

**Memorandum
Public Works Department**



To: City Manager
Subject: Special Assessment Supervisor
Date: January 30, 2014
Number: 2014-021

The Board of Local Improvements has been soliciting qualifications from real estate appraisers to provide real estate appraising services. The board only received qualifications from Mary C. Baecke-Spranger of Baecke Appraisers.

The Special Assessment Supervisor determines the special assessments against properties affected by the City's local street improvement projects. The City uses special assessments to aid in funding local street improvements.

Attached is a proposal from Mary C. Baecke-Spranger of Baecke Appraisers to perform the duties of the Special Assessment Supervisor.

Recommendation

The Public Works Department recommends that the City Council approve and appoint Mary C. Baecke-Spranger of Baecke Appraisers as the City's Special Assessment Supervisor.

Submitted by: Randall D. Tweet, Public Works Director
Michael J. Kane, P.E., City Engineer

Approved by: Thomas Thomas, City Manager

29 January 2014

City of Rock Island

Public Works, Engineering Department

1309 Mill Street

Rock Island, IL 61201

Attn: Mike Kane

Re: Proposal for Rock Island Special Assessment work.

- 1) Propose \$125.00 per parcel for special assessments.
- 2) Propose \$85/hour for Public Meeting and/or Court Appearance.

Attached is a copy of my Resume, License and Insurance.

Very Truly Yours,

Mary C. Baecke-Spranger

Baecke-Spranger Appraisers

Mary C. Baecke-Spranger
Baecke Appraisers
409 16th Street
Bettendorf, Iowa 52722

I have been actively engaged in the Real Estate appraisal business since 1987. I am the current owner/manager of Baecke Appraisers.

Education/Experience: Graduated from the Univ. of Iowa in 1987 with a B.S. degree in Applied Mathematics. Played Division I golf at the Univ of Iowa from 1982 – 1986. I completed the licensing classes, before licensing, through the Society of Real Estate Appraisers and the Appraisal Institute. I have completed numerous continuing education classes in the last 25 years. I have remained up to date with the States of Illinois and Iowa for required continuing education. These classes range from report writing, FIRREA, FHA regulations, market trends and USPAP. I have taken, at a minimum, the required number of hours for continuing education in Illinois and Iowa. We currently utilize the WinTotal software from Alameda, this has been our standard for fifteen years.

Our office has been in the Real Estate business in the Quad City Area for over seventy years, strictly appraising for the last forty.

Community: I am former Board of Director for the John Deere Classic, serving from 2001 – 2011. I am a past President of the Illinois Quad City Area Realtor Association for the years of 1995 and 1996.

References: **Quad City Bank & Trust**
The National Bank
Ascentra Credit Union (formerly Alcoa C.U.)
US Bank Home Mortgage
D.H.C.U. Community Credit Union



LICENSE NO.
556.001094

The person, firm or corporation whose name appears on this certificate has complied with the provisions of the Illinois Statutes and/or rules and regulations and is hereby authorized to engage in the activity as indicated below.

EXPIRES:
09/30/2015

**CERTIFIED
RESIDENTIAL
REAL ESTATE APPRAISER**

**MARY C BAECKE-SPRANGER
409 16TH STREET
BETTENDORF, IA 52722**



Manuel Flores MANUEL FLORES
ACTING SECRETARY

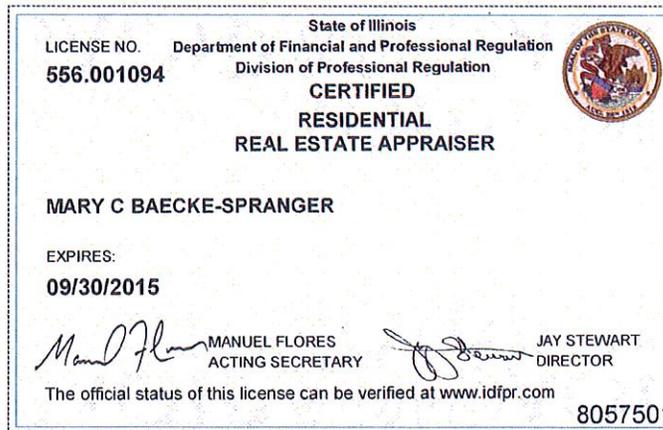
Jay Stewart JAY STEWART
DIRECTOR

The official status of this license can be verified at www.idfpr.com

8057501

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For further reference, the Department is now providing a personal customer identification "Contact Number" which you may use in lieu of your social security number or FEIN number when contacting the Department. Your number is: 3047375



State of Illinois
Department of Financial and Professional Regulation
Division of Professional Regulation

LICENSE NO.
556.001094

**CERTIFIED
RESIDENTIAL
REAL ESTATE APPRAISER**



MARY C BAECKE-SPRANGER

EXPIRES:
09/30/2015

Manuel Flores MANUEL FLORES
ACTING SECRETARY

Jay Stewart JAY STEWART
DIRECTOR

The official status of this license can be verified at www.idfpr.com

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Real Estate Appraisers Professional Liability



Date Issued	Policy Number	Previous Policy Number
08/05/2013	LIU005637-012	LIU005637-011

LIBERTY INSURANCE UNDERWRITERS INC.

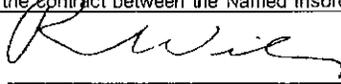
(A Stock Insurance Company, hereinafter the "Company")
 55 Water Street, 18th Floor
 New York, NY 10041

THIS IS A CLAIMS MADE AND REPORTED POLICY. PLEASE READ IT CAREFULLY.

Item DECLARATIONS

1. Customer ID: 127804 Named Insured: BAECKE APPRAISERS 826 16th Avenue Bettendorf, IA 52722	
2. Policy Period: From: 08/24/2013 To: 08/24/2014 12:01 A.M. Standard Time at the address stated in Item 1.	
3. Deductible: \$1,000 Each Claim	
4. Retroactive Date: 08/24/1994	
5. Inception Date: 08/24/2002	
6. Limits of Liability: A. \$500,000 Each Claim B. \$1,000,000 Aggregate	The Limit of Liability for Each Claim and in the Aggregate is reduced by Damages and Claims Expenses as defined in the Policy.
7. Mail all notices, including notice of claim, to Agent:	LIA Administrators & Insurance Services 1600 Anacapa Street Santa Barbara, California 93101 (800) 334-0652; Fax: (805) 962-0652
8. Annual Premium: \$1,293.00	
9. Number of Appraisers: 2	
10. Forms attached at issue: LIA002 (10/11) LIA012 (08/11) LIA015 (03/10) LIA021 (03/10)	

This Declarations Page together with the completed and signed Policy Application including all attachments and exhibits thereto, and the Real Estate Appraisers Professional Liability Insurance Policy shall constitute the contract between the Named Insured and the Company.

By  _____

Authorized Signature

Real Estate Appraisers Professional Liability



LIBERTY INSURANCE UNDERWRITERS INC.

(A Stock Insurance Company, hereinafter the "Company")

Named Insured: BAECKE APPRAISERS

Policy Number: LIU005637-012

Effective Date: 08/24/2013

Customer ID: 127804

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL COVERED PERSONS ENDORSEMENT

It is agreed that Section IV of the Policy, Definition (I) is amended to include:

"Insured" means:

The persons identified below, but only while acting on behalf of the Named Insured:

Name	Coverage Effective Date	Principal/Owner, Appraiser or Trainee
Mary Spranger	08/24/2013	Principal/Owner
Mark Spranger	08/24/2013	Principal/Owner