



**DIVERSION AUTHORITY
Land Management Committee
City Commission Room
Fargo City Hall
Wednesday, April 13, 2016
4:00 p.m.**

1. Agenda review
2. Approve March 9, 2016 minutes
3. Property Acquisition & Relocations
4. Lot Sales Reimbursement from Oxbow
5. CCJWRD Land Management Report
6. Local Cemetery Mitigation Update
7. Other business
8. Next meeting May 11, 2016

**DIVERSION AUTHORITY
Land Management Committee
City Commission Room
Fargo City Hall
Wednesday, March 9, 2016
4:00 p.m.**

Land Management Committee Members Present: Fargo Mayor Tim Mahoney, Oxbow Mayor Jim Nyhof, Cass County Commission Representative Mary Scherling, Moorhead City Council Representative Nancy Otto (alternate for Heidi Durand), Clay County Representative Jenny Mongeau, Cass County Joint Water Resource District Representative Mark Brodshaug (alternate for Rodger Olson), Clay County Administrator Brian Berg, Fargo Director of Engineering Mark Bittner, Moorhead City Engineer Bob Zimmerman.

Others present: Eric Dodds - AE2S, Lyndon Pease - Houston Moore Group.

The meeting was called to order by Chair Tim Mahoney.

Agenda review

There were no changes or additions to the agenda.

Approve February 10, 2016 minutes

Bob Zimmerman moved the minutes from the February 10, 2016 meeting be approved with a correction to include Jenny Mongeau as listed in the members present. Jenny Mongeau seconded the motion. All the members present voted aye and the motion was declared carried.

CCJWRD Land Management Report

Mark Brodshaug gave an overview of the monthly Land Management Summary Report. He said one home in Oxbow was closed on and an agreement was signed with a condo association for the right-of-way for an easement needed for a levee. There are a number of properties, mostly inlet properties, for which appraisals have been initiated in anticipation of the Corps needing them for construction starting this fall, he said. The Park East demolition is nearly finished and demolition will start on the Howard Johnson property within the next month, he stated.

In response to a question from Tim Mahoney about whether the Park East land will become available for development, Mark Brodshaug said part of the Joint Powers Agreement discussion has been about who will end up with ownership of the project property. It would be appropriate for the City of Fargo to make a recommendation on how land would be disposed of within the City, he said, and he feels the City of Fargo should have control of how excess lands are redeveloped or resold. Cass County Joint Water Resource District (CCJWRD) would continue to own property until levee work is finished, he said, and then at some point, property within Fargo would get transferred to the City for management and maintenance. He said proceeds from disposal of excess lands will likely flow through to the Diversion Authority; however, there will be further discussions on the process.

In response to a question from Tim Mahoney about perceptions that the Diversion Authority is purchasing excess land, Mark Brodshaug said if extra land is purchased, it is likely it is for mitigation and to minimize impacts to farmers. For example, he said, if only a center strip of a property is needed but the farmer wants to sell his entire property, purchasing it all would be considered because it does what the property owner wants to do, and the asset could be used as a trade. He said it is important to be flexible to meet the goals of the landowners; however, ownership of land would not be a long term goal. He said it will be better known what the mitigation needs are as the permit process gets further along. For example, he said, the Diversion Authority bought lots in Hayden Heights in West Fargo when a developer gave them up, then when the alignment changed the lots were not needed and realtors sold off the lots. Proceeds of the sales covered the cost of acquisition over time, he said, and a similar process could be used with farm land.

Eric Dodds said land acquisitions so far have followed the 'fair, friendly, flexible' approach; however, care must be taken due to accusations about land grabbing. He said no one wants to use eminent domain, but there could be situations requiring a choice between being accommodating to the seller or resorting to eminent domain if negotiations cannot be made to purchase only a portion that is needed. The default has been to be accommodating, he said; however, it could happen that there is an abundance of excess land.

Mark Brodshaug said purchased farm land is rented each year and the income comes to the CCJWRD and goes through the City of Fargo, which acts as the fiscal agent, and then to the Diversion Authority. In some cases, land rental is part of a purchase plan, he said, and when the existing agreements expire, Pifer's Land Management will negotiate terms on behalf of the Diversion Authority. Pifer's has been instructed to work with the current tenant first, he said, and accept an agreement close to market rent if that can be worked out with the tenant. He said ultimately something the Diversion Authority could decide would be whether the intent is minimizing impact to the community or maximizing rental income.

In response to a question from Tim Mahoney about whether it is possible that a farmer who gets bought out for a portion of land could get less in the long run, Eric Dodds said timing can make a difference in land purchase prices. He said there appears to be a recent decline in land values and in some cases, when farmers offered to sell a couple years ago, that turned out to be a good decision for them.

Mark Brodshaug said there are needs for land outside of the channel footprint, such as for construction purposes. For example, he said, easements may need to be acquired along township roads to allow them to carry more traffic.

Property Acquisition & Relocations

Burlington Northern – 91 NP Avenue North

Eric Dodds said this is a small piece of property near Fargo City Hall owned by BNSF. He said BNSF reconsidered a previous counteroffer and basically offered to sell the entire lot for the appraised amount of \$6,072.00 plus a \$2,000.00 processing fee.

Brian Berg moved to recommend the CCJWRD execute a purchase agreement in the amount of \$6,072.00 plus a \$2,000.00 processing fee, with Burlington Northern Railroad. Mark Bittner seconded the motion. All the members present voted aye and the motion was declared carried.

P3 & Land Acquisition Overview

Eric Dodds said planning work is being done in association with P3 (Public Private Partnership). There is a lot of land to acquire in association with the channel, he said, and the plan breaks the land needs into 3 phases. He said the developer would be granted Phase 1 lands at the time of financial close, estimated to be June 2018. Essentially, he stated, Phase 1 lands are from the outlet on the north end to approximately I-29, which is about four or five miles of channel. Right-of-entry and survey work has begun for this land, he said, and the land necessary for the Maple River and Sheyenne River aqueduct facilities are included. The timeline outlines how the proposed land would be obtained to be available for the P3 developer in time for June 2018 date, he stated. It is anticipated that the preferred developer will be known by August or later in 2017 and once that is known, they will be asked to supply their proposed alignment. Once the developer supplies those limits, he said, that will be the basis for lands needed for Phases 2 and 3. The timing for Phase 2 is one year after financial close, estimated at June 2019, he said, and for Phase 3 it will be two years after financial close, estimated at June 2020.

In response to a question from Tim Mahoney about whether landowners in the present footprint know their status, Mark Brodshaug said nearly every parcel within the footprint has been touched in some way for surveys and likely they have gotten knowledge through that process.

Right of Entry Update

Lyndon Pease said some activity gets suspended over the winter months and picks up again in the spring through the fall, with the northern end of the diversion project being a primary focus towards the end of this year. A meeting held in Argusville two or three years ago with northern landowners outlined details of the project, he said, and he does not expect that there will be anything big or new to that group with the way Phase 1 is evolving. He said there are about 90 parcels in that northern portion where right-of-entry will be needed for metes and bounds surveys to find property corners and be certain that legal descriptions are correct and filed correctly. Letters to obtain rights-of-entries were sent out six months to a year ago, he said, with 53 granting entry. Follow-up will be done with those who have not yet granted access, he stated.

Eric Dodds said the Corps is requesting right-of-entries for new parcels, which includes geotechnical, cultural and hazardous waste survey work that is required before design and construction. Initially, he said, the Corps wanted those rights-of-entries obtained by May 1st; however, it looks like it will be pushed back until fall because many parcels are in Minnesota, and a JPA is currently being drafted and considered by all the entities. He said as he understands it, one of the provisions of the JPA defines who will take responsibility for obtaining rights-of-entry and land acquisitions in Minnesota. Right now the request is for the southern embankment, he said, and the Corps will likely require additional rights-of-entry in the staging area where surveys will be needed for hazardous waste and items like buried tanks that need to be identified.

In response to a question from Tim Mahoney about the possible alignment changes, Eric Dodds said if that happens, it would not be until Phase 3. He said the P3 developer is expected to start on the north end and work south with Phase 3 is not happening until financial close plus two years, estimated to be June 2020. The outlet will not change and the inlet location to the diversion channel is consistent with either alignment the MN DNR has looked at, he said. The inlet/gate structures on the Red and the Wild Rice are part of the DNR's evaluation alternatives, he said, and it is the inlet to the channel that the Corps wants to build this fall. The Corps construction plan is to begin on the inlet structure to the channel, he said, then start on the Wild Rice control structure, and then the Red River control structure, which will be in Minnesota. He said those structures will not be built in a single construction season.

Other Business

Eric Dodds said that Rocky Schneider has visited with members about establishing a local cemetery mitigation team and a number have agreed to participate. He said the intention is to take what the Corps has done to date and reach out to try to sort through the issues.

Jim Nyhof said bids were opened by the Oxbow City Council for the sale of the first round of lots and while not as many sold as they wanted, prices for the seven sold averaged slightly above what they were looking for. The minimum accepted bid was the appraised value for the lot, he said, and approximately 40 lots were allocated to displaced residents and residents in the staging area. He said there are lots on the west side identified for a project moving ten existing buyout homes, which will recover some costs.

In response to a question from Mary Scherling about whether the lots that are set aside are available on a first come first serve basis for residents in the staging area, and whether residents are getting that message, Mark Brodshaug said North Dakota residents in the staging area were sent letters a year or so ago checking for interest in moving into Oxbow. He said three showed interest at that time and the offer should probably be extended again within the next year which would give the folks in Oxbow some guidance on whether all those lots need to be held.

Mark Brodshaug said there will likely be an RFQ for a developer for that project this summer, with the intent that basements can be dug this fall and the moves can happen in the winter.

Mary Scherling moved the meeting be adjourned. Bob Zimmerman seconded the motion. All the members present voted aye and the motion was declared carried.

The meeting adjourned at 4:42 p.m.

The next meeting will be Wednesday, April 13, 2016.



April 12, 2016

To: Diversion Authority Finance & Land Management Committees

RE: OHB Property Acquisition Documents

The following property acquisitions are presented for consideration by the Diversion Authority’s finance and land management committees. The acquisitions are proposed in accordance with the Uniform Relocation Act (URA) as well as the Memorandum of Understanding (MOU) between Oxbow and the Diversion Authority. The proposed acquisitions in the enclosed packet are necessary to facilitate the OHB Ring Levee project, and these homes under consideration for purchase and relocation complete all the acquisitions necessary for the project.

The (9) properties in the enclosed packet are split into three categories:

1. Owners re-building in Oxbow (6)
 - a. “unique” high-end homes with detailed review by architect (3)
 - b. “typical” homes with general overview by architect, following unit cost approach (3)
2. Owners re-locating out of Oxbow (3)

Acquisitions 1-3 in the enclosed packet have been determined to be “unique” high end homes which have required a detailed level of review by our contracted home architect to establish the appropriate replacement home allowance to establish the necessary Replacement Housing Agreement. Due to the uniqueness of these three properties, Helenske Design Group (HDG) was engaged to complete a full evaluation of the existing home in order to determine the appropriate cost allowance to replace the property. The documentation from HDG is included in the acquisition summary information in this packet.

	OIN	Last Name	Program Area	Payment Type	Amount
1.	9602	Debates	OHB	Purchase Agreement	\$785,000
				Replacement Housing Agreement	\$1,357,898
2.	9502	Podolak	OHB	Purchase Agreement	\$985,000
				Replacement Housing Agreement	\$1,153,780
3.	9605	Champ	OHB	Purchase Agreement	\$1,060,000
				Replacement Housing Agreement	\$1,103,373



Acquisitions 4-6 have followed the “typical” unit cost methodology presented for previous Replacement Housing Agreement calculations for Oxbow replacement homes. These homes fall within the established unit cost curve which has been reviewed and validated by HDG.

	OIN	Name	Program Area	Payment Type	Amount
4.	9655	McQuillan	OHB	Purchase Agreement	\$390,000
				Replacement Housing Agreement	\$201,738
5.	9593	Strei	OHB	Purchase Agreement	\$714,400
				Replacement Housing Agreement	\$415,729
6.	9507	Westlund/Johnson	OHB	Purchase Agreement	\$448,300
				Replacement Housing Agreement	\$369,833

Acquisitions 7 and 8 reflect two property owners who have decided to move out of Oxbow and not build a replacement home. There is no Replacement Housing Agreement component for these properties. The details of the purchases are summarized in the packet.

	OIN	Name	Program Area	Payment Type	Amount
7.	9601	Leake	OHB	Purchase Agreement	\$720,000
8.	9503	Rustvang	OHB	Purchase Agreement	\$1,779,000

Acquisition 9 is the purchase of a vacant lot in the OHB area. There is no replacement payment component for this property. The details of the purchase are summarized in the packet.

9.	9509	Newman	OHB	Purchase Agreement	\$112,500
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FM Area Diversion Project Property Acquisition Summary

April 13, 2016

Property

Owner	Todd Debates
Address	8484 Riverbend Road, Oxbow
Property Type	Single family residential
Identification Number	9602

Property Need

Acquisition of this property is required to accommodate construction of the OHB Ring Levee project, Work Package WP-43. See attached map. Federal and state acquisition laws also require re-establishment of the displaced person in a decent, safe, sanitary, and comparable property.

Description of Acquired Property

Please see the attached Valuation Report prepared by the Helenske Design Group for a full description of the existing property.

An appraisal of the existing home was completed by McKinzie Metro Appraisal in January 2015. The market value of the property was established as \$1,345,500. A second appraisal for this property was prepared by Gary Bock, approved by USACE, and concluded a value of \$785,000.

Description of Replacement Property

A Replacement Housing Agreement was established to document the benefits associated with re-establishment of a decent, safe, sanitary, and comparable replacement home as required by the Uniform Act (Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (Public Law 91-646)).

The replacement home is a single family 2-story home of a similar style and size with two floors above grade and a fully finished basement. This home will provide four bedrooms, 3.5 bathrooms, an office, plus a master suite with master bathroom and walk in closet.

The homeowner is considering betterments to the new home which are estimated to total between \$50,000 – \$150,000 based on current plans. This amount could change if the homeowner makes changes to the new home plan.

Requested Action/Recommendation

1. Recommend to CCJWRD, execution of a Purchase Agreement in the amount of \$785,000 as just compensation for real property.
2. Recommend to CCJWRD, execution of a Replacement Housing Agreement with estimated payment of \$1,357,898 for decent, safe, sanitary, and comparable replacement housing.
3. Recommend to CCJWRD, payment for the replacement lot in the amount of \$160,000, which will be fully reimbursed per the Oxbow MOU Amendment.

Replacement Home Cost Summary

Property ID#: 9602		Notes
Total Replacement Home Cost Estimate	\$2,235,781	<u>Includes:</u> (see supplemental detail below) A. Replacement House Allowance B. House to Home Allowances C. Project Required Costs D. Betterments E. Replacement Lot Cost
Less 'Just Compensation'	- (\$ 785,000)	Based on Appraisal and Purchase Agreement
Less 'Betterments' Estimate	- (\$ 110,000)	Based on current new home estimate and Owner preferences
Less 'Replacement Lot Cost'	- (\$ 160,000)	Based on Oxbow MOU Amendment
Net Replacement Home Cost to Diversion Authority	= \$ 1,180,781	
Construction Contingency	+ \$177,117	Add 15 percent for uncertainties
Replacement Housing Agreement	= \$ 1,357,898	

The following details support the Replacement Home Cost and Replacement Housing Agreement.

Supplemental Replacement Housing Detail

Line Item A – Replacement House Allowance

1. Breakdown *existing* house into finished space categories.
2. Multiply existing house areas by architect estimated price per square foot.
3. 2014 unit prices established by professional architect (Helenske Design Group) and landscape architect (Hanson Design Associates).
4. 2014 unit prices inflated to 2016 values based on data from area home builders.

	1			2			3	
	Existing House Areas	Area (SF)		Unit Price (\$ / SF, rounded)	Replacement Cost			
Replacement House Allowance =	Above Grade Finished Space	3,651	x	\$395	=	\$1,442,145		
	Below Grade Finished Space	1,985	x	\$91	=	\$180,635		
	Below Grade Unfinished Space	124	x	\$36	=	\$4,464		
	Garage	1,119	x	\$48	=	\$53,712		
	Total (Replacement House Allowance) =						\$1,680,956	

Line Item B – House to Home Allowances

- Accounts for replacement of “like for like” elements in the displaced persons’ existing home that are not included in the base cost for the replacement house, such that the replacement home has a comparable “fit and finish”.
- Allowances based on competitive quotes or professionally developed cost estimates to replace existing features.

Item	Allowance	Notes
Window Coverings	\$ 30,000	Placeholder. Allowance will be based on the lower of the two bids.
Outdoor Space (Landscaping, deck, patio, etc.)	\$ 149,725	Hanson Design Associates’ professional estimate (see attached report).
Interior Design Fee	\$4,000	Placeholder to replace existing professional design for current home.
Custom Paint	\$11,000	Placeholder. Allowance will be based on the lower of the two bids.
TOTAL	\$ 194,725	

Line Item C – Project Required Costs

- Costs necessary for home construction in Oxbow.
- URA eligible costs identified for future crediting purposes.
- Costs based on builder line item quotes or estimates.

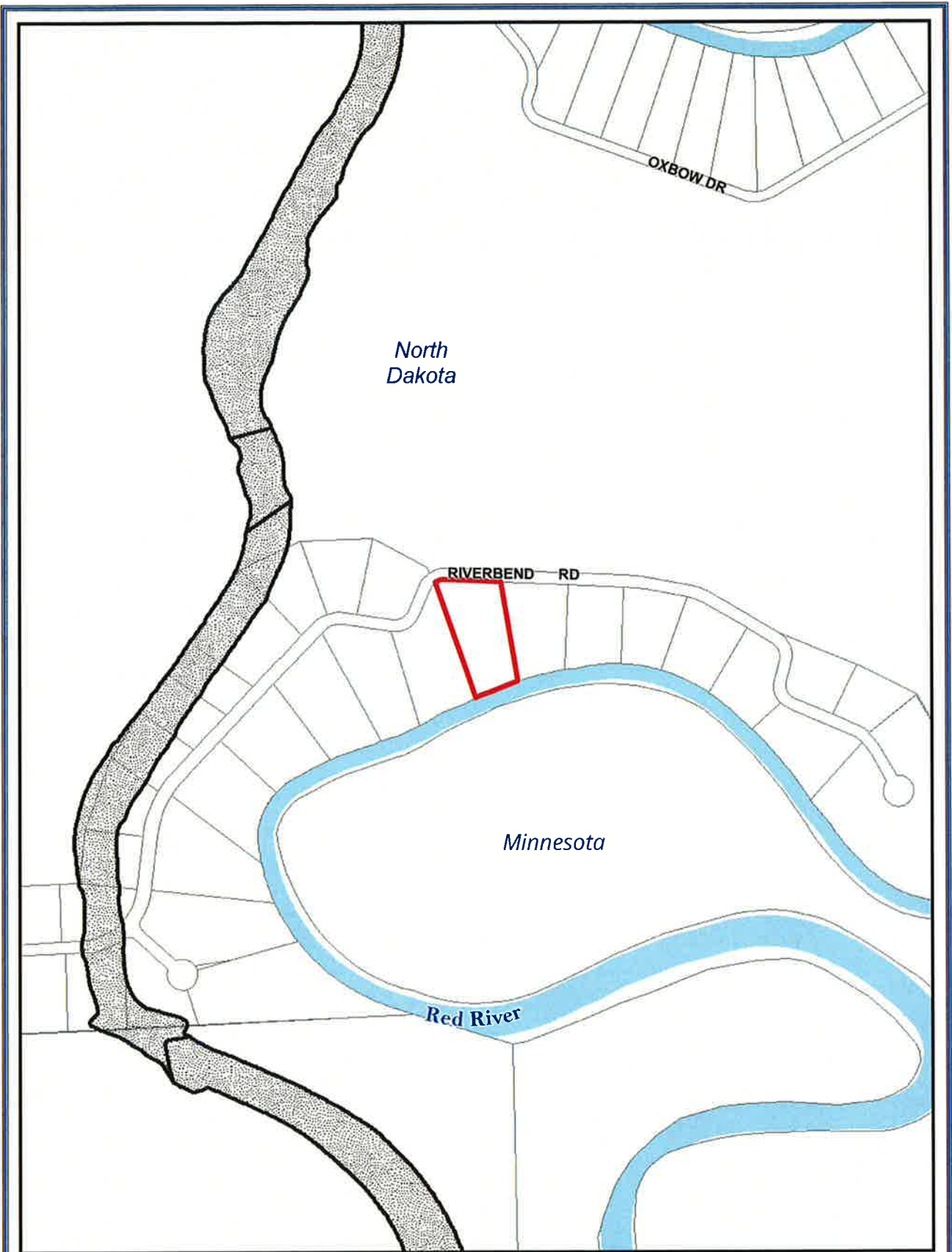
Item	Costs	Notes
Flood Proofing	\$ 6,000	Placeholder.
Building Permits	\$ 8,000	Placeholder.
Additional Driveway setback	\$ 4,800	Placeholder.
Site Conditions Haul/Fill/Dig	\$ 50,000	Placeholder.
Buried Propane Tank	\$ 4,000	Placeholder.
Winter Construction/Home Heating	\$ 4,000	Placeholder.
Utility Connections	\$ 3,300	Placeholder.
Partial Builder Design Fee	\$ 10,000	Portion of builder and architectural design fee.
TOTAL (rounded)	\$ 90,100	

Line Item D– Betterments

- Costs above the replacement house or other allowances, reflecting improvements beyond the size, fit, finish, etc. of the existing home.
- Betterment costs are paid by the displaced person.
- Estimated betterments = \$110,000

Line Item E– Replacement Lot Cost

- Replacement lot cost will be 100 percent reimbursed to the Diversion Authority from the Oxbow Job Development Authority, per the Oxbow MOU Amendment.
- Replacement Lot Cost Reimbursement = \$160,000.



CURRENT COST SHARE REQUEST

OIN# 9602
OWNER: TODD E DEBATES

PROPERTY ADDR: 848 RIVERBEND RD, OXBOW CITY
TOWNSHIP: PLEASANT TOWNSHIP

PARCEL ACREAGE: 0.93 AC.



Diversion Channel



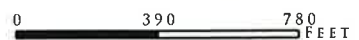
OHB Levee



In Town Levee

LAST UPDATED: 8/12/2015
REF PAGE NUMBER: 9602

Document Path: D:\GIS\Projects\FM_Diversion\Area_Diversion\Projects\Land_Acquisition\SWC_Reimbursement (Cost Share)\Mapbook\mad_cen_ae25



Maps are for graphical purposes only. They do not represent a legal survey. While every effort has been made to ensure that these data are accurate and reliable, the Diversion Authority does not guarantee the accuracy of the information and makes any warranty or guarantee of any kind, express or implied. The data included in this project is continuously refined and revised; you should not rely on this information for technical purposes or accuracy.

Diversion Authority &
Cass County
Joint Water Resource District
March 28, 2016

Debates Residence Valuation Report

848 River Bend Road
Oxbow, ND



I. Report Background



At the request of the Cass County Joint Water Resource District, we have been asked to provide an opinion of construction valuation for the DeBates Residence, located at 848 River Bend Road, Oxbow, ND. This opinion of construction valuation is assembled following the general format and methodology utilized for the property buyouts in Oxbow. Previous buyout valuations have been developed utilizing comparable properties on the Fargo Moorhead Multiple Listing service. While this approach has been successful with many of the properties in the relocation area, it is limited in its ability to provide appropriate valuations with homes that include high value features that drive the square foot costs above comparable properties in the market area. Our role is to support the Diversion Authority, by providing a comparable valuation for a custom residence in this upper bracket.

As background, the Diversion Authority is required by the terms of Uniform Relocation Act "URA" to acquire properties for the Oxbow Ring Levee Project and to replace the existing home such that the displaced residents have a comparable or "for like" property to relocate to. For purposes of this effort the term comparable is further defined as "*The program will compensate the home owner for the costs to rebuild their same (or similar) home*". (This language is found in the Replacement Housing Agreement RHA, Oxbow Housing Replacement Summary Paper) The Diversion Authority acknowledges that the relocation of residents to a replacement home may require added costs associated with specific property covenants and site conditions, and that these costs would be allowed for in the buyout valuation.

2.Valuation Methodology



Our methodology for establishing “same or similar” valuation was to utilize a current property that we have designed and constructed, to form the basis for costs. We feel this is the most appropriate as it allows us to use actual hard costs and not estimates of value. In addition, this approach follows closely the process used on previous homes in the buy out area. The property used for comparison closely matches the subject property in construction, type and size. Where features differ, values are adjusted up or down to achieve a like valuation. The process is summarized as follows:

1. Comparison property costs have been itemized by category and adjusted to remove any features that are not consistent with the subject property. This valuation establishes the “Base” cost per square foot, that will generate a Similar or Same Value. For Reference, Section 3 documents the Subject property with Plans, Elevations and project photographs.
2. Subject property values are established by applying the “Base” value per square foot, generated in step 1. This new base valuation for the replacement of the current home, was then adjusted to include specific upgrades not found in the comparison property. This results in establishing the appropriate square foot cost to replace the existing home. The resulting cost could then be utilized to state the Replacement Home Cost Summary.

Our goal with this methodology, is to provide a fair transparent approach that is easily understood and results in a value for the current homeowner that will replace their existing home in a like manner.

3.Existing Home Documentation

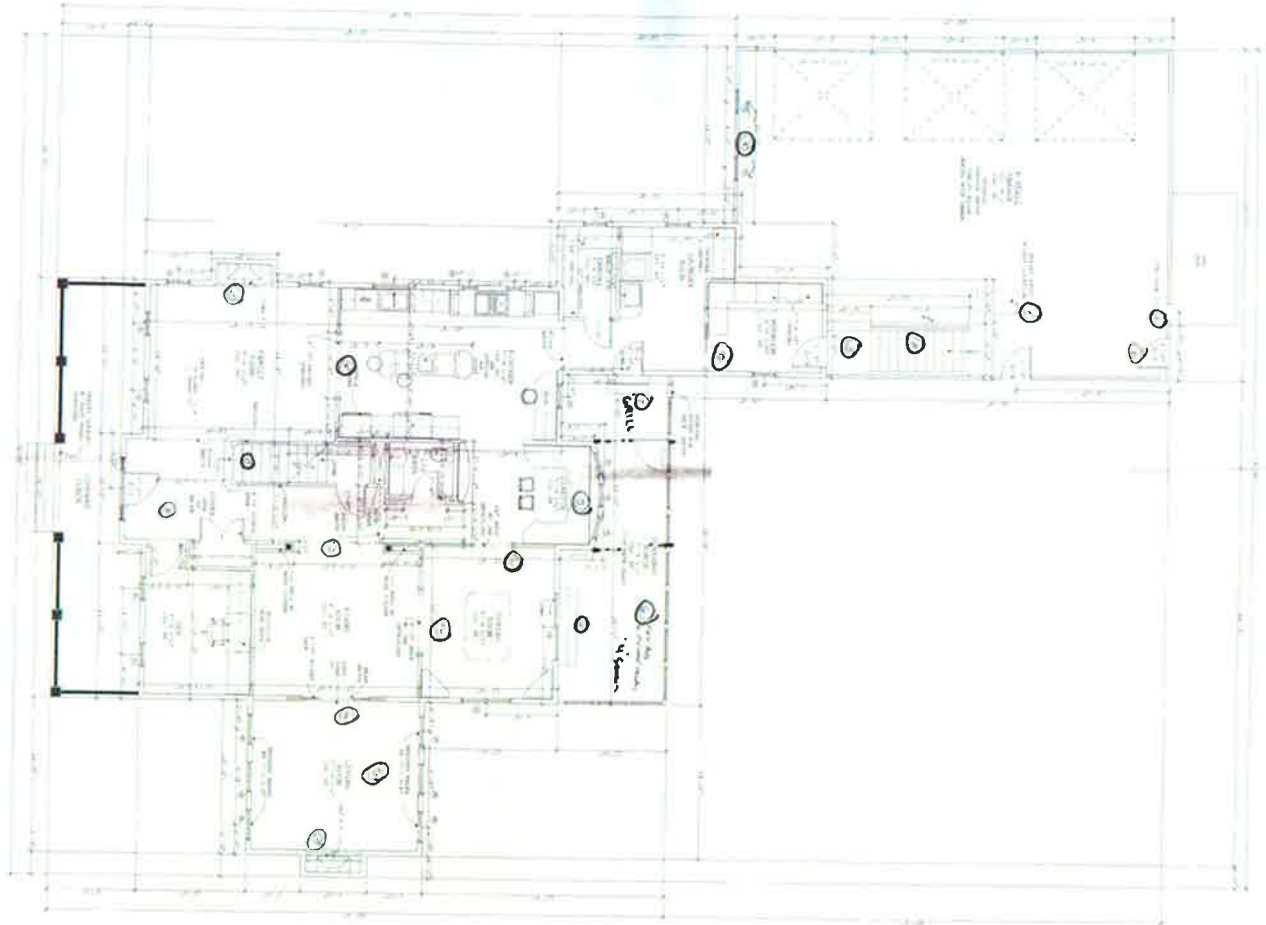


Subject property construction follows standard residential practices for the area market and include the following key elements:

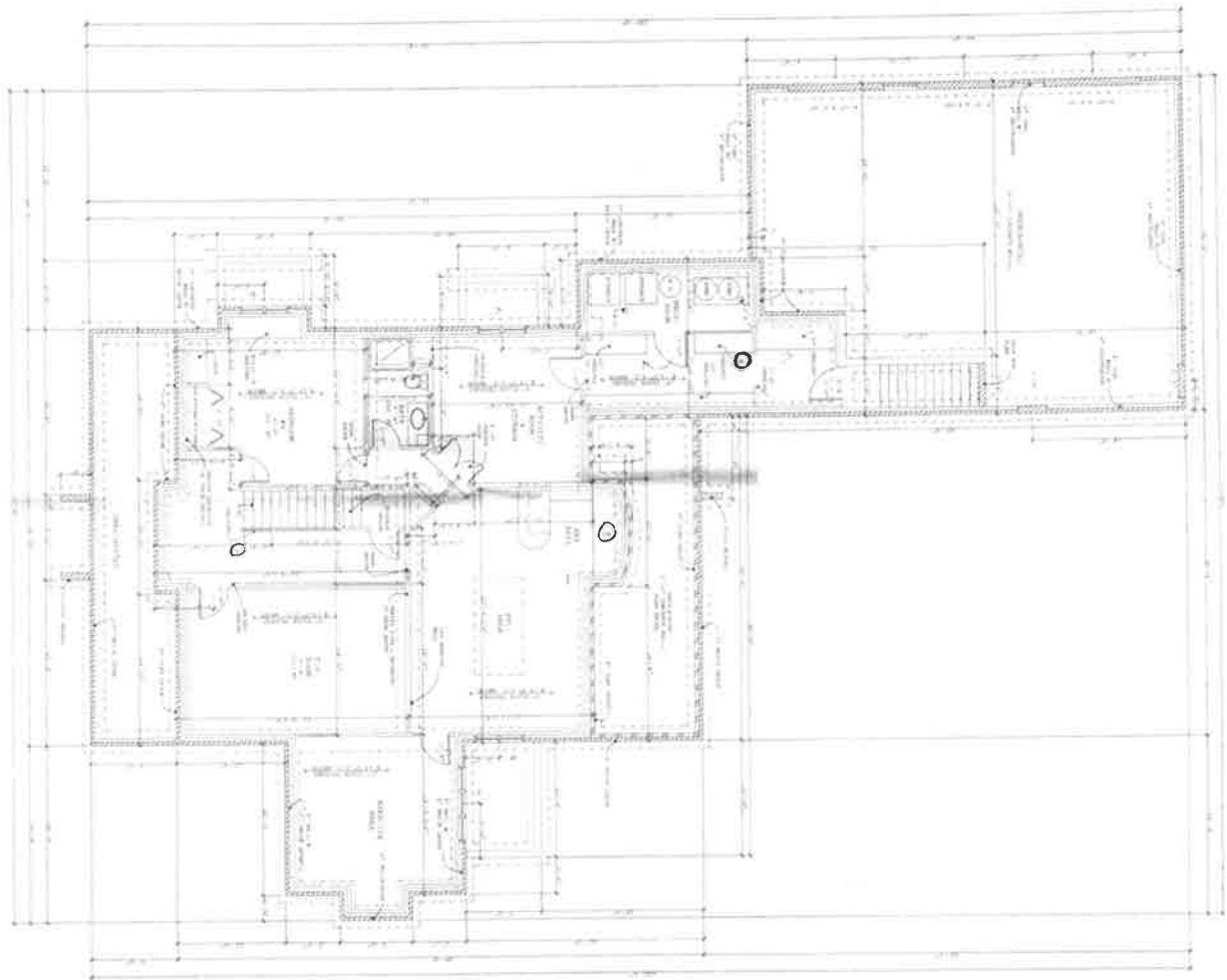
- 1.Cast Concrete Foundation wall and footings, non flood proof.
2. Component Floor and Roof Truss Systems.
3. 2x6 wall construction-Standard Fiberglass Insulation System
4. Cement Board Siding and Trim with Accent Siding Detail
5. Full Depth Brick Veneer Waincote and Masonry Chimneys
6. 30 Year shingle roof & Clad Wood Windows with Transoms
7. Upgrade Interior Trim Details
8. Painted Interior Trim & Doors
9. Inset Kitchen Cabinetry & Upper End Fixtures & Appliances
10. Ipe Porch and Upper Level Deck
11. Ceramic Tile and carpeted floors predominately, Engineered wood floor at dining.
- 12.Wainscot ceilings in dining, kitchen and Living Room.
13. Refer to Appraisal for additional detail on home features.
14. Stone Surround Lower Kitchen / Bar with Upper End Appliance Package
- 15.Wood Lower Level Ceiling Detail

The subject property construction plans are included below for reference. See Appraisal for property square footages. Property photographs are included for comparison to subject property.

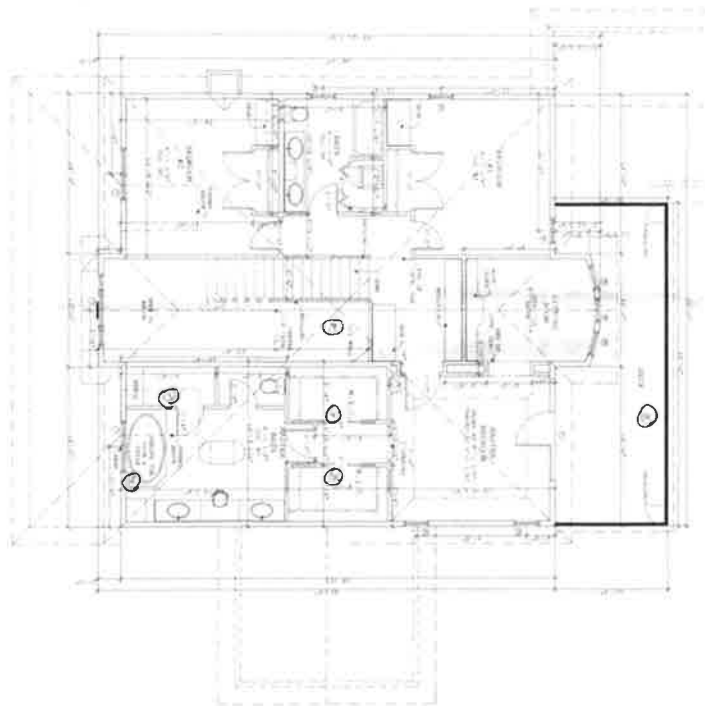
Existing Home Plans



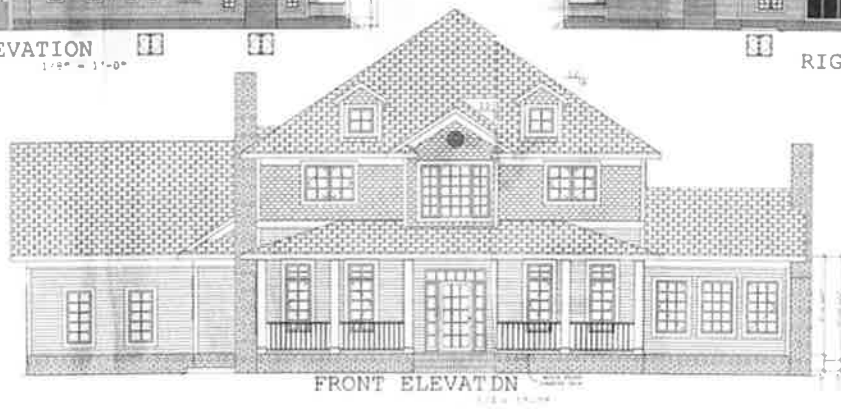
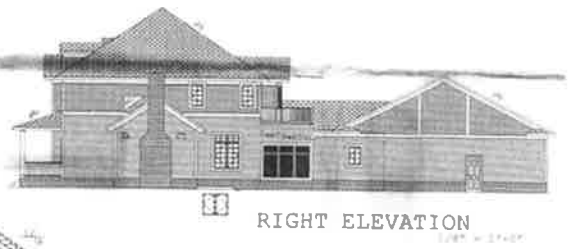
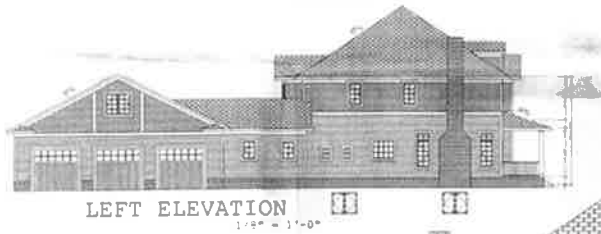
Main Level Plan



Lower Level Plan



Upper Level Plan

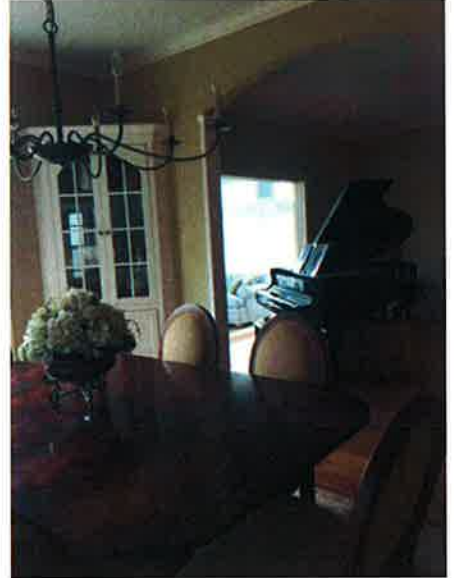


Elevations

Existing Reference Photos



Main Level Entry, Study And Living Room



Main Level Great Room, Music Room, Powder Room & Breakfast Alcove



Kitchen



Upper Level Bedrooms and Balcony



Lower Level Bar and Entertaining Area



Lower Back Bar and Theater



Interior Details

4. Comparison Home Documentation

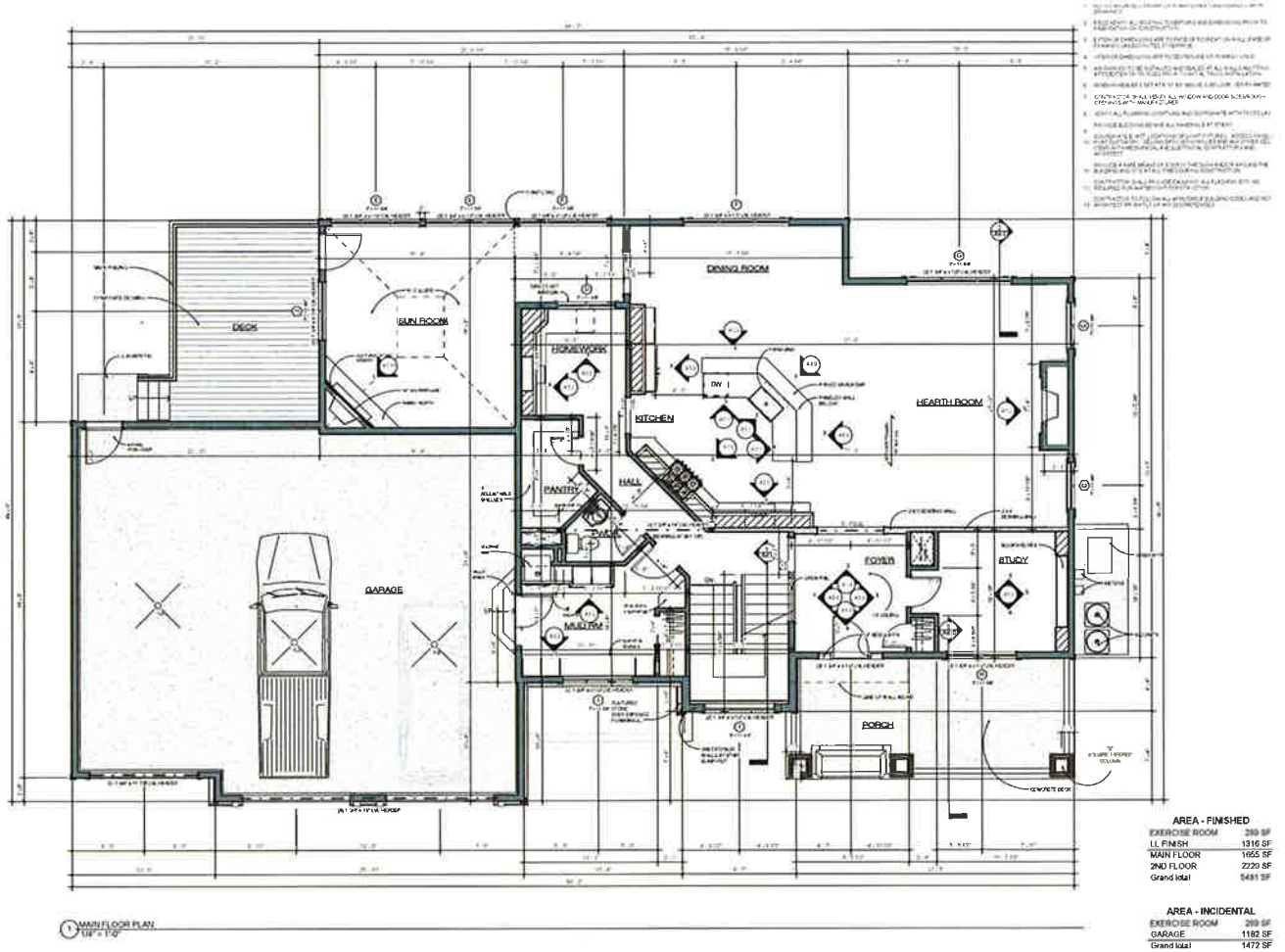


Subject property construction follows standard residential practices for the area market and include the following key elements:

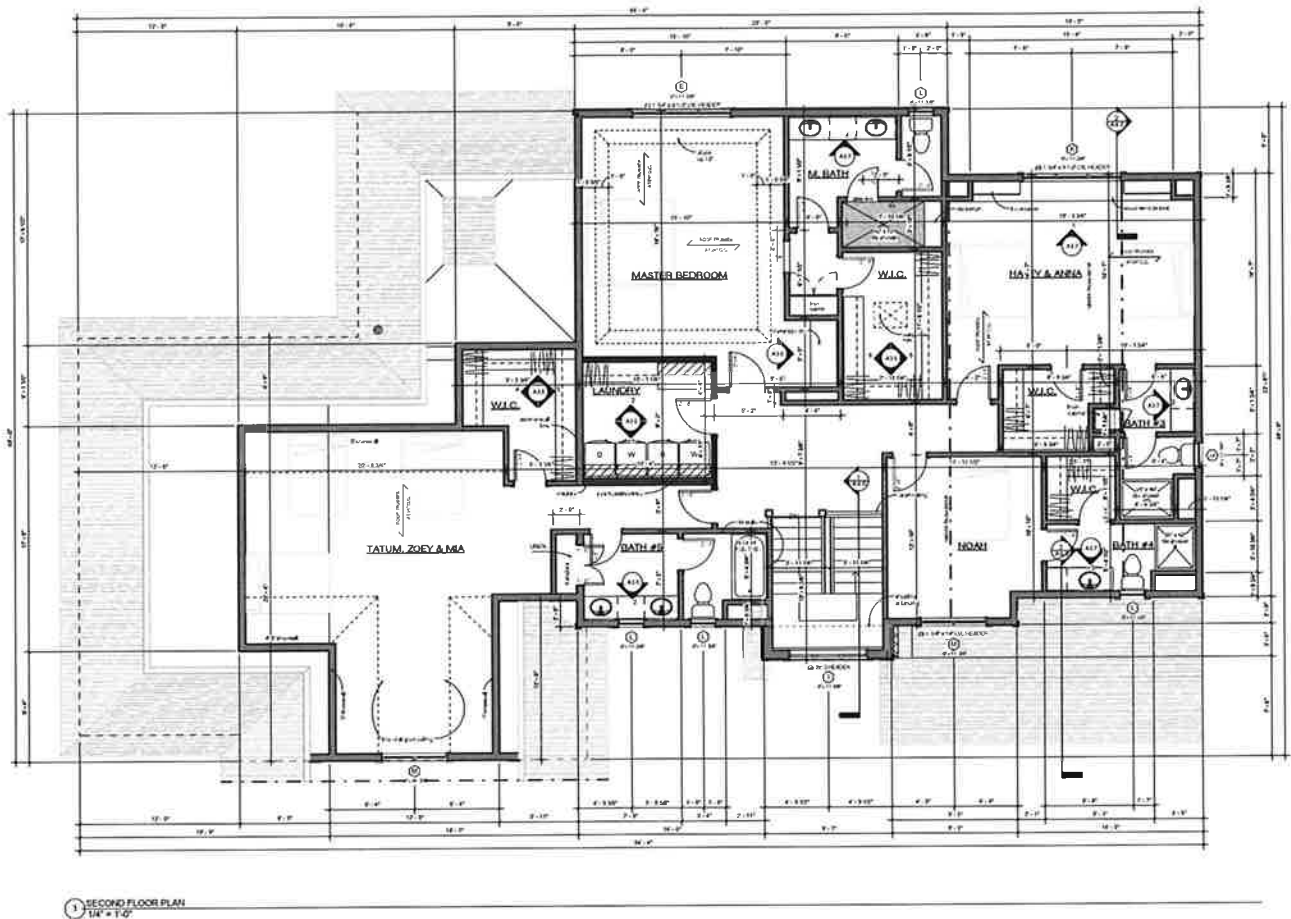
1. Cast Concrete Foundation 9' wall and footing
2. Component Floor and Roof Truss Systems
3. 2x6 wall construction-Full Envelope Spray Foam Insulation System
4. Smart Side siding , with accents pro less and window and door trim
5. Integrity Windows by Marvin
6. 30 Year shingle roof.
7. Standard drywall interior wall smooth finishes
8. Flat Shaker door cabinetry, Stained and Pained
9. Painted flat shaker interior casings and base
10. Shaker Paneled interior doors, Stained.
11. Ceramic Tile and Engineered wood flooring predominately.
12. Mid Range Appliance Package, with Double Laundry.
13. Dual propane furnaces and hydronic floor heat in Garage, lower level and Master Suite.
14. Five Full Bathrooms and one 1/2 Bathroom.

The comparison property construction plans are included below for reference. See cost comparison spreadsheet in Section 4, for property square footages. Property photographs are included for comparison to subject property.

Comparison Home Plans



Main Level Plan



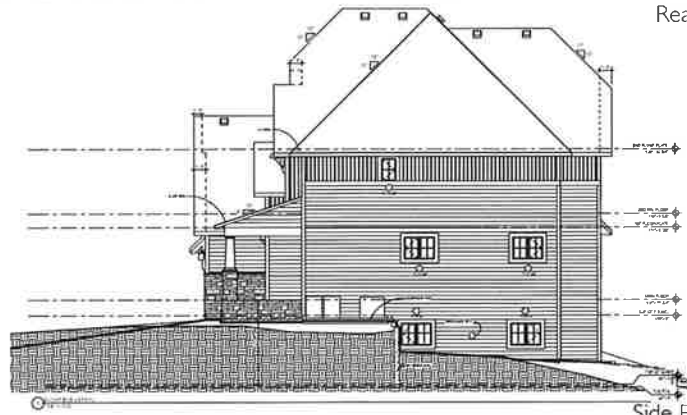
Upper Level Plan



Front Elevation



Rear Elevation



Side Elevation

Comparison Home Reference Photos



Foyer



Living Room



Kitchen/Livingroom



Kitchen



Laundry



Mud Room



Sun Room



Children's Study



Lower Bar



Lower Greatroom



Typical Bedroom



Bonus Room



Master Bath



Master Bedroom

DeBates Residence "Same or Similar" Valuation

6-Apr-16

GLA	3651 SF	Total Upper Finished Area
Main Level	2109 SF	
Upper Level	1542 SF	
Lower Finished	1985 SF	Benchmark Numbers Include:
Lower Unfinished	124 SF	Builders Profit and Overhead
Garage	1119 SF	Permitting, Builders Risk Insurance
Total Finished Area	5636 SF	Standard Foundation Construction
Construction Year	2004	Central Vac
Residence Style	2 Story	Air To Air Exchanger & By Pass Humidification
Fndtn. Depth	8'	2 High Efficiency Propane Furnaces
Main Flr Wall Hgt.	9'	Off Peak 400 Amp Service
Second Flr Wal Hgt.	8'	

2014 Build Without Lot	\$767,347	Benchmark Value
	\$ 210.17	SF Upper Finished

Feature Upgrades	Value	Comment
Site-Earthwork	\$ -	See RHA Adjustments
Staircase/BalconyEntry Columns	\$ 10,000.00	
Front & Rear Porch/Roof Deck	\$ 55,000.00	Size, Detail, Memb. Roof and Ipe Decking At Porch
Kitchen Cabinet Quality	\$ 30,000.00	
Masonry Detail	\$ 51,960.00	Wainscote, Areaways and Fireplace Chimneys
Siding System And Detail	\$ 15,000.00	Hardie Cement Board and Trim Details
Roof Dormers	\$ 8,500.00	
Main & Upper Interior Detail	\$ 35,000.00	Columns, Casing Ceiling Work, Wainscote Etc.
Lower Level Detail	\$ 23,600.00	Ceiling, Stone Veneer
Built-in Upgrades	\$ 25,000.00	Dining Units, Breakfast Nook, Study, Pantry, FP Sur.
Kitchen Range & Sink Fixture	\$ 6,000.00	Upgrade from Comparable Kitchen Package
Upgraded Garage Doors	\$ 20,000.00	Designer Doors Versus Comparable Property
Theater/Audio/Security/Phone	\$ 20,000.00	Roughin and Controls, Speakers,Ready for Equip.
RO Filter System/2-Steam Units	\$ 12,000.00	
Drive Extension	\$ 25,000.00	Additional Access Lane Length
Electric Plenum Heaters & Panel	\$ 8,000.00	
Lower Bar	\$ 50,000.00	Including Tops and Appliances
Lighting Quantity and Controls	\$ 22,000.00	Radio RA by Lutron or similar
Baseline Feature Adjustment Total	\$ 417,060.00	
	\$ 114.23	Upper Level SF
Garage	40 \$ 44,760.00	Based on RHA Standard Valuation
Garage Floor & Cabinets	\$ 7,595.00	\$5/SF for Epoxy Flooring and \$2,000 for Cabinets
LL Finished	75 \$ 148,875.00	Based on RHA Standard Valuation
LL Unfinished	30 \$ 3,720.00	Based on RHA Standard Valuation
Total Built Area Cost Adjustments	\$ 204,950.00	
	\$ 56.14	Upper Level SF
Total "Same or Similar" Replacement Cost	\$ 1,389,356.83	
	\$ 380.54	Upper Level SF
	\$ 246.51	Total Finished SF



Based on 2014 construction costs. Inflation addressed in Replacement Home Cost Summary

**FM DIVERSION AUTHORITY &
CASS COUNTY JOINT WATER RESOURCE DISTRICT DeBates Residence**
Replacement Property Valuation HDG Project No.: 15-1066

Residential Landscape Prices

Date of Site Visit: 10/29/15

Property Owner: Debates

Location: 848 Riverbend Rd., Oxbow

Homeowner present at time of visit: yes

Homeowner comments:

1. Owner state that he has recoreds that the original landscape installation was around \$150,000
 2. Poor time of the year to try to count perennials and other plants.
- House was built to higher elevation, approximately 3' of fill brought in.

<u>Desc.</u>	<u>Units</u>	<u>Unit Price</u>	<u>Qty.</u>	<u>Est.</u>
Sitework				
Organic Amendments & Fertilizer	sf	\$ 0.10	14,455	\$ 1,445.50
Edging				
Edging -Limestone	lf	\$ 20.00	422	\$ 8,440.00
Landscape Mulch				
Wood Mulch -Cedar (3" depth)	cy	\$ 125.00	31.5	\$ 3,937.50
Landscape Boulders				
1' dia	ea	\$ 30.00	5	\$ 150.00
Paving and Patios				
Brick Paver over Concrete Base & Mortared	sf	\$ 40.00	167	\$ 6,680.00
Freestanding Limestone Accent Wall	sf	\$ 60.00	118	\$ 7,080.00
Modular Block Retaining Wall	sf	\$ 45.00	432	\$ 19,440.00
Modular Block Wall Buried	sf	\$ 45.00	570	\$ 25,650.00
<i>3' avg depth along tree line (Mike from A&L verified w/ Hebron)</i>				
Flagstone/Slate Stepping Stones	ea	\$ 30.00	90	\$ 2,700.00
Fence				
Chain Link -6' Dog Kennel	lf	\$ 6.00	24	\$ 144.00
Low Voltage Lighting				
Fixture (includes transformer and wiring)	ea	\$ 350.00	39	\$ 13,650.00
Plants				
Sod (includes finish grading)	sf	\$ 0.60	11053	\$ 6,631.80
Spaded Deciduous Tree	ea	\$ 1,200.00	14	\$ 16,800.00
Spaded Evergreen Tree -12' ht.	ea	\$ 1,200.00	7	\$ 8,400.00
Deciduous Shrub #5 Cont.	ea	\$ 65.00	26	\$ 1,690.00
Deciduous Shrub #2 Cont.	ea	\$ 50.00	25	\$ 1,250.00
Evergreen Shrub #7 Cont.	ea	\$ 150.00	1	\$ 150.00
Perennial #1 Cont.	ea	\$ 25.00	70	\$ 1,750.00
Irrigation				
Irrigation -zone	ea	\$ 525.00	9	\$ 4,725.00
Irrigation Pump & Piping from River	ea	\$ 3,000.00	1	\$ 3,000.00
Mailbox -Brick Column	ea	\$ 2,400.00	1	\$ 2,400.00
General Contractor 10% Markup				\$ 13,611.38
Total				\$ 149,725.18

FM Area Diversion Project Property Acquisition Summary

April 13, 2016

Property

Owner	Michael and Brenda Podolak
Address	843 Riverbend Road, Oxbow
Property Type	Single family residential
Identification Number	9502

Property Need

Acquisition of this property is required to accommodate construction of the OHB Ring Levee project, Work Package WP-43. See attached map. Federal and state acquisition laws also require re-establishment of the displaced person in a decent, safe, sanitary, and comparable property.

Description of Acquired Property

Please see the attached Valuation Report prepared by the Helenske Design Group for a full description of the property.

An appraisal of the existing home was completed by McKinzie Metro Appraisal in January 2015. The market value of the property was established as \$1,496,000. A second appraisal for this property was prepared by Gary Bock, approved by USACE, and concluded a value of \$985,000.

Description of Replacement Property

A Replacement Housing Agreement was established to document the benefits associated with re-establishment of a decent, safe, sanitary, and comparable replacement home as required by the Uniform Act (Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (Public Law 91-646)).

The replacement home is a single family 2-story style with of a similar style and size and a fully finished basement. The homeowner is considering betterments to the new home which are estimated to total between \$225,000 – \$300,000 based on current plans. This amount could change if the homeowner makes changes to the new home plan.

Requested Action/Recommendation

1. Recommend to CCJWRD, execution of a Purchase Agreement in the amount of \$985,000 as just compensation for real property.
2. Recommend to CCJWRD, execution of a Replacement Housing Agreement with estimated payment of \$ 1,153,780 for decent, safe, sanitary, and comparable replacement housing.
3. Recommend to CCJWRD, payment for the replacement lot in the amount of \$160,000, which will be fully reimbursed per the Oxbow MOU Amendment.

Replacement Home Cost Summary

Property ID#: 9502		Notes
		<u>Includes:</u> (see supplemental detail below)
Total Replacement Home Cost	\$2,423,752	A. Replacement House Allowance B. House to Home Allowances C. Project Required Costs D. Betterments E. Replacement Lot Cost
Less 'Just Compensation'	- (\$ 985,000)	Based on Appraisal and Purchase Agreement
Less 'Replacement Lot Cost'	- (\$ 160,000)	Based on Oxbow MOU Amendment
Less 'Betterments' Estimate	- (\$ 275,000)	Based on current new home estimate and Owner preferences
Net Replacement Home Cost to Diversion Authority	= \$ 1,003,752	
Construction Contingency	+ \$150,563	Add 15 percent for uncertainties
Replacement Housing Agreement	= \$ 1,154,315	

The following details support the Replacement Home Cost and Replacement Housing Agreement.

Supplemental Replacement Housing Detail

Line Item A – Replacement House Allowance

1. Breakdown *existing* house into finished space categories.
2. Multiply existing house areas by architect estimated price per square foot.
3. 2014 unit prices established by professional architect (Helenske Design Group) and landscape architect (Hanson Design Associates).
4. 2014 unit prices inflated to 2016 values based on data from area home builders.

	1		x	2		=	3	
	Existing House Areas	Area (SF)		Unit Price (\$ / SF, rounded)	Replacement Cost			
Replacement House Allowance	Above Grade Finished Space	3,458		\$390		\$1,348,620		
	Below Grade Finished Space	3,103		\$91		\$282,373		
	Below Grade Unfinished Space	280		\$36		\$10,080		
	Garage	1,599		\$46		\$73,554		
		Total (Replacement House Allowance)				= \$1,714,627		

Line Item B – House to Home Allowances

- Accounts for replacement of “like for like” elements in the displaced persons’ existing home that are not included in the base cost for the replacement house, such that the replacement home has a comparable “fit and finish”.
- Allowances based on competitive quotes or professionally developed cost estimates to replace existing features.

Item	Allowance	Notes
Window Coverings	\$ 30,000	Placeholder. We will accept the lower of two bids.
Outdoor Space (Landscaping, deck, patio, etc.)	\$ 141,075	Hanson Design Associates’ professional estimate (see attached report).
Interior Design Fee	\$4,000	Placeholder, to replace professional design in current home.
Custom Paint	\$11,000	Placeholder. We will accept the lower of two bids.
TOTAL	\$ 186,075	

Line Item C – Project Required Costs

- Costs necessary for home construction in Oxbow.
- URA eligible costs identified for future crediting purposes.
- Costs based on builder line item quotes or estimates.

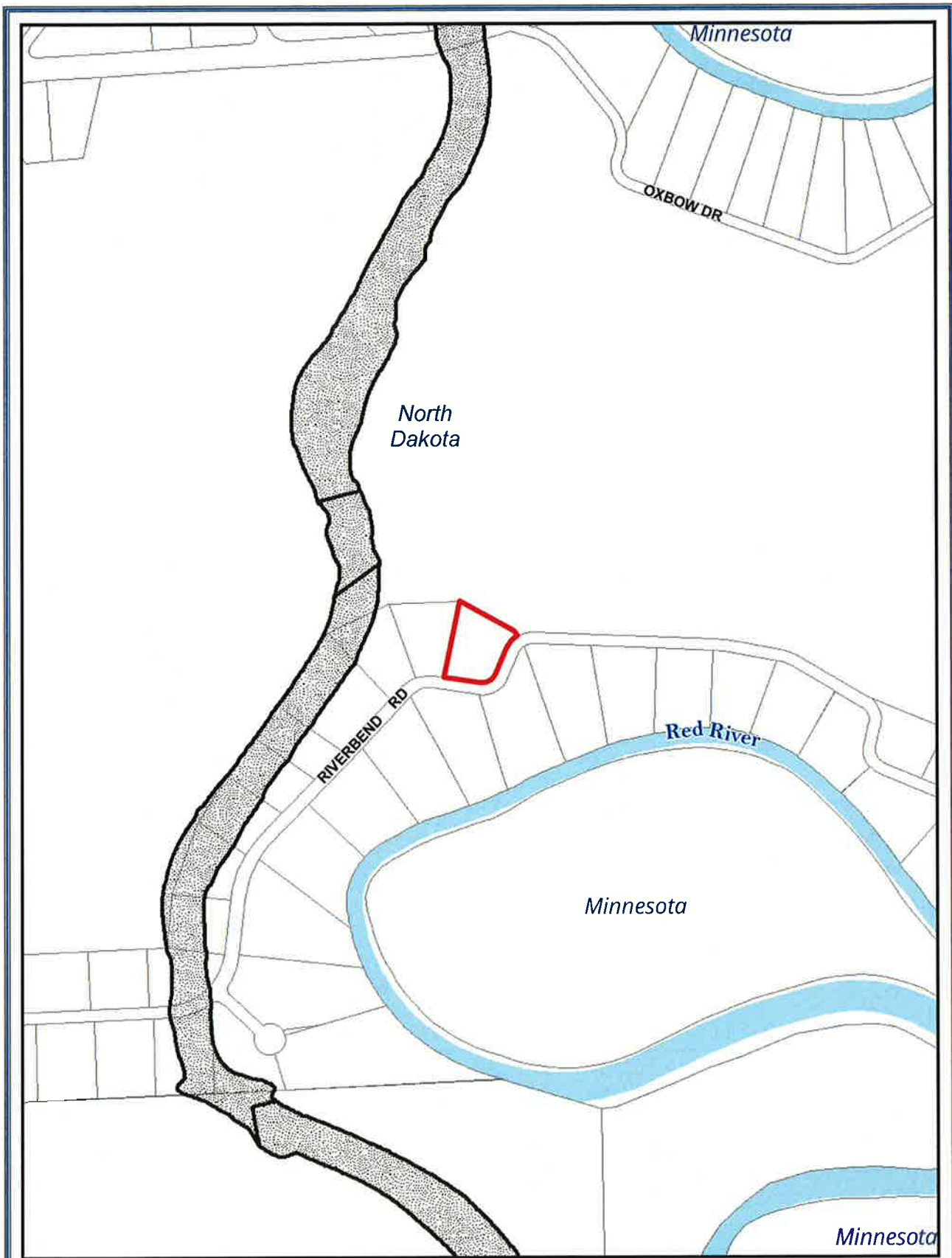
Item	Costs	Notes
Flood Proofing	\$ 6,000	Placeholder, paid on actual
Building Permits	\$ 8,000	Placeholder, paid on actual
Additional Driveway setback	\$ 1,750	Placeholder, paid on actual
Buried Propane Tank	\$ 4,000	Placeholder, paid on actual
Winter Construction/Heating	\$ 5,000	Placeholder, paid on actual
Site Conditions/Haul/Fill/Dig	\$ 50,000	Placeholder, paid on actual
Partial Builder Design Fee	\$ 10,000	Portion of builder & architectural fee for designing home to fit on lot
Utility Connections	\$ 3,300	Placeholder, paid on actual
TOTAL (rounded)	\$ 88,050	

Line Item D– Betterments

- Costs above the replacement house or other allowances, reflecting improvements beyond the size, fit, finish, etc. of the existing home.
- Betterment costs are paid by the displaced person.
- Estimated betterments = \$275,000.

Line Item E– Replacement Lot Cost

- Replacement lot cost will be 100 percent reimbursed to the Diversion Authority from the Oxbow Job Development Authority, per the Oxbow MOU Amendment.
- Lot cost based on market valuation, determined by real estate appraiser.
- Replacement Lot Cost Reimbursement = \$160,000.



CURRENT COST SHARE REQUEST

OIN# 9502
 OWNER: MICHAEL E & BRENDA L. PODOLAK
 PROPERTY ADDR: 843 RIVERBEND RD, OXBOW CITY
 TOWNSHIP: PLEASANT TOWNSHIP
 PARCEL ACREAGE: 0.56 AC.



Diversion Channel



OHB Levee



In Town Levee

LAST UPDATED: 8/12/2015
 REF PAGE NUMBER: 9502

Document Path: D:\GIS\Projects\FM_Diversion\FM_Area_Diversion\Project\Land_Acquisition\SWC_Reimbursement_Cost_Share\Map\bc02.mxd c:\m\ae25



0 390 780 FEET

Maps are for graphical purposes only. They do not represent a legal survey. While every effort has been made to ensure that these data are accurate and reliable, the Diversion Authority does not guarantee the accuracy of the information and waives any warranty or guarantee of any kind, express or implied. The data involved in this project is continuously refined and updated; you should not rely on this information for technical purposes or accuracy.

Diversion Authority &
Cass County
Joint Water Resource District
March 28, 2016



Podolak Residence Valuation Report

843 River Bend Road
Oxbow, ND

I. Report Background



At the request of the Cass County Joint Water Resource District, we have been asked to provide a opinion of construction valuation for the Podolak Residence, located at 843 River Bend Road, Oxbow, ND. This opinion of construction valuation is assembled following the general format and methodology utilized for the property buyouts in Oxbow. Previous buyout valuations have been developed utilizing comparable properties on the Fargo Moorhead Multiple Listing service. While this approach has been successful with many of the properties in the relocation area, it is limited in its ability to provide appropriate valuations with homes that include high value features that drive the square foot costs above comparable properties in the market area. Our role is to support the Diversion Authority, by providing a comparable valuation for a custom residence in this upper bracket.

As background, the Diversion Authority is required by the terms of Uniform Relocation Act "URA" to acquire properties for the Oxbow Ring Levee Project and to replace the existing home such that the displaced residents have a comparable or "for like" property to relocate to. For purposes of this effort the term comparable is further defined as "The program will compensate the home owner for the costs to rebuild their same (or similar) home". (This language is found in the Replacement Housing Agreement RHA, Oxbow Housing Replacement Summary Paper) The Diversion Authority acknowledges that the relocation of residents to a replacement home may require added costs associated with specific property covenants and site conditions, and that these costs would be allowed for in the buyout valuation.

2.Valuation Methodology



Our methodology for establishing “same or similar” valuation was to utilize a current property that we have designed and constructed, to form the basis for costs. We feel this is the most appropriate as it allows us to use actual hard costs and not estimates of value. In addition, this approach follows closely the process used on previous homes in the buy out area. The property used for comparison closely matches the subject property in construction, type and size. Where features differ, values are adjusted up or down to achieve a like valuation. The process is summarized as follows:

1. Comparison property costs have been itemized by category and adjusted to remove any features that are not consistent with the subject property. This valuation establishes the “Base” cost per square foot, that will generate a Similar or Same Value. For Reference, Section 3 documents the Subject property with Plans, Elevations and project photographs.
2. Subject property values are established by applying the “Base” value per square foot, generated in step 1. This new base valuation for the replacement of the current home, was then adjusted to include specific upgrades not found in the comparison property. This analysis results in establishing the appropriate cost per square to replace the existing home. This cost could then be utilized to state the Replacement Home Cost Summary.

Our goal with this methodology, is to provide a fair transparent approach that is easily understood and results in a value for the current homeowner that will replace their existing home in a like manner.

3.Existing Home



Subject property construction follows standard residential practices for the area market and include the following key elements:

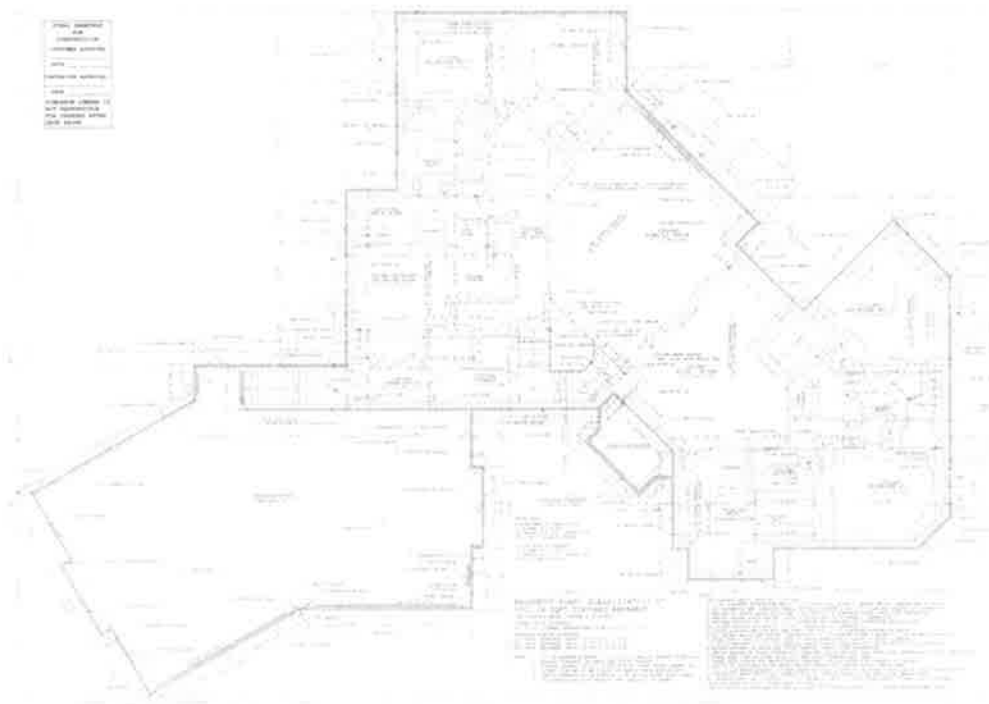
- 1.Cast Concrete Foundation wall and footings, non flood proof.
2. Component Floor and Roof Truss Systems.
3. 2x6 wall construction-Standard Fiberglass Insulation System
- 4.Wood Clad windows with transoms
5. Full Depth Brick Veneer Exterior
6. 30 Year shingle roof
7. Painted Interior Doors and Trim Details
8. Stone and Hardwood Floors in living areas, Bedrooms carpeted
9. Drywall Ceiling Coves and Suspended Island Canopy
10. Upper end appliance package
11. Ceramic Tile and carpeted floors predominately, Engineered wood floor at dining.
12. 10' Ceilings
13. Refer to Appraisal for additional detail on home features.
14. Lower Bar with Upper End Appliance Package
15. Large Lower Level Area Ways

The subject property construction plans are included below for reference. See cost comparison spreadsheet in Section 5, for property square footages. Property photographs are included for comparison to subject property.

Existing Home Plans



Main Level Plan



Lower Level Plan

Existing Reference Photos



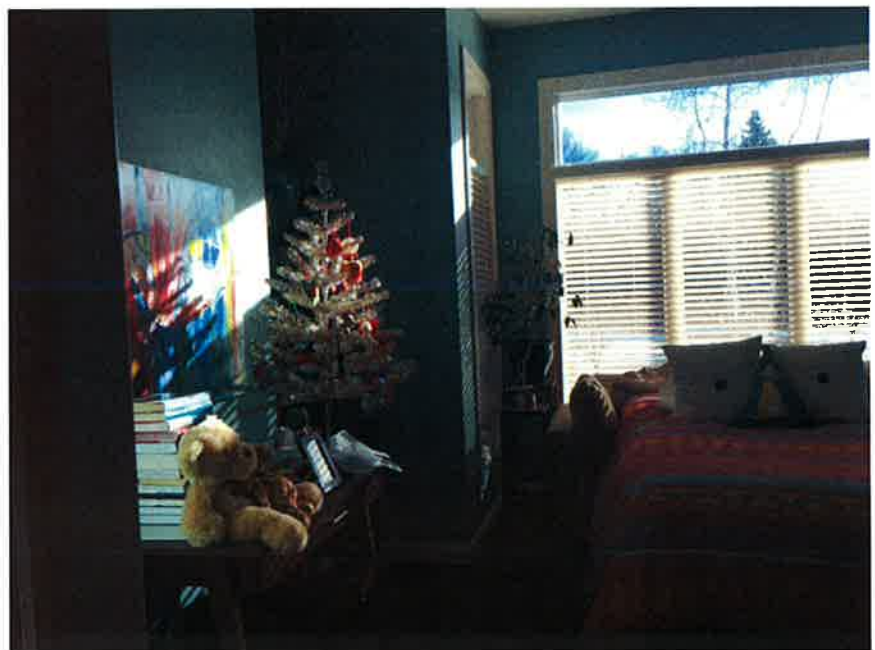
Main Level Entry, And Living Room



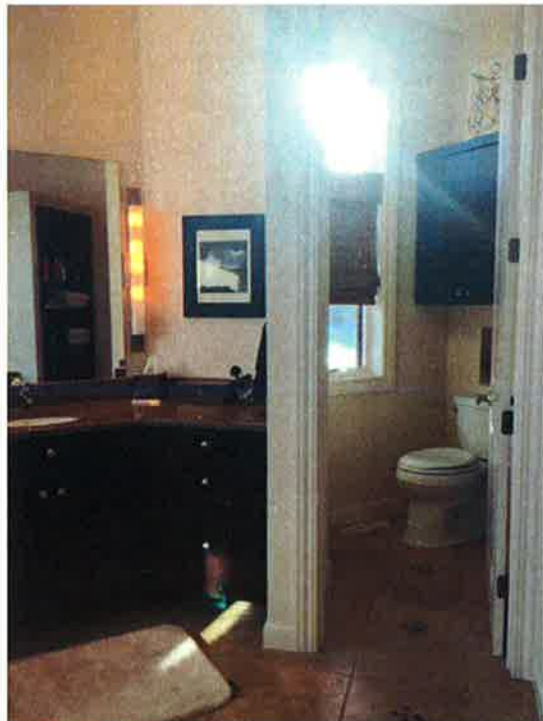
Kitchen



Dining And Sunroom/Porch



Music Room & Guest



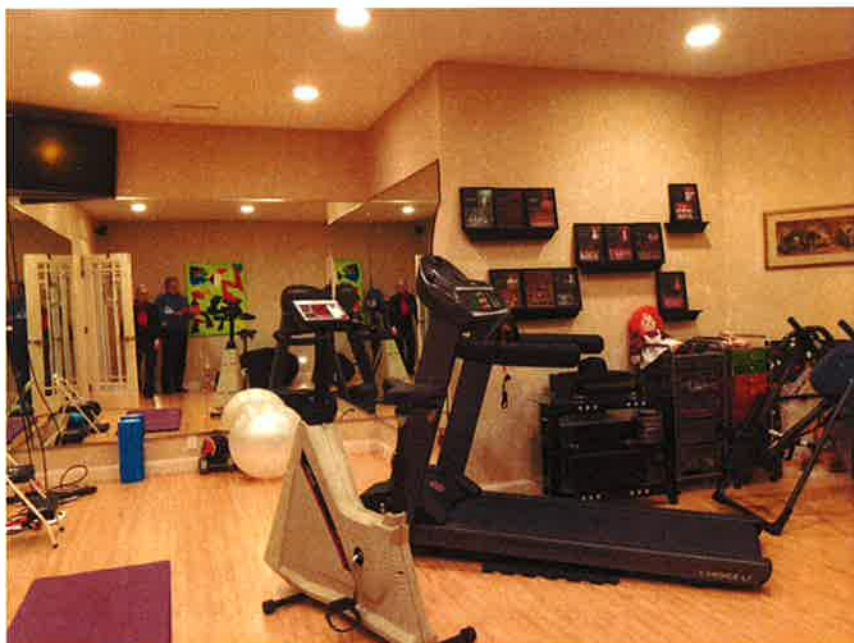
Master Suite



Lower Great Room



Lower Level Bar and Entertaining Area



Lower Exercise and Bedroom

4. Comparison Home Documentation

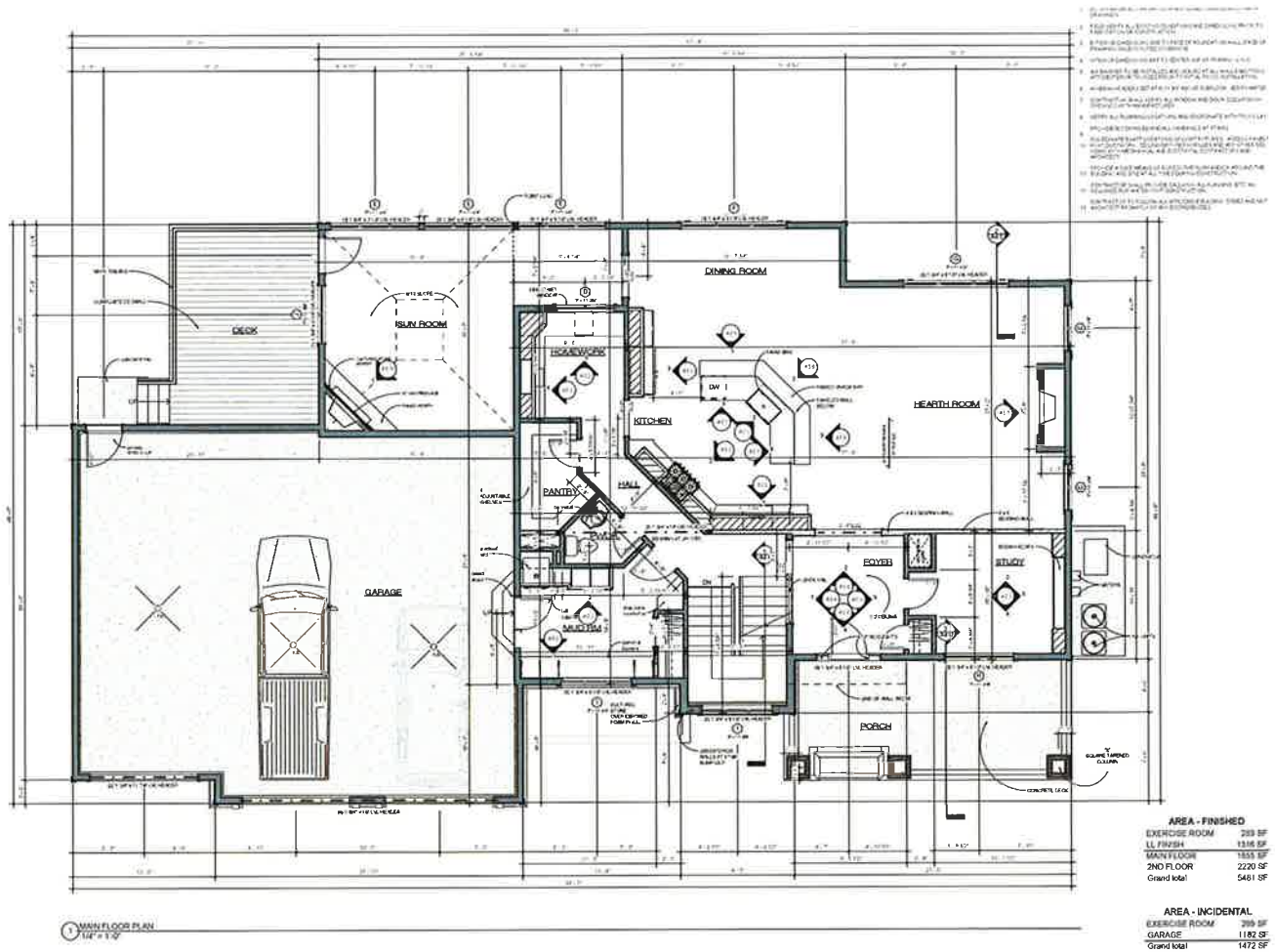


Subject property construction follows standard residential practices for the area market and include the following key elements:

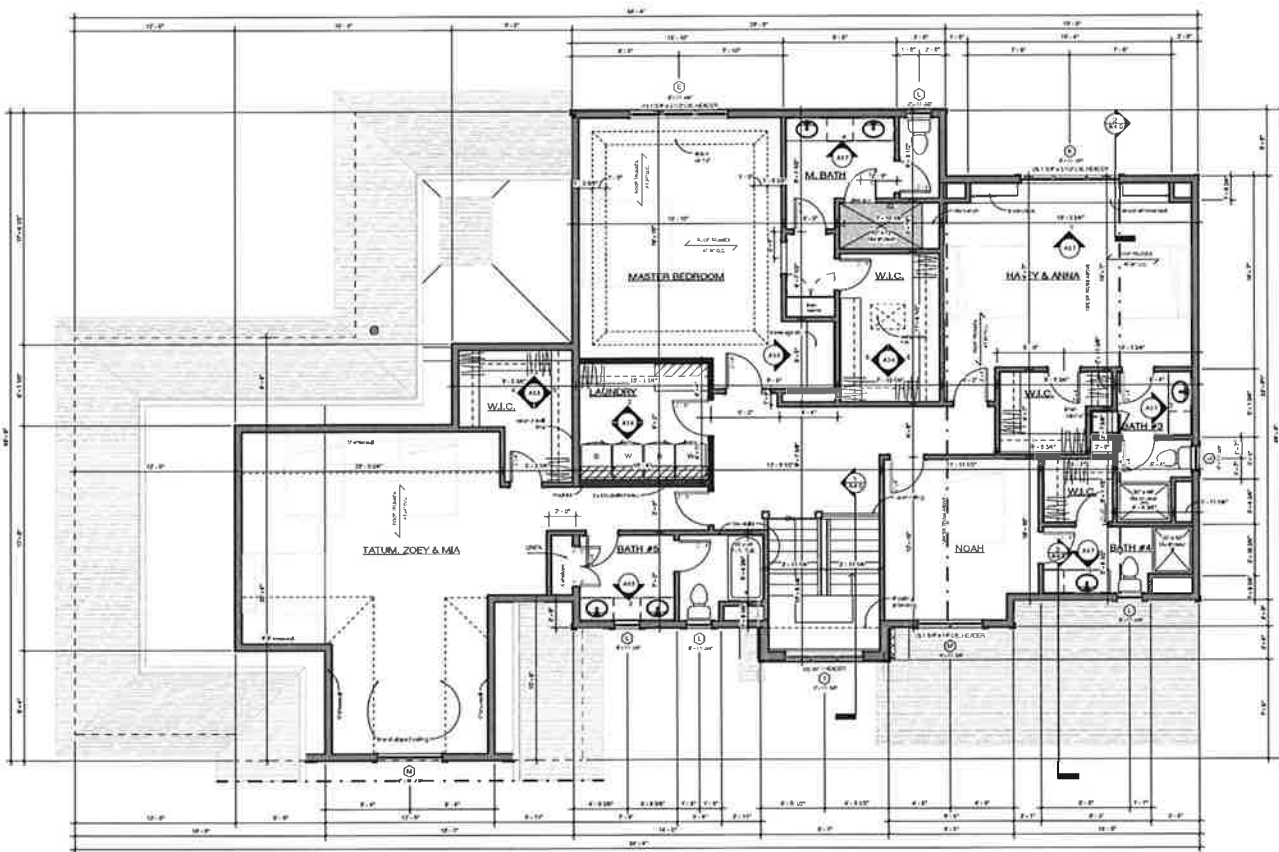
1. Cast Concrete Foundation 9' wall and footing
2. Component Floor and Roof Truss Systems
3. 2x6 wall construction-Full Envelope Spray Foam Insulation System
4. Smart Side siding , with accents pro less and window and door trim
5. Integrity Windows by Marvin
6. 30 Year shingle roof.
7. Standard drywall interior wall smooth finishes
8. Flat Shaker door cabinetry, Stained and Pained
9. Painted flat shaker interior casings and base
10. Shaker Paneled interior doors, Stained.
11. Ceramic Tile and Engineered wood flooring predominately.
12. Mid Range Appliance Package, with Double Laundry.
13. Dual propane furnaces and hydronic floor heat in Garage, lower level and Master Suite.
14. Five Full Bathrooms and one 1/2 Bathroom.

The comparison property construction plans are included below for reference. See cost comparison spreadsheet in Section 4, for property square footages. Property photographs are included for comparison to subject property.

Comparison Home Plans



Main Level Plan



1 SECOND FLOOR PLAN
1/8" = 1'-0"

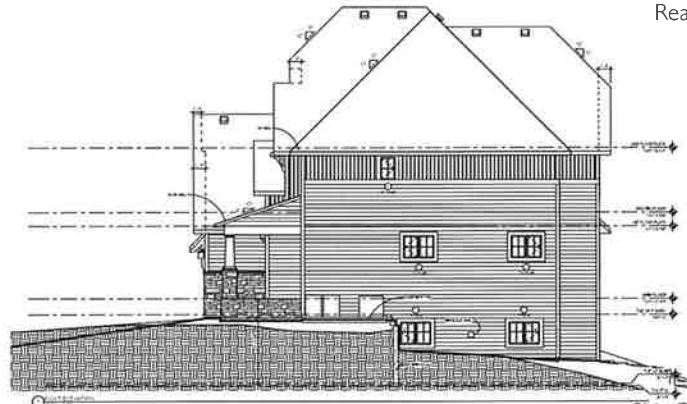
Upper Level Plan



Front Elevation



Rear Elevation



Side Elevation

Comparison Home Reference Photos



Foyer



Living Room



Kitchen/Livingroom



Kitchen



Laundry



Mud Room



Sun Room



Children's Study



Master Bath



Master Bedroom



Typical Bedroom



Bonus Room



Lower Bar



Lower Greatroom

Podolak Residence "Same or Similar" Valuation

6-April-16

GLA	3458 SF	Total Upper Finished Area
Main Level	3458 SF	
Upper Level	0 SF	
Lower Finished	3103 SF	Benchmark Numbers Include:
Lower Unfinished	280 SF	Builders Profit and Overhead
Garage	1599.5 SF	Permitting, Builders Risk Insurance
Total Finished Area	6561 SF	Standard Foundation Construction
Construction Year	2004	9' Story Pole
Residence Style	1 Story	Central Vac
Fndtn. Depth	9'	Air To Air Exchanger & By Pass Humidification
Main Flr Wall Hgt.	10'	2 High Efficiency Propane Furnaces
Second Flr Wal Hgt.	0	Off Peak 400 Amp Service
Build Without Lot		\$813,786 Benchmark Value
		\$ 235.33 SF Upper Finished
Feature Upgrades	Value	Comment
Site-Earthwork	\$ -	See RHA Adjustments
10' Story Pole	\$ 25,000.00	Framing and Wall Systems
Drive Extension	\$ 10,000.00	Additional Stall Access Lane Area/Approach
Masonry Exterior	\$ 115,272.00	477' Total Perimeter,(less siding value)
Living Room Fireplace Unit	\$ 5,000.00	
Drywall Ceiling Details	\$ 9,000.00	Cofferes and Tray Ceilings
Piano Room Detail	\$ 2,000.00	Columns
Garage Flr'g & Cabinetry & Stair	\$ 30,000.00	Custom built ins and Epoxy Floor
Lower Bar & Wine Room & Dance	\$ 32,000.00	Including Tops, Appliances and Wine room Cooler
Honeywell Controls	\$ 5,000.00	
Upgraded Electrical System	\$ 2,500.00	800 Amp Service, Off Peak
Audio/Security/Phone	\$ 20,000.00	Roughin and Controls, Speakers,Ready for Equip.
Central Vac	\$ -	Included in Base Value
Reverse OS, Water Filter	\$ 3,000.00	
Custom Tile Walk In Showers	\$ 9,500.00	Master Bedroom and Lower Level Shared Bath
Lighting Quantity-Quality	\$ 10,000.00	
Generator	\$ 7,500.00	
Lighting Controls	\$ 12,000.00	Radio RA by Lutron or Similar
Baseline Feature Adjustment Total		\$ 297,772.00
		\$ 86.11 Upper Level SF
Garage	40 \$ 63,980.00	Based on RHA Standard Valuation
LL Finished	75 \$ 232,725.00	Based on RHA Standard Valuation
LL Unfinished	30 \$ 8,400.00	Based on RHA Standard Valuation
Total Built Area Cost Adjustments		\$ 305,105.00
		\$ 88.23 Upper Level SF
Total "Same or Similar" Replacement Cost		\$ 1,416,662.78
		\$ 409.68 Upper Level SF
		\$ 215.92 Total Finished SF

Based on 2014 construction costs. Inflation addressed in Replacement Home Cost Summary

**FM DIVERSION AUTHORITY &
CASS COUNTY JOINT WATER RESOURCE DISTRICT**
Podolak Residence Replacement Property Valuation



Residential Landscape Prices

Date of Site Visit: 11/3/15

Property Owner: Podolak

Location: 843 Riverbend Rd., Oxbow

Homeowner present at time of visit: no

Homeowner comments:

<u>Desc.</u>	<u>Units</u>	<u>Unit Price</u>	<u>Qty.</u>	<u>Est.</u>
Sitework				
Organic Amendments & Fertilizer	sf	\$ 0.10	19,668	\$ 1,966.80
Edging				
Edging -Precast Concrete 'Bullet'	lf	\$ 7.00	752	\$ 5,264.00
Landscape Mulch				
Wood Mulch -Cedar (3" depth)	cy	\$ 125.00	45	\$ 5,625.00
Rock Mulch - 2-4" River Rock (3" depth)	cy	\$ 175.00	1	\$ 175.00
Landscape Boulders				
2-3' dia.	ea	\$ 225.00	25	\$ 5,625.00
4'+ dia.	ea	\$ 400.00	1	\$ 400.00
Paving and Patios				
Concrete Paver over Agg. Base	sf	\$ 20.00	1100	\$ 22,000.00
Outdoor Modular Block Counter with Grill	ea	\$ 7,500.00	1	\$ 7,500.00
Modular Block Retaining Wall	sf	\$ 45.00	444	\$ 19,980.00
Modular Block Rsteps	lf	\$ 100.00	72	\$ 7,200.00
Low Voltage Lighting				
Fixture (includes transformer and wiring)	ea	\$ 350.00	18	\$ 6,300.00
Plants				
Sod (includes finish grading)	sf	\$ 0.60	14700	\$ 8,820.00
Spaded Deciduous Tree	ea	\$ 1,200.00	14	\$ 16,800.00
Spaded Evergreen Tree -12' ht.	ea	\$ 1,200.00	3	\$ 3,600.00
Deciduous Shrub #5 Cont.	ea	\$ 65.00	18	\$ 1,170.00
Deciduous Shrub #2 Cont.	ea	\$ 50.00	17	\$ 850.00
Evergreen Shrub #7 Cont.	ea	\$ 150.00	2	\$ 300.00
Evergreen Shrub #5 Cont.	ea	\$ 65.00	5	\$ 325.00
Perennial #1 Cont.	ea	\$ 25.00	110	\$ 2,750.00
Irrigation				
Irrigation -zone	ea	\$ 525.00	16	\$ 8,400.00
Stub & BPU by Plumber	ea	\$ 800.00	1	\$ 800.00
Site Amenities				
Mailbox -Brick Column	ea	\$ 2,400.00	1	\$ 2,400.00
General Contractor 10% Markup				\$ 12,825.08
Total			\$ 141,075.88	

FM Area Diversion Project Property Acquisition Summary

April 13, 2016

Property

Owner	Sheri Champ
Address	829 Riverbend Road, Oxbow
Property Type	Single family residential
Identification Number	9605

Property Need

Acquisition of this property is required to accommodate construction of the OHB Ring Levee project, Work Package WP-43. See attached map. Federal and state acquisition laws also require re-establishment of the displaced person in a decent, safe, sanitary, and comparable property.

Description of Acquired Property

Please see the attached Valuation Report prepared by the Helenske Design Group for a full description of the property.

An appraisal of the existing home was completed by McKinzie Metro Appraisal in December 2014. The market value of the property was established as \$1,060,000.

Description of Replacement Property

A Replacement Housing Agreement was established to document the benefits associated with re-establishment of a decent, safe, sanitary, and comparable replacement home as required by the Uniform Act (Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (Public Law 91-646)).

The replacement home is a single family 2-story style with of a similar style and size with one floor above grade and a fully finished basement. The finished square foot of this home, will provide five bedrooms, 3.5 bathrooms, an office, master suite with master bathroom, and pool and patio areas similar to the existing house. As with the existing house, the replacement house will have significant exterior improvement including a large in-ground pool and patio area.

The homeowner is considering betterments to the new home which are estimated to total of \$575,681 based on current plans. This amount could change if the homeowner makes changes to the new home plan.

Requested Action/Recommendation

1. Recommend to CCJWRD, execution of a Purchase Agreement in the amount of \$1,060,000 as just compensation for real property.
2. Recommend to CCJWRD, execution of a Replacement Housing Agreement with estimated payment of \$1,103,373 for decent, safe, sanitary, and comparable replacement housing.
3. Recommend to CCJWRD, payment for the replacement lot in the amount of \$205,000, which will be fully reimburse to CCJWRD per the Oxbow MOU Amendment.

Replacement Home Cost Summary

Property ID#: 9605		Notes
Total Replacement Home Cost	\$2,800,000	<u>Includes: (see supplemental detail below)</u> A. Replacement House Allowance B. House to Home Allowances C. Project Required Costs D. Betterments E. Replacement Lot Cost
Less 'Just Compensation'	- (\$ 1,060,000)	Based on Appraisal and Purchase Agreement
Less 'Betterments' Estimate	- (\$ 575,545)	Based on current new home estimate and Owner preferences
Less 'Replacement Lot Cost'	- (\$ 205,000)	Based on Oxbow MOU Amendment
Net Replacement Home Cost to Diversion Authority	= \$959,455	
Construction Contingency	+ \$143,918	Add 15 percent for uncertainties
Replacement Housing Agreement	= \$1,103,373	

The following details support the Replacement Home Cost and Replacement Housing Agreement.

Supplemental Replacement Housing Detail

Line Item A – Replacement House Allowance

1. Breakdown *existing* house into finished space categories.
2. Multiply existing house areas by architect estimated price per square foot.
3. 2014 unit prices established by professional architect (Helenske Design Group) and landscaper (Hanson Design Associates).
4. 2014 unit prices inflated to 2016 values based on data from area home builders.

	1		x	2		=	3	
	Existing House Areas	Area (SF)		Unit Price (\$ / SF, rounded)	Replacement Cost			
Replacement House Allowance	Above Grade Finished Space	3,991		\$283		\$1,129,453		
	Below Grade Finished Space	2,096		\$91		\$190,736		
	Below Grade Unfinished Space	300		\$39		\$11,700		
	Garage	1,599		\$48		\$76,752		
		Total (Replacement House Allowance)				= \$1,408,641		

Line Item B – House to Home Allowances

- Accounts for replacement of “like for like” elements in the displaced persons’ existing home that are not included in the base cost for the replacement house, such that the replacement home has a comparable “fit and finish”.
- Allowances based on competitive quotes or professionally developed cost estimates to replace existing features.

Item	Allowance	Notes
Window Coverings	\$ 40,000	Placeholder. Allowance will be based on the lower of two bids.
Custom Painting	\$ 11,000	Quote from Builder.
Interior Design Fee	\$ 4,000	Placeholder. Allowance will be based on the lower of two bids.
Outdoor Space (Landscaping, deck, patio, etc.)	\$ 340,629	Hanson Design Associates’ professional estimate. (see attached report)
TOTAL	\$ 395,629	

Line Item C – Project Required Costs

- Costs necessary for home construction in Oxbow.
- URA eligible costs identified for future crediting purposes.
- Costs based on builder line item quotes or estimates.

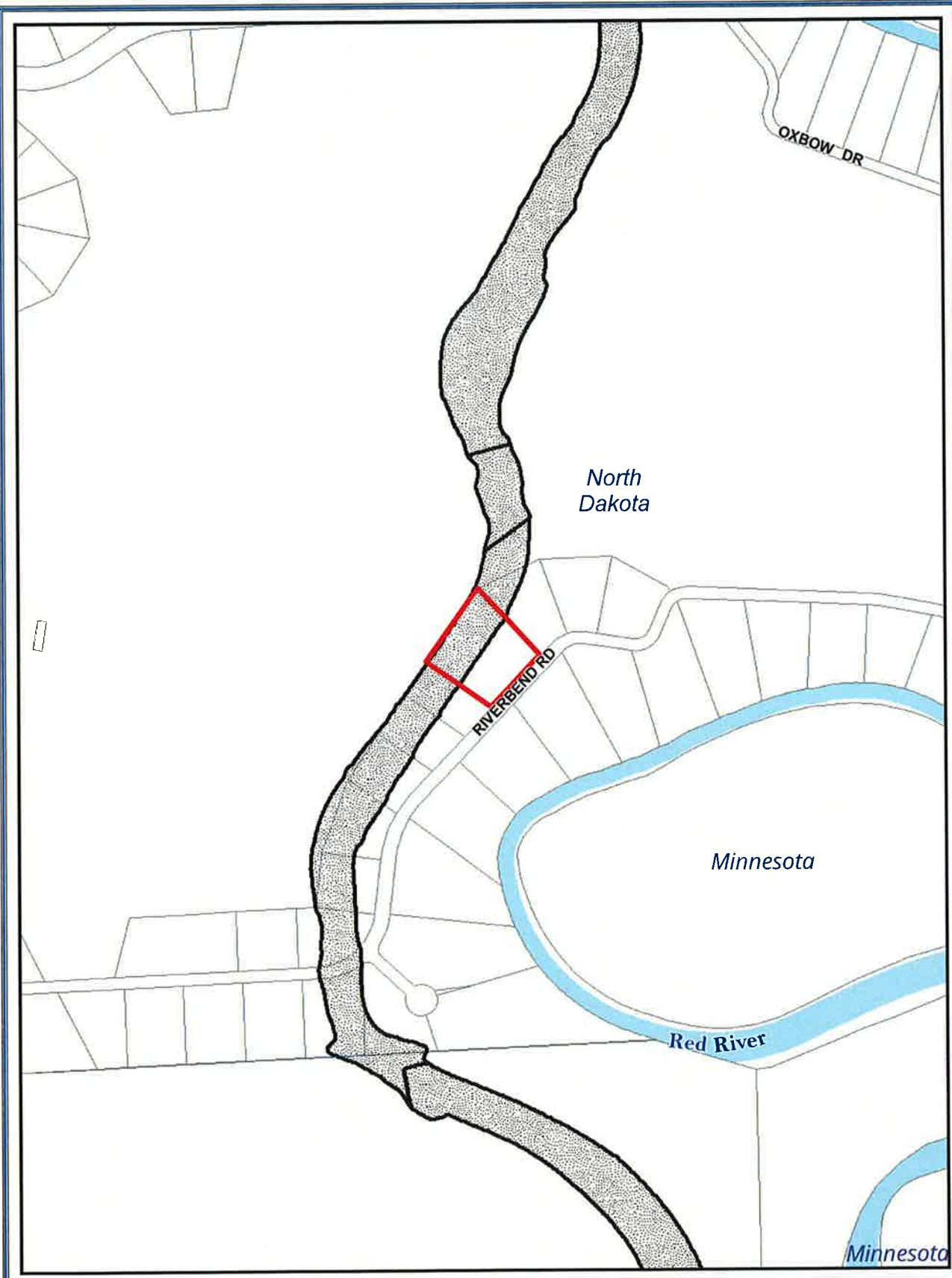
Item	Costs	Notes
Flood Proofing	\$ 5,800	Placeholder.
Building Permits	\$ 8,000	Placeholder.
Additional Driveway setback and Curb Cut	\$ 7,780	Placeholder.
Buried Propane Tank	\$ 5,000	Placeholder.
Stone Facade to meet covenants	\$ 28,000	Placeholder.
Site Conditions / Earthwork / Pool Stabilization/Retaining Walls / Other	\$ 157,305	Placeholder
Utility Connections	\$ 3,300	Placeholder.
TOTAL (rounded)	\$ 215,185	

Line Item D– Betterments

- Costs above the replacement house or other allowances, reflecting improvements beyond the size, fit, finish, etc. of the existing home.
- Betterment costs are paid by the displaced person.
- Estimated betterments = \$575,545

Line Item E– Replacement Lot Cost

- Replacement lot cost will be 100 percent reimbursed to the Diversion Authority from the Oxbow Job Development Authority, per the Oxbow MOU Amendment.
- Lot cost based on market valuation, determined by real estate appraiser.
- Replacement Lot Cost Reimbursement = \$205,000.



 CURRENT COST SHARE REQUEST

OIN# 9505
OWNER: SHERI L CHAMP

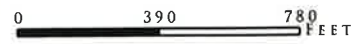
PROPERTY ADD: 829 RIVERBEND RD, OXBOW CITY
TOWNSHIP: PLEASANT TOWNSHIP

PARCEL ACREAGE: 1.01 AC.

-  Diversion Channel
-  OHB Levee
-  In Town Levee

LAST UPDATED: 8/12/2015
REF PAGE NUMBER: 9505

Document Path: D:\GIS\Project\4RM_Diversion\Map Area_Diversion\Project\4 and Acquisition\DWG_Registration\Cost_Share\Mapbook2.mxd c:\sa22



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Diversion Authority &
Cass County
Joint Water Resource District
March 23, 2016

Champ Residence Valuation Report

829 River Bend Road
Oxbow, ND



I. Report Background



At the request of the Cass County Joint Water Resource District, we have been asked to provide a opinion of construction valuation for the Champ Residence, located at 829 River Bend Road, Oxbow, ND. This opinion of construction valuation is assembled following the general format and methodology utilized for the property buyouts in Oxbow. Previous buyout valuations have been developed utilizing comparable properties on the Fargo Moorhead Multiple Listing service. While this approach has been successful with many of the properties in the relocation area, it is limited in its ability to provide appropriate valuations with homes that include high value features that drive the square foot costs above comparable properties in the market area. Our role is to support the Diversion Authority, by providing a comparable valuation for a custom residence in this upper bracket.

As background, the Diversion Authority is required by the terms of Uniform Relocation Act "URA" to acquire properties for the Oxbow Ring Levee Project and to replace the existing home such that the displaced residents have a comparable or "like for like" property to relocate to. For purposes of this effort the term comparable is further defined as "The program will compensate the home owner for the costs to rebuild their same (or similar) home". (This language is found in the Replacement Housing Agreement RHA, Oxbow Housing Replacement Summary Paper) The Diversion Authority acknowledges that the relocation of residents to a replacement home may require added costs associated with specific property covenants and site conditions, and that these costs would be allowed for in the buyout valuation.

2.Valuation Methodology



Our methodology for establishing “same or similar” valuation was to utilize a current property that we have designed and constructed, to form the basis for costs. We feel this is the most appropriate as it allows us to use actual hard costs and not estimates of value. In addition, this approach follows closely the process used on previous homes in the buy out area. The property used for comparison closely matches the subject property in construction, type and size. Where features differ, values are adjusted up or down to achieve a like valuation. The process is summarized as follows:

1. Comparison property costs have been itemized by category and adjusted to remove any features that are not consistent with the subject property. This valuation establishes the “Base” cost per square foot, that will generate a Similar or Same Value. For Reference, Section 3 documents the Subject property with Plans, Elevations and project photographs. The Comparison Property is illustrated in Section 4, with Plans, Elevations and project photographs.

2. Subject property values are established by applying the “Base” value per square foot, generated in step 1. This new base valuation for the replacement of the current home, was then adjusted to include specific upgrades not found in the comparison property. This results in establishing the appropriate square foot cost to replace the existing home. The resulting cost could then be utilized to state the Replacement home Cost Summary.

Our goal with this methodology, is to provide a fair transparent approach that is easily understood and results in a value for the current homeowner that will replace their existing home in a like manner.

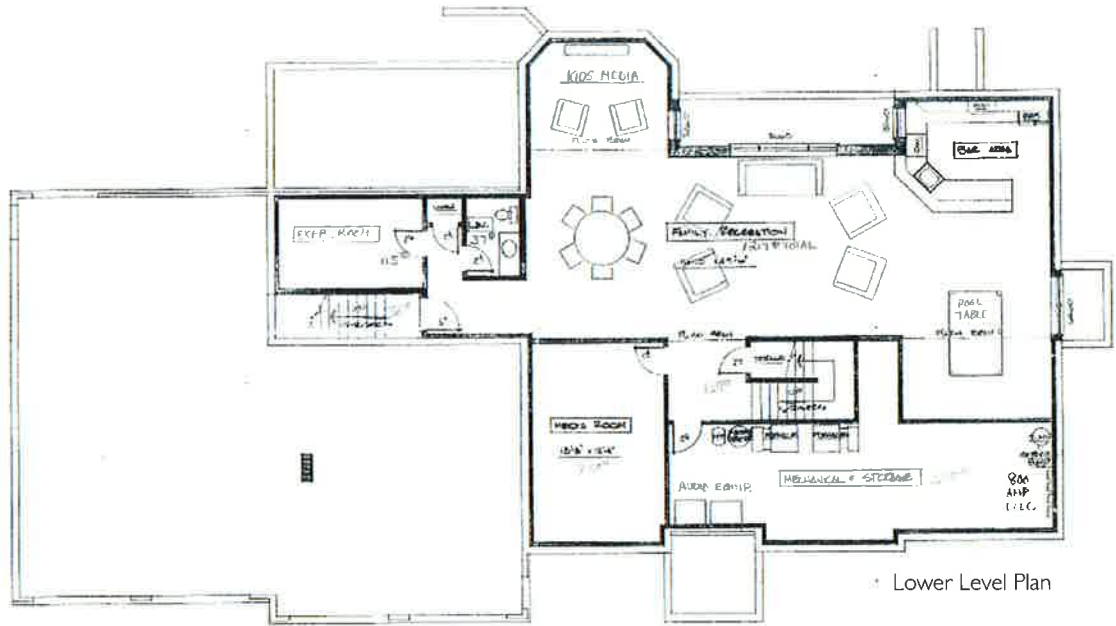
3.Existing Home Documentation



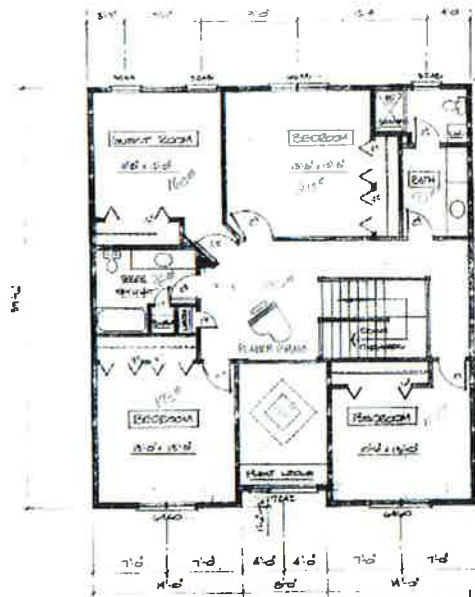
Subject property construction follows standard residential practices for the area market and include the following key elements:

- 1.Cast Concrete Foundation wall and footings, non flood proof.
2. Component Floor and Roof Truss Systems.
3. 2x6 wall construction-Standard Fiberglass Insulation System
4. Steel siding and pre-finished metal wrapped window and doors
- 5.Vinyl Hurd Windows
6. 30 Year shingle roof.
7. Standard drywall interior wall finishes
8. Colonial profile oak door casings and base
9. Drywall bullnose window jambs and head trim with oak sills
10. Oak raised panel door cabinetry, stained.
11. Ceramic Tile and carpeted floors predominately, Engineered wood floor at dining.
12. Drywall accents at ceilings in dining, kitchen and master bedroom.
- 13.Refer to Appraisal for additional detail on home features.
- 14.Three Full Bathrooms and two 1/2 baths.

The subject property construction plans are included below for reference. See cost comparison spreadsheet in Section 5, for property square footages. Property photographs are included for comparison to subject property.



Lower Level Plan



Upper Level Plan



Exterior Elevations

Existing Reference Photos



Foyer



Living Room



Typical Bedroom



Kitchen / Breakfast



Laundry



Sun Room



Laundry



Sun Room



Lower Bar



Lower Greatroom

4. Comparison Home Documentation

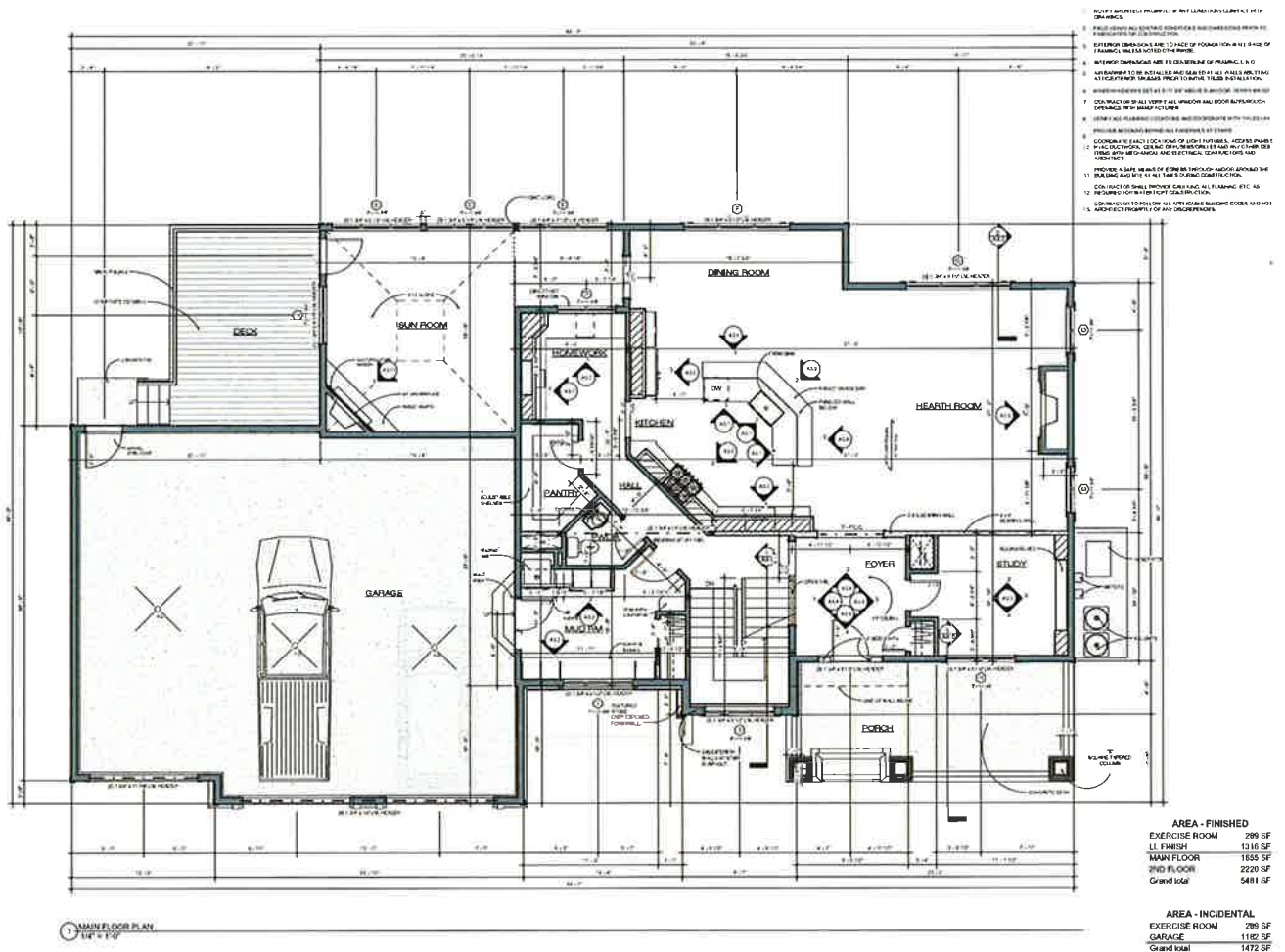


Subject property construction follows standard residential practices for the area market and include the following key elements:

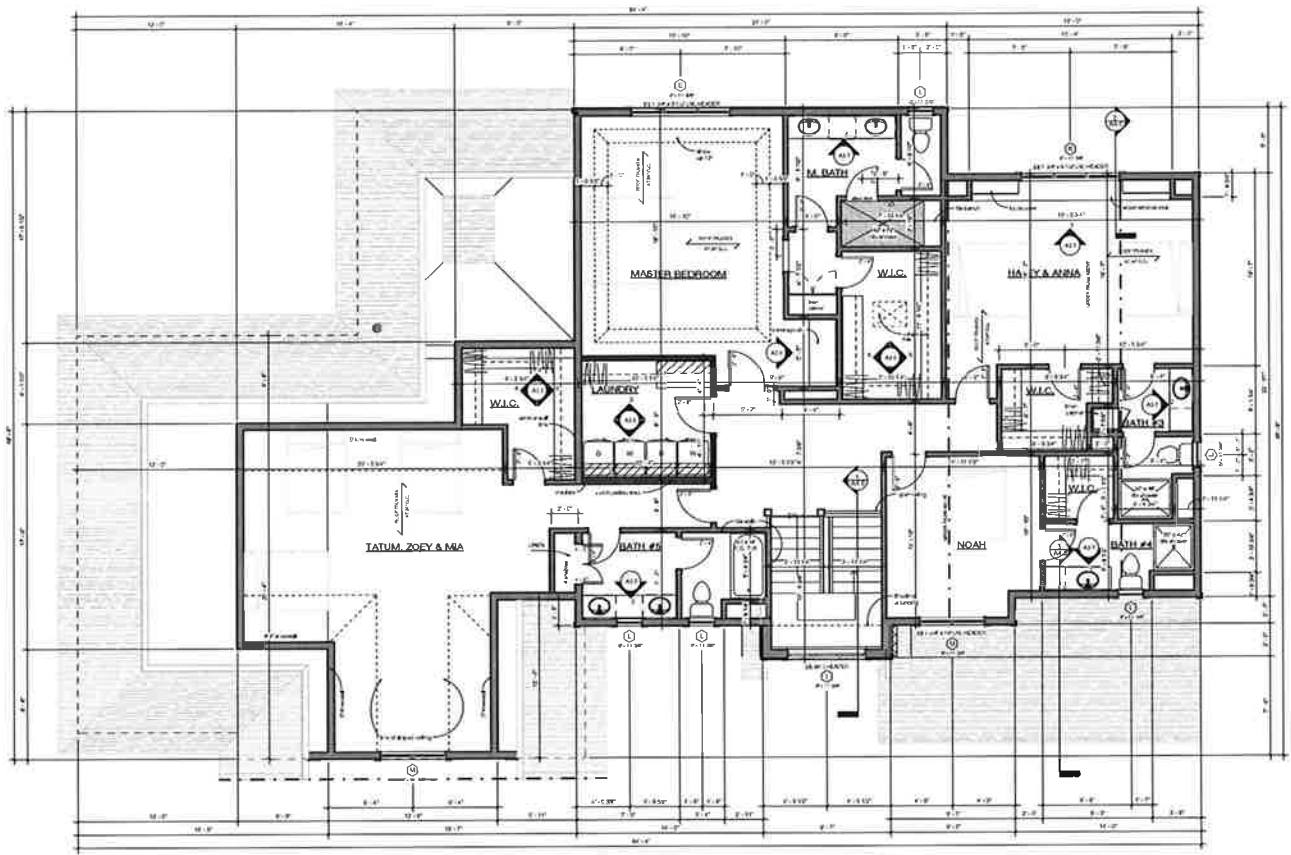
1. Cast Concrete Foundation 9' wall and footing
2. Component Floor and Roof Truss Systems
3. 2x6 wall construction-Full Envelope Spray Foam Insulation System
4. Smart Side siding , with accents pro less and window and door trim
5. Integrity Windows by Marvin
6. 30 Year shingle roof.
7. Standard drywall interior wall smooth finishes
8. Flat Shaker door cabinetry, Stained and Pained
9. Painted flat shaker interior casings and base
10. Shaker Paneled interior doors, Stained.
11. Ceramic Tile and Engineered wood flooring predominately.
12. Mid Range Appliance Package, with Double Laundry.
13. Dual propane furnaces and hydronic floor heat in Garage, lower level and Master Suite.
14. Five Full Bathrooms and one 1/2 Bathroom.

The comparison property construction plans are included below for reference. See cost comparison spreadsheet in Section 4, for property square footages. Property photographs are included for comparison to subject property.

Comparison Home Plans



Main Level Plan



1 SECOND FLOOR PLAN
1/4" = 1'-0"

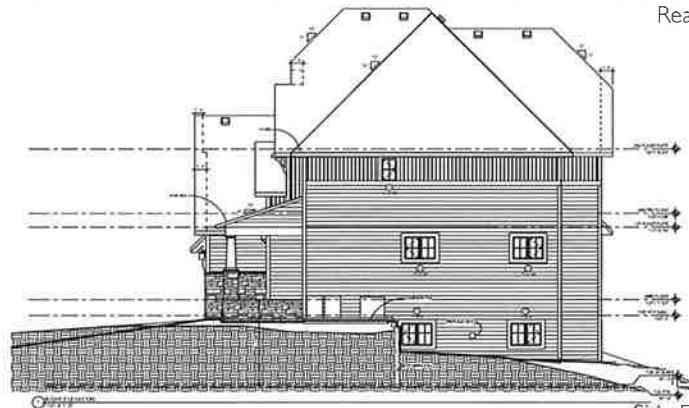
Upper Level Plan



Front Elevation



Rear Elevation



Side Elevation

Comparison Home Reference Photos



Foyer



Living Room



Kitchen/Livingroom



Kitchen



Laundry



Mud Room



Sun Room



Children's Study



Lower Bar



Lower Greatroom



Typical Bedroom



Bonus Room



Master Bath



Master Bedroom

5. Subject Property Same or Similar Valuation

Champ Residence "Same or Similar" Valuation

April 6 2016

GLA	3991 SF	Total Upper Finished Area (Rev.-Living Bay Window)
Main Level	2712 SF	
Upper Level	1279 SF	
Lower Finished	2095.5 SF	Benchmark Numbers Include:
Lower Unfinished	300 SF	Builders Profit and Overhead
Garage	1598.5 SF	Permitting, Builders Risk Insurance
Total Finished Area	6086.5 SF	Standard Foundation Construction
Construction Year	2016	
Residence Style	2 Story	Central Vac
Fndtn. Depth	9'	Air To Air Exchanger & By Pass Humidification
Main Flr Wal Hgt.	9'	2 High Efficiency Propane Furnaces
Second Flr Wal Hgt.	8'	Off Peak 400 Amp Service
	Build Without Lot	\$764,044 Benchmark Value
		\$ 191.44 SF Upper Finished
Feature Upgrades	Value	Comment
Site-Earthwork	\$ -	See RHA Adjustments
Staircase/Balcony	\$ 10,000.00	
Roof Windows	\$ 5,000.00	
Living Room Fireplace Unit	\$ 4,000.00	
Drywall Ceiling Details	\$ 3,000.00	
Upgraded Electrical System	\$ 2,500.00	800 Amp Service, Off Peak
Theater		See RHA Adjustments
Audio/Security/Phone	\$ 83,500.00	Detail on File
Central Vac	\$ -	Included in Base Value
Drive Extension	\$ 20,000.00	Added Stall Access Lane Area/Gutterless Approach
Lighting Quantity	\$ 5,000.00	
Lower Bar	\$ 25,000.00	Including Tops and Appliances
Lighting Controls	\$ 12,000.00	Radio RA by Lutron
Baseline Feature Adjustment Total		\$ 170,000.00
		\$ 42.60 Upper Level SF
Garage	40 \$ 63,940.00	Based on RHA Standard Valuation
LL Finished	75 \$ 157,162.50	Based on RHA Standard Valuation
LL Unfinished	30 \$ 9,000.00	Based on RHA Standard Valuation
Total Built Area Cost Adjustments		\$ 230,103
		\$ 57.66 Upper Level SF
Total "Same or Similar" Replacement Cost		\$ 1,164,147
		\$ 291.69 Upper Level SF
		\$ 191.27 Total Finished SF

Based on 2014 construction costs. Inflation addressed in Replacement Home Cost Summary



**FM DIVERSION AUTHORITY &
CASS COUNTY JOINT WATER RESOURCE DISTRICT**
Champ Residence Replacement Property Valuation
HDG Project No.: 15-1066

Residential Landscape Prices

Date of Site Visit: 10/26/15 & 10/27/15

Property Owner: Champ

Location: 829 Riverbend Rd., Oxbow

Homeowner present at time of visit: no

Homeowner comments:

<u>Desc.</u>	<u>Units</u>	<u>Unit Price</u>	<u>Qty.</u>	<u>Est.</u>
Sitework				
Organic Amendments & Fertilizer	sf	\$ 0.10	30,016	\$ 3,001.60
Landscape Mulch				
Rock Mulch -1 1/2" River Rock (4" depth)	cy	\$ 150.00	47.8	\$ 7,170.00
Edging				
Edging -PVC	lf	\$ 3.50	38	\$ 133.00
Edging -Mechanically Formed In-Place Concrete	lf	\$ 8.00	416	\$ 3,328.00
Landscape Boulders				
1' dia	ea	\$ 30.00	1	\$ 30.00
2-3' dia.	ea	\$ 225.00	7	\$ 1,575.00
Paving and Patios				
Concrete Paving	sf	\$ 6.00	4487	\$ 26,922.00
Concrete Paver over Agg. Base	sf	\$ 20.00	104	\$ 2,080.00
In-ground Fire Pit, Brick Structure, Burner & Gas Line	ls	\$ 6,500.00	1	\$ 6,500.00
Outdoor Kitchen -Remove & Replace Cabinets	hr	\$ 50.00	120	\$ 6,000.00
Outdoor Kitchen -Construct New Wood Surround	ls	\$ 2,000.00	1	\$ 2,000.00
Outdoor Kitchen -Install New Granite Counter Top	sf	\$ 75.00	101	\$ 7,575.00
Outdoor Kitchen -Gas Line Hookup by Plumber	ea	\$ 800.00	1	\$ 800.00
Outdoor Kitchen -Gas Line Burial General Labor	ls	\$ 500.00	1	\$ 500.00
Outdoor Kitchen -Electrical Outlet Work allowance	ls	\$ 2,000.00	1	\$ 2,000.00
Outdoor Kitchen -Water Line & Sewer	ls	\$ 2,500.00	1	\$ 2,500.00
Outdoor Kitchen -RO System	ls	\$ 600.00	1	\$ 600.00
Outdoor Kitchen -Sink Faucet	ls	\$ 350.00	1	\$ 350.00
Rope Lighting -Patio & Outdoor Kitchen	lf	\$ 10.00	354	\$ 3,540.00
Outdoor Heaters	sf	\$ 656.00	6	\$ 3,936.00
Garden Block Retaining Wall	sf	\$ 40.00	26	\$ 1,040.00
Brick Veneered Retaining Wall	lf	\$ 150.00	134	\$ 20,100.00
Decorative Concrete Stepping Stones	ea	\$ 10.00	22	\$ 220.00
Patio Screen Wall	lf	\$ 190.00	137	\$ 26,030.00
Patio Screen Roof	sf	\$ 25.00	1244	\$ 31,100.00
Fence				
Vinyl -5'	lf	\$ 52.00	85	\$ 4,420.00
Vinyl -6'	lf	\$ 58.00	121	\$ 7,018.00
Vinyl Gate	ea	\$ 700.00	5	\$ 3,500.00
Plants				
Sod (includes finish grading)	sf	\$ 0.60	26104	\$ 15,662.40
Spaded Deciduous Tree	ea	\$ 1,200.00	8	\$ 9,600.00
Spaded Evergreen Tree -12' ht.	ea	\$ 1,200.00	2	\$ 2,400.00
Deciduous Tree, Cont., 1 1/2" dia.	ea	\$ 375.00	3	\$ 1,125.00
Deciduous Shrub #5 Cont.	ea	\$ 65.00	40	\$ 2,600.00
Deciduous Shrub #2 Cont.	ea	\$ 50.00	39	\$ 1,950.00
Evergreen Shrub #7 Cont.	ea	\$ 150.00	9	\$ 1,350.00
Evergreen Shrub #5 Cont.	ea	\$ 65.00	14	\$ 910.00

Perennial #1 Cont.	ea	\$ 25.00	34	\$ 850.00
Irrigation				
Irrigation -zones estimated	ea	\$ 525.00	20	\$ 10,500.00
Stub & BPU by Plumber	ea	\$ 800.00	1	\$ 800.00
Swimming Pool				
Pool & Mech Equipment (20'x40')	ea	\$ 60,330.00	1	\$ 60,330.00
Pool Electric, Gas & Venting & Fiber Optics	ea	\$ 8,000.00	1	\$ 8,000.00
Site Amenities				
Mailbox -Brick Column	ea	\$ 2,400.00	1	\$ 2,400.00
Basketball Post and Backboard	ea	\$ 1,200.00	1	\$ 1,200.00
General Contractor 16% Markup				\$ 46,983.36
Total				\$ 340,629.36

FM Area Diversion Project

Property Acquisition Summary

April 13, 2016

Property

Owner	Chad M. and Heidi L. McQuillan
Address	313 Schnell Drive
Property Type	Single family residential
Identification Number	9596

Property Need

Acquisition of this property is required to accommodate construction of the OHB Ring Levee project, Work Package WP-43. See attached map. Federal and state acquisition laws also require re-establishment of the displaced person in a decent, safe, sanitary, and comparable property.

Description of Acquired Property

The subject property is a single family residential property located on the west side of Schnell Drive along the 10th Fairway of the Oxbow Country Club Golf Course. The subject's total site size is 20,480 Sq. Ft. The site is level with some landscaping trees along the north and west side of the property. The subject's improvements are considered to be average to good quality 2 Story dwelling in good overall condition. The Gross Living Area (GLA) is calculated to be 1,825 Sq. Ft. The basement size is 905 Sq. Ft. with 709 Sq. Ft. of finished space. There is an attached 3 car garage with a concrete drive to Schnell Drive. The main entrance to the home opens to a foyer, staircase to second floor on the left and a formal living room to the right. The kitchen, dining room, a ½ bath, dinette, and family room with fireplace are also located on the first floor in the rear of the home. The second floor has a master bedroom with private bathroom and large closets, two additional bedrooms and another full bathroom. The basement level is finished with a family room, bedroom, laundry, and bathroom; having two egress windows. The utility/storage room is also located in the basement. Despite the subject's actual age, it compares well with newer homes in the area due to its good maintenance and modern decor. Notable features in the home include central air conditioning, hardwood floors, irrigation system, concrete drive, gutters and downspouts, upgraded windows, upgraded exterior, sump pump, upgraded mechanicals, built in appliances, walk in closets, upgraded roofing, ceramic tile, three car garage, sunken family room floor, recessed lighting, upgraded windows, double vanity, upgraded interior doors, upgraded trim, ceiling fan, etc. Some recent updating since the last sale date includes new interior paint, doors, trim, siding, patio, basketball court, roof, landscaping, built in appliances, flooring, basement finishing, mechanicals, etc.

The purchase price for the acquired property is based on an appraisal produced by a qualified appraiser following the "Yellow Book" standards. The appraisal was reviewed and approved by USACE. The appraised amount establishes the 'Just Compensation' amount paid for the property.

Description of Replacement Property

A Replacement Housing Agreement was established to document the benefits associated with re-establishment of a decent, safe, sanitary, and comparable replacement home as required by the Uniform Act (Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (Public Law 91-646)).

The replacement home is a single family 2-story style with 2,387 Sq. Ft. finished on the main 2 levels and 1440 Sq. Ft. of finished and 414 Sq. Ft. of unfinished space in the lower level. The finished square foot of this home, will provide five bedrooms, 2.5 bathrooms, an office, plus a master suite with master bathroom, walk in closet. Two of the five bedrooms will be in the lower level. The homeowner is considering betterments to the new home which are anticipated to total \$130,574 based on current plans. This amount could change if the homeowner makes changes to the new home plan.

Requested Action/Recommendation

1. Recommend to CCJWRD, execution of a Purchase Agreement in the amount of \$390,000 as just compensation for real property.
2. Recommend to CCJWRD, execution of a Replacement Housing Agreement with estimated payment of \$201,738 with contingency included for decent, safe, sanitary, and comparable replacement housing.
3. Recommend to CCJWRD, payment for the replacement lot in the amount of \$133,000, which will be fully reimburse to CCJWRD per the Oxbow MOU Amendment.

Replacement Home Cost Summary

Property ID#: OIN#		Notes
		<i>Includes: (see supplemental detail below)</i>
Total Replacement Home Cost	\$ 836,972	A. Replacement House Allowance B. House to Home Allowances C. Project Required Costs D. Betterments E. Replacement Lot Cost
Less 'Just Compensation'	- (\$ 390,000)	Based on Appraisal and Purchase Agreement
Less 'Betterments'	- (\$ 130,574)	Based on "Like for Like" Analysis
Less 'Replacement Lot Cost'	- (\$ 133,000)	Based on Oxbow MOU Amendment
Net Replacement Home Cost to Diversion Authority	= \$ 183,398	
Construction Contingency	+ \$ 18,340	Add 10 percent for uncertainties
Replacement Housing Agreement	= \$ 201,738	

The following details support the Replacement Home Cost and Replacement Housing Agreement.

Supplemental Replacement Housing Detail

Line Item A – Replacement House Allowance

1. Breakdown *existing* house into finished space categories.
2. Multiply existing house areas by Unit Price.
3. Unit Price established by acquisition team, based on database of comparable properties in Oxbow and the FM Metro Area, validated by professional architect (Helenske Design Group).

	1		x	2		=	3	
	Existing House Areas	Area (SF)		Unit Price (\$ / SF, rounded)	Replacement Cost			
Replacement House Allowance	Above Grade Finished Space	1,825		\$216		\$394,200		
	Below Grade Finished Space	709		\$80		\$56,720		
	Below Grade Unfinished Space	196		\$32		\$6,272		
	Garage	856		\$42		\$35,952		
Total (Replacement House Allowance)						=	\$493,144	

Line Item B – House to Home Allowances

- Accounts for replacement of “like for like” elements in the displaced persons’ existing home that are not included in the base cost for the replacement house, such that the replacement home has a comparable “fit and finish”.
- Allowances based on competitive quotes or professionally developed cost estimates to replace existing features.

Item	Allowance	Notes
Window Coverings	\$ 17,560	Placeholder. Requires a 2 nd bid. We will take the lower of the two bids.
Outdoor Space (Landscaping, deck, patio, etc.)	\$ 38,972	Hanson Design Associates’ professional estimate. (see attached report)
Custom Paint	\$5,000	Will receive 2 bids and will accept the lower bid.
TOTAL	\$ 61,532	

Line Item C – Project Required Costs

- Costs necessary for home construction in Oxbow.
- URA eligible costs identified for future crediting purposes.
- Costs based on builder line item quotes or estimates.

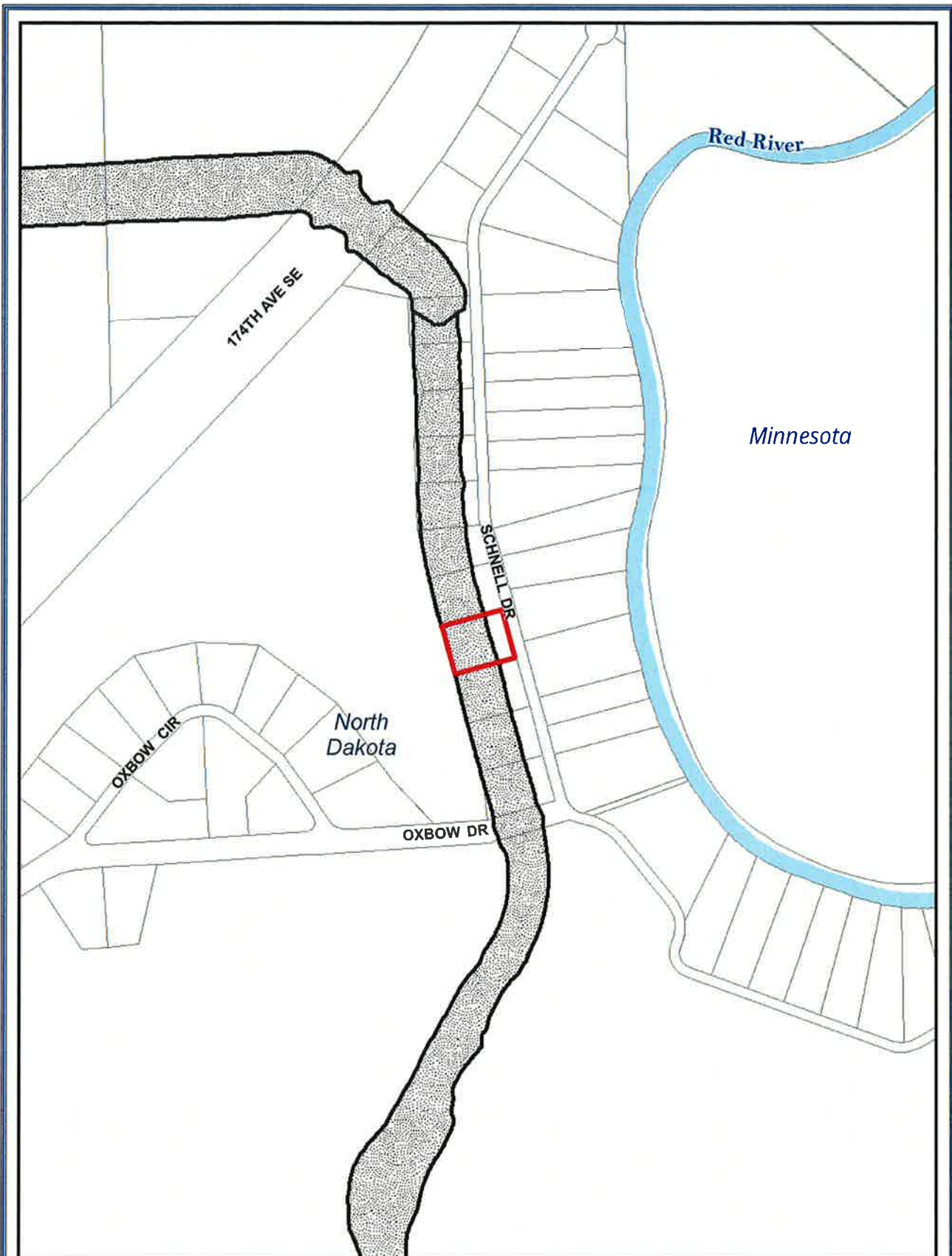
Item	Costs	Notes
Flood Proofing	\$ 6,521.00	Quote in builder bid
6' Garage Walls	\$4,387.00	Quote in builder bid
Additional Driveway setback	\$ 3,909.00	Quote in builder bid
Buried Propane Tank	\$ 3,905.00	Quote from builder bid
TOTAL (rounded)	\$18,722.00	

Line Item D– Betterments

- Costs above the replacement house or other allowances, reflecting improvements beyond the size, fit, finish, etc. of the existing home.
- Betterment costs are paid by the displaced person.
- Estimated betterments = \$130,574.

Line Item E– Replacement Lot Cost

- Replacement lot cost will be 100 percent reimbursed to the Diversion Authority from the Oxbow Job Development Authority, per the Oxbow MOU Amendment.
- Lot cost based on market valuation, determined by real estate appraiser.
- Replacement Lot Cost Reimbursement = \$133,000.



CURRENT COST SHARE REQUEST

OIN# 9655

OWNER: CHAD M & HEIDI L MCQUILLAN

PROPERTY ADDR: 313 SCHNELL DR, OXBOW CITY
TOWNSHIP: PLEASANT TOWNSHIP

PARCEL ACREAGE: 0.47 AC.



Diversion Channel



OHB Levee



In Town Levee

LAST UPDATED: 8/12/2015
REF PAGE NUMBER: 9655

Document Path: D:\GIS\Projects\FM_Diversion\FM_Area_Diversion\Projects\Land_Acquisition\SWC_Reimbursement (Cost Share)\Mapbook2.mxd dta a23



0 390 780 FEET

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November 5, 2015

Darrel Vanyo
Chair, FM Diversion Authority

Dear Mr. Vanyo,

It is my understanding that, the Diversion Authority is responsible for property acquisitions for the FM Area Diversion Project, as well as the Oxbow Ring Levee Project. The property acquisitions in Oxbow include not only the need to acquire the existing property, but also the requirement to replace the existing home such that the displaced residents have a comparable property to relocate to. Several of the Oxbow homes and relocations have occurred prior to my involvement in this project, but we were recently asked by CH2M and AE2S representatives to assist in the replacement home cost analysis for approximately 12 homes. It is my understanding that the 12 property owners are electing to stay in Oxbow, and therefore, the Diversion Authority will be responsible for construction of a replacement home that is comparable to the existing home.

As we began our involvement in the project, we reviewed the processes that had been used previously to establish cost allowances for the replacement homes. In addition, we visited Oxbow and became familiar with the type, condition, and location of the remaining 12 homes. Through this review, it became apparent that we needed to provide services in two phases.

Phase 1 - Verification of Unit Price Approach

In review of previous acquisitions and replacement housing terms, I had the opportunity to review the approach that the land acquisition team has used to date, along with the database of comparable properties that the team used to establish the unit price range for replacing the existing homes. Upon review, I determined that the methodology used to set the range of unit prices is reasonable. The unit prices are consistent with unit prices for a peer group of homes constructed of similar fit and finish in the region. Furthermore, when replacement housing agreements can be reached with the displaced home owners using the unit price approach, it is reasonable to do so. Based upon my understanding of the 12 remaining homes, I anticipate that approximately half of them will fit within this approach.

Phase 2 - Replacement Cost Verification and "Like for Like" Analysis

When the unit cost for replacement properties fall outside the established unit price range (as validated in Phase 1), or if an agreement cannot be reached with the displaced home owner based on the unit price approach, then the land acquisition team and I recommend a more thorough review of the existing home and the plans and specifications for the proposed replacement home. In these cases, I will determine what an appropriate replacement value is for the current home based on its current style, fit and finish, and amenities. This will establish a unit cost replacement value for that existing home based on comparable properties in my database for like project.

If additional detail is necessary to compare this home to the replacement home, I will conduct a “like for like” analysis and determine what should be considered betterments in the replacement home. I will also be verifying the builder costs associated with the replacement home and ensuring that the costs fall in line with building industry standards or items were competitively bid.

I will prepare a letter report for each of the properties that require the replacement cost verification and “like for like” analysis. Based upon my understanding of the 12 remaining homes, I anticipate that approximately half of them will require this analysis.

Summary

The above referenced two-phase approach will assist the Diversion Authority in validating the replacement housing agreements necessary for the remaining 12 homes in Oxbow. I appreciate the opportunity to participate in this process and to provide the expertise that the Program needs to both verify and validate costs to ensure both the displaced property owners and the taxpayers are treated fairly in this process. I believe the land acquisition team has done a reasonable job to date in assembling these complex replacement packages, but I look forward to providing additional expertise to help handle the unique situations the Program is encountering.

We look forward to the opportunity to support the Diversion Authority in its commitment to bring permanent flood protection to the metro area.

Sincerely,



Craig Helenske
Architect

■ fargo: 304 tenth street north, fargo, nd 58102 ■ moorhead: box 854, moorhead, mn 56560 ■ P 701.232.3271 F701.232.3272 email: info@helenske.com ■

Residential Landscape Prices

Date of Site Visit: 11/3/15

Property Owner: McQuillan

Location: 313 Schnell Dr., Oxbow

Homeowner present at time of visit: no

Homeowner comments:

<u>Desc.</u>	<u>Units</u>	<u>Unit Price</u>	<u>Qty.</u>	<u>Est.</u>
Sitework				
Organic Amendments & Fertilizer	sf	\$ 0.10	7,856	\$ 785.60
Landscape Mulch				
Rock Mulch -1 1/2" River Rock (3" depth)	cy	\$ 150.00	3.3	\$ 495.00
Paving and Patios				
Concrete Paving	sf	\$ 6.00	984	\$ 5,904.00
Concrete Paver over Agg. Base	sf	\$ 20.00	371	\$ 7,420.00
Modular Block Retaining Wall	sf	\$ 45.00	75	\$ 3,375.00
Plants				
Sod (includes finish grading)	sf	\$ 0.60	7500	\$ 4,500.00
Spaded Deciduous Tree	ea	\$ 1,200.00	4	\$ 4,800.00
Irrigation				
Irrigation -zones estimated	ea	\$ 525.00	6	\$ 3,150.00
Stub & BPU by Plumber	ea	\$ 800.00	1	\$ 800.00
Site Amenities				
Mailbox -Brick Column	ea	\$ 2,400.00	1	\$ 2,400.00
Basketball Post and Backboard	ea	\$ 1,800.00	1	\$ 1,800.00
General Contractor 10% Markup				\$ 3,542.96
Total				\$ 38,972.56

FM Area Diversion Project

Property Acquisition Summary

April 13, 2016

Property

Owner	Michael and Donnie Strei
Address	808 Riverbend Road
Property Type	Single family residential
Identification Number	9593, 9594

Property Need

Acquisition of this property is required to accommodate construction of the OHB Ring Levee project, Work Package WP-43. See attached map. Federal and state acquisition laws also require re-establishment of the displaced person in a decent, safe, sanitary, and comparable property.

Description of Acquired Property

The subject property is a single family residential property located on the southeast side of Riverbend Road. The subject has two parcels that have a total site size of 58,944 Sq. Ft. The site is mostly level with a dramatic slope along the river. The subject's improvements are considered to be a good quality two story dwelling in good overall condition. The Gross Living Area (GLA) is calculated to be 2,617 Sq. Ft. The basement size is 1,924 Sq. Ft. with 1,265 Sq. Ft. of finished space. There is an attached three car garage with a concrete drive on Riverbend Road. The main entrance to the home opens to a large foyer area with a formal dining room to the right and ½ bath, den, and master bedroom suite to the right. The kitchen, to the right of the dining room, has an informal dinette area that leads to the rear deck and patio, and a laundry room that leads to the attached 3 car garage. The formal living room is located in the rear of the home between the dinette and master bathroom. The second floor stairs are located near the foyer; they lead to a small balcony that overlooks the foyer. The second floor also has two more bedrooms, a den and another bathroom. The finished basement has a large family room, den, secondary kitchen, bedroom, bathroom, laundry area, and access to the garage. Some notable features for the subject include extensive landscaping with multiple mature trees including spruce, aspen, willow, walnut, crabapple, maple, poplar, etc., irrigation system, large patio, deck, fountain, LP tank, retaining walls, storage shed with concrete, stone walks, upgraded siding, upgraded roofing, upgraded windows, upgraded doors, whirlpool tub, walk in closets, 12 foot ceilings, nine foot ceilings, wood flooring, home speaker system, built in desk and shelving, open front porch, basement entrance from the heated/insulated three car attached garage, epoxy floor, generator, built in appliances, vaulted ceilings, two story foyer with second floor balcony, upgraded ceiling textures, two egress windows, upgraded mechanicals, skylight, dual sump pumps, full secondary kitchen in the basement, surround sound, ceramic tile, custom professional interior paint, ceiling fans, kitchen center island, double sided fireplace, custom stairs with handrails, whirsbo in-floor heat for the home and the garage, etc. Some recent updating includes new landscaping, trees, manual sewer shut off, basement finishing, interior paint, boiler, etc.

The purchase price for the acquired property is based on an appraisal produced by a qualified appraiser following the “Yellow Book” standards. The appraisal was reviewed and approved by USACE. The appraised amount establishes the ‘Just Compensation’ amount paid for the property.

Description of Replacement Property

A Replacement Housing Agreement was established to document the benefits associated with re-establishment of a decent, safe, sanitary, and comparable replacement home as required by the Uniform Act (Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (Public Law 91-646)).

The replacement home is a 2,450 sq. ft. new two-story home with 1,000 sq. ft. finished basement. The finished square foot of this home, will provide three bedrooms, 2.5 bathrooms, an office, plus a master suite with master bathroom, walk in closet. The homeowner is considering betterments to the new home which are anticipated to total \$101,192 based on current plans. This amount could change if the homeowner makes changes to the new home plan.

Requested Action/Recommendation

1. Recommend to CCJWRD, execution of a Purchase Agreement in the amount of \$714,400 as just compensation for real property.
2. Recommend to CCJWRD, execution of a Replacement Housing Agreement with estimated payment of \$415,729 including contingency for decent, safe, sanitary, and comparable replacement housing.
3. Recommend to CCJWRD, payment for the replacement lot in the amount of \$150,000, which will be fully reimburse to CCJWRD per the Oxbow MOU Amendment.

Replacement Home Cost Summary

Property ID#: 9593		Notes
		<u>Includes: (see supplemental detail below)</u>
Total Replacement Home Cost	\$ 1,341,348	A. Replacement House Allowance B. House to Home Allowances C. Project Required Costs D. Betterments E. Replacement Lot Cost
Less ‘Just Compensation’	- (\$ 714,400)	Based on Appraisal and Purchase Agreement
Less ‘Betterments’	- (\$ 101,192)	Based on “Like for Like” Analysis
Less ‘Replacement Lot Cost’	- (\$ 150,000)	Based on Oxbow MOU Amendment
Net Replacement Home Cost to Diversion Authority	= \$ 375,756	
Construction Contingency	+ \$ 37,575	Add 10 percent for uncertainties
Replacement Housing Agreement	= \$ 413,331	

The following details support the Replacement Home Cost and Replacement Housing Agreement.

Supplemental Replacement Housing Detail

Line Item A – Replacement House Allowance

1. Breakdown *existing* house into finished space categories.
2. Multiply existing house areas by Unit Price.
3. Unit Price established by acquisition team, based on database of comparable properties in Oxbow and the FM Metro Area, validated by professional architect (Helenske Design Group).

Replacement House Allowance	1		x	2		=	3	
	Existing House Areas	Area (SF)		Unit Price (\$ / SF, rounded)	Replacement Cost			
	Above Grade Finished Space	2,617		\$272			\$711,824	
	Below Grade Finished Space	1,378		\$80			\$110,240	
	Below Grade Unfinished Space	546		\$32			\$17,472	
	Garage	1,137		\$42			\$47,754	
		Total (Replacement House Allowance)				=	\$887,290	

Line Item B – House to Home Allowances

- Accounts for replacement of “like for like” elements in the displaced persons’ existing home that are not included in the base cost for the replacement house, such that the replacement home has a comparable “fit and finish”.
- Allowances based on competitive quotes or professionally developed cost estimates to replace existing features.

Item	Allowance	Notes
Window Coverings	\$ 17,560.00	Placeholder. We will accept the lower of the two bids.
Outdoor Space (Landscaping, deck, patio, etc.)	\$ 122,323.00	Utilizing appraisal from Hanson Design Associates’ (see attached report)
2 nd kitchen and storage	\$20,823.00	Professional estimate
Custom Paint	\$5,000.00	Placeholder. We will accept the lower of two bid.
TOTAL	\$ 165,706.00	

Line Item C – Project Required Costs

- Costs necessary for home construction in Oxbow.
- URA eligible costs identified for future crediting purposes.
- Costs based on builder line item quotes or estimates.

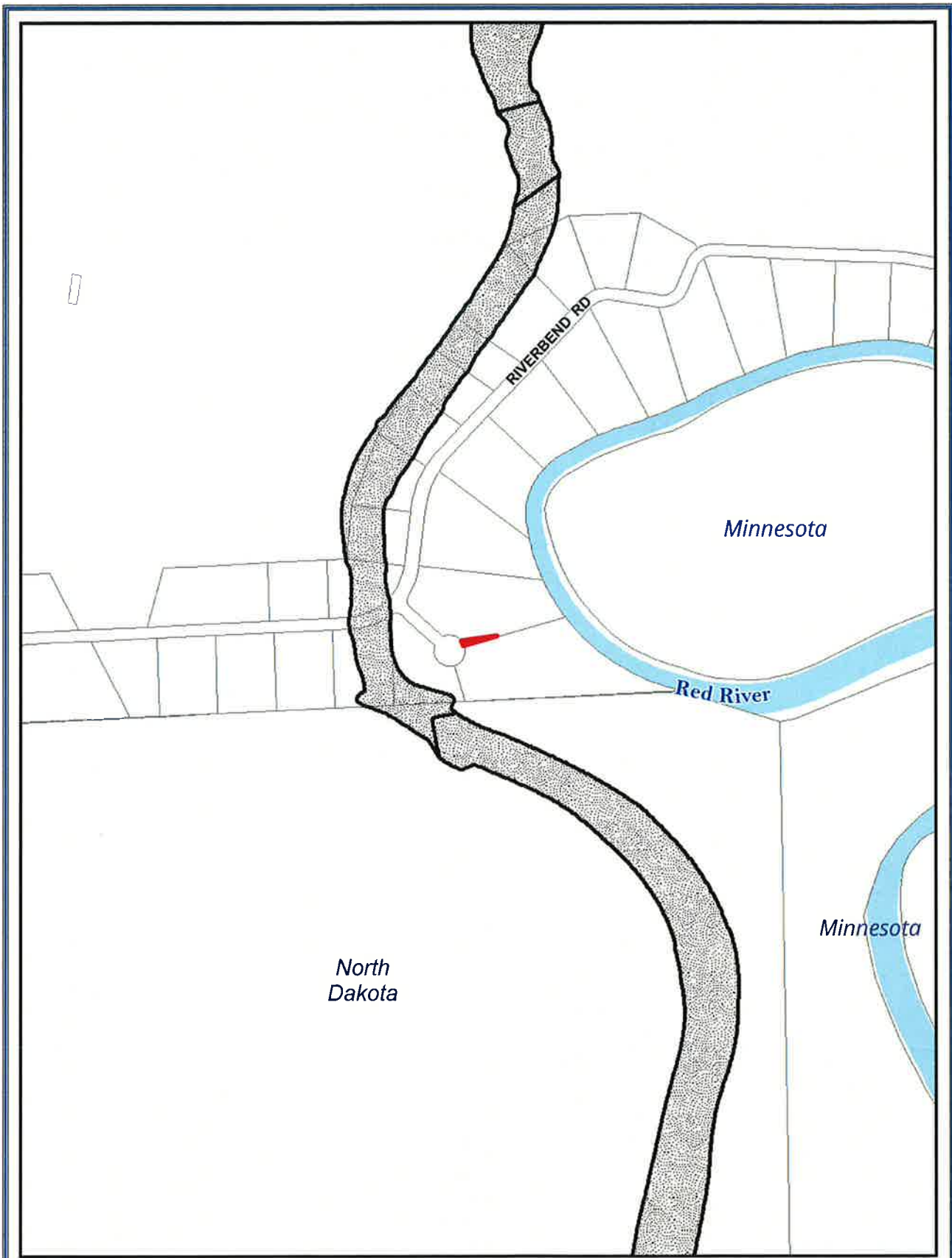
Item	Costs	Notes
Driveway extension	\$4,500.00	Quote in builder bid
Propane tank	\$ 4,860.00	Quote in builder bid
Flood Certification	\$1,800.00	Quote in builder bid
Permitting	\$ 7,500.00	Quote in builder bid
Design fee	\$ 3,500.00	Quote from builder bid
Builder Financing	\$15,000.00	Quote from builder bid
TOTAL	\$37,160.00	

Line Item D– Betterments

- Costs above the replacement house or other allowances, reflecting improvements beyond the size, fit, finish, etc. of the existing home.
- Betterment costs are paid by the displaced person.
- Estimated betterments = \$101,192.

Line Item E– Replacement Lot Cost

- Replacement lot cost will be 100 percent reimbursed to the Diversion Authority from the Oxbow Job Development Authority, per the Oxbow MOU Amendment.
- Lot cost based on market valuation, determined by real estate appraiser.
- Replacement Lot Cost Reimbursement = \$150,000.



CURRENT COST SHARE REQUEST

OIN# 9594
OWNER: MICHAEL & DONNIE STREI

PROPERTY ADD: N/A, OXBOW CITY
TOWNSHIP: PLEASANT TOWNSHIP

PARCEL ACREAGE: 0.01 AC.



Diversion Channel



OHB Levee



In Town Levee

LAST UPDATED: 8/12/2015
REF PAGE NUMBER: 9594

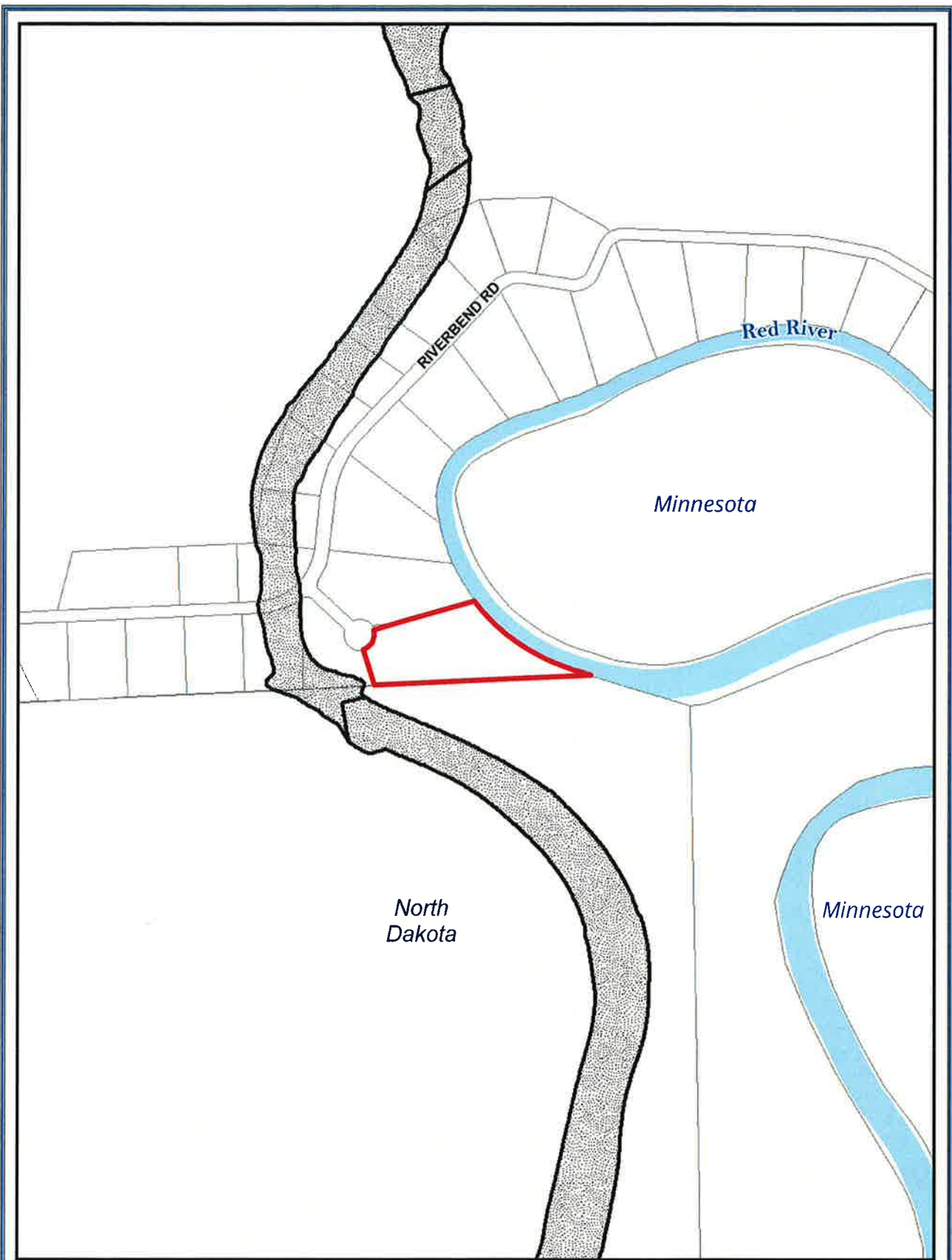
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Acquisition\BWC_Reimbursement_(Cost_Share)\Mapbook2.mxd ctm se25

FLOOD
DIVERSION
AUTHORITY



0 390 780 FEET

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 CURRENT COST SHARE REQUEST

OIN# 9593
OWNER: MICHAEL A STREI ETAL

PROPERTY ADD: 808 RIVERBEND RD, OXBOW CITY
TOWNSHIP: PLEASANT TOWNSHIP

PARCEL ACREAGE: 1.58 AC.

 Diversion Channel

 OHB Levee

 In Town Levee

LAST UPDATED: 8/12/2015
REF PAGE NUMBER: 9593

Document Path: D:\GIS\Projects\FM Diversion\FM Area Diversion\Projects\Land Acquisition\SWC Reimbursement (Cost Share)\Mapbook2.mxd c:\nae25

FLOOD
DIVERSION
AUTHORITY



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November 5, 2015

Darrel Vanyo
Chair, FM Diversion Authority

Dear Mr. Vanyo,

It is my understanding that, the Diversion Authority is responsible for property acquisitions for the FM Area Diversion Project, as well as the Oxbow Ring Levee Project. The property acquisitions in Oxbow include not only the need to acquire the existing property, but also the requirement to replace the existing home such that the displaced residents have a comparable property to relocate to. Several of the Oxbow homes and relocations have occurred prior to my involvement in this project, but we were recently asked by CH2M and AE2S representatives to assist in the replacement home cost analysis for approximately 12 homes. It is my understanding that the 12 property owners are electing to stay in Oxbow, and therefore, the Diversion Authority will be responsible for construction of a replacement home that is comparable to the existing home.

As we began our involvement in the project, we reviewed the processes that had been used previously to establish cost allowances for the replacement homes. In addition, we visited Oxbow and became familiar with the type, condition, and location of the remaining 12 homes. Through this review, it became apparent that we needed to provide services in two phases.

Phase 1 - Verification of Unit Price Approach

In review of previous acquisitions and replacement housing terms, I had the opportunity to review the approach that the land acquisition team has used to date, along with the database of comparable properties that the team used to establish the unit price range for replacing the existing homes. Upon review, I determined that the methodology used to set the range of unit prices is reasonable. The unit prices are consistent with unit prices for a peer group of homes constructed of similar fit and finish in the region. Furthermore, when replacement housing agreements can be reached with the displaced home owners using the unit price approach, it is reasonable to do so. Based upon my understanding of the 12 remaining homes, I anticipate that approximately half of them will fit within this approach.

Phase 2 - Replacement Cost Verification and "Like for Like" Analysis

When the unit cost for replacement properties fall outside the established unit price range (as validated in Phase 1), or if an agreement cannot be reached with the displaced home owner based on the unit price approach, then the land acquisition team and I recommend a more thorough review of the existing home and the plans and specifications for the proposed replacement home. In these cases, I will determine what an appropriate replacement value is for the current home based on its current style, fit and finish, and amenities. This will establish a unit cost replacement value for that existing home based on comparable properties in my database for like project.

If additional detail is necessary to compare this home to the replacement home, I will conduct a “like for like” analysis and determine what should be considered betterments in the replacement home. I will also be verifying the builder costs associated with the replacement home and ensuring that the costs fall in line with building industry standards or items were competitively bid.

I will prepare a letter report for each of the properties that require the replacement cost verification and “like for like” analysis. Based upon my understanding of the 12 remaining homes, I anticipate that approximately half of them will require this analysis.

Summary

The above referenced two-phase approach will assist the Diversion Authority in validating the replacement housing agreements necessary for the remaining 12 homes in Oxbow. I appreciate the opportunity to participate in this process and to provide the expertise that the Program needs to both verify and validate costs to ensure both the displaced property owners and the taxpayers are treated fairly in this process. I believe the land acquisition team has done a reasonable job to date in assembling these complex replacement packages, but I look forward to providing additional expertise to help handle the unique situations the Program is encountering.

We look forward to the opportunity to support the Diversion Authority in its commitment to bring permanent flood protection to the metro area.

Sincerely,



Craig Helenske
Architect

Residential Landscape Prices

Date of Site Visit: 11/3/15

Property Owner: Strei

Location: 808 Riverbend Rd., Oxbow

Homeowner present at time of visit: no

Homeowner comments:

<u>Desc.</u>	<u>Units</u>	<u>Unit Price</u>	<u>Qty.</u>	<u>Est.</u>
Sitework				
Organic Amendments & Fertilizer	sf	\$ 0.10	19,478	\$ 1,947.80
Edging				
Edging -PVC	lf	\$ 3.50	370	\$ 1,295.00
Edging -River Rock	lf	\$ 3.50	125	\$ 437.50
Landscape Mulch				
Wood Mulch -Hardwood (3" depth)	cy	\$ 110.00	5	\$ 550.00
Rock Mulch - 2-4" River Rock (3" depth)	cy	\$ 175.00	8.5	\$ 1,487.50
Paving and Patios				
Exposed Agg. Concrete Paving	sf	\$ 12.00	434	\$ 5,208.00
Modular Block Retaining Wall	sf	\$ 45.00	32	\$ 1,440.00
Decorative Concrete Stepping Stones	ea	\$ 10.00	28	\$ 280.00
Flagstone/Slate Stepping Stones	ea	\$ 20.00	18	\$ 360.00
Raised Wood Planter	sf	\$ 20.00	48	\$ 960.00
Railroad Tie Wall	sf	\$ 10.00	340	\$ 3,400.00
Deck				
Deck -Composite	sf	\$ 45.00	54	\$ 2,430.00
Trellis	ea	\$ 200.00	3	\$ 600.00
Lighting				
Yard Light	ea	\$ 800.00	1	\$ 800.00
Ornamental Light Pole	ea	\$ 1,200.00	1	\$ 1,200.00
Plants				
Sod	sf	na	18,000	\$ 13,200.00
Spaded Trees	ea	na	66	\$ 51,480.00
Plant Materials Shrubs (75) & Perennials (245)	ea	na	na	\$ 11,519.89
Irrigation				
Irrigation -zone	ea	\$ 525.00	7	\$ 3,675.00
Irrigation Pump & Piping from River	ea	\$ 3,000.00	1	\$ 3,000.00
Sump Line	ls	na	1	\$ 315.00
Site Amenities				
Wood Shed 10'x14'	ea	\$ 5,640.00	1	\$ 5,640.00
General Contractor Markup				\$ 11,097.31
Total				\$ 122,323.00

FM Area Diversion Project

Property Acquisition Summary

April 13, 2016

Property

Owner	Casey E. Johnson and Heather Westlund
Previous address	817 Riverbend Road
Property Type	Single family residential
Identification Number	9507

Property Need

Acquisition of this property is required to accommodate construction of the OHB Ring Levee project, Work Package WP-43. See attached map. Federal and state acquisition laws also require re-establishment of the displaced person in a decent, safe, sanitary, and comparable property.

Description of Acquired Property

The subject property is a single family residential property. The subject's site is located on the west side of Riverbend Road along the 7th hole of Oxbow Country Club. The subject's total site size is 21,176 Sq. Ft. The site is level with some landscaping trees along the perimeter. The subject's improvements are considered to be an average to good quality one story dwelling in average to good overall condition. The Gross Living Area (GLA) is calculated to be 2,045 Sq. Ft. The basement size is 1,974 Sq. Ft. with 1,626 Sq. Ft. of finished space. There is a heated attached three car garage with concrete drive from Riverbend Road. The main entrance to the home has a large foyer that opens to the rear living room and formal dining room to the left. The first floor also has an eat-in kitchen and a laundry room to the left and the master bedroom suite, two other bedrooms and another bathroom to the right. The basement has a large family room and amusement room with a wet bar, a large bedroom, bathroom, den, an unfinished utility room, and a small workshop area. Some notable features for the subject include central air conditioning, upgraded ceramic tile floors, cherry wood floors, open entry porch, irrigation system, gutters and downspouts, upgraded windows, concrete drive, upgraded exterior, upgraded roofing, upgraded mechanicals, built in appliances, upgraded carpet, fireplace, walk in closets, three ceiling fans, built ins, good landscaping, three concrete patios, cherry wood wet bar in the basement, heated and insulated three car garage, 10 foot ceilings, custom professional interior paint, basement garage access, custom window treatments, surround sound, etc. Some recent updating includes new ceramic tile in the bathrooms, carpet, appliances, plumbing fixtures, kitchen butcher block island, etc.

The purchase price for the acquired property is based on an appraisal produced by a qualified appraiser following the "Yellow Book" standards. The appraisal was reviewed and approved by USACE. The appraised amount establishes the 'Just Compensation' amount paid for the property.

Description of Replacement Property

A Replacement Housing Agreement was established to document the benefits associated with re-establishment of a decent, safe, sanitary, and comparable replacement home as required by the

Uniform Act (Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (Public Law 91-646)).

The replacement home is a single family one-story style with 2,049 sq ft finished on the main level and 1,599 sq ft of finished and 344 sq ft of unfinished space in the lower level. The finished square foot of this home, will provide five bedrooms, 2.5 bathrooms, an office, plus a master suite with master bathroom, walk in closet. The homeowner is considering betterments to the new home which are anticipated to total \$46,630 based on current plans. This amount could change if the homeowner makes changes to the new home plan.

Requested Action/Recommendation

1. Recommend to CCJWRD, execution of a Purchase Agreement in the amount of \$448,300 as just compensation for real property.
2. Recommend to CCJWRD, execution of a Replacement Housing Agreement with estimated payment of \$369,833 including contingency, for decent, safe, sanitary, and comparable replacement housing.
3. Recommend to CCJWRD, payment for the replacement lot in the amount of \$117,000, which will be fully reimburse to CCJWRD per the Oxbow MOU Amendment.

Replacement Home Cost Summary

Property ID#: 9507		Notes
		<u>Includes: (see supplemental detail below)</u>
Total Replacement Home Cost	\$ 948,142	A. Replacement House Allowance B. House to Home Allowances C. Project Required Costs D. Betterments E. Replacement Lot Cost
Less 'Just Compensation'	- (\$ 448,300)	Based on Appraisal and Purchase Agreement
Less 'Betterments'	- (\$ 46,630)	Based on "Like for Like" Analysis
Less 'Replacement Lot Cost'	- (\$ 117,000)	Based on Oxbow MOU Amendment
Net Replacement Home Cost to Diversion Authority	= \$ 336,212	
Construction Contingency	+ \$ 33,621	Add 10 percent for uncertainties
Replacement Housing Agreement	= \$ 369,833	

The following details support the Replacement Home Cost and Replacement Housing Agreement.

Supplemental Replacement Housing Detail

Line Item A – Replacement House Allowance

1. Breakdown *existing* house into finished space categories.
2. Multiply existing house areas by Unit Price.
3. Unit Price established by acquisition team, based on database of comparable properties in Oxbow and the FM Metro Area, validated by professional architect (Helenske Design Group).

	1		x	2		=	3	
	Existing House Areas	Area (SF)		Unit Price (\$ / SF, rounded)	Replacement Cost			
Replacement House Allowance =	Above Grade Finished Space	2,045		\$229		\$468,305		
	Below Grade Finished Space	1,626		\$80		\$130,080		
	Below Grade Unfinished Space	348		\$30		\$10,440		
	Garage	956		\$40		\$38,240		
Total (Replacement House Allowance)						=	\$647,065	

Line Item B – House to Home Allowances

- Accounts for replacement of “like for like” elements in the displaced persons’ existing home that are not included in the base cost for the replacement house, such that the replacement home has a comparable “fit and finish”.
- Allowances based on competitive quotes or professionally developed cost estimates to replace existing features.

Item	Allowance	Notes
Window Coverings	\$ 25,000	Placeholder. Allowance will be based on the lower of two bids.
Outdoor Space (Landscaping, deck, patio, etc.)	\$ 38,051	Hanson Design Associates’ professional estimate. (see attached report)
Custom Paint	\$9,000	Part of Builder bid.
TOTAL	\$ 72,051	

Line Item C – Project Required Costs

- Costs necessary for home construction in Oxbow.
- URA eligible costs identified for future crediting purposes.
- Costs based on builder line item quotes or estimates.

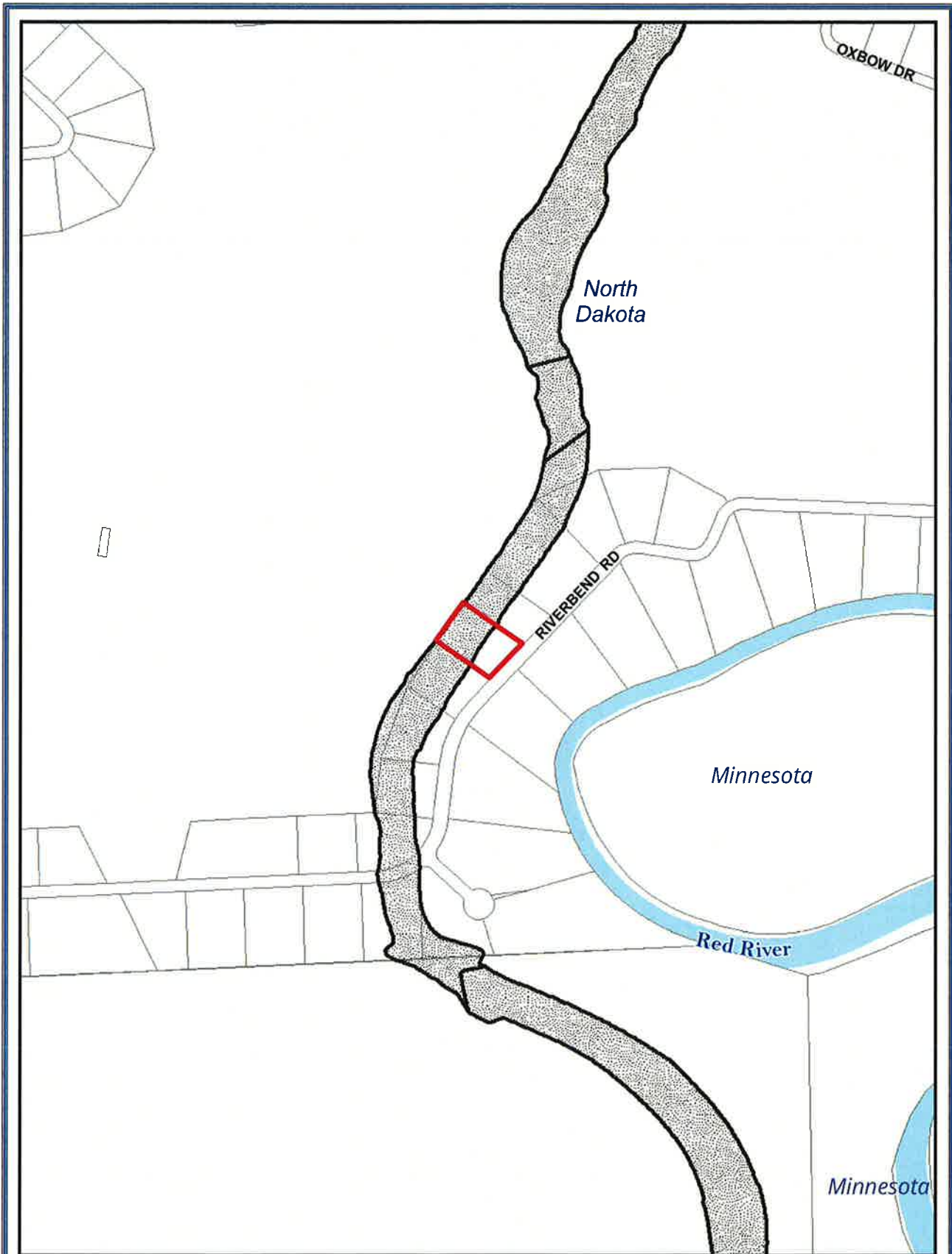
Item	Costs	Notes
Design	\$4,600.00	Quote in builder bid
Bury Propane Tank	\$ 4,500.00	Quote in builder bid
Flood Proofing - Certification	\$ 19,096.00	Quote in builder bid
Utility Connection	\$3,500.00	Quote from builder bid
Site conditions, Radon	\$ 4,200.00	Quote from builder bid
Driveway Extension	\$29,500.00	Quote from builder bid
TOTAL (rounded)	\$65,396.00	

Line Item D– Betterments

- Costs above the replacement house or other allowances, reflecting improvements beyond the size, fit, finish, etc. of the existing home.
- Betterment costs are paid by the displaced person.
- Estimated betterments = \$46,630.

Line Item E– Replacement Lot Cost

- Replacement lot cost will be 100 percent reimbursed to the Diversion Authority from the Oxbow Job Development Authority, per the Oxbow MOU Amendment.
- Lot cost based on market valuation, determined by real estate appraiser.
- Replacement Lot Cost Reimbursement = \$117,000.




 CURRENT COST SHARE REQUEST

OIN# 9507
OWNER: CASEY E JOHNSON ETAL

PROPERTY ADD: 817 RIVERBEND RD, OXBOW CITY
TOWNSHIP: PLEASANT TOWNSHIP

PARCEL ACREAGE: 0.49 AC.

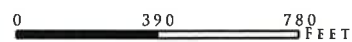
 Diversion Channel

 OHB Levee

 In Town Levee

LAST UPDATED: 8/12/2015
REF PAGE NUMBER: 9507

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November 5, 2015

Darrel Vanyo
Chair, FM Diversion Authority

Dear Mr. Vanyo,

It is my understanding that, the Diversion Authority is responsible for property acquisitions for the FM Area Diversion Project, as well as the Oxbow Ring Levee Project. The property acquisitions in Oxbow include not only the need to acquire the existing property, but also the requirement to replace the existing home such that the displaced residents have a comparable property to relocate to. Several of the Oxbow homes and relocations have occurred prior to my involvement in this project, but we were recently asked by CH2M and AE2S representatives to assist in the replacement home cost analysis for approximately 12 homes. It is my understanding that the 12 property owners are electing to stay in Oxbow, and therefore, the Diversion Authority will be responsible for construction of a replacement home that is comparable to the existing home.

As we began our involvement in the project, we reviewed the processes that had been used previously to establish cost allowances for the replacement homes. In addition, we visited Oxbow and became familiar with the type, condition, and location of the remaining 12 homes. Through this review, it became apparent that we needed to provide services in two phases.

Phase 1 - Verification of Unit Price Approach

In review of previous acquisitions and replacement housing terms, I had the opportunity to review the approach that the land acquisition team has used to date, along with the database of comparable properties that the team used to establish the unit price range for replacing the existing homes. Upon review, I determined that the methodology used to set the range of unit prices is reasonable. The unit prices are consistent with unit prices for a peer group of homes constructed of similar fit and finish in the region. Furthermore, when replacement housing agreements can be reached with the displaced home owners using the unit price approach, it is reasonable to do so. Based upon my understanding of the 12 remaining homes, I anticipate that approximately half of them will fit within this approach.

Phase 2 - Replacement Cost Verification and "Like for Like" Analysis

When the unit cost for replacement properties fall outside the established unit price range (as validated in Phase 1), or if an agreement cannot be reached with the displaced home owner based on the unit price approach, then the land acquisition team and I recommend a more thorough review of the existing home and the plans and specifications for the proposed replacement home. In these cases, I will determine what an appropriate replacement value is for the current home based on its current style, fit and finish, and amenities. This will establish a unit cost replacement value for that existing home based on comparable properties in my database for like project.

If additional detail is necessary to compare this home to the replacement home, I will conduct a “like for like” analysis and determine what should be considered betterments in the replacement home. I will also be verifying the builder costs associated with the replacement home and ensuring that the costs fall in line with building industry standards or items were competitively bid.

I will prepare a letter report for each of the properties that require the replacement cost verification and “like for like” analysis. Based upon my understanding of the 12 remaining homes, I anticipate that approximately half of them will require this analysis.

Summary

The above referenced two-phase approach will assist the Diversion Authority in validating the replacement housing agreements necessary for the remaining 12 homes in Oxbow. I appreciate the opportunity to participate in this process and to provide the expertise that the Program needs to both verify and validate costs to ensure both the displaced property owners and the taxpayers are treated fairly in this process. I believe the land acquisition team has done a reasonable job to date in assembling these complex replacement packages, but I look forward to providing additional expertise to help handle the unique situations the Program is encountering.

We look forward to the opportunity to support the Diversion Authority in its commitment to bring permanent flood protection to the metro area.

Sincerely,



Craig Helenske
Architect

Residential Landscape Prices

Date of Site Visit: 10/26/15

Property Owner: Johnson/Westlund

Location: 817 Riverbend Rd., Oxbow

Homeowner present at time of visit: No

Homeowner comments:

<u>Desc.</u>	<u>Units</u>	<u>Unit Price</u>	<u>Qty.</u>	<u>Est.</u>
Sitework				
Organic Amenments & Fertilizer	sf	\$ 0.10	14554	\$ 1,455.40
Edging				
Edging -PVC	lf	\$ 3.50	76	\$ 266.00
Landscape Mulch				
Wood Mulch -Cedar (3" depth)	cy	\$ 53.00	2.8	\$ 148.40
Rock Mulch - 2-4" River Rock (3" depth)	cy	\$ 145.00	2.3	\$ 333.50
Patios				
Concrete Paving -Patio	sf	\$ 6.00	2313	\$ 13,878.00
Deck				
Deck -Cedar	sf	\$ 25.00	152	\$ 3,800.00
Plants				
Sod (includes finish grading)	sf	\$ 0.60	14000	\$ 8,400.00
Spaded Evergreen Tree -12' ht.	ea	\$ 900.00	3	\$ 2,700.00
Deciduous Tree, Whip	ea	\$ 50.00	2	\$ 100.00
Deciduous Shrub #5 Cont.	ea	\$ 60.00	12	\$ 720.00
Perennial #1 Cont.	ea	\$ 25.00	50	\$ 1,250.00
Irrigation				
Irrigation -zones estimated	ea	\$ 450.00	10	\$ 4,500.00
Site Amenities				
Mailbox -Wood Post	ea	\$ 500.00	1	\$ 500.00
Total				\$ 38,051.30

FM Area Diversion Project

Property Acquisition Summary

April 13, 2016

Property

Owner	Daniel and Ester Leake
Previous address	844 Riverbend Road, Oxbow, ND 58047
Property Type	Single Family Residential
Identification Number	9601

Property Need

Acquisition of this property is required to accommodate construction of the OHB Ring Levee project, Work Package WP-43. See attached map. Federal and state acquisition laws also require re-establishment of the displaced person in a decent, safe, sanitary, and comparable property. In this case, the property owner is choosing to move out of Oxbow, and therefore a replacement housing agreement is not necessary for this acquisition.

Description of Acquired Property

The subject property is a single family residential property. The subject's site is located on the southeast side of Riverbend Road in Oxbow. The subject's total site size is 39,077 Sq. Ft. The front of the site is level with landscaping trees; the rear of the site slopes toward the river with natural growth trees. The subject's improvements are considered to be a good quality two story dwelling in average to good overall condition. The Gross Living Area (GLA) is calculated to be 2,352 Sq. Ft. The basement size is 1,336 Sq. Ft. with 924 Sq. Ft. of finished space. There is an attached three car garage with a concrete driveway from Riverbend Road. There is a large patio off the rear, as well as an open entry porch and a large deck on the front of the home.

The main entrance to the home opens to a sunken living room. The attached, heated/insulated three car garage and shop are located to the right. The dining room, kitchen, family room and main floor ½ bath is located to the left. The second floor has the master suite with bedroom, private bathroom, walk in closet, and den. The finished basement level has another family room, two bedrooms, bathroom, and a finished laundry room. The utility room is also located in the basement; the walk upstairs in the utility room lead to the garage. Notable features in the home include central air conditioning, bamboo hardwood floors, open front porch, aggregate concrete drive and sidewalks, brick paver patio, extensive landscaping with upgraded edging, shrubs and perennial gardens, irrigation system, additional outlets for exterior lighting, egress windows, decorative mailbox, built in planters, heated/insulated three car garage with drain and workshop area, gutters and downspouts, upgraded windows, upgraded exterior stucco, dual sump pumps, upgraded mechanicals, walk in closets, speaker system, whirlpool tub, upgraded ceramic tile, recessed lighting, built in entertainment centers, fireplaces, double vanity, custom cabinetry, reverse osmosis water system, upgraded interior and exterior doors, ceiling fans, custom paint, fire pit, upgraded appliances, murphy bed, custom closet organizers, upgraded electrical, upgraded lighting, etc.

The owner provided some information about recent updating that included new interior paint, window treatments, appliances, landscaping, walks, etc.

Summary of Property Valuation

An appraisal report for the property was completed by Gerald McKenzie of McKenzie Metro Appraisal in December 2014. The appraisal report suggested an opinion of market value of \$651,300. The appraisal report was submitted to USACE for review, and USACE approved the appraisal in March 2015.

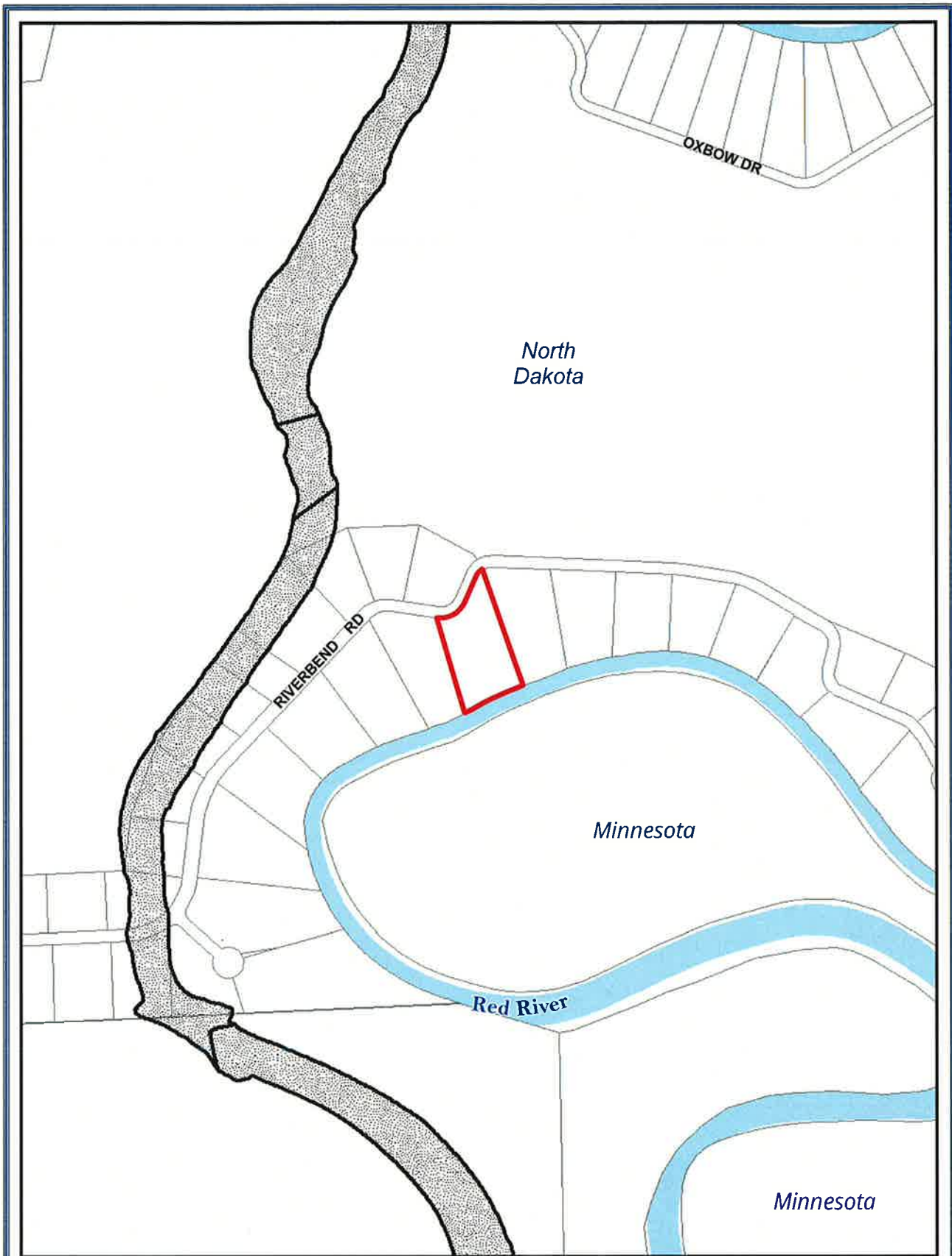
Summary of Negotiations and Administrative Settlement

An offer to purchase the property based on the opinion of value from the appraisal report was presented as an initial offer to the property owner. After reviewing the offer, the property owner presented an initial counter offer of \$750,000, which is approximately 15 percent over the appraised value. This counter offer was not accepted.

After on several months of negotiations and in consideration of the facts obtained through completion of recent appraisals, market value increases since 2014, an independent architect's review, potential litigation cost avoidance, and new comparable lot sales in Oxbow, an administrative settlement of \$68,700, along with the appraised value of \$651,300 for a total offer of just compensation of \$720,000 for this property is the recommended settlement to be offered to the property owner. This settlement amount is approximately 10.5 percent over the original appraisal value from 2014.

Requested Action/Recommendation

1. Recommend to CCJWRD, execution of a Purchase Agreement in the amount of \$720,000 as just compensation for real property.



CURRENT COST SHARE REQUEST

OIN# 9601

OWNER: DANIEL R & ESTHER E LEAKE

PROPERTY ADD: 844 RIVERBEND RD, OXBOW CITY
TOWNSHIP: PLEASANT TOWNSHIP

PARCEL ACREAGE: 0.96 AC.



Diversion Channel



OHB Levee



In Town Levee

LAST UPDATED: 8/12/2015
REF PAGE NUMBER: 9601

Document Path: D:\GIS\Projects\FM_Diversion\FM_Area_Diversion\Projects\Land_Acquisition\SWC_Reimbursement (Cost Share)\Mapbook2.mxd ch1.p25



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Maps are for graphical purposes only. They do not represent a legal survey. While every effort has been made to ensure that the data are accurate and reliable, the Flood Diversion Authority does not guarantee the accuracy of the information and makes any warranty or guarantee of any kind, express or implied. The data involved in the project is continuously refined and revised; you should not rely on this information for technical purposes or accuracy.

FM Area Diversion Project

Draft Property Acquisition Summary

April 13, 2016

Property

Owner	Jon and Joan Rustvang
Previous address	839 Riverbend Road, Oxbow, ND 58047
Property Type	Single Family Residential
Identification Number	9503

Property Need

Acquisition of this property is required to accommodate construction of the OHB Ring Levee project, Work Package WP-43. See attached map. Federal and state acquisition laws also require re-establishment of the displaced person in a decent, safe, sanitary, and comparable property. In this case, the property owner has considered both re-building in Oxbow and moving out of Oxbow. Based on this Property Acquisition Summary, the property owner is planning to move out of Oxbow, and therefore a replacement housing agreement is not necessary for this acquisition.

Description of Acquired Property

The subject property is a single family residential property. The subject's site is located on the northwest side of Riverbend Road. The subject's total site size is 25,865 Sq. Ft. The site is level with extensive landscaping and some trees strategically placed around the home. The site is located on the corner of the 6th and 7th holes of the country club golf course with excellent views of the 6th green to the north. The subject's improvements are considered to be a very good quality two story dwelling in very good overall condition. The Gross Living Area (GLA) is calculated to be 6,306 Sq. Ft. The basement size is 3,153 Sq. Ft. There is an attached four car garage and another attached two car garage being used as a workshop/bonus room. A concrete drive leads from Riverbend Road to the garage stalls along the eastern side of the home.

The main entrance is a custom built arched walnut front door that opens to a grand foyer with curved stairs up to the open second floor. There is a den with extensive built-in features located to the left and a formal dining room to the right. The two story living room is located directly to the rear of the home with a master suite to the left and a gourmet kitchen to the right. The first floor also has an informal dining area off the kitchen, a main floor laundry, ½ bath, and another stairway off the kitchen. The master suite has a large master bathroom and two separate walk in closets. The second floor has three more bedrooms, three bathrooms, an exercise room, den, and multiple walk in closets. The basement is currently unfinished but is being used for additional storage and utilities.

Some notable features for the subject include central air conditioning, hardwood floors, marble tile floors, irrigation system, gutters and downspouts, upgraded windows, entertainment centers, concrete drive, upgraded brick exterior, upgraded roofing, geothermal heat pump system, upgraded mechanicals with dual furnaces and boiler back up, built in appliances, built in BBQ grill, walk in closets, ceiling fans, upgraded flooring, built in shelving, upgraded landscaping, flagstone patio, heated and insulated garages with epoxy floors and drains, dual sump pumps, security system, heated floors, central vacuum,

upgraded plumbing, landscape lighting, buried propane tank, brick mailbox, circular drive, exterior sound system, upgraded cabinetry, granite, upgraded appliances, interior sound system, built in desks, built in appliances, custom professional paint, fireplaces, whirlpool tub, custom window treatments, built in gun cabinet, arched doorways, upgraded lighting and fixtures, upgraded electrical, basement entrance from garage, garage cabinetry and entertainment system, etc. Some recent updating includes new furnaces, boiler, outdoor kitchen, custom walnut front entry door, interior paint, garage floor finishing, workshop, shelving, etc.

Summary of Property Valuation

Two appraisals and an appraisal update have been completed for this property. The first appraisal report was completed by Gerald McKenzie of McKenzie Metro Appraisal on January 21, 2015. The McKenzie appraisal report suggested an opinion of market value of \$1,645,600. This appraisal was submitted to USACE for review, but the USACE review appraiser did not agree with the opinion of value and the appraisal was not approved.

A second appraisal was then ordered and completed by Gary Bock of GE Bock Real Estate, LLC in August 2015. The Bock appraisal report suggested an opinion of value of \$1,300,000. This appraisal was submitted to USACE for review, and USACE approved the appraisal in October 2015.

Upon review of the Bock appraisal report, the property owner raised several concerns on the content of the appraisal. After consideration of the concerns, it was agreed to request an appraisal update by Gary Bock. The appraiser considered the property owner's concerns, including correcting the number of rooms, square footage, and finishings, but did not feel those concerns had substantial impact on the opinion of value. The appraiser also re-examined recent sales of comparable properties, and found recent sales that were incorporated into the appraisal update. Mr. Bock completed the appraisal update in February 2016, and determined an updated opinion of value of \$1,257,500.

Summary of Negotiations and Administrative Settlement

Prior to negotiations of the existing home, due to established policy, the property owner had the choice on whether to rebuild a comparable replacement home in Oxbow or accept a buyout and move elsewhere. During this phase of acquisition, a replacement home cost allowance was estimated to establish the costs associated with rebuilding. This cost estimate is summarized below.

Ultimately, the property owner choose to forego rebuilding a comparable replacement home in Oxbow, and decided to seek a buyout and plans to relocate outside of Oxbow. This decision by the property owner initiated the buyout negotiations for the existing property. An offer to purchase the property based on the opinion of value in the second appraisal was then presented as an initial offer to the property owner. After reviewing the offer, the property owner presented an initial counter offer of \$2,100,000. Through negotiations, the property owner submitted a follow up offer of \$1,975,000. These counter offers were not accepted.

After on several months of negotiations and in consideration of the facts obtained through the appraisals, an independent architect's review, potential litigation cost avoidance, the developed replacement home cost estimate, and new comparable lot sales in Oxbow, an administrative settlement of \$521,500, along with the appraised value of \$1,257,500 for a total offer of just compensation of \$1,779,000 for this property is the recommended settlement to be offered to the property owner.

Requested Action/Recommendation

1. Recommend to CCJWRD, execution of a Purchase Agreement in the amount of \$1,779,000 as just compensation for real property.

Summary of Potential Relocation Replacement Housing Costs

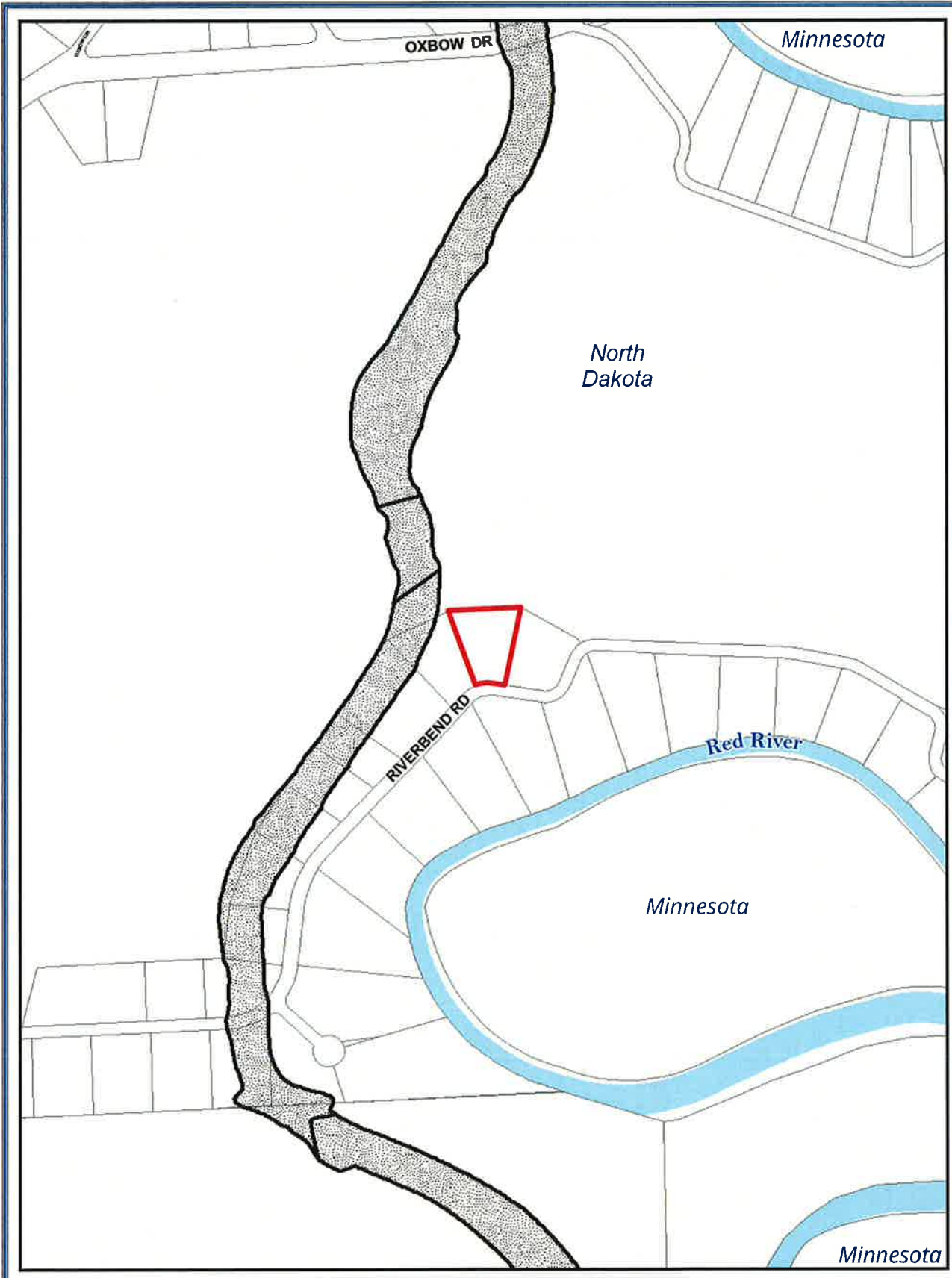
The following is provided for awareness and consideration of a hypothetical re-build situation.


As required by the Uniform Acquisition and Relocation Act (URA), the property owners have been advised of their relocation rights under the URA, as well as the Memorandum of Understanding between the Diversion Authority and the City of Oxbow (MOU). If the property owner chooses to build a replacement home in Oxbow instead of accepting a buyout and moving outside of Oxbow, the information below summarizes the terms of a replacement housing agreement that would be likely, based on information known at this time.

An architectural firm and a landscape architect have been engaged to develop the estimated costs associated with the replacement of the home pursuant to the URA and the MOU. The table below illustrates the projected costs for a replacement home if built in Oxbow. These are estimated costs that would need to be confirmed through the relocation agreement process. Based on the replacement cost analysis complete by Helenske Design Group and estimates for Project Required and House to Home costs, the estimated replacement cost for the Rustvang house is \$2.6M.

Potential Estimated Replacement Home Cost Estimate

Property ID#: 9602		Notes
Total Replacement Home Cost <i>(current estimate, not final, waiting on final verification of a few costs)</i>	\$ 2,600,000	<u>Includes: (see supplemental detail below)</u> A. Replacement House Allowance B. House to Home Allowances C. Project Required Costs D. Replacement Lot Cost
Less 'Just Compensation'	- (\$ 1,257,500)	Based on the latest Appraisal
Less 'Replacement Lot Cost'	- (\$ 144,000)	Based on Oxbow MOU Amendment
Net Replacement Housing Payment	= \$1,198,500	





 CURRENT COST SHARE REQUEST


OIN# 9503
 OWNER: JON & JOAN RUSTVANG

PROPERTY ADDR: 839 RIVERBEND RD, OXBOW CITY
 TOWNSHIP: PLEASANT TOWNSHIP



PARCEL ACREAGE: 0.57 AC.

 Diversion Channel

 OHB Levee

 In Town Levee

LAST UPDATED: 8/12/2015
 REF PAGE NUMBER: 9503

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Document Path: D:\GIS\Projects\FM_Diversion\FM_Area_Diversion\Project\Land_Acquisition\SWC_Reimbursement (Cost Share)\Mapbook2.mxd c:\nae25

FM Area Diversion Project

Property Acquisition Summary

April 13, 2016

Property

Owner	Russ Newman
Address	809 Riverbend Drive, Oxbow, ND
Property Type	Vacant Lot
Identification Number	9509

Property Need

Acquisition of this property is required to accommodate construction of the OHB Ring Levee project, Work Package WP-43. See attached map.

Description of Acquired Property

The subject property is a buildable vacant lot designated for single family residential development. The subject's total site size is 22,592 Sq. Ft. The subject property is typical of other undeveloped lots within Oxbow Country Club and Estates. The base elevation of most of the lots at platting was at 910 feet. The elevation of the improved lots varies in elevation of 916 to 918 feet. The center portion of the subject site is at 916-917 feet. The subject property faces east with the back of the lot adjacent to the golf course.

Summary of Property Valuation

An appraisal of the subject property was completed by Gary Bock of GE Bock Real Estate, LLC in January 2015. The appraisal has been reviewed and approved by USACE. The appraisal report suggested an opinion of market value of \$71,200. The appraisal report was submitted to USACE for review, and USACE approved the appraisal in March 2015.

Summary of Negotiations and Administrative Settlement

An offer to purchase the property based on the opinion of value from the appraisal report was presented as an initial offer to the property owner. After reviewing the offer, the property owner presented an initial counter offer of \$150,000, which is approximately 110 percent over the appraised value. This counter offer was not accepted.

During negotiations, a revised offer of \$79,000 was made in an attempt to reach a settlement. This revision of the offer was based on data from more current appraisals with new market data not available at the time of the appraisal. The revised offer was not accepted and the owner maintained the \$150,000 counter offer.

In February 2016, an updated offer was made at \$112,500. This amount is the same price paid by the owner when the lot was purchased in July 2008.

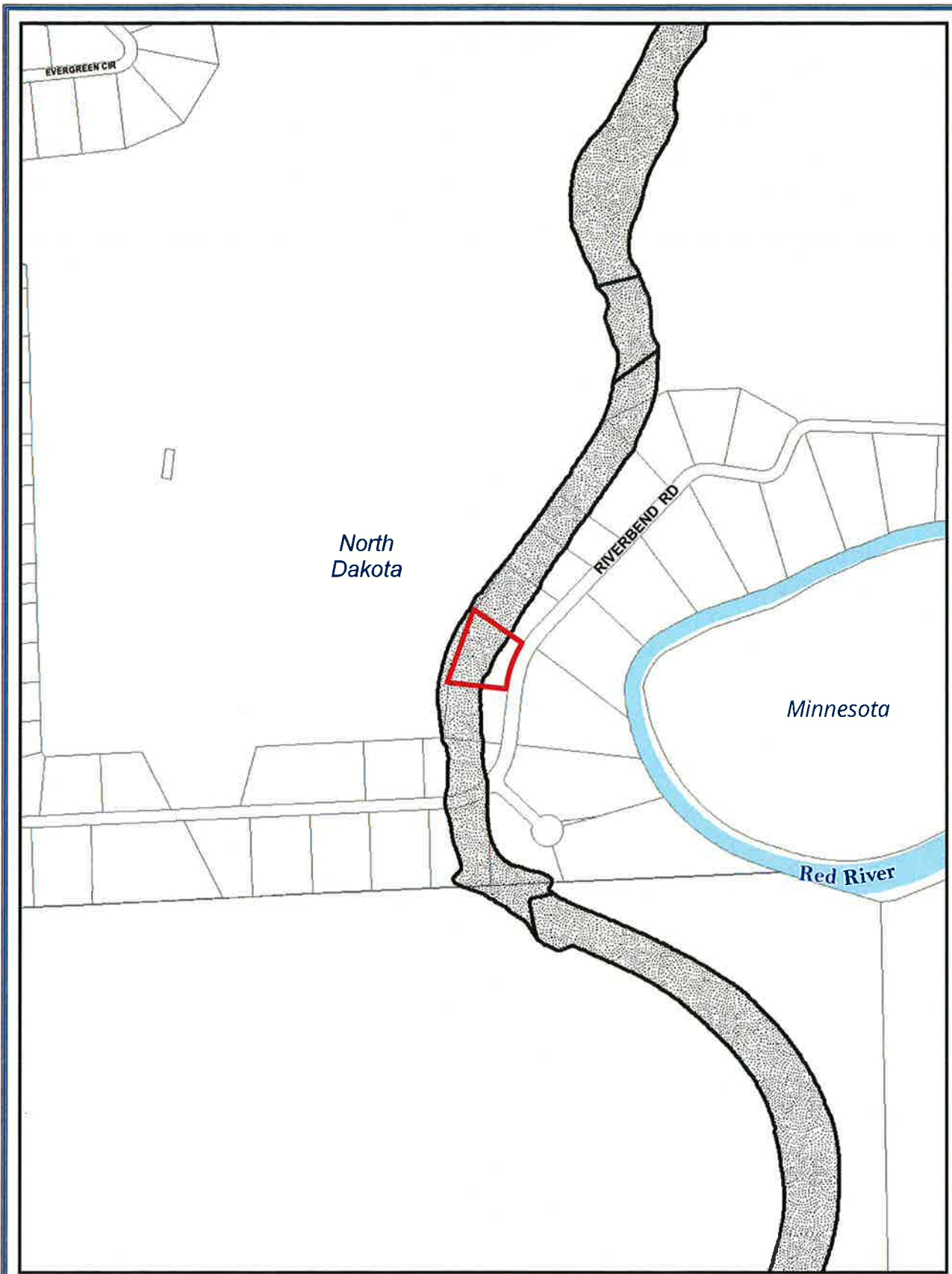
In March 2016, the City of Oxbow advertised and accepted bids for the sale of new lots in Oxbow. A summary of these bids is in the table below. These sales were not available to the appraiser as data points in the analysis of the market value of the property. Had the lot sales been available, it is reasonable to assume that the sales would have been the most accurate comparable sales to use to evaluate Oxbow vacant lot values. The elevations of the new Oxbow lots are on average higher than the elevation of the subject property, so the sale prices are considered to be on the high end of the value of the subject lot.


The offer and the acceptance of the offer in the amount of \$112,500 is less than the accepted purchase prices of the comparable lots in Oxbow. As such, we recommend an administrative settlement of \$41,300, along with the appraised value of \$71,200 for a total offer of just compensation of \$112,500 for this property.

Summary of Appraised Values and Recent Sales Prices for Vacant Lots in Oxbow (City of Oxbow)				
Lot Address	Lot Legal	Lot Size (Sq. Ft.)	Min. Bid (Appraisal Value)	Accepted Bid (Sale Price)
779 River Bend Road	6/3 Oxbow 2nd Addition	25,394	\$99,000	\$123,150
784 River Bend Road	2/1 Oxbow 3rd Addition	32,192	\$158,000	\$211,001
331 Trent Jones Drive	2/1 Oxbow 4th Addition	25,811	\$139,000	\$156,000
246 South Schnell Drive	20/1 Oxbow 3rd Addition	34,183	\$155,000	\$160,000
250 South Schnell Drive	21/1 Oxbow 3rd Addition	34,183	\$155,000	\$160,000

Requested Action/Recommendation



1. Recommend to CCJWRD, execution of a Purchase Agreement in the amount of \$112,500 as just compensation for real property.



 CURRENT COST SHARE REQUEST
 OIN# 9509
 OWNER: RUSS NEWMAN
 PROPERTY ADD: 809 RIVERBEND RD, OXBOW CITY
 TOWNSHIP: PLEASANT TOWNSHIP
 PARCEL ACREAGE: 0.52 AC.

 Diversion Channel
 OHB Levee
 - - - - - In Town Levee

LAST UPDATED: 8/12/2015
 REF PAGE NUMBER: 9509
Document Path: D:\GIS\Projects\FM_Diversion\FM_Area_Diversion\Project\Land_Acquisition\SWC_Reimbursement\Cost Share\Mapbook2.mxd c:\na25

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Land Management Summary

April 13, 2016

Acquisitions Completed Through April 13, 2016

Property Type	Complete	
	Properties	Acreage
Single-Family Residential	34	
<i>Subset: Medical Hardship</i>	5	27
Agricultural	23	2,457
Commercial	5	298
Multi-Family Residential	--	--
Public	4	3
Other	4	--

Acquisition Budget Through March 31, 2016

Fiscal Year	No. Properties Acquired	Lands Budget (\$000)	Lands Expenses (\$000)	Outstanding Encumbrances (\$000)	Remaining Budget (\$000)
FY13	4	\$28,000	\$1,628		
FY14	15	\$37,700	\$20,006		
FY15	30	\$106,700	\$67,764		
FY16	5	\$109,900	\$6,715	\$45,862	\$69,886

Other News for month of March:

- Acquisition closings include one (1) commercial/public property In Town, Fargo Public Schools and one (1) partial residential acquisition In Town.
- Critical In-town property negotiations are continuing with Mid-America Steel and Case Plaza properties.
- Pre-Demolition activities for the Howard Johnson have begun.
- There are fifteen (15) homes currently under construction in Oxbow. Nine (9) homes have been completed and the owners have been relocated.
- USACE completed its review of all Diversion Inlet appraisals, there is one (1) in town appraisal left for review with USACE.
- Pre - property acquisition efforts are underway for the Diversion Inlet area lands.
- Rights of entry are being obtained and boundary survey work will begin shortly for diversion channel properties from the outlet to I-29 area.

Land Management Summary

April 13, 2016

Active Land Acquisition Activities [sorted by: Area, Status, OIN]

Area: In-Town

Street Address	USACE Orig ID No.	Type	Activity ¹	Land Acq Firm/ Appraiser
12 North Terrace	9168	Residential	Closed	HMG/Britton
BNSF	9779	Commercial	Closed	HMG/Britton
City of Fargo - School District 1	9777	Commercial	Closed	HMG/Britton
1313 Elm St N	9126	Residential	In Condemnation	HMG/Britton
6 North Terrace #6	8926	Residential	Closed	HMG/Britton
6 North Terrace #5	8927	Residential	Closed	HMG/Britton
6 North Terrace #4	8928	Residential	Closed	HMG/Britton
6 North Terrace #3	8929	Residential	Closed	HMG/Britton
2 North Terrace #2	8930	Residential	Closed	HMG/Britton
2 North Terrace #1	8931	Residential	Closed	HMG/Britton
Mid America Steel	9215, 9216, 9217, 9218, 9783	Commercial	In Negotiation	HMG/Britton
Case Plaza LLC	9770	Commercial	In Negotiation	HMG/Britton
Kilbourne Group	9776	Commercial	In Negotiation	HMG/Britton
BNSF	9259, 9780	Commercial	In Negotiation	HMG/Britton
City of Fargo - Housing Authority	9769	Commercial	In Negotiations	HMG/Britton
City of Fargo	9768	Commercial	In Negotiation	HMG/Britton
City of Fargo	9772	Commercial	In Negotiation	HMG/Britton
4903 Rose Creek Parkway, Fargo	1231	Agricultural	Appraisal Assigned	Ulteig
City of Fargo - Park District	9212, 9771, 9781, 9784	Commercial	Easements Obtained	

Land Management Summary

April 13, 2016

Area: Oxbow-Hickson-Bakke

Street Address	USACE Orig ID No.	Type	Activity ¹	Land Acq Firm/ Appraiser
Agricultural Property 266ac – S23, T137, R49; S24, T137, R49	1975, 1985	Agricultural	Closed	Ulteig/Bock
749 Riverbend Road	9511	Residential	Closed	ProSource/McKinzie
852 Riverbend Road (owner of 3 other parcels)	9603	Residential	Closed	ProSource/McKinzie
856 Riverbend Road (owner at 852 Riverbend)	9604	Vacant Lot	Closed	ProSource /Bock
860 Riverbend Road (owner at 852 Riverbend)	9605	Vacant Lot	Closed	ProSource /Bock
864 Riverbend Road (owner at 852 Riverbend)	9606	Vacant Lot	Closed	ProSource /Bock
326 Schnell Drive	9641	Residential	Closed	ProSource/Hraba
334 Schnell Drive	9645	Residential	Closed	ProSource/Hraba
350 Schnell Drive	9649	Residential	Closed	ProSource/Hraba
365 Schnell Drive	9668	Vacant Lot	Closed	Ulteig/Bock
833 Riverbend Road	9504	Residential	Purchase Agreement Signed	ProSource/McKinzie
821 Riverbend Road	9506	Residential	Purchase Agreement Signed	ProSource/Hraba
813 Riverbend Road	9508	Residential	Purchase Agreement Signed	ProSource/Hraba
805 Riverbend Road	9510	Residential	Purchase Agreement Signed	ProSource/Hraba
810 Riverbend Road	9595	Residential	Purchase Agreement Signed	ProSource/Hraba
828 Riverbend Road	9599	Residential	Purchase Agreement Signed	ProSource/Hraba
840 Riverbend Road	9600	Residential	Purchase Agreement Signed	ProSource/Hraba
328 Schnell Drive	9642	Residential	Purchase Agreement Signed	ProSource/Hraba
332 Schnell Drive	9644	Residential	Purchase Agreement Signed	ProSource/Hraba
330 Schnell Drive	9643	Vacant Lot	Purchase Agreement Signed	ProSource/Hraba

Land Management Summary

April 13, 2016

338 Schnell Drive	9647	Residential	Purchase Agreement Signed	ProSource/Hraba
309 Schnell Drive (owner of 2 other parcels)	9654	Residential	Purchase Agreement Signed	ProSource/McKinzie
317 Schnell Drive	9656	Residential	Purchase Agreement Signed	ProSource/Hraba
321 Schnell Drive	9657	Residential	Purchase Agreement Signed	ProSource/Hraba
325 Schnell Drive	9658	Residential	Purchase Agreement Signed	ProSource/McKinzie
329 Schnell Drive	9659	Residential	Purchase Agreement Signed	ProSource/Hraba
337 Schnell Drive	9661	Residential	Purchase Agreement Signed	ProSource/Hraba
341 Schnell Drive	9662	Residential	Purchase Agreement Signed	ProSource/McKinzie
Agricultural property 214ac – S13, T137, R49; S14, T137, R49	1930, 1940, 1941	Agricultural	In Negotiation	Ulteig/Bock
839 Riverbend Road	9503	Residential	In Negotiation	Ulteig/Bock
829 Riverbend Road	9505	Residential	In Negotiation	ProSource/Hraba
817 Riverbend Road	9507	Residential	In Negotiation	ProSource/McKinzie
809 Riverbend Road	9509	Vacant Lot	In Negotiation	Ulteig/Bock
808 Riverbend Road (2 parcels at this address)	9593, 9594	Residential	In Negotiation	ProSource/McKinzie
816 Riverbend Road	9596	Residential	In Negotiation	ProSource/Hraba
844 Riverbend Road	9601	Residential	In Negotiation	ProSource/Hraba
872 Riverbend Road	9607	Vacant Lot	In Negotiation	ProSource /Bock
843 Riverbend Road	9502	Residential	In Negotiation	ProSource/Bock
848 Riverbend Road	9602	Residential	In Negotiation	ProSource/Bock
869 Riverbend Road	9608	Vacant Lot	In Negotiation	ProSource /Bock
873 Riverbend Road	9609	Vacant Lot	In Negotiation	ProSource /Bock
477 Oxbow Drive	9614	Vacant Lot	In Negotiation	ProSource /Bock
473 Oxbow Drive	9615	Vacant Lot	In Negotiation	ProSource /Bock
469 Oxbow Drive	9616	Vacant Lot	In Negotiation	ProSource /Bock
465 Oxbow Drive	9617	Vacant Lot	In Negotiation	ProSource /Bock
461 Oxbow Drive	9618	Vacant Lot	In Negotiation	ProSource /Bock
457 Oxbow Drive	9619	Vacant Lot	In Negotiation	ProSource /Bock

Land Management Summary

April 13, 2016

455 Oxbow Drive	9620	Vacant Lot	In Negotiation	ProSource /Bock
425 Oxbow Drive	9628	Vacant Lot	In Negotiation	ProSource /Bock
354 Schnell Drive	9650	Vacant Lot	In Negotiation	Ulteig/Bock
358 Schnell Drive	9651	Vacant Lot	In Negotiation	Ulteig/Bock
313 Schnell Drive	9655	Residential	In Negotiation	ProSource/Hraba
Easement - 16 1st Avenue	9464	Commercial	Appraisal Assigned	Ulteig/Bock
Easement - 182 Main Ave	9470	Residential	Appraisal Assigned	Ulteig/Bock
Easement - PO Box 203	9474	Commercial	Appraisal Assigned	Ulteig/Bock
Easement - 626 Evergreen	9494	Commercial	Appraisal Assigned	Ulteig/Bock
Easement - Horace Rural Fire Dept.	9472, 9473	Commercial	Appraisal Assigned	Ulteig/Bock
Easement - PO Box 367	9576, 9579	Commercial	Appraisal Assigned	Ulteig/Bock
Easement - Hickson Grain Company	9577, 9578	Commercial	Appraisal Assigned	Ulteig/Bock
Easement - Pleasant Twp	9475, 9476, 9477	Commercial	Appraisal Assigned	Ulteig/Bock
Easement - 308 Main Ave	9469, 9495, 9496	Commercial	Appraisal Assigned	Ulteig/Bock
Easement - Jack Nick LLC	9497, 9498, 9501	Commercial	Appraisal Assigned	Ulteig/Bock
Oxbow Job Development Authority - Permanent Easement	9581	Residential	Easement Identified	

Land Management Summary

April 13, 2016

Area: Phase 1 (WP 1-7)

Street Address	USACE Orig ID No.	Type	Activity ¹	Land Acq Firm/ Appraiser
Agricultural property 157ac – S10, T141, R49; S10, T141, R49	0547, 0548	Agricultural	In Negotiation	Ulteig/Bock
Berlin Township ND 27-0000-01546-010	503	Agricultural	Appraisal Assigned	Ulteig
Berlin Township ND 27-0000-01595-010	506	Agricultural	Appraisal Assigned	Ulteig
Berlin Township ND 27-0000-01596-010	507, 508	Agricultural	Appraisal Assigned	Ulteig
Berlin Township ND 27-0000-01598-000	509, 590	Agricultural	Appraisal Assigned	Ulteig
Berlin Township ND 27-0000-01599-000	510	Agricultural	Appraisal Assigned	Ulteig
Berlin Township ND 27-0000-01602-000	513	Agricultural	Appraisal Assigned	Ulteig
Harwood Township ND 44-0000-00100-000	530, 9788	Agricultural	Appraisal Assigned	Ulteig
Harwood Township ND 44-0000-00128-010	533	Agricultural	Appraisal Assigned	Ulteig
Harwood Township ND 44-0000-00120-000	531, 2369	Agricultural	Appraisal Assigned	Ulteig
Harwood Township ND 44-0000-00250-000	540, 543, 561, 562	Agricultural	Appraisal Assigned	Ulteig
Harwood Township ND 44-0000-00280-000	544	Agricultural	Appraisal Assigned	Ulteig
Harwood Township ND 44-0000-00288-000	546, 2368	Agricultural	Appraisal Assigned	Ulteig
Harwood Township ND 44-0000-00300-020	549	Agricultural	Appraisal Assigned	Ulteig
17150 27 ST SE	558	Agricultural	Appraisal Assigned	Ulteig
Harwood Township ND 44-0000-00638-000	566	Agricultural	Appraisal Assigned	Ulteig
Harwood Township ND 44-0000-00670-000	571, 572, 573, 574	Agricultural	Appraisal Assigned	Ulteig
16852 HANGGI DR	620	Agricultural	Appraisal Assigned	Ulteig
Wiser Township ND 70-0000-13640-000	1214, 1223	Agricultural	Appraisal Assigned	Ulteig
Wiser Township ND 70-0000-13641-000	1216	Agricultural	Appraisal Assigned	Ulteig
Wiser Township ND 70-0000-13642-000	1217	Agricultural	Appraisal Assigned	Ulteig
Wiser Township ND 70-0000-13643-000	1218	Agricultural	Appraisal Assigned	Ulteig

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	1219	Agricultural	Appraisal Assigned	Ulteig
15ac – S35, T142, R49	1220	Residential	Appraisal Assigned	Ulteig
Wiser Township ND 70-0000-13645-000	1221	Agricultural	Appraisal Assigned	Ulteig
2351 173 AVE SE	1222	Agricultural	Appraisal Assigned	Ulteig
Wiser Township ND 70-0000-13646-020	1224	Agricultural	Appraisal Assigned	Ulteig
Wiser Township ND 70-0000-13647-000	1225, 1226	Agricultural	Appraisal Assigned	Ulteig
Harwood Township ND 44-0000-00700-000	2362, 9268	Agricultural	Appraisal Assigned	Ulteig
Harwood Township ND 44-0000-00690-000	2363	Agricultural	Appraisal Assigned	Ulteig
Harwood Township ND 44-0000-00680-000	2364	Agricultural	Appraisal Assigned	Ulteig
2671 COUNTY RD 81 N	2365	Agricultural	Appraisal Assigned	Ulteig
Harwood Township ND 44-0000-00610-000	2366, 2367	Agricultural	Appraisal Assigned	Ulteig
Harwood Township ND 44-0000-00110-000	2370, 9787	Agricultural	Appraisal Assigned	Ulteig
Harwood Township ND 44-0000-00090-000	2371	Agricultural	Appraisal Assigned	Ulteig
Harwood Township ND 44-0000-00080-000	2372	Agricultural	Appraisal Assigned	Ulteig
16873 Hanggi Dr	2374, 2375	Agricultural	Appraisal Assigned	Ulteig
16863 Hanggu Dr	2376, 2377, 2378	Agricultural	Appraisal Assigned	Ulteig
Harwood Township ND 44-0000-00634-000	9271	Agricultural	Appraisal Assigned	Ulteig
16691 28 St SE	9378	Agricultural	Appraisal Assigned	Ulteig
16691 28 ST SE	9379, 9380	Agricultural	Appraisal Assigned	Ulteig
Agricultural Property	9414	Agricultural	Appraisal Assigned	Ulteig
Harwood Township ND 44-0000-00050-000	9786	Agricultural	Appraisal Assigned	Ulteig
Harwood Township ND 44-0000-00046-000	9789, 9790	Agricultural	Appraisal Assigned	Ulteig
Berlin Township 27-0000-01590-020	9791	Agricultural	Appraisal Assigned	Ulteig
2625 167 Ave SE	9985	Residential	Appraisal Assigned	Ulteig
Berlin Township 27-0000-01593-060	9987	Agricultural	Appraisal Assigned	Ulteig
Berlin Township ND 27-0000-01590-010	9988	Agricultural	Appraisal Assigned	Ulteig
Berlin Township ND 27-0000-01551-010	9989	Agricultural	Appraisal Assigned	Ulteig

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Berlin Township ND 27-0000-01548-010	9990	Agricultural	Appraisal Assigned	Ulteig
Berlin Township ND 27-0000-01545-020	9991	Agricultural	Appraisal Assigned	Ulteig
Harwood Township ND 44-0000-00712-000	9992	Agricultural	Appraisal Assigned	Ulteig

Area: Inlet Lands

Street Address	USACE Orig ID No.	Type	Activity ¹	Land Acq Firm/ Appraiser
4608 124th Ave S (2 parcels at this address)	224, 225	Agricultural	In Negotiations	HMG
7806 112th Ave S	228	Agricultural	In Negotiations	HMG
17128 50th Ave S (2 parcels at this address)	229, 230	Agricultural	In Negotiations	HMG
HC 1 Box 9	831	Agricultural	In Negotiations	HMG
1532 22nd Ave S	832	Agricultural	In Negotiations	HMG
213 25th Ave N	1090	Agricultural	In Negotiations	HMG
719 10 ½ Ave W	1091	Agricultural	In Negotiations	HMG
2214 11th St S	1096	Agricultural	In Negotiations	HMG
12004 57th St S	1097	Agricultural	In Negotiations	HMG
5320 12th St S Unit 219	1099	Agricultural	In Negotiations	HMG
PO Box 202	1140	Agricultural	In Negotiations	HMG
Address Unknown (2 parcels at this address)	9054, 9055	Agricultural	Appraisal Approved	HMG

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Area: Staging

Street Address	USACE Orig ID No.	Type	Activity ¹	Land Acq Firm/ Appraiser
Agricultural Property 320ac - S28, T137, R48; S37, T137, R48	1790-1811	Agricultural	On Hold	Crown/Berg
17471 49th Street SE	9403	Residential	In Negotiations	Ulteig
17465 49th Street SE	9411	Residential	In Negotiations	Ulteig
17556 Pfiffer Dr	9383	Residential	In Negotiation	Ulteig/Bock
17465 49th St SE	9403	Residential	In Negotiation	Ulteig/Bock

Area: Hardship

Street Address	USACE Orig ID No.	Type	Activity ¹	Land Acq Firm/ Appraiser
16678 3rd St S	1802	Residential	Purchase Agreement Signed	HMG/Britton
4989 Klitzke Dr	9440	Residential	In Negotiation	Ulteig/Bock
5017 171 Ave SE	1953	Residential	In Negotiation	Ulteig/Bock
Pleasant Township 57-0000-10215-000	1889	Residential	In Negotiation	Ulteig/Bock