

PROPERTY ACQUISITION PROCESS

INFORMATION SHEET

DECEMBER 2016



FM AREA
DIVERSION
PROJECT

PROCESS

DESIGN SHOWS PROPERTY IS NEEDED

Design team including the U.S. Army Corps of Engineers, HMG or the P3 firm let the Program Management Consultant know the property is needed.

APPROVAL TO BEGIN

The Diversion Authority Finance Committee reviews the need and if approved, submits it to the Cass County Joint Water Resource District (CCJWRD). A land agent is brought on board to work with the property.

RIGHT OF ENTRY REQUESTED TO SURVEY PROPERTY SENT

Right of Entry requested so property can be surveyed.

LAND AGENT CONTACTS

Land agent is in contact with property owner. A land agent will be assigned to assist with every affected parcel.

STEPS TO DETERMINE FAIR MARKET VALUE BEGIN

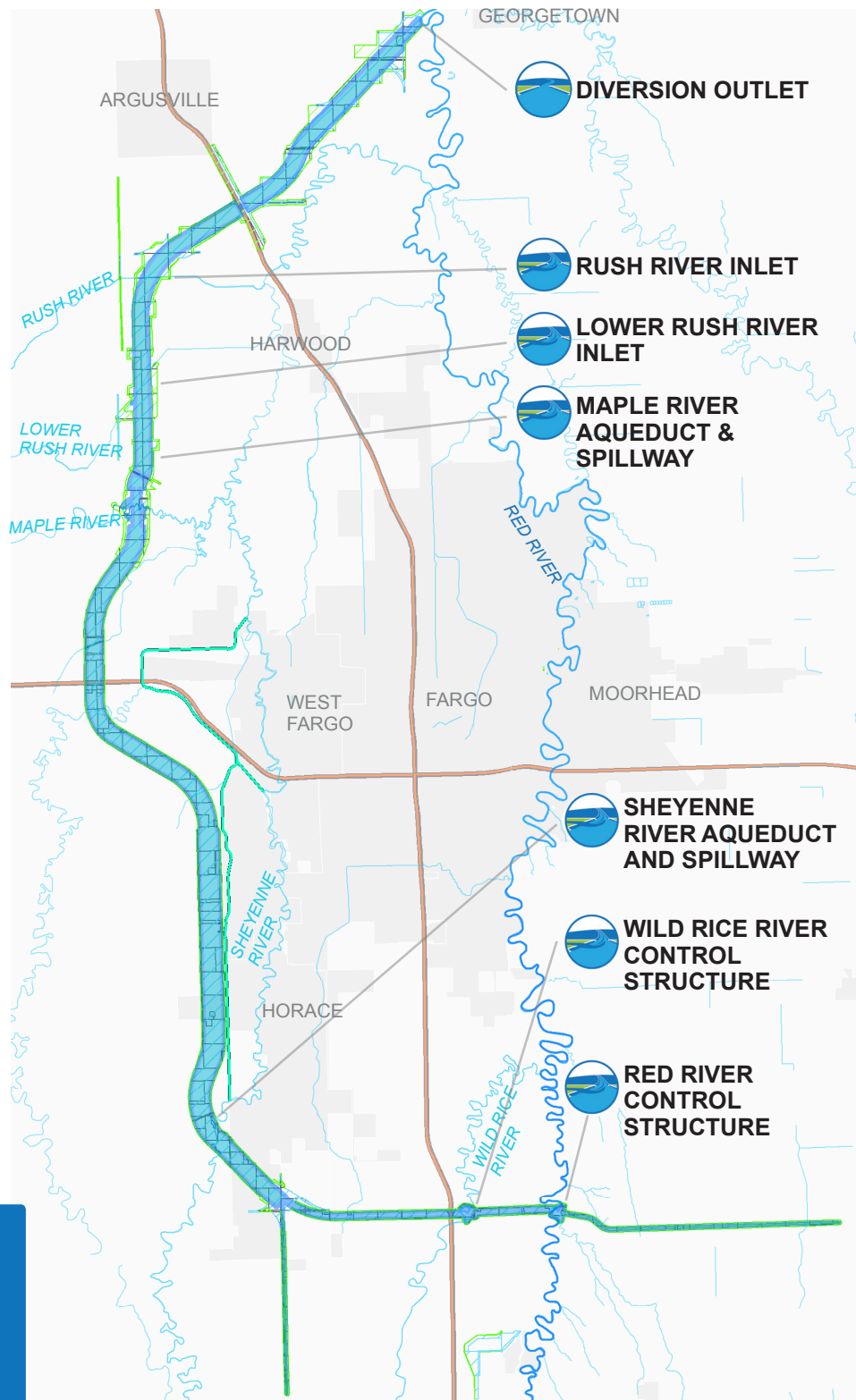
The property is appraised. The appraisal must follow federal standards. Draft appraisal report submitted for review and the Just Compensation value is approved by the CCJWRD in accordance with state and federal law. If the acquisition requires relocation, the cost of relocation to a similar home that is "decent, safe and sanitary," is also presented to the property owner.

LETTER OF INTENT TO ACQUIRE SENT

The land agent sends the property owner a certified letter with a Notice of Intent (NOI) to Acquire. Land agent in contact with the property owner.

OFFER OF JUST COMPENSATION MADE

If the owner accepts the offer, the purchase agreement is signed and a closing date is set. If the owner does not agree with the opinion of value, the owner works with the land agent to arrive at a mutually agreeable price.



For more information visit
www.FMDiversion.com