



Legislation Text

File #: 18-4720, Version: 1

Title:

Storm Water Program - FY18 Hazard Mitigation Floodplain Acquisition

Summary

ACTION:

- 1. Accept the Offer of Sale of Real Estate from Don Henderson, owner of property located at 435 Gum Branch Road, Charlotte, NC (tax parcel 031-073-06), for \$196,667**
- 2. Authorize the Charlotte-Mecklenburg Police and Fire Departments to utilize the structure for training exercises**

Staff Contact: Tim Trautman, LUESA - Storm Water Services

Presentation: No

BACKGROUND/JUSTIFICATION:

Since late 1999, Mecklenburg County has used local storm water fee revenue to acquire property that will minimize the risk of potential loss of life and property damage from flooding while enhancing the natural and beneficial functions of the floodplain (creating open space, expanding greenways, constructing wetlands, etc.).

Selection of the referenced parcel was through application of the Flood Risk Assessment and Risk Reduction Plan (Plan), adopted by the Board on May 1, 2012. It is a locally developed approach that uses a risk-based method of identifying future flood mitigation projects. The Plan uses detailed local data and state-of-the-art floodplain mapping to perform property-specific risk assessments, identify mitigation projects and set project priorities.

The requested action will consist of acquiring the property and demolishing the existing building using Storm Water Services capital funds for the purchase. Consistent with past practices, the actual price at closing could be reduced if the owners received any insurance payments for flood damage within the previous 36 months and did not spend those funds on repairs. The purchase price is based upon a current fair market value appraisal. The owner has voluntarily offered to sell.

Storm Water Services staff allows the Charlotte-Mecklenburg Police Department and the City of Charlotte Fire Department training opportunities for police and fire personnel prior to

demolition of flood prone buildings. In addition, Storm Water Services staff has established a process for working 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:

Storm Water Services Capital Funds - \$196,667