



Legislation Text

File #: 23-0751, Version: 1

Title

Acquisition of Floodprone Property Under Hazard Mitigation Grant Program 4393-0092-R

Action

ACTION:

- 1) Accept the Offer of Sale of Real Estate from JOSE TORRES and AURA VALLADAREZ, owners of property located at 6439 Mounting Rock Road, Charlotte, NC (tax parcel 167-221-59), for \$352,000 and authorize the Manager to execute all documents necessary to complete the transaction.
- 2) Authorize local emergency response agencies to use the structures for training exercises.

Staff Contact: Tim Trautman, LUESA - Storm Water Services

Presentation: No

BACKGROUND/JUSTIFICATION:

Since late 1999, Mecklenburg County has used storm water fee revenue to acquire flood prone property. Buyouts reduce the risk to life and property during floods, while also enhancing the natural and beneficial functions of the floodplain. Mecklenburg County uses the land as open space, for expanding greenways, constructing wetlands, etc.

Storm Water Services (STW) has been working on voluntary flood buyouts of 15 properties in the Sugar Creek floodplain within McDowell Farms neighborhood. The development was built compliant with the floodplain maps in the 1980's. However, new Flood Insurance Rate Maps in 2004 showed a 5-ft increase in the floodplain. STW pursued FEMA grant funds for a voluntary buyout through the Hazard Mitigation Grant Program (HMGP) in February 2020. The grant was approved in 2022.

This action is consistent with goals in the Environmental Leadership Action Plan which supports the Environmental Leadership Policy adopted by the Board of County Commissioners (BOCC). These acquisitions are part of Storm Water's 15-year CIP risk reduction goals and consistent with

recommendations in the Flood Risk Assessment and Risk Reduction Plan, adopted by the BOCC on May 1, 2012.

The buyout is voluntarily. The purchase and demolition are funded by a combination of Federal, State, and local STW capital funds. The requested actions will consist of acquiring the properties and demolishing the existing buildings. The purchase price is based upon a current fair market value appraisal. Consistent with past practices, the actual expenditure could be reduced if the owner received any insurance payments for flood damage within the previous 36 months and did not spend those funds on repairs.

STW staff allows training opportunities for local police and fire personnel prior to demolition of flood prone buildings. In addition, STW staff has established a process with Habitat for Humanity of Charlotte to maximize the responsible reuse of materials prior to structure demolition while protecting the health of the community.

PROCUREMENT BACKGROUND:

N/A

POLICY IMPACT:

N/A

FISCAL IMPACT:

Funding of \$352,000: (\$161,250 - Federal Funds, \$103,750 - State Funds, and \$87,000 - Storm Water Services Capital Funds).