



Metropolitan Sewer District of Greater Cincinnati West Fork OEMA Project

Project Highlights

- RA Consultants provided MSDGC with real property acquisition services for the mitigation of flood hazards along West Fork Creek.

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 served MSDGC as the acquisition consultant on the West Fork OEMA Project. MSDGC received a Three Million Dollar grant from the Federal Emergency Management Agency (“FEMA”) and the Ohio Emergency Management Agency (“OEMA”) to mitigate flood hazards along West Fork Creek in the Northside neighborhood of Cincinnati. The grant, along with a local cost share from MSDGC, was used to purchase and demolish properties located on West Fork Road, Ammon Avenue and Hayes Avenue

within the West Fork Creek floodway and floodplain. Once constructed, this project will help eliminate potential flooding issues for property owners and allow MSDGC to restore the channelized (concreted) portions of West Fork Creek into a naturally flowing waterway.

With the assistance of RA staff, MSDGC was able to purchase 19 properties at fair market value. The real property services provided in this project included:

Negotiations: reviewing appraisals to ensure that appraisal reports were complete, current, and concise; negotiating the terms of the property acquisition or lease of property with seller, realtor and legal counsel; initiating contact with property owners; explaining the project to the property owners and surrounding communities; preparing offer letters and contracts; obtaining signed contracts; coordinating with relocation specialists; communicating updates/roadblocks to internal MSDGC project manager and consultants; attending field investigations to provide opinion of property impacts and subsequent cost impacts.

Closings: ordering title updates; preparing and vetting closing statements; drafting deeds for legal review; clearing real estate title issues; ordering checks from City of Cincinnati - Real Estate Division; recording deeds and easement plats; coordinating with MSDGC Document Control for storage of closed files.

Process Coordination: ordering appraisals and real estate titles; setting up project files; routing contracts and ensuring sellers were entered into the Cincinnati Financial System; maintaining project files; closing out files.

Project Management-Related Tasks: assisting with public outreach, including public meeting facilitation and attendance; meeting with community stakeholders, owners and the general public to explain the project; explaining the acquisition process