



Salamanca Industrial Development Agency Policy

SUBJECT: PROCUREMENT OF REAL ESTATE POLICY

The Agency's real estate activities will be part of the responsibilities of the Board. The real estate procurement process should enhance agency operations and be deemed necessary to meet Agency needs or goals.

Competitive Bids and Quotations

As required by law, the Board will follow normal real estate procurement procedures in all cases. Any prospective real estate will first be appraised by a licensed independent appraiser.

Purchase price of prospective real estate should not exceed the appraised fair value plus normal and customary charges. A majority of the board of directors must approve the real estate purchase during the open portion of a Board of Directors meeting.

Generally real estate purchase should not exceed the appraised value established by the independent appraiser. However, there may be times when it may be prudent for the Agency to pay a premium for certain real property as it may further the public health, safety, welfare or economic development interest of the city or region. If the Agency does purchase real estate for an amount in excess of the appraised value it must report such a transaction to the Public Authorities Control Board. Included in the report would be the public health, safety, economic development reasons for doing so.