

ADDENDUM TO
CONSULTING SERVICES AGREEMENT
(Second Renewal Term)

THIS ADDENDUM TO AGREEMENT, is made and entered into on this 15th day of May, 2019, by and between **JACKSON COUNTY, MISSOURI**, hereinafter called "the County," and **JOHN Q. EBERT AND ASSOCIATES CONSULTING**, 568 South Main Street, Bluffton, OH 45817, hereinafter called "Consultant".

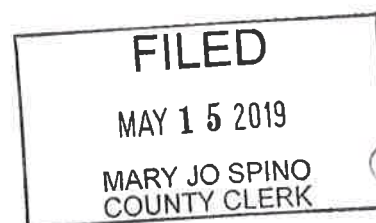
WITNESSETH:

WHEREAS, by Resolution 19759, dated June 7, 2018, the County and Consultant did enter into a Consulting Services Agreement whereas Consultant was engaged to provide consulting services to assist in assessment annual maintenance functions, and the reassessment of Jackson County real property valuations through the 2019 reassessment process, including a countywide equalized reappraisal component, as well as valuation of real property interests; and,

WHEREAS, the parties now desire to provide for a change in the scope of work under this Agreement, at no additional cost to the County.

NOW, THEREFORE, in consideration of the foregoing and the terms and provisions herein contained, the County and Consultant respectively agree as follows:

1. Except as specifically provided herein, the Consulting Services Agreement between the parties dated April 17, 2018, authorized by Resolution 19759, shall remain in full force and effect pursuant to its terms.



2. The scope of work for the Equalized Reassessment work specified in the Consulting Services Agreement in its attached Exhibit A, shall be revised by adding thereto the items of scope of work attached to this Addendum as Exhibit A.

3. Paragraph 4(a)(ii) of the Consulting Services Agreement shall be revised to read as follows:

Fees and Payments to Consultant. (a) During the Second Renewal Term of this Agreement, County shall pay Consultant:

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(ii) a total fee for the Equalized Reassessment Work in the amount of \$90,000.00 for the last eight months of the Second Renewal Term, payable in eight monthly payments for the months of January through August 2019 as follow: payment for each of the months of January, February, March, May and June shall be \$10,000.00; payment for the month of April shall be \$30,000.00; and payment for each of the months of July and August shall be \$5,000.00.

4. Paragraph 6 of the Consulting Services Agreement shall be revised to read as follows:

The Second Renewal Term of this Agreement shall be effective January 1, 2018, and shall extend to August 31, 2019, unless sooner terminated.

A handwritten signature in black ink, appearing to be 'GS' or similar, located in the bottom right corner of the page.

5. This Addendum to Agreement, together with the Consulting Services Agreement dated April 17, 2018, incorporates the entire agreement and understanding of the parties.

IN WITNESS WHEREOF, the parties hereto have signed and executed this Agreement on the dates first written above.

APPROVED AS TO FORM:

JACKSON COUNTY, MISSOURI

By 
Bryan Covinsky
County Counselor

By 
Frank White, Jr.
County Executive

ATTEST:

JOHN Q. EBERT AND ASSOCIATES
CONSULTING


Mary Jo Spino
Clerk of the Legislature

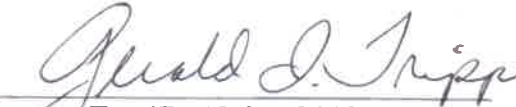

Tax ID: 46-3556112

EXHIBIT A

Scope of Work:

- Assist the County Assessor in reviewing Assessment Department ad valorem real estate appraisals for equalization uniformity accuracy
- Review and analyze real estate property data and market information obtained from taxpayer
- Collect and analyze real estate market data
- Complete appropriate approaches to value. Appraise a wide variety of residential and commercial properties including complex single family, small to large facilities, major commercial retail centers and large office complexes using all or a combination of the three approaches to value
- Complete property inspection when necessary
- Provide a report to the county that provides adequate information to support values
- Prior to April 26, 2019, review of values of the use groups and reviews shown on page 2 of this Exhibit, and such other properties as designated by the Assessor

EXHIBIT A

Commercial Valuations Review		
Property Use Group	Parcel Count	Assigned
2190 GARDEN APTS >8 UT	632	Ebert
2191 LOWRISE APTS >8 UT	412	Ebert
2192 HIGHRISE APTS >8 UT	138	Ebert
2194 RETIREMENT HOME 19%	83	Ebert
2195 GROUP HOMES	82	Ebert
2210 BANK	171	Ebert
2225 HOTEL/MOTEL	120	Ebert
2240 OFF BLDG. >=15000 SF	486	Ebert
2241 OFF BLDG. <15000 SF	1346	Ebert
2250 RESTAURANTS (FAST FOOD)	303	Ebert
2246 PARKING GARAGE	289	Ebert
2280 TRUCK TERMINAL	41	Ebert
2290 MINI WAREHOUSE	91	Ebert
2306 DAY CARE CENTER	12	Ebert
3200 INDUSTRIAL/LOFT/FLEX	295	Ebert
3201 INDUST. MANUF. (LIGH	612	Ebert
3202 INDUST. MANUF. (HEAV	89	Ebert
Total Parcel Count	4,889	Ebert