



# FLOOD DAMAGE REDUCTION VOLUNTARY ACQUISITION

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December 7<sup>th</sup>, 2023

# GOALS

1. Provide overview of project background and current status
2. Highlight successes and challenges
3. Connect to larger strategy around acquisitions



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# BACKGROUND & FLOOD RISK

# Newaukum Living: One Family's Battle Through Its First Lewis County Flood



Bobby May, left, Ryan Marquez-Hammitt, of Lakewood, center, and Jon May help load sandbags to be taken to the front of their house along the Newaukum River on Monday night south of Chehalis.





173 Rosebrook Road, Chehalis, WA

*Left: January 2015*

*Right: February 2021*





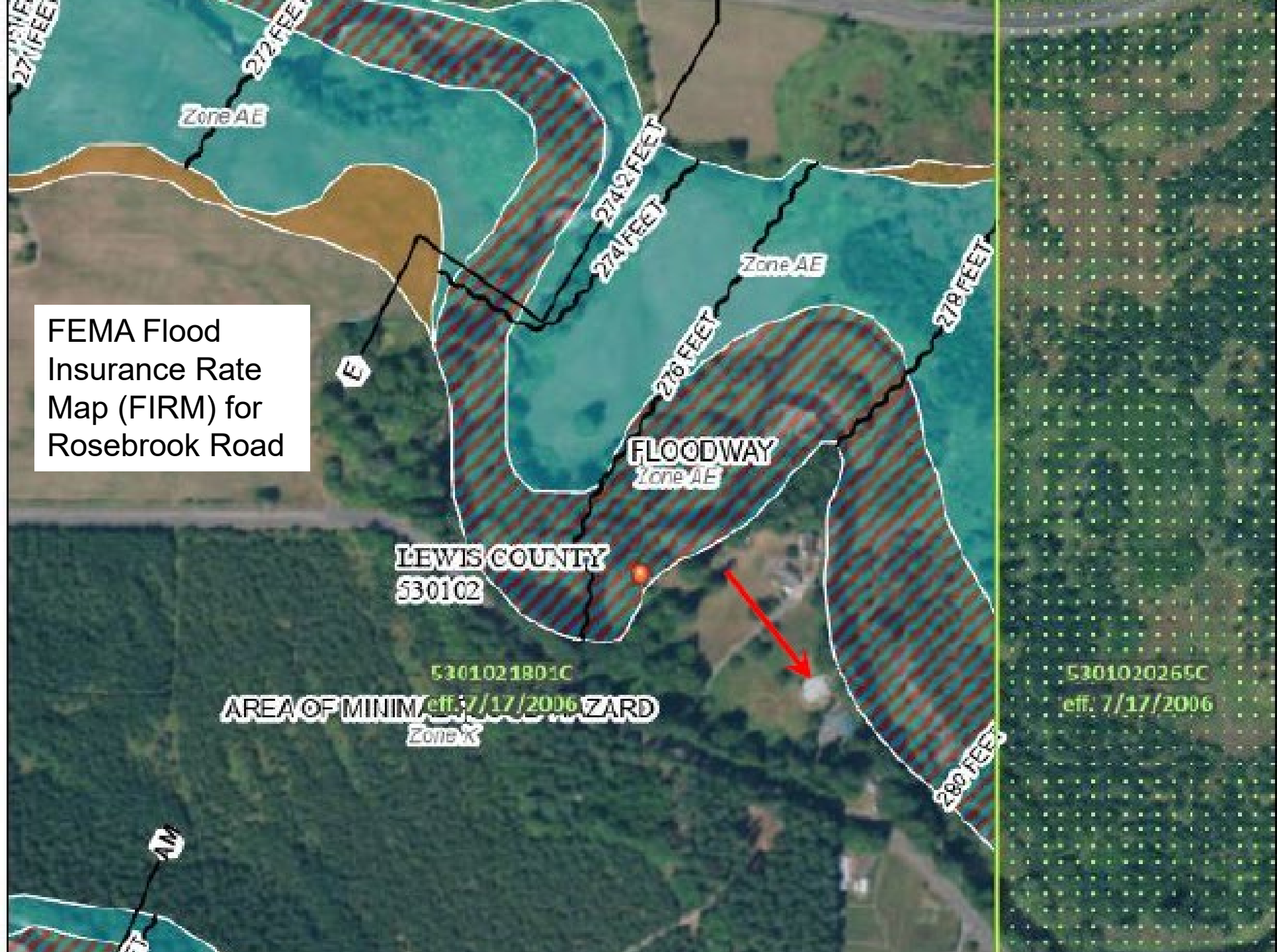


185 Rosebrook Road, Chehalis, WA

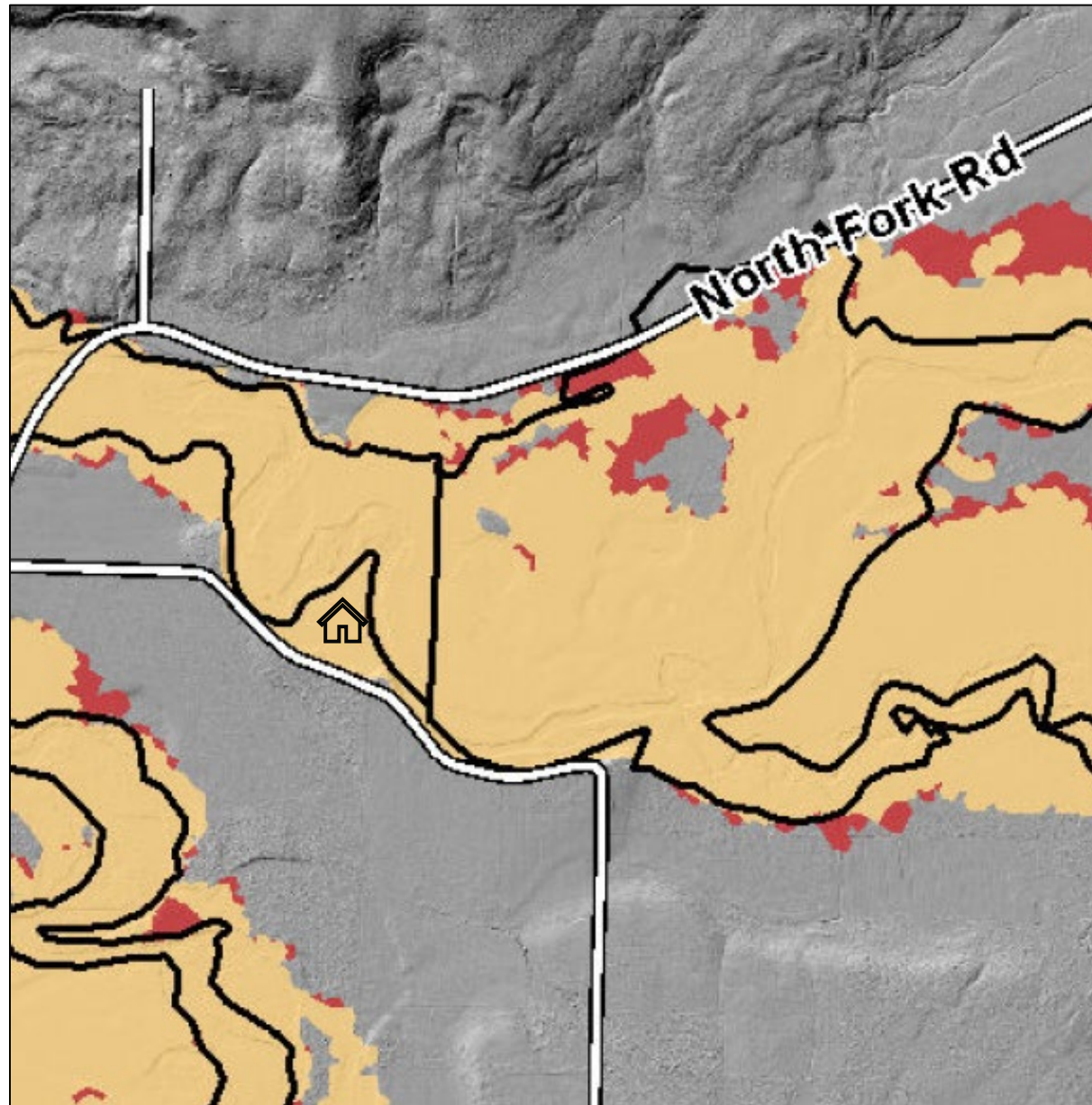
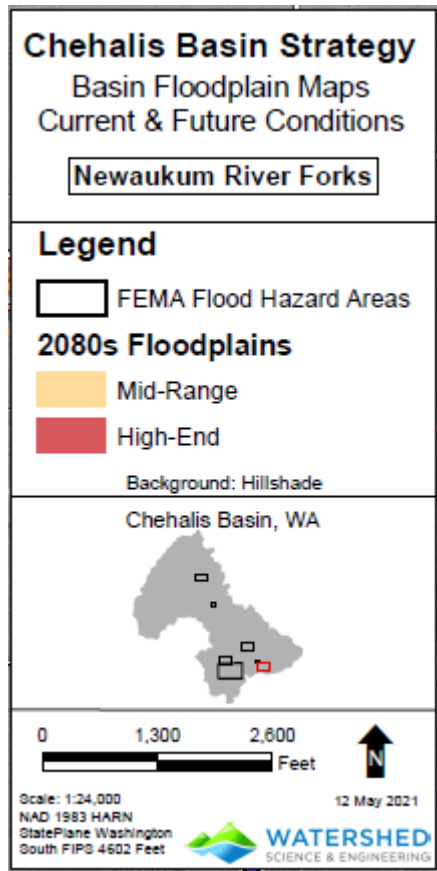
NF Newaukum River, January 2015



FEMA Flood Insurance Rate Map (FIRM) for Rosebrook Road

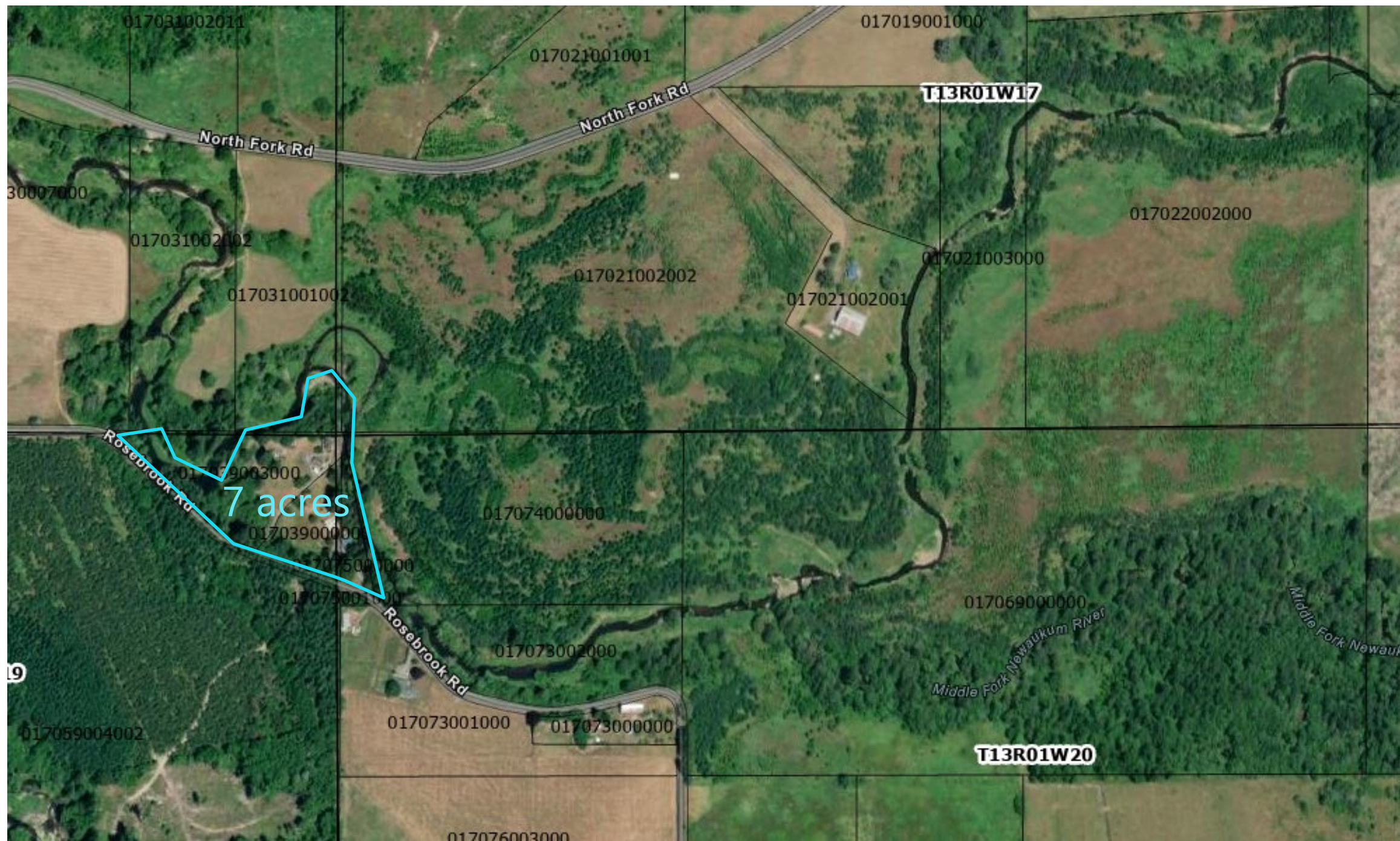




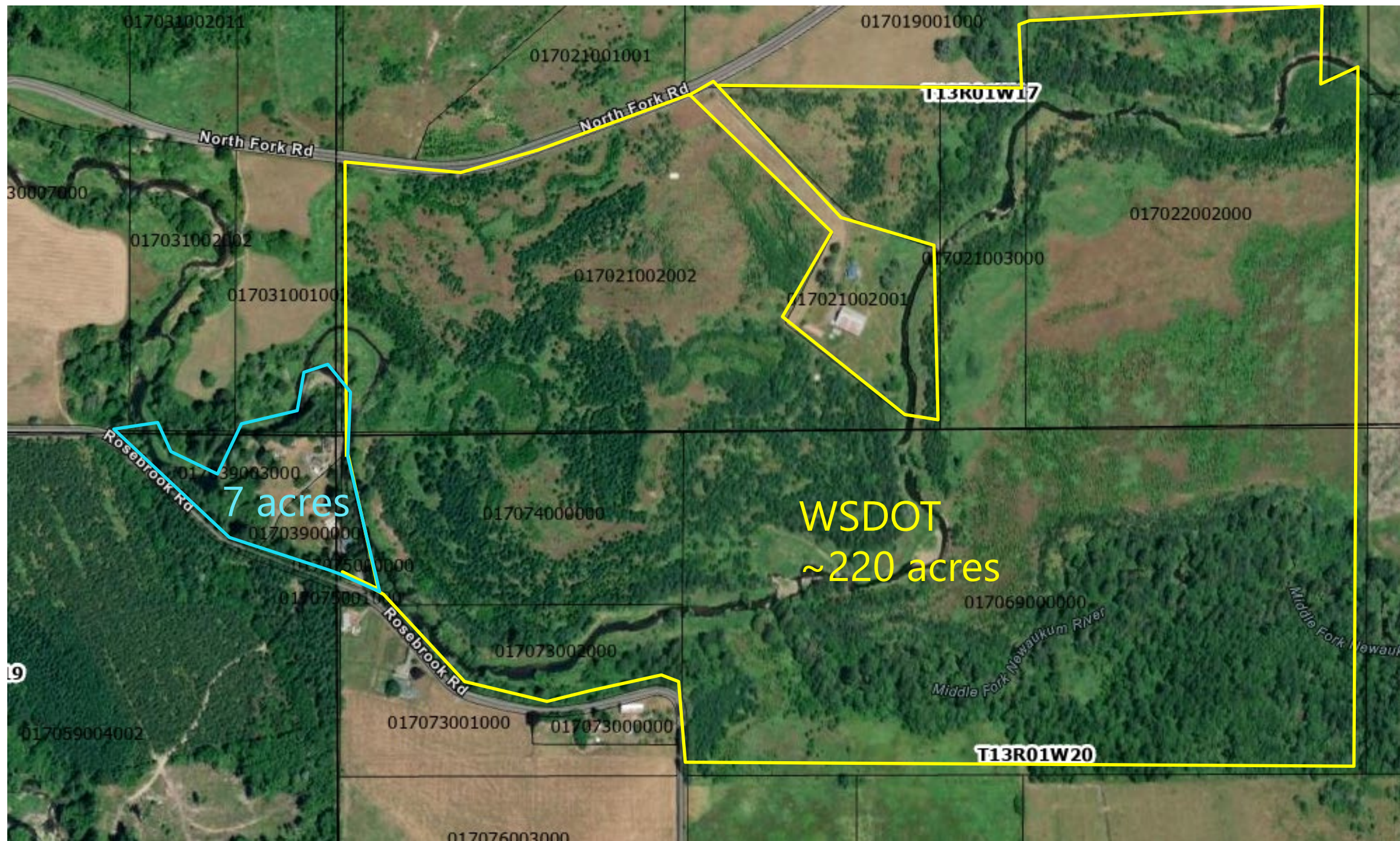


Source: "Delineation of Late-Century 100-Year Floodplains for the Chehalis Basin, July 2021."









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# PROJECT TIMELINE & COSTS





# PROJECT TIMELINE

Due diligence & negotiations

Tenant relocation

February 2021	October 2022	August 2023	October 2023	November 2023	Early 2024	Est. 2024/2025
<ul style="list-style-type: none"><li>Initial site visit from CFAR staff</li></ul>	<ul style="list-style-type: none"><li>Initial appraisals</li></ul>	<ul style="list-style-type: none"><li>Forterra wins RFQ</li></ul>	<ul style="list-style-type: none"><li>Purchase Sale Agreements signed</li></ul>	<ul style="list-style-type: none"><li>173 Rosebrook closed</li></ul>	<ul style="list-style-type: none"><li>185 Rosebrook closes, removal of structures</li></ul>	<ul style="list-style-type: none"><li>Forterra transfers title to WSDOT</li></ul>

# COST BREAKDOWN

Item	173 Rosebrook	193 & 185 Rosebrook	Combined Total
Land (purchase price)	682,000	512,000	<b>1,194,000</b>
Moving expenses, Mortgage differential	59,824	76,537	<b>136,361</b>
Relocation		45,000	<b>45,000</b>
Contractor Support & Transaction Costs			<b>94,200</b>
Future Costs*			<b>220,000</b>
<b>TOTAL</b>	<b>\$741,824</b>	<b>\$633,537</b>	<b>\$1,689,561</b>



# ROSEBROOK CHALLENGES

- Ecology cannot hold title to real property
- Relatively small properties with unknown habitat benefits difficult to find title holder
- State procurement laws
- Limited in-house expertise
  - Negotiation/Due Diligence
  - Tenant Relocation
  - Construction Administration



# INTEGRAL PARTNERS



And the Landowners: the Mays & the Matzeks!

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# CONNECTION TO STRATEGY



# CONNECTION TO BROADER STRATEGY

- Local Action Non-Dam Alternative estimates **130 eligible structures for voluntary acquisitions.**
- Levees and flood-retention facility will require acquisitions.
- What does the Chehalis Basin Strategy need to consider to scale?
  - Title holders and partners
  - Long-term maintenance & monitoring
  - Costs
  - Expertise



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# QUESTIONS?



<b>Contractor Support / Future Costs</b>	
<b>WSDOT Relocation Support</b>	\$ 8,000
<b>Forterra Negotiation &amp; Due Diligence</b>	\$ 40,000
<b>WSDOT Transfer*</b>	\$ 120,000
<b>Demolition Construction Admin Support*</b>	\$ 40,000
<b>Demolition*</b>	\$ 60,000
<b>Estimated Total</b>	<b>\$ 268,000</b>



Item	173 Rosebrook Road	193 and 185 Rosebrook Road	Combined Total
Admin	\$20,200	\$17,500	\$37,700
Land (purchase price)	\$682,000	\$512,000	\$1,194,000
Relocation		\$45,000	\$45,000
Stewardship Plan	\$4,250	\$4,250	\$8,500
Other (moving expenses/mortgage differential)	\$59,824	\$76,537	\$136,361
<b>TOTAL</b>	<b>\$766,274</b>	<b>\$655,287</b>	<b>\$1,421,831</b>