

Response to comments from Robert G. Hodgson

1. We acknowledge and are sympathetic with citizens' concerns that property values may be declining in their neighborhood. The flood of '97 caused a lot of uncertainty. Property values in the East Grand Forks/Grand Forks area may be affected by the heightened awareness of potential flooding that was brought about by the damage and disruption of the flood of 1997. Price (value of property) is determined by the forces of supply (sellers) and demand (buyers) interacting in the marketplace. Many complex factors, tangible and intangible, are involved in this interaction to arrive at an agreed upon price. They include: location and associated risks, age, style, size, condition of the home, condition of the national and local economy, demand for and supply of homes in each particular market niche, amenities, aesthetics, interest rates, and employment trends.

As part of the GRR a study was made to determine if the Burke/Adams Additions could be included as part of the proposed project. Economic and hydraulic evaluations were conducted but found that additional costs incurred to protect these areas would greatly outweigh the additional benefits. Therefore, extending protection to these areas did not meet established Federal guidelines and could not be considered as part of the recommended Federal project.

However, including some or all of the south end neighborhoods as betterments are not precluded by the GRR/EIS. Betterments are 100 percent non-Federally funded with local sponsor responsibility for all study and actual construction costs. It is important to note that any alignment changes associated with betterments could not raise water stages during flood events. Any changes that would have environmental or cultural effects would have to be analyzed and evaluated from those standpoints as well.

Many features influence people's decisions to purchase property. Among the prominent features in the Burke/Adams area are: views of the river, rural setting, larger lots, direct private access to the river, and close proximity to the golf course. Some residents reported that they suffered little damage in the flood. Some of these features may be in shorter supply after the implementation of the proposed project. Also, homeowners can purchase flood insurance to help protect against and compensate for future losses. In many cases nonstructural flood protection measures may be viable options.

Our studies indicate that properties in the Burke/Adams area would not be negatively impacted with the construction of the proposed project as currently designed and therefore are not eligible for compensation (i.e., the proposed project would not induce higher flood stages). In fact, there would be a small reduction in flood stages resulting from the bridge removal and setback levee features associated with the proposed project.

Further, unless there are physical damages induced by the project, property owners would not be eligible for compensation. In your area, our analysis shows that there would be no induced damages resulting from the proposed project.

2. Unfortunately, no compensation would be available for the situation you describe.

September 1, 1998  
2114 Belmont Road  
Grand Forks, ND 58201

District Engineer  
St. Paul District, Corps of Engineers  
Attn: Environmental Resources Section  
190 Fifth Street East  
St. Paul, MN 55101-1638

**Concerning the Grand Forks Dike Project:**

I would like you to consider constructing the dike lengthwise from north to south on the Lincoln Park Golf Course. The levee could be incorporated into the landscape of the golf course. Nine holes would be on the wet side of the dike and nine holes would be on the dry side of the dike. In case of another flood, nine holes could be played until the other nine holes are playable. This would push the proposed dike closer to the river and would be a better alignment with the dike which will go on the east side of the Elks Building at 255 Elks Drive.

Sincerely,

*Karen Jacobson*

**Karen Jacobson**

Response to comments from Karen Jacobson

1. Comment Noted. This concept will be evaluated during detailed design of the levee alignment.

Sept. 29, 1998

119 Grassy Hills Lane  
Grand Forks, ND 58201

District Engineer  
St. Paul District, Corps of Engineers  
ATTN: Environmental Resources Section  
190 Fifth Street East  
St. Paul, MN 55101-1638

TO: District Engineer

I would like to make a number of official comments on the General Reevaluation Report and the Environmental Impact Statement for the Grand Forks/East Grand Forks flood protection project. Most of my comments are in regard to real estate and housing issues.

Section 4.3.8 on Housing is well written and factual, however, the facts presented have nothing to do with the future housing situation of the dikeline homeowners. The first sentence states, "Grand Forks has an extensive housing stock." The statistics presented are mostly pre-flood and are not presented in relationship to the number of families in the city. How is the increase of single family homes from 1980 to 1990 related to the housing needs after the dike is built? How is the median rent per month related? You have not dealt at all with where dike line homeowners will go. You mention that homes were lost in the flood, but don't seem to know what that impact is. Finally at the end of this section you say, "The city has also hired a consulting group to help displace residents find suitable replacement land and home plans." They currently have no such consultant.

In Appendix F, Real Estate Supplement (p. 3), you say there are 242 single family homes, but on p. 67 of the GRR the numbers add up to 252 single family homes. Also on p. 3 of Appendix F, what does "476.71 Permanent Easement" mean? Do the people involved with the temporary easements know about them? Again in this section on p. 5, Grand Forks has not retained a firm specializing in acquisition and relocation of properties. What is a Baseline Cost Estimate? What does the \$75,264,000 in Grand Forks pay for?

According to p. 57 Total Project Cost Summary Sheet the "Lands and Damages" and "Relocations" add up to \$168,367,000. On the Feb. 17 Draft the Property Acquisitions Costs were \$170.7 million for 342 structures. Why did the cost go down so little when we are told a number of homes have already been bought out or are in the process? What are the real estate issues involved?

I was very disappointed in the assessment of Social Effects, section 5.3.2. It was completely written from the point of view of how great things will be after the dike is built. People are more interested in the impact of the process, and future discussions are purely speculative on your part. For example on page EIS-71, to say, "The proposed project is expected to have a positive effect

15 | on community property values." What is our recourse if that isn't true? Section 4.3.4 on the  
16 | Economy says that more workers are needed, but doesn't address where they would live.  
17 | The report contains way too much on historical and recreational issues when a bigger issue is  
18 | adequate comparable housing. In Appendix L (p. 3), I believe, there is a reference to "affluence  
Factor Benefits." What is that?

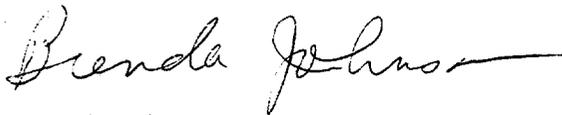
19 | Saying that properties outside of flood protection would not be affected "since increased flooding  
would not be induced," is questionable in light of the recent Canadian (Winnipeg, Manitoba) study  
which showed that flood fighting efforts in Winnipeg caused increased flooding south of the city.

20 | As for the technical information, I am just wondering about Comment #1 on page 28. It states,  
"The many varied soil formations encountered lend difficulty to this study." Yet, we have been  
told that the soil is the same all along the Red River in Grand Forks, and testing only needs to be  
done in one place (the water treatment plant.) These statements seem to conflict. It bothers me  
21 | that you can give a price for the project, but yet have no plans for the impacted drainage system  
of the swales in the Sunbeam addition.

22 | My father was in charge of watershed in Kansas for the Soil Conservation Service in the 1950s  
and 1960s. He worked closely with the Corps. I just can't understand why you, and North  
Dakota officials, are not looking at our water problems as a total package with region wide  
solutions. These small localized plans seem very backward compared to the dams and lakes that  
were created in Kansas to solve their water problems 30-40 years ago.

23 | In conclusion, I was generally disappointed in the low level of detail and the exclusion of the real  
issues for homeowners in the dike line. There was no sense of what is happening socially in  
Grand Forks in your report.

Sincerely,



Brenda Johnson  
701-746-0860

Response to comments from Brenda Johnson

1. Information was provided to show the community setting prior to the flood..
2. See response to comment 1.
3. Assistance and funds will be available at the appropriate time for relocation. The cost of relocation expenses was factored into the cost of the project.
4. This was discussed in Section 5.3.
5. See response to comment 3.
6. Comment noted. The discrepancy will be corrected.
7. The word acres was inadvertently left out, this will be corrected in the final report.
8. The location of temporary easements has not been finalized and is subject to change. Notification of affected property owners will be made at the appropriate time.
9. See response to comment 3.
10. The baseline cost estimate is used for reporting the project costs to the U.S. Congress.
11. The \$75,264,000 is for lands and easements on the Grand Forks side.
12. The change in cost is due to refinement of the real estate cost estimate.
13. The discussion of the effects of the project on areas outside the levee has been expanded.
14. Comment noted
15. Market price is determined by many factors. There would be no action to be taken if property values did not rise.
16. It is expected that the housing market will react to increased demand. It should also be noted that some of the future workers already reside in the community.
17. The discussions of historical and recreational issues are required by Federal regulations.
18. Affluence factor benefits reflect the growth in value of household contents over time based on increases in personal income. The feasibility of the project was demonstrated without the use of these benefits so the calculation and justification of them was not required. Calculation of these benefits would not change the conclusions of the alignment evaluation for the Burke addition.
19. The project was designed to avoid increasing flooding outside the study area.
20. There are different layers within the Glacial Lake Agassiz deposits that have varying strength properties. These strength properties also change based on past history and location. This is what makes the study of slope stability difficult in the Red River area. What is the same along the river is the general sequence of the different layers within the Glacial Lake Agassiz deposits.

Testing is being conducted throughout the area. What is unique to the water treatment plant is the installation of piezometers to monitor groundwater levels. Monitoring of groundwater levels at this one site will be used to

calibrate estimated groundwater levels at other sites, although another site may be added.

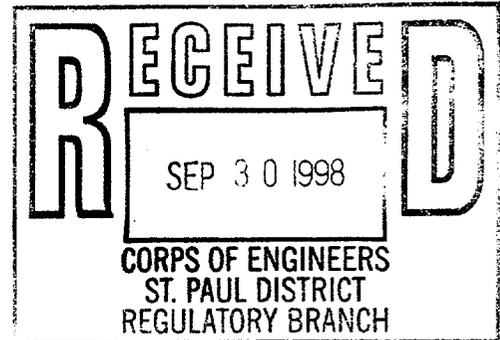
21. There are additional studies in progress to refine levee alignments and address issues like the one mentioned here. Such design costs are accounted for in the study cost estimate.

22. Basin wide water management was evaluated and could provide increased safety for the flood control project, but would not provide sufficient flow reduction for the relocation of the levee alignments.

23. Comment noted

September 28, 1998

Dept. of the Army  
Corps of Engineers  
St. Paul District  
190 Fifth Street East  
St. Paul, MN 55101



ATTENTION: Col. Kenneth S. Kasprisin

RE: Grand Forks Levy Alignment Environmental Impact Statement

Colonel:

I am a resident of the L&S 3rd Resubdivision (Burke Addition) in Grand Forks. We are currently on the wet side of the proposed dike.

The environmental impact statement states that there will be no socio-economic impact to our neighborhood. We are told that the current dike alignment does not raise the water level compared to pre-dike alignments, therefore we have not suffered a loss.

While the water level may not change, the mere fact that we are on the wet side of the dike lowers our property values.

We have seen a significant decrease in the number of people that will even look at the three homes currently for sale in our neighborhood.

Two of the homeowners have already dropped the price of their homes 10-15% to entice buyers. The homes are priced well below "pre-dike discussion" pricing.

I request that you reevaluate your position on the socio-economic impacts to our neighborhood. Perception is a very important factor in determining property values. Homes on the wet side of the dike are being perceived as a negative feature by Grand Forks residents.

This negative factor will drive down property values. This decrease in value will be a negative economic impact.

Very truly yours,

Dave G. McFarlane  
808 Oak Field  
Grand Forks, ND 58201  
701-772-6141

Response to comments from Dave G. McFarlane

1. We acknowledge and are sympathetic with citizens' concerns that property values may be declining in their neighborhood. The flood of '97 caused a lot of uncertainty. Property values in the East Grand Forks/Grand Forks area may be affected by the heightened awareness of potential flooding that was brought about by the damage and disruption of the flood of 1997. Price (value of property) is determined by the forces of supply (sellers) and demand (buyers) interacting in the marketplace. Many complex factors, tangible and intangible, are involved in this interaction to arrive at an agreed upon price. They include: location and associated risks, age, style, size, condition of the home, condition of the national and local economy, demand for and supply of homes in each particular market niche, amenities, aesthetics, interest rates, and employment trends.

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However, including some or all of the south end neighborhoods as betterments are not precluded by the GRR/EIS. Betterments are 100 percent non-Federally funded with local sponsor responsibility for all study and actual construction costs. It is important to note that any alignment changes associated with betterments could not raise water stages during flood events. Any changes that would have environmental or cultural effects would have to be analyzed and evaluated from those standpoints as well.

Many features influence people's decisions to purchase property. Among the prominent features in the Burke/Adams area are: views of the river, rural setting, larger lots, direct private access to the river, and close proximity to the golf course. Some residents reported that they suffered little damage in the flood. Some of these features may be in shorter supply after the implementation of the proposed project. Also, homeowners can purchase flood insurance to help protect against and compensate for future losses. In many cases nonstructural flood protection measures may be viable options.

Our studies indicate that properties in the Burke/Adams area would not be negatively impacted with the construction of the proposed project as currently designed and therefore are not eligible for compensation (i.e., the proposed project would not induce higher flood stages). In fact, there would be a small reduction in flood stages resulting from the bridge removal and setback levee features associated with the proposed project.

## Whiting, Robert J MVP

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**From:** Deb Melby [Deb\_Melby@operations.und.nodak.edu]  
**Sent:** Monday, October 05, 1998 9:38 AM  
**To:** robert.j.whiting@mvp02.usace.army.mil  
**Subject:** ACE County Road 8 Dike Proposal

Mr. Whiting,

I'm a home owner residing in the Burke Addition in Grand Forks County. I understand that the ACE has prepared a Draft Environmental Impact Study to place a dike on County Road 8. As a home owner, one day I may plan to sell my home. In reality if a dike is placed directly west of our neighborhood this will affect the property value and my home. The increase to my property value is not likely to occur if a dike is built that places my home on the wet side of the dike. I was fortunate that in the flood my homes basement only received 4" of seepage and that was due to the loss of power. As, you might have guessed I'm deeply concerned to have my home placed on the wet side of a dike when I received minimal damage to my home.

Now, that a study has been done the ACE wants to place my home in a situation that is worse then it was during the flood and at no additional compensation. In addition, I do not feel as if I'm being given choices to be bought out at a fair market value for the loss I will need to deal with as a result of my home being placed on the wet side of the dike. I understand that the county has no money to offer the home owners in this area for any buy out program, therefore I believe that the dike should remain at a location that does not exceed the city limits. I say this as I know the city had and has money to offer homeowners who have additional choices.

Please express my concerns to others on the committee and let them know that we do not want a dike that places the Burke addition on the wet side and one that will result in property values being decreased.

By the way has anyone at ACE completed a study on the result of property values of homes that are placed on the wet side of a dike system for Grand Forks County and/or the city of Grand Forks?

Thank You  
Debi & Steven Melby  
6302 Lake Drive

Response to comments from Debi and Steven Melby

1. We acknowledge and are sympathetic with citizens' concerns that property values may be declining in their neighborhood. The flood of '97 caused a lot of uncertainty. Property values in the East Grand Forks/Grand Forks area may be affected by the heightened awareness of potential flooding that was brought about by the damage and disruption of the flood of 1997. Price (value of property) is determined by the forces of supply (sellers) and demand (buyers) interacting in the marketplace. Many complex factors, tangible and intangible, are involved in this interaction to arrive at an agreed upon price. They include: location and associated risks, age, style, size, condition of the home, condition of the national and local economy, demand for and supply of homes in each particular market niche, amenities, aesthetics, interest rates, and employment trends.

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District Engineer  
Army Corps of Engineers  
Attn: Environmental Resources

Robert Whiting

I live at 6315 Lake Drive, south of Grand Forks. You are proposing a dike line to run directly west of our neighborhood on County Road 8. This will put the 60 homes in our neighborhood and about 20 homes to the north and east of us on the wet side of the dike. This will negatively impact our property values by the following -

1. Anything left on the west side of dikes not eligible for future FEMA funding.
2. If we can buy flood insurance cost will be extremely high.
3. County will not issue building permit to put on additions or do major renovations.
4. Talking to local banker - he said they would surely look at loan on the wet side of dike alot differently than they would one on the dry side.

(cont.)

We are all Federal and State  
tax payers. This dike is being  
built with tax dollars.

In the City - everything on the  
wet side is being bought out.  
Why are we being treated differently?

The dike line should be moved  
to put us on the dry side or  
we should be bought out just  
like everybody else.

This is morally wrong.

Leatrice K. Olson  
6315 Lake Avenue  
Grand Forks, N.D.  
58201



Response to comments from Geraldine K. Olson

1. We acknowledge and are sympathetic with citizens' concerns that property values may be declining in their neighborhood. The flood of '97 caused a lot of uncertainty. Property values in the East Grand Forks/Grand Forks area may be affected by the heightened awareness of potential flooding that was brought about by the damage and disruption of the flood of 1997. Price (value of property) is determined by the forces of supply (sellers) and demand (buyers) interacting in the marketplace. Many complex factors, tangible and intangible, are involved in this interaction to arrive at an agreed upon price. They include: location and associated risks, age, style, size, condition of the home, condition of the national and local economy, demand for and supply of homes in each particular market niche, amenities, aesthetics, interest rates, and employment trends.

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## Whiting, Robert J MVP

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**From:** parr4 [parr4@gfherald.infi.net]  
**Sent:** Monday, October 05, 1998 10:29 PM  
**To:** robert.j.whiting@mvp02.usace.army.mil  
**Subject:** Grand Forks DEIS-- Burke Addition

Dear Mr. Whiting,

We received the DEIS for Grand Forks this past summer, and read its contents concerning our neighborhood, the Burke Addition. We feel the DEIS does not adequately address the economic impact of the proposed dike on our neighborhood, which is just south of town.

As it is presently proposed, the dike would run to the south just one-half mile west of our property. It would be very visible from our home, and we would have to drive over it to access our neighborhood. It would be obvious to all that our neighborhood is on the "wet" side of this dike.

Currently, there are three home for sale in the Burke Addition. All are nicely kept-up homes, yet all have been on the market for several months. The owners all have had to reduce the asking price for their homes, yet none has sold yet. We believe that if you were to interview real estate agents in Grand Forks, you would find that the homes in the Burke Addition are not selling because prospective buyers do not want to buy a home on the "wet" side of the dike.

How much will these homes need to be reduced before someone finally decides to take the risk of buying a house on the "wet" side of a dike? 20 percent? 40 percent? We can't give you a definite answer, because at this point the homes aren't selling at all. But we do know that to say there would be no economic impact on our property from being left on the "wet" side of a dike is ludicrous.

Sincerely,

Brian C. Parr, DDS

Nancy C. Parr, DDS  
6910 Woodcrest Rd.  
Grand Forks, ND 58201

Response to comments from Brian C. Parr and Nancy C. Parr

1. We acknowledge and are sympathetic with citizens' concerns that property values may be declining in their neighborhood. The flood of '97 caused a lot of uncertainty. Property values in the East Grand Forks/Grand Forks area may be affected by the heightened awareness of potential flooding that was brought about by the damage and disruption of the flood of 1997. Price (value of property) is determined by the forces of supply (sellers) and demand (buyers) interacting in the marketplace. Many complex factors, tangible and intangible, are involved in this interaction to arrive at an agreed upon price. They include: location and associated risks, age, style, size, condition of the home, condition of the national and local economy, demand for and supply of homes in each particular market niche, amenities, aesthetics, interest rates, and employment trends.

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October 5, 1998

~~VIA FACSIMILE 612 290-5800~~ *NO ANSWER*

ATTN: Mr. Robert Whiting  
District Engineer  
St. Paul District, Corps of Engineers  
190 Fifth Street East  
St. Paul, MN 55101-1638

Re: General Reevaluation Report and DEIS  
East Grand Forks, MN and Grand Forks, ND

Dear Col. Kenneth S. Kasprisin:

Please consider my comments concerning the above-noted project.

I adopt and incorporate by reference my previous submissions which consist of 2 comments to the April '98 and June '98 DEIS, in addition to comments from the following:

1. Robert Hodgson (4/98) for Country View Neighborhood - L&S 3<sup>rd</sup> Resubdivision;
2. Scot Stradley (4/98 & 6/98) for Country View Neighborhood - L&S 3<sup>rd</sup> Resubdivision;
3. Cindy and Scott Hagen (6/98) for Country View Neighborhood - L&S 3<sup>rd</sup> Resubdivision;
4. Roland Young (4/98 & 6/98) for East Lake Estates,
5. Larry Young (4/98 & 6/98) for East Lake Estates; and,
6. Comments (4/98 & 6/98) submitted by attorney William Delmore, on behalf of property owners of Country View Neighborhood Association, Inc. (L&S 3<sup>rd</sup> Resubdivision) and East Lake Estates, Northridge Hills Alliance and Reeves Historical Alliance

In the latest DEIS report, specifically, under the heading "Additional Neighborhood Alignment Evaluations" the report indicates the south end alignment was extended southward approximately 1 mile from County Road 17 to the Merrifield Road (County Road 6) because fill requirements and utility costs were less costly than using County Road 17.

It strikes me that the selection of the south end levee is based upon saving money on dirt and relocation costs of public utilities rather than protecting human lives and property in an area that was flooded and will certainly flood again at the hands of this project design team.

Re: Comment on DEIS - EGF-GF  
Col. Kenneth Kasprisin  
October 5, 1998

Throughout the report I note the Corps used detailed risk, uncertainty and quantitative analysis procedures to determine the height of levees relative to the design water surface elevation. In my particular area the proposed levee (placed north south along County Road 8 - old Belmont Road, with tie back levee on County Road 6 - Merrifield Road) will be approximately 8 feet or higher. Now, I will have to disclose this fact to a prospective real estate buyer.

2 I would like to believe that a prospective home buyer in my subdivision would not question the Army Corps of Engineers placement of the south end levee. But in the real world, where prospective real estate buyers base their selection of a home and/or parcel of land on "appearances" it will be very difficult to explain that the Corps levee placement will not affect flooding in my subdivision, let alone not be hazardous or place the occupants of the FLOOD SIDE of the levee at risk.

A prospective home buyer that has to drive over an 8 foot levee on the County and Township roads to reach the L&S 3<sup>rd</sup> Resubdivision will have great difficulty believing that it is a safe location to live in.

If the Corps is willing to provide all of the property owners in my subdivision with a disclosure statement that assures the current and future property owners that the 8 foot levee is merely a nuisance (similar to a group home or half way house) and that it will not adversely impact this area, I may have to change my thinking on the subject.

I firmly believe that the proposed levee alignment will not only destroy the value of properties located on the flood side of the levee, it also has the potential for destroying our infrastructure and access to our subdivision.

Common sense tells me that the location of the southern tie back levee will cause a substantial decrease in the property values in my neighborhood. At present there are three homes on the market in this neighborhood that have not sold because of the proposed levee alignment.

3 I don't believe that a potential home buyer would voluntarily want to live on the flood side of a levee. Yet the existing property owners are being **involuntarily** placed in harm's way, both literally and figuratively.

4 Besides our obvious distress over the loss of property value and the erosion of our private property rights, we are fraught with fear of being flooded by the Red River, Elm Coulee and Cole Creek.

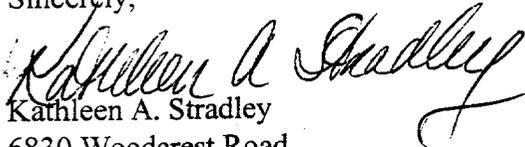
Re: Comment on DEIS - EGF-GF  
Col. Kenneth Kasprisin  
October 5, 1998

Page 23 of the General Reevaluation Report and Environmental Impact Statement - Main Report indicates a detailed process of evaluating river reaches and neighborhoods was used to determine the specific levee alignment that was economically justified. Your report states the most cost-effective alignment was identified. This report also indicates the NED plan alignment changed in a number of areas as a result of progressively more detailed screening evaluations of the alignments and the possible neighborhood reaches that might be protected.

I was hoping page 23 of the main report would have some relevance to the south end levee placement as well. It appears not.

5 | Once again, I respectfully request that you consider redesigning the project to include protection of areas upstream and downstream of the project limits. If that is not feasible, I respectfully request that you include damages for areas upstream and downstream of the project limits.

Sincerely,



Kathleen A. Stradley  
6830 Woodcrest Road  
Grand Forks ND 58201-8306

701 772-2827

Response to comments from Kathleen A. Stradley

1. The Corps of Engineers must adhere to federal regulations governing the determination of feasibility of proposed actions. Those regulations require that levee alignments provide benefits that exceed the cost. None of the several alignments evaluated for the south end met the test of economic feasibility.

2. We acknowledge and are sympathetic with citizens' concerns that property values may be declining in their neighborhood. The flood of '97 caused a lot of uncertainty. Property values in the East Grand Forks/Grand Forks area may be affected by the heightened awareness of potential flooding that was brought about by the damage and disruption of the flood of 1997. Price (value of property) is determined by the forces of supply (sellers) and demand (buyers) interacting in the marketplace. Many complex factors, tangible and intangible, are involved in this interaction to arrive at an agreed upon price. They include: location and associated risks, age, style, size, condition of the home, condition of the national and local economy, demand for and supply of homes in each particular market niche, amenities, aesthetics, interest rates, and employment trends.

As part of the GRR a study was made to determine if the Burke/Adams Additions could be included as part of the proposed project. Economic and hydraulic evaluations were conducted but found that additional costs incurred to protect these areas would greatly outweigh the additional benefits. Therefore, extending protection to these areas did not meet established Federal guidelines and could not be considered as part of the recommended Federal project.

However, including some or all of the south end neighborhoods as betterments are not precluded by the GRR/EIS. Betterments are 100 percent non-Federally funded with local sponsor responsibility for all study and actual construction costs. It is important to note that any alignment changes associated with betterments could not raise water stages during flood events. Any changes that would have environmental or cultural effects would have to be analyzed and evaluated from those standpoints as well.

Many features influence people's decisions to purchase property. Among the prominent features in the Burke/Adams area are: views of the river, rural setting, larger lots, direct private access to the river, and close proximity to the golf course. Some residents reported that they suffered little damage in the flood. Some of these features may be in shorter supply after the implementation of the proposed project. Also, homeowners can purchase flood insurance to help protect against and compensate for future losses. In many cases nonstructural flood protection measures may be viable options.

Our studies indicate that properties in the Burke/Adams area would not be negatively impacted with the construction of the proposed project as currently designed and therefore are not eligible for compensation (i.e., the proposed project would not induce higher flood stages). In fact, there would be a small reduction in flood stages resulting from the bridge removal and setback levee features associated with the proposed project.

NOTE: The road raise on County Road 8 would not be 8 feet but would be 2.5-2.7 feet.

3. The analysis of potential flood levels after construction showed that a minor decrease in flood elevations would be expected.

4. See response to Comment 3.

5. See response to Comment 3.

**SCOT A. STRADLEY**  
**6830 WOODCREST ROAD**  
**GRAND FORKS TOWNSHIP, NORTH DAKOTA 58201**

October 5, 1998

Robert J. Whiting  
Army Corps of Engineers-St. Paul District  
ATTN: Environmental Resources Section  
190 Fifth Street East  
St. Paul, MN 55101-1638

Dear Mr. Whiting:

I hereby incorporate my previous comments on the DEIS at the April, 98, stage and the June, 98, stage of the process.

A recent real estate market analysis done for the Grand Forks Park District showed a lack of interest on the part of buyers. This analysis resulted in the City of Grand Forks withdrawing from participation in the development concept pushed by the Park District.

This is evidence that supports my view that the scope of your project is too large. You are enclosing land that the City of Grand Forks will never develop into. Population is again declining in North Dakota. As a matter of principle the City should build further west of the river so as to have fewer consequences for upstream and downstream citizens. Instead, both East Grand Forks and Grand Forks insist on protecting as much property near the river as possible. The City has even retained a Seattle engineering firm for this purpose.

The scope of your project is a real problem as far as I am concerned because you are protecting empty farm land at the expense of the 95 property owners in the Countryview and East Lake areas. The City wants to modify the scope to put the levee in my backyard. You want to put the levee one-quarter mile away. You want to leave my property and person and family between your levee and our property. This is all so that you can protect land that grows and will continue to grow potatoes, beets and grains. The City will not have the financial flexibility to build infrastructure for new developments for 25 years at least due to their current financial situation. There isn't any economic growth so there won't be any demand. If there is demand the City is currently developing infrastructure for the mile south of 32<sup>nd</sup> Avenue South. That's 30 blocks north of here.

I truly hope that you explain to Congress why you want to build a levee and leave 95 properties on the flood side and maintain that you owe them nothing because it will have no effect. Then explain to them why the Southend tieback must be 8 feet tall and that I will have to drive over that wall as I go to and from my property for the balance of the time I live there. Please explain these two points together so that the members of Congress can contemplate it from my point of view-that you want 4 feet for risk. I know the bill is stuck in the House committee responsible for it. You have it this far and I bet you haven't pointed out the impact of the levee on people on both sides.

**SCOT A. STRADLEY**  
**6830 WOODCREST ROAD**  
**GRAND FORKS TOWNSHIP, NORTH DAKOTA 58201**

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I want a written warranty from you that my property won't be adversely affected by a flood event. I'll need everything I can get to keep the pre-flood value of my property. You will owe this to me, though.

Sincerely,

  
Scot A. Stradley



Response to Scot A. Stradley

1. The project has been designed so that there would be no increased flooding on the river side of the levees. Our evaluation shows a slight reduction in water surface elevation. Any changes that might occur during further refinement of the design would have to maintain approximately the same flood elevation to avoid any flood damage upstream or downstream of the project.
2. The levee alignment was selected because it was the most cost effective route utilizing, rather than creating, high ground elevations. The inclusion of vacant and agricultural land is coincidental.
3. The levee on the south end would be 2.5-2.7 foot tall road raise which should be fairly unobtrusive.
4. The main report and the EIS state that flood elevations for any given discharge would not be increased by the project for properties outside the levee.