



# Property Acquisition Program and Structure

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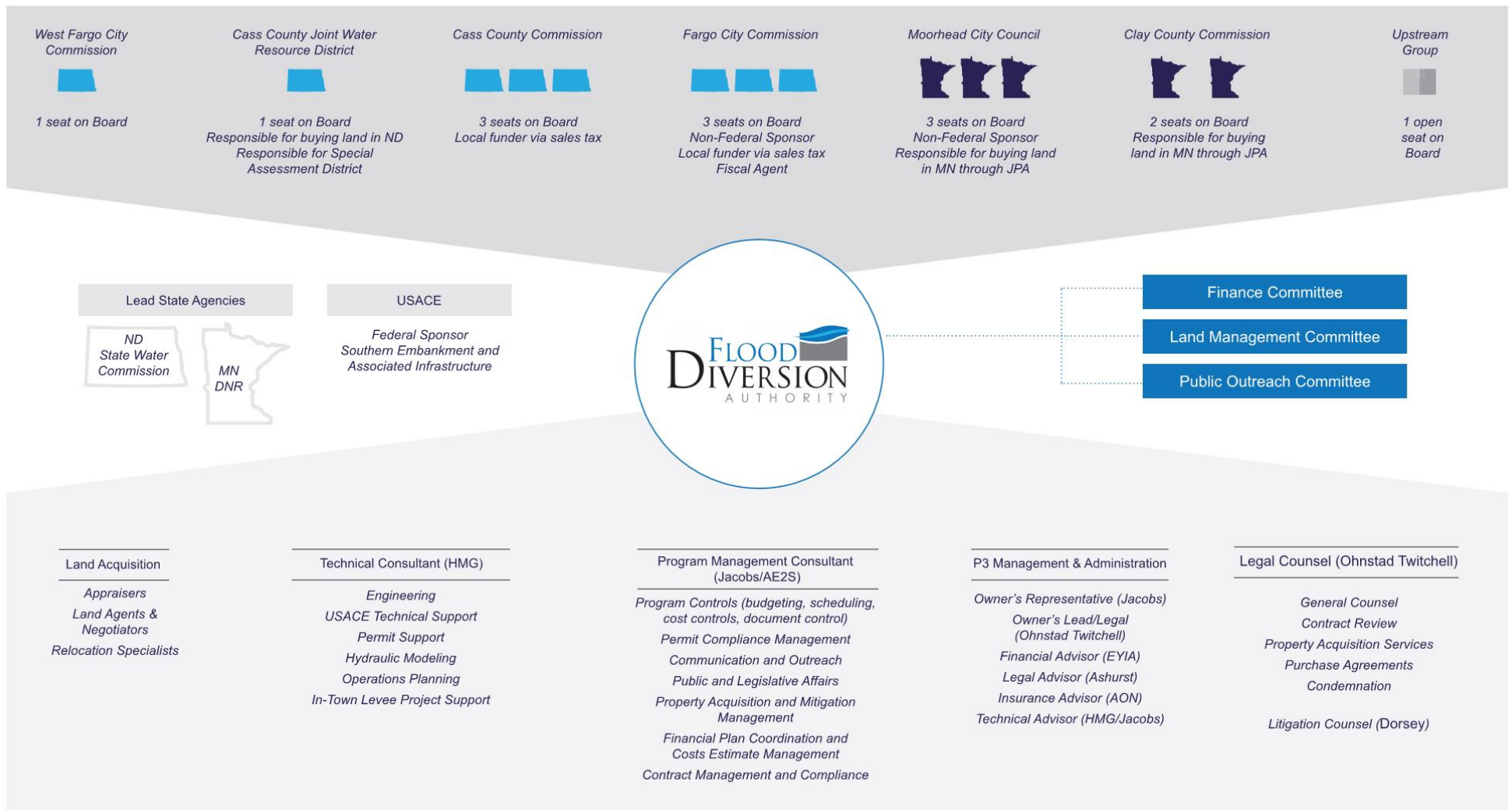
For Presentation to the Land Management Committee, Finance  
Committee, and Diversion Authority Board

January 23, 2019



# FM Area Diversion Project Organizational Structure

Draft - Jan. 15, 2019

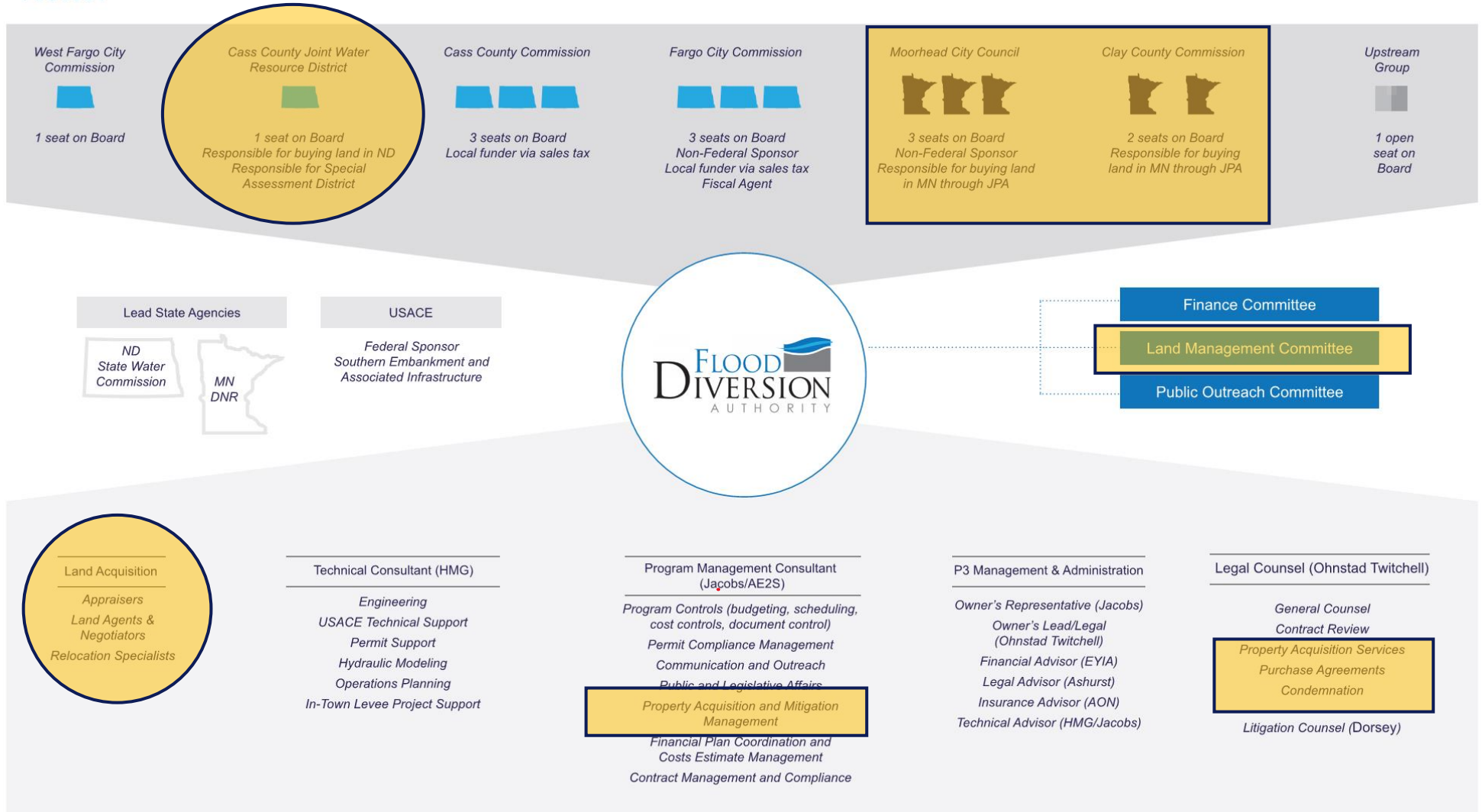


# Lands Related Components of Org Chart



## FM Area Diversion Project Organizational Structure

Draft - Jan. 15, 2019



# CCJWRD

Acquiring entity in ND

## OT

Legal Services  
Purchase Agreements  
Condemnation

## PMC

Manage property acquisition process  
Policy development  
Contracting management  
Reporting and cost controls  
Appraisal Review  
Relocation Coordination

## Appraisers

Property valuation

## HMG

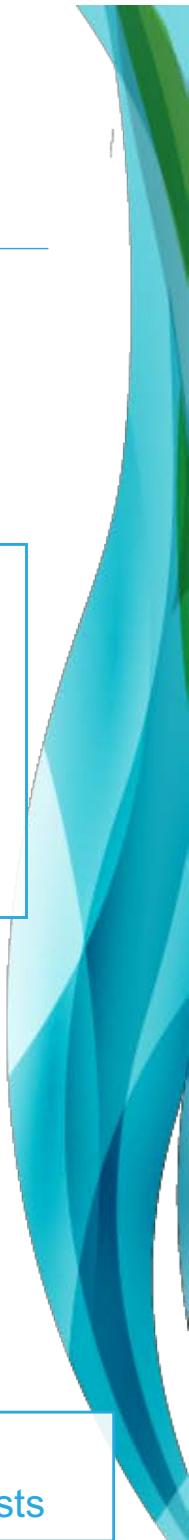
Land Agents  
Relocation Specialists

## ProSource

Land Agents  
Relocation Specialists

## Ulteig

Land Agents  
Relocation Specialists



# Master Land Acquisition Workflow Diagram



January 2019

## Acronyms

DA - Diversion Authority  
LAD - Land Acquisition  
Directive

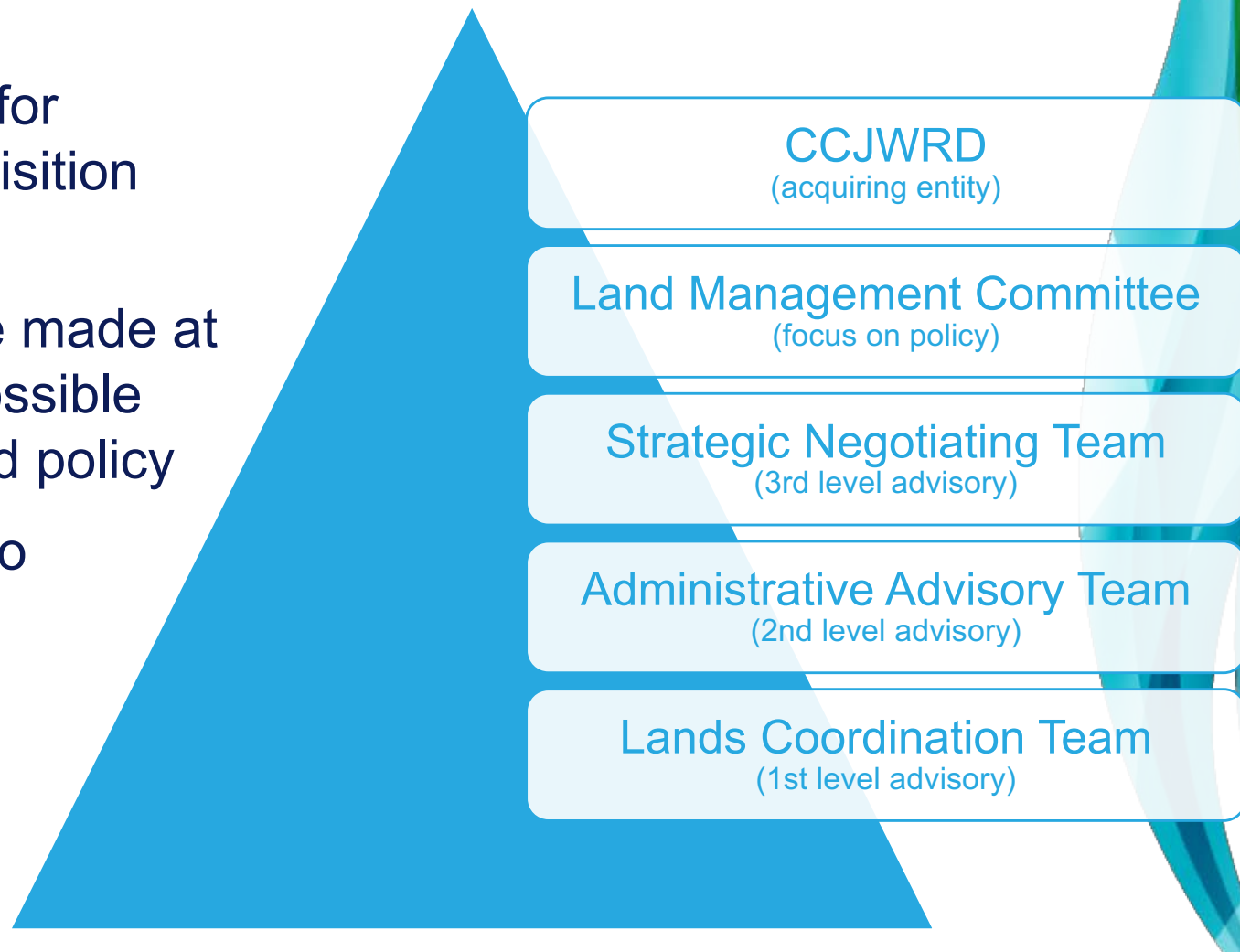




# Robust Structure In Place

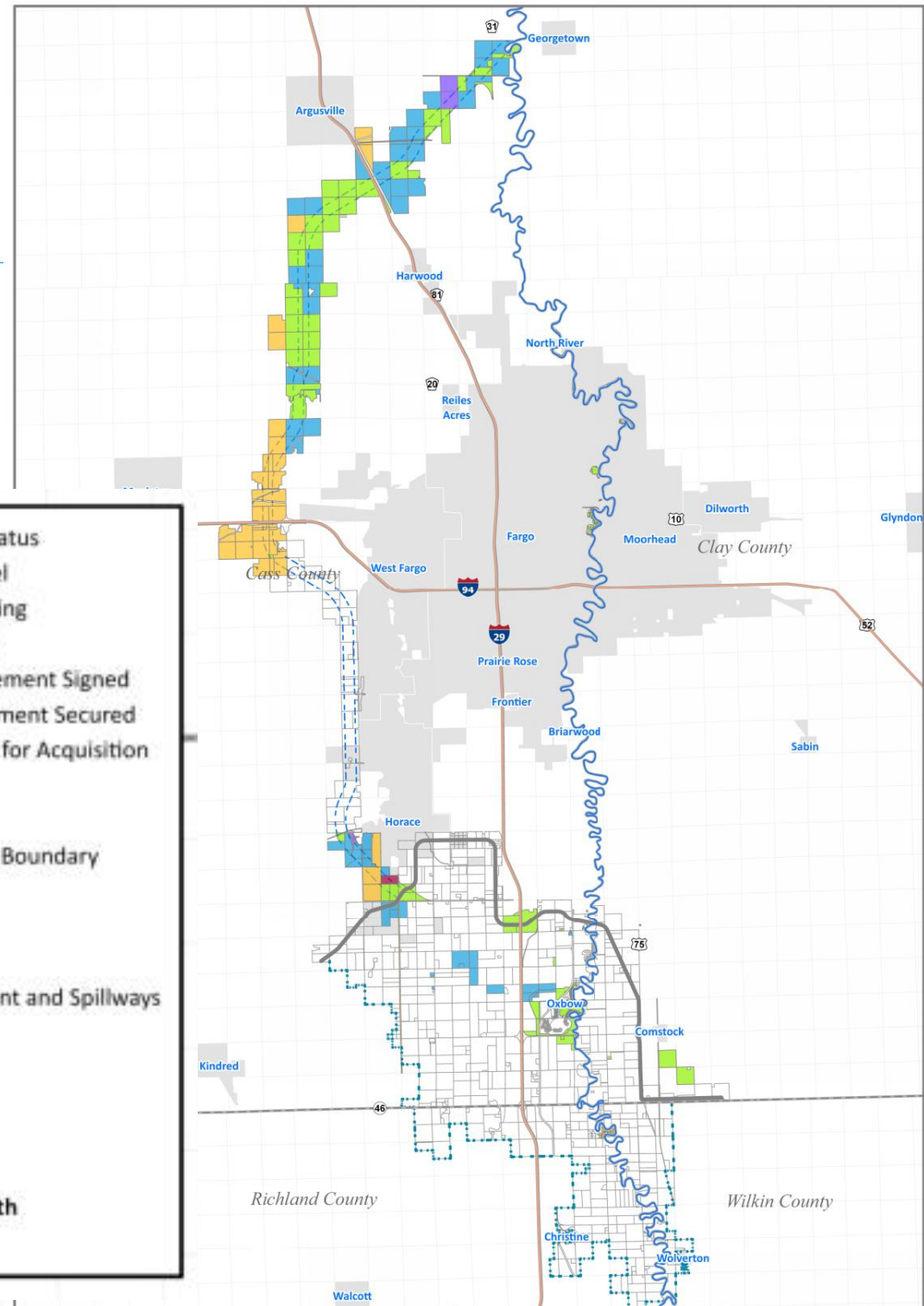
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- ▶ Property Rights Acquisition Program Decision Making Structure
- ▶ Five-level structure for property rights acquisition program
- ▶ Decisions should be made at the “lowest level” possible following established policy
- ▶ Progress reporting to Diversion Authority



# Acquisition Status Reporting

- ▶ ~200 parcels acquired to date
- ▶ In-Town
- ▶ Diversion Channel
- ▶ OHB
- ▶ Opportunistic



# Progress Reporting (sample)



■ 1 box = 3 parcels

**1,218** impacted parcels



Includes Channel,  
Mitigation Area, In-Town  
Levees and Bio/Geo  
Survey Parcels





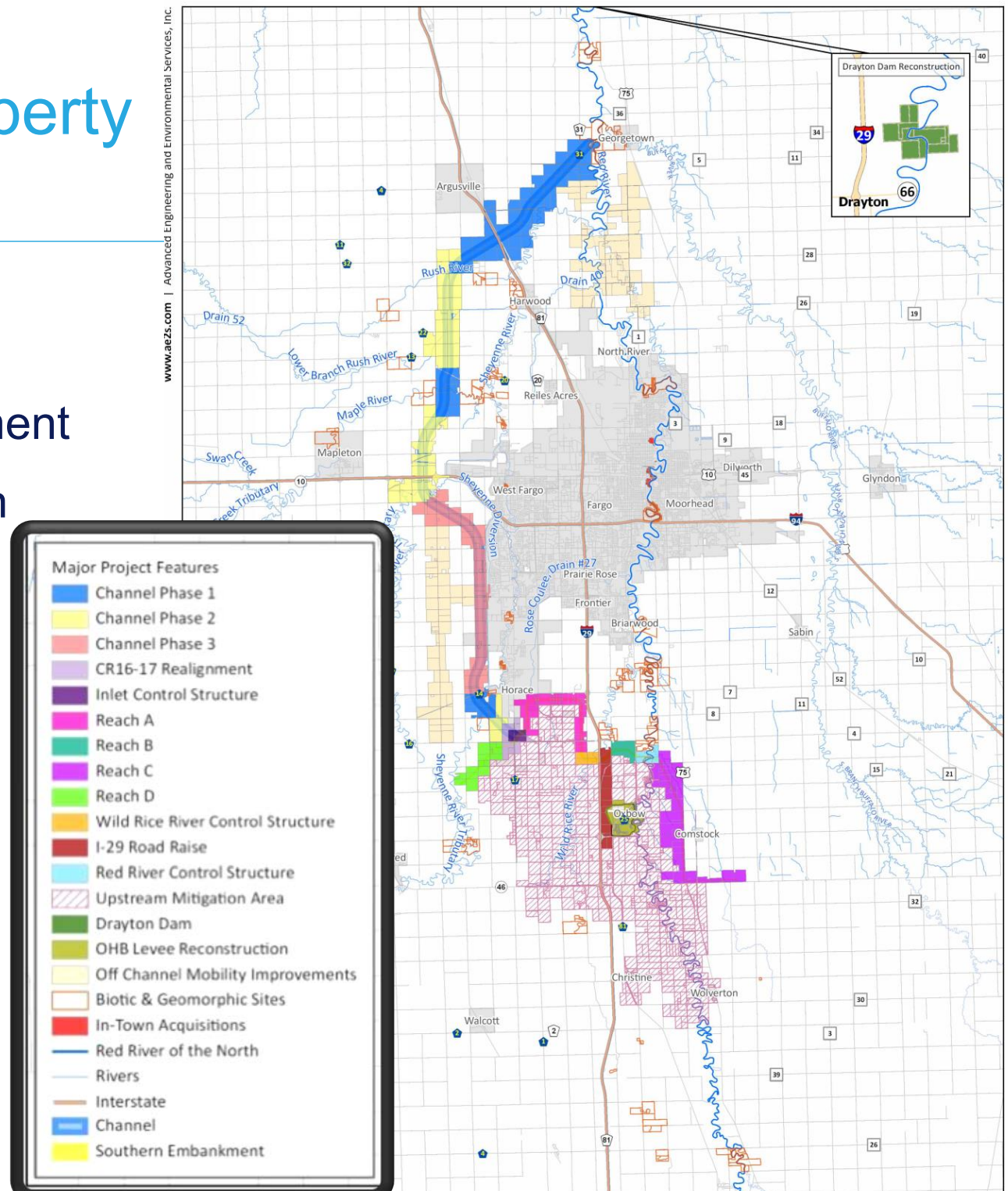
# “Lands Program”

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Critical Path Component of Project

# Necessary Property Rights

- ▶ Diversion Channel
- ▶ Southern Embankment
- ▶ Upstream Mitigation Area
- ▶ Environmental Mitigation
- ▶ 1,200+ Parcels
- ▶ \$500M
- ▶ 8-year



# “Lands Program” is Critical Part of Project

Category	Current Opinion of Estimated Cost	Spent to Date (Dec 2018)	Remaining Costs
<b>Lands/Impacted Properties Mitigation</b>	<b>\$502</b>	<b>\$179</b>	<b>\$323</b>
<b>Channel / P3</b>	<b>\$989</b>	<b>\$14</b>	<b>\$975</b>
<b>USACE / SEAI</b>	<b>\$703</b>	<b>\$41</b>	<b>\$662</b>
<b>Fargo and Moorhead In-Town Projects</b>	<b>\$266</b>	<b>\$81</b>	<b>\$185</b>
<b>Other/Mitigation Construction</b>	<b>\$44</b>	<b>\$24</b>	<b>\$20</b>
<b>Non-Construction Costs*</b>	<b>\$250</b>	<b>\$91</b>	<b>\$159</b>
<b>TOTAL</b>	<b>\$2,754</b>	<b>\$430</b>	<b>\$2,324</b>

\*Legal/Financial/Designs/Studies/Procurement/PgM/CM/General Contingency



# PMC (Jacobs & AE2S) Lands Task Order 4

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Contracted to Diversion Authority in 2011 to provide management services to implement the Project

# Task Order 4 – Key Outcomes

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- ▶ Outreach to all impacted property owners
  - ▶ Early activity planned in Q1 2019
- ▶ Acquisition of all property rights necessary to build and operate the Project
  - ▶ 6-8 year process
  - ▶ \$500M estimated cost for “lands” portion of program
- ▶ Management of Impacted Property Mitigation
  - ▶ Flowage Easement Valuation
  - ▶ Ag Mitigation
- ▶ Maintain the critical path for the Project





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# Questions?

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