US Army Corps of Engineers

Lower Missouri Jefferson City L-142 Flood Risk Management Study

Draft Integrated Feasibility Report and Environmental Assessment

Appendix D Final Real Estate Plan

April 2026

MISSOURI DEPARTMENT OF NATURAL RESOURCES

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1 PURPOSE

The Real Estate Plan (REP) is developed in support of the Integrated Feasibility Report and Environmental Assessment for the subject project under authority of the Water Resources Development Act (WRDA), section 216 of 2020. This legislation authorizes modifications to projects in Kansas, Iowa, Nebraska, and Missouri under the Pick-Sloan Missouri River Basin Program and the Missouri Riverbank Stabilization and Navigation Project for flood risk management and resiliency. The purpose of this REP is to include all Real Estate activities that are involved in the study. The levee project is located on the southern edge of Callaway County, Missouri, along the left bank of the Missouri River from Turkey Creek on the west to Niemans Creek on the east. The non-Federal sponsor (NFS) of this study is the Missouri Department of Natural Resources (MoDNR). However, MoDNR has indicated they will not be the implementation sponsor for the study. Therefore, several key stakeholder groups have been involved and engaged with the study progress including the Capital View Levee District, City of Jefferson City, and the Jefferson City Regional Economic Partnership. Landowners, and residents and businesses in Jefferson City proper are also providing feedback to the PDT. The City of Jefferson has indicated they would be willing to be an NFS for implementation of this project.

The MoDNR requested the USACE assistance with the recurring problem of flooding in the project area for many years and due to the extensive flooding in 1993 and 1995 for which a General Re-Evaluation was initiated on the L-142 Levee, which was completed in 2001. There was a recommendation in the report to construct a federal levee along the left bank; however, the project was paused in 2007 due to the sponsor declining to sign the Project Partnership Agreement. In 2019, there was extensive flooding that caused damage to agriculture and infrastructure in the states of Iowa, Nebraska, Kansas, and Missouri. A Flood Recovery Advisory Working Group was developed by the four states to identify actions that could reduce flood risk, improve system resiliency, and reduce reoccurring damages. During the 2019 flood, the project area was inundated in the aftermath of the flooding, which caused the project area in Jefferson City to be identified as a priority for a flood risk evaluation.

Flooding has frequently damaged the area on the left bank of the Missouri River near Jefferson City. The purpose of the proposed federal action is to achieve reduction to the potential risk of loss of life as well as reduce economic damage due to flooding. This area has seen repeated flood events that overtop and breach the existing non-federal Capital View levee. Although life loss has not been recorded to date, there is still life loss potential. While levee overtopping events generally have days of warning time, breaches prior to overtopping can happen suddenly. Once the Capital View levee overtops (or breaches), those in the immediate vicinity of the Jefferson City Memorial Airport have only about 2 hours to safely complete any evacuations. In addition to property and structures in the leveed area, U.S. Highway 54 is a major thoroughfare for the region. The Highway closes when the water surface elevation reaches approximately 557.9 ft., NGVD29.

The Jefferson City levee study area is at the southern edge of Callaway County, Missouri, along the left bank of the Missouri River from Turkey Creek (river mile 144.5) on the west to the approximate area of Niemans Creek (river mile 140.5) on the east. Much of the area has been incorporated into the city limits of Jefferson City and is known informally as north Jefferson City.

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The City of Jefferson City, Missouri, has agreed to be the non-federal sponsor for project implementation. However, the City does not have authority to acquire and own land outside of their City jurisdictional boundary. The City is not capable of performing all NFS project implementation responsibilities. An additional NFS with authority to acquire all necessary interests in land beyond the City limits has not been identified. Due to the inability to provide necessary lands, easements, right of ways, and relocations (LERR) for the project, the Final Report and Integrated EA identify the No Action Alternative as the Recommended Plan, despite federal interest in completing the project.

This Real Estate Plan outlines the Federal Interest Plan (Combined Alterative (CA) 13). Combined Alterative 13 includes: The structural alternative carried forward for this project area is a federal levee system that was evaluated to have a 1% AEP of overtopping. The Federal Interest Plan includes constructing 31,400 linear feet of new earthen levee set back approximately 1,500 to 3,000 feet from the Missouri River, increasing conveyance of the river, and decreasing the frequency in which the levee will get loaded compared to the existing Capital View. The Federal Interest Plan also includes removal of the portion of the Capital View levee west of U.S. Highway 54/U.S. Highway 63, to decrease hydraulic impacts from Turkey Creek on adjacent levee systems and the federal levee tiebacks, and also provides environmental benefits to the area. The federal project will leave the Capital View levee east of U.S. Highway 54/U.S. Highway 63 in place. With the construction of a federal levee system within the same drainage district, the existing Capital View levee would no longer be eligible for federal assistance for repair under P.L. 84-99. However, the new federal levee will be eligible for repairs of flood damages without a local cost share.

2 Description of Lands, Easements, Rights of Way, Relocation and Disposal (LERRD)

This project will be built on approximately 26,834.99 acres of privately, publicly and NFS owned land. This includes 266.84 acres of Fee which encompasses the mitigation area and previously protected areas now being subjected to flooding due to the levee setback, 26,335.05 acres of land for permanent easements which includes areas required for flowage easements, both newly inundated and part of the NSE, newly constructed levees and berms, 2.74 acres of land for road easements which include roads necessary for O&M and for the relocation of Mokane Road, and 233.10 acres of land for temporary work area easements for construction necessary for staging, laydown, and borrow. The borrow area consists of approximately 200.09 acres of the 233.10 acres identified as temporary work area easements. All adaptive management or future operation and maintenance will be performed within permanent easements; therefore no additional lands will be required.

The required estates for project purposes are Fee, Permanent Easement, and Temporary Easement ownerships. The City of Jefferson City will need to obtain all the required lands for the project from private landowners and will provide the United States Army Corps of Engineers

(USACE) a Right of Entry for the construction of the project, as well as a certification prior to contract advertisement.

FEE. The fee simple title to (the land described in Schedule A) (Tracts Nos. , and ____). Subject, however, to existing easements for public roads and highways, public utilities, railroads and pipelines.

FLOWAGE EASEMENT (Occasional Flooding). The perpetual right, power, privilege and easement occasionally to overflow, flood and submerge (the land described in Schedule A) (Tracts Nos. ____, ____ and ____). (and to maintain mosquito control) in connection with the operation and maintenance of the project as authorized by the Act of Congress approved ______________________________, together with all right, title and interest in and to the structure; and improvements now situate on the land, except fencing (and also excepting _________________ (here identify those structures not designed for human habitation which the District Engineer determines may remain on the land)); provided that no structures for human habitation shall be constructed or maintained on the land, that no other structures shall be constructed or maintained on the land except as may be approved in writing by the representative of the United States in charge of the project, and that no excavation shall be conducted and no landfill placed on the land without such approval as to the location and method of excavation and/or placement of landfill; the above estate is taken subject to existing easements for public roads and highways, public utilities, railroads and pipelines; reserving, however, to the landowners, their heirs and assigns, all such rights and privileges as may be used and enjoyed without interfering with the use of the project for the purposes authorized by Congress or abridging the rights and easement hereby acquired; provided further that any use of the land shall be subject to Federal and State laws with respect to pollution.

NON-STANDARD ESTATE NON-RESTRICTIVE FLOWAGE EASEMENT. The perpetual right, power, privilege and easement occasionally to overflow, flood and submerge the land described in Exhibit A (Tract Nos. ____), including all improvements, structures, fixtures, and personal property situated thereon during naturally occurring flood events in connection with the construction of the ___Flood Risk Management Project (the "Project") as authorized by the Act of Congress approved___ (*cite Act*); the above estate is taken subject to existing easements for public roads and highways, public utilities, railroads, and pipelines; reserving, however, to the GRANTOR(s), their heirs, successors, and assigns, all such rights and privileges as may be used and enjoyed pursuant to then-existing laws, ordinances, and regulations without interfering with the use of the Project for the purposes authorized by Congress or abridging the rights and easement hereby acquired; provided that such right reserved to said GRANTOR(s) is subject and subordinate to the rights granted herein to the ____ (Sponsor), without notice and without incurring any liability of any nature whatsoever, to exercise the ______(Sponsor's) rights, powers, and privileges under the easement described above.

FLOOD PROTECTION LEVEE EASEMENT. A perpetual and assignable right and easement in (the land described in Schedule A) (Tracts Nos, ____, ____ and ____) to construct, maintain, repair, operate, patrol and replace a flood protection (levee) (floodwall)(gate closure) (sandbag closure), including all appurtenances thereto; reserving, however, to the owners, their heirs and assigns, all such rights and privileges in the land as may be used without interfering with or abridging the rights and easement hereby acquired; subject, however, to existing easements for public roads and highways, public utilities, railroads and pipelines.

ROAD EASEMENT. A perpetual, non-exclusive and assignable easement and right-of-way in, on, over and across (the land described in Schedule A) (Tracts Nos. _____, _____ and _____) for the location, construction, operation, maintenance, alteration replacement of (a) road(s) and appurtenances thereto; together with the right to trim, cut, fell and remove therefrom all trees, underbrush, obstructions and other vegetation, structures, or obstacles within the limits of the right-of-way; (reserving, however, to the owners, their heirs and assigns, the right to cross over or under the right-of-way as access to their adjoining land at the locations indicated in Schedule B); subject, however, to existing easements for public roads and highways, public utilities, railroads and pipelines.

TEMPORARY WORK AREA EASEMENT. A temporary easement and right-of-way in, on, over and across (the land described in Schedule A) (Tracts Nos. _____, _____ and _____), for a period not to exceed ___________________, beginning with date possession of the land is granted to the United States, for use by the United States, its representatives, agents, and contractors as a (borrow area) (work area), including the right to (borrow and/or deposit fill, spoil and waste material thereon) (move, store and remove equipment and supplies, and erect and remove temporary structures on the land and to perform any other work necessary and incident to the construction of the ____________________ Project, together with the right to trim, cut, fell and remove therefrom all trees, underbrush, obstructions, and any other vegetation, structures, or obstacles within the limits of the right-of-way; reserving, however, to the landowners, their heirs and assigns, all such rights and privileges as may be used without interfering with or abridging the rights and easement hereby acquired; subject, however, to existing easements for public roads and highways, public utilities, railroads and pipelines.

Table 1. Real Estate Required for Jefferson City GI Study

Standard Estate Type	Ownership Type	Number of Parcels Impacted	Acreage	Land Cost
Fee	Private	11	157.74	$1,842,952.33
	Public ROW	NA	42.21	$493,159.74
	Public	1	13.88	$162,166.72
	NFS	19	95.41	$1,114,720.95
Flowage Easement (Occasional Flooding)	Private/Public/NFS	768	124.35	$1,464,446.00
NSE Non-Restrictive Flowage Easement	Private/Public/NFS	1,671	26099.04	$13,735,455.00
Flood Protection Levee Easement	Private	20	83.92	$1,174,180.85
	NFS	10	24.82	$347,273.00
Road Easement	Private	8	2.74	$38,337.15
Temporary Work Area Easement	Private	23	21.00	$46,991.75
	Public	2	200.09	$447,741.39
	NFS	15	12.01	$26,875.86

3 LERRD OWNED BY NON-FEDERAL SPONSOR

This paragraph assumes that the City of Jefferson City as an NFS will provide the required real estate for project features located within its boundaries. Based on planning assumptions, NFS is expected to contribute land either in fee or through easements. The NFS is anticipated to provide 95.41 acres in Fee, 24.82 acres in Flood Protection Levee Easements, and 12.01 acres in Temporary Work Area Easements.

4 NON-STANDARD ESTATES

A Non-Standard Estate (NSE) package for a Non-Restrictive Flowage Easement was submitted to HQUSACE in April 2026. It is anticipated that the NSE will be approved. Under existing policy, standard flowage easements broadly restrict human habitation, structural development, excavation, and placement of fill, often resulting in the acquisition of greater real property interests than necessary to support project purposes. Consistent with current Civil Works policy direction emphasizing flexibility, cost efficiency, and risk-balanced decision-making, this approach evaluates whether such restrictions can be adjusted or relaxed where induced flooding is slight, temporary, or intermittent. The intent is to align real estate acquisition with the minimum interest required, reduce unnecessary project costs and schedule impacts, and better incentivize early acquisition by non-federal sponsors, while maintaining adequate protection of Federal interests and accounting for potential takings implications.

Key risk factors were evaluated, and it was determined that the hydraulic characteristics governing life safety, including rate of rise, flow velocity, and flood duration, are not materially affected by implementation of the Federal Interest Plan. The project introduces only localized changes in inundation depth and does not alter the overall behavior or timing of major flood events on the Missouri River. Accordingly, removing standard restrictions within the flowage easement area is not expected to create additional hazardous conditions or increase life safety risks. From an engineering risk standpoint, the justification for a non-standard easement is supported.

The liability associated with the projected rise in WSE is minimal, as the impacted areas are already located within the 100 year FEMA designated floodplain. All structures expected to experience an increase in WSE have a historical precedent of exposure during high-water events. Of the roughly 349 structures, 52 are residential homes, while the rest consist of sheds, outbuildings, and silos. In addition, all 1,700 parcels identified as experiencing WSE increases at the 1% AEP fall within the 100-year FEMA floodplain, indicating that these properties are already subject to flood-related risks.

The use of an NSE balances cost efficiency with risk management, aligns real estate acquisition with actual project impacts, and supports timely implementation of the Federal Interest Plan.

5 EXISTING FEDERAL PROJECT IN AREA

There are no existing Federal Projects in or near the study area.

6 FEDERALLY OWNED LAND IN PROJECT AREA

The USACE holds 55.77 acres of permanent easement for channel improvements along the Lower Missouri River, acquired in 1962 as part of the Bank Stabilization and Navigation Project

(BSNP). The BSNP was authorized by the Rivers and Harbors Act of 1945, Public Law 79-14. The project footprint is in the vicinity of the 55.77 acres of the USACE owned land but does not overlap or impact it. As such, there are also no impacts to the permanent easement or underlying private Fee ownership.

7 NAVIGATIONAL SERVITUDE

The navigation servitude is the dominant right of the Government under the Commerce Clause of the U.S. Constitution (U.S. CONST. art.I, §8,cl.3) to use, control and regulate the navigable waters of the United States and the submerged lands thereunder for various commerce-related purposes including navigation and flood control. The servitude extends to all lands within the bed and banks of a navigable stream that lie below the ordinary high-water mark. This study does not require any LER below the ordinary high-water mark or mean high water mark; therefore, Navigational Servitude will not be exercised for this project.

8 REAL ESTATE MAPS

Maps of the proposed project are attached as Exhibits "A", "A-1", and "A-2."

9 FLOODING INDUCED BY PROJECT

Based on the results of the hydraulic modeling, a Takings Analysis was conducted to assess whether flooding is anticipated by the project. The analysis evaluated whether the project would increase flooding on structures and unimproved land, and whether such increases could constitute a taking of private property under the Fifth Amendment. The analysis is based on the best available data during the Pre-Construction Engineering design phase of the project; however, the information is subject to change as the design is refined.

The findings of the Takings Analysis indicate that approximately 26,223.39 acres of land would be inundated due to construction of the project, as shown in Exhibits A-2. The costs for flowage easements due to potential induced impacts were estimated to be $15,199,901.00. The maximum increase in water surface elevation would be 18 inches. For further information on the hydraulic modeling, see Appendix A1, Hydrology and Hydraulics.

10 BASELINE COST ESTIMATE ON ACQUISITION OF LERRD:

Estimated Land value for the project is from a Real Estate Cost Estimate prepared on November 18, 2024 and updated on April 24, 2026, by a Certified General Review Appraiser. USACE RE prepared an estimate for LERRD Administrative costs, including administrative services, contracting appraisals, review appraisal(s), and other acquisition costs. LERRD Administrative costs were heavily scrutinized and were developed in a manner that ensured the most efficient means possible were utilized to perform acquisitions. The administrative costs take into account the use of informal value estimates instead of full appraisals where property impacts were minimal. The cost of surveys, legal descriptions, and title reports were reduced with the assumption there would be work in bulk for all properties that are impacted by the project. The bulk of attorney fees for review and approval were estimated at the lowest end possible to account for the minimal impact that most of the project area will see. The costs for travel and closing were reduced with the assumption that most of these would be done at the same time to reduce travel costs and recording fees. All of these assumptions were coordinated with the NFS who is in agreement with the LERRD Administrative costs.

Table 2. Baseline Cost Estimate

Type of Costs	Total Costs
Land Acquisition Cost - 01 Lands & Damages Account	
Fee	$3,119,840.00
Flowage Easement (Occasional Flooding)	$1,464,446.00
NSE Non-Restrictive Flowage Easement	$13,735,455.00
Flood Protection Levee Easement	$1,521,453.85
Road Easement	$38,337.15
Temporary Work Area Easement	$521,609.00
25% Contingency	$5,100,285.25
Total Real Estate Land Cost w/Contingency	$25,501,426.25
PL 91-646 Relocation - 01 Lands & Damages Account	
Residential and Commercial Buyouts	$2,207,760.00
Relocation Expenses	$295,000.00
25% Contingency	$625,690.00
Total PL 91-646 Relocation Costs	$3,128,450.00
LERRD NFS Incidental Cost - 01 Lands & Damages Account	
NFS Incidental Cost	$9,488,800.00
12.5% Contingency	$1,186,100.00
Total LERRD Administrative Costs	$10,674,900.00
Facility/Utility Relocation Cost - 02 Relocations Account	
Facility/Utility Relocation Cost	$22,364,000.00
45% Contingency	$10,056,000.00
Total Facility/Utility Relocation Cost	$32,420,000.00
Federal Labor Cost - 30 PED Account	
Federal Labor Cost	$3,500,000.00
12.5% Contingency	$437,500.00
Total Federal Labor Cost	$3,937,500.00
Totals	
Total LERRDs Cost	**$76,213,876.25**
Total Creditable LERRDS Cost	**$72,276,376.25**

11 RELOCATION ASSISTANCE (P.L. 91-646)

Currently there are four identified displaced business, two identified displaced residential houses, and seven identified billboard sites entitled to relocation assistance as defined in the uniform Relocation Assistance and Real Property Acquisitions Act of 1970 as amended (Public Law 91-646) necessary for this project. Relocation costs are assumed to be approximately $295,000.00.

12 Mineral Activity Impacted Present/Future

There is no current or anticipated mineral activity or timber value impact in the vicinity of the proposed project.

13 Assessment of Non-Federal Sponsor Legal Capability

The assessment of the City of Jefferson City as the NFS's Real Estate Acquisition Capability Checklist has been completed and is attached to the REP as Exhibit "B". Please note the City of Jefferson City is marginally capable for the project area, but is insufficiently capable for areas that would require condemnation outside of it's municipal boundary.

14 Zoning Ordinances Considered in Support of LERRD Requirements

There are no zoning ordinances in place or proposed in connection with the project.

15 Acquisition Schedule

The NFS is responsible for acquiring real property interests required for the project. A time frame for land acquisitions has been outlined for the area of interest and coordinated with the Sponsor. The following are proposed duration milestones for the acquisition of 1,700 parcels estimated by USACE-RE:

Mapping & Survey	18 months
Obtain Title & Appraisals	18 months
Appraisal Review	12 months
Negotiations	18 months
Final Title & Closing	4 months

Mapping & Survey and Obtaining Title & Appraisals steps will run concurrently. Estimated time for acquisition is 40 months. If condemnation is required, it will add an estimated 24 months to the schedule.

16 Facility/Utility Relocation

A substantial number of utilities are required to be relocated with the proposed alignment. The alignment extends through well developed areas and impacts a variety of utility services. Relocations include waterlines, overhead electric lines and power poles, sanitary sewer force mains, sanitary sewer gravity mains, gas lines, telephone lines, fiber lines, storm drainage utilities, and communication lines. Future refinement of the proposed alignment for CA13 will be adjusted for utility relocations. There is no available information on the private electric and gas lines. These relocations will be determined during the Preliminary Engineering Design (PED) phase of the project at which time compensability will also be determined. There will be significant utility coordination required for this project. An Attorney's Opinion of Compensability will be completed during the PED phase for all utility relocations, as such LERRD costs associated with the 02 Account Costs is subject to change. A Real Estate Assessment has been performed on all identified utilities and facilities that are generally compensable under the substitute facilities doctrine and had valid data or evidence of a compensable interest. This assessment determined that all identified utility and facility relocations should be assumed compensable.

"ANY CONCLUSION OR CATEGORIZATION CONTAINED IN THIS REAL ESTATE PLAN, OR ELSEWHERE IN THIS PROJECT REPORT, THAT AN ITEM IS A UTILITY OR FACILITY RELOCATION TO BE PERFORMED BY THE NON-FEDERAL SPONSOR AS PART OF ITS LERRD RESPONSIBILITIES IS PRELIMINARY ONLY. THE GOVERNMENT WILL MAKE A FINAL DETERMINATION OF THE RELOCATIONS NECESSARY FOR THE CONSTRUCTION, OPERATION, OR MAINTENANCE OF THE PROJECT AFTER FURTHER ANALYSIS AND COMPLETION AND APPROVAL OF FINAL ATTORNEY'S OPINIONS OF COMPENSABILITY FOR EACH OF THE IMPACTED UTILITIES AND FACILITIES."

17 Impact of Hazardous, Toxic and Radioactive Waste (HTRW)

An HTRW assessment was completed in September 2024 to determine the environmental conditions of the study area. The assessment identifies seventeen (17) potential hazards sites via soil, surface water, and groundwater contaminant pathway interactions that may occur during project implementation. This assessment identified four sites within the study area that may be contaminated with HTRW materials. All proposed project features are not located within the four HTRW sites identified within the study area. HTRW contamination is not known within the Church Farm Conservation Area, but the site is assumed to be free of any HTRW contaminants. For more specific information regarding the seventeen (17) potential hazards sites refer to Appendix C2 – HTRW of this Feasibility Report.

18 Opposition/Support of Project by Local Landowners

The USACE held four public scoping meetings during the development of this feasibility report in May 2023, November 2023, February 2024, and April 2024. These public meetings were all held in MoDNR offices located within Jefferson City, Missouri. These meetings were attended by representatives of the Capital View Drainage District, the City of Jefferson City, resource agencies, and businesses. Local landowners and other interested members of the public also attended these meetings.

The USACE has also conducted one-on-one coordination with agencies to discuss particular topics. The USACE met with Federal Aviation Agency (FAA), Missouri Department of Transportation (MODOT), and representatives of the airport to discuss potential wildlife strike risks associated with project activities, which could result from changes to the local land use. The USACE and FAA discussed how habitat regeneration could be done in the vicinity of the airport without causing a substantial change in wildlife strike risk. The USACE has coordinated with U.S. Fish and Wildlife Service (USFWS) pursuant to Fish and Wildlife Coordination Act (FWCA). USFWS has produced two planning aid letters for the Lower Missouri River System Plan study that are also applicable to the Jefferson City study. These letters are provided in Appendix C. USFWS has stated that they will submit comments specific to the Jefferson City study during the public review period of the draft report. In addition, the USACE and USFWS have coordinated regarding potential impacts to bald eagles to avoid the need for an incidental take permit. The Osage Nation is a cooperating agency in this study and assisted the USACE during alternative development by providing comments on the initial array. The Osage Nation also reviewed and commented on a draft of this feasibility report prior to the public comment period.

Consultation was initiated with 42 federally recognized Native American tribes (Tribes) by letter in March 2023. An Initial Tribal Nations briefing and listening session was held in August 2023. During the session The Osage Nation requested cooperating agency status for the Study. USACE agreed to this request and a memorandum of agreement (MOA) for this status was executed in December 2023. Since that time, The Osage Nation were briefed on project developments in May 2024 per terms of the MOA. Tribal Consultation on the development of a programmatic agreement for compliance with the National Historic Preservation Act has been ongoing with all consulting Tribes since 2023.

The study stakeholders have shown a keen interest in the study and have provided feedback on a variety of subjects, such as suggestions for alternatives, the placement of proposed levee alignments, and requests for information regarding activities in the study area and the history of flood impacts. Stakeholders commonly voiced concerns for potential backwater effects across the river resulting from changes to levee coverage and for the potential future and status of the Capital View levee in the event that a structural alternative would move forward for implementation. Numerous engagements outside of public meetings were also held to help explain alternatives, get feedback, and gain the consensus desired by the NFS.

19 Notification to Non-Federal Sponsor of Risk and Early Acquisition of LERRD

A Risk Letter was sent to the NFS in August 2025. The Risk Letter outlines the risk of acquiring land prior to the execution of the Project Partnership Agreement (PPA).

20 Other Real Estate Issues

MoDNR serves as the feasibility partner and the City of Jefferson City has been identified as the implementation partner. The City of Jefferson City cannot serve as the sole implementation partner due to their inability to condemn certain real estate interests needed for the project. One such location is the borrow area located at Church Farms which is owned by the State of Missouri. We are coordinating with the state to ensure the use of that land for borrow, however, if that is unsuccessful an alternate borrow site will need to be identified. Other locations where the City of Jefferson City will not be able to condemn are certain flowage easements that are not located in their jurisdiction. The flowage easements will need to be acquired across 25 miles spanning 4 counties. This creates a substantive risk to project implementation, as acquiring all necessary flowage easements will require coordination with a partnering public agency or municipality possessing the necessary legal authority to acquire all flowage easements.

Prepared by:____________________	Approved by:________________________
Rachel M. Edkin	Seth A. Thomas
Lead Realty Specialist	Chief, Real Estate Division

EXHIBIT A – PROJECT LOCATION MAP

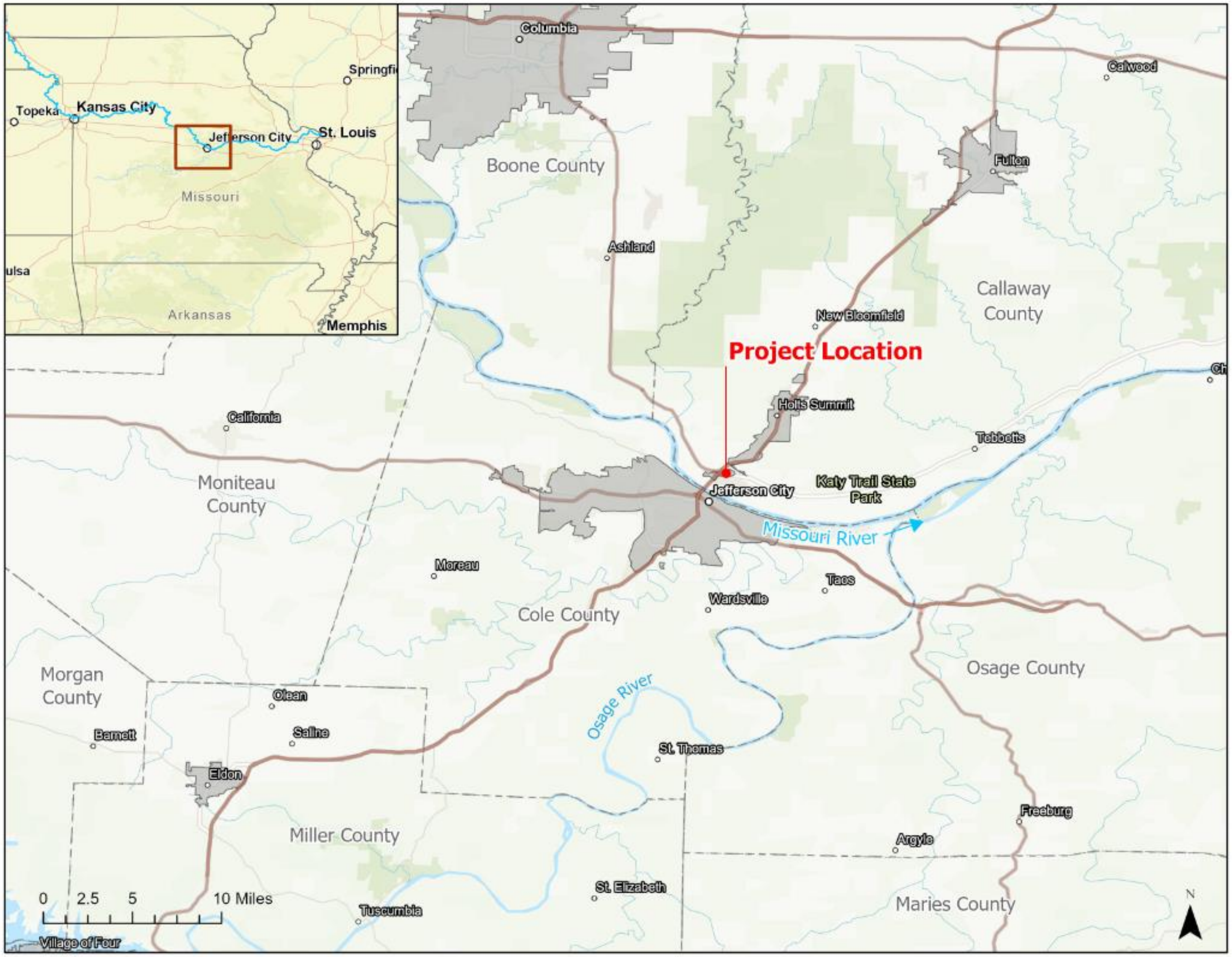
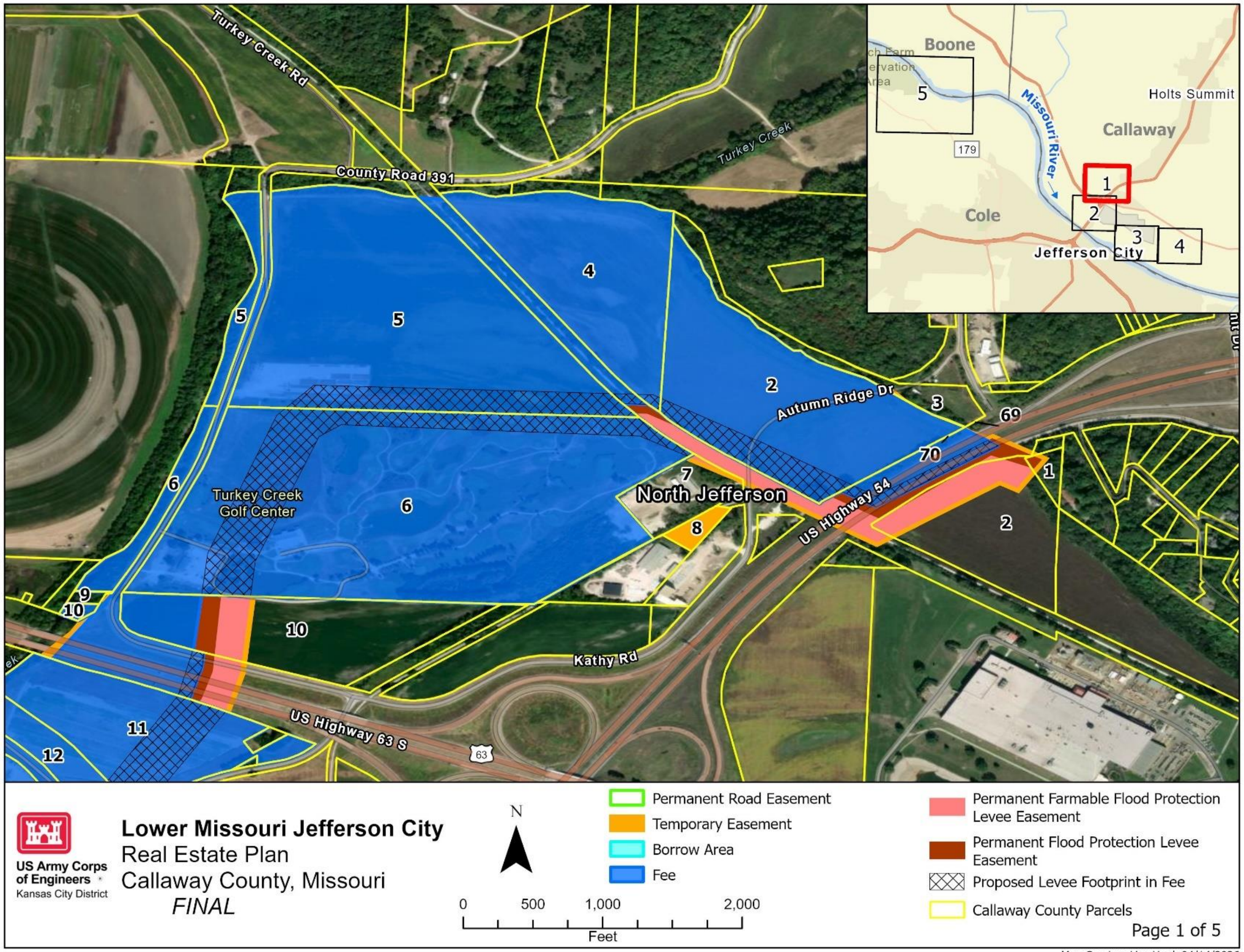
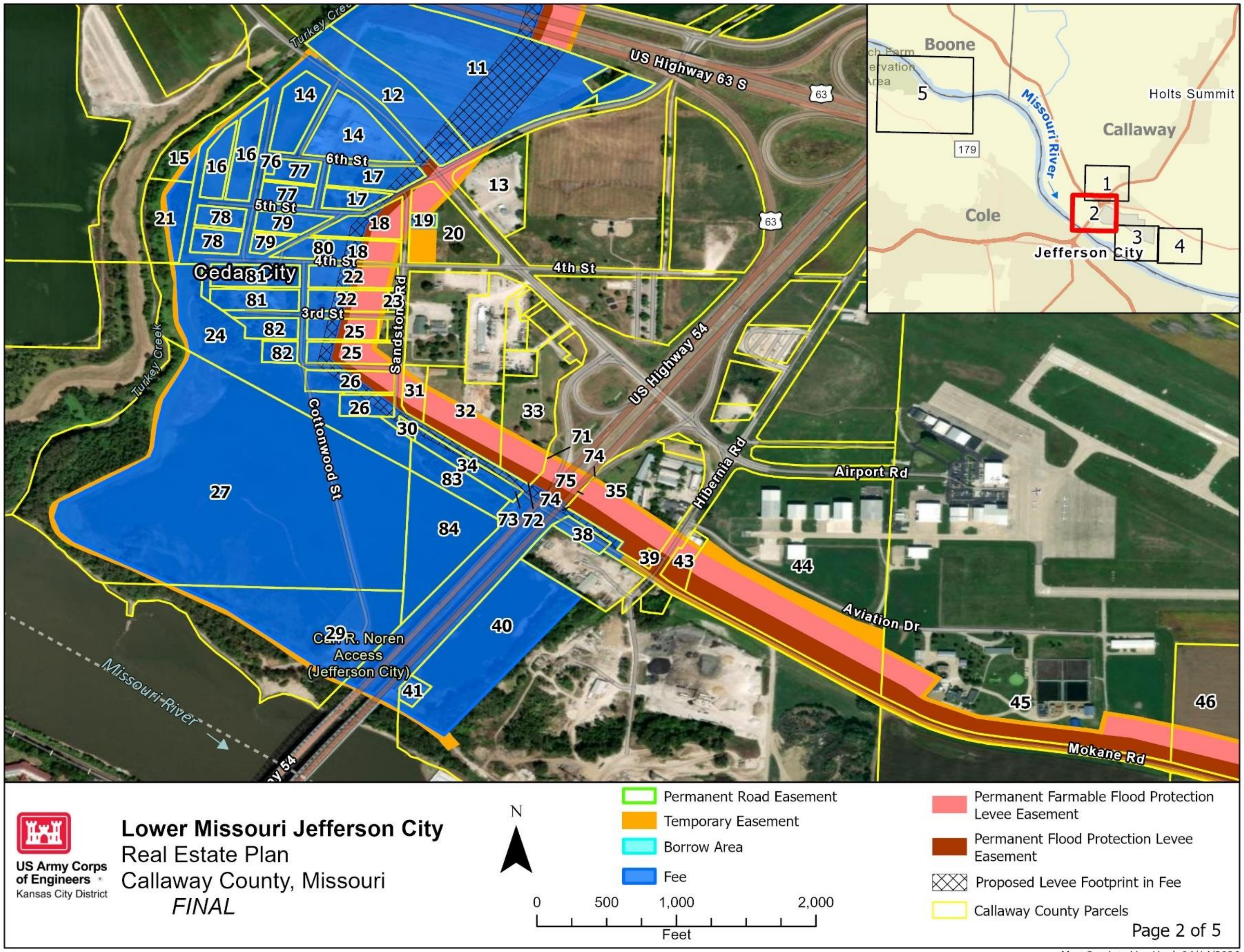


EXHIBIT A-1 – REAL ESTATE MAPS



Map Creator: Lisa Hook 04/14/2026



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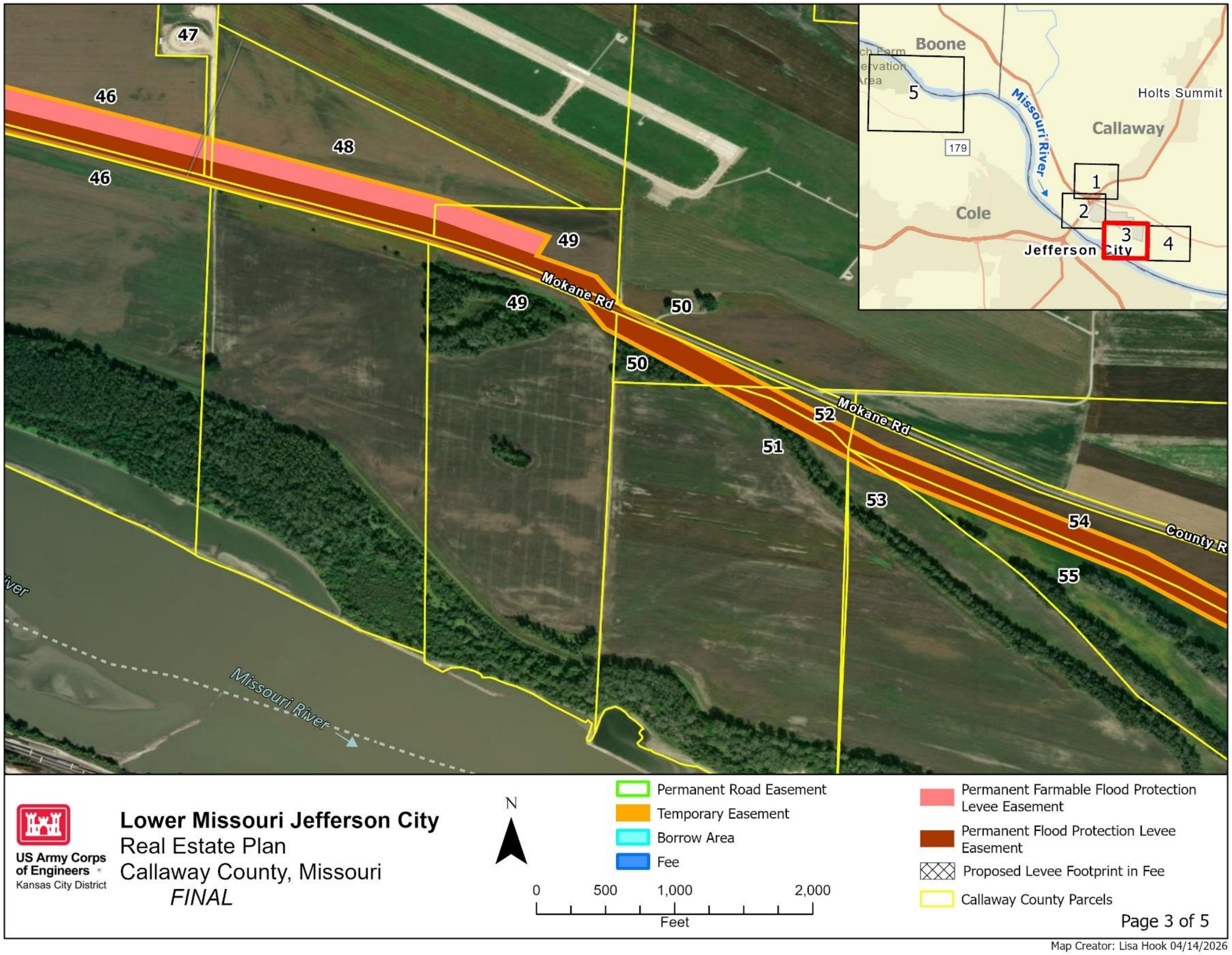
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US Army Corps of Engineers
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Permanent Flood Protection Levee Easement
Proposed Levee Footprint in Fee
Callaway County Parcels

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Map Creator: Lisa Hook 04/14/2026

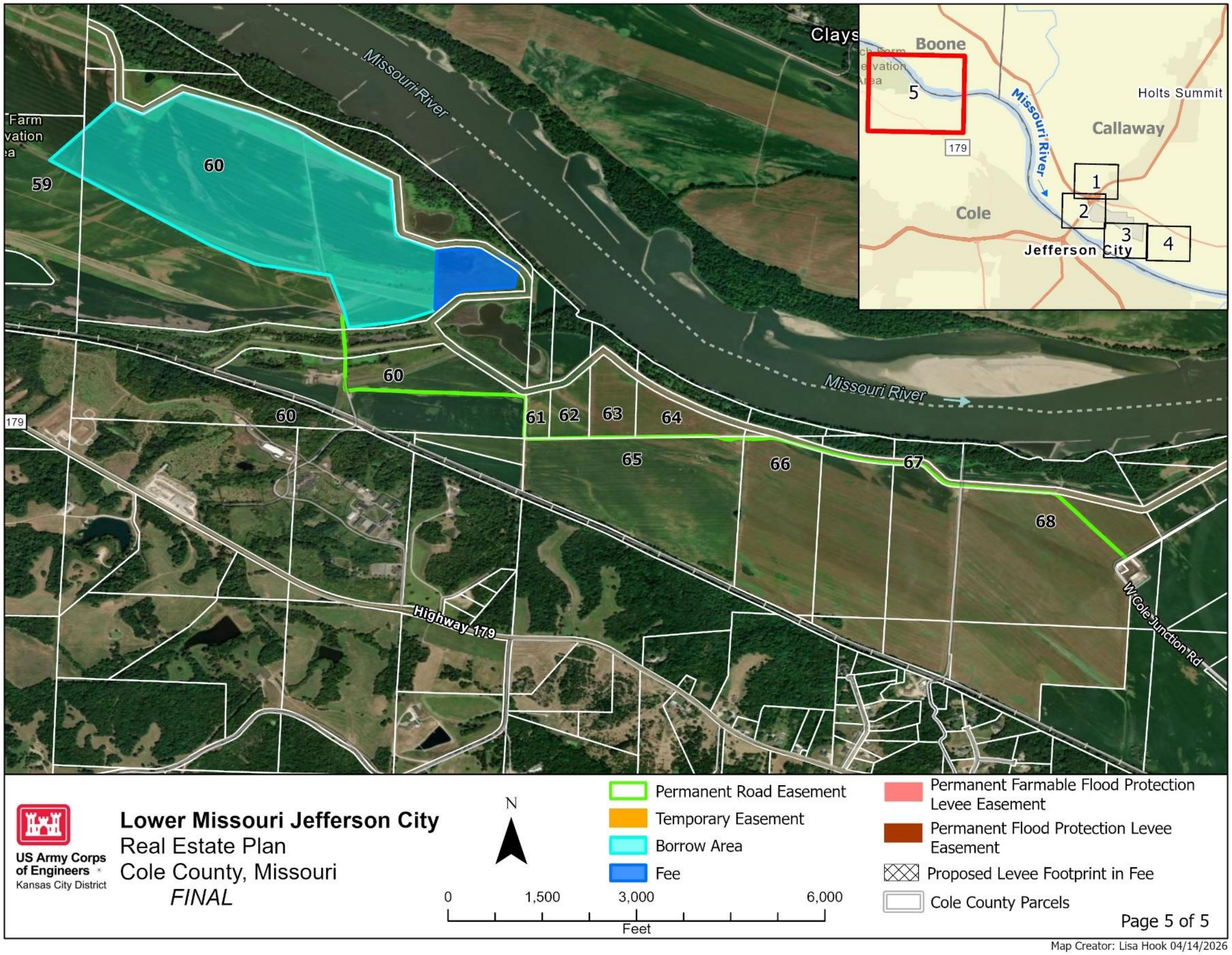
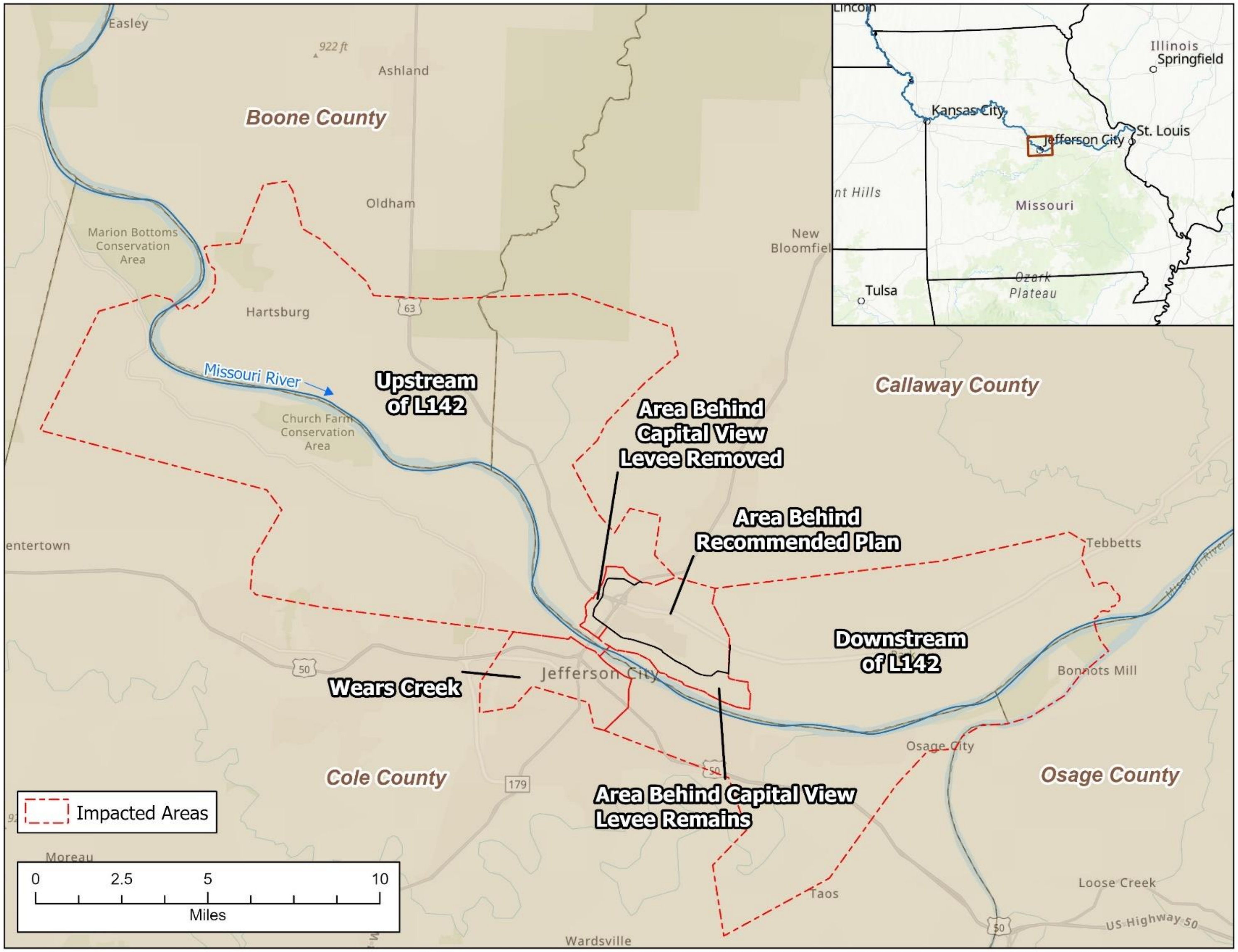
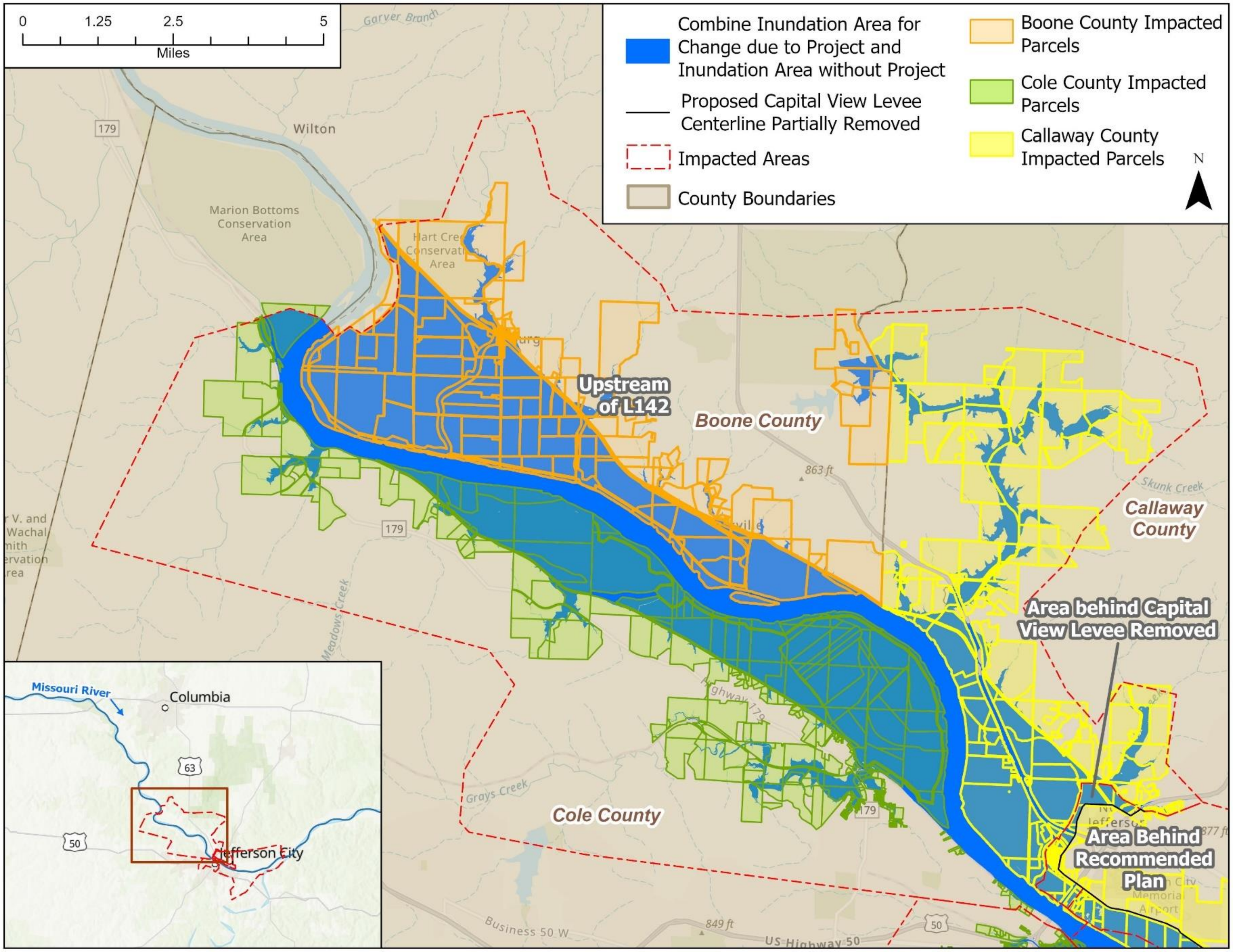
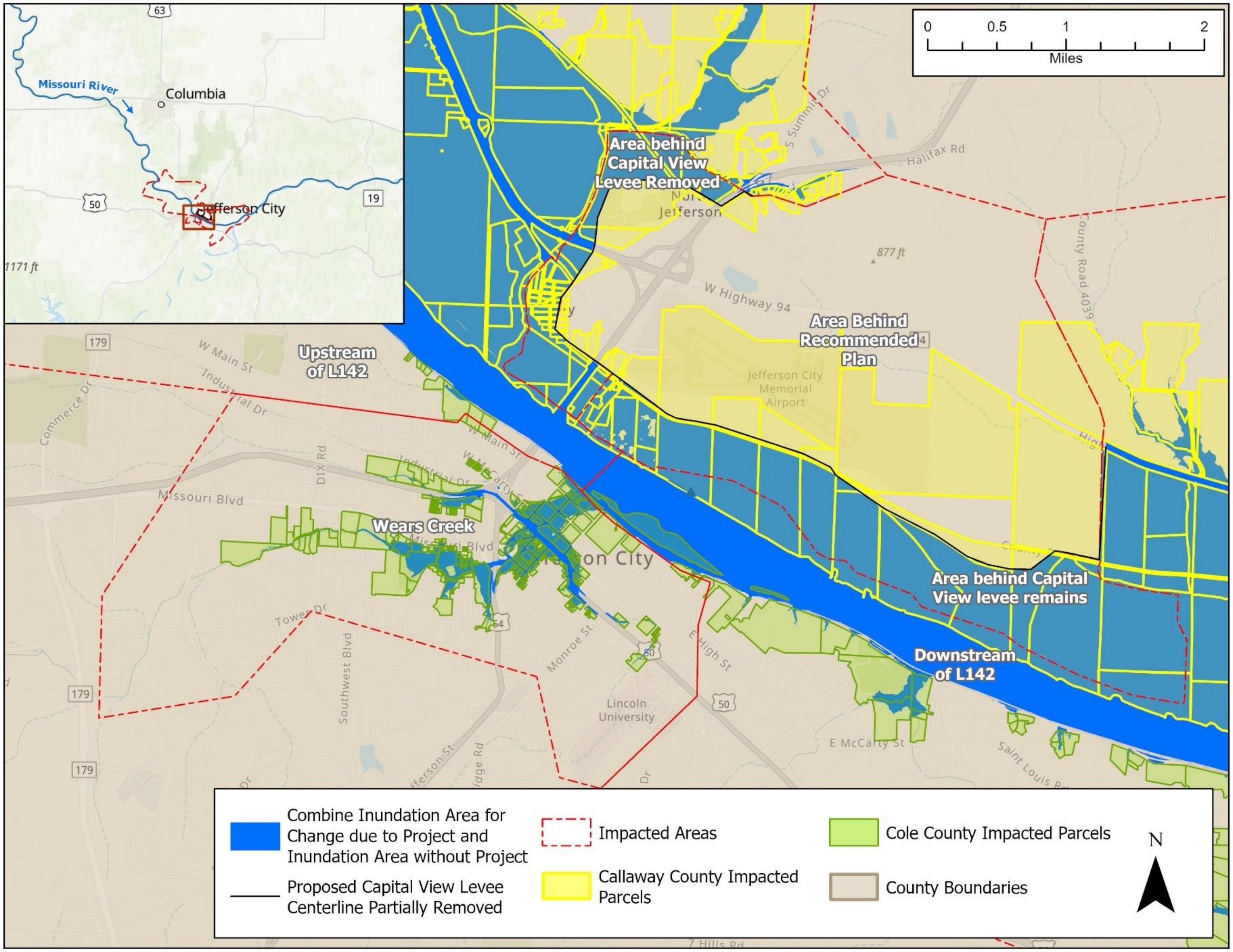

Missouri River
Missouri River
Clays
Farm
vation
ea
59
60
60
60
61
62
63
64
65
66
67
68
179
Highway 179
W Cole Junction Rd
Boone
5
179
Holts Summit
Missouri River
Callaway
Cole
1
2
3
4
Jefferson City
US Army Corps of Engineers
Kansas City District
Lower Missouri Jefferson City
Real Estate Plan
Cole County, Missouri
FINAL
N
0
1,500
3,000
6,000
Feet
Permanent Road Easement
Temporary Easement
Borrow Area
Fee
Permanent Farmable Flood Protection Levee Easement
Permanent Flood Protection Levee Easement
Proposed Levee Footprint in Fee
Cole County Parcels
Page 5 of 5
Map Creator: Lisa Hook 04/14/2026

EXHIBIT A-2 – REAL ESTATE MAPS, INDUCED FLOODING




0 1.25 2.5 5
Miles
Combine Inundation Area for Change due to Project and Inundation Area without Project
Proposed Capital View Levee Centerline Partially Removed
Impacted Areas
County Boundaries
Boone County Impacted Parcels
Cole County Impacted Parcels
Callaway County Impacted Parcels
N
Upstream of L142
Boone County
Callaway County
Cole County
Area behind Capital View Levee Removed
Area Behind Recommended Plan
Marion Bottoms Conservation Area
Wilton
Garver Branch
Skunk Creek
Grays Creek
Meadows Creek
863 ft
849 ft
Business 50 W
US Highway 50
179
50
Missouri River
Columbia
63
Jefferson City


0
0.5
1
2
Miles
Missouri River
Columbia
Jefferson City
Area behind Capital View Levee Removed
Area Behind Recommended Plan
Upstream of L142
Wears Creek
Area behind Capital View levee remains
Downstream of L142
Jefferson City Memorial Airport
Lincoln University
Combine Inundation Area for Change due to Project and Inundation Area without Project
Proposed Capital View Levee Centerline Partially Removed
Impacted Areas
Callaway County Impacted Parcels
Cole County Impacted Parcels
County Boundaries
N

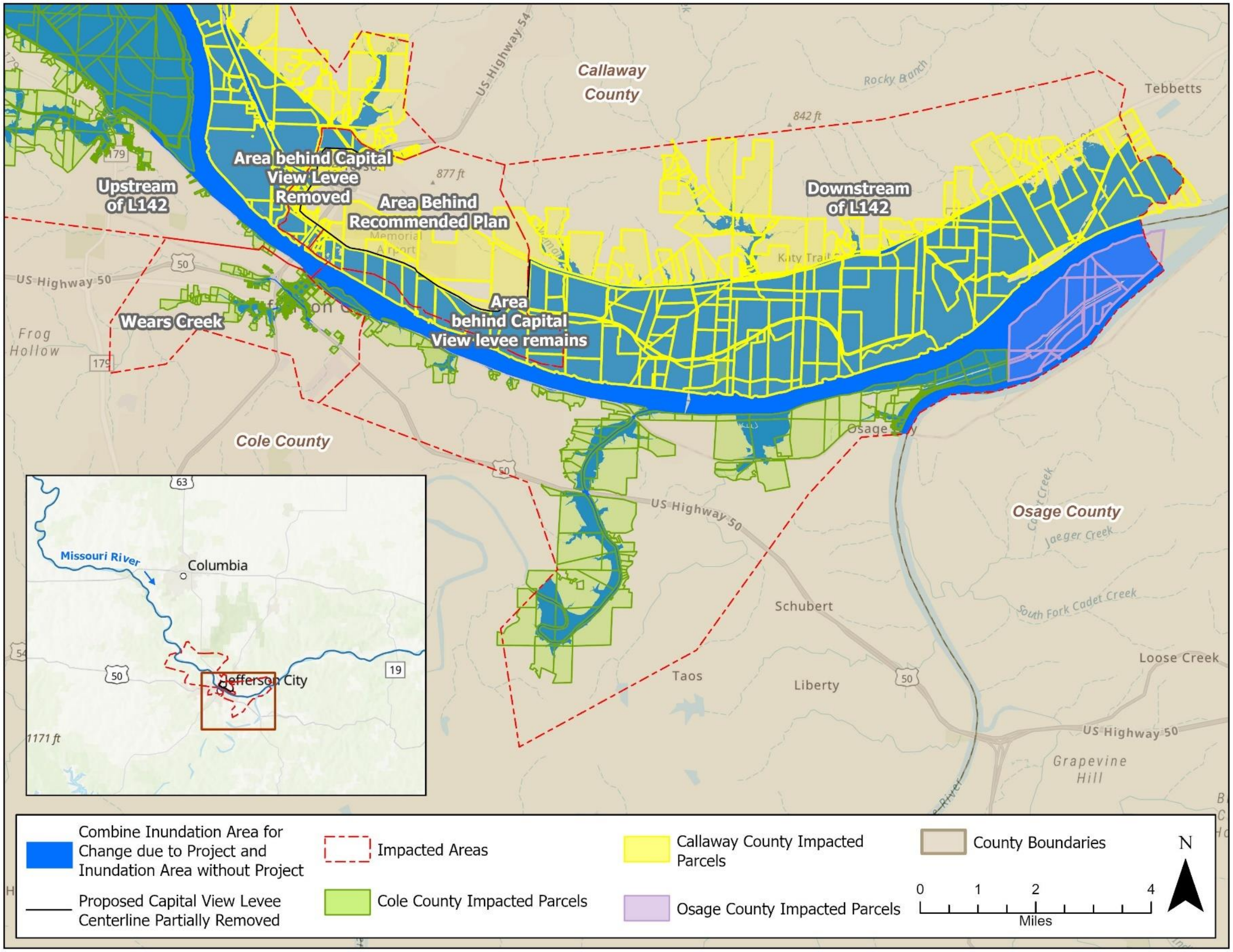

Callaway County
Tebbetts
Rocky Branch
842 ft
877 ft
Area behind Capital View Levee Removed
Upstream of L142
Area Behind Recommended Plan
Downstream of L142
Memorial Airport
Katy Trail
US Highway 50
Wears Creek
Frog Hollow
Area behind Capital View levee remains
Cole County
Osage City
Osage County
Jaeger Creek
US Highway 50
Schubert
South Fork Cadet Creek
Loose Creek
Taos
Liberty
Grapevine Hill
Missouri River
Columbia
Jefferson City
1171 ft
Combine Inundation Area for Change due to Project and Inundation Area without Project
Proposed Capital View Levee Centerline Partially Removed
Impacted Areas
Cole County Impacted Parcels
Callaway County Impacted Parcels
Osage County Impacted Parcels
County Boundaries
0 1 2 4
Miles
N

EXHIBIT B – ASSESSMENT OF NON-FEDERAL SPONSOR LEGAL CAPABILITY

Assessment of Non-Federal Sponsor's Real Estate Acquisition Capability

Note: This document is for planning purposes only.

Project	**Non-Federal Sponsor** **and Point of Contact(s)**
Jefferson City Flood Risk Management Project	Katrina Williams Department of Public Works City of Jefferson City, Missouri

I. Legal Authority.

a. Does the non-Federal Sponsor have legal authority to acquire and hold title to real property for project purposes?

Yes X_________ No___________

Non-Federal Sponsor is authorized to acquire and own land by authority of
Missouri Constitution Article VI, Sec. 19(a) and Charter of the City of Jefferson (Revised 6/2020)

____.

Note: If NO; who will acquire LERRD? Who will hold title?

____

____.

1

b. Does the non-Federal Sponsor have the power of eminent domain for project purposes?

Yes X No____________

The exercise of eminent domain is authorized by
Missouri Constitution Article VI, Sec. 19(a) and Charter of the City of Jefferson (Revised 6/2020)

Note: If NO, who will acquire tracts if condemnation is required? Any non-Federal Sponsor limitations on eminent domain may affect implementation and must be addressed here and in the Real Estate Plan.

c. Does the non-Federal Sponsor have quick take authority for project purposes?

Yes__________ No X

The exercise of quick take is authorized by

Note: If NO; will lack of "quick take" authority impact the project schedule? Research the State process to understand how long it may take for the non-Federal Sponsor to obtain title and possession.

Typical acquisitions utilizing eminent domain usually take between 1-2 years, but this timeframe is fact and case sensitive.

d. Are any of the lands/interests in land required for the project located outside of the non-Federal sponsor's policy boundary?

Yes X No____________

Note: If NO; what is the plan for acquiring? Can the non-Federal Sponsor hold title to land outside of their political boundary? Address if a second non-Federal Sponsor is needed.

Yes, the City can hold title to land outside of its city limits.

2

e. Are any of the proposed required project lands or interests in land owned by an entity whose property the non-Federal Sponsor cannot condemn?

Yes X No

Note: If YES; what is the plan for acquiring? This may result in a non-standard estate or need to engage USACE for acquisition support.

Some of the borrow area is owned by the State of Missouri.

II. Human Resource Requirements

a. Does the non-Federal Sponsor have sufficient capability with in-house staffing, or contract capability, to provide the necessary services such as surveys, appraisals, title, negotiations, condemnations, closings, and relocation assistance?

Yes No X

Note: If work will be done in-house give brief summary, staff size, expertise, experience,etc. If through contracting support, elaborate on whether a contractor is already in place or time will be needed to obtain a contractor after PPA execution.

b. Will the non-Federal Sponsor in-house staff require training to become familiar with the real estate requirements of Federal projects, including compliance with the Uniform Act?

Yes No X

Note: In addition to providing guidance on relocation assistance benefits, the Uniform Act contains a procedural section on land acquisition that must be followed for Federal and Federally assisted projects. If the answer is YES, has a reasonable plan been developed to obtain or provide training? Additional USACE project oversight funding may be required.

3

c. Does the non-Federal Sponsor have sufficient real estate acquisition experience to meet its responsibilities?

Yes X No

Note: Describe their prior land acquisition experience, particularly for prior Federal projects. Proper analysis here enables development of realistic and attainable land acquisition schedules and administrative costs.

Yes, City in-house staff has land acquisition experience, but not capacity.

d. Is the non-Federal Sponsor located within a reasonable proximity to the project site?

Yes X No

The City's main offices are 2.5 miles from the project site.

e. Is it anticipated for the non-Federal Sponsor to request USACE assistance in requesting assistance?

Yes No X

Note: If YES; provide a summary of the level of support that will be requested. This request may require approval from Headquarters USACE, and a Memorandum of Agreement is generally required to be executed between the non-Federal Sponsor and USACE that includes a detailed scope and cost of the work to be performed.

III. Other Project Variables

a. Is the non-Federal Sponsor located within a reasonable proximity to the project site?

Yes X No

The City's main offices are 2.5 miles from the project site.

4

a. Has the non-Federal sponsor performed satisfactorily on other USACE projects?

Yes________ No________ Not Applicable X________

Note: If YES, identify the project and year.

____

____.

b. Has the non-Federal Sponsor reviewed and approved the proposed real estate acquisition milestone schedule, found it to be realistic and attainable, and indicated their willingness and ability to provide the required lands or interests in lands?

Yes________ No X________

Note: Significant coordination and effort should be put into detailing the land acquisition process and proposed schedule with the non-Federal Sponsor. A schedule developed without their input will almost never be realistic or fully informed.

Without knowledge of the design schedule, it is not possible to determine the land acquisition schedule.

c. Has the non-Federal sponsor indicated its understanding, capability, and willingness, to the maximum extent probable, to provide the Government with documents sufficient to determine the amount of credits to be provided for real property interests no later than 3 months after it provides the Government with an authorization for entry onto a real property interest or pays compensation to the owner, whichever occurs later?

Yes X________ No________

Note: If a multi-year phased project discuss plan for interim submittals.

____

____.

IV. Capability

With regard to this project, the non-Federal Sponsor is anticipated to be:
Marginally capable.

Note: Choices are: fully capable, moderately capable, marginally capable, andinsufficiently capable.

a. Fully Capable: *Previous experience. Authority to hold title. Can perform, with in- house staff,*

5

the necessary services (survey, appraisal, title, negotiation,closing, relocation assistance, condemnation & "quick-take" authority) required to provide LERRD.

b. Moderately Capable: *Authority to hold title. Can provide, with in-house staff or contractor support, the necessary services (survey, appraisal, title, negotiation, closing, relocation assistance and condemnation authority) required to provide LERRD.*

c. Marginally Capable: *Authority to hold title. Will rely on approved contractors to provide the necessary services (survey, appraisal, title, negotiation, closing, and relocation assistance).*

d. Insufficiently Capable: *Will rely on approved contractors to provide the necessary services (survey, appraisal, title, negotiation, closing, and relocation assistance).*

V. Coordination

It is my opinion that the risks associated with LERRD acquisition and fiscal closeout have been properly identified, discussed with the non-Federal sponsor and mitigation procedures are in place.

District Chief of Real Estate:

Signature: Seth A. Thomas Date: 7/1/2026

Printed Name: Seth A Thomas

Non-Federal Sponsor Representative:

Signature: B. Cr Date: 5-27-25

Printed Name: Brian Crane Title: City Administrator

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