

FIMI Property Owner Update

General: The FIMI team met at the US Army Corps of Engineers (Corps) office on May 12th. At the meeting we discussed the remaining work in more detail causing some of the contract names and orders to change. Please note that the order of the contract name does not necessarily correspond to the order the work would be done.

Project overview and status:

There are eight FIMI Contracts that the Corps will enter into for construction of the project which are described in more detail below:

Contract 1: Smith Point County Park: All work is complete.

Contract 2: Robert Moses State Park (RMSP), Lighthouse Tract, Kismet and Saltaire. Dredging is complete. There is approximately 200,000 cubic yards (CY) still to be placed in RMSP at Field 4 and approximately 20,000 CY to be placed in the RMSP stockpile to replace the emergency work that was performed at Robbins Rest. These outstanding items will be added to Contract 3A described below. Crossover construction is underway. All crossovers are expected to be complete the 3rd week of July, except for the National Park Service (NPS) crossover in the Fire Island Lighthouse Tract.

Contract 3A: Fair Harbor to Seaview –The County and DEC certified to the Corps that the County acquired all necessary real estate interests by April 8th and the Corps accepted the certification and bid the construction contract. Bids were opened June 21st. It appears that Great Lakes Dredge and Dock is the apparent low bidder at \$30,250,000. This is the dredging company that performed all the work under Contract 2. It was agreed after consideration of numerous factors involving sand placement over the height of the summer months and the resultant interference with beach use as well as the potential impact on the economy, that actual construction of the dune and berm would not begin prior to September 19th. The actual commencement of construction will be dependent upon the contractor's schedule. While sand placement cannot take place before September 19th, the contractor does have the ability to remove crossovers and place stabilization-mats any time after the Corps gives them the notice to proceed. The next steps are for the Corps to officially award the contract, the contractor to complete all required submittals, and the Corps to issue a Notice to Proceed. Contract 3A is expected to be completed by March of 2017.

Contract 3B1: Ocean Bay Park to Davis Park – This contract involves the sand placement and dune crossover construction work.

Contract 3B2: Ocean Bay Park to Davis Park – This contract involves the civil work to be conducted including deck, pool, crossover, wall and any other structure removals.

Contract 3C: Ocean Beach- This contract involves the relocation of the Ocean Beach well.

Contract 3D: Ocean Bay Park to Davis Park- This contract involves house demolitions, potential creation of a right of way between Cayuga Avenue and Midway Street and the Suffolk County Water Authority Water Main Relocation under a portion of Traffic Avenue, in Ocean Bay Park.

Contract 3E: Ocean Bay Park to Davis Park - This contract involves house relocations on site which includes one house in Ocean Bay Park, one house in Point O Woods, up to two houses in Fire Island Pines and up to 13 houses in Davis Park.

Status of work as relates to Ocean Bay Park to Davis Park:

Crossovers - The community leaders in the individual communities have been contacted by NYSDEC representatives to discuss the type of crossovers to be constructed in their community. There are several design templates that were designed by the Corps after input by the various communities and the discussions are now beginning to determine which type of structures are desired by the individual communities. These meetings will take place within the next couple weeks.

Stabilization-mats are being used to provide temporary beach access between dune crossover demolition and reconstruction to allow foot traffic across the dune (existing and new) until the new crossover is completed.

Engineering - The engineers have completed the initial plans for permit application submittal. These plans include properties that require any type of structural modification for decks, pools, walls and private dune crossovers as well as house relocations on site. Most of the subject properties are located in the Pines and Davis Park. The County team began reaching out to homeowners approximately one month ago to obtain signatures on permit applications for the NYSDEC, Town of Brookhaven and or SC Dept. of Health in order to enable the County to begin the permitting process. **Any owners believing they fall within this group that either have not been contacted or have yet to return signed permits should contact Gil Anderson at 631-853-4010 or Diane Zielinski at 631-853-3122 to inquire immediately.**

The Town of Brookhaven has advised they would like all applications submitted together. Delays in obtaining signatures will only serve to delay the ability to have all work completed. County representatives met with Town of Brookhaven Building Department officials this week to discuss the upcoming filings.

Signing of applications will allow us to proceed to the next phase of review and does not commit the owners to granting easements or accepting offers. The same is true for house relocations. In either event, the County would still need to extend offers of just compensation and reach agreements with the owners.

Real Estate Update by Community

Offers will be extended to the owners in each community once all appraisals in that community have been approved.

Ocean Bay Park - Eminent domain proceedings have been filed for fee acquisition parcels for which voluntary acquisitions have not been possible. This is the only community in contract 3B that has received offers of just compensation. Court filings on outstanding easement parcels will follow in the next couple of weeks. The County will be conducting an additional public hearing under the eminent domain procedure law for the addition of a strip of land on the eastern end of the community in order to construct an access roadway between Midway and Cayuga. Notice will be sent to all potentially impacted property owners.

Point O Woods - All appraisal inspections have been completed and most have been submitted to the Corps and are under review.

Cherry Grove - Most of the inspections have recently been completed and have yet to be submitted to the County for review.

Fire Island Pines - The engineering firm hired by the County has submitted to the County all proposed plans and cost estimates for properties that have impacts. The next phase is for the County to conduct a cost analysis. Additionally, the appraisers are being provided with the proposed plans to minimize impacts to the property for consideration. The County expects to receive the appraisal reports for the impacted properties over the next month and will review them and forward to the Corps for approval. If approved, the County will wait until all permits are obtained before offers can be extended to these owners. Appraisals for non-impacted properties are under review.

Water Island - Appraisal inspections are underway.

Davis Park – Most of the full fee appraisals for relocation properties have been given priority by the Corps and have been approved. Offers to these property owners should be extended this month in advance of entering into a relocation agreement. It appears all houses that we needed to acquire in fee can be moved out of the dune further north on the property except for one which is still an open question based upon the current condition of the property.

Construction Timeline - Ocean Bay Park to Davis Park

Contracts 3B1 (civil work) and 3B2 (sand placement) - The County's goal is to obtain all real estate interests whether easements or fee acquisitions by October 2016. The ability to do so however is dependent upon many factors outside of the County's control including the Town of Brookhaven and property owners.

In any event, once the County is able to obtain all the real estate interests, the Corps will advertise the civil work and sand placement contracts. If they advertise by late October/early November, it is anticipated that the civil works contract will be awarded by December with work to follow shortly thereafter depending upon the contractor's availability.

Contract 3D (demolitions) - It is necessary for the County to obtain title to the fee acquisitions in Ocean Bay Park by August in order to enable the construction to proceed as planned due to the time permitted owners to vacate their properties.

Contract 3E (relocations) - The County hopes to extend full fee or "buyout" offers to owners who may relocate their houses over the next few weeks in order to give these owners time to decide how they wish to proceed. A relocation agreement is close to be finalized and approved by the Corps and will be shared with such property owners at the earliest opportunity.

The civil work for demolitions, relocations, deck, pool and wall modifications and crossovers must be completed **prior** to the sand placement. The goal is to complete all the civil work necessary over the winter and into spring of 2017. Sand placement would then begin in September of 2017.

If anyone has questions concerning their property, they should email Diane Zielenski at diane.zielenski@suffolkcountyny.gov.