

MEMORANDUM

TO: Finance, Expenditures and Legal Subcommittee

FROM: Lori Ann Laster, Stormwater Management Engineer

SUBJECT: Douglas County Buyout Acquisitions – 6320 Riverside Drive

DATE: April 29, 2025

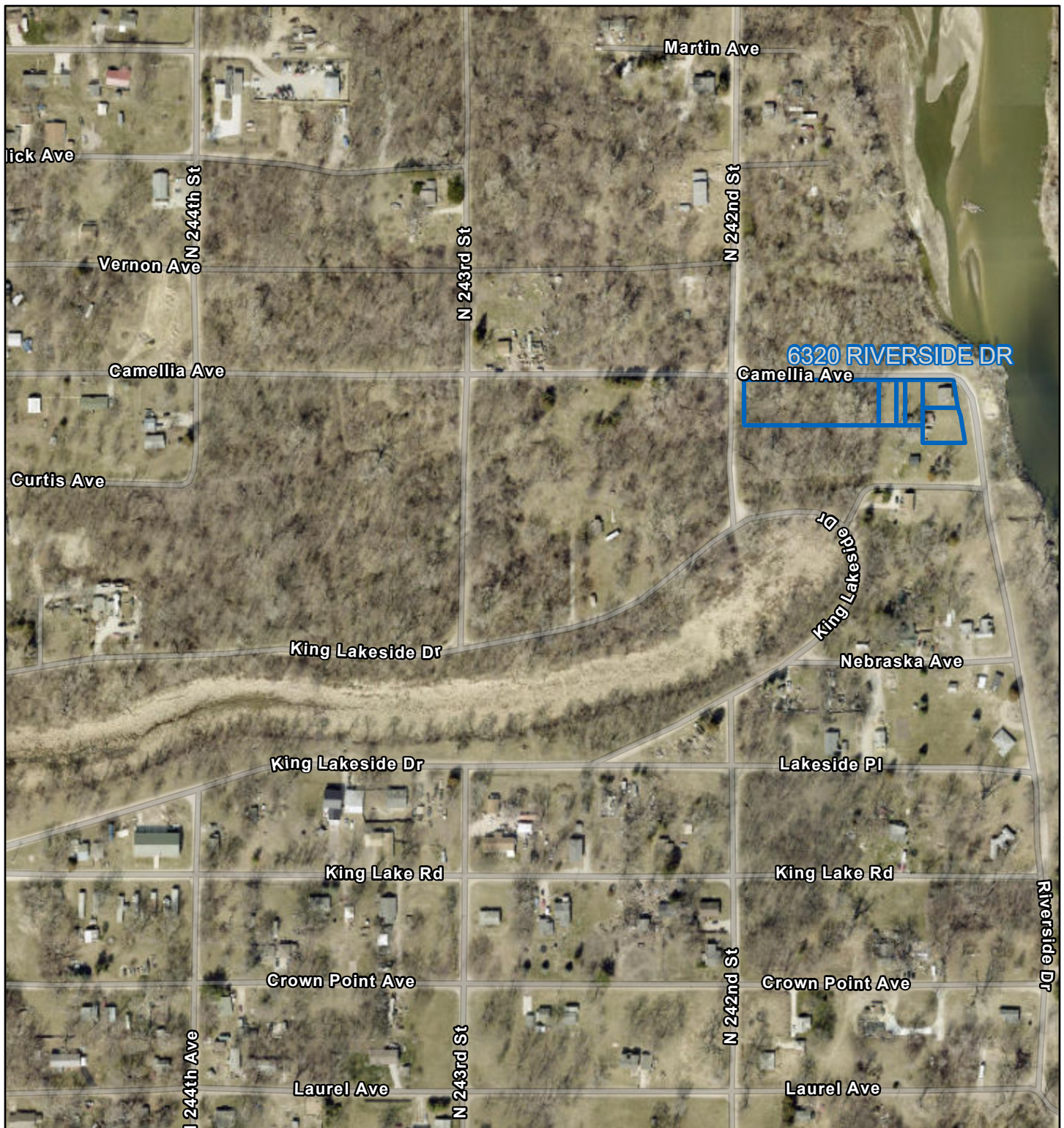
The District has received grant funding through FEMA's Hazard Mitigation Grant Program to purchase 25 properties that were damaged in the March 2019 flooding.

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 6 parcels in King Lake located at 6320 Riverside Drive, Valley, Nebraska. This appraisal listed the value at \$65,000 and is acceptable for use for this purchase.

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 \$48,750 (75%) of the purchase price. The local share of \$16,250 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 6320 Riverside Drive, Valley, Nebraska for the purchase price of \$65,000, subject to changes deemed necessary by the General Manager and approval as to form by District Legal Counsel.

6320 Riverside Drive



4/29/2025



Douglas County Parcels - Web Service

World Imagery

Low Resolution 15m Imagery

High Resolution 60cm Imagery

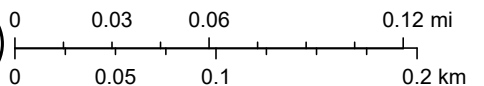
High Resolution 30cm Imagery

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