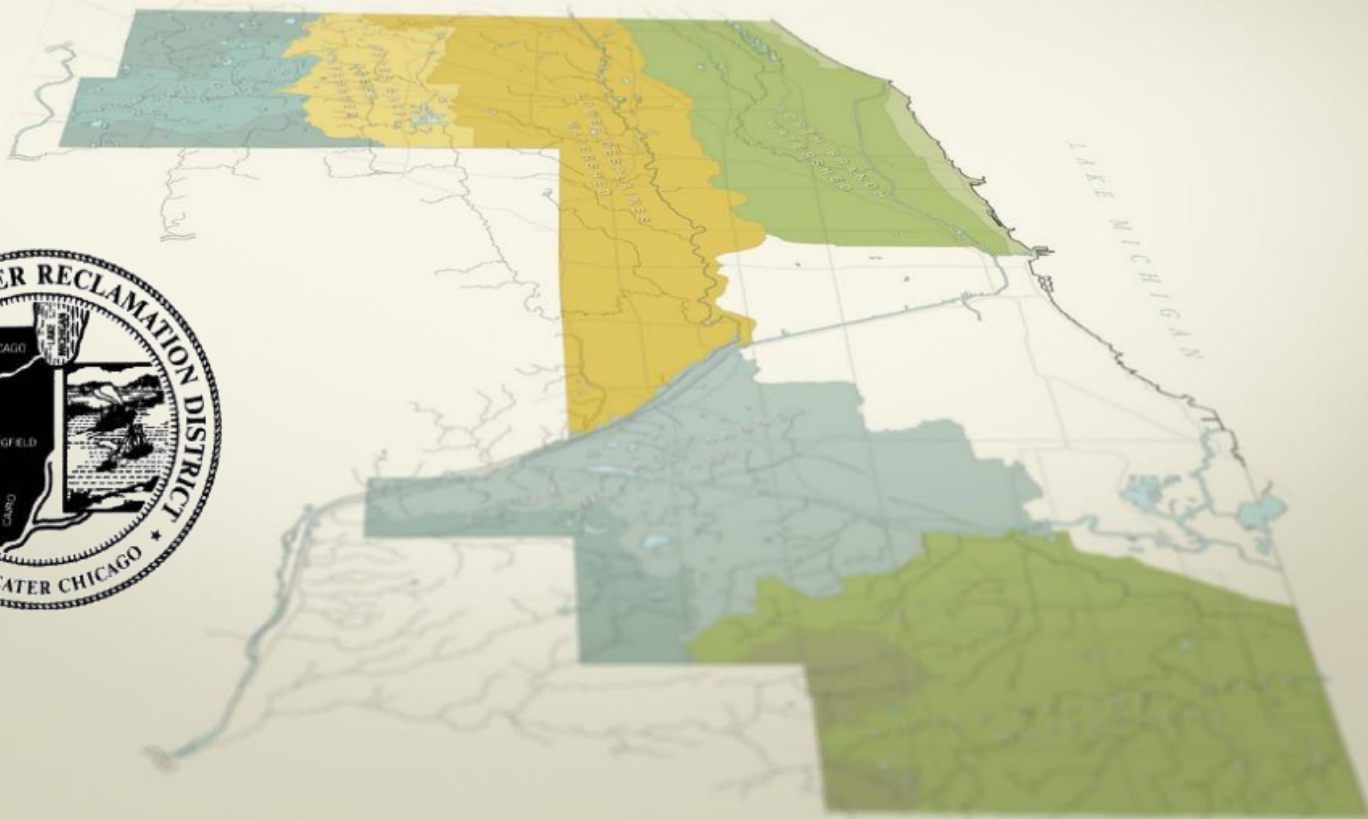


MWRDGC's Flood Prone Property Acquisition Program



IAFSM Conference

March 9, 2017



Program History

- **Legislative Authority in 2014**
- **Program Initiated in 2015**
- **Partnered in 5 Intergovernmental Agreements to acquire 123 homes**
- **Finalizing 2 Intergovernmental agreements to acquire 37 homes**
- **Negotiating 1 intergovernmental agreement to acquire 35 homes**
- **Aiding in facilitating partnership to acquire 7 homes**
- **Have acquired 37 homes so far.**



Partners



FEMA

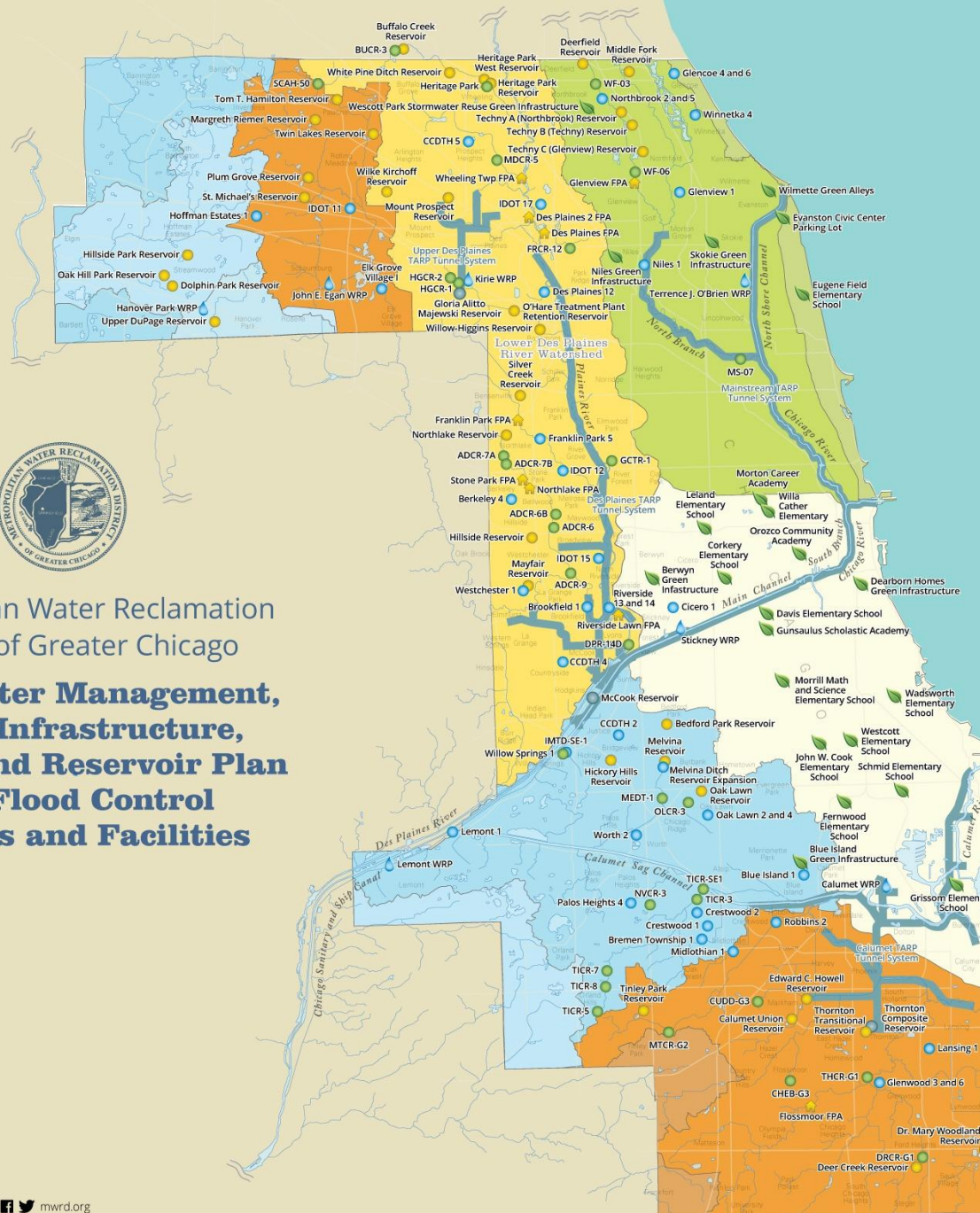


WHY?



Metropolitan Water Reclamation
District of Greater Chicago

**Stormwater Management,
Green Infrastructure,
Tunnel and Reservoir Plan
and Flood Control
Projects and Facilities**



Lake
Michigan

Legend

- Stormwater Management Phase 1 Project
- Stormwater Management Phase 2 Project
- Flood Control Reservoir
- ★ Flood Prone Property Acquisitions (FPA)
- Green Infrastructure (GI)
- Water Reclamation Plant (WRP) with GI
- Tunnel and Reservoir Plan Tunnel System
- Tunnel and Reservoir Plan Reservoir
- Cook County

1.20.17



1 mile



Public Act 93-1049

The authority for general supervision of stormwater management in Cook County was conveyed to the District pursuant to the passage of Public Act 93-1049 (Act) by the Illinois State Legislature on November 17, 2004.





Public Act 98-0652

Enacted into Law June 18, 2014
Allows the District to move forward on new initiatives under its Phase II program including partnering with local communities and agencies to address local drainage problems, and setting up a program for purchasing flood prone and flood damaged property on a voluntary basis.



Policy Adopted August 2014

Three Distinct Components

1. Local Sponsor Assistance Program
2. District Initiated Program
3. Local Government Application



Policy Adopted August 2014

Minimum Criterion

1. Property must be within 100-year floodplain and/or DWP inundation area.
2. The Project's Benefit-to-Cost Ratio must be greater than 1.0.

Factors Applicable to Each Program

1. Local government agency must serve as a local sponsor
2. Duties of local sponsor include:
 - Local Sponsor will be party responsible for direct contact with the private property owners during the acquisition process
 - Accept ownership of acquired property
 - Remove existing structures
 - Place deed restrictions against future development
 - Maintain property upon return to open land
 - Provide regular reports certifying property meets terms and conditions



Rating Matrix

Factors

- B/C
- Local Partner Participation
- Other Agency Participation
- Number of Homes
- Repetitive Loss Homes
- Floodway Involved
- Area size



Photo Source: www.rblandmark.com



Application Process

Keep It Simple

2 part process

1- Pre-Application

How many homes

Are they in a flood hazard area

What is the estimated value

Local participation level

Other agencies participating

2- Application

B/C analysis

Declare willingness to act as Local Sponsor



Voluntary Flood-Prone Property Acquisition Program Pre-Application

Date: _____

Type of application:

☐ Local Sponsor Assistance Program
☐ Local Government Application Program

Applicant Information:

Community Name: _____
Department: _____
Street Address: _____
Zip/ Postal Code: _____
Contact: _____
Contact's Title: _____
Email: _____
Telephone Number: _____

Descriptive Title of Applicant's Project

Proposed project start date: _____ End date: _____

Project Cost

Estimated Funding (\$):

a) Federal \$ _____
b) Applicant (Local Cost Share Pledge) \$ _____
c) State (eg. IEMA, IDNR) \$ _____
d) MWRDGC (amount being requested from the District) \$ _____
e) Other \$ _____

TOTAL \$ _____



Initial Response to Program

12 Pre-applications received

6 met policy requirements

Given authority to negotiate intergovernmental agreements with the 6 municipalities





Intergovernmental Agreement

Unique Intergovernmental Agreement Requirements

1. Property Valuations – 2 Appraisals
2. No challenge
3. Reimbursement Rate
4. Reimbursement time frame
5. Escrow Agreement
6. Tax Agreement
7. Deed Restrictions

INTERGOVERNMENTAL AGREEMENT BY AND BETWEEN THE
XXXXXXXXXXXXXXXXXXXX AND THE METROPOLITAN WATER
RECLAMATION DISTRICT OF GREATER CHICAGO FOR THE ACQUISITION,
CONVERSION TO AND MAINTENANCE OF OPEN SPACE OF CERTAIN FLOOD
PRONE PARCELS OF REAL PROPERTY LOCATED
XXXXXXXXXXXXXXXXXXXX

THIS INTERGOVERNMENTAL AGREEMENT (hereinafter the "Agreement") is made and entered into as of the Effective Date, defined herein, by and between the Metropolitan Water Reclamation District of Greater Chicago (the "District"), a unit of local government and body corporate and politic, organized and existing under the laws of the State of Illinois, and the XXXXXXXXXXXXXXXXXXXX (the "City"), a municipal corporation and home rule unit of government organized and existing under Article VII, Section 6 of the 1970 Constitution of the State of Illinois (the "Constitution") and the Illinois Municipal Code, 65 ILCS 5/1-1-1, *et seq.* (the "Code"). (For convenience, the District and the City may be referred to individually as a "Party" and collectively as the "Parties.")

WITNESSETH:

WHEREAS, on November 17, 2004, the Illinois General Assembly passed Public Act 093-1049 (hereinafter the "Act"); and

WHEREAS, the Act declares that stormwater management in Cook County shall be under the general supervision of the District; and

WHEREAS, the Act as amended on June 18, 2014 by Public Act 98-0652, specifically authorizes the District to plan, implement, and finance regional and local activities relating to stormwater management in Cook County; and

WHEREAS, the amended Act further authorizes the District to acquire by purchase from a willing seller in a voluntary transaction real properties in furtherance of the District's stormwater management activities; and

WHEREAS, the City is located within the boundaries of Cook County; and

WHEREAS, pursuant to Article 11 of the Code, the City has the authority to improve and maintain waterways within its corporate limits; and



Valuation procedures considered

- 1 appraisal with a challenge ability
- No Valuations
- Pre-established environmental value
- Average of 2 independent appraisals





Other IGA challenges

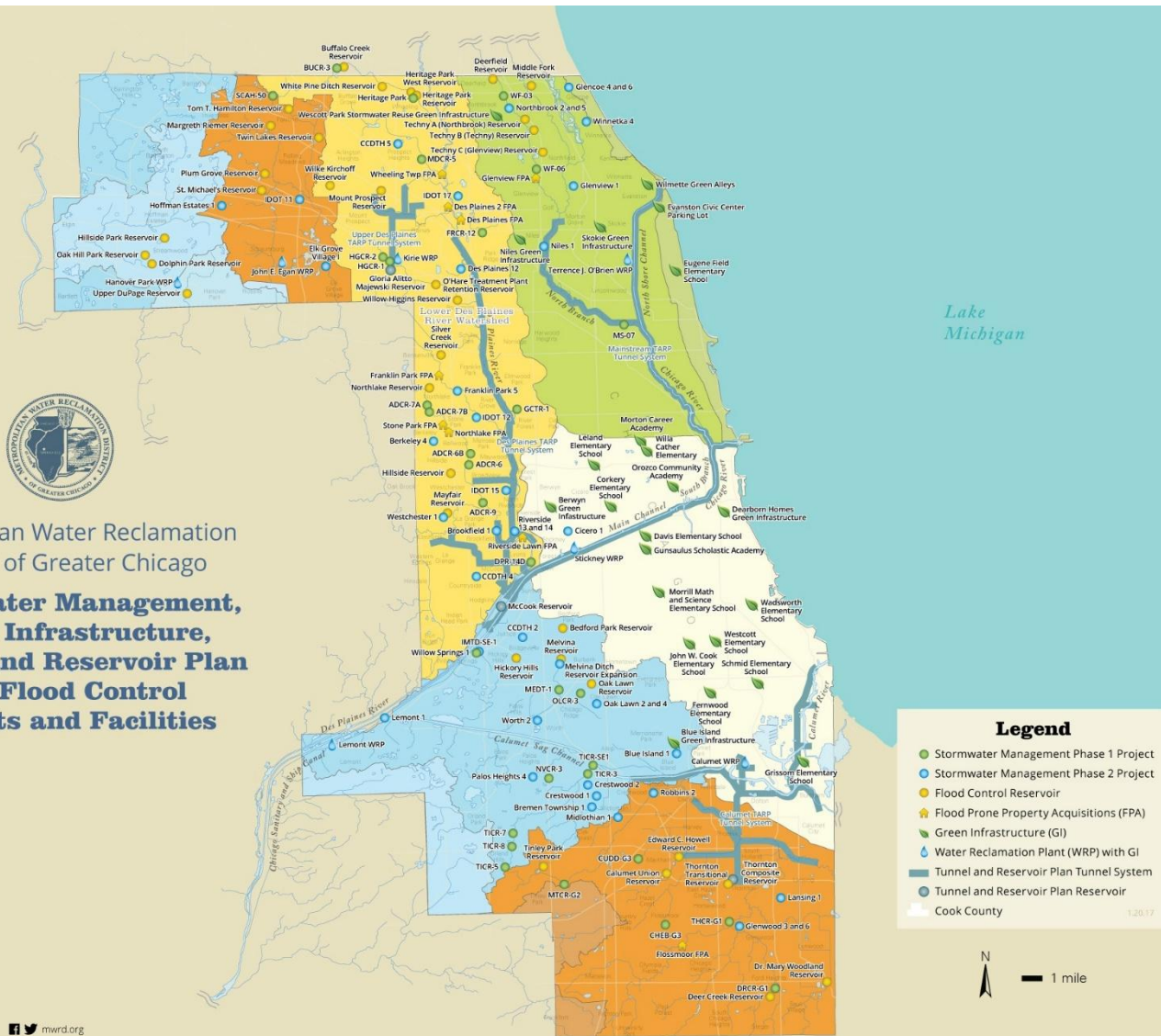
- Reimbursement rate
- Competing requirements
- Tax Agreement
- Deed Restrictions
- Date of Valuations





Environmental Justice

Metropolitan Water Reclamation
District of Greater Chicago
**Stormwater Management,
Green Infrastructure,
Tunnel and Reservoir Plan
and Flood Control
Projects and Facilities**





Challenges

Value Determination

Environmental Justice

Competing Agency requirements

Anonymity

Reimbursement program

Local sponsor participation





Key Program Pillars

Fairness

Transparency

Consistency

Collaboration



Moving Forward



Questions

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Senior Civil Engineer

Stormwater Management

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