MWRDGC’s Flood Prone Property Acquisition Program
• 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
WHY?
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.
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.
Three Distinct Components

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

12 Pre-applications received

6 met policy requirements

Given authority to negotiate intergovernmental agreements with the 6 municipalities
INTERGOVERNMENTAL AGREEMENT

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
XXXXXXXXXXXXXXXXXXXXXXXXXXXXXX

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
XXXXXXXXXXXXXXXXXXXXX (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, 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

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