

MEMORANDUM

TO: Finance, Expenditures and Legal Subcommittee

FROM: Lori Ann Laster, Stormwater Management Engineer

SUBJECT: Douglas County Buyout Acquisitions– 24116 Curtis Avenue

DATE: April 29, 2025

The District has received grant funding through FEMA's Hazard Mitigation Grant Program to purchase 25 properties that were damaged in the March 2019 flooding.

The District hired Ag One Appraisal Services to perform appraisals of the properties included in the grant application. Purchase agreements for the appraised value of each property were presented to the property owners. Owners had the option to reject the agreement, accept the agreement, or provide an alternate appraisal at their own expense. Mr. Don Vencil hired Real Property Appraisals, PC, to provide an alternative appraisal for 4 parcels in King Lake located at 24116 Curtis Avenue, Valley, Nebraska. However, Mr. Vencil has decided to sell only two of the parcels. This appraisal listed the total value at \$25,500. The two parcels no longer for sale equal 12,750 square feet of vacant ground. The appraisal value of vacant ground was listed at \$0.68 per square foot. Therefore the total offer amount for the two remaining parcels and improvements is \$16,830.

FEMA has verified that Mr. Vencil did not receive FEMA Assistance after the 2019 flood and is eligible for full appraised value. FEMA will cover \$12,622.50 (75%) of the purchase price. The local share of \$4,207.50 is covered by a Community Development Block Grant for Disaster Recovery (CDBG-DR) through the Nebraska Department of Economic Development.

Management recommends that the Subcommittee recommend to the Board of Directors that the General Manager be authorized to execute for and on behalf of the District the Purchase Agreement providing for the purchase by the District from Don Vencil, of property located at 24116 Curtis Avenue, Valley, Nebraska for the purchase price of \$16,830 subject to changes deemed necessary by the General Manager and approval as to form by District Legal Counsel.

24116 Curtis Avenue



4/29/2025

 Douglas County Parcels - Web Service

World Imagery

Low Resolution 15m Imagery

High Resolution 60cm Imagery

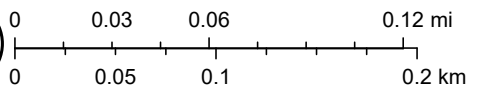
High Resolution 30cm Imagery

Citations

1.2m Resolution Metadata



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Eagleview, Maxar, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community