



## Metropolitan Sewer District of Greater Cincinnati Lick Run Valley Conveyance Project

### Project Highlights

- RA Consultants is providing MSDGC with real property acquisition services and technical support for the EPA-approved Lick Run project that is the largest project in the Lower Mill Creek Partial Remedy solution. Much of this portion of the project has been completed but acquisition remains ongoing.

### Services Provided

- Real Property Acquisitions
- Working with the Public
- Negotiations
- Closings
- Process Coordination
- File Closeout
- Project Management-Related Tasks

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RA Consultants, LLC is serving MSDGC as one of the real property acquisition consultants on the Lick Run Valley Conveyance (“VCS”) Project. The VCS Project involves a variety of property types including residential, commercial, rental and municipal. As the VCS Project requires full property takes, the RA team of consultants is oftentimes responding to inquiries and concerns of the property owners regarding the project’s intent and direction, while being empathetic to the property owners’ positions. A total of 86 properties must be acquired, checked for hazardous materials and ultimately demolished before construction on the VCS begins. Services that RA staff currently provides and/or has already completed for the project include:

**Negotiations:** reviewing surveys, construction plans, title exams, closing documentation and project files; initiating contact with property owners; preparing offer letters and contracts; coordinating with relocation specialists; explaining the project to the property owner; negotiating the terms of the acquisition; obtaining signed contracts; ensuring that contracts are turned over for routing in a timely manner; providing updates to MSDGC staff; purchasing properties at sheriff’s sales.

**Closings:** ordering title updates; preparing closing statements and/or disbursement statements; drafting deeds for legal review; clearing real estate title problems; ordering payoff statements for mortgages, delinquent taxes and liens; coordinating with City Finance to have funds wired to disbursement agent; ordering checks from and coordinating with disbursement agent; transmitting closing checks to relevant City departments; delivering checks to County Treasurer for property taxes; recording deeds, easement plats, and releases of mortgages and liens; coordinating with MSDGC Document Control for storage of closed acquisition and relocation files; conducting closings.

**Process Coordination:** ordering appraisals, real estate titles, and title updates; setting up project files; routing contracts and ensuring sellers were entered into the Cincinnati Financial System; processing invoices; assisting with document preparation; managing appraisal and title status; maintaining project files; closing out files; managing file database; point of contact for field consultants; tracking costs for appraisal and title work.

**Property Management-related tasks:** ordering demolition of buildings; procuring asbestos and hazardous materials surveys and abatement with field consultants; coordinating maintenance of vacant land with other City departments or outside property management consultants.