

Iowa Homeland Security & Emergency Management
7900 Hickman Rd, Ste 500
Windsor Heights, IA 50324

**Iowa Flood Mitigation Program (FMP)
Flood Recovery Project Application**

What is the Flood Recovery Fund?

A Flood Recovery Fund is established in the state treasury under the control of the Flood Mitigation Board to provide funding to eligible political subdivisions of the state to implement flood response, flood recovery, or flood mitigation projects.

Eligibility:

- 1) An eligible applicant is a political subdivision of the state located in a county designated under presidential disaster declaration DR-4421-IA and also located in a county where the federal emergency management agency individual assistance program has been activated.
- 2) Eligible projects must support flood response, flood recovery, or flood mitigation. Eligible project types include construction and reconstruction of levees, embankments, impounding reservoirs, conduits or other means that are necessary for the protection from the effects of floodwaters and may include the deepening, widening, alteration, change, diversion, or other improvement of watercourses if necessary for the protection of such property from the effects of flood waters. A project may consist of one or more phases of construction or reconstruction that are contracted for separately if the larger project, of which the project is a part, otherwise meets the requirements of this subrule.

Application Process:

This application is designed to capture the necessary information to meet program requirements.

- 1) Description of the project and how the project supports flood response, flood recovery, or flood mitigation activities.
- 2) Description of financial assistance need through the Flood Recovery Fund.
- 3) Description of the necessary expense or serious need of the political subdivision.
- 4) Details on any additional funds to be applied to the project.

Flood Mitigation Board Process:

- 1) Review the application.
- 2) Approve, defer, or deny the application.

**Iowa Flood Mitigation Program (FMP)
Flood Recovery Project Application**

I. Applicant Information

A. Applicant/Community Name		B. Address		City, State, Zip Code	
Muscatine County		414 E. 3rd St.		Ste 101 Muscatine, IA 52761	
C. Point of Contact (POC) Name for Project		POC Title	POC Agency	POC Email	
Eric S. Furnas		Planning & Zoning Administrator	Muscatine County Zoning	eric.furnas@co.muscatine.ia.us	
POC PO Box and Zip Code	POC Street Address		POC City, State, Zip Code		POC Phone
52761	3610 Park Ave West		Muscatine, IA 52761		563-263-0482
Alternate POC Name or Authorized Representative		Alt POC Title	Alt POC Agency	Alternate POC Email	
Nancy Schreiber		Director of Administrative Services	Muscatine County	nschreiber@co.muscatine.ia.us	
Alt POC PO Box and Zip Code	Alt POC Street Address		Alt POC City, State, Zip Code		Alt POC Phone
52761	414 E 3rd St		Muscatine, IA 52761		563-263-5317
D. Federal Tax ID # / FEIN	E. County Name	F. US Congressional District(s)		State Legislative Districts	
██████████	Muscatine	Iowa 2nd Congressional District		Senate 46	House 91
G. Is the Applicant/Community participating in the National Flood Insurance Program (NFIP)?			Community's CID Number		
yes			190836		

III. Project Plan Summary

A. Provide a brief description of the project and how the project supported flood response or will support future flood recovery and flood mitigation activities. This is a summary of Tab B - Project Plan.

Funds are being sought by Muscatine County to facilitate the purchase of three single family homes. One home was irreparably damaged as a result of shifting soils on a hillside that were caused by consistent and heavy precipitation in the Spring of 2019. The Iowa Flood Center indicates that slope failure, like flooding, occurs due to heavy precipitation and ground saturation, which is the link between this project and flood mitigation. The owners of the home have insurance, but it does not cover this type of hazard. All prior efforts to secure the structure and mitigate slope failure have failed, leaving demolition as the only viable option. The other two properties are located in special flood hazard areas and were damaged during 2019 flooding. The purchase and demolition of the homes, as well as the conversion of the land to perpetual green space would mitigate these types of hazards during future heavy rainfall events.

All 3 properties appear to qualify for FEMA HMGP buyout, and a grant application is in development. Flood Recovery Funds are being requested to provide the local match portion of estimated project costs. CDBG-DR funding is also a potential source of local match funding for this project.

B. Provide a brief description of the financial assistance need through the Flood Recovery Fund.

Muscatine County is seeking approximately \$96,173 to cover the costs associated with these acquisitions, demolition and disposal of the demolition debris, in addition to associated real estate transfer closing costs and green space conversion. Public Assistance funding is being sought to pay for 85% of costs to demolish the immediate threat structure, and HMGP funding for the two others. 15% of these costs are being requested from the Flood recovery fund and comprise the \$96,173.

C. Explain how financial assistance through the Flood Recovery Fund is essential to meet the necessary expenses or serious needs of the applicant related to flood response, flood recovery, and flood mitigation.

Indications from Iowa Homeland Security and Emergency Management are that the structures will be eligible for a FEMA buyout. The local match requirement for these project types is 15% of total project costs. Flood recovery funds can leverage FEMA and State of Iowa funding to assist the County and property owners with this cost share. Without flood recovery funding, the property owners may be required to pay all or a portion of the local cost share. The County and these property owners already face financial and economic hardship including loss of their homes. This would be exponentially worse in the absence of assistance from the FRF.

D. Provide details of any additional funds that can be applied to the project.

FEMA Public Assistance 403 Demolition and FEMA Hazard Mitigation Grant Program funds (75%) with State of Iowa cost share match (10%) are being sought to fund the acquisition and demolition / removal of these structures (85% of actual total costs).

E. Description of Project Location (i.e. Latitude and Longitude (minimum 6 digits after the decimal), Neighborhood, Subdivision, Geographic Boundaries, Driving Directions, etc.)

41.4504125; -90.9741897 degrees - 1995 Sweetland Road - Lot 2 Gordon's Highland Estates in Muscatine County. The property is located approximately 5 miles Northeast of the City of Muscatine.

41.45824; -90.830126 - 3770 Midway Beach Rd - 22-77-1E TRACT BET RR & RIV 90' WIDE. Located approximately 1 mile West of the City of Montpelier.

41.469524; -91.233091 - 1702 Hwy 22 - 17-77-3W IRR TRACT NW COR S OF HY SW SW. Located approximately 10 miles NW of the City of Muscatine.

IV. Work Schedule

A. List the major milestones for this project.

Task	Months/Years from Award		Responsible Party
	Start	Complete	
Receive grant agreement with HSEMD	0	1	Muscatine County, HSEMD
Confirm intent to participate with homeowners	0	3	Muscatine County, Property Owners
Section 106 process (historic review) - complete if frontloaded	0	0	Muscatine County, HSEMD, SHPO, FEMA
Perform title searches, draft closing documents, duplication of benefits review, etc.	3	6	Muscatine County
Complete and execute purchase offer	5	7	Muscatine County
Acquire property-legal and closing activities	6	10	Muscatine County, Property Owners
Record warranty deed with restrictions	6	10	Muscatine County
Bid contracts for asbestos survey/abatement demolition	3	12	Muscatine County
Award contracts for asbestos survey/abatement demolition	4	13	Muscatine County
Complete demolition & debris removal and conversion to open space and site stabilization	13	16	Muscatine County
Project closeout activities	16	18	Muscatine County, HSEMD, FEMA
Total Project Duration:	18 Months		

V. Certifications

To the best of my knowledge and belief, I certify that all data in this application packet is complete, true and correct. The governing body of the applicant has duly authorized this document and hereby applies for assistance as documented in this application. The applicant understands that the project shall not proceed until Flood Mitigation Board approval is granted.

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Signature of the Chief Executive Officer	Signature of the Authorized Representative
Name of the Chief Executive Officer	Name of Authorized Representative
Title	Title
Organization	Organization
Date	Date
Phone Number	PO Box / Street Address
	City, State and Zip Code
	Phone Number
	Email Address

IV. Work Schedule

A. List the major milestones for this project.

Task	Months/Years from Award		Responsible Party
	Start	Complete	
Receive grant agreement with HSEMD	0	1	Muscatine County, HSEMD
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Signature of the Chief Executive Officer	Signature of the Authorized Representative
Jeff Sorenson	Eric S. Furnas
Name of the Chief Executive Officer	Name of Authorized Representative
Chair	Planning & Zoning Director
Title	Title
Muscatine County Board of Supervisors	Muscatine County
Organization	Organization
February 2, 2020	February 5, 2020
Date	Date
563-263-5317	3610 Park Ave West
Phone Number	PO Box / Street Address
	Muscatine, IA 52761
	City, State and Zip Code
	563-263-0482
	Phone Number
	eric.furnas@co.muscatine.ia.us
	Email Address

Project F0-S546: Application - Muscatine County Property Acquisition

Routing in Progress: Submission (Step 1 of 7)



Application Summary

This form outlines all project details, including Scope of Work, all costs, and location worksheets.

Title: Muscatine County Property Acquisition

Eligible Amount: \$616,155.00

Funding Sources: Federal - \$462,116.25

State - \$61,615.50

Local - \$92,423.25

DUNS #: 800091527

Districts: US Congressional - 2
State Legislative (House) - 91
State Legislative (Senate) - 46

FEMA Obligation Data: Federal Number - < no value >
Date of Obligation Letter - < no value >
CATEX Comments - < no value >
Project ACT Date - < no value >
[Edit](#)

Related Links: [View Notice of Interest](#), [View Project](#)

Grant

0000 NOI Portal - Projects In Development

Hazard Mitigation Grant Program

Declared: January 1, 2015

Applicant

Muscatine (County)

Muscatine County

FIPS #: 139-99139-00

FEIN #: [REDACTED]

Vendor #: 00003026362

DUNS #: 800091527

Has Direct Deposit: No

Billing Address: 414 E 3rd St,
Muscatine, IA, 52761

Project

F # S #546

Muscatine County Property Acquisition

A Property Acquisition

Project POP Deadline:

Eligible: \$0.00

Federal: \$0.00 (75%)

Un-Expended Eligible:

\$616,155.00

Workflow Summary

Current Step: 1) Submission
Description: Submission of form

Recipients: Team Lead (State), Lead Administrative Coordinator (State), HM Project Officer (State)

Submission: Dec 23, 2019 at 9:59 AM by Aimee Bartlett

Introduction

Summary Information

Grant: 0000 NOI Portal - Projects In Development

Project Type: Property Acquisition

Title: Muscatine County Property Acquisition

Used to help identify the project. Ex: "St Thomas Bridge Reinforcement".

Description of Project & Location(s): Project is a 1-3 property acquisition/demolition for open space project located in rural Muscatine County. One property is located NE of the City of Muscatine in a hilly/bluffed area (landslide/slope failure hazard) roughly one-half mile north of the Mississippi river. Another property is also NE of the City of Muscatine and borders the Mississippi River. A 3rd property is located 4 miles East of the City of Nichols within the SFHA of the Cedar River.

Neighborhood, Subdivision, Geo-Boundaries, Directions, etc.

Primary Contact: Eric Furnas - Building, Planning & Environmental Director

[Edit](#)

Email Address: eric.furnas@co.muscatine.ia.us

Phone: 563-263-0482

Alternate Contact: Keith White - County Engineer

[Edit](#)

Email Address: kwhite@co.muscatine.ia.us

Phone: 563-263-6351 ext. 101

Authorized Contact: Eric Furnas - Building, Planning & Environmental Director

[Edit](#)

Email Address: eric.furnas@co.muscatine.ia.us

Phone: 563-263-0482

Planning Requirement

For all disasters declared after November 1, 2004, a community must have a FEMA approved Local Hazard Mitigation Plan in order to be eligible for HMGP.

Date of Plan Approval:

Title of Applicant/Community Local Hazard Mitigation Plan:

Mitigation Plan reference:

Identify the section and page in the FEMA approved Local Hazard Mitigation Plan where the project is included (For example: Section 2, Page 12).

Plan Narrative:

How does the proposed project conform to the State of Iowa and Local Mitigation Goals? Explain.

Is the community a member of good standing with the National Flood Insurance Program (NFIP)?

Date Established:

NFIP Number:

Property Located in SFHA?

Is the community a member of the Community Rating System (CRS)?

Does the project have any properties listed on/or eligible for listing on the National Registry of Historic Places?

Does the project have any properties contributing to historic neighborhood?

Mitigation Measure

Will the proposed mitigation measure provide an Independent solution to the problem? Explain.

This proposed mitigation measure will provide an independent and long-term solution to the problem by permanently removing substantially structures from the high risk slope failure/landslide are as well as structures from the special flood hazard area, and converting this land to permanent open space. This project should not conflict with any long-term planning for Muscatine County

How does the proposed mitigation measure address repetitive problems or a problem that poses a significant risk to the public health and safety if left unresolved?

The project permanently moves an at-risk structure and occupants from an unstable slope which has shifted on a regular basis since 1993, as well as structures from high risk flood areas. If left unresolved, the structures will continue to sustain damages from the hazards, causing further structural damage and potential injury/illness to the residents.

How will the proposed mitigation measure substantially reduce future disaster losses, including risk of future damages, hardship, loss, and/or suffering? Explain.

The project eliminates the risk of property damage, personal injury, and loss of life by permanently removing the damaged structures and the people from the hazard area.

Will the community suffer detrimental impacts (loss of Life, loss of essential services, damages to critical facilities, economic hardship) if the proposed mitigation is not implemented?

Yes. Currently the structure experiencing slope failure is an immediate threat of partial or complete collapse and demolition is mandatory per local code. Muscatine County is often unable to provide essential services (emergency services, mail delivery, school bus service) to flooded areas following heavy precipitation because of impassable roads, leaving the residents stranded until the water recedes.

Describe any negative impacts on the area if project is not approved.

Negative impacts if the project is not approved would include continued damage to residential structures, continued slope failure which could worsen in neighboring properties, persistent flooding and continued risk to the life and safety of occupants and first responders.

Describe damages caused by previous and current disasters and their associated cost - use historical data.

Slope failure damages since 1993 to the applicable residence total \$266,800. Total damages in the area include road and bridge maintenance and repair. Roads have been washed out and impassible. Muscatine County has had 14 federally declared disasters since 1990. Costs are in the millions for repair and maintenance of homes, roads, and bridges.

History of Hazards

Past Damages

In this section, describe all past damages from hazardous events (include name of storms if applicable) in the project area. Include Presidentially declared disasters as well as events that did not result in a Presidential declaration.

- For assistance, reference the NOAA's National Climatic Data Center here:
<http://www.ncdc.noaa.gov/stormevents/>
- Do not list country-wide or community-wide damages.
- Damages described must be site specific.
- Include information for as many past incidents as possible.
- Attach any supporting documents, i.e. proofs of loss, PW's, force account logs.
- Direct costs should include damages to structures and infrastructure in the project area as a result of the hazard.
- Indirect costs should include the cost to the local government to respond to victims of the hazard in the project area, any interruption to local businesses, and losses of public services.
- For Acquisitions and Elevations, provide an overview in this section and specific damages to each property in the Individual Property Worksheets.

Use the below table to describe past events (by date) that resulted in damage; describe damages, including direct and indirect damages and costs.

Date	Duration (days)	Loss	Description
Jun 15, 2019	95	\$	Millions of dollars in estimated damage to residential property and public infrastructure
Jun 26, 2014	12	\$	Hundreds of thousands in public infrastructure damage.
Apr 17, 2013	15	\$	Hundreds of thousands in public infrastructure damage.
May 25, 2008	80	\$	Millions of dollars in estimated damage to residential property and public infrastructure

Additional Comments:

Provide any additional details regarding past events.

Population Affected:

	Count	Value
Residents (excluded from total)	<input type="text" value="7"/>	
Public Infrastructure		\$ <input type="text"/>
Residential Properties	<input type="text" value="3"/>	\$ 457,490.00
Businesses / Commercial Properties	<input type="text"/>	\$ <input type="text"/>
Public Properties	<input type="text"/>	\$ <input type="text"/>
Critical Facilities	<input type="text"/>	\$ <input type="text"/>
Total	3	\$457,490.00

Provide the number of each type of structure listed above in the project area. Include all structures in the project area.

Hazards to Mitigate:

List the type of hazards the proposed project will mitigate (i.e. Wind, Seismic, Flood, Fire).

Useful Life of the Project:

years

Number of years proposed project will provide protection against the hazard(s) above.

Methodology:

Please explain the methodology used to determine the useful life of the project.

Supporting Documentation:

Attach additional supporting documentation.

Scope of Work

Description of the Problem:

During times of heavy precipitation in the hill/bluff country in rural Muscatine County, there are sporadic developments upon soils which have proven not to be stable if they are saturated. During periods of instability, landslides and slope failures occur, which damages improvements including houses which were built in those locations. Flooding is also a common occurrence in the Cedar River and Mississippi River watersheds, causing these rivers to overtop their banks resulting in damage to surrounding property. In 2019, severe storms, heavy rains and flooding caused both of these very things to happen resulting in structural and flood damage to the properties included in this grant application.

Describe the specific problem the proposed project is intended to alleviate.

Scope of Work: Description of the Solution & Mitigation Proposed:

To mitigate damages caused by landslide/slope failure and flooding, this project proposes to acquire and demolish / convert to permanent open space one to three residential properties susceptible to these hazards. The properties are located at in rural Muscatine County, NE of the City of Muscatine and East of the City of Nichols. The project will be implemented in accordance with 44 CFR part 80.

Describe the proposed scope of work to accomplish this project.

Description of the
Proposed Project:

This intent of this project is to acquire and remove three separate single family dwellings. One is on a steep hillside that has experienced slope failure due to heavy and repetitive precipitation in the Spring of 2019. The other two are single family residences in the 100 year flood plain that experience frequent flooding.

During pre-award project development, interested property owners signed Statements of Voluntary Transaction as indication of their interest in participating in the project. USPAP appraisals were procured according to local purchasing policy (which is in compliance with Federal regulations) to establish fair market value of the participating properties. The Section 106 historic review process was also completed during pre-award project development, revealing that _____ property is/are/are/are not historically significant. Consultation with IDOT, USACE and IDNR was completed to confirm that no future land use conflicts exist and that demolition will not affect State Threatened, Endangered or Migratory species.

Muscatine County staff and officials have developed the project and grant application, and will be responsible for project implementation and management. Staff will interface with property owners, complete procurement actions, monitor demolition and maintain files for all properties. Staff will also file quarterly progress reports, payment requests and closeout paperwork.

Upon grant approval, Muscatine County will meet with Iowa Homeland Security and Emergency Management to sign a grant agreement. Once this is complete, Muscatine County will develop and adopt an administrative plan describing administrative policy for implementing the project to include the process for participants to appeal fair market values if necessary.

After the administrative plan has been adopted, Muscatine County will work with HSEMD and FEMA to complete the preliminary duplication of benefits process. If property owners received funding which is considered duplicative, receipts for expenditures of that funding will be collected and submitted to determine the amount of total advances (official DOB) to be used in calculating proceeds to the seller at the time of closing.

Upon completion of the DOB process and confirmation that property owners still intend to participate in the project, the County will solicit bids for legal & closing services necessary to transfer ownership to Muscatine County. These services will include legal consultation regarding contracts / purchase agreements, abstracting, title search for verification of ownership, title opinion, title guaranty certificates and closing services. A purchase offer will be extended to each property owner and discussions will begin regarding closing dates.

Preparation for demolition activities will occur prior to closing dates so that

properties can be classified as open space within 90 days of acquisition. Solicitations for an asbestos surveyor/tester and abatement monitor, as well as an asbestos removal company and demolition company will be prepared. Solicitation for the asbestos surveyor will be distributed and the appropriate asbestos surveyor will be hired such that surveys may begin immediately after acquisition. Solicitation for the asbestos removal/demolition contractor will be prepared so that asbestos removal can begin immediately after survey results are available (required to complete abatement & demolition solicitation). Once asbestos removal is complete per EPA and Iowa DNR requirements, the asbestos surveyor will be notified so that final asbestos inspections and clearance memos can occur. Structural demolition will begin immediately following final inspection, including the disconnection of utilities, removal of all structures and improvements to the property and ending with site stabilization and erosion control.

Upon acceptance of the purchase offer and completion of all demolition preparations, Muscatine County will begin the acquisition of property. The warranty deed and HMGP deed restrictions will be executed and recorded at the County Treasurer's office. An inspection to confirm the removal of all personal property will be completed. Demolition activities will begin as described above, with a debris monitor, hired by the County, on site. Demolition debris will be disposed of at the Scott County Landfill. Once demolition is complete, all properties will be maintained as open space permanently. Maintenance will be performed by the Muscatine County Maintenance Dept. and maintenance costs will be included in the County's annual budget.

Describe, in detail, the proposed project. Also, explain how the proposed project will solve the problem(s) and provide the level(s) of protection described above. If any other projects are underway or proposed in the project area, please describe. Also describe any planned, future development in the project area. Please include building code requirements for new development and substantial improvements in the community.

Latitude:

41.423877

Longitude:

-91.042604

County(s):

Muscatine

Congressional Districts:

2

Legislative Districts - Senate:

46

Legislative Districts - House:

91

Worksheets

3 results

#	Worksheet Title	Amount	Status
1	1995 Sweetland Road - Antram	\$232,999.00	Included
2	3770 Midway Beach Rd - Deters	\$233,973.00	Included
3	1702 Hwy 22 - Akers	\$147,983.00	Included

Costs

Worksheet Cost Type Summary

Cost Type	Quantity Sum	Unit Cost Avg.	Total Cost Sum
Acquisition Costs for All Properties	3.00	\$165,076.33	\$495,229.00
HMGP Demolition	2.00	\$19,363.00	\$38,726.00
Legal, Closing, Permits and Fees	3.00	\$2,000.00	\$6,000.00
PA Demolition	1.00	\$0.00	\$0.00
Replacement Housing Benefits and URA	3.00	\$25,000.00	\$75,000.00

Cost Line Items

Please specify any project costs that aren't worksheet or site-specific (since those costs will be specified in the individual worksheets).

Phased Project:

No

If this project is to be done in 2 phases - A and B.

Type	Description	Qty	Unit	Price	Pre-Award	Total
Pre Award	Appraisals	3	EA	\$ 400.00	Yes	\$1,200.00
Worksheet Total						\$614,955.00
Application Total						\$1,200.00
Grand Total						\$616,155.00

Strategic Funds Management Initiative

Does this project qualify for SFM?

No

Funding Sources

Method: By Percent By Amount Funding Source / Other Agency

Estimated FEMA Share: % \$462,116.25

Estimated State Share: % \$61,615.50

Non-Federal Share - Estimated Local Share (Include In-Kind Value): % \$92,423.25

Total Allocated: % \$616,155.00

Cost Effectiveness:

Cost effectiveness analysis for the landslide/slope failure property was completed using the FEMA HMA Acquisition for Landslides Benefit-Cost Calculation For Properties in Imminent Danger (5 years or less). The BCR result was 3.71. This structure has been inspected by a Muscatine County building professional and has been determined by the County to be an immediate threat of partial or complete collapse, and requires emergency demolition. The two properties located in the SFHA will cost less than \$276,000 to acquire and convert to open space and thus are considered to be cost-effective.

Provide a detailed description of the cost effectiveness indicating that there is a reasonable expectation that future damage or loss of life will be reduced or prevented.

Benefit Cost Ratio

Is Used:

Net Present Value of Project Benefits: \$

Total Project Cost Estimate: \$

Net Present Cost: \$

Benefit Cost Ratio:

This value is calculated based on Benefit/Cost. Please also attach a copy of the Benefit Cost Analysis and all supporting documentation.

Timeline

Project Milestones

Total # of weeks for entire project:

List the major milestones in this project.

Example 1: Demolition of 6 structures and removal of debris

Example 2: Design, Engineering and H & H Studies

Task Description	Start Month	End Month	Submitted Completion Date
Receive grant agreement with HSEMD	<input type="text" value="0"/>	<input type="text" value="1"/>	<input type="text"/>
Confirm intent to participate with homeowners	<input type="text" value="0"/>	<input type="text" value="3"/>	<input type="text"/>
Section 106 process (historic review) - complete if frontloaded	<input type="text" value="0"/>	<input type="text" value="0"/>	<input type="text"/>
Perform title searches, draft closing documents, duplication of benefits review, etc.	<input type="text" value="3"/>	<input type="text" value="6"/>	<input type="text"/>
Complete and execute purchase offer	<input type="text" value="5"/>	<input type="text" value="7"/>	<input type="text"/>
Acquire property-legal and closing activities	<input type="text" value="6"/>	<input type="text" value="10"/>	<input type="text"/>
Record warranty deed with restrictions	<input type="text" value="6"/>	<input type="text" value="10"/>	<input type="text"/>
Bid contracts for asbestos survey/abatement demolition and debris removal	<input type="text" value="3"/>	<input type="text" value="12"/>	<input type="text"/>
Award contracts for asbestos survey/abatement demolition debris removal	<input type="text" value="4"/>	<input type="text" value="13"/>	<input type="text"/>
Complete demolition & debris removal and conversion to open space and site stabilization	<input type="text" value="13"/>	<input type="text" value="16"/>	<input type="text"/>
Project closeout activities	<input type="text" value="16"/>	<input type="text" value="18"/>	<input type="text"/>

Alternatives

List two feasible alternative projects to mitigate the hazards faced in the project area. One alternative is the "No Action Alternative" (section A). This application cannot be reviewed if this section is incomplete.

A. No Action Alternative

Impacts with No Action

If nothing is done to alleviate the flooding problem, the properties will continue to sustain landslide/slope failure and flood damages, resulting in further damage to the structures, lower property values, increased costs to the county, and continued loss of services. Risks to occupants of residences and first responders will remain.

Discuss the impacts on the project area if no action is taken.

B. Other Feasible Alternative

Discuss a feasible alternative to the proposed project. This could be an entirely different mitigation method or a significant modification to the design of the current proposed project. Please include scope of work, engineering details (if applicable), estimated budget and the impacts of this alternative.

Other Feasible Project
Description and Scope of
Work:

All viable options to mitigate future damage to the structure experiencing landslide & slope failure have been exhausted using the property owner's resources and have subsequently failed. Acquisition and demolition is the only option at this time. Elevation of the residential structures subject to flooding is an alternative to acquisition, but it does not completely solve the problem. While the structure and contents may be better protected from floodwaters, access and risk of personal injury and death remain. Also, the elevation may not protect the structures and occupants from severe flood events. The estimated costs are \$30,000 for elevation per structure.

Describe, in detail, the alternative project. Also, explain how the alternative project will solve the problem(s) / provide protection from the hazard(s).

Proposed Project
Justification:

In the case of the landslide/slope failure property, acquisition and demolition for open space is the only option. Regarding flood properties, elevation does not address the flooding problem as well as acquisition does. The structures and their inhabitants remain at risk. The County would be required to maintain infrastructure and services to the properties and possibly provide rescue in the event of a severe flood event, which the County has experienced 14 times since 1990. Acquisition allows for the floodplain to be restored to its natural function and provides for a recreational area for the community. Furthermore, it relieves a strain on the County budget following each event and allows the County to discontinue services to the area. The homeowner will not face regular disruptions in their lives. Lost property tax revenues are minimal when compared to the continued expenses.

Justification for choosing the proposed project - discuss how the proposed project is the most practical, effective and environmental sound alternative of the alternatives.

Proposed Project Best Fit:

Acquisition of the landslide/slope failure home is an exact fit as it pertains to dangerous buildings code. Acquisition in general fits with the community's goal of creating more greenspace and recreational areas for residents and visitors. Acquisition does not conflict with any other section of the development plan. The alternatives do not achieve these goals. Acquisition also meets the mitigation goal of removing problem structures from the floodplain/hazard areas which other mitigation measures do not address.

Describe how the proposed project best fits within the overall multi-hazard mitigation for the community.

Project F0-S546: Worksheet #1 - 1995 Sweetland Road - Antram



Introduction

State Use Only

Status:

Included/Active

General

Site Name:

1995 Sweetland Road - Antram

Used to help identify the worksheet/location. Ex: "Old City Hall Building".

Property Type:

Primary

Location

County:

Muscatine

Address:

1995 Sweetland Road

City:

Muscatine

State:

IA - Iowa

Zip Code:

52761

Latitude:

41.450407

In Decimal Format.

Longitude:

-90.974176

In Decimal Format.

Flood Zone(s):

C or X (un-shaded)

Hold the CTRL key to select multiple zones. Please Note: Any local government as defined in 44 CFR 201.2 developing a mitigation project for FEMA funding for disasters declared post November 1, 2004 must have an approved mitigation plan in place which complies with all applicable 44 CFR 201 requirements.

Building Owners

First Name:

Thomas F. & Deborah L

Last Name:

Antram

Structure Identification

Severe Repetitive Loss ID#:

NA

Repetitive Loss ID#:

NA

Validated/Other FEMA ID#:

NA

Property Located in SFHA?

No

Have any insurance proceeds been received on this site, or are you anticipating any insurance proceeds?

No

Building Information

General Information

Occupancy Type:

Building Type:

Construction Type:

Foundation Type:

Year Constructed:

Has Section 106 (NHPA) clearance been issued?

Archaeological Monitoring required at demolition?

Historically Significant Structure?

Is listed on, or is eligible for listing on, the National Registry for Historical Places.

Structure contributes to a Recognized Historic District?

Property is part of an MOA?

NFIP Policy Number (if insured):

NFIP Structural Claim Amount: \$

Number of stories above grade: stories

Size and Use

Total square footage of main structure: feet²

Living area square footage: feet²

Building Value

Fair market value of building: \$

Building damage estimate amount: \$

Value determined by:

Preliminary DOB Complete Date:

Preliminary DOB Amount: \$

Official DOB Complete Date:

Official DOB Amount: \$

Estimated replacement value: \$

Replacement Value Source:

Please attach supporting documentation.

Value per foot²: \$

Building Flood Damage

Percent damaged: %

Substantially damaged, Destroyed, or Condemned?

"Substantially Damaged" means the damage is greater than or equal to 50% of the pre-flood fair market value.

Base flood elevation: feet

First floor elevation: feet

Depth of water in structure if flooded: inches

Duration of water in structure
if flooded:

Commercial Properties

Phase 1 ESA Completion
Date:

Environmental Clearance to
Acquire Granted by FEMA
Date:

FEMA
Stipulations/Conditions:

Phase 2 Required:

DNR Certificate of No Further
Action Issued Date:

Remediation Required Prior
to Acquisition?

Acquisition & Demolition Data

Acquisition Date:

Has Initial Demolition Date Been Extended?

Fair Market Value Appealed?

RACM Demolition?

Asbestos Survey Completion Date:

Asbestos Abatement Required?

Section 403 Demolition Completed Date:

Section 404 Demolition Completed Date:

Open Space Compliant Date:

Grading / Leveling / Site Stabilization Complete Date:

Damage History

Past and current damages

Structure is currently a complete loss/immediate threat of partial or complete collapse due to landslide/slope failure. Demolition is required per engineers inspection & report as well as County dangerous buildings code. Historic

Damages:

1993 - \$13,000 - mudjacking & earth anchors

2009 - \$34,700 - install micropiles and mudjacking

2011 - \$2,100 - repair/lengthen piles

2019 - \$38,000 - sheet piling and earth anchors

2019 - \$179,000 - demolish residence

Please describe all past and current damages.

Application Differences

Landslide/Slope failure hazard & BCA. Demolition will be funded under Public Assistance program.

Describe anything unique to this specific site regarding hazards to mitigate, level of protection, or useful life of the project (if applicable)

Costs

Cost Line Items

Select One

In this section, provide the details of all costs of the project. As this information is used for the Benefit-Cost Analysis, reasonable cost estimates are essential. As project administrative costs are calculated on a sliding scale, do not include this in the budget. List all items and costs in line item fashion.

- For Labor, include equipment costs -- please indicate all "soft" or in-kind matches.
- For Fees Paid, include any other costs associated with the project.
- Do not include indirect costs in project management costs.

Type	Description	Qty	Unit	Price	Pre-Award	Total
Acquisition Costs for All Properties	Market Value	1	EA \$	199,999.00	No	\$199,999.00
PA Demolition	Immediate threat demolition 407 program	1	EA \$	0.00	No	\$0.00
Legal, Closing, Permits and Fees	Closing Costs	1	EA \$	2,000.00	No	\$2,000.00
Replacement Housing Benefits and URA	Replacement Housing Supplement	1	EA \$	31,000.00	No	\$31,000.00
Grand Total						\$232,999.00

Project Plan

Description of the Problem:

The residence at 1995 Sweetland Road in Muscatine County was built in 1979. This structure is situated near the edge of a steep ravine and there have been settlement issues since the home was constructed, particularly during extended periods of significant precipitation. In 2010 as a result of increasing settlements, the owners retained foundation repair and stabilization specialists to diagnose issues and prescribe stabilization of the foundation. Nineteen concrete piers were installed under the foundation. As a result of continued settling, three of the piers were extended an additional 40' two years later. In the spring of 2019, the homeowners noted additional settling that resulted in additional foundation cracks, as well as major cracking of drywall throughout the home. Wood frame structure members were also affected as portions of the structure lost foundational support, including slanting of walls and floor members. Cracks in the foundation opened to the extent that moisture and wildlife entered the home. Several doors in the home became completely non-functional due to the shifting of the structure. Numerous cracks and depressions in the soil throughout the entire property were also noted. In June of 2019, the owners of the residence addressed the Muscatine County Board of Supervisors and asked for Muscatine County's assistance in applying for financial assistance. The homeowners reported that their home had sustained major damage which was not covered by insurance. Staff from the Muscatine County Building and Zoning Office inspected the property on 24 June 2019. Due to the apparent lack of structural integrity as a result of shifting soils, the structure was deemed a Dangerous Building and Muscatine County ordered that the owners of the property to vacate. Since that time, additional settling and shifting of the soils have occurred and County Staff estimate the structure to be damaged beyond repair.

Scope of Work: Description of the Solution & Mitigation Proposed:

To mitigate future damages and potential loss of life caused by shifting soils during periods of heavy and extended precipitation, this project proposes to acquire and demolish / convert to permanent open space the property located at 1995 Sweetland Road in Muscatine County. Muscatine County would then convert the land to perpetual greenspace/wooded area and deed restrict the property against future development.

Description of the Proposed Project:

During pre-award project development, interested property owners signed Statements of Voluntary Transaction as indication of their interest in participating in the project. Fair Market Value will be determined using the Assessed value of the property as determined by the Muscatine County Assessor. The Section 106 historic review process was also completed during pre-award project development, revealing that 1995 Sweetland Road is not historically significant. Consultation with IDOT, USACE and IDNR will be completed to confirm that no future land use conflicts exist and that demolition will not affect State Threatened, Endangered or Migratory species.

Upon grant approval, Muscatine County will meet with Iowa Homeland Security and Emergency Management to sign a grant agreement. Once this is complete, Muscatine County will develop and adopt an administrative plan describing administrative policy for implementing the project to include the process for participants to appeal fair market values if necessary.

After the administrative plan has been adopted, Muscatine County will work with HSEMD and FEMA to complete the preliminary duplication of benefits process. If property owners received funding which is considered duplicative, receipts for expenditures of that funding will be collected and submitted to determine the amount of total advances (official DOB) to be used in calculating proceeds to the seller at the time of closing.

Upon completion of the DOB process and confirmation that property owners still intend to participate in the project, Muscatine County will solicit bids for legal & closing services necessary to transfer ownership to Muscatine County. These services will include legal consultation regarding contracts / purchase agreements, abstracting, title search for verification of ownership, title opinion, title guaranty certificates and closing services. A purchase offer will be extended to each property owner and discussions will begin regarding closing dates.

Preparation for demolition activities will occur prior to closing dates so that properties can be classified as open space within 90 days of acquisition. Solicitations for an asbestos surveyor/tester and abatement monitor, as well as an asbestos removal company and demolition company will be prepared. Solicitation for the asbestos surveyor will be distributed and the appropriate asbestos surveyor will be hired such that surveys may begin immediately after acquisition. Solicitation for the asbestos removal/demolition contractor will be prepared so that asbestos removal can begin immediately after survey results are available (required to complete abatement & demolition solicitation). Once asbestos removal is complete per EPA and Iowa DNR requirements, the asbestos surveyor will be notified so that final asbestos inspections and clearance memos can occur. Structural demolition will begin immediately following final inspection, including the disconnection of utilities, removal of all structures and improvements to the property and ending with site stabilization and erosion control.

Upon acceptance of the purchase offer and completion of all demolition preparations, Muscatine County will begin the acquisition of property. The warranty deed and HMGP deed restrictions will be executed and recorded at the County Treasurer's office. An inspection to confirm the removal of all personal property will be completed. Demolition activities will begin as described above, with a debris monitor, hired by Muscatine County, on site. Demolition debris will be disposed of at the City of Muscatine Transfer Station. Once demolition is complete, all properties will be maintained as open space permanently. Maintenance will be performed by Muscatine County and maintenance costs will be included in the County's annual budget.

Forensic
Engineering

Structural
Engineering

Civil
Engineering

Municipal
Engineering

Mechanical/
Electrical
Engineering

Land Surveying

Construction
Layout

Construction
Inspection



Estimated Mitigation Costs

1995 Sweetland Rd.

Muscataine, IA

I hereby certify that this document was prepared by me and the related engineering work was performed by me or under my direct personal supervision and that I am a duly Licensed Engineer under the laws of the State of Iowa.

[Redacted Signature]

Randy L. Van Winkle, P.E. Reg. #9675
My license renewal date is December 31, 2020

09/11/19
Date



HISTORY

The Tom and Debbie Antram residence at 1995 Sweetland Rd in Muscatine, Iowa, was built in 1979. The house is situated near the edge of a steep ravine and there have been settlement issues and foundation damages in recent years.

Repairs have been required following four separate events:

The first event occurred in 1993 and consisted of mudjacking under the lower level floor of the residence. The total cost of the repairs in 1993 was \$13,000.00.

Event #2 occurred in 2009, a firm named Tomlinson Cannon installed micropiles around the entire rear of the structure and several earth anchors. The cost of the 2009 improvements totaled \$34,700.00.

Remediation Event #3 occurred in 2011. Tomlinson Cannon returned and several piles and installed additional micropiles. This work totaled \$2,100.00.

In the late winter/spring 2019, significant new movements began to occur. The homeowners began to note additional signs of cracking and settlement both in drywall in the interior and in the concrete foundation wall along the east side of the residence. An engineering firm, VSP Engineering was retained to determine the cause of the additional movement that seemed to be accelerating and to recommend a course of action to prevent future

settlement or displacement of the foundations. Based upon our observations, VSP Engineering recommended the following procedure be initiated to stabilize the basement floor and rear foundation wall of the residence.

- 1) Remove all interior furnishings and floor coverings over the east half of the lower level.
- 2) Sawcut and remove the basement floor over the entire east half of the lower level and over most of the laundry room.
- 3) Install concrete Deadman anchors under the floor near the center of the basement. The Deadman anchors should have rods extending through the eastside foundation wall and into an 18-foot-deep wall of a steel sheet piling. Placed approximately 1 foot away from the east foundation wall. The sheet piling should be driven so the top of the piling is just below grade.
- 4) As noted above, the rods from the Deadman anchors should be extended through the sheet piling and connected to it to prevent the top of the sheet piling from tipping outwards. As recommended to place granular fill to bring the subgrade up to five inches below the original basement floor elevation.
- 5) It was recommended to pour five-inch-thick concrete basement floor up to the original basement floor elevation, reinforced with #4 rebar spaced at 12 inches on center each way.
- 6) It was recommended all interior finished in the basement be repaired and drywall cracks patched as required. In addition, adjust all windows and floors that operate with difficulty. It was estimated at the time of these recommendations the cost would be approximately \$38,000.00.

However, throughout the summer of 2019, it became apparent that the shifting of the soil was increasing and that the recommended project would no longer be adequate to restrain the movement of the foundation and prevent the sliding of the house. On July 12th, I returned to the Antram residence to review/evaluate a report by the owner that the cracking and displacement of various elements of the home had dramatically increased. My inspection confirmed that the movement and structural distress in the home had accelerated. It was agreed that the structural integrity of the home had been compromised and that human occupancy should not continue. It was our determination at that time the movement of the house had proceeded to the point where repairs are no longer an effective option. It is clear that the ground has lost its stability and further slumping and movement of the soils supporting the house will continue. The repairs recommended by VSP Engineering are no longer appropriate. Continued displacements of the soil under and adjacent to the house have caused numerous wide cracks to develop in the lower level concrete floor and in the wood framed walls on both levels. Doors no longer close properly due to racking. The basement floor slopes visibly to the east. It was therefore recommended that the house be abandoned and razed in order to prevent the ongoing expenses of repairs which appear to be accelerating as time goes on.

Ongoing maintenance cost will include monitoring of the slope by County personnel (est. \$300 a year). Maintenance costs will also include periodic repairs (est. every 5 years) due to sloughing and/or erosion. (Est. cost

\$6,600, 3 men, 3 days and equipment).

FUTURE DAMAGES

In my opinion, the slope stability failure of this hillside is accelerating and it will continue to damage the residence. **Repair of this structure is no longer a viable option. It is recommended that the home be demolished and the owners relocate.**

If this residence is not razed, abandoned and demolished there will be continued expense to attempt to prevent further sliding of the house, which will probably not be effective in preventing further damages. In addition to the loss of the house, it should be noted that approximately 50 feet from the front of the house is a paved county road, which will also be jeopardized by the continued sluffing of the steep embankment that is currently supporting the front of the residence.

Based upon these consideration the following cost estimates have been prepared showing the cost that have been incurred from the past and the potential projected cost that could incur in the future. It should be noted that these costs are estimates only and that the actual continued movement of the ground supporting the residence may move more rapidly or less rapidly than we have predicted. Please see the chart of the following page which outlines out projected future expenses regarding this residence.

**1995 Sweetland Road
Muscatine, IA
Incurred and Estimated Mitigation Costs**

YEAR	Mitigation Cost	Brief Description of Work
1993	\$13,000	Mudjacking and Earth Anchors
2009	\$34,700	Install Micropiles and Mudjacking
2011	\$2,100	Repair/Lengthen Piles
2019	\$38,000	Sheet Piling and Earth Anchors
2019	\$179,000	Demolish Residence - Relocate
2020	\$40,000	Reg-grade Site
2025	\$8,000	Monitor Erosion/Sloughing
2030	\$8,000	Maintain/Repair as Needed
2035	\$8,000	Estimate Annual Cost \$1,600

ROE No. _____	Use Ballpoint or Rollerball pen	GPS Location:
		Longitude _____ <u>41.4503813</u> _____
		Latitude: _____ <u>90.9741984</u> _____
Property Address/ Description	1995 Sweetland Rd	
Name (Owner or Tenant)	Antram, Tom	
City	Muscatine, IA	

RIGHT OF ENTRY ON PRIVATE PROPERTY

Right of Entry

I certify that I am the owner, or an owner's authorized agent, of the property described above. I grant, freely and without coercion, the right of access and entry to said property to the United States Government, including but not limited to the Federal Emergency Management Agency (FEMA), the State of Iowa, County of Muscatine, and each of their agencies, agents, contractors and subcontractors, for the purpose of removing and/or clearing of any or all storm-generated debris, including demolition and removal of unsafe structures, from the above-described property.

Hold Harmless

I understand that this permit is not an obligation upon the government to perform demolition. I agree to indemnify and hold harmless the United States Government, FEMA, the State of Iowa, County of Muscatine, and any of their agencies, agents, contractors and subcontractors, for damages of any type whatsoever, either to the above described property or to persons situated thereon. I release, discharge, and waive any action, either legal or equitable, that might arise by reason of any action of the above entities. I will mark any sewer lines, septic tanks, water lines and utilities located on the described property.

Duplication of Benefits

Most Homeowner's Insurance policies have coverage to pay for removal of storm-generated demolition. I understand that Federal Law (42 United States Code 5155 et. Seq.) requires me to reimburse the Federal government, through Muscatine County, the cost of removing storm-generated demolition to the extent covered in my insurance policy. I also understand that I must provide a copy of the proof/statement of loss from my insurance company to Muscatine County. If I have received payment, or when I receive payment, for demolition from my insurance company, or any other source, I agree to notify and send payment and proof/statement of loss to Muscatine County for final recovery by FEMA. I understand that all disaster related funding, including that for demolition is subject to audit. (I/We) acknowledge(s) that information submitted will be shared with other government agencies,

Federal and non-federal, and contractors, their subcontractors and employees for purposes of disaster relief management and for the objectives of this right of entry.

Name of Flood Insurance Company: _____

Name of Agent: _____

Flood Policy Number: _____

I (we) did not have flood insurance at the time of the flood event.

For the consideration and purposes set forth herein, I hereby acknowledge this Agreement by my dated signature below. **By signing this document (I/We) certify that (I/We) (am/are) the owner(s) of this property and /or that (I/We) (am/are) authorized to sign this right of entry. I/We further certify that all information provided herein is true and correct to the best of (my/our) knowledge.**

Signed this 6 day of September, 2009

(all owners must sign)

Print Name: Thomas F Antram

Signature: 

Print name: Deborah L Antram

Signature: 

Print Name: _____

Signature: _____

Mailing address: (if different from municipal address listed above)

563-6607-0176 563-299-2959
Current telephone number(s)

Please attempt to safely remove the following items at the time of demolition:

Windows & doors

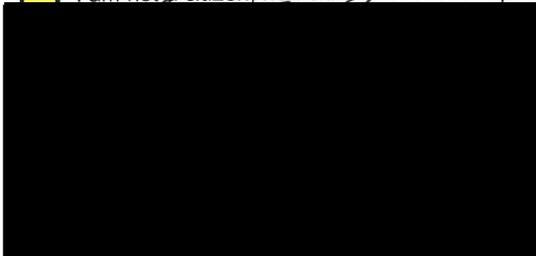
**STATEMENT OF VOLUNTARY TRANSACTION
FOR PROPERTY ACQUISITION PROJECTS
IN THE STATE OF IOWA**

THIS AGREEMENT is made and entered into this 6th day of Sept, 2019.

by and between Muscatine County, hereinafter referred to as "Sub-grantee," by its authorized agent, Eric S. Furnas, and Thomas F. & Deborah L. Antram, hereinafter referred to as "Seller." The parties agree as follows:

- 1 Seller affirms that he/she/they is/are the owner/owners of property located at -
1995 Sweetland Road Muscatine IA 52761
Street Address City State Zip
hereinafter referred to as "property."
- 2 Sub-grantee has notified Seller that the Sub-grantee may wish to purchase property, and, if Seller agrees to sell, Seller must permanently relocate from property.
- 3 Sub-grantee has notified Seller that Seller is not required to sell property and neither Grantee nor Sub-grantee will use its power of eminent domain for the purpose of this acquisition project to acquire property if Seller chooses not to sell it.
- 4 Sub-grantee has notified Seller that if Seller agrees to sell property to Sub-grantee, such a transaction is voluntary. Consequently, Seller is not entitled to relocation benefits provided by the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, which are available to property owners who must sell their properties involuntarily.
- 5 Seller affirms their understanding that grant funds may not duplicate benefits received by or available to project participants from insurance, other assistance programs, legal awards, or any source to address the same purpose. Sellers shall notify the Sub-grantee of all benefits that it received, anticipates receiving, or has available from other sources for the same purpose. Seller understands that the amount of the acquisition offer will be reduced by the amount available for the same purpose from another source.
- 6 Sub-grantee affirms that it has provided the notifications and explained the information described in the preceding paragraphs, and property identified above is not a part of an intended, planned, or designated project area where all or substantially all of the property within the area is to be acquired within specific time limits.
- 7 Seller understands that to receive pre flood fair market value for the property, seller must be a citizen, non-citizen national or qualified alien of the United States. **I hereby declare, under penalty of perjury that,** (check one):

- I am a citizen or non-citizen national of the United States
 I am a qualified alien of the United States
 I am not a citizen, non citizen national or qualified alien of the United States.



Signature of Authorized Representative

09/06/2019
Date

9-6-19
Date

9-6-19
Date



Muscatine Area Geographic Information Consortium (MAGIC)

Summary

Parcel ID 0921377003
Alternate ID RSWMUW-0921377003
Property Address 1995 SWEETLAND RD
 MUSCATINE IA 52761
Sec/Twp/Rng N/A
Brief Tax Description 21-77-1W LOT 2 GORDON'S HIGHLAND ESTATES 7 PL 517-518
 (Note: Not to be used on legal documents)
Deed Book/Page 2009-05271 (8/17/2009)
Contract Book/Page
Gross Acres 0.00
Net Acres 0.00
Class R - Residential
 (Note: This is for tax purposes only. Not to be used for zoning.)
District SWMUW - SWEETLAND TWP/MUSCATINE SCH/WILTON FIRE
School District MUSCATINE COMM SCHOOL



Owner

Deed Holder
 Antram Thomas F Or Deborah L
 1995 Sweetland Rd
 Muscatine IA 52761-8336

Contract Holder

Mailing Address
 Antram Thomas F Or Deborah L
 1995 Sweetland Rd
 Muscatine IA 52761-8336

Land

Zoning R1-Res - Single Family Large Lot
Lot Area 1.00 Acres ; 43,560 SF

Residential Dwellings

Residential Dwelling
Occupancy Single-Family / Owner Occupied
Style 1 Story Frame
Architectural Style N/A
Year Built 1979
Exterior Material Vinyl
Total Gross Living Area 1,256 SF
Attic Type None;
Number of Rooms 5 above; 0 below
Number of Bedrooms 3 above; 0 below
Basement Area Type Full
Basement Area 1,256
Basement Finished Area 950 - Standard Finish
Plumbing 1 Full Bath; 1 Lavatory; 1 Water Closet;
Central Air Yes
Heat Yes
Fireplaces 1 Prefab;
Porches
Decks Wood Deck-Med (120 SF);
Additions
Garages 484 SF - Att Frame (Built 1979);

Sales

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi Parcel	Amount
8/17/2009	ANTRAM THOMAS F & DEBORAH L	ANTRAM THOMAS F OR DEBORAH L	2009-05271	SALE BETWEEN FAMILY MEMBERS (INCLUDING EX-SPOUSES)	Deed		\$0.00
12/21/1992	FIRST NATIONAL BANK OF MUSCATINE	ANTRAM THOMAS F & DEBORAH L	368-972	FULLFILLMENT OF PRIOR YEAR CONTRACT	Deed		\$0.00
2/14/1989	FIRST NATIONAL BANK OF MUSCATINE	ANTRAM THOMAS F OR DEBORAH L	179-467	NO CONSIDERATION	Contract		\$72,000.00
2/14/1989	ANTRAM THOMAS F OR DEBORAH L	FIRST NATIONAL BANK OF MUSCATINE	179-466	NO CONSIDERATION	Deed		\$0.00

Valuation

	2019	2018	2017	2016	2015	2014
Classification	Residential	Residential	Residential	Residential	Residential	Residential
+ Assessed Land Value	\$20,000	\$40,000	\$40,000	\$40,000	\$40,000	\$40,000
+ Assessed Building Value	\$0	\$0	\$0	\$0	\$0	\$0
+ Assessed Dwelling Value	\$55,880	\$109,500	\$109,500	\$109,500	\$109,500	\$108,260
= Gross Assessed Value	\$75,880	\$149,500	\$149,500	\$149,500	\$149,500	\$148,260
- Exempt Value	\$0	\$0	\$0	\$0	\$0	\$0
= Net Assessed Value	\$75,880	\$149,500	\$149,500	\$149,500	\$149,500	\$148,260

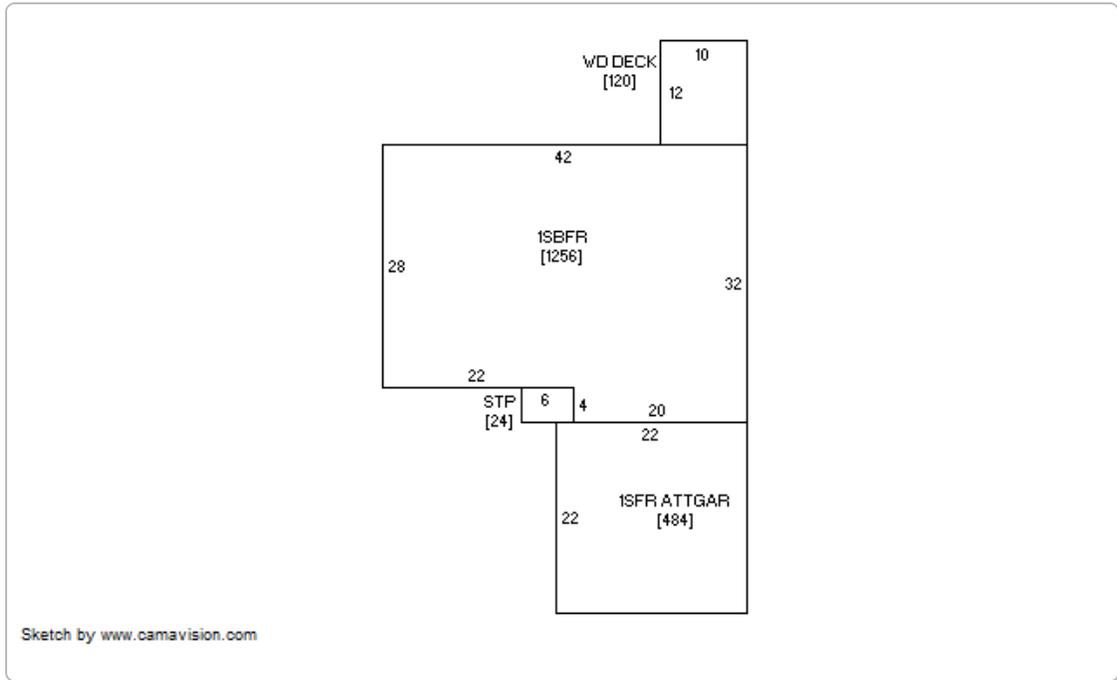
Taxation

	2017 Pay 2018-2019	2016 Pay 2017-2018	2015 Pay 2016-2017	2014 Pay 2015-2016
+ Taxable Land Value	\$22,248	\$22,776	\$22,250	\$22,293
+ Taxable Building Value	\$0	\$0	\$0	\$0
+ Taxable Dwelling Value	\$60,905	\$62,348	\$60,910	\$60,337
= Gross Taxable Value	\$83,153	\$85,124	\$83,160	\$82,630
- Military Credit	\$0	\$0	\$0	\$0
= Net Taxable Value	\$83,153	\$85,124	\$83,160	\$82,630
x Levy Rate (per \$1000 of value)	26.70809	27.02139	28.01726	28.21553
= Gross Taxes Due	\$2,220.86	\$2,300.17	\$2,329.92	\$2,331.45
- Ag Land Credit	\$0.00	\$0.00	\$0.00	\$0.00
- Family Farm Credit	\$0.00	\$0.00	\$0.00	\$0.00
- Homestead Credit	(\$129.53)	(\$131.05)	(\$135.88)	(\$136.85)
- Disabled and Senior Citizens Credit	\$0.00	\$0.00	\$0.00	\$0.00
- Business Property Credit	\$0.00	\$0.00	\$0.00	\$0.00
= Net Taxes Due	\$2,092.00	\$2,170.00	\$2,194.00	\$2,194.00

Tax History

Year	Due Date	Amount	Paid	Date Paid	Receipt
2017	March 2019	\$1,046	Yes	3/27/2019	173720
	September 2018	\$1,046	Yes	10/1/2018	
2016	March 2018	\$1,085	Yes	3/19/2018	285037
	September 2017	\$1,085	Yes	10/2/2017	
2015	March 2017	\$1,097	Yes	3/28/2017	253467
	September 2016	\$1,097	Yes	9/30/2016	
2014	March 2016	\$1,097	Yes	3/28/2016	221284
	September 2015	\$1,097	Yes	9/30/2015	

Sketches



Photos



Appraisal Abbreviations

Click [here \(172 KB .pdf\)](#) or [here \(88 KB .doc\)](#) for explanations of the Muscatine County Appraisal Abbreviations used on building sketches.

No data available for the following modules: Commercial Buildings, Agricultural Buildings, Yard Extras, Permits, Tax Sale Certificates.

THE INFORMATION IN THIS WEB SITE REPRESENTS CURRENT DATA FROM A WORKING FILE WHICH IS UPDATED REGULARLY. INFORMATION IS BELIEVED RELIABLE, BUT ITS ACCURACY CANNOT BE GUARANTEED. NO WARRANTY, EXPRESSED OR IMPLIED, IS PROVIDED FOR THE DATA HEREIN OR ITS USE.

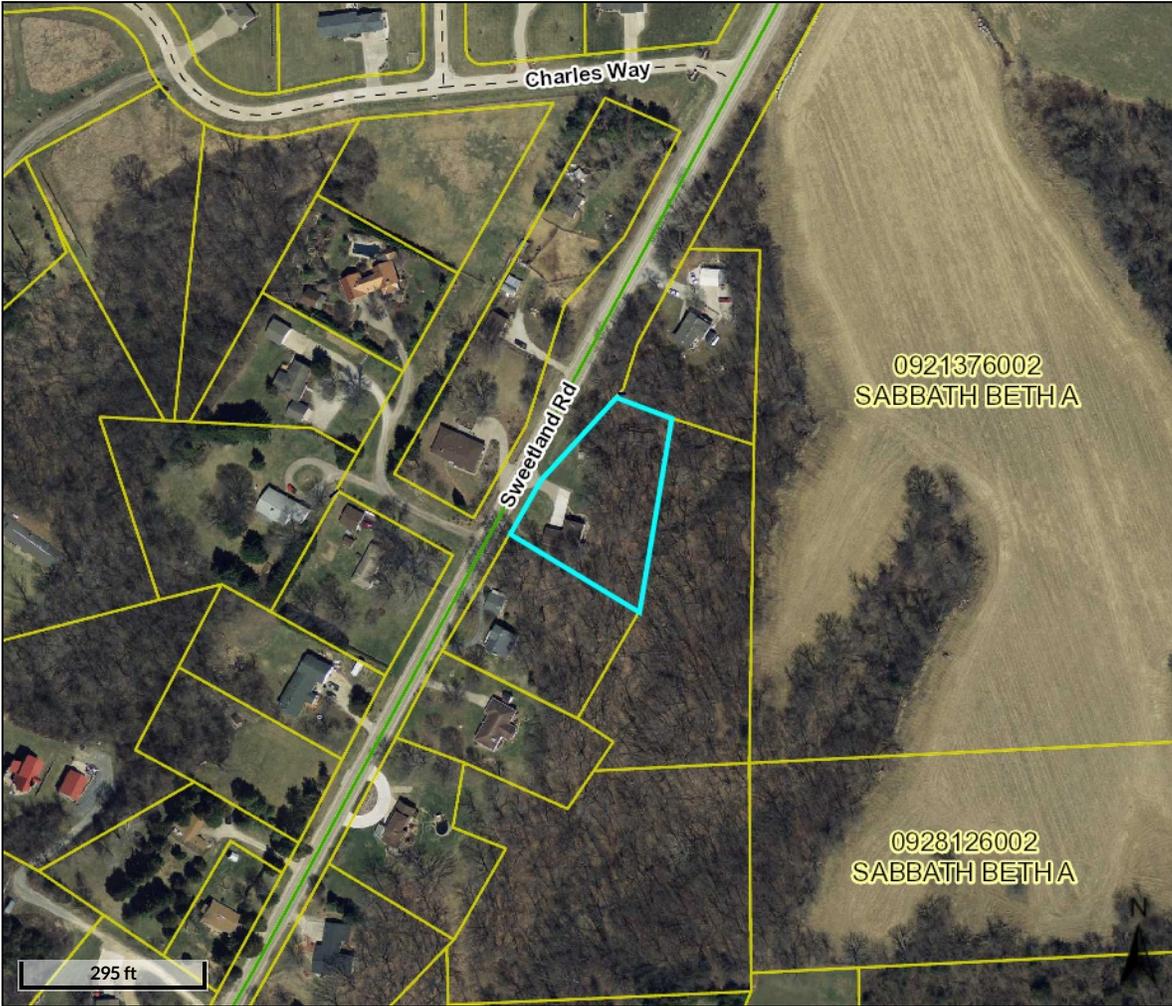
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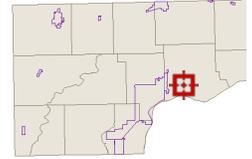


Version 2.2.36

Muscatine Area Geographic Information Consortium (MAGIC)



Overview



Legend

- Corporate Limits
- Political Township
- Dimension Leader**
- 2
- 3
- Parcels
- Roads**
- <all other values>
- Airport Runway
- City Street
- County Road
- Neighbor County
- Private Drive
- State Highway
- Treadway
- US Highway
- US Hwy - Divided

Parcel ID	0921377003	Alternate ID	RSWMUW-0921377003	Owner Address	ANTRAM THOMAS F OR DEBORAH L
Sec/Twp/Rng	n/a	Class	R		1995 SWEETLAND RD
Property Address	1995 SWEETLAND RD MUSCATINE	Acreage	n/a		MUSCATINE IA 52761-8336
District	SWMUW				
Brief Tax Description	21-77-1W LOT 2 GORDON'S HIGHLAND ESTATES 7 PL 517-518				
	(Note: Not to be used on legal documents)				

Date created: 8/2/2019
 Last Data Uploaded: 8/1/2019 11:01:32 PM

Developed by 

1995 Sweetland Road w/ topographics

SWEETLAND RD

684

Damage Inventory

Category	Name of damage/facility	Address 1	Address 2	City	State	Zip	Latitude	Longitude	Describe Damage	Primary Cause of Damage	Approx. Cost	% Work Complete	Labor Type	Has received PA grant(s) on this facility in a past?	Applicant priority
B	1995 Sweetland Rd	1995	Sweetland Rd	MUSCATINE	IOWA	52761	41.45042	-90.97417	Immediate threat of partial or complete collapse - foundation and slope failure due to saturation from rain.	Severe S	\$25,000	0%	FA/C	N	Medium

Project F0-S546: Worksheet #2 - 3770 Midway Beach Rd - Deters



Introduction

State Use Only

Status:

Included/Active

General

Site Name:

3770 Midway Beach Rd - Deters

Used to help identify the worksheet/location. Ex: "Old City Hall Building".

Property Type:

Primary

Location

County:

Muscatine

Address:

3770 Midway Beach Rd

City:

Muscatine

State:

IA - Iowa

Zip Code:

52761

Latitude:

41.45824

In Decimal Format.

Longitude:

-90.830126

In Decimal Format.

Flood Zone(s):

Floodway

Hold the CTRL key to select multiple zones. Please Note: Any local government as defined in 44 CFR 201.2 developing a mitigation project for FEMA funding for disasters declared post November 1, 2004 must have an approved mitigation plan in place which complies with all applicable 44 CFR 201 requirements.

Building Owners

First Name:

Doc H. & Angela S.

Last Name:

Deters

Structure Identification

Severe Repetitive Loss ID#:

NA

Repetitive Loss ID#:

NA

Validated/Other FEMA ID#:

Property Located in SFHA?

Yes

Have any insurance proceeds been received on this site, or are you anticipating any insurance proceeds?

Yes

Description	Amount	Status
NFIP status unknown	\$ 0.00	Anticipated

Building Information

General Information

Occupancy Type:

Building Type:

Construction Type:

Foundation Type:

Year Constructed:

Has Section 106 (NHPA) clearance been issued?

Archaeological Monitoring required at demolition?

Historically Significant Structure?

Is listed on, or is eligible for listing on, the National Registry for Historical Places.

Structure contributes to a Recognized Historic District?

Property is part of an MOA?

NFIP Policy Number (if insured):

NFIP Structural Claim Amount: \$

Number of stories above grade: stories

Size and Use

Total square footage of main structure: feet²

Living area square footage: feet²

Building Value

Fair market value of building: \$

Building damage estimate amount: \$

Value determined by:

Preliminary DOB Complete Date:

Preliminary DOB Amount: \$

Official DOB Complete Date:

Official DOB Amount: \$

Estimated replacement value: \$

Replacement Value Source:

Please attach supporting documentation.

Value per foot²: \$

Building Flood Damage

Percent damaged: %

Substantially damaged, Destroyed, or Condemned?

"Substantially Damaged" means the damage is greater than or equal to 50% of the pre-flood fair market value.

Base flood elevation: feet

First floor elevation: feet

Depth of water in structure if flooded: inches

Duration of water in structure if flooded:

Commercial Properties

Phase 1 ESA Completion
Date:

Environmental Clearance to
Acquire Granted by FEMA
Date:

FEMA
Stipulations/Conditions:

Phase 2 Required:

DNR Certificate of No Further
Action Issued Date:

Remediation Required Prior
to Acquisition?

Acquisition & Demolition Data

Acquisition Date:

Has Initial Demolition Date Been Extended?

Fair Market Value Appealed?

RACM Demolition?

Asbestos Survey Completion Date:

Asbestos Abatement Required?

Section 403 Demolition Completed Date:

Section 404 Demolition Completed Date:

Open Space Compliant Date:

Grading / Leveling / Site Stabilization Complete Date:

Damage History

Past and current damages

Please describe all past and current damages.

Application Differences

Describe anything unique to this specific site regarding hazards to mitigate, level of protection, or useful life of the project (if applicable)

Costs

Cost Line Items

Select One

In this section, provide the details of all costs of the project. As this information is used for the Benefit-Cost Analysis, reasonable cost estimates are essential. As project administrative costs are calculated on a sliding scale, do not include this in the budget. List all items and costs in line item fashion.

- For Labor, include equipment costs -- please indicate all "soft" or in-kind matches.
- For Fees Paid, include any other costs associated with the project.
- Do not include indirect costs in project management costs.

Type	Description	Qty	Unit	Price	Pre-Award	Total
Acquisition Costs for All Properties	Market Value	1	EA	\$ 181,610.00	No	\$181,610.00
HMGP Demolition	Asbestos, Abatement, Demolition	1	EA	\$ 19,363.00	No	\$19,363.00
Legal, Closing, Permits and Fees	Closing Costs	1	EA	\$ 2,000.00	No	\$2,000.00
Replacement Housing Benefits and URA	Replacement Housing Supplement	1	EA	\$ 31,000.00	No	\$31,000.00
Grand Total						\$233,973.00

Beacon™ Muscatine Area Geographic Information Consortium (MAGIC)

Summary

Parcel ID 1022400007
 Alternate ID RMOMUM-1022400007
 Property Address 3770 MIDWAY BEACH RD
 MUSCATINE IA 52761
 Sec/Twp/Rng 22-77-1E
 Brief Tax Description 22-77-1E TRACT BET RR & RIV 90' WIDE
 (Note: Not to be used on legal documents)
 Deed Book/Page 2002-07303 (9/10/2002)
 Contract Book/Page
 Gross Acres 0.00
 Net Acres 0.00
 Class R - Residential
 (Note: This is for tax purposes only. Not to be used for zoning.)
 District MOMUM - MONTPELIER TWP/MUSCATINE SCH/MONTPELIER FIRE
 School District MUSCATINE COMM SCHOOL



Owner

Deed Holder
 Deters Doc H Or Angela S
 3770 Midway Beach Rd
 Muscatine IA 52761-9423

Contract Holder

Mailing Address
 Deters Doc H Or Angela S
 3770 Midway Beach Rd
 Muscatine IA 52761-9423

Land

Zoning R2-Res - Single Family Small Lot
Lot Area 0.57 Acres ; 24,829 SF

Residential Dwellings

Residential Dwelling
Occupancy Single-Family / Owner Occupied
Style 2 Story Frame
Architectural Style Other
Year Built 1950
Exterior Material C Blk
Total Gross Living Area 2,504 SF
Attic Type None;
Number of Rooms 7 above; 0 below
Number of Bedrooms 2 above; 0 below
Basement Area Type None
Basement Area 0
Basement Finished Area
Plumbing 1 Full Bath; 1 Shower Stall Bath;
Central Air Yes
Heat Yes
Fireplaces 1 Masonry;
Porches 1S Frame Enclosed (130 SF); 1S Frame Enclosed (64 SF);
Decks Wood Deck-Med (100 SF); Concrete Patio-Low (440 SF);
Additions 1 Story Frame (464 SF);
 1 Story Frame (390 SF);
 1 Story Frame (190 SF);
 1 Story Frame (100 SF);
Garages 216 SF - Att Frame (Built 1950);
 1,008 SF (36F W x 28F L) - Att Frame (Built 1990);
 432 SF (18F W x 24F L) - Det Frame (Built 1950);

Yard Extras

#1 - (1) Swimming Pool (Residential) 256 SFWSA, Concrete, Cover=No, Heat=None, Diving Brd=None, Built 1955

Sales

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi Parcel	Amount
9/10/2002	DETERS DICK H OR ANGELA S	DETERS DOC H OR ANGELA S	2002-07303	SALE BETWEEN FAMILY MEMBERS (INCLUDING EX-SPOUSES)	Deed		\$0.00
9/23/1992	DETERS HAROLD R	DETERS DICK H OR ANGELA S	365-887	FULLFILLMENT OF PRIOR YEAR CONTRACT	Deed		\$0.00
9/1/1988	DETERS HAROLD R	DETERS DICK H OR ANGELA S	178-928	SALE BETWEEN FAMILY MEMBERS	Contract		\$40,000.00
7/5/1985	DETERS ELMER M	DETERS HAROLD R	168-1180	COURT ORDERED SALE	Deed		\$0.00

Valuation

	2019	2018	2017	2016	2015	2014
Classification	Residential	Residential	Residential	Residential	Residential	Residential
+ Assessed Land Value	\$45,620	\$45,620	\$45,620	\$45,620	\$45,620	\$45,620
+ Assessed Building Value	\$0	\$0	\$0	\$0	\$0	\$0
+ Assessed Dwelling Value	\$135,990	\$135,520	\$135,260	\$127,770	\$127,770	\$123,970
= Gross Assessed Value	\$181,610	\$181,140	\$180,880	\$173,390	\$173,390	\$169,590
- Exempt Value	\$0	\$0	\$0	\$0	\$0	\$0
= Net Assessed Value	\$181,610	\$181,140	\$180,880	\$173,390	\$173,390	\$169,590

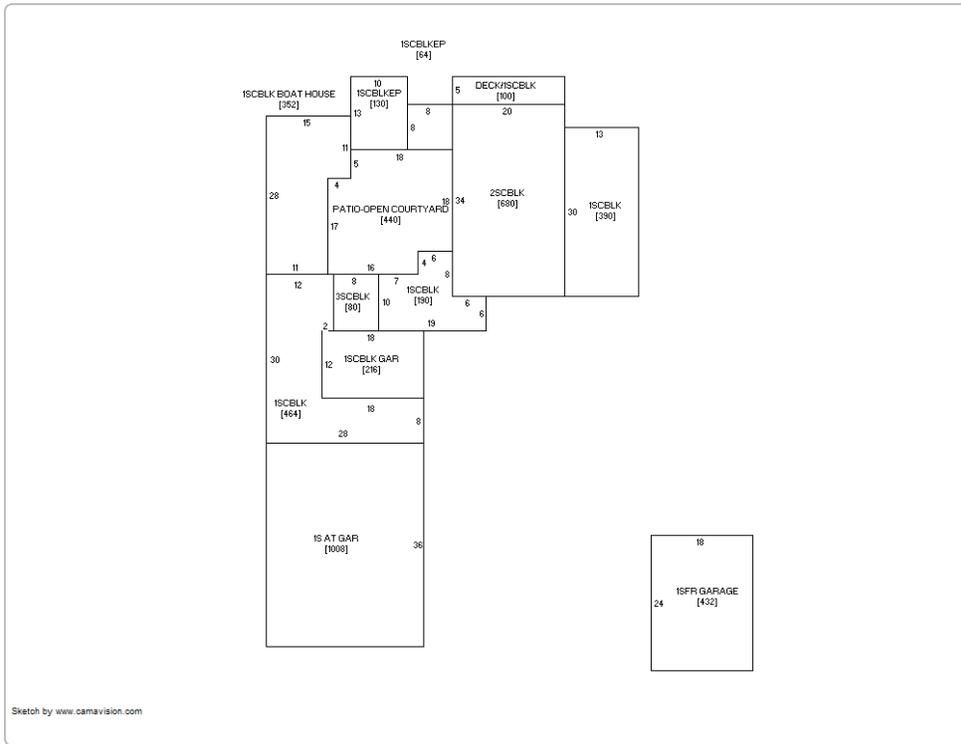
Taxation

	2018 Pay 2019-2020	2017 Pay 2018-2019	2016 Pay 2017-2018	2015 Pay 2016-2017	2014 Pay 2015-2016
+ Taxable Land Value	\$25,966	\$25,374	\$25,976	\$25,377	\$25,426
+ Taxable Building Value	\$0	\$0	\$0	\$0	\$0
+ Taxable Dwelling Value	\$77,135	\$75,233	\$72,751	\$71,073	\$69,093
= Gross Taxable Value	\$103,101	\$100,607	\$98,727	\$96,450	\$94,519
- Military Credit	(\$1,852)	(\$1,852)	(\$1,852)	(\$1,852)	(\$1,852)
= Net Taxable Value	\$101,249	\$98,755	\$96,875	\$94,598	\$92,667
x Levy Rate (per \$1000 of value)	26.71787	26.72505	27.15856	28.14862	28.34000
= Gross Taxes Due	\$2,705.16	\$2,639.23	\$2,630.99	\$2,662.80	\$2,626.18
- Ag Land Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Family Farm Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Homestead Credit	(\$129.58)	(\$129.62)	(\$131.72)	(\$136.52)	(\$137.45)
- Disabled and Senior Citizens Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Business Property Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
= Net Taxes Due	\$2,576.00	\$2,510.00	\$2,500.00	\$2,526.00	\$2,488.00

Tax History

Year	Due Date	Amount	Paid	Date Paid	Receipt
2018	March 2020	\$1,288	No		194449
	September 2019	\$1,288	Yes	9/30/2019	
2017	March 2019	\$1,255	Yes	9/24/2018	168588
	September 2018	\$1,255	Yes	9/24/2018	
2016	March 2018	\$1,250	Yes	9/26/2017	279844
	September 2017	\$1,250	Yes	9/26/2017	
2015	March 2017	\$1,263	Yes	9/14/2016	248278
	September 2016	\$1,263	Yes	9/14/2016	
2014	March 2016	\$1,244	Yes	9/24/2015	216079
	September 2015	\$1,244	Yes	9/24/2015	

Sketches



Photos



Appraisal Abbreviations

Click [here \(172 KB .pdf\)](#) or [here \(88 KB .doc\)](#) for explanations of the Muscatine County Appraisal Abbreviations used on building sketches.

No data available for the following modules: Commercial Buildings, Agricultural Buildings, Permits, Tax Sale Certificates.

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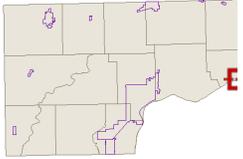


Version 2.3.30

Muscatine Area Geographic Information Consortium (MAGIC)



Overview



Legend

-  Corporate Limits
-  Political Township
- Dimension Leader**
-  2
-  3
-  Parcels
- Roads**
-  <all other values>
-  Airport Runway
-  City Street
-  County Road
-  Neighbor County
-  Private Drive
-  State Highway
-  Treadway
-  US Highway
-  US Hwy - Divided

Parcel ID	1022400007	Alternate ID	RMOMUM-1022400007	Owner Address	DETERS DOC H OR ANGELA S
Sec/Twp/Rng	22-77-1E	Class	R		3770 MIDWAY BEACH RD
Property Address	3770 MIDWAY BEACH RD	Acreage	n/a		MUSCATINE IA 52761-9423
	MUSCATINE				
District	MOMUM				
Brief Tax Description	22-77-1E TRACT BET RR & RIV 90' WIDE				
	(Note: Not to be used on legal documents)				

Date created: 12/26/2019
 Last Data Uploaded: 12/25/2019 10:32:17 PM

Project F0-S546: Worksheet #3 - 1702 Hwy 22 - Akers



Introduction

State Use Only

Status:

Included/Active

General

Site Name:

1702 Hwy 22 - Akers

Used to help identify the worksheet/location. Ex: "Old City Hall Building".

Property Type:

Primary

Location

County:

Muscatine

Address:

1702 Hwy 22

City:

Nichols

State:

IA - Iowa

Zip Code:

52766

Latitude:

41.469524

In Decimal Format.

Longitude:

-91.233091

In Decimal Format.

Flood Zone(s):

AE or A 1-30

Hold the CTRL key to select multiple zones. Please Note: Any local government as defined in 44 CFR 201.2 developing a mitigation project for FEMA funding for disasters declared post November 1, 2004 must have an approved mitigation plan in place which complies with all applicable 44 CFR 201 requirements.

Building Owners

First Name:

David L. & Peggy L.

Last Name:

Akers

Structure Identification

Severe Repetitive Loss ID#:

NA

Repetitive Loss ID#:

NA

Validated/Other FEMA ID#:

NA

Property Located in SFHA?

Yes

Have any insurance proceeds been received on this site, or are you anticipating any insurance proceeds?

Yes

Description	Amount	Status
NFIP status unknown	\$ 0.00	Anticipated

Building Information

General Information

Occupancy Type:

Building Type:

Construction Type:

Foundation Type:

Year Constructed:

Has Section 106 (NHPA) clearance been issued?

Archaeological Monitoring required at demolition?

Historically Significant Structure?

Is listed on, or is eligible for listing on, the National Registry for Historical Places.

Structure contributes to a Recognized Historic District?

Property is part of an MOA?

NFIP Policy Number (if insured):

NFIP Structural Claim Amount: \$

Number of stories above grade: stories

Size and Use

Total square footage of main structure: feet²

Living area square footage: feet²

Building Value

Fair market value of building: \$

Building damage estimate amount: \$

Value determined by:

Preliminary DOB Complete Date:

Preliminary DOB Amount: \$

Official DOB Complete Date:

Official DOB Amount: \$

Estimated replacement value: \$

Replacement Value Source:

Please attach supporting documentation.

Value per foot²: \$

Building Flood Damage

Percent damaged: %

Substantially damaged, Destroyed, or Condemned?

"Substantially Damaged" means the damage is greater than or equal to 50% of the pre-flood fair market value.

Base flood elevation: feet

First floor elevation: feet

Depth of water in structure if flooded: inches

Duration of water in structure
if flooded:

Commercial Properties

Phase 1 ESA Completion
Date:

Environmental Clearance to
Acquire Granted by FEMA
Date:

FEMA
Stipulations/Conditions:

Phase 2 Required:

DNR Certificate of No Further
Action Issued Date:

Remediation Required Prior
to Acquisition?

Acquisition & Demolition Data

Acquisition Date:

Has Initial Demolition Date Been Extended?

Fair Market Value Appealed?

RACM Demolition?

Asbestos Survey Completion Date:

Asbestos Abatement Required?

Section 403 Demolition Completed Date:

Section 404 Demolition Completed Date:

Open Space Compliant Date:

Grading / Leveling / Site Stabilization Complete Date:

Damage History

Past and current damages

Please describe all past and current damages.

Application Differences

Describe anything unique to this specific site regarding hazards to mitigate, level of protection, or useful life of the project (if applicable)

Costs

Cost Line Items

Select One

In this section, provide the details of all costs of the project. As this information is used for the Benefit-Cost Analysis, reasonable cost estimates are essential. As project administrative costs are calculated on a sliding scale, do not include this in the budget. List all items and costs in line item fashion.

- For Labor, include equipment costs -- please indicate all "soft" or in-kind matches.
- For Fees Paid, include any other costs associated with the project.
- Do not include indirect costs in project management costs.

Type	Description	Qty	Unit	Price	Pre-Award	Total
Acquisition Costs for All Properties	Market Value	1	EA	\$ 113,620.00	No	\$113,620.00
HMGP Demolition	Asbestos, Removal, Demolition	1	EA	\$ 19,363.00	No	\$19,363.00
Legal, Closing, Permits and Fees	Closing Costs	1	EA	\$ 2,000.00	No	\$2,000.00
Replacement Housing Benefits and URA	Replacement Housing Supplement	1	EA	\$ 13,000.00	No	\$13,000.00
Grand Total						\$147,983.00

National Flood Hazard Layer FIRMette



41°28'23.44"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

- | | | |
|------------------------------------|--|--|
| SPECIAL FLOOD HAZARD AREAS | | Without Base Flood Elevation (BFE)
<i>Zone A, V, A99</i> |
| | | With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i> |
| | | Regulatory Floodway |
| OTHER AREAS OF FLOOD HAZARD | | 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile <i>Zone X</i> |
| | | Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i> |
| | | Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i> |
| | | Area with Flood Risk due to Levee <i>Zone D</i> |
| OTHER AREAS | | Area of Minimal Flood Hazard <i>Zone X</i> |
| | | Effective LOMRs |
| GENERAL STRUCTURES | | Area of Undetermined Flood Hazard <i>Zone D</i> |
| | | Channel, Culvert, or Storm Sewer |
| | | Levee, Dike, or Floodwall |
| OTHER FEATURES | | Cross Sections with 1% Annual Chance Water Surface Elevation |
| | | Coastal Transect |
| | | Base Flood Elevation Line (BFE) |
| | | Limit of Study |
| | | Jurisdiction Boundary |
| MAP PANELS | | Coastal Transect Baseline |
| | | Profile Baseline |
| | | Hydrographic Feature |
| | | Digital Data Available |
| | | No Digital Data Available |
| | | Unmapped |
| | | The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location. |



This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **2/3/2020 at 11:04:32 AM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

0 250 500 1,000 1,500 2,000 Feet

1:6,000

41°27'56.49"N

USGS The National Map: Orthoimagery, Data refreshed April, 2019.

91°13'38.66"W

Beacon™ Muscatine Area Geographic Information Consortium (MAGIC)

Summary

Parcel ID 0717300007
 Alternate ID RPIWLN-0717300007
 Property Address 1702 HWY 22
 NICHOLS IA 52766
 Sec/Twp/Rng 17-77-3W
 Brief Tax Description 17-77-3W IRR TRACT NW COR S OF HY SW SW
 (Note: Not to be used on legal documents)
 Deed Book/Page 147-1338 (10/15/1973)
 Contract Book/Page
 Gross Acres 0.00
 Net Acres 0.00
 Class R - Residential
 (Note: This is for tax purposes only. Not to be used for zoning.)
 District PIWLN - PIKE TWP/WEST LIBERTY SCH/NICHOLS FIRE
 School District WEST LIBERTY COMM SCHOOL



Owner

Deed Holder
 Akers David L Or Peggy L
 1702 Hwy 22
 Nichols IA 52766-9551

Contract Holder

Mailing Address
 Akers David L Or Peggy L
 1702 Hwy 22
 Nichols IA 52766-9551

Land

Zoning A1-Agricultural District
Lot Area 1.00 Acres ; 43,560 SF

Residential Dwellings

Residential Dwelling
Occupancy Single-Family / Owner Occupied
Style 1 Story Frame
Architectural Style N/A
Year Built 1930
Exterior Material Wd Lap
Total Gross Living Area 1,280 SF
Attic Type None;
Number of Rooms 6 above; 0 below
Number of Bedrooms 3 above; 0 below
Basement Area Type Full
Basement Area 1,152
Basement Finished Area
Plumbing 1 Shower Stall Bath; 1 Sink; 1 No Bathroom;
Central Air Yes
Heat Yes
Fireplaces 2 Freestand;
Porches
Decks Wood Deck-Low (32 SF); Wood Deck-Med (64 SF); Asph/Wd Roof OH-Med (64 SF);
Additions 1 Story Frame (128 SF);
Garages 1,008 SF (28F W x 36F L) - Det Frame (Built 1979);
 624 SF (24F W x 26F L) - Det Frame (Built 1998);

Yard Extras

#1 - (1) Shed 0 SF, Frame, Average Pricing, Built 1995

Sales

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi Parcel	Amount
10/15/1973	BLACK GERALD A OR MADELINE J	AKERS DAVID L OR PEGGY L	147-1338	NORMAL ARMS-LENGTH TRANSACTION	Deed		\$0.00

Valuation

	2019	2018	2017	2016	2015	2014
Classification	Residential	Residential	Residential	Residential	Residential	Residential
+ Assessed Land Value	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000
+ Assessed Building Value	\$0	\$0	\$0	\$0	\$0	\$0
+ Assessed Dwelling Value	\$88,620	\$84,360	\$83,510	\$85,900	\$85,900	\$82,520
= Gross Assessed Value	\$113,620	\$109,360	\$108,510	\$110,900	\$110,900	\$107,520
- Exempt Value	\$0	\$0	\$0	\$0	\$0	\$0
= Net Assessed Value	\$113,620	\$109,360	\$108,510	\$110,900	\$110,900	\$107,520

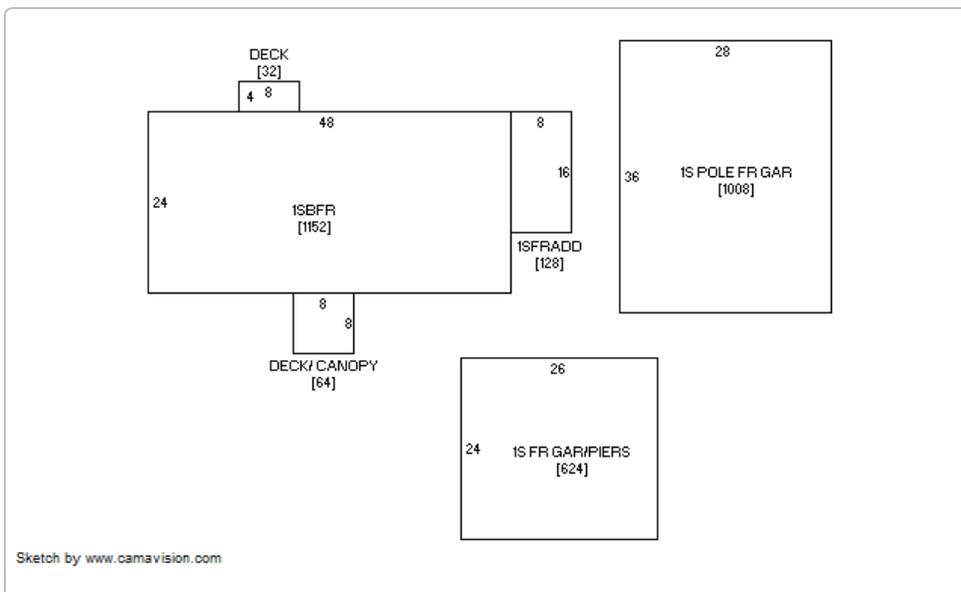
Taxation

	2018 Pay 2019-2020	2017 Pay 2018-2019	2016 Pay 2017-2018	2015 Pay 2016-2017	2014 Pay 2015-2016
+ Taxable Land Value	\$14,230	\$13,905	\$14,235	\$13,906	\$13,933
+ Taxable Building Value	\$0	\$0	\$0	\$0	\$0
+ Taxable Dwelling Value	\$48,016	\$46,449	\$48,911	\$47,783	\$45,991
= Gross Taxable Value	\$62,246	\$60,354	\$63,146	\$61,689	\$59,924
- Military Credit	\$0	\$0	\$0	\$0	\$0
= Net Taxable Value	\$62,246	\$60,354	\$63,146	\$61,689	\$59,924
x Levy Rate (per \$1000 of value)	28.56687	28.41739	28.90073	29.27065	29.33717
= Gross Taxes Due	\$1,778.17	\$1,715.10	\$1,824.97	\$1,805.68	\$1,758.00
- Ag Land Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Family Farm Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Homestead Credit	(\$138.55)	(\$137.82)	(\$140.17)	(\$141.96)	(\$142.29)
- Disabled and Senior Citizens Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Business Property Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
= Net Taxes Due	\$1,640.00	\$1,578.00	\$1,684.00	\$1,664.00	\$1,616.00

Tax History

Year	Due Date	Amount	Paid	Date Paid	Receipt
2018	March 2020	\$820	No		197319
	September 2019	\$820	Yes	9/10/2019	
2017	March 2019	\$789	Yes	3/14/2019	171472
	September 2018	\$789	Yes	9/5/2018	
2016	March 2018	\$842	Yes	2/28/2018	282338
	September 2017	\$842	Yes	8/30/2017	
2015	March 2017	\$832	Yes	2/28/2017	250775
	September 2016	\$832	Yes	8/31/2016	
2014	March 2016	\$808	Yes	3/15/2016	218584
	September 2015	\$808	Yes	8/24/2015	

Sketches



Photos



Appraisal Abbreviations

Click [here \(172 KB .pdf\)](#) or [here \(88 KB .doc\)](#) for explanations of the Muscatine County Appraisal Abbreviations used on building sketches.

No data available for the following modules: Commercial Buildings, Agricultural Buildings, Permits, Tax Sale Certificates.

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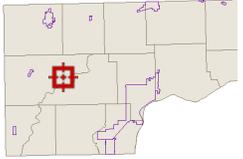


Version 2.3.30

Muscatine Area Geographic Information Consortium (MAGIC)



Overview



Legend

-  Corporate Limits
-  Political Township
- Dimension Leader**
-  2
-  3
-  Parcels
- Roads**
-  <all other values>
-  Airport Runway
-  City Street
-  County Road
-  Neighbor County
-  Private Drive
-  State Highway
-  Treadway
-  US Highway
-  US Hwy - Divided

Parcel ID	0717300007	Alternate ID	RPIWLN-0717300007	Owner Address	AKERS DAVID L OR PEGGY L
Sec/Twp/Rng	17-77-3W	Class	R		1702 HWY 22
Property Address	1702 HWY 22	Acreage	n/a		NICHOLS IA 52766-9551
	NICHOLS				
District	PIWLN				
Brief Tax Description	17-77-3W IRR TRACT NW CORS OF HY SW SW				
	(Note: Not to be used on legal documents)				

Date created: 12/26/2019
 Last Data Uploaded: 12/25/2019 10:32:17 PM

**STATE OF IOWA
DESIGNATION OF APPLICANT'S AUTHORIZED REPRESENTATIVE**

Eric S. Furnas is hereby authorized to execute on behalf of
(Name of Representative)

Muscatine County this mitigation project and to file it with
(Applicant Entity)

Iowa Homeland Security and Emergency Management (HSEMD) for the purpose of obtaining financial assistance under the Flood Mitigation Bill, Senate File 2217.

Signed 9-9-19
(Date)

Nathan Mather- Chair, Board of Supervisors

Chief Executive Officer
(Print Name and Title)


(Signature)

Eric S. Furnas

Applicant's Authorized Representative
(Print Name and Title)


(Signature)

Attested: _____
(Print Name and Title)

(Signature)

Minority Impact Statement

Pursuant to 2008 Iowa Acts, HF 2393, Iowa Code Section 8.11, all funding applications submitted to the State of Iowa shall include a Minority Impact Statement. This is the state's mechanism to require applicants to consider the potential impact of the project's proposed programs or policies on minority groups.

Please choose the statement(s) that pertains to this application. Complete all the information requested for the chosen statement(s).

The proposed project programs or policies could have a disproportionate or unique **positive** impact on minority persons.

Describe the positive impact expected from this project

Indicate which group is impacted:

- Women
- Persons with a Disability
- Blacks
- Latinos
- Asians
- Pacific Islanders
- American Indians
- Alaskan Native Americans
- Other

The proposed project programs or policies could have a disproportionate or unique **negative** impact on minority persons.

Describe the negative impact expected from this project

Present the rationale for the existence of the proposed program or policy.

Provide evidence of consultation of representatives of the minority groups impacted.

Indicate which group is impacted:

- Women
- Persons with a Disability
- Blacks

- Latinos
- Asians
- Pacific Islanders
- American Indians
- Alaskan Native Americans
- Other

The proposed project programs or policies are not expected to have a disproportionate or unique impact on minority persons.

Present the rationale for determining no impact.
 Muscatine County is making this application on behalf of a homeowner in need and would do so for any property owner, regardless of sex, nationality, or religion.

I hereby certify that the information on this form is complete and accurate, to the best of my knowledge:

ERIC S. FURNAS
 Printed Name

Planning & Zoning Admin.
 Title


 Signature

9-9-19
 Date

Definitions

"Minority Persons", as defined in Iowa Code Section 8.11, mean individuals who are women, persons with a disability, Blacks, Latinos, Asians or Pacific Islanders, American Indians, and Alaskan Native Americans.

"Disability", as defined in Iowa Code Section 15.102, subsection 5, paragraph "b", subparagraph (1):
 b. As used in this subsection:

(1) "Disability" means, with respect to an individual, a physical or mental impairment that substantially limits one or more of the major life activities of the individual, a record of physical or mental impairment that substantially limits one or more of the major life activities of the individual, or being regarded as an individual with a physical or mental impairment that substantially limits one or more of the major life activities of the individual.

"Disability" does not include any of the following:

- (a) Homosexual or bisexuality.
- (b) Transvestism, transsexualism, pedophilia, exhibitionism, voyeurism, gender identity disorders not resulting from physical impairments or other sexual behavior disorders.
- (c) Compulsive gambling, kleptomania, or pyromania
- (d) Psychoactive substance abuse disorders resulting from current illegal use of drugs.

"State Agency", as defined in Iowa Code Section 8.11, means a department, board, bureau, commission, or other agency or authority of the State of Iowa.