

Agenda Item: 7.

MEMORANDUM

TO: Finance, Expenditures and Legal Subcommittee

FROM: Amanda Grint, Water Resources Engineer

SUBJECT: Missouri River Floodway Purchase Program – Iske Place Structures Purchase Agreements

DATE: December 29, 2014

The District, in conjunction with the City of Bellevue and Sarpy County, received grant funding through FEMA's Hazard Mitigation Grant Program (HMGP) to purchase properties affected by the 2011 Missouri River Flooding. This project is a voluntary program based on a willing seller and willing buyer basis. Eminent Domain cannot be exercised for this project. The HMGP grant application included funding to allow for properties to be appraised at pre-flood, non-damaged value. Additionally, fair market value may be determined using information from the Sarpy County Assessor's Office or through Federal Emergency Management (FEMA) estimating program which determines actual cash value of the structure. HMGP funds will pay for 75% of the project cost and Nebraska Environmental Trust funds will pay for 12.5% of the project costs. The remaining project cost will be split equally between the District, the City of Bellevue, and Sarpy County.

The District hired Ken Alford and Giordano Appraisal Service to perform appraisals of the residences at Iske Place. For each residence, the County's assessed value, the computed FEMA actual cash value and the pre-flood appraised value were compared and the highest amount was offered as the market value to the resident for the purchase of their structure and leasehold interest. To date eleven (11) of 21 Iske Place residents have accepted the District's offer for market value. The new proposed agreements are summarized below:

- 16413 Iske Place, Dennis and Shannon Sempek, market value \$25,000
- 16417 Iske Place, Larry and Sandra Jones, market value \$38,000
- 16611 Iske Place, William and Laura Wolff, market value \$132,192

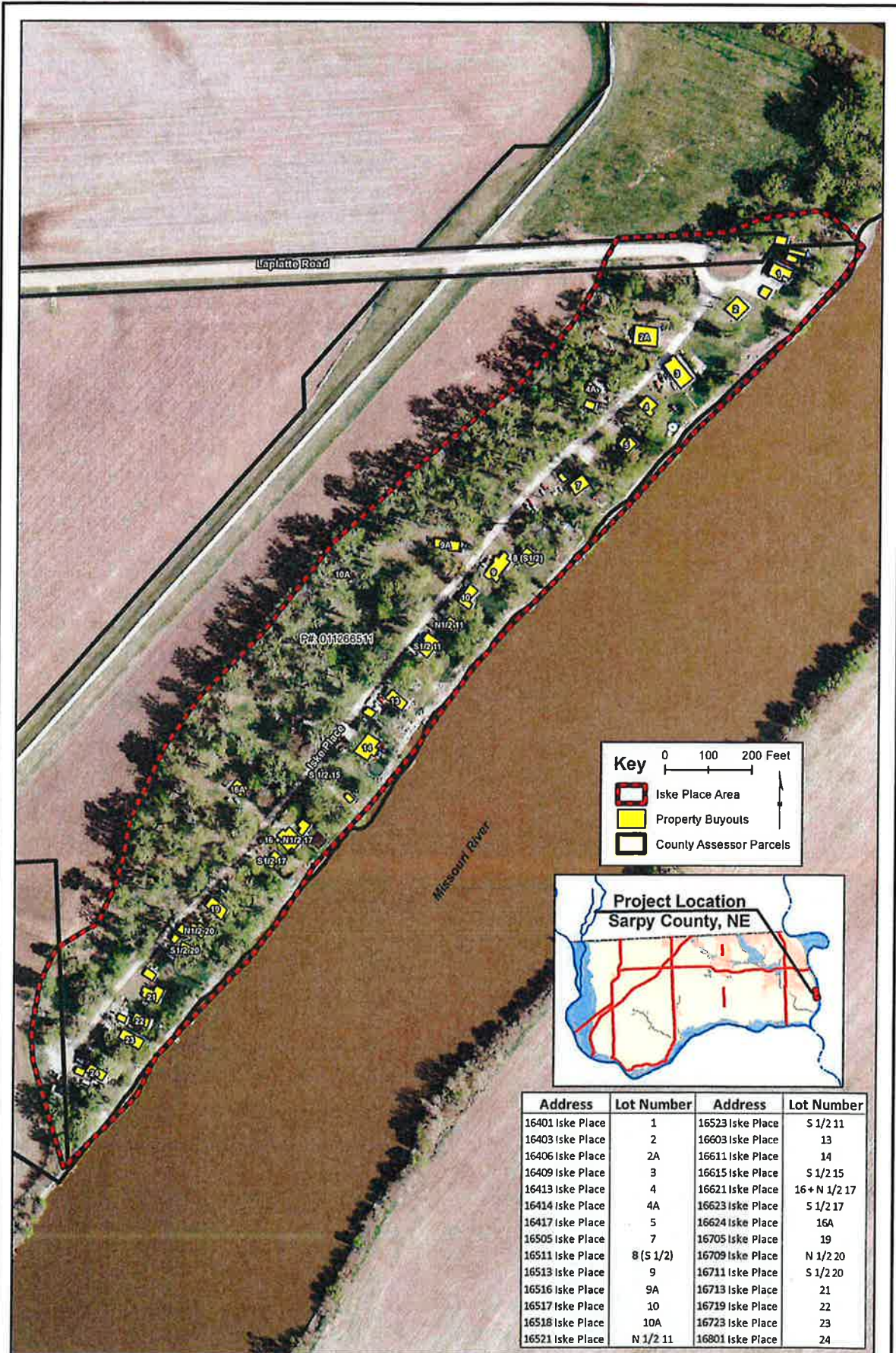
Based on these conditions, District staff and legal counsel worked with the owners of the following residences to develop agreements which will give the District the right to purchase the property (structures) for the market value as well as the leasehold interest. In addition to the purchase offer, relocation benefits will be assessed and paid to each resident of Iske Place (up to a maximum of \$22,500 for primary residences and up to a maximum of \$5,250 for secondary residences) and any duplicative benefits already received by the federal government will be deducted from the purchase price.

Management recommends to the Subcommittee that the General Manager be authorized to execute for and on behalf of the District a Purchase Agreements in the form as presented at the meeting providing for the purchase by the District from the following:

- **Dennis and Shannon Sempek, the structure and leasehold located at 16413 Iske Place in Sarpy County, Nebraska for the purchase price of \$25,000;**
- **Larry and Sandra Jones, the structure and leasehold interest located at 16417 Iske Place in Sarpy County, Nebraska for the purchase price of \$38,000;**

- **William and Laura Wolff, the structure and leasehold interest located at 16611 Iske Place in Sarpy County, Nebraska for the purchase price of \$132,192;**

The purchase agreements will be subject to changes deemed necessary by the General Manager and approval as to form by District Legal Counsel.



Key

0 100 200 Feet

Iske Place Area

Property Buyouts

County Assessor Parcels



Address	Lot Number	Address	Lot Number
16401 Iske Place	1	16523 Iske Place	S 1/2 11
16403 Iske Place	2	16603 Iske Place	13
16406 Iske Place	2A	16611 Iske Place	14
16409 Iske Place	3	16615 Iske Place	S 1/2 15
16413 Iske Place	4	16621 Iske Place	16 + N 1/2 17
16414 Iske Place	4A	16623 Iske Place	S 1/2 17
16417 Iske Place	5	16624 Iske Place	16A
16505 Iske Place	7	16705 Iske Place	19
16511 Iske Place	8 (S 1/2)	16709 Iske Place	N 1/2 20
16513 Iske Place	9	16711 Iske Place	S 1/2 20
16516 Iske Place	9A	16713 Iske Place	21
16517 Iske Place	10	16719 Iske Place	22
16518 Iske Place	10A	16723 Iske Place	23
16521 Iske Place	N 1/2 11	16801 Iske Place	24

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PROJECT NO: 011-2447
 DRAWN BY: KAP
 DATE: July 03, 2012

Location Map
 Iske Place Neighborhood
 Sarpy County, NE

OLSSON
 ASSOCIATES

FIGURE
 1A