YEARS OF EXPERIENCE

Years with Firm | 1.5

Total Years | 25

PROFESSIONAL AFFILIATIONS

IRWA

Utah Association of Realtors

Wasatch Front MLS

Salt Lake Board of Realtors

Phoenix Realtors



Property Acquisition Services

for West Haven Special Service District

Sub Consultant - Appraisals

Our team works with several independent appraisers who can be contracted separately to appraise potential parcels under consideration. Avenue will ensure the appraisals are completed by a Certified General Appraiser under the Uniform Standards of Professional Appraisal Practice and the reports are based on current market conditions and property specifics. Our established relationships with these appraisers enable us to streamline the process and ensure timely completion of appraisals.

Fee Proposal

Avenue will identify no fewer than 3 parcels that meet West Haven Special Services District's criteria for a new facility within the city boundaries or parcels adjacent to West Haven City that could be annexed into the city. If a Seller does not offer a commission, the agreed upon fee for our services will be \$10,000. If a Seller offers a commission equal to or exceeding \$10,000, we will accept the seller's commission, and the \$10,000 land acquisition fee will be rebated back to the District. In the event the commission is less than \$10,000, we will rebate back the total commission up to \$10,000 at closing.

As per Utah State law, we are required to have an Exclusive Buyer Broker Agreement to clarify relationship and representation between the parties involved.

The proposed fees shall remain valid for 60 days.

Lump Sum Fee: \$10,000

**ATTACHMENT A
RESPONDENT QUESTIONNAIRE**

1. Respondent Information: Provide the following information about yourself and your company.

Respondent Name: Avenue Real Estate Services, LLC

(Note: give exact legal name as it will appear on the contract, if awarded.)

Address: 6605 South Redwood Road, Suite 200

District: Taylorsville State: UT Zip Code: 84123

Telephone No: (801) 207-7660 Fax No:

Business Structure: ARES is a wholly owned subsidiary of Avenue Consultants, Inc.

☐ Individual or Sole Proprietorship

☐ Partnership

☒ Corporation

☐ Other; list business structure:

2. Contact information: List the one person who West Haven Special Service District or their representative may contact concerning your proposal.

Name: Tia Crow

Address: 6605 S. Redwood Road, Suite 200

District: Taylorsville State: UT Zip Code: 84123

Telephone No: (801) 870-5907 Fax No:

Email: tcrow@avenueconsultants.com

3. References: Give names of three people with whom you have worked on past projects of similar nature.

A. Name: Allan L. Dahle

Address: 28132 Las Brisas Del Mar

District: SJC State: CA Zip Code: 92675

Telephone No: (801) 503-2044 Fax No:

Email: allan@xebexsport.com

B. Name: Jeremy Redd

Address: 111 North 100 East

District: Washington State: UT Zip Code: 84780

Telephone No: (435) 656-6310 Fax No:

Email: jredd@washingtontcity.org

C. Name: Amy McKennon

Address: 2110 State Office Building

District: SLC State: UT Zip Code: 84114

Telephone No: (801) 680-4643 Fax No:

Email: amckennon@utah.gov

**ATTACHMENT B
CONFLICT OF INTEREST – DISCLOSURE STATEMENT**

Name of Proposer: Avenue Real Estate Services, LLC (Avenue Consultants, Inc.)

Name of Project: West Haven Special Service District Land Acquisition

Stakeholder – West Haven Special Service District and its employees

Does Proposer, or any of Proposer's employees, have any relationship or bias towards or against any stakeholder, have any relationship or bias that may create the perception of bias, or have any other conflict of interest or potential conflict of interest?

☐ **YES** (Myself or an employee, or member of my or employee's immediate family, has a material, personal, or financial interest in or fiduciary relationship to the stakeholder, developer, general contractor or subcontractor.) *(Please use a separate form for each individual with a conflict or potential conflict, and complete all applicable portions of the form. Attach additional sheets as needed.)*

☒ **NO** (Neither I nor any employee, or member of my or employee's immediate family, has a material, personal, or financial interest in or fiduciary relationship to any stakeholder, developer, general contractor or subcontractor. Also, no other relationship with or bias towards any stakeholder, developer, general contractor or subcontractor exists which will prevent me (Proposer) from submitting a non-biased bid/proposal.) *(Please complete the Signature section below.)*

Related-Party Transactions or Independent Judgment Impaired

Name and position or title of individual with Conflict of Interest

Individual associated with Proposer:

Individual associated with stakeholder:

Relationship between identified individuals:

Description of transaction involving identified individuals and dollar amount (if applicable):

Decision-making authority of individuals with respect to that transaction:

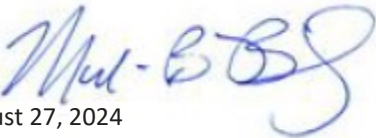
Potential effect on this Contract with West Haven Special Service District:

Signature

I hereby certify that the information I have given is true and complete to the best of my knowledge.

Name and Title of Person Completing Form (please print): Mel Bodily, President

Signature:



Date: August 27, 2024

West Haven Special Service District reserves the right to make the sole determination of the appropriateness of the Proposer. Failure to disclose real or perceived conflicts of interest may result in Proposer's proposal/bid to be deemed non-responsive or contract to be voided



AVENCON-01

LBONACCI

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

8/22/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER License # 92472 Beehive Insurance Agency Inc Agency CA License #0582035 4393 South Riverboat Rd #200 Salt Lake City, UT 84123	CONTACT NAME: Aaron Griffith PHONE (A/C, No, Ext): (801) 685-6860 6876 FAX (A/C, No): (801) 685-2899 E-MAIL ADDRESS: agriffith@beehiveinsurance.com	
	INSURER(S) AFFORDING COVERAGE	NAIC #
	INSURER A : Liberty Mutual Insurance Company	23043
	INSURER B : Nutmeg Insurance Company	39608
	INSURER C : Auto Owners Insurance Company	18988
	INSURER D : WCF Mutual Insurance Company	10033
	INSURER E : Continental Casualty Insurance	20443
	INSURER F :	

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☐ PROJECT ☐ LOC OTHER:			BZS 56395528	10/30/2023	10/30/2024	EACH OCCURRENCE \$ 2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 MED EXP (Any one person) \$ 15,000 PERSONAL & ADV INJURY \$ 2,000,000 GENERAL AGGREGATE \$ 4,000,000 PRODUCTS - COMP/OP AGG \$ 4,000,000 \$
B	☒ AUTOMOBILE LIABILITY ☒ ANY AUTO OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY			34UECAC9406	11/1/2023	11/1/2024	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
C	☒ UMBRELLA LIAB ☒ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE DED ☒ RETENTION \$ 10,000			53839911-01	10/30/2023	10/30/2024	EACH OCCURRENCE \$ 4,000,000 AGGREGATE \$ 4,000,000 \$
D	☒ WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) ☒ Y ☐ N If yes, describe under DESCRIPTION OF OPERATIONS below		N/A	2977678	2/13/2024	2/13/2025	☒ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
E	Prof Liab. (E&O)			MCH288313582	10/18/2023	10/18/2024	Per Claim Limit 5,000,000
E	Prof Liab. (E&O)			MCH288313582	10/18/2023	10/18/2024	Aggregate limit 5,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Subject to the terms, conditions and exclusions of the policy.

West Haven Special Service District is Additional Insured in accordance with the policy provisions per attached policy form.

CERTIFICATE HOLDER

CANCELLATION

West Haven Special Service District
4150 South 3900 West
Salt Lake City, UT 84123

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Resolution No. 09-2024

RESOLUTION OF WEST HAVEN SPECIAL SERVICE DISTRICT AUTHORIZING THE DISTRICT CHAIRMAN TO ENTER INTO A PROFESSIONAL SERVICES AGREEMENT BETWEEN THE DISTRICT AND AVENUE CONSULTANTS, INC. FOR PROPERTY ACQUISITION SERVICES; AUTHORIZING THE DISTRICT CHAIRMAN TO SIGN THIS RESOLUTION AND TO SIGN THE AGREEMENT ON BEHALF OF THE DISTRICT; AND, PROVIDING FOR AN EFFECTIVE DATE.

SECTION I – RECITALS:

WHEREAS, the Board of West Haven Special Service District (herein "District") is a quasi-municipal corporation duly organized and existing under the laws of the State of Utah; and,

WHEREAS, the District finds that certain sections of Utah Code Annotated 1953, as amended, authorizes public bodies, including the District, to exercise all administrative and legislative powers by resolution; and,

WHEREAS, the District has a desire to engage in property acquisitions; and

WHEREAS, the District put forth an RFP to get proposals that involved providing professional property acquisition services for West Haven Special Service District; and

WHEREAS, the District received proposals in response to the RFP and reviewed by District Staff; and

WHEREAS, the District Board finds that it is in the District's best interests to contract with Avenue Consultants, Inc. for property acquisition services for the District's Maintenance Building site; and

WHEREAS the District Board desires to enter into an agreement with Avenue Consultants, Inc.; and,

WHEREAS, the District finds that the public convenience and necessity requires the actions herein contemplated,

NOW, THEREFORE, BE IT RESOLVED by the West Haven Special Service District as follows:

SECTION II. :

1. That the District Board adopts the Cost Proposal and Agreement between the West Haven Special Service District and Avenue Consultants, Inc.
2. That the District Chairman is authorized to enter into and sign the Cost Proposal and Agreement between Avenue Consultants, Inc. and West Haven Special Service District

based on the fee proposal submitted, and any and all documents necessary to affect this Agreement.

3. That the District Chairman is authorized to sign this Resolution adopting the Agreement.
4. The foregoing recitals are fully incorporated herein.

SECTION III. PRIOR ORDINANCES AND RESOLUTIONS:

The body and substance of any and all prior Resolutions, together with their specific provisions, where not otherwise in conflict with this Resolution, are hereby reaffirmed and readopted.

SECTION IV. REPEALER OF CONFLICTING ENACTMENTS:

All orders, and Resolutions with respect to the changes herein enacted and adopted which have heretofore been adopted by the District, or parts thereof, which are in conflict with any of the provisions of this Resolution, are, to the extent of such conflict, hereby repealed, except that this repeal shall not be construed to revive any act, order or resolution, or part thereof, heretofore repealed.

SECTION V - SAVINGS CLAUSE:

If any provision of this Resolution shall be held or deemed to be or shall, in fact, be invalid, inoperative, or unenforceable for any reason, such reason shall not have the effect of rendering any other provision or provisions hereof invalid, inoperative, or unenforceable to any extent whatever, this Resolution and the provisions of this Resolution being deemed to be the separate independent and severable act of the District Board of West Haven Special Service District.

SECTION VI. DATE OF EFFECT

This Resolution shall be effective immediately upon its passage on the 3rd day of September 2024.

PASSED AND ADOPTED BY THE DISTRICT BOARD OF WEST HAVEN SPECIAL SERVICE DISTRICT, STATE OF UTAH, ON THIS 3rd DAY OF SEPTEMBER, 2024.

WEST HAVEN SPECIAL SERVICE DISTRICT

By: _____
Chairman

ATTEST:

District Recorder