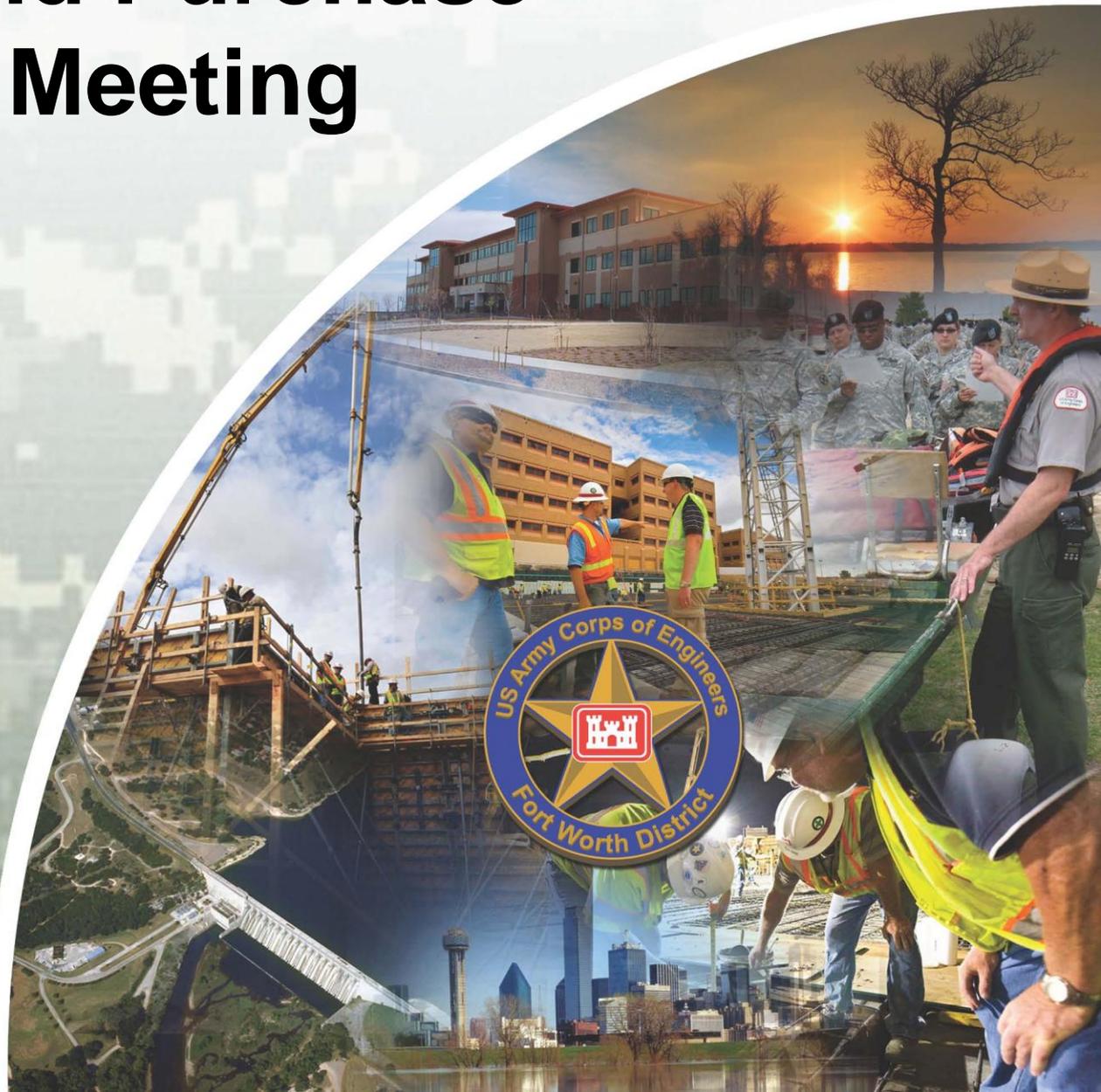


Fort Polk Land Purchase Landowners Meeting

April 8, 2014



Acquisition Authority

- The U.S. Constitution
- Uniform Relocation Assistance and Real Property Acquisition Policy Act of 1970 called the Uniform Act

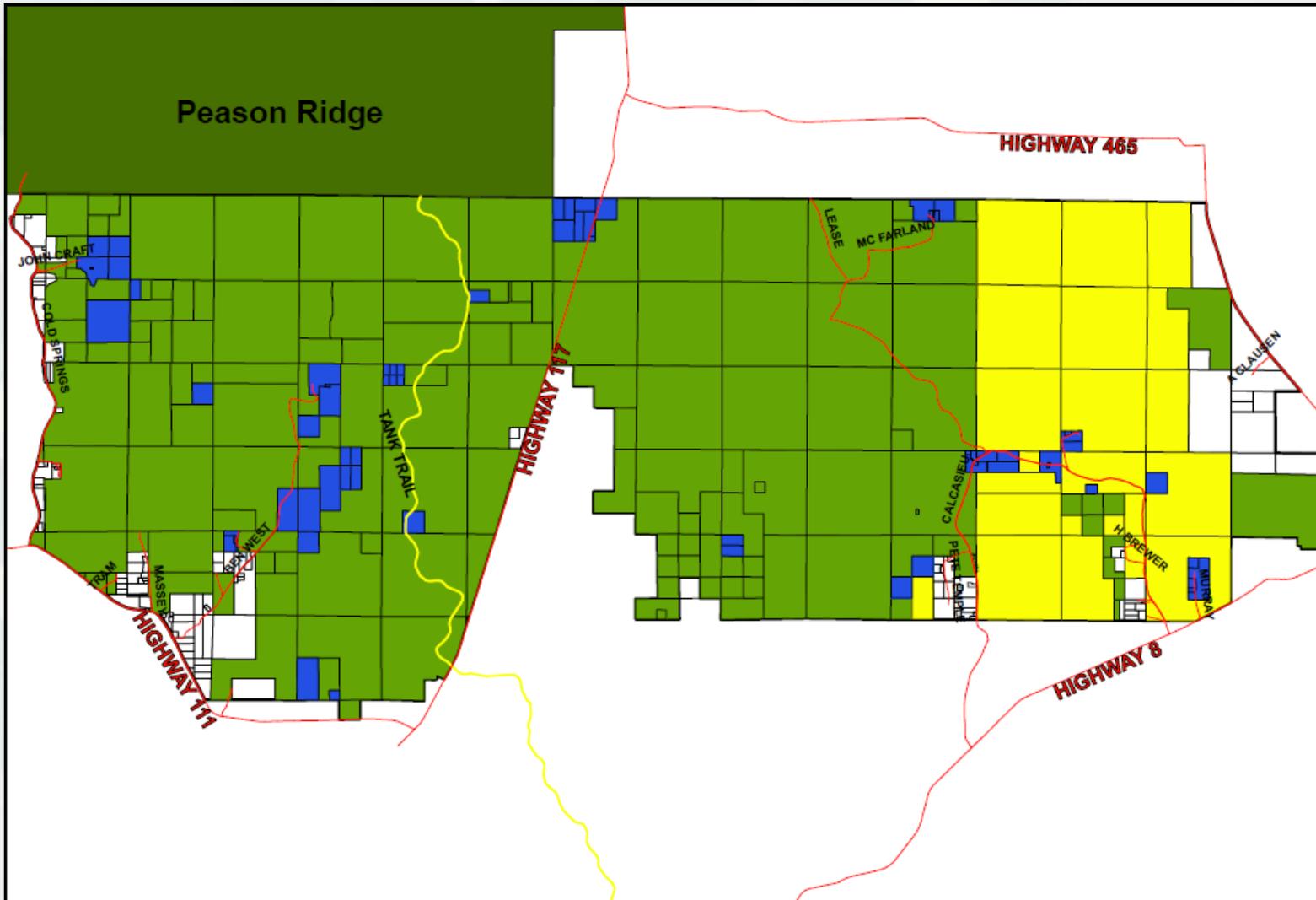


Program Facts

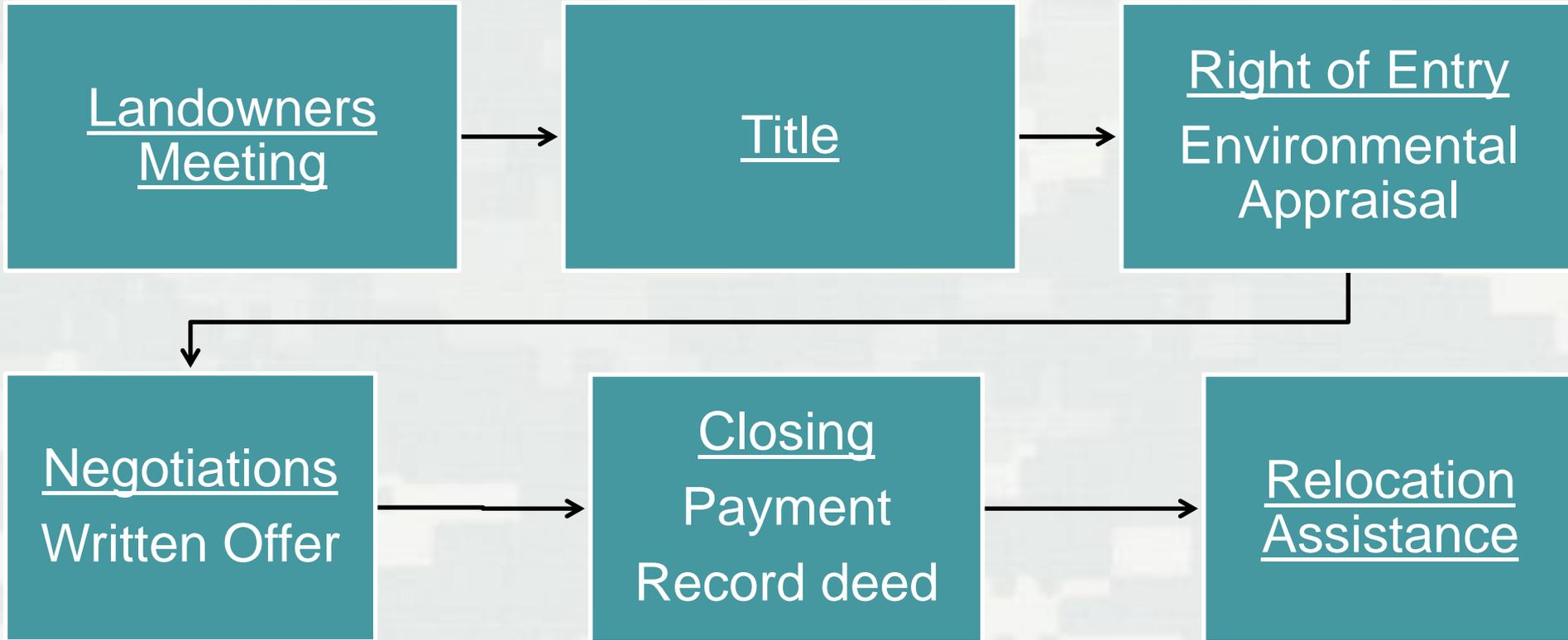
- Authorized 100,000 Acres
- Appropriated Funds for approximately 42,000 Acres
- Grow Peason Ridge
- Acquire Fee Simple Less and Except Minerals



Land Purchase Map



Acquisition Business Process



Appraisal

- Just compensation starts at fair market value
- Fair market value determined by appraisal
- Appraiser will contact you prior to visit
- Offer will be appraised value



Written Offer

- Delivered in person if practical
- Amount offered is just compensation
- Description and Location
- Identify real property components
- Reasonable time to consider the written offer
- Execute contract known as “Offer to Sell”



Payment / Settlement

- Payment for property after agreement
- Liens and Prorated Taxes paid from just compensation
- Closing documents prepared by Government attorney
- Relocation Assistance and Possession



Relocation Assistance

- **Purpose**
 - To provide uniform and equitable treatment for persons displaced as a result of the acquisition of private property.

- **Authority**
 - Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, and amended in 1987.

- **Your Right and Benefits**
 - **Section 1** – Advisory Service
 - **Section 2** – Displaced from residence
 - **Section 3** – Displaced businesses, farms and nonprofit organizations



Your Rights and Benefits

▪ **Section 1 – Relocation Advisory Services**

- Determine relocation needs, explain benefits and services, provide information on availability of housing, and assistance in completing applications.

▪ **Sections 2– Displaced Residence**

- Moving Costs (Actual/Fixed)
- Replacement Housing
 - Purchase Supplement
 - Must be a occupant of 180 days or more
 - Price Differential = Difference between the replacement dwelling and acquisition cost
 - Increased Mortgage Interest
 - Rental Assistance
 - Individuals who are 180-Day Owners who elect to rent
 - Owners or Tenants of 90 days or more.
 - Replacement Housing Down Payment
 - Owner Occupants of 90 – 179 days and Tenants of 90 days or more

▪ **Section 3 – Displaced businesses, farms and nonprofit organizations**



Relocation Assistance - Summary

- Each individual move is unique and Financial Assistance will be evaluated case by case.
- We understand this process is burdensome on you and your families; however, we will work to ensure the move is done in a timely manner with minimum impacts to you and your family.
- Be sure to take full advantage of your counselor's services
- Be sure you fully understand your rights and benefits



Eminent Domain

- Eminent domain is the right of government to take private property for public use. In the U.S., just compensation must be paid for private property acquired for federally-funded programs or projects.



Schedule

- Owners will be contacted for Right of Entry
- Start Appraisal process May/June 2014
- Written offer / Negotiations & Relocation Counseling
- Closing and Relocation



Land Purchase Map

