Appendix B: Real Estate

Upper Mississippi River
Houston County, Minnesota
Allamakee County, Iowa
Vernon and Crawford County, Wisconsin



US Army Corps of Engineers
St. Paul District

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REFERENCE:

Engineer Regulation 405-1-12, Real Estate Handbook, 1 May 1998

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1 Statement of Purpose

The Real Estate Plan (REP) is tentative in nature; it is for planning purposes only. The established real estate cost estimate and property boundary lines for each identified dredged material placement site contained in the REP is subject to change, subsequent to approval of the Pool 9 Dredged Material Management Plan (DMMP) with Integrated Environmental Assessment (EA).

The REP supports and complements the DMMP Main Report and is intended to be used for long-term planning purposes and as a Real Estate Decision Document for the purpose of meeting the preacquisition criteria set forth in Engineer Regulation (ER) 405-1-11, para 3-14.

1.1 Project Purpose/Objective

The purpose of the Pool 9 DMMP is to establish a coordinated, long-term approach to managing the placement and future use of dredged material extracted from Pool 9 of the Mississippi River to maintain a 9-foot river channel for commercial navigation.

The DMMP focuses on ensuring 20 years of effective dredged material management, considering the unique conditions and demands of Pool 9, which spans from River Mile (RM) 648.0 (Lock and Dam 9) to RM 679.0 (Lock and Dam 8). Historically, the lack of conveniently available long-term placement sites has led to an inability to effectively manage the long-term disposition of dredged material.

The current plan that provides guidance and direction for the St. Paul District as it manages its dredging operations is the Channel Maintenance Management Plan (CMMP), circa 1996, and the accompanying Environmental Impact Statement (1997). When the CMMP was drafted and approved, it identified the following order of priority for selecting dredged material placement sites:

- CMMP-approved permanent and/or temporary upland placement or transfer sites.
- CMMP-approved emergency placement sites.
- CMMP-identified placement sites that required additional investigation prior to approval.

The following sites, identified in the CMMP and incorporated into the DMMP, include Genoa Power, Blackhawk Park, Indian Camp Light, Lansing Island, and Lansing Highway Bridge.

The DMMP addresses the placement and capacity issues associated with managing the projected quantity of dredged material to be extracted from Pool 9. Over the 20-year planning horizon for this DMMP, it is estimated that the upper reach of the pool will produce approximately 1.2 million cubic yards (CY) and that the lower pool will produce 1.6 million CY of material. These numbers are based on historic dredging volumes.

For related studies, reports and projects, refer to the Section 1.4 of the main report.

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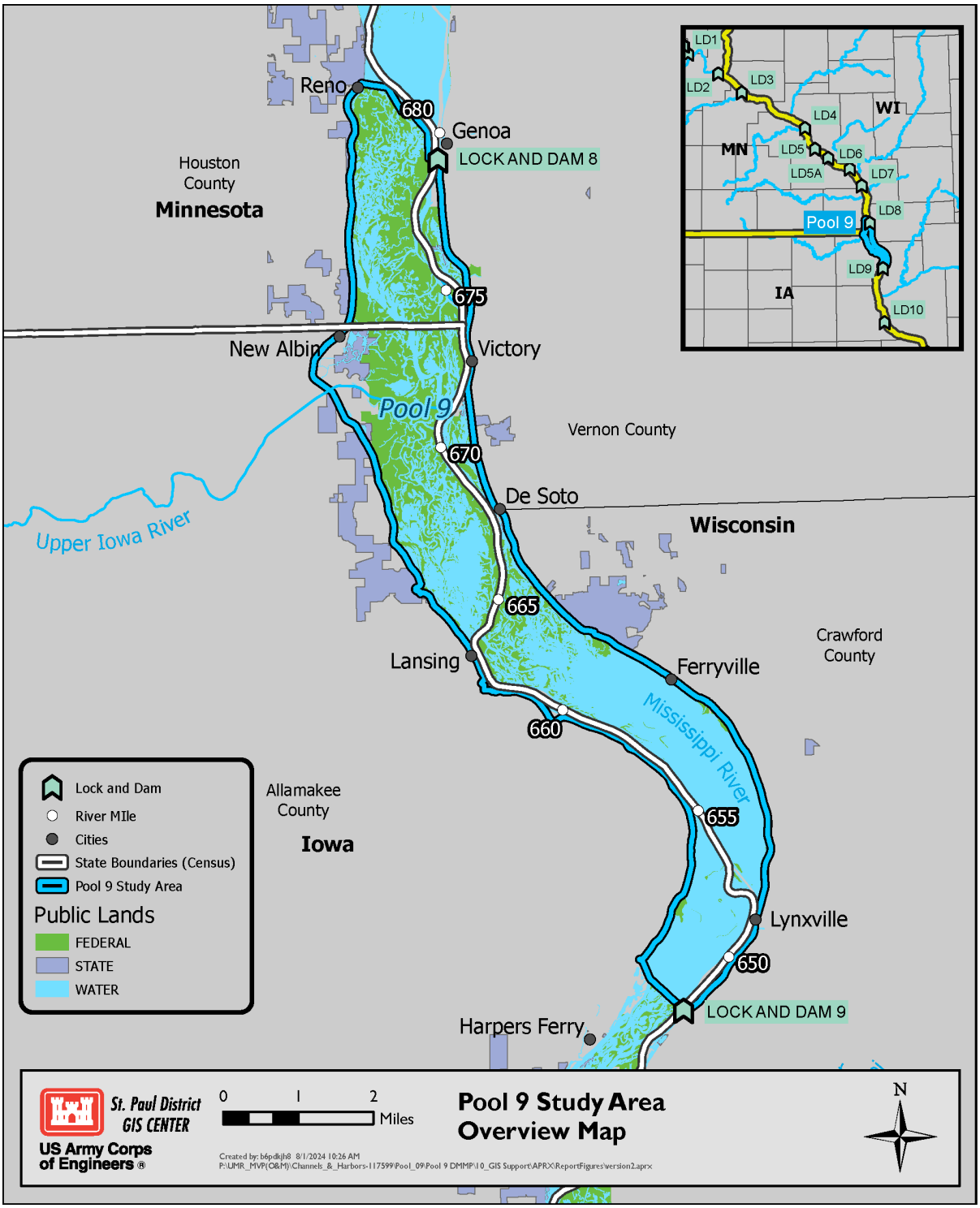


Figure 1: Project Area Overview Map

1.2 Project Authority

The United States Army Corps of Engineers (USACE) is authorized to maintain a navigable channel on the Upper Mississippi River.

The Rivers and Harbors Act of 1878 authorized a 4.5-foot navigation channel, to be maintained by constructing headwater reservoirs, bank revetments, and emergent wing dams, closing dams and dikes. The existing 9-foot navigation channel was authorized by the Rivers and Harbors Act of 1930, which approved construction of a series of locks and dams, supplemented with channel maintenance dredging. Subsequent legislation extended the boundaries of the 9-foot navigation channel and added numerous small boat and commercial harbors to the Mississippi River system.

Pursuant to Section 1103(i) of the Water Resources Development Act of 1986 (33 U.S.C. § 652(i)), Congress authorized USACE to dispose of dredged material from the system pursuant to the recommendations of the Great River Environmental Action Team (GREAT) I study, which were implemented, in part, in the CMMP.

The development and implementation of a DMMP is authorized by the referenced legislation, and its purpose is compatible with the annual operations and maintenance appropriation received from Congress.

2 Project Area

The study area for the Pool 9 DMMP is located on the Upper Mississippi River, extending from the upstream side of Lock and Dam 9 to the downstream side of Lock and Dam 8. The area lies within the boundaries of Houston County, Minnesota, Vernon and Crawford County, Wisconsin, and Allamakee County, Iowa. This area encompasses approximately 31.1 river miles.

USACE manages real property interests over approximately 34,123 acres within Pool 9 (~8,700 AC Fee-Title, ~25,000 AC Flowage Easement, and ~250 AC Permit). There are currently 5 active outgrants on Pool 9: 4 easements and 1 lease.

In 1924, the Upper Mississippi River National Wildlife and Fish Refuge (Refuge) was established; the Refuge is managed by U. S. Fish and Wildlife Service (USFWS). In 1963, USACE and USFWS entered into a Cooperative Agreement (CA) for joint management of the federal lands within Pool 9. The CA was last updated in 2001.

2.1 The Tentatively Selected Plan (TSP)

The Tentatively Selected Plan (TSP) includes CMMP-identified sites and additional sites identified during the planning process of the DMMP. The sites carried forward in this section, together with the existing CMMP sites included in the No Action Alternative, comprise the TSP. The TSP represents the least-costly combination of sites, consistent with sound engineering practices and that meets the environmental standards established by the Clean Water Act, Section 404(b)(1), evaluation process.

Collectively, USACE has identified nine (9) upland placement sites, one (1) emergency site, one (1) alternative placement site, and two (2) transfer sites to manage the long-term dredged material placement needs in Pool 9.

The sites are identified in Table 1.

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Table 1: Pool 9 DMMP TSP Sites

Upper Reach				
Site Name	**Ownership**	**Parcel(s)**	**Interest to be Acquired**	**Capacity**
Genoa Power Plant	Dairyland Power Co.	1	Fee	25K CY
Genoa Power Site 2	Dairyland Power Co.	1	Fee	75K CY
Mathy (Pedretti) Quarry	Private	5	Fee	400K CY
Brozinski Pit	Private	2	Fee	60K CY
Pedretti Gianoli Road Pit	Private	1	Fee	17K CY
Lower Reach				
Site Name	**Ownership**	**Parcel(s)**	**Interest to be Acquired**	**Capacity**
Lansing Highway Bridge	Federal- USFWS	Unknown	NA	135K CY
Lansing Island	Federal- USFWS	Unknown	NA	250K CY
Blackhawk Park	Federal-USACE	15	NA	400K CY
Indian Camp Light	Federal-USACE	1	NA	50K CY

Upper Reach

Genoa Power Plant Site – The site is currently owned by Dairyland Power. This is an existing CMMP site. USACE has placed dredged material here in the past under short-term agreements. Under the CMMP, this site was identified as a beneficial use stockpile site. Currently, USACE has a five-year Standard Estate 28 easement to place dredged material for Dairyland Power's beneficial use.

This DMMP is proposing that USACE purchase this site in fee as an unloading/transfer site and acquiring a perpetual easement from this site to Great River Road/County Road 35 to be able to access the three private upper reach sites.

Genoa Power Site 2 – The site is a portion of a parcel currently owned by Dairyland Power. This site was not identified in the CMMP. Currently, USACE has a five-year Standard Estate 28 easement to place dredged material for Dairyland Power's beneficial use. This DMMP is proposing that USACE purchase this site in fee as a beneficial use site available to the public.

Additional Sites: If additional capacity is needed, USACE would seek to acquire the fee-simple interest in the sites listed below as part of providing a minimum of 20 years of storage capacity; these sites include:

- **Mathy Quarry –** Privately-owned active quarry that will serve as a beneficial use site through mine reclamation.
- **Brozinski Pit –** Privately-owned active quarry that will serve as a beneficial use site through mine reclamation.
- **Pedretti Gianoli Pit –** Privately-owned active quarry that will serve as a beneficial use site through mine reclamation.

Collectively, the five sites will provide capacity for 577,000 CY of material, unless these sites are to be opened to the public and used for beneficial use or offloading.

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Lower Reach

Lansing Highway Bridge – The site is an existing beneficial use placement area approved in the CMMP. It is located on federally owned land managed by USFWS. USACE is authorized to place material at this site under the CA between USFWS and USACE for the Upper Mississippi River Navigation Project, originally executed in 1963 and amended in 2001.

Under this DMMP, the site will serve as the primary placement location for the lower reach and will continue to operate as a beneficial use site accessible to the public.

Lansing Island – The site is an existing placement area approved in the CMMP and was identified for use during emergencies or when the Lansing Highway Bridge Site lacks sufficient capacity. It is located on federally owned land managed by USFWS, and USACE is authorized to place material at this site under the same CA for the Upper Mississippi River Navigation Project, originally executed in 1963 and amended in 2001.

Under this DMMP, the site will continue to serve as a secondary placement location if capacity at the Lansing Highway Bridge Site is insufficient.

Collectively, the two sites are projected to provide capacity for 1.35 million CY to 1.66 million CY of material, which is the amount of material expected to be removed from the lower reach dredge cuts over the course of the next 20 years.

Other CMMP sites for opportunistic beneficial use or emergency placement:

Blackhawk Park – This site is an existing placement area approved in the CMMP and was identified for recreational needs and potential beneficial use stockpile. It is located on federally owned land managed by USACE. Under the DMMP, it will continue to be used to support recreational needs. There is no plan at this time to place a beneficial use stockpile at the site.

Indian Camp Light – This site was identified as a placement site for emergencies and to aid in development of the Blackhawk Park site in the CMMP. No sand has ever been placed here since it was identified. It is located on federally owned land managed by USACE. Under the DMMP, it will continue to be used as an emergency placement site.

Under the TSP, USACE would manage as much dredged material as possible, utilizing the Genoa Power and Lansing Highway Bridge sites located in the upper and lower reaches. If dredging demands outpace the capacity provided by those sites, USACE would continue acquisition of the additional sites in the upper reach.

Furthermore, USACE would continue to identify beneficial use opportunities using a less-than-fee interest Standard Estate, which will allow for additional capacity.

2.2 Primary Placement Sites

2.2.1 Genoa Power Plant Site (CMMP)

The site is located on the Mississippi River along RM marker 678.2, south of the city of Genoa, Wisconsin, below Lock and Dam 8. Under the CMMP, this site was identified as a beneficial use stockpile site. In this DMMP, this site has been identified as a transfer site. This site has been used by USACE in the past for beneficial use and transfer.

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Under Standard Estate 28, USACE has a five-year easement to place dredged material under agreement No. DACW37-2-24-0040, which expires December 31, 2029, for beneficial use by Dairyland Power.

The owner of this site is Dairyland Power. The area identified falls within Parcel ID No. 014-00784-0000. The larger parcel is 96.95 acres. The placement site to be acquired is approximately 2.0 acres.

This site's estimated capacity is 25,000 CY. USACE will seek to acquire the fee-simple interest on this site and a Permanent Road Easement from the placement site to County Road 35. This site would be open to the public as a beneficial site upon purchasing.

Currently, a portion of the larger parcel is used to store spent nuclear fuel from the decommissioned nuclear power plant.



Figure 2: Genoa Power (Transfer Site), Vernon County, Wisconsin

2.2.2 Genoa Power Site 2 (New Site)

The site is located on the Mississippi River along RM 678.5, south of the city of Genoa, Wisconsin, below Lock and Dam 8. This site was historically used to store coal. The power plant was retired on June 1, 2021, following 52 years of operation.

The owner of this site is Dairyland Power, according to the Vernon County, Wisconsin, Accessor's office. The site identified falls within Parcel ID No. 014-00784-0000. In its entirety, the parcel is 96.95 acres, of which only 2.8 acres have been identified for acquisition for placement needs. Dairyland has completed cleanup of the site in accordance with plans approved by Wisconsin Department of Natural Resources (WDNR). USACE will confirm that the proposed beneficial use site is outside the boundaries of the two long-term Low Hazard Exemptions granted by the state of

Wisconsin and the coal/coal residue consolidation area, with no known contamination concerns present. This will be completed through review of as-built drawings and WDNR-approved final closure reports, as they become available.

Under Standard Estate 28, USACE has a five-year easement to place dredged material under agreement No. DACW37-2-24-0040, which expires December 31, 2029, for beneficial use by Dairyland Power. USACE has yet to place sand on this site.

Under the TSP, this site has been identified as a placement site for the beneficial use. This site's estimated capacity is 75,000 CY. Genoa Power Site 2 will serve as the main placement site for the upper reach of Pool 9. USACE will seek to acquire a fee-simple interest in this site and road easement to access the site. This site would be open to the public as a beneficial use site upon purchase.

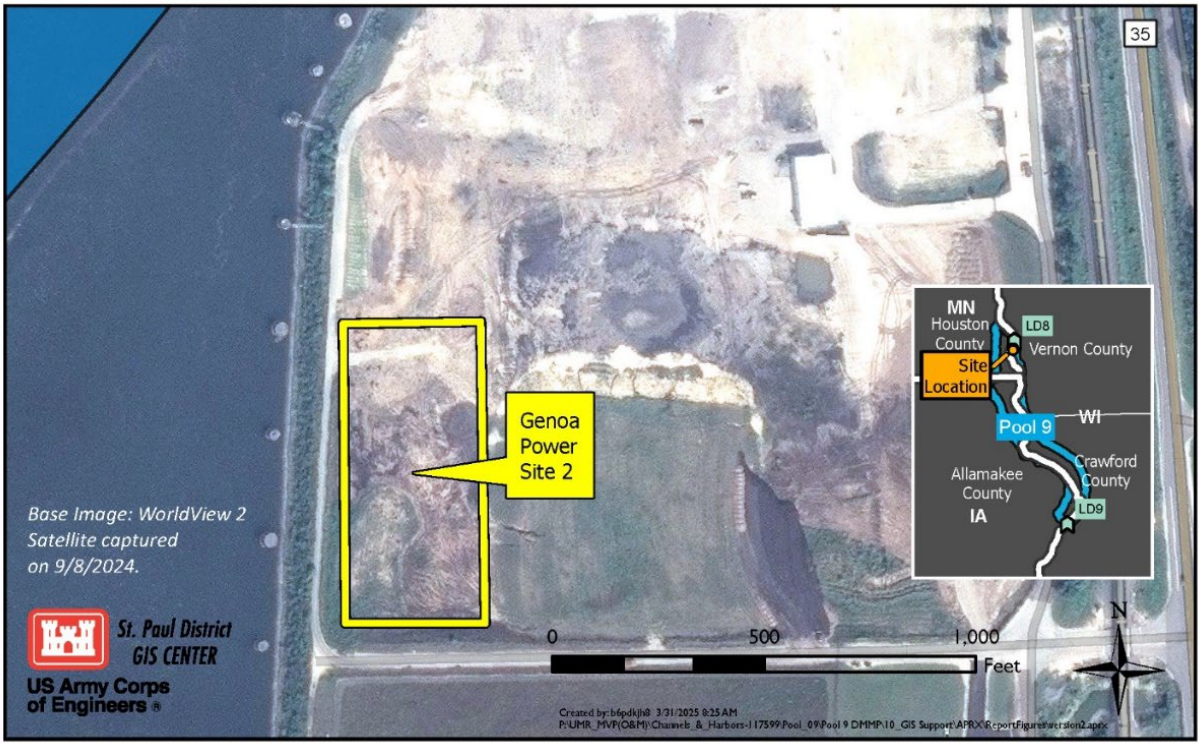


Figure 3: Genoa Power 2, Vernon County, Wisconsin

2.2.3 Lansing Highway Bridge (CMMP)

The site is located on the Mississippi River along RM marker 663.5, east of the city of Lansing, Iowa. This site has been identified as a beneficial use site for the TSP and has been used as a permanent placement site by USACE under the CMMP. The site consists of an open area with previously placed dredged material and is bordered by bottomland wetland forest. Access to this site by the public is off State Highway 82.

This site is federally owned and managed by the USFWS. USACE is authorized to place material at this site under the CA between USFWS and USACE for the Upper Mississippi River Navigation Project, originally executed in 1963 and amended in 2001.

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This site is 5 acres. This site's estimated capacity is 129,000 CY. This site will continue to be open to the public as a beneficial use site. Over 1.5 million CY of dredged material has been placed on the site to date.



Figure 4: Lansing Highway Bridge, Allamakee County, Iowa

2.3 Secondary Sites

2.3.1 Lansing Island (CMMP)

This site is located on the Mississippi River along RM 664.3, east of the city of Lansing, Iowa. Under this DMMP, the site will continue to serve as a secondary placement location if capacity at the Lansing Highway Bridge Site is insufficient.

The site consists of an open area with previously placed dredged material and is bordered by bottomland wetland forest. This is a river-only access site.

The site is federally owned and managed by USFWS. USACE is authorized to place material at this site under the CA between USFWS and USACE for the Upper Mississippi River Navigation Project, originally executed in 1963 and amended in 2001.

This site is 9 acres. The estimated capacity is 250,000 CY. The total amount of dredged material that has been placed at this site is approximately 160,000 CY.

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Figure 5: Lansing Island Transfer Site, Allamakee County, Iowa

2.4 Additional Sites Proposed for Inclusion in DMMP, Requiring Acquisition

2.4.1 Mathy (Pedretti) Quarry (New Site)

The site is located on the east side of the city of Genoa, Wisconsin, and is an active quarry. Material would be trucked to the site along County Road 56; there is currently no access from the river to this site.

The active quarry is privately owned according to the Vernon County, Wisconsin, Accessor's office. The site identified falls within Parcel ID No. 014-00745-0000 (29.95 acres), Parcel ID No. 014-00746-0000 (0.85 acres), Parcel ID No. 4-00751-0000 (34.45 acres), and Parcel ID No. 014-00738-000 (4.49 acres). In its entirety, it is 68.89 acres. Only 10.5 acres have been identified for placement needs.

This site's estimated capacity is 400,000 CY. USACE would seek to acquire the fee-simple interest in this site once there is need for additional capacity. This site would be open to the public as a beneficial use site upon purchase.

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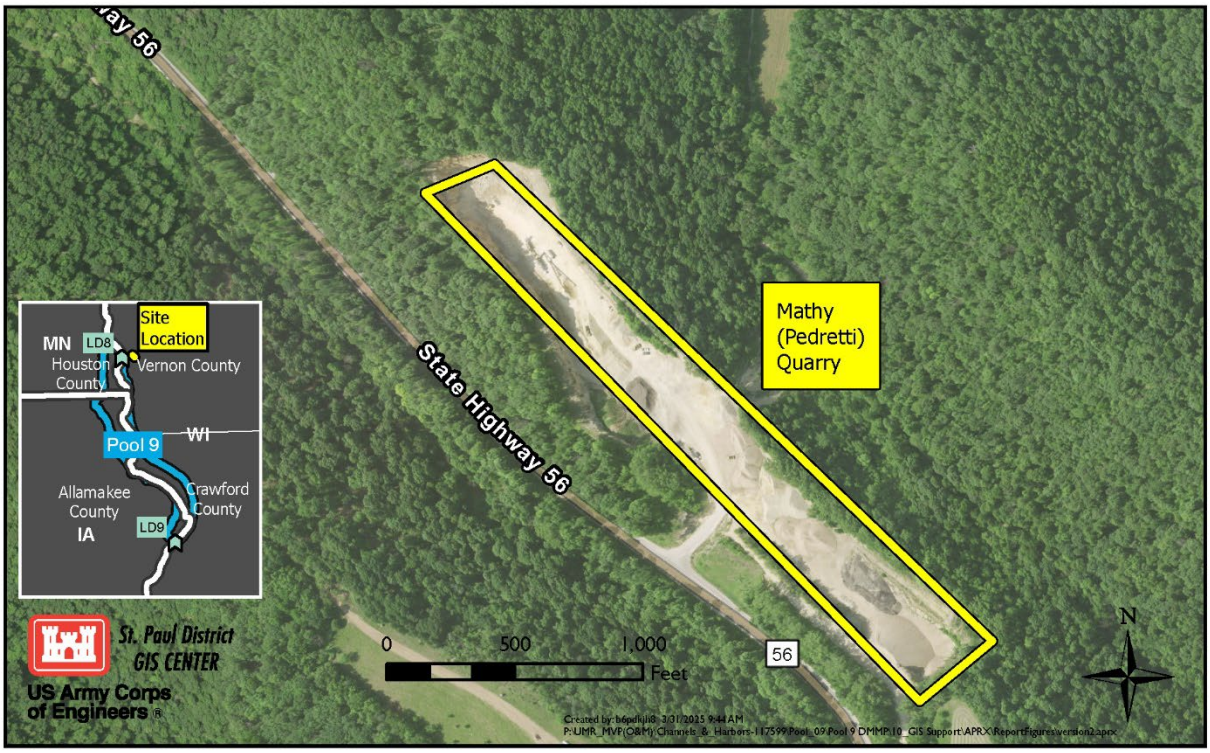


Figure 6: Mathy (Pedretti) Quarry, Vernon County, Wisconsin

2.4.2 Brozinski Pit (New Site)

The site is located on the southeast side of the city of Genoa, Wisconsin. It is currently an active mining pit. Material would be trucked to the site along County Road 56; there is currently no legal access from the river to this site.

The pit is privately owned according to the Vernon County, Wisconsin, Accessor's office. The area identified falls within Parcel ID No. 014-00841-0001 (10.82 acres) and Parcel ID No. 014-00841-0002 (0.90 acres). In its entirety, it is 13.02 acres, of which only 1.3 acres have been identified for placement needs.

This site's estimated capacity is 60,000 CY. USACE would seek to acquire the fee-simple interest in this site once there is need for additional capacity. This site would be open to the public as a beneficial use site upon purchase.

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Figure 7: Brozinski Pit, Vernon County, Wisconsin

2.4.3 Pedretti Gianoli Road Pit (New Site)

This site is located south of the city of Genoa, Wisconsin. It is no longer an active pit. Material would be trucked to the site along Gianoli Road; there is currently no legal access from the river to this site. This site is closest to the Genoa Power transfer area.

This site is privately owned according to the Vernon County, Wisconsin, Accessor's office. The area identified falls within Parcel ID No. 014-00812-0000. The site is 40 acres in its entirety, of which only 1.0 acre has been identified for placement needs.

This site's estimated capacity is 17,000 CY. USACE would seek to acquire the fee-simple interest in this site once there is need for additional capacity. This site would be open to the public as a beneficial use site upon purchasing.

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Figure 8: Pedretti Gianoli Road Pit, Vernon County, Wisconsin

2.5 Emergency and Opportunistic Beneficial Use Sites already in CMMP

2.5.1 Blackhawk Park Area (New Site)

This site is located on the Mississippi River along RM 670.5, near Victory, Wisconsin. This site was identified in the CMMP as a permanent placement site for park in support of projects in the park and as a potential beneficial use stockpile.

This site is federally owned land and managed by USACE as a recreational area. The placement area is 96.6 acres.

This site's estimated capacity is 400,000 CY. A total of 340,000 CY have been placed to date. This is an alternative site for the selected TSP for the lower reach of Pool 9.

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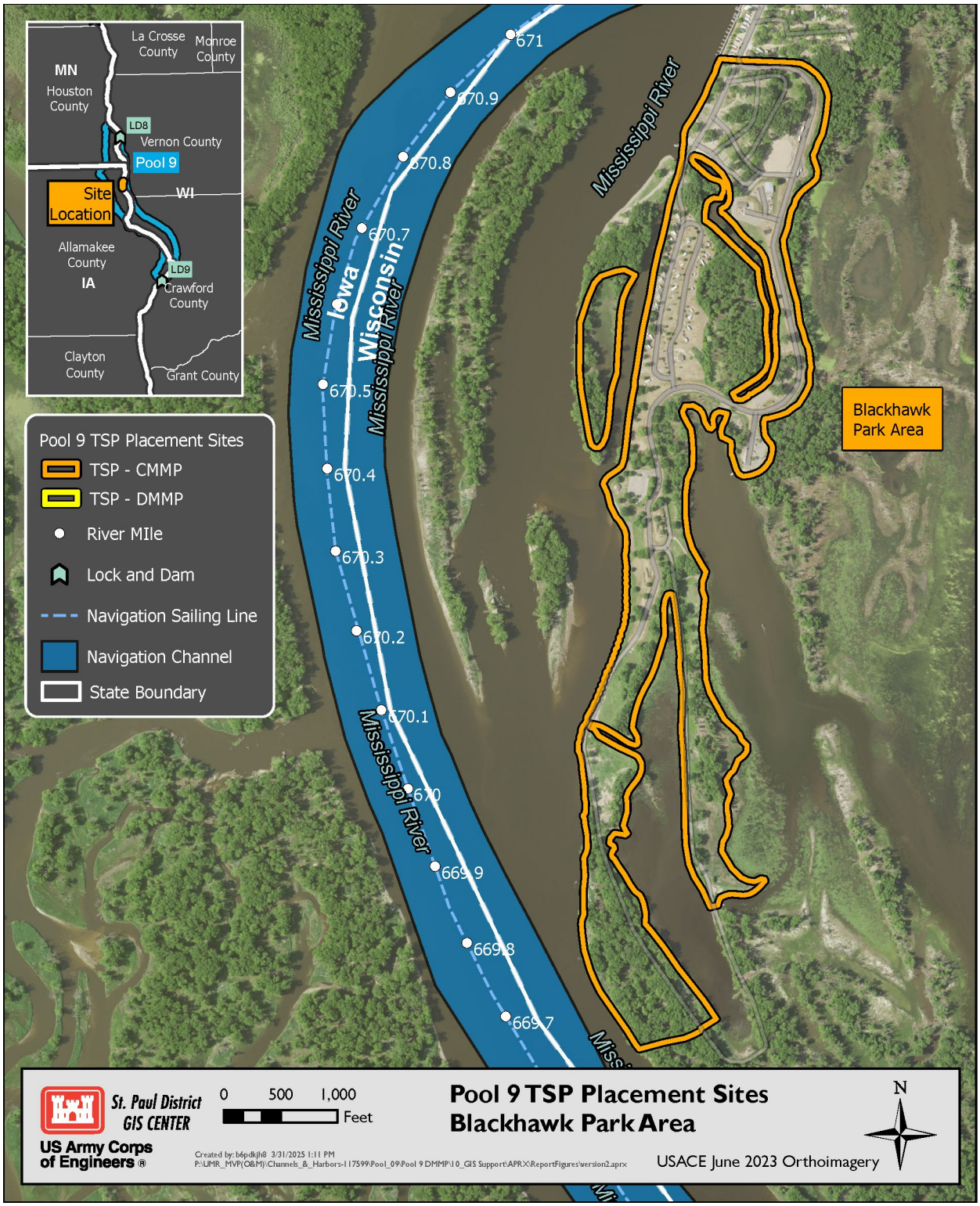


Figure 9: Blackhawk Park Area, Vernon County, Wisconsin

2.5.2 Indian Camp Light (New Site)

This site is located on the Mississippi River along RM 665.8, in Allamakee County, Iowa. This site was identified in the CMMP as a placement site for emergencies and to

aid in the development of Blackhawk Park. This site is federally owned land and is managed by USACE.

Under this TSP, Indian Camp Light will remain as an emergency placement site.

This site's estimated capacity is 50,000 CY. This site has not been used to date.

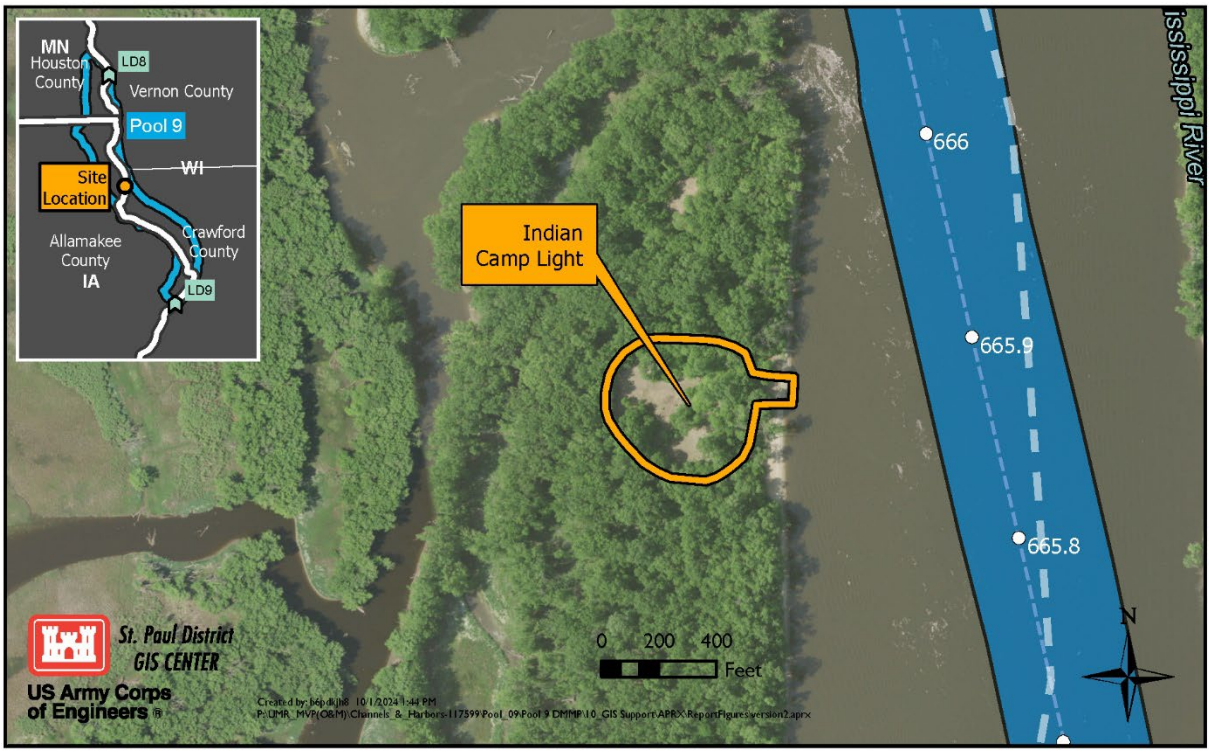


Figure 10: Indian Camp Light, Allamakee County, Iowa

2.6 Unloading, Loading Areas, and Road Access

Proposed Access to the additional sites in the upper reach is through Dairyland Power Co. Property (see Figure 11). The site is located on the Mississippi River, south of the city of Genoa, Wisconsin, below Lock and Dam 8.

Dairyland Power has allowed USACE and the public to use this road to access Genoa Power site. The owner of this site is Dairyland Power according to the Vernon County, Wisconsin, Accessor's office. The area identified falls within Parcel ID No. 014-00784-0000. In its entirety, it is 96.95 acres, of which only 2 acres have been identified for access needs. There is no estimated market value for this parcel on the Accessor's site.

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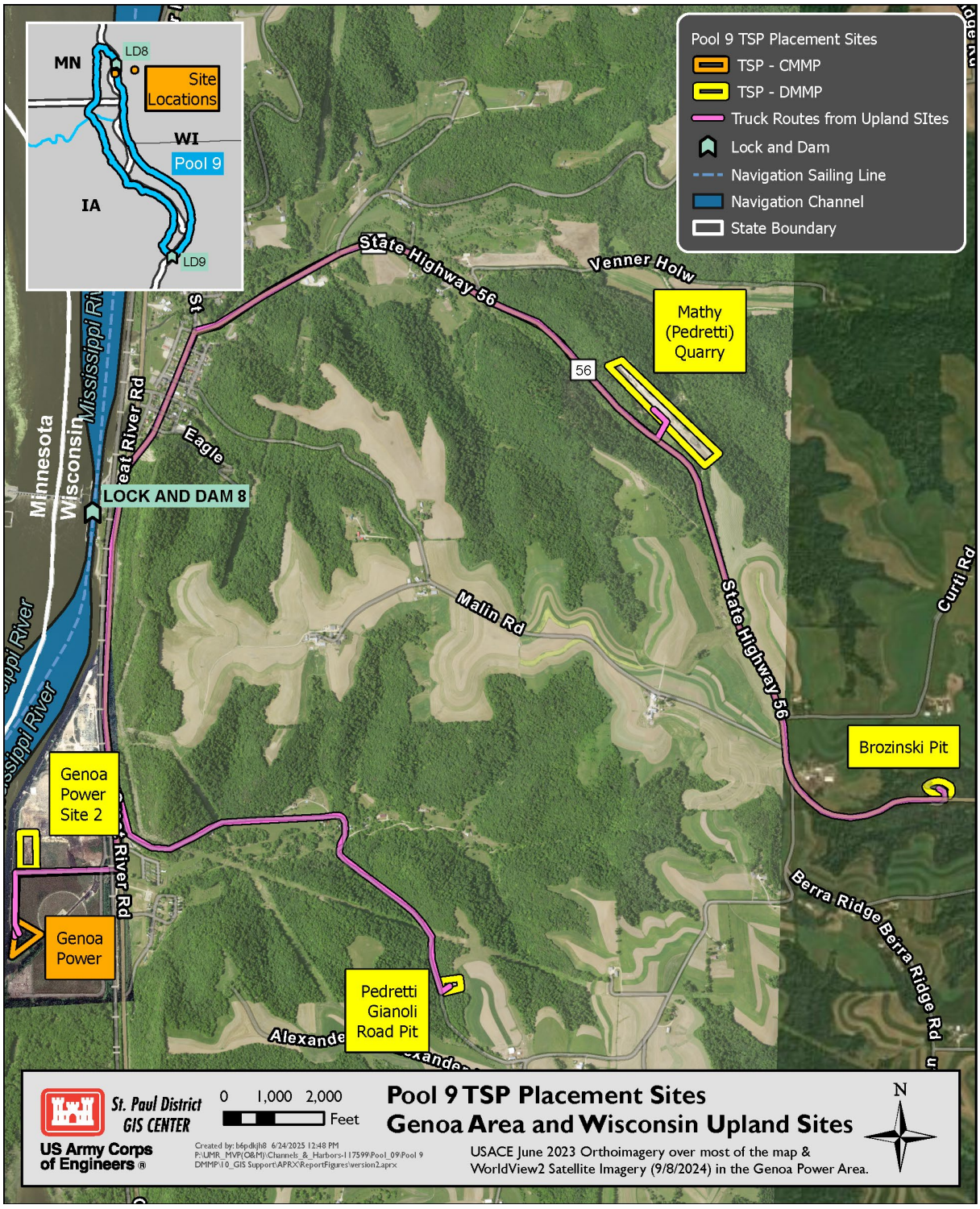


Figure 11: Proposed Access to TSP Upper Reach Sites, Vernon County, Wisconsin

3 Nonfederally Owned Land

The TSP has identified three (3) sites that are privately owned for dredged material placement. All of those sites have been identified in the upper reach and are located near the city of Genoa, Wisconsin. These sites that have been identified will provide

sufficient capacity for the next 20 years for the upper reach dredge cuts. To access the transfer site, a road easement will need to be acquired.

4 Estates to be Acquired

Under this TSP, it is not anticipated that USACE will need to acquire any non-standard estate. If a non-standard estate is proposed, a separate request package will be prepared and routed through the Major Subordinate Command to the Director of Real Estate for approval.

The standard estate for placement and/or transfer sites is fee-simple, per ER 405-1-12, Chapter 12. For planning and implementation purposes, USACE will pursue the standard estates deemed necessary for the identified placement sites. In the event a standard estate is not able to be acquired for a particular parcel through the negotiation process, USACE will reassess the specific property as it pertains to the long-term placement needs in Pool 9. USACE will have several options to consider, including a) continuing negotiations with the respective landowner(s) for the standard estate, b) elimination of the site from future planning, c) a easement for beneficial use by Others Standard Estate 28, d) seek a easement for Imminent Channel Closure Emergency Standard Estate 27, or e) pursue the fee interest through eminent domain proceedings.

FEE-SIMPLE: 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.

TEMPORARY WORK AREA EASEMENT: A temporary easement and right-of-way in, on, over and across (the land described in Schedule A) (Tract 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.

ROAD EASEMENT: A (perpetual [exclusive] [non-exclusive]and assignable) (temporary) easement and right-of-way in, on, over and across (the land described in Schedule A) (Tract 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

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indicated in Schedule B); subject, however, to existing easements for public roads and highways, public utilities, railroads and pipelines.

RIGHT OF ENTRY FOR SURVEY AND EXPLORATION: An assignable easement, in, on, over and across the land described in Exhibit "A" for a period of ( ) months beginning with the date possession of the land is granted to the United States, consisting of the right of the United States, its representative, agents, contractors and assigns to enter upon said land to survey, stake out, appraise, make borings; and conduct tests and other exploratory work necessary to the design of a public works project; together with the right to trim, cut, fell, and remove therefrom all trees, underbrush, obstructions, and any other vegetation, structures, or obstacles as required in connection with said work; subject to existing easements for public roads and highways, public utilities, railroads and pipelines; reserving, however, to the landowner(s), their heirs, executors, administrators, successors and assigns, all such right, title, interest and privilege as may be used and enjoyed without interfering with or abridging the rights and easement hereby acquired.

5 Existing Federal or Overlapping Projects

Upper Mississippi River 9-Foot Navigation Channel Project Environmental Impact Statement (Record of Decision 1974): This document, completed in October 1974, assesses the environmental effects of the operation and maintenance of the Upper Mississippi River 9-Foot Navigation Channel Project within the St. Paul District.

Great River Environmental Action Team Study (GREAT I, 1980): This nine-volume report (completed in 1980) documents the results of the five-year GREAT I study for the St. Paul District reach of the Mississippi River (including the head of navigation in Minneapolis, Minnesota, downstream to Guttenberg, Iowa). The report contained numerous recommendations for improved management of the river, including the preparation of a 40-year plan for dredged material placement for all of the historic dredging locations in the St. Paul District.

Channel Maintenance Management Plan (CMMP) & Environmental Impact Statement (1997): The CMMP and accompanying Environmental Impact Statement (EIS) is the St. Paul District's plan for channel maintenance and dredged material management for the Upper Mississippi River. The report was published in 1997. Much of the plan is devoted to the designation and design of dredged material placement sites. Included in this report is a discussion of the St. Paul District’s program for channel management.

Under the CMMP, only the Genoa Power Plant Site was acquired by USACE through Standard Estate 28.

6 Federally Owned Land Interests

The sites identified in the TSP that are federally owned include Blackhawk Park Area, Indian Camp Light, Lansing Island, and Lansing Highway Bridge.

USACE has acquired approximately 93,000 acres within Pool 9 (fee and easement).

USFWS manages the Refuge.

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7 Navigation Servitude

Navigation servitude is the right of the federal government under the Commerce Clause of the United States Constitution 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. In nontidal areas, the servitude extends to all lands within the bed and banks of navigable stream that lie below the ordinary high water level. The Mississippi River is a navigable waterway of the United States.

Navigation servitude applies to any access dredging that may be required for island unloading; however, in most cases, navigation servitude would not apply as the identified sites are upland sites, above the ordinary high water mark of the Mississippi River.

8 Real Estate Map

Shown in Exhibit A.

9 Induced Flooding

It has been determined that the TSP will not increase flood heights, nor will they affect upland infrastructure.

10 Baseline Cost Estimate For Real Estate

The Baseline Cost Estimate for Real Estate for the TSP is presented below. The cost has been prepared based on an estimate of the land interests identified as part of the TSP along with the associated administrative costs and contingencies. The tentative baseline cost for administrative costs and acquisitions is **$1,245,760.00**.

The information contained below is not based on an appraisal and is intended for internal planning purposes only. During the implementation phase of an approved DMMP, USACE will follow the acquisition and valuation requirements set forth in the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (Uniform Act), Public Law 91-646, 84 Stat. 1894, as amended.

Table 2: Real Estate Baseline Costs

Baseline Cost Estimate for Real Estate			
Description	**Acreage**	**Estimated Cost/Acre**	**Total Cost**
01 LANDS AND DAMAGES			
Main Placement Site	15.6	35K	546,000.00
Transfer Sites	2	35K	70,000.00
Road Easement	2	15K	30,000.00
02 RELOCATION COSTS			
No Relocations cost have been identified at this time.			
30 RE PED COSTS			
USACE Administrative Expenses	-19.6	20K	$392,000.00
Contingency 20%	-19.6	10,600	$207,760.0
TOTAL ESTIMATED PROJECT LERRD COSTS			**$1,245,760.00**

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11 Public Law 91-646, Uniform Relocation Assistance

Currently, the TSP does not identify the displacement of any businesses, residences or farms that are eligible for relocation assistance benefits under the Uniform Act (Public Law 91-646). If relocations are required, USACE will proceed in accordance with the Uniform Act.

12 Mineral/Timber Activity

Several sites identified in the TSP are, or were, active sand and gravel mines. USACE will not seek to purchase any active pits until such time as the mining activity has ceased.

There are no timber concerns identified in selected dredge placements sites in the TSP.

13 Assessment of Non-Federal Sponsor Acquisition Capability

Not applicable. Future implementation of an approved DMMP will be a fully federal undertaking.

14 Zoning Ordinance Requirements

No application or enactment of zoning ordinances is proposed in lieu of, or to facilitate, LERRD acquisition in connection with an approved DMMP.

15 Acquisition Schedule

Acquisition activities for any of the sites identified in the TSP may commence as soon as the DMMP has been approved. Acquisition activities may be initiated in advance of an approved DMMP if Mississippi Valley Division-level permission has been granted for said activities. The table below describes a tentative schedule for acquisition during the 20-year lifespan of the DMMP.

Table 3: Real Estate Land Acquisition Major Milestones

Task	Duration
Survey and Mapping	90-120 Days
Secure Title Commitment(s)	30 Days
Preliminary Title Opinion and Review	30-45 Days
Appraisal and Reviews	120 Days
Prepare Offer Letters	15 Day
Conclude Negotiations	180 Days
Closing / Conveyance of Title	30-60 Days
Condemnation (if necessary)	18-48 Months

16 Facility/Utility Relocations

There are no utility or facility relocations/replacements needed for the tentatively selected plan.

"ANY CONCLUSION OR CATEGORIZATION CONTAINED IN THIS REPORT THAT AN ITEM IS A UTILITY OR FACILITY RELOCATION TO BE PERFORMED BY THE FEDERAL GOVERNMENT, AS PART OF ITS LERRD RESPONSIBILITIES IS PRELIMINARY ONLY. THE GOVERNMENT WILL MAKE A FINAL DETERMINATION

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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 Hazardous, Toxic, and Radioactive Waste (HTRW)

Phase I Environmental Site Assessments (ESA) are not required on previously approved sites. Of the DMMP-identified sites, USACE completed a Phase I ESA on the Genoa Power 2 Site in 2024, and a Phase I ESA on the Mathy, Brozinski, and Pedretti Gianoli Pits in 2025. For the Genoa Power 2 Site, based on the information obtained during the site reconnaissance portion of the environmental site assessment, it was determined a Phase II ESA would not be required. The landowner has undertaken WDNR approved measures on the larger former coal yard site, and the portion of the site identified for acquisition has no long-term land use restrictions or engineering controls required by WDNR. For the Mathy, Brozinski, and Pedretti Gianoli Pits, the Phase I ESAs did not identify any HTRW releases. Thus, a Phase II ESA was not recommended.

Table 4: Environmental Protection Statutes and Environmental Requirements

Federal Environmental Protection Statutes and Requirements	**Applicability/ Compliance[1/2/3]**
Federal Statutes	
Bald and Golden Eagle Protection Act of 1940, as amended	Full
Clean Air Act, as amended	Full
Clean Water Act, as amended	Partial
Coastal Zone Management Act, as amended	NA
Endangered Species Act of 1973, as amended	Full
Federal Water Project Recreation Act, as amended	Full
Fish and Wildlife Coordination Act, as amended	Partial
Land and Water Conservation Fund Act of 1965, as amended	Full
Migratory Bird Treaty Act of 1918, as amended	Full
National Environmental Policy Act of 1969, as amended	Partial
National Historic Preservation Act of 1966, as amended	Full
National Wildlife Refuge Administration Act of 1966	NA
Noise Pollution and Abatement Act of 1972	Full
Watershed Protection and Flood Prevention Act	Full
Wild and Scenic Rivers Act of 1968, as amended	NA
Farmland Protection Policy Act of 1981	Full
Executive Orders, Memoranda	
Floodplain Management (E.O. 11988)	Full
Protection of Wetlands (E.O. 11990)	Full
Safeguarding the Nation from the Impacts of Invasive Species (E.O. 13112)	Full
Protection and Enhancement of Environmental Quality (E.O. 11514)	Full
Protection and Enhancement of the Cultural Environment (E.O. 11593)	Full
Analysis of Impacts on Prime and Unique Farmland (CEQ Memorandum, Aug 1976)	NA
Consultation and Coordination with Indian Tribal Governments (E.O. 13175)	Full

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18 Landowner Attitude/Public Concerns

There is general opposition to acquiring private lands for the placement of dredged material. A public scoping meeting was held in 2021. Following the scoping meeting, site inspections were conducted on potential placement sites identified by the public.

19 Notification to the Project Sponsor

This is a federally funded project. There are currently no project sponsors identified.

20 Other Relevant Real Estate Issues

It is unknown at this time landowner perceptions on acquiring the identified parcels in support of the DMMP.

This report has been prepared in accordance with United States Army Corps of Engineers Regulation 405-1-12, Chapter 12. Recommend approval of this Real Estate Plan, which includes preliminary estimates of impacts, potential required property rights and interests, and a cost estimate based on identified limitations, factors, and assumptions as identified to the extent practicable at this time, be accepted for the purposes herein.

_____ _____

Brittney Haupert, Chief, Planning & Acquisition Branch Date

(Preparer)

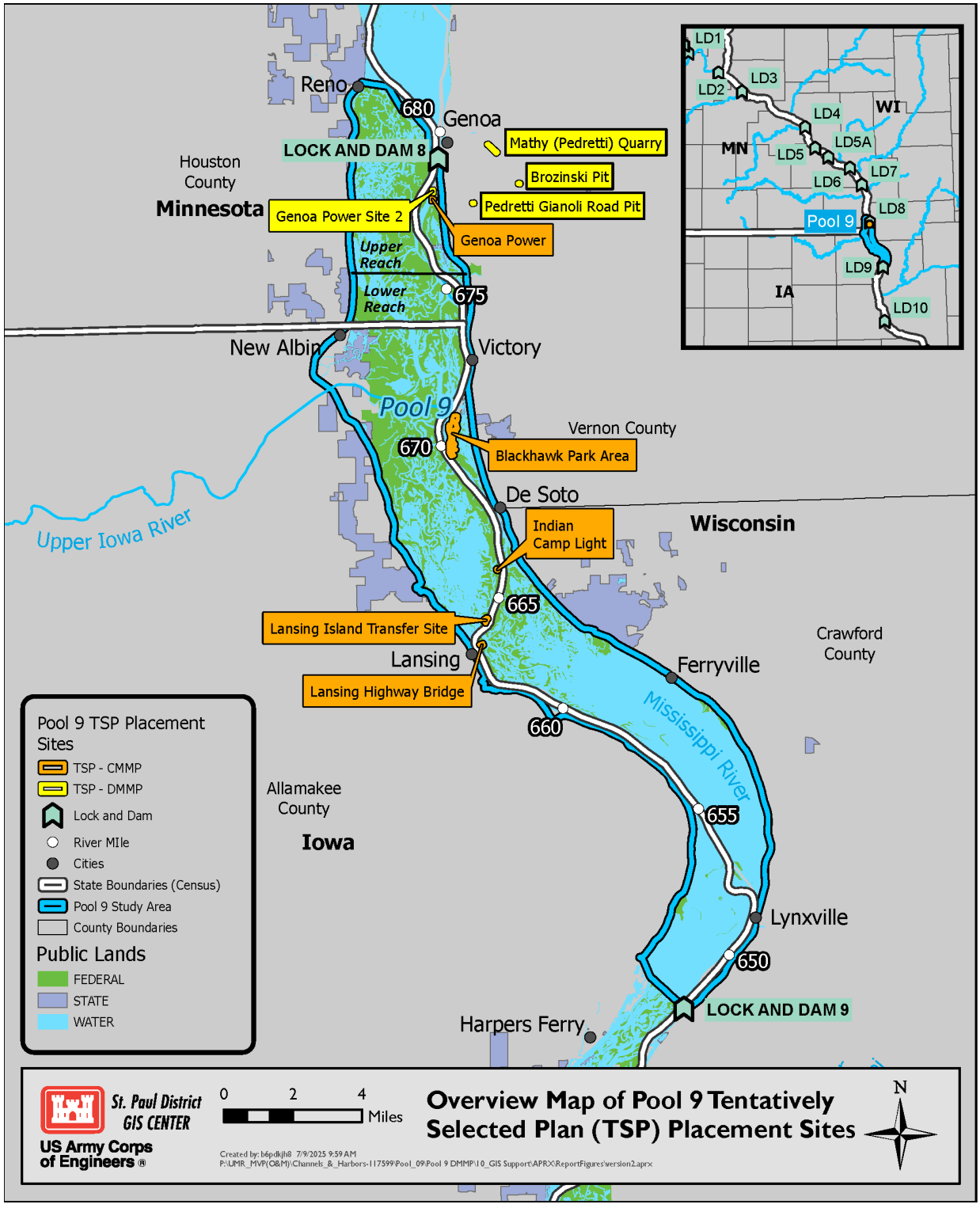
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Kevin Sommerland, Chief, Real Estate Division Date

(Approver)

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Exhibit A – Map



Quality Control Checklist for Real Estate Plans

ST. PAUL DISTRICT REAL ESTATE DIVISION
QUALITY CONTROL PLAN
FOR
REAL ESTATE PLANS

Date: May 7, 2025

PROJECT NAME: *Pool 9 Dredged Material Management Plan*

RE PLAN PREPARER: Brittney Haupert

TYPE OF PROJECT: *DMMP*

Minimum information to be included in the REP is identified below, initial and date when complete.

NO.	Activity	Preparer	Reviewer
1	Heading for report should have project name, County location and the name of the project report.	Y	JG - 6/2/2025
2	Statement of Purpose must always include the following statement: "The Real Estate Plan is tentative in nature; it is for planning purposes only and both the final real property acquisition lines and the real estate cost estimates provided are subject to change even after approval of the [What kind of descriptor should be inserted here?] Report."	Y	JG - 6/2/2025
3	Project Authorization (verify).	Y	JG - 6/2/2025
4	Project Location and Description. a) Describe geographic location b) Selected Plan consists of: [provide description] c) For each feature, discuss real estate as follows: • # of acres; • # of tracts/landowners; • estate required—if other than fee, need duration; and • value. Make sure to address all lands required for project footprint, as well as access, staging/work/disposal areas, navigation servitude and other requirements	Y	JG - 6/2/2025
5	Nonfederally Owned Land. This includes local governments and sponsor owned lands. If lands are sponsor owned, what interest they own, is the interest suitable for project needs, what funds were used to acquire the lands, current land use, and if land is being outleased, discuss terms.	Y	JG - 6/2/2025
6	Estates required for project purposes should be discussed and included in this paragraph.	Y	JG - 6/2/2025
7	Existing Federal Projects: discuss any previous projects located within or around the proposed footprint where Federal funds were used.	Y	JG - 6/2/2025

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NO.	Activity	Preparer	Reviewer
8	Federally Owned Land: discuss any lands located within or around the proposed footprint that are owned by the Federal government and the estate owned.	Y	JG - 6/2/2025
9	Navigational Servitude: describe whether or not it is applicable to the project.	Y	JG - 6/2/2025
10	Map; identify location of RE planning map.	Y	JG - 6/2/2025
11	Induced Flooding: ensure that the Taking Analysis was completed and is on file, and note in the RE Plan. Do not include the Takings Analysis in the RE Plan.	Y	JG - 6/2/2025
12	Summary of Real Estate Costs, including Administration; if the project is broken out by contract or component, prepare separate summaries for each component.	Y	JG - 6/2/2025
13	Mitigation. If applicable, describe what kind of measures apply, and where. Ensure that mitigation is also addressed in the project description and in the calculation of required acreage.	Y	JG - 6/2/2025
14	Relocation Assistance Payments (PL 91-646).	Y	JG - 6/2/2025
15	Minerals.	Y	JG - 6/2/2025
16	Nonfederal Authority to Participate in the Project.	Y	JG - 6/2/2025
17	If applicable, noted that enactment of Zoning Ordinances is proposed in lieu of, or to facilitate, acquisition in connection with the project; discuss type, purpose, and other pertinent details.	Y	JG - 6/2/2025
18	Real Estate Acquisition Schedule. Make a statement that schedule has been coordinated with Sponsor and that sponsor has been notified of risk in acquiring lands prior to PCA execution.	Y	JG - 6/2/2025
19	Relocations, Alterations, Vacations, and Abandonments (PL 85-500). Discuss Attorneys Opinion of Compensability but do not include copy of the opinion in the REP.	Y	JG - 6/2/2025
20	Hazardous and Toxic Wastes.	Y	JG - 6/2/2025
21	Attitude of Landowners.	Y	JG - 6/2/2025
22	Other Relevant Real Estate Issues	Y	JG - 6/2/2025
23	Include the Preparer's initials and completion date on the top left-hand corner of the first page of the report.	Y	JG - 6/2/2025

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