

To:	<u>Kelly Lucas-rw</u>	Date:	_____
County:	_____	Approved Offer:	_____
Route:	_____	Heritage Value:	_____
Project No.:	_____	Homestead Value:	_____
Parcel:	_____	Additional Admin. Settlement:	_____
FMS Project #:	_____	Retained Salvage Value:	_____
FMS Vendor #:	_____	Total Payment:	_____

Administrative Settlement Justification Letter

The Missouri Department of Transportation makes administrative settlements for the purpose of concluding negotiations for amounts considered reasonable, prudent, and in the best public interest, after reasonable efforts to negotiate agreements at the approved offers have failed.

An administrative Settlement is any settlement offer authorized by the District Right of Way Manager for monetary consideration, which differs from the approved estimate of just compensation. The District Right of Way Manager has reviewed all pertinent information relevant to consideration of a settlement as follows:

- Approved appraisal reflects current market conditions
- Approved appraisal considers all compensable elements of damage
- Consideration in the appraisal of subjective elements of damage
- Other appraisals of subject
- The Negotiator’s Report regarding damage factors claimed by the owner
- Counteroffers made by the owner
- Probable results of a mediated settlement
- The range of probable testimony
- Recent jury verdicts for similar type properties
- Estimated court costs
- Opinion of legal counsel regarding probable result of proceeding with condemnation including trial risk
- Eligibility for Heritage or Homestead Value payment under RSMo. 523.001, 523.039, 523.061

The Negotiator Report is in the parcel file at the district office and additional comments should be completed in the comment field below.

Comments:

RW Manager: \_\_\_\_\_ Signature/Approval: \_\_\_\_\_