



Metropolitan Sewer District of Greater Cincinnati Queen City Ave. Sewer Separation Project

Project Highlights

- RA Consultants provided MSDGC with real property acquisition services for Phase 1 of the Queen City Avenue Sewer Separation Project – part of the Lick Run Watershed Alternative Strategy.

Services Provided

- Easement Acquisition
- Working with the Public
- Process Coordination
- Negotiations
- Closings

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RA Consultants, LLC served MSDGC as the real property acquisition consultant on the Queen City Avenue Sewer Separation Project. Phase 1 of this project involves developing the main trunk sewer along the Queen City Bypass and Queen City Avenue and construction is scheduled to begin October 2013. The project consists of approximately 2,800 linear feet of new gravity sewers and appurtenances and will provide junction points for three future projects. Much of the project will reside in the right-of-way however, permanent and temporary easements were also required of the private properties along the right-of-way.

The RA real property acquisition team faced adversity in acquiring the necessary property interests, but was able to complete the acquisitions within the scheduled timeframe to allow for Phase 1 of construction to stay on schedule. For example, one property owner resided in California which required the negotiator to conduct business and have documents executed long distance. The team also discovered that access would be difficult for several commercial properties and accordingly, worked with the design consultant and MSDGC project manager to ensure alternative access routes remained for these affected properties while maintaining commercial parking.

Another property was subject to delinquent tax liens. In order to avoid a lengthy appropriation and resulting schedule delays, RA's staff acted as an intermediary between the involved parties to arrange a tax payment plan that would not only allow for the easement to be acquired and the construction schedule to remain, but also set the property owner back on track with their business.

Services that RA staff provided for the project included: permanent and temporary construction easement negotiations and closings; project coordination; clearing real estate title problems; recording easement plats and releases of mortgages and liens; conducting closings; ordering appraisals, real estate titles and title updates; routing contracts and ensuring sellers are entered into the Cincinnati Financial System as a vendor; coordinating and consulting with project engineers; and negotiating the terms of the contract.