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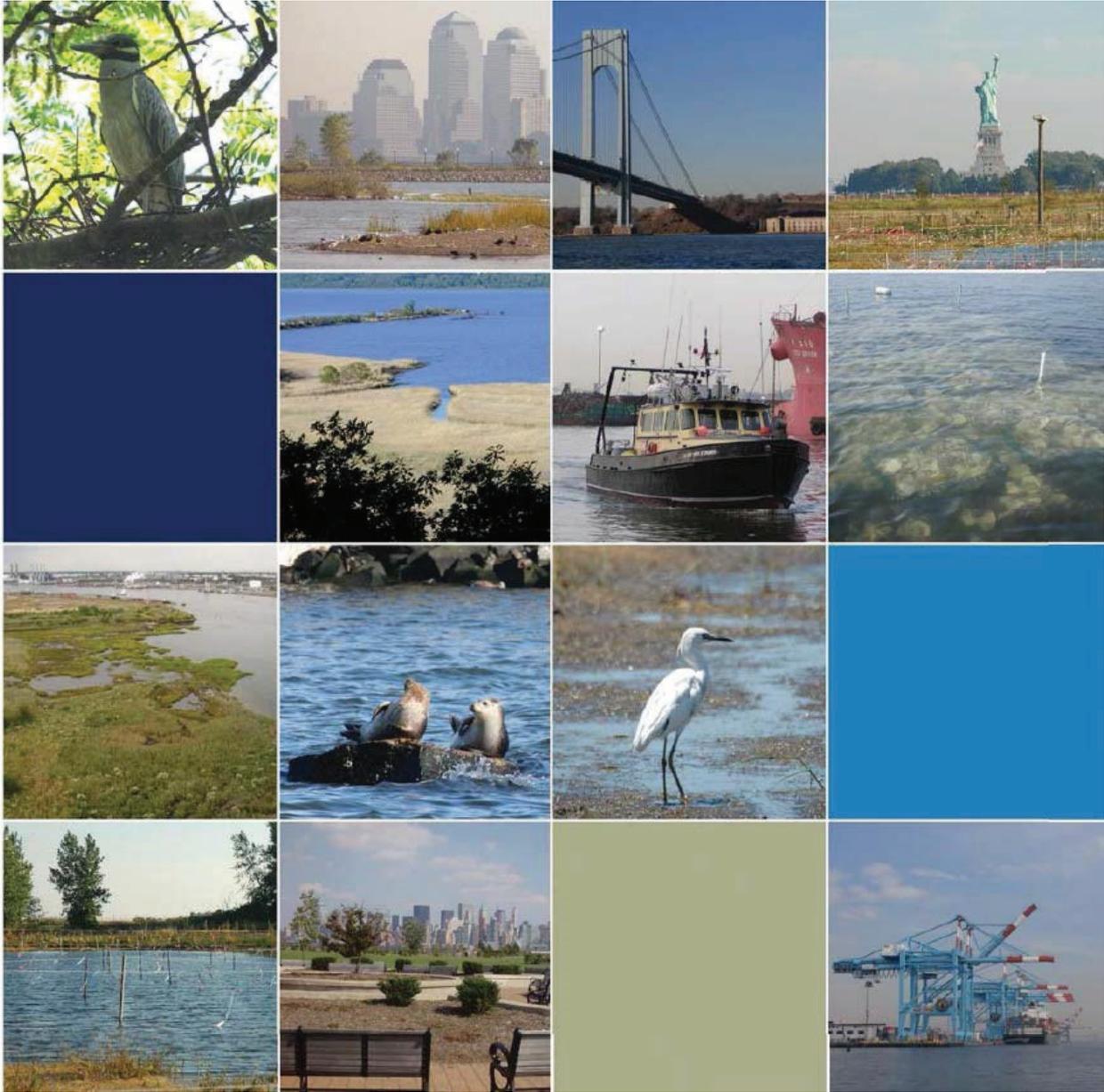
Hudson-Raritan Estuary Ecosystem Restoration Feasibility Study

**Appendix M
Real Estate Plan**

**Final Integrated Feasibility Report &
Environmental Assessment
April 2020**

**Prepared by the New York District
U.S. Army Corps of Engineers**





Hudson-Raritan Estuary Ecosystem Restoration Feasibility Study Final Integrated Feasibility Report & Environmental Assessment

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1. Preamble

a) Study Authorization: There are multiple authorities for the restoration “source” studies included in the scope of this Hudson Raritan Estuary (HRE) Final Integrated Feasibility Report and Environmental Assessment (FR/EA).

- The HRE, HRE-Lower Passaic River, and HRE-Hackensack Meadowlands Feasibility Studies were authorized in a resolution of the Committee on Transportation and Infrastructure of the U.S. House of Representatives, dated 15 April 1999. Funds to conduct the Section 905(b) Preliminary Analysis were provided in the FY 2000 Energy and Water Development Appropriations Act (House Report 106-336).

- The Flushing Creek and Bay Feasibility Study was authorized by a resolution of Congress, Docket 2442 dated 28 September 1994.

- The Bronx River Feasibility Study was authorized by the U.S. House of Representatives Committee on Transportation and Infrastructure Resolution, Docket # 2551 dated March 24, 1998.

- The Jamaica Bay, Marine Park and Plumb Beach, New York Feasibility Study was authorized by a resolution adopted by the Committee on Public Works and Transportation of the United States House of Representatives on August 1, 1990. The Reconnaissance Study was completed in January 1994.

- The first “spin-off” Feasibility Study for Liberty State Park (2005) and Chief’s Report (2006) was approved and authorized for construction in the Water Resource Development Act (WRDA) 2007, Section 1001 (31).

The study for HRE includes and fulfils the authorization of the parallel feasibility studies previously discussed. See Chapter 1 of the HRE Final Integrated FR/EA for Study authorization resolution language.

b) Official Study Designation: Hudson Raritan Estuary (HRE) Ecosystem Restoration Feasibility Study, (the “HRE Study”).

c) Study Location: The HRE Study included the following eight Planning Regions located in an approximate 25-mile radius around the Statue of Liberty in New York:

- | | |
|--|------------------------------|
| 1) Jamaica Bay | 5) Lower Bay |
| 2) Harlem River, East River, and Western Long Island Sound | 6) Lower Raritan Bay |
| 3) Newark Bay, Hackensack River and Passaic River | 7) Arthur Kill/Kill Van Kull |
| 4) Upper Bay | 8) Lower Hudson River |

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Through a plan formulation process, only Planning Regions 1-5 were retained as part of the HRE Study’s Recommended Plan (defined in section 3).

d) Non-Federal Partners: There are several non-Federal partners for the HRE Study (collectively referred to as “Sponsors”). The following list identifies the Sponsors for the Recommended Plan. Table-1 identifies the Sponsors by site and those responsible for the Lands, Easements, Right-of-Ways, Relocation, and Disposal Areas (LERRD) for that site.

- 1) New York State Department of Environmental Conservation (NYSDEC)
- 2) New Jersey Department of Transportation (NJDOT)
- 3) New Jersey Department of Environmental Protection (NJDEP)
- 4) New York City Department of Environmental Protection (NYCDEP)
- 5) New York City Department of Parks and Recreation (NYC Parks)
- 6) Port Authority of New York and New Jersey (PANYNJ)
- 7) New York Harbor Foundation (NYHF)
- 8) New York/New Jersey Baykeeper (NY/NJ Baykeeper)
- 9) New Jersey Sports and Exposition Authority (NJSEA)
- 10) County of Westchester, New York

Table-1: Site Sponsors

Planning Region	Site Name	Site Sponsor	LERRD Sponsor
Jamaica Bay	Dead Horse Bay	NYSDEC, NYCDEP, NYC Parks	NYCDEP
	Fresh Creek	NYSDEC, NYCDEP, NYC Parks	NYC Parks
	Duck Point Marsh Island	NYSDEC, NYCDEP	NYCDEP
	Stony Creek Marsh Island	NYSDEC, NYCDEP	NYCDEP
	Pumpkin Patch West Marsh Island	NYSDEC, NYCDEP	NYCDEP
	Pumpkin Patch East Marsh Island	NYSDEC, NYCDEP	NYCDEP
	Elders Point Marsh Island	NYSDEC, NYCDEP	NYCDEP
	Head of Jamaica Bay	NYCDEP	NYCDEP
Harlem River, East River, and Western Long Island Sound	Flushing Creek	NYCDEP	NYCDEP
	Bronx Zoo and Dam	NYC Parks, NYCDEP	NYC Parks
	Stone Mill Dam	NYC Parks	NYC Parks
	Shoelace Park	NYC Parks, NYCDEP	NYC Parks
	Bronxville Lake	Westchester County	Westchester County
	Garth Woods/Harney Road	Westchester County	Westchester County
Newark Bay, Hackensack River, and Passaic River	Oak Island Yards	NJDEP	NJDEP
	Branch Brook Park	NJDEP	NJDEP
	Metromedia Tract	NJDEP, NJSEA	NJDEP, NJSEA
	MeadowMark Marsh	NJDEP, NJSEA	NJDEP, NJSEA
Upper Bay	Bush Terminal	NYHF, NYC Parks	NYCParks
Lower Bay	Naval Weapons Station Earle	NY/NJ Baykeeper, NJDEP	NJDEP

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In accordance with their future Project Partnership Agreement (PPA) with the Department of the Army (the “Government”), the LERRD Sponsor will be the lead agency responsible for performing or ensuring the performance of the LERRD requirements for their respective site. The Recommended Plan will be cost-shared (65% Federal and 35% Non-Federal).

2. Statement of Purpose

The purpose of this REP is to describe the minimum LERRD requirements for the construction, operation, and maintenance of the HRE Study’s Recommended Plan. This REP describes the estimated Land, Easements, and Rights-of-Way (LER) values, cost to acquire the LER, the types of real property interests required, property information, and other pertinent information relative to real estate acquisition and schedule. Further, this report identifies and describes the facility and or utility relocations that may be necessary for construction. This REP is an appendix to the HRE Study’s FR/EA. This report is the first REP prepared for the HRE Study and supersedes all REPs previously prepared for its respective parallel “source” feasibility studies.

3. Study Purpose and Features

a) Study Purpose: The purpose of the HRE Study is to evaluate ecosystem restoration within the entire Port of New York and New Jersey to restore wetland habitat and function, improve water quality, and improve the quality of life for the Metropolitan Regions’ 22 million citizens. To streamline parallel efforts and maximize efficiencies, resources, and benefits, the previously-mentioned source feasibility studies were integrated into the HRE Study’s FR/EA and incorporates the recommendations from the source feasibility studies.

Alternatives to meet the HRE Study objectives were developed and evaluated based on regional (Planning Regions) and site-specific (relevant to habitat type and unique features) problems, needs, opportunities, constraints, considerations, and trade-offs. Alternative layouts were developed in accordance with the overall study goals. The restoration measures proposed for the site alternatives are based on Target Ecosystem Characteristics (TECs). The TECs were created by estuarine scientists for the HRE Comprehensive Restoration Plan (CRP) with input from the public.

b) Recommended Plan: The Recommended Plan includes independent sites within five Planning Regions of the HRE Study area (see Figure-1). Each Planning Region and their respective site(s) are standalone projects – the performance and success of the proposed ecosystem restoration for a site is not dependent on the success of another site or Planning Region.

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Figure-1: Planning Regions and Sites included in the Recommended Plan

The following Table-2 describes the proposed ecosystem restoration measures and habitat types for sites within each of the five Planning Regions. For a more detailed description of the restoration measures at each site, see the HRE Final Integrated FR/EA.

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Table-2: Restoration Measures and Habitat Types

Planning Region	Site Name	Restoration Measure/Habitat Type
Jamaica Bay	Dead Horse Bay	Low & high marsh; channel; upland
	Fresh Creek	Low & high marsh; channel; scrub/shrub; maritime forest; bed restoration
	Duck Point Marsh Island	Low & high marsh; scrub/shrub
	Stony Creek Marsh Island	Low & high marsh; scrub/shrub
	Pumpkin Patch West Marsh Island	Low & high marsh; scrub/shrub
	Pumpkin Patch East Marsh Island	Low & high marsh; scrub/shrub
	Elders Point Marsh Island	Low & high marsh; scrub/shrub
	Head of Jamaica Bay	Oysters: Spat on Shell; gabions; oyster pyramids; hanging super trays
Harlem River, East River, and Western Long Island Sound	Flushing Creek	Mudflats; low & high marsh; scrub/shrub; maritime forest
	Bronx Zoo and Dam	Fishway; emergent wetlands; invasive species removal/native plantings; forested scrub/shrub wetlands; bank stabilization; boulder diversion barrier; public access
	Stone Mill Dam	Fishway; invasive species removal and native plantings; bed restoration
	Shoelace Park	Forested/scrub-shrub wetlands; invasive species removal/native plantings; bank stabilization
	Bronxville Lake	bed restoration (cross vanes); emergent wetlands
	Garth Woods/Harney Road	Emergent wetland; forested/scrub-shrub wetlands; weir modification; channel restoration (dredging); sediment forebay; invasive species removal/ native plantings
Newark Bay, Hackensack River, and Passaic River	Oak Island Yards	Low & high marsh; scrub/shrub; channel; maritime forest
	Branch Brook Park	Emergent wetland; forested/scrub-shrub wetlands; bed restoration; invasive species removal/ native plantings
	Metromedia Tract	Low & high marsh; scrub/shrub; maritime forest
	Meadowlark Marsh	Low & high marsh; scrub/shrub; channel
Upper Bay	Bush Terminal	Oysters: Gabions; spat-on-shell
Lower Bay	Naval Weapons Station Earle	Oysters: Gabions; oyster pyramids

c) Required Lands, Easements, and Rights-of-Way (LER): In accordance with the future PPA, the LERRD Sponsors will be responsible for acquiring or ensuring the acquisition of all the LER required for the construction, operation, and maintenance of the Recommended Plan. Table-3 offers a summary of the required acreage and number of impacted parcels. A list of the Block and Lot numbers, ownership, and real estate interests required on each impacted parcel is provided in **Exhibit “B”**.

Since this REP was prepared during a feasibility level study, the size of the required real estate interests presented herein are preliminary estimates based only on existing, readily available Geographic Information System (GIS) data. The LER requirements are subject to change with optimization during the Pre-construction, Engineering, and Design

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(PED) phase when final plans, specifications, and detailed drawings are prepared for the Recommended Plan.

Table-3: LER Summary

Planning Region	Site Name	Approximate LER Acreage Required				No. of Parcels		
		Fee	RdEsmt	TWAE	Total	Private	Public	Total
Jamaica Bay	Dead Horse Bay	43.97	0.00	0.00	43.97	0	1	1
	Fresh Creek	94.41	1.39	0.91	96.71	4	30	34
	Duck Point Marsh Island	39.61	0.00	0.00	39.61	0	1	1
	Stony Creek Marsh Island	53.42	0.00	0.00	53.42	0	1	1
	Pumpkin Patch West Marsh Island	26.68	0.00	0.00	26.68	0	1	1
	Pumpkin Patch East Marsh Island	29.41	0.00	0.00	29.41	0	1	1
	Elders Point Marsh Island	28.26	0.00	0.00	28.26	0	1	1
	Head of Jamaica Bay	18.08	0.00	0.00	18.08	0	0	0
	Subtotal:	333.83	1.39	0.91	336.13	4	36	40
Harlem River, East River, and Western Long Island Sound	Flushing Creek	19.97	1.93	0.28	22.18	0	15	15
	Bronx Zoo and Dam	3.10	0.00	0.00	3.10	0	2	2
	Stone Mill Dam	0.35	0.00	0.00	0.35	0	2	2
	Shoelace Park	28.57	0.00	0.00	28.57	0	2	2
	Bronxville Lake	13.51	0.00	0.00	13.51	0	4	4
	Garth Woods/Harney Road	5.84	0.00	0.00	5.84	0	4	4
	Subtotal:	71.35	1.93	0.28	73.56	0	29	29
Newark Bay, Hackensack River, and Passaic River	Oak Island Yards	13.99	1.72	0.00	15.72	3	0	3
	Branch Brook Park	55.31	0.00	0.00	55.31	0	3	3
	Metromedia Tract	69.33	1.30	0.00	70.63	0	14	14
	Meadowlark Marsh	84.38	0.00	0.00	84.38	0	2	2
	Subtotal:	223.01	3.02	0.00	226.03	3	19	22
Upper Bay	Bush Terminal	62.82	0.00	0.00	62.82	0	3	3
	Subtotal:	62.82	0.00	0.00	62.82	0	3	3
Lower Bay	Naval Weapons Station Earle	10.26	0.00	0.00	10.26	0	0	0
	Subtotal:	10.26	0.00	0.00	10.26	0	0	0
HRE (Overall)	Grand Total:	701.27	6.34	1.19	708.80	7	87	94

The following details the minimum interest in real property required to support the construction, operation, and maintenance of the Recommended Plan. In some instances, more than one estate may be required over the lands of the same owner.

(1) Fee (USACE Standard Estate No. 1) – Approximately 701.27 acres (of which, ±244.78 acres consists of submerged lands with no designated tax parcel identification number) are required in fee simple interest (including all mineral rights) for the various ecosystem restoration work. The fee acquisition affects 83 tax parcels (5 privately-owned and 78 publicly-owned).

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(2) Road Easement (RdEsmt) (USACE Standard Estate No. 11) – Approximately 6.34 acres (of which, ± 0.92 of an acre consists of submerged lands with no designated tax parcel identification number) are required for a site access road. This easement affects 16 tax parcels (2 privately-owned and 14 publicly-owned).

(3) Temporary Work Area Easement (TWAE) (USACE Standard Estate No. 15) – Approximately 1.19 acres (of which, ± 0.84 of an acre consists of submerged lands with no designated tax parcel identification number) are required for work and staging areas during construction across the different Planning Regions. The term of the easement will range from 1 to 36 months depending on work performed at the specific site. This easement affects zero private properties, but four publicly-owned parcels.

There are no temporary easement requirements for borrowing or the disposal of dredged or excavated material. Any excavated material requiring disposal will be the responsibility of the selected construction contractor to dispose the excavated material at an authorized disposal site.

Deed and easement agreements for the lands acquired by the Sponsors must contain the USACE-approved standard estate language as written herein (see **Exhibit “C”** for the estate language) and the necessary covenant to run with the land. After the PPA is fully executed and once the final design of the site’s Recommended Plan is completed, a general written description of the final LER (with supporting real estate maps) and any facility or utility relocation required will be provided to the Sponsors in their formal written Notice to Proceed with Real Estate Acquisition letter (the “NTP”).

d) Appraisal Information: In accordance with USACE Real Estate Policy Guidance Letter No. 31, CEMP-CR, 11 Jan 19, subject: Real Estate Policy Guidance Letter No. 31-Real Estate Support to Civil Works Planning (hereinafter referred to as “PGL 31”), an appraisal cost estimate, or a “rough order of magnitude” estimate, was completed for the Recommended Plan’s required real estate since the value (lands, improvements, and severance damages) of the required real estate were not expected to exceed ten percent of the total Recommended Plan costs. A cost estimate is not a full appraisal. To establish a more accurate land valuation, a full land appraisal based on surveyed boundaries of the Recommended Plan’s final design plans is necessary.

The appraisal cost estimate represents the estimated market value of the Recommended Plan’s required real estate. It neither includes the incidental costs (e.g., appraisals, surveys, title, attorney fees, etc.) that will be incurred to facilitate the real estate acquisition, nor does it represent the Recommended Plan’s total real estate cost (See paragraph 11 for the Recommended Plan’s total real estate cost). The appraisal cost estimate serves as the estimated compensation amount paid to property owners for the purchase of their land to construct the Recommended Plan.

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An appraisal cost estimate for the Recommended Plan was completed in June 2018 by a licensed USACE staff appraiser who concluded the approximate market value (i.e., the compensation amount expected to be paid to property owners) for all the required real estate is **\$4,127,000** (rounded). The market value for the required real estate for each Planning Region site is shown in line item number 01B1, "Land Payments" in their respective Base Line Cost Estimate for Real Estate (BCERE). See Exhibit "D" for the BCEREs. The following Assignment Conditions were included in the appraisal cost estimate report:

Assignment Condition #1 – The appraiser did not receive a title report for the parcels impacted by the Recommended Plan. The cost estimate was predicated on the extraordinary assumptions that, as of the effective date of the cost estimate, the parcels impacted by the Recommended Plan: (1) did not begin condemnation proceedings; and (2) had marketable title without restrictions or encumbrances impacting cost.

Assignment Condition #2 – The cost estimate invoked the Jurisdictional Exception of the Uniform Standards of Professional Appraisal Practice (USPAP). "If any part of these standards is contrary to the law or public policy of any jurisdiction, only that part shall be void and of no force or effect in that jurisdiction." USPAP 2014-2015 Edition, The Appraisal Foundation, Washington, DC, 2014, p. U-3.

The cost estimate was prepared for the internal use of the USACE. Though not complying with all provisions of USPAP, the document does conform to the USACE regulations. For purposes of the estimate, the appraiser was advised that the USACE operates under the Jurisdictional Exception provision of USPAP. Standards #1 in part and #2 had not been complied within the cost estimate. A cost estimate is not an appraisal as defined by USPAP. An appraisal is the process of developing an opinion of value. Cost is an estimate of fact, not an opinion of value, based upon land planning and engineering design parameters at a specific level of detail. As the design parameters are refined, the engineering and land planning facts may change necessitating a change in the cost estimate. The cost estimate report is not required to be in compliance with USPAP, i.e., since the Jurisdictional Exception is authorized.

Assignment Condition #3 – The appraiser was provided with the Recommended Plan's preliminary real estate maps and parcel data spreadsheet. The cost estimate was predicated on the extraordinary assumption that, as of the effective date of the cost estimate, the preliminary real estate maps and parcel data spreadsheet accurately portrayed the location of the defined estates in land based upon the land use planning and engineering designs. The maps and parcel data parameters are frequently amended due to project planning reasons. Cost estimates change as project planning analysis changes the planning parameters.

Assignment Condition #4 – The appraiser was provided with the Recommended Plan's preliminary real estate maps and parcel data spreadsheet

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indicating areas for the fee, permanent easements, and temporary easements. The data was applied in the cost estimate. The cost estimate is predicated on the extraordinary assumption that, as of the effective date of the cost estimate, the Recommended Plan's parcel areas were consistent with the parameters of the Recommended Plan.

Assignment Condition #5 – The Temporary Work Area Easements were assumed to encumber the real property areas for a period of 3 years. The cost estimate was predicated on the extraordinary assumption that, as of the effective date of the cost estimate, the three year encumbrances were consistent with the parameters of the Recommended Plan.

Assignment Condition #6 – The cost estimate was predicated on the extraordinary assumption that, as of the effective date of the cost estimate: (1) there were no zoning bulk area requirement violations on any of the properties required for the Recommended Plan; (2) all properties were conforming uses; and (3) all properties were permitted uses under the zoning code. It was assumed that the existing land uses comply with current zoning requirements and did not impact the cost estimate conclusion.

Assignment Condition #7 – The cost estimate was based upon a superficial level of detail. The data provided for the analyst was based upon a preliminary design and did not provide specifics on each parcel. Superficial, in the context of the analysis, is defined as “the property data is concerned only with what is obvious or apparent, not thorough or complete at this point in the land planning process” as directed by PGL 31. If the design parameters change, the cost estimate may change.

4. LER Owned by the Non-Federal Sponsors

The following Table-4 summarizes the required LER owned by the Sponsors.

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Table-4: LER Owned by the Sponsors

Planning Region	Site Name	Sponsor(s)	Sponsor-Owned LER			
			Fee	RdEsmt	TWAE	Total
Jamaica Bay	Dead Horse Bay	NYSDEC, NYCDEP, NYC Parks	0.00	0.00	0.00	0.00
	Fresh Creek	NYSDEC, NYCDEP, NYC Parks	92.20	0.92	0.84	93.96
	Duck Point Marsh Island	NYSDEC, NYCDEP	0.00	0.00	0.00	0.00
	Stony Creek Marsh Island	NYSDEC, NYCDEP	0.00	0.00	0.00	0.00
	Pumpkin Patch West Marsh Island	NYSDEC, NYCDEP	0.00	0.00	0.00	0.00
	Pumpkin Patch East Marsh Island	NYSDEC, NYCDEP	0.00	0.00	0.00	0.00
	Elders Point Marsh Island	NYSDEC, NYCDEP	0.00	0.00	0.00	0.00
	Head of Jamaica Bay	NYCDEP	18.08	0.00	0.00	18.08
Subtotal:			110.28	0.92	0.84	112.03
Harlem River, East River, and Western Long Island Sound	Flushing Creek	NYCDEP	11.30	1.15	0.00	12.45
	Bronx Zoo and Dam	NYC Parks, NYCDEP	3.10	0.00	0.00	3.10
	Stone Mill Dam	NYC Parks	0.35	0.00	0.00	0.35
	Shoelace Park	NYC Parks, NYCDEP	28.57	0.00	0.00	28.57
	Bronxville Lake	Westchester County	13.51	0.00	0.00	13.51
	Garth Woods/Harney Road	Westchester County	5.84	0.00	0.00	5.84
	Subtotal:			62.68	1.15	0.00
Newark Bay, Hackensack River, and Passaic River	Oak Island Yards	NJDEP	0.00	0.00	0.00	0.00
	Branch Brook Park	NJDEP	0.00	0.00	0.00	0.00
	Metromedia Tract	NJDEP, NJSEA	55.79	1.30	0.00	57.08
	Meadowlark Marsh	NJDEP, NJSEA	84.38	0.00	0.00	84.38
Subtotal:			140.16	1.30	0.00	141.46
Upper Bay	Bush Terminal	NYHF, NYC Parks, NYCDEP	0.00	0.00	0.00	0.00
	Subtotal:			0.00	0.00	0.00
Lower Bay	Naval Weapons Station Earle	NY/NJ Baykeeper, NJDEP	10.26	0.00	0.00	10.26
	Subtotal:			10.26	0.00	0.00
HRE (Overall)	Grand Total Acres Held by Sponsors		323.37	3.37	0.84	327.58

The Sponsors possess fee simple interest ownership over their lands that have been identified as required for the Recommended Plan. Their ownership interest are sufficient and available. Each Sponsor will self-certify the real estate for the lands they own with a signed Authorization for Entry, as further certified by their counsel with an attorney's Certificate of Authority. No special value considerations or crediting principles will be applied to lands owned by the Sponsors.

5. Non-Standard Estates

Currently, there are no proposed non-standard estates for the Recommended Plan. However, see section 7 for additional information on the potential need for a non-standard real estate agreement for the real estate required over Federal lands.

Non-standard estates are necessary only when there is no corresponding USACE approved standard estate for the real estate interest required or where changes to a

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corresponding standard estate (or previously approved non-standard estate) are desired. In such situations, a non-standard estate must be drafted with the coordination and consultation of the Sponsors, then approved by the District Chief of Real Estate or Headquarters USACE, as appropriate. Should changes to the standard estates, as provided in Exhibit “C”, become necessary, a non-standard estate will be drafted (in coordination with appropriate parties) for approval.

6. Existing Federal Projects

The New York District USACE has previously restored the five Marsh Islands under earlier separate federal programs. Special Use Permits and real estate agreements were established to conduct restoration on property belonging to the National Parks Service (NPS) between 2007 through 2012. Under NPS guidelines, a new Use Permit and interagency real estate agreement must be established for the Recommended Plan. There are no other known previous, existing, or proposed federal projects that lie either partially or fully within the LER required for the Recommended Plan.

7. Federally-Owned Land

There are approximately 133.58 acres of Federally-owned land required for the Recommended Plan located at the Jamaica Bay and Lower Bay Planning Regions.

a. National Parks Service – The NPS maintains jurisdiction over approximately 123.32 acres located at the Jamaica Bay Planning Region (Dead Horse Bay and all five Marsh Islands sites), with no existing federal facilities located therein. The restoration of Marsh Islands is not considered an augmentation of NPS’ budget since the NPS does not conduct ecosystem restoration on their property. The NPS preserves unimpaired the natural and cultural resources and values of the national park system for the enjoyment, education, and inspiration of current and future generations. The NPS cooperates with partners to extend the benefits of natural and cultural resource conservation and outdoor recreation.

Initial coordination with the NPS has occurred and they have expressed support of the Recommended Plan. Under the NPS guidelines, a Use Permit and interagency real estate agreement (in lieu of a Memorandum of Understanding) will be established between the NPS and USACE. Coordination with Headquarters USACE will occur for execution of the Use Permit and interagency real estate agreement.

b. Department of the Navy (the “Navy”) – The Recommended Plan requires approximately 10.26 acres of submerged lands in Sandy Hook Bay for a proposed oyster habitat restoration site at the Naval Weapons Station Earle (Lower Bay Planning Region). While the State of New Jersey (a co-sponsor to the Site) maintains ownership of the 10.26 acres of submerged lands, the Navy maintains jurisdiction of the surrounding waters.

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In March 2013, the NY/NJ Baykeeper (the second co-Sponsor to the site) entered into a six-year term Memorandum of Understanding (MOU) with the Navy for the creation of a small oyster restoration project at the Naval Weapons Station Earle. In the same year, the NY/NJ Baykeeper also obtained a Tidelands License from the State of New Jersey for their restoration project, which is scheduled to be renewed in 2023. The restoration project was established for research for the larger restoration strategy for the Hudson-Raritan Estuary. As of the date of this REP, the NY/NJ Baykeeper is coordinating with the Navy to extend the MOU to allow their project to continue. The MOU will reference the HRE Study and include the 10.26 acres that can be utilized for the Recommended Plan.

Coordination by the NY/NJ Baykeeper on their restoration project and recent coordination with New York District on the HRE Study (on 9 April 2020) has shown the Navy to be receptive and supportive to the habitat restoration work occurring in their waters. As a result, the Navy has stated their support of the Recommended Plan and an MOU with USACE for the HRE Study will be established. Coordination with HQ USACE will occur for execution of the MOU. There are no known policy or authority concerns with implementing the Recommended Plan in Navy waters. While there is a Navy-owned pier within the vicinity of the proposed oyster habitat restoration site, the pier and operation of the pier will not be impacted by the Recommended Plan. Coordination with the Navy and site Sponsors continue.

8. Federal Navigational Servitude

Navigational Servitude is the dominant right of the Federal government under the Commerce Clause of the U.S. Constitution (Article 1, Section 8, Clause 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. For the navigational servitude to apply, there must be a relationship or nexus to navigation. As articulated in Engineering Regulation 405-1-12, Real Estate Handbook, Chapter 12, paragraph 12-7, "The determination of the availability of the navigation servitude is a two-step process. First, the Government must determine whether the project feature serves a purpose which is in the aid of commerce. Such purposes recognized by the courts include navigation, flood control, and hydro-electric power. If it is so determined, then the second step is to determine whether the land at issue is located below the mean or ordinary high watermark of a navigable watercourse.

Approximately 82.85 acres required for the Recommended Plan is located below the mean high watermark. Since the Recommended Plan is for environmental restoration purposes and does not serve a purpose which is in the aid of commerce, the application of navigational servitude for the Recommended Plan is not available. The conclusion that Navigational Servitude is not available for the Recommended Plan was coordinated with USACE New York District Office of Counsel with an Attorney's Opinion. Title to any submerged lands for the Recommended Plan are considered to be within the purview of

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the State. The Sponsors will be responsible for making State-owned submerged lands available for the Recommended Plan as part of their LER acquisition responsibilities.

9. Real Estate Maps

Real estate maps are provided in **Exhibit “A”**. The GIS tax parcel data depicted on the maps were obtained in November 2019 from the following sources:

- New York City Department of City Planning
- Westchester County Department of Information Technology, GIS
- New Jersey Office of Information Technology, Office of GIS

The tax parcel boundaries depicted on the maps were the publicly published parcel composite at the time the maps were prepared. The parcel data sets are not intended for use as tax maps. The lot boundaries delineated in the real estate maps do not represent legal boundaries and should not be used to provide a legal determination of land ownership. The parcels boundaries are not survey data and should not be used as such. There may be boundary discrepancies between what is shown on the real estate maps and that of the property’s actual deeded boundary. The GIS tax parcel data obtained is intended for planning purposes to provide a reasonable representation of parcel boundaries and the project features of the Recommended Plan.

10. Induced Flooding

Table-5 identifies the six sites where water elevations are expected to increase with the construction of the Recommended Plan.

Table-5: Induced Flooding Sites

Planning Region	Site
Jamaica Bay	Dead Horse Bay
	Fresh Creek
Harlem River, East River, and Western Island Sound	Flushing Creek
Newark Bay, Hackensack River, and Passaic River	Oak Island
	Metromedia Tract
	Meadowlark Marsh

Construction of the Recommended Plan increases water elevations at those areas being restored to wetland elevations, but offers flood protection measures by ultimately raising elevations at the landward perimeter of the site. Increased flooding of areas beyond the wetland footprint is not considered to be a concern at any site. Since the lands to be acquired for the Recommended Plan consists of the entire wetland restoration footprint where increased water elevations will occur, the acquisition of additional real

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estate is not necessary. However, further investigation may be warranted on a site-by-site basis during the PED phase.

11. Baseline Cost Estimate for Real Estate (BCERE)

a) The BCERE (provided in **Exhibit “D”**) establishes the estimated financial costs (for both the Government and the Sponsors) that are attributed to the Recommended Plan’s real estate requirements. It is recorded in the 01-Lands & Damages project cost account. Itemized under “Incidental” and “Acquisition” categories, the BCERE provides a list of work activities/items with its associated estimated cost. The Recommended Plan’s total estimated real estate cost is **\$8,208,020**. Included in the real estate cost is over \$1.7 million in contingencies to cover potential cost increases if PED results in changes to real estate requirements. Table-6 provides a summary of the BCERE.

Table-6: BCERE Summary

Planning Region	Site Name	Estimated 01-Lands & Damages Costs		
		Incidental	Acquisition	Total Costs (w/contg)
Jamaica Bay	Dead Horse Bay	\$35,500	\$0	\$46,150
	Fresh Creek	\$665,000	\$951,500	\$2,101,450
	Duck Point Marsh Island	\$17,500	\$0	\$22,750
	Stony Creek Marsh Island	\$17,500	\$0	\$22,750
	Pumpkin Patch West Marsh Island	\$17,500	\$0	\$22,750
	Pumpkin Patch East Marsh Island	\$17,500	\$0	\$22,750
	Elders Point Marsh Island	\$17,500	\$0	\$22,750
	Head of Jamaica Bay	\$15,000	\$0	\$19,500
	Subtotal:	\$803,000	\$951,500	\$2,280,850
Harlem River, East River, and Western Long Island Sound	Flushing Creek	\$130,000	\$3,750	\$173,875
	Bronx Zoo and Dam	\$30,000	\$0	\$39,000
	Stone Mill Dam	\$30,000	\$0	\$39,000
	Shoelace Park	\$45,000	\$0	\$58,500
	Bronxville Lake	\$75,000	\$0	\$97,500
	Garth Woods/Harney Cross	\$60,000	\$0	\$78,000
		Subtotal:	\$370,000	\$3,750
Newark Bay, Hackensack River, and Passaic River	Oak Island Yards	\$75,000	\$2,655,000	\$3,549,000
	Branch Brook Park	\$75,000	\$0	\$97,500
	Metromedia Tract	\$300,000	\$190,500	\$662,175
	Meadowlark Marsh	\$255,000	\$526,200	\$1,054,620
		Subtotal:	\$705,000	\$3,371,700
Upper Bay	Bush Terminal	\$45,000	\$0	\$58,500
		Subtotal:	\$45,000	\$0
Lower Bay	Naval Weapons Station Earle	\$15,000	\$0	\$19,500
		Subtotal:	\$15,000	\$0
HRE (Overall)	Grand Total:	\$1,938,000	\$4,326,950	\$8,208,020

b) For civil works projects that are cost-shared between the Federal government and a non-Federal interest, the Water Resources Development Act of 1986 (“WRDA 86” or

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“Public Law 99-662”) assigns the non-Federal partner with the responsibility of fulfilling the project’s LERRD requirements. All LERRD requirements must be performed in accordance with the project’s PPA, WRDA 86, and the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (Public Law 91-646).

LERRD costs represent a non-Federal partner’s estimated upfront direct and indirect financial costs in fulfilling its real estate responsibilities. They receive credit for their actual associated costs if found to be reasonable, allowable, and allocable. The non-Federal partner must document all their LERRD expenses (i.e., receipts, invoices, official certified timesheets, etc.) and submit to USACE for review and approval as part of their claim for credit. LERRD cost are calculated by adding the non-Federal costs in a project’s 01-Lands & Damages cost account with the cost in the project’s 02-Relocations cost account (See paragraph 17 for 02-Relocation costs). LERRD cost do not include Federal costs.

The Sponsors’ estimated [non-Federal] LERRD costs is **\$7,328,570**. Table-7 provides an itemized summary of the LERRD costs by Planning Region.

Table-7: Sponsors’ Estimated LERRD Costs

Planning Region	Site Name	Sponsor's Estimated LERRD Costs			
		LER	Relocations	Disposals	Total LERRD Cost
Jamaica Bay	Dead Horse Bay	\$30,550	\$0	\$0	\$30,550
	Fresh Creek	\$1,806,350	\$0	\$0	\$1,806,350
	Duck Point Marsh Island	\$14,950	\$0	\$0	\$14,950
	Stony Creek Marsh Island	\$14,950	\$0	\$0	\$14,950
	Pumpkin Patch West Marsh Island	\$14,950	\$0	\$0	\$14,950
	Pumpkin Patch East Marsh Island	\$14,950	\$0	\$0	\$14,950
	Elders Point Marsh Island	\$14,950	\$0	\$0	\$14,950
	Head of Jamaica Bay	\$13,000	\$0	\$0	\$13,000
	Subtotal:	\$1,924,650	\$0	\$0	\$1,924,650
Harlem River, East River, and Western Long Island Sound	Flushing Creek	\$114,075	\$0	\$0	\$114,075
	Bronx Zoo and Dam	\$26,000	\$0	\$0	\$26,000
	Stone Mill Dam	\$26,000	\$0	\$0	\$26,000
	Shoelace Park	\$39,000	\$0	\$0	\$39,000
	Bronxville Lake	\$65,000	\$0	\$0	\$65,000
	Garth Woods/Harney Road	\$52,000	\$0	\$0	\$52,000
		Subtotal:	\$322,075	\$0	\$0
Newark Bay, Hackensack River, and Passaic River	Oak Island Yards	\$3,513,900	\$0	\$0	\$3,513,900
	Branch Brook Park	\$62,400	\$0	\$0	\$62,400
	Metromedia Tract	\$521,775	\$0	\$0	\$521,775
	Meadowlark Marsh	\$931,770	\$0	\$0	\$931,770
		Subtotal:	\$5,029,845	\$0	\$0
Upper Bay	Bush Terminal	\$39,000	\$0	\$0	\$39,000
		Subtotal:	\$39,000	\$0	\$39,000
Lower Bay	Naval Weapons Station Earle	\$13,000	\$0	\$0	\$13,000
		Subtotal:	\$13,000	\$0	\$13,000
HRE (Overall)	Grand Total:	\$7,328,570	\$0	\$0	\$7,328,570

12. Public Law 91-646, Uniform Relocation Assistance

No relocation of persons or businesses have been identified to be required for the Recommended Plan. Public Law 91-646, as amended, provides uniform equitable treatment of persons and businesses displaced by a Federal or Federally-assisted project. Along with the PPA, it requires the non-Federal partner to provide assistance and certain benefits be paid to all persons and businesses that are displaced and must be relocated from their residence or place of business due to a Federally-funded project. The cost incurred by the non-Federal partner to provide relocation assistance is part of its LERRD responsibilities. The Sponsors are aware of Public Law 91-646 and its requirement to provide relocation assistance to tenants, residential owners, and business owners impacted by the Recommended Plan who are determined eligible for such assistance, and to do so in accordance with all applicable law.

13. Mineral and Timber Activity

There are no known present or anticipated mineral extraction or timber harvesting activities within the LER required for the Recommended Plan. Coordination with the Sponsors and landowners is occurring to confirm no such activity is present on their property. NYSDEC and NYC Parks have confirmed no mineral or timber activities are occurring at their Sponsored sites. Any lands to be acquired in fee for the Recommended Plan will include all mineral rights and any third party interests in those rights.

14. Land Acquisition Experience and Capability of the Non-Federal Sponsors

The following is a summary of the land acquisition and capability assessment of the Sponsors who is responsible for providing the LERRD for the various sites under the Recommended Plan. The full assessment for each Sponsor is provided in **Exhibit "F"**.

a. The City of New York (the "City"), through its NYCDEP and NYC Parks, is the non-Federal partner for several sites of the Recommended Plan in which they are either the sole sponsor or co-sponsor for those sites. At sites in which they are co-sponsoring, either the NYCDEP or NYC Parks will serve as the lead LERRD Sponsor in fulfilling the real estate requirements for that site. Each department will provide an Authorization for Entry to USACE upon their complete performance of its LERRD responsibilities. The NYCDEP and NYC Parks will work in tandem with the New York City Department of Citywide Administrative Services who is the real estate services department for the City of New York.

The City is highly capable of performing or ensuring the performance of its real estate responsibilities for the Recommended Plan. They possess the professional capability to acquire the real estate and have sufficient general and legal authority to do so. If necessary, they can obtain outside contracting services for further assistance with real estate acquisition. The NYCDEP and NYC Parks have worked on other USACE projects

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located in Coney Island, Staten Island, Jamaica Bay, East Rockaway, and the Bronx, among others.

b. Westchester County is the non-Federal partner for two sites in which they possess fee title ownership over all the lands required for the Recommended Plan. As a result, Westchester County has no requirement to perform real estate acquisition. Westchester County is highly capable of providing the lands they own for the Recommended Plan. They will certify their lands for the two sites with an Authorization for Entry to USACE and make those lands available for the Recommended Plan.

c. The NJDEP has been identified as fully capable of performing or ensuring the performance of its real estate responsibilities for the Recommended Plan. While the NJDEP has partnered with USACE on many flood risk management and beach erosion projects, the division of the NJDEP designated to support ecosystem restoration projects has limited real estate acquisition experience. While a reasonable training plan on Federal real estate acquisition needs to be coordinated with the NJDEP, they do possess the professional capability to acquire the real estate for the Recommended Plan and have sufficient general and legal authority to do so. If necessary, they can obtain outside contracting services for further assistance with real estate acquisition. The NJDEP has partnered with USACE on similar cost-share projects, such as projects located at Lincoln Park, Liberty State Park, and a dam removal in the Borough of Bloomsbury.

d. The NJSEA is the non-Federal partner for two sites in which they possess fee title ownership over most of the lands required for the Recommended Plan. The NJSEA is highly capable of providing the lands they own for the Recommended Plan. They will certify the real estate for the lands they own with an Authorization for Entry to USACE and make those lands available for the Recommended Plan. The NJSEA has no requirement to perform real estate acquisition. Any lands not owned by NJSEA at both sites will be acquired by the NJDEP as a co-sponsor to the sites. Should a situation arise in which modifications to the Recommended Plan requires the acquisition of additional real estate, lands not belonging to NJSEA will be acquired by the NJDEP.

15. Land Use Zoning

No application or enactment of local zoning ordinances is anticipated in lieu of or to facilitate the Recommended Plan's LERRD requirements.

16. Schedule of Real Estate Acquisition

Each site of the Recommended Plan is considered a "separable element" of the overall HRE Study. Sites may have their own PPA or two or more sites may be included in a singular PPA. Since the date in which the PPA for each site will be signed by all

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Final Integrated Feasibility Report & Environmental Assessment

parties has not yet been decided, the Real Estate Acquisition Schedule (Table-8) is subject to change.

Table-8: Real Estate Acquisition Schedule

Planning Region	Site Name	Milestone				
		PPA ¹	NTP ²	AFEFC ³	REC ⁴	RTA ⁵
Jamaica Bay	Dead Horse Bay	Apr 2032	Mar 2033	Mar 2034	Mar 2034	Apr 2035
	Fresh Creek	Apr 2026	Mar 2027	Mar 2037	Mar 2037	Apr 2027
	Duck Point Marsh Island	Oct 2024	Sep 2025	Sep 2026	Sep 2026	Oct 2026
	Stony Creek Marsh Island	Oct 2022	Sep 2023	Sep 2024	Sep 2024	Oct 2024
	Pumpkin Patch West Marsh Island	Oct 2030	Sep 2031	Sep 2032	Sep 2032	Oct 2032
	Pumpkin Patch East Marsh Island	Oct 2034	Sep 2035	Sep 2036	Sep 2036	Oct 2036
	Elders Point Marsh Island	Oct 2028	Sep 2029	Sep 2030	Sep 2030	Oct 2030
	Head of Jamaica Bay	Jan 2025	Dec 2025	Dec 2026	Dec 2026	Jan 2027
Harlem River, East River, and Western Long Island Sound	Flushing Creek	Apr 2022	Mar 2023	Mar 2024	Mar 2024	Apr 2024
	Bronx Zoo and Dam	Oct 2022	Sep 2023	Sep 2024	Sep 2024	Oct 2024
	Stone Mill Dam	Oct 2022	Sep 2023	Sep 2024	Sep 2024	Oct 2024
	Shoelace Park	Oct 2026	Sep 2027	Sep 2028	Sep 2028	Oct 2028
	Bronxville Lake	Oct 2028	Sep 2029	Sep 2030	Sep 2030	Oct 2030
	Garth Woods/Harney Road	Oct 2024	Sep 2025	Sep 2026	Sep 2026	Oct 2026
Newark Bay, Hackensack River, and Passaic River	Oak Island Yards	Apr 2033	Mar 2034	Mar 2035	Mar 2035	Apr 2035
	Branch Brook Park	Oct 2028	Sep 2029	Sep 2030	Sep 2030	Oct 2030
	Metromedia Tract	Apr 2027	Mar 2028	Mar 2029	Mar 2029	Apr 2029
	Meadowlark Marsh	Apr 2031	Mar 2032	Mar 2033	Mar 2033	Apr 2033
Upper Bay	Bush Terminal	Apr 2031	Mar 2032	Mar 2033	Nov 2028	Dec 2028
Lower Bay	Naval Weapons Station Earle	Jan 2023	Dec 2023	Dec 2024	Dec 2024	Jan 2025

Once the Sponsors receive the NTP from USACE, they will commence real estate acquisition activities. To the extent that most of the required LER for the Recommended Plan is publicly-owned, there are private properties to be acquired. To delineate the precise boundary of the required real estate interests and to mitigate against potential boundary disputes, a boundary land survey with a corresponding legal description for each required estate will be completed by the Sponsors. Further, the Sponsors are advised to obtain a chain of title and title insurance on all acquired property to identify potential encumbrances and to protect against “defects” in title. USACE will remain in

¹ Project Partnership Agreement executed with Sponsor(s)

² USACE provides Notice to Proceed with Real Estate Acquisition letter to Sponsor(s)

³ Sponsor acquires all real estate and provides USACE with the signed Authorization for Entry

⁴ USACE Certifies all Real Estate has been acquired by Sponsor(s)

⁵ USACE Ready to Advertise for construction contracts

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close coordination with the Sponsors throughout the real estate acquisition process for support and guidance.

After the Sponsors complete their acquisition effort and prior to USACE's issuance of the solicitation for construction contract(s), the Sponsors must provide USACE with copies of all real estate conveyance agreements recorded with their respective county and a signed Authorization for Entry (with a signed attorney's Certificate of Authority) (See the example in Exhibit "E") for all LER USACE identified in the NTP the Sponsors had to provide for that construction contract. USACE will examine and evaluate all records received to ensure sufficient real property interests are available to support construction. USACE will then certify in writing to the appropriate USACE District elements that the real estate for the site(s) has been obtained and the solicitation for construction contract(s) may commence.

17. Relocation of Facilities or Public Utilities

There are no anticipated facilities or utility relocations required at any of the sites to construct the ecosystem restoration work. Any conclusion or categorization included in this report that there are no utility or facility relocation to be performed by the Sponsors as part of their LERRD responsibilities is preliminary only. USACE will make a final determination of any relocation necessary for the construction, operation, or maintenance of the Recommended Plan after further analysis during PED. Should PED result in identifying utilities or facilities requiring relocation, a Final Attorney's Opinion of Compensability will be prepared for each of the impacted utility or facility.

18. Hazardous, Toxic, and Radioactive Waste (HTRW)

The study area has been inhabited and industrialized for over 200 years. Many contaminants have been transported throughout the estuary over that span. There were known contamination and superfund sites located within each planning region and in the vicinity of restoration sites. See Section 6.9, Affected Environmental: HTRW, of the HRE Final Integrated FR/EA for a summary of the HTRW data analyses available for each site. Additional HTRW sampling will take place during the PED phase of each site to identify any presence of contamination and the LER required. If unacceptable concentration of contaminants are identified, the LERRD Sponsor(s) for that site (in accordance with their PPA) will be responsible for 100% of the costs for clean up or other response action required prior to construction of the Recommended Plan.

19. Project Support

Through the years, the HRE Study included extensive collaborative efforts to reach out and include the needs and concerns of the general public, including a myriad of government agencies from the local municipalities to the federal level. Beginning in the

Hudson-Raritan Estuary Ecosystem Restoration Feasibility Study Final Integrated Feasibility Report & Environmental Assessment

late 1990s, many public meetings were held on the proposed habitat restoration for the various sites and region – presented as either their own independent feasibility study when sites of the Recommended Plan were standalone projects or as part of the current [consolidated] HRE Study. Strong support for the proposed restoration effort has been evident throughout the years. No opposition has been expressed by the public, local representatives, or other stakeholder organizations.

20. Risk Notification to Non-Federal Partners

During instances when the Sponsors choose to acquire real estate before the full execution of the PPA and before receiving the NTP letter from USACE, they assume full and sole responsibility for any and all costs and liabilities arising out of their acquisition effort. Generally, the risks include, but may not be limited to, the following:

- (1) Congress may not appropriate funds to construct the Recommended Plan;
- (2) The Recommended Plan may otherwise not be funded or approved for construction;
- (3) A PPA mutually agreeable to the Sponsors and the Government may not be executed and implemented;
- (4) The Sponsors may incur liabilities and expenses by virtue of its ownership of contaminated lands, or interests therein, whether such liability should arise out of local, state, or Federal laws or regulations including liability arising out of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), as amended;
- (5) The Sponsors may acquire interests or estates that are later determined by USACE to be inappropriate, insufficient, or otherwise not required for the Recommended Plan;
- (6) The Sponsors may initially acquire insufficient or excessive real property acreage, which may result in additional negotiations and benefit payments under PL 91-646 as well as the payment of additional fair market value to affected landowners that could have been avoided by delaying acquisition until after PPA execution and USACE's notice to commence acquisition; and
- (7) The Sponsors may incur costs or expenses in connection with its decision to acquire LER in advance of the executed PPA and issuance of the NTP letter, which may not be creditable under the provisions of WRDA 86 or the PPA.

Hudson-Raritan Estuary Ecosystem Restoration Feasibility Study Final Integrated Feasibility Report & Environmental Assessment

As required under the provisions of Engineering Regulation 405-1-12, Chapter 12, by letters dated April 15, 2020, a formal written notice was provided to the Sponsors outlining the above risks.

21. Other Pertinent Information

Seven restoration sites are located within the National Register of Eligible or Listed Properties. These restoration sites include: Branch Brook Park, Naval Weapons Station Earle Oysters, Bronx Zoo Dam, Stone Mill Dam, Bronxville Lake, Garth Woods/Harney Road, and Bush Terminal Oysters. Stone Mill Dam is also located within a National Historic Landmark. Coordination with the State Historic Preservation Office is ongoing to assess impacts, if any, the Recommended Plan may have on the aforementioned sites. If the conclusion results in an adverse effect on any one of the sites, the Recommended Plan's real estate requirements may change if mitigation to offset those impacts require land acquisition. Additional site specific information can be found in Appendix I – Cultural Resources Documentations.

22. Point of Contact

The point of contact for this REP is the Real Estate Project Delivery Team member Carlos E. Gonzalez at (917)790-8465 (Email: Carlos.E.Gonzalez@usace.army.mil).



Carlos E. Gonzalez
Realty Specialist



Lydia H. Williams
Chief, Real Estate
New York District

EXHIBIT "A"
REAL ESTATE MAPS



LEGEND

□ Parcel Boundaries (Block_Lot)

■ Fee

Sources:
 Imagery: Esri/DeLorme,
 Esri, DigitalGlobe, GeoEye, Earthstar Geographics,
 CNES/Airbus DS, USDA, USGS, AeroGRID, IGN,
 and the GIS User Community

Reference Map:
 Esri HERE, DeLorme, Mapbox, Aerial, P.
 GeoEye, IGN, GeoEye, Mapbox, Swire,
 Esri (Imagery, Mapbox, OpenStreetMap contributors,
 and the GIS User Community)

Coordinate System:
 NAD83_UTM_Zone_18N

0 350 700 1,400
 Feet

1 inch = 700 ft

**Hudson Raritan Estuary
 Real Estate Map**

Jamaica Bay:
 Dead Horse Bay

Page 1 of 20 Date: 2/10/2020

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LEGEND

- Parcel Boundaries (Block_Lot)
- Fee
- Temporary Work Area Easement
- Road Easement

Sources:
 Imagery: Esri/DeLorme, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community
 Reference Map: Esri/DeLorme, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community
 Coordinate System: NAD83 UTM Zone 18N

1 inch = 800 ft

0 400 800 1,600 Feet

**Hudson Raritan Estuary
Real Estate Map**

Jamaica Bay:
Fresh Creek

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NEW YORK DISTRICT





LEGEND

□ Parcel Boundaries (Block_Lot)

■ Fee

Sources:
 Imagery: GeoEye, Inc.
 ERI: DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Reference Map:
 Esri, HERE, DeLorme, Mapbox, Aerial, IBM Corp, Microsoft, Swire, Bing, Aero, IGN, Intermap, Inc., GEBCO, Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Coordinate System:
 NAD83 UTM Zone 18N

0 150 300 600 Feet

1 inch = 300 ft

**Hudson Raritan Estuary
 Real Estate Map**

Jamaica Bay:
 Stony Creek Marsh Island

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U.S. ARMY CORPS OF ENGINEERS
 NEW YORK DISTRICT





LEGEND

□ Parcel Boundaries (Block/Lot)

■ Fee

Sources:

Imagery Background:
 Esri DigitalGlobe, GeoEye, Earthstar Geographics,
 CNES/Airbus DS, USDA, USGS, AeroGRID, IGN,
 and the GIS User Community

Reference Map:
 Esri, HERE, DeLorme, Mapbox, Aerial, P.
 NICE, Inc., Swire, UNIC, LUMINA, U.S. Navy,
 AeroGRID, IGN, Esri, Intel, Imagery, Intermap,
 Esri, Korea, Esri (Thailand), Swire, © OpenStreetMap contributors,
 and the GIS User Community

Coordinate System:
 NAD83 UTM Zone 18N



1 inch = 200 ft

**Hudson Raritan Estuary
 Real Estate Map**

Jamaica Bay:
 Pumpkin Patch West Marsh Island

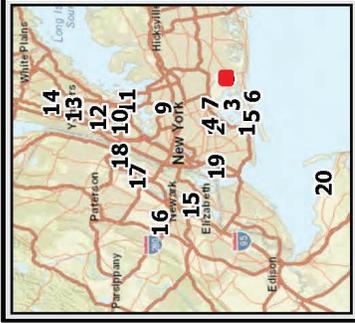
Page 5 of 20

Date: 2/10/2020



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 NEW YORK DISTRICT





LEGEND



Fee

Sources:
 Imagery: Esri/DeLorme, Inc.,
 Esri, DigitalGlobe, GeoEye, Earthstar Geographics,
 CNES/Airbus DS, USDA, USGS, AeroGRID, IGN,
 and the GIS User Community
 Reference Map:
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 Agnic, Swire, Bing, Aero, IGN, Intermap, Inc.,
 Esri, Here, Earthstar, GEBCO, CNES, and the GIS User Community
 Coordinate System:
 NAD83 UTM Zone 18N



1 inch = 550 ft

**Hudson Raritan Estuary
 Real Estate Map**

Jamaica Bay:
 Head of Jamaica Bay

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 NEW YORK DISTRICT



LEGEND

- Parcel Boundaries (Block/Lot)
- Fee
- Temporary Work Area Easement
- Road Easement

Sources:
 Imagery: Esri/DeLorme, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community
 Reference Map: Esri HERE, DeLorme, Mapbox, Microsoft, Swirenson, Bing, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community
 Coordinate System: NAD83 UTM Zone 18N

1 inch = 500 ft

0 250 500 1,000 Feet

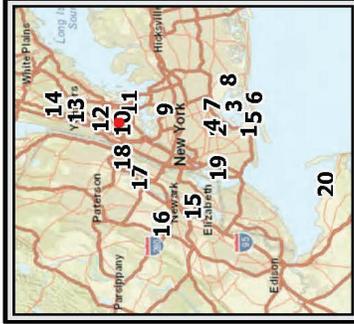
Hudson Raritan Estuary Real Estate Map

Harlem River, East River and Western Long Island Sound: Flushing Creek

Page 9 of 20 Date: 2/10/2020

U.S. ARMY CORPS OF ENGINEERS
 NEW YORK DISTRICT





LEGEND

- Parcel Boundaries (Block_Lot)
- Fee

Sources:
 Imagery: BingSatellite
 Esri, DigitalGlobe, GeoEye, Earthstar Geographics,
 CNES/Airbus DS, USDA, USGS, AeroGRID, IGN,
 and the GIS User Community
 Reference Map:
 Esri, HERE, DeLorme, Mapbox, Terasense, P.
 P. Swetkey, Swire, NaviTech, AeroGRID, IGN,
 Esri, Esri (Thailand), Swire, Swire, Swire, Swire,
 Esri, Esri (Thailand), Swire, Swire, Swire, Swire,
 and the GIS User Community
 Coordinate System:
 NAD83 UTM Zone 18N



1 inch = 150 ft

**Hudson Raritan Estuary
 Real Estate Map**

Harlem River, East River and
 Western Long Island Sound:
 Bronx Zoo and Dam



LEGEND

- Parcel Boundaries (Block_Lot)
- Fee

Sources:
 Imagery: Esri/DeLorme, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community
 Reference Map:
 Esri HERE, DeLorme, Mapbox, Aerial, P. GeoEye, IGN, GeoEye, Mapbox, Swire, Bing, Microsoft, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community
 Coordinate System:
 NAD83 UTM Zone 18N

0 150 300 600 Feet

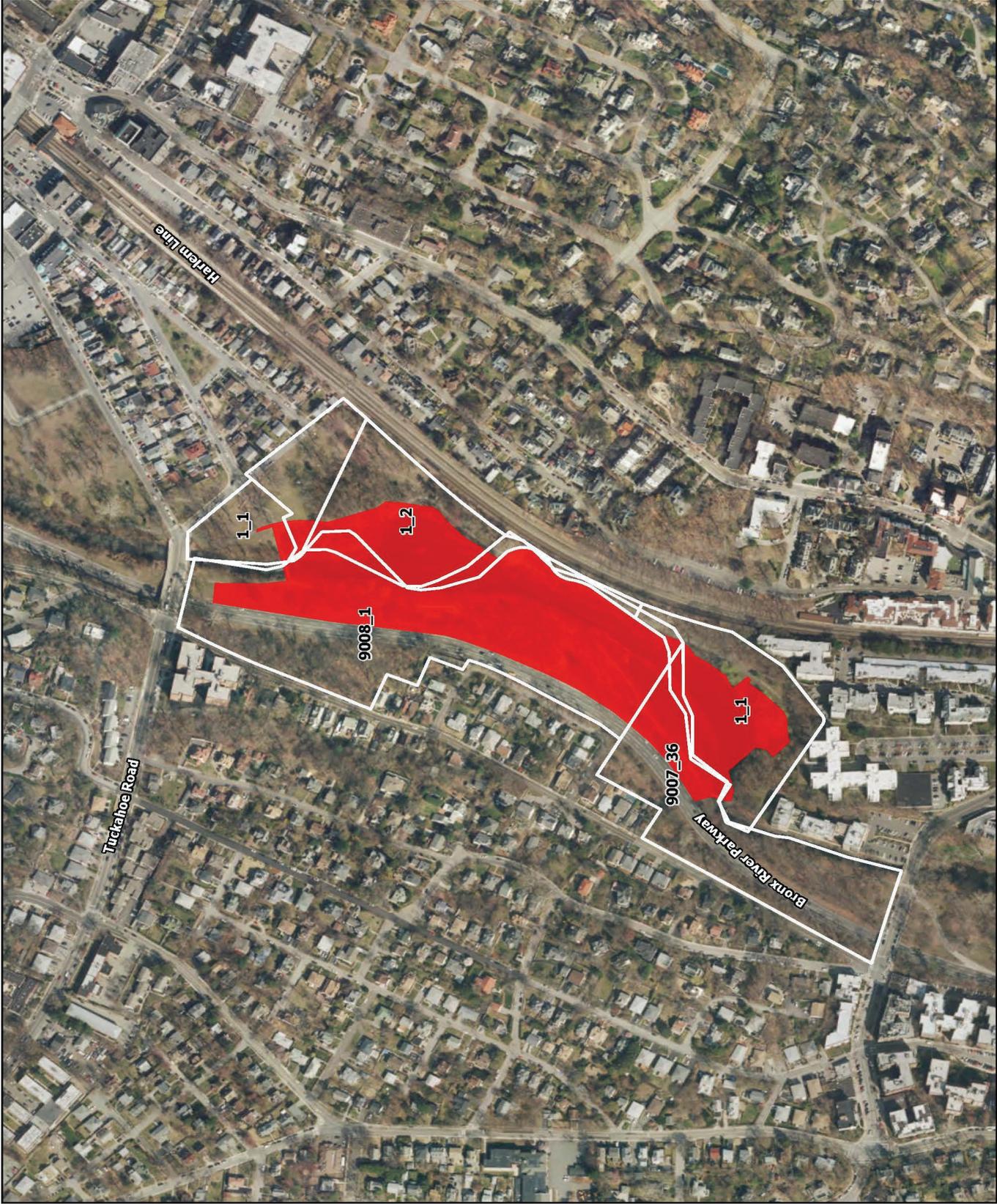
1 inch = 300 ft

**Hudson Raritan Estuary
 Real Estate Map**

Harlem River, East River and
 Western Long Island Sound:
 Bronxville Lake

Page 13 of 20 Date: 2/10/2020

U.S. ARMY CORPS OF ENGINEERS
 NEW YORK DISTRICT





LEGEND

□ Parcel Boundaries (Block_Lot)

■ Fee

Sources:
 Imagery: Esri/DeLorme, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Reference Map:
 Esri, HERE, DeLorme, Mapbox, Aerial, P. GeoEye, IGN, GeoEye, Mapbox, Swire, and the GIS User Community

Coordinate System:
 NAD83 UTM Zone 18N

0 150 300 600 Feet

1 inch = 300 ft

**Hudson Raritan Estuary
 Real Estate Map**

Harlem River, East River and
 Western Long Island Sound:
 Garth Woods/Harney Road

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U.S. ARMY CORPS OF ENGINEERS
 NEW YORK DISTRICT





LEGEND

- Parcel Boundaries (Block_Lot)
- Fee
- Road Easement

Sources:
 Imagery: Google Earth
 Esri, DeLorme, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Reference Map:
 Esri, HERE, DeLorme, Mapbox, Aerial, NAVTEQ, Swire, GEBCO, IGN, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Coordinate System:
 NAD83 UTM Zone 18N

0 200 400 800 Feet

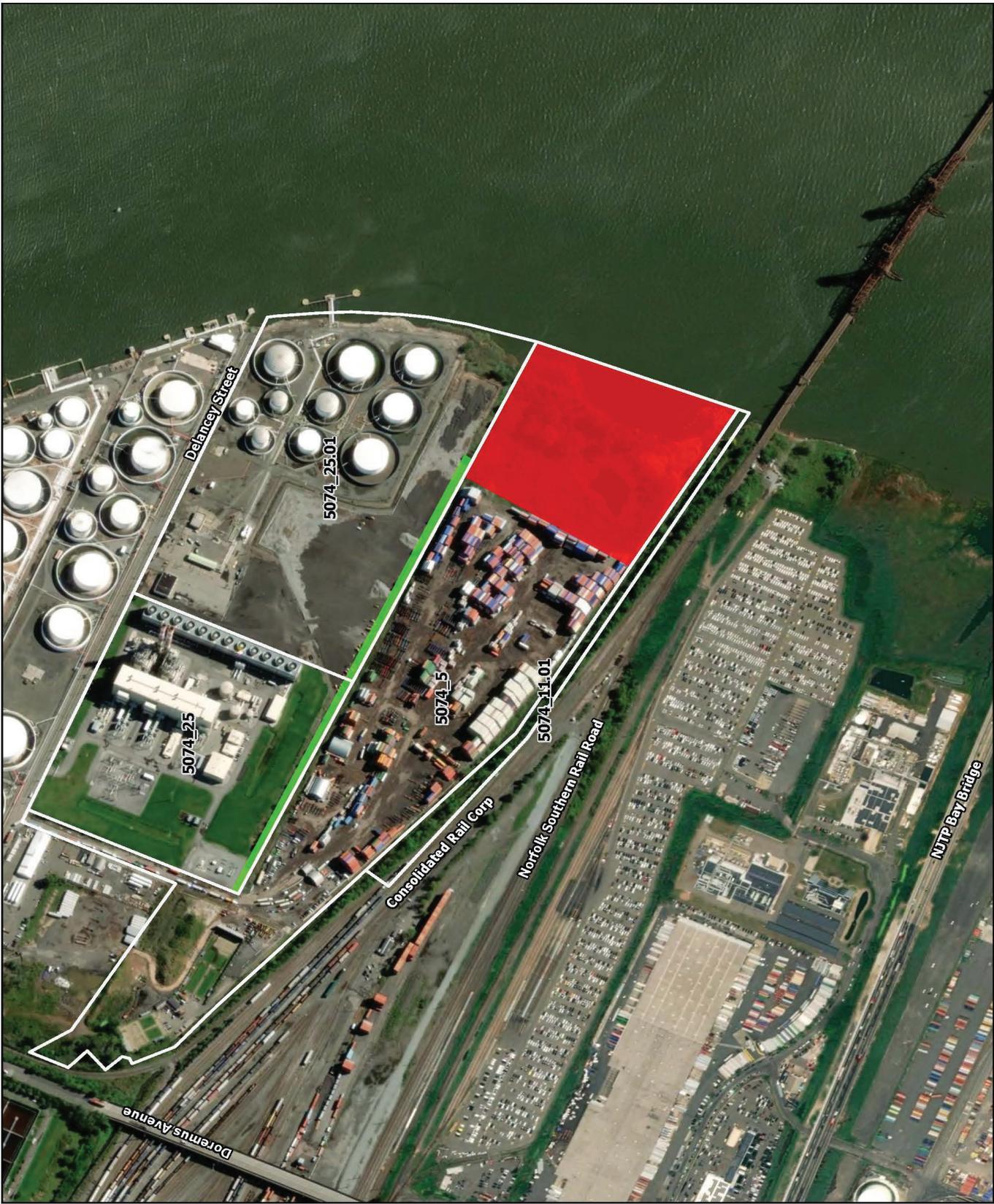
1 inch = 400 ft

**Hudson Raritan Estuary
 Real Estate Map**

Newark Bay, Hackensack River
 and Passaic River:
 Oak Island Yards

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U.S. ARMY CORPS OF ENGINEERS
 NEW YORK DISTRICT





LEGEND

- Parcel Boundaries (Block_Lot)
- Fee

Sources:
 Imagery: GeoEye and
 Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN,
 and the GIS User Community

Reference Map:
 Esri, HERE, DeLorme, Mapbox, Aerial, Bing, Microsoft, Swatch, GEBCO, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Coordinate System:
 NAD83 UTM Zone 18N

Scale:
 1 inch = 500 ft

0 250 500 1,000 Feet

**Hudson Raritan Estuary
 Real Estate Map**

Newark Bay, Hackensack River
 and Passaic River:
 Meadowlark Marsh

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U.S. ARMY CORPS OF ENGINEERS
 NEW YORK DISTRICT



EXHIBIT "B"
PARCEL DATA

EXHIBIT "B"
PARCEL DATA

Site Name	Block	Lot	Owner Name	Fee	RdEsmt	TWAE	Grand Total
Jamaica Bay Planning Region							
Dead Horse Bay	8590	700	National Park Service	43.97	-	-	43.97
Fresh Creek	8235	7501	Private Owner	0.84	-	-	0.84
Fresh Creek	8235	100	Private Owner	1.21	-	-	1.21
Fresh Creek	8235	150	Private Owner	0.16	-	-	0.16
Fresh Creek	4452	2	National Parks Service	-	0.47	0.07	0.55
Fresh Creek	8273	220	City of New York	0.26	-	-	0.26
Fresh Creek	8329	1005	City of New York	0.24	-	-	0.24
Fresh Creek	8235	20	City of New York	0.92	-	-	0.92
Fresh Creek	8235	189	City of New York	0.06	-	-	0.06
Fresh Creek	8235	190	City of New York	5.51	-	-	5.51
Fresh Creek	8235	205	City of New York	0.26	-	-	0.26
Fresh Creek	8235	225	City of New York	0.66	-	-	0.66
Fresh Creek	8235	238	City of New York	1.03	-	-	1.03
Fresh Creek	8235	243	City of New York	2.06	-	-	2.06
Fresh Creek	8235	251	City of New York	1.15	-	-	1.15
Fresh Creek	8235	255	City of New York	0.81	-	-	0.81
Fresh Creek	8235	265	City of New York	0.52	-	-	0.52
Fresh Creek	8235	270	City of New York	0.70	-	-	0.70
Fresh Creek	8235	275	City of New York	0.83	-	-	0.83
Fresh Creek	8235	279	City of New York	0.97	-	-	0.97
Fresh Creek	8235	284	City of New York	0.52	-	-	0.52
Fresh Creek	8235	330	City of New York	0.17	-	-	0.17
Fresh Creek	8273	67	City of New York	0.07	-	-	0.07
Fresh Creek	8273	97	City of New York	0.63	-	-	0.63
Fresh Creek	8273	132	City of New York	3.90	-	-	3.90
Fresh Creek	8273	154	City of New York	0.63	-	-	0.63
Fresh Creek	8273	250	City of New York	0.78	-	-	0.78

EXHIBIT "B"
PARCEL DATA

Site Name	Block	Lot	Owner Name	Fee	RdEsmt	TWAE	Grand Total
Fresh Creek	8273	291	City of New York	1.00	-	-	1.00
Fresh Creek	8273	300	City of New York	5.96	-	-	5.96
Fresh Creek	8273	377	City of New York	0.18	-	-	0.18
Fresh Creek	8329	425	City of New York	2.19	-	-	2.19
Fresh Creek	8235	30	Private Owner	0.11	-	-	0.11
Fresh Creek	8273	155	City of New York	0.09	-	-	0.09
Fresh Creek	8273	160	City of New York	0.09	-	-	0.09
Fresh Creek	8273	165	City of New York	0.05	-	-	0.05
Fresh Creek	-	-	City of New York (Submerged Lands)	59.85	0.92	0.84	61.61
Duck Point Marsh Island	4587	12	National Park Service	23.58	-	-	23.58
Duck Point Marsh Island	-	-	NPS (Submerged Lands)	16.03	-	-	16.03
Stony Creek Marsh Island	4587	12	National Parks Service	36.70	-	-	36.70
Stony Creek Marsh Island	-	-	NPS (Submerged Lands)	16.73	-	-	16.73
Pumpkin Patch West Marsh Island	4587	12	National Park Service	9.29	-	-	9.29
Pumpkin Patch West Marsh Island	-	-	NPS (Submerged Lands)	17.39	-	-	17.39
Pumpkin Patch East Marsh Island	4587	12	National Parks Service	7.83	-	-	7.83
Pumpkin Patch East Marsh Island	-	-	NPS (Submerged Lands)	21.58	-	-	21.58
Elders Point Marsh Island	4587	12	National Park Service	1.42	-	-	1.42
Elders Point Marsh Island	-	-	NPS (Submerged Lands)	26.84	-	-	26.84
Head of Jamaica Bay	-	-	City of New York (Submerged Lands)	18.08	-	-	18.08
Harlem River, East River, and Western Long Island Sound Planning Region							
Flushing Creek	2018	200	NYC Transit Authority	0.37	-	-	0.37
Flushing Creek	5066	190	City of New York	0.04	-	-	0.04
Flushing Creek	1833	155	City of New York	-	0.20	-	0.20
Flushing Creek	1833	172	City of New York	-	0.16	-	0.16
Flushing Creek	1833	1	Long Island Rail Road	1.27	0.36	-	1.63
Flushing Creek	1833	101	Long Island Rail Road	-	-	0.02	0.02
Flushing Creek	1833	250	Long Island Rail Road	1.52	-	-	-

EXHIBIT "B"
PARCEL DATA

Site Name	Block	Lot	Owner Name	Fee	RdEsmt	TWAE	Grand Total
Flushing Creek	2018	300	Long Island Rail Road	4.87	0.14	0.06	5.07
Flushing Creek	5066	250	Long Island Rail Road	0.63	-	-	0.63
Flushing Creek	2018	75	NYC Transit Authority	-	0.06	0.19	0.25
Flushing Creek	2018	350	NYC Transit Authority	-	0.15	-	0.15
Flushing Creek	2018	1000	NYC Transit Authority	-	0.08	-	0.08
Flushing Creek	1833	240	City of New York	2.19	0.79	-	2.98
Flushing Creek	1833	245	City of New York	0.02	-	-	0.02
Flushing Creek	5066	105	City of New York	0.01	-	-	0.01
Flushing Creek	-	-	City of New York (Submerged Lands)	9.04	-	-	9.04
Bronx Zoo and Dam	3120	20	City of New York	0.19	-	-	0.19
Bronx Zoo and Dam	4333	1	City of New York	0.52	-	-	0.52
Bronx Zoo and Dam	-	-	City of New York (Submerged Lands)	2.39	-	-	2.39
Stone Mill Dam	3272	1	City of New York	0.19	-	-	0.19
Stone Mill Dam	4336	1	City of New York	0.14	-	-	0.14
Stone Mill Dam	-	-	City of New York (Submerged Lands)	0.02	-	-	0.02
Shoelace Park	3360	1	City of New York	0.37	-	-	0.37
Shoelace Park	3360	20	City of New York	22.58	-	-	22.58
Shoelace Park	-	-	City of New York (Submerged Lands)	5.62	-	-	5.62
Bronxville Lake	1	1	Westchester County	2.28	-	-	2.28
Bronxville Lake	1	2	Westchester County	2.10	-	-	2.10
Bronxville Lake	9007	36	Westchester County	1.24	-	-	1.24
Bronxville Lake	9008	1	Westchester County	7.50	-	-	7.50
Bronxville Lake	-	-	Westchester County (Submerged Lands)	0.39	-	-	0.39
Garth Woods/Harney Road	1	1	Westchester	0.08	-	-	0.08
Garth Woods/Harney Road	9019	1	Westchester	0.05	-	-	0.05
Garth Woods/Harney Road	9020	1	Westchester	4.24	-	-	4.24
Garth Woods/Harney Road	9021	1	Westchester	0.40	-	-	0.40
Garth Woods/Harney Road	-	-	Westchester County (Submerged Lands)	1.06	-	-	1.06

EXHIBIT "B"
PARCEL DATA

Site Name	Block	Lot	Owner Name	Fee	RdEsmt	TWAE	Grand Total
Newark Bay, Hackensack River, and Passaic River Planning Region							
Oak Island Yards	5074	25.01	Private Owner	-	0.94	-	0.94
Oak Island Yards	5074	5	Private Owner	13.99	-	-	13.99
Oak Island Yards	5074	25	Private Owner	-	0.78	-	0.78
Branch Brook Park	459	1	Essex County Park Commission	20.61	-	-	20.61
Branch Brook Park	504	1	Essex County Park Commission	17.63	-	-	17.63
Branch Brook Park	690	1	Essex County Park Commission	16.93	-	-	16.93
Branch Brook Park	-	-	Essex County (Park Avenue)	0.14	-	-	0.14
Metromedia Tract	137	20	New Jersey Turnpike Authority	-	0.14	-	0.14
Metromedia Tract	137	22	Private Owner	0.22	0.28	-	0.50
Metromedia Tract	137	23	Private Owner	-	0.35	-	0.35
Metromedia Tract	137	24	Private Owner	-	0.32	-	0.32
Metromedia Tract	137	32	Private Owner	0.56	-	-	0.56
Metromedia Tract	137	33	Private Owner	0.89	-	-	0.89
Metromedia Tract	138	3	New Jersey Meadowlands Commission	6.50	0.21	-	6.71
Metromedia Tract	138	4	New Jersey Meadowlands Commission	9.92	-	-	9.92
Metromedia Tract	138	5	New Jersey Meadowlands Commission	6.45	-	-	6.45
Metromedia Tract	138	6	New Jersey Meadowlands Commission	16.56	-	-	16.56
Metromedia Tract	138	7	New Jersey Meadowlands Commission	6.69	-	-	6.69
Metromedia Tract	138	8	Borough of Carlstadt	11.22	-	-	11.22
Metromedia Tract	138	9	New Jersey Meadowlands Commission	0.54	-	-	0.54
Metromedia Tract	138	10	New Jersey Meadowlands Commission	7.45	-	-	7.45
Metromedia Tract	-	-	State of New Jersey (Submerged Lands)	2.32	-	-	2.32
Meadowlark Marsh	4005	1	New Jersey Turnpike Authority	0.54	-	-	0.54
Meadowlark Marsh	4006	1	New Jersey Meadowlands Commission	83.84	-	-	83.84
Upper Bay							
Bush Terminal	715	1	City of New York	0.097	-	-	0.097
Bush Terminal	725	1	City of New York	5.59	-	-	5.59

EXHIBIT "B"
PARCEL DATA

Site Name	Block	Lot	Owner Name	Fee	RdEsmt	TWAE	Grand Total
Bush Terminal	725	200	City of New York	1.43	-	-	1.43
Bush Terminal	-	-	City of New York (Submerged Lands)	55.70	-	-	55.70
Lower Bay							
Naval Weapons Station Earle	-	-	State of New Jersey (Submerged Lands)	10.26	-	-	10.26

EXHIBIT "C"
STANDARD ESTATES

EXHIBIT "C"
STANDARD ESTATES

1) FEE (USACE Standard Estate No. 1)

The fee simple title to the land is described in Schedule A, subject, however, to existing easements for public roads and highways, public utilities, railroads and pipelines.

2) ROAD EASEMENT (USACE Standard Estate No. 11)

A perpetual non-exclusive and assignable easement and right-of-way in, on, over and across the land described in Schedule A for the location, construction, operation, maintenance, alteration replacement of a road 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.

3) TEMPORARY WORK AREA EASEMENT (USACE Standard Estate No. 15)

A temporary easement and right-of-way in, on, over and across the land described in Schedule A, for a period not to exceed (site specific), 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 work area, including the right to 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 Hudson River Habitat Restoration, Ecosystem Restoration 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.

EXHIBIT "D"

BASELINE COST ESTATE FOR REAL ESTATE

EXHIBIT "D"

BASELINE COST ESTIMATE FOR REAL ESTATE

BASELINE COST ESTIMATE FOR REAL ESTATE				
HUDSON-RARITAN ESTUARY ECOSYSTEM RESTORATION FEASIBILITY STUDY				
	COST ITEM / ACTIVITY	NON-FED	FEDERAL	TOTAL COSTS
01A	INCIDENTAL COSTS	\$1,269,000	\$669,000	\$1,938,000
01A1	Acquisition (Admin Costs)	\$795,000	\$265,000	\$1,060,000
01A1A	By the Non-Federal Sponsor	\$795,000		
01A1B	By Government (Gov't) on behalf of NFS			
01A1C	By Gov't		\$265,000	
01A2	Land Survey	\$58,500	\$39,000	\$97,500
01A2A	By NFS	\$58,500		
01A2B	By Gov't on behalf of NFS			
01A2C	Review of NFS		\$39,000	
01A3	Appraisal	\$82,500	\$66,000	\$148,500
01A3A	By NFS	\$82,500		
01A3B	By Gov't on behalf of NFS			
01A3C	Review of NFS		\$66,000	
01A4	Title Services & Closing	\$68,000	\$34,000	\$102,000
01A4A	By NFS	\$68,000		
01A4B	By Gov't on behalf of NFS			
01A4C	Review of NFS		\$34,000	
01A5	Other Professional Services	\$0	\$0	\$0
01A5A	By NFS			
01A5B	By Gov't on behalf of NFS			
01A5C	Review of NFS			
01A6	PL 91-646 Assistance	\$0	\$0	\$0
01A6A	By NFS			
01A6B	By Gov't on behalf of NFS			
01A6C	Review of NFS			
01A7	Audit	\$265,000	\$265,000	\$530,000
01A7A	By NFS	\$265,000		
01A7B	By Gov't		\$265,000	
01B	ACQUISITION COSTS	\$4,326,950	\$0	\$4,326,950
01B1	Land Payments	\$4,326,950	\$0	\$4,326,950
01B1A	By NFS	\$4,126,950		
01B1B	By Gov't on behalf of NFS			
01B2	Damage Payments	\$0	\$0	\$0
01B2A	By NFS			
01B2B	By Gov't on behalf of NFS			
01B3	PL 91-646 Payment	\$0	\$0	\$0
01B3A	By NFS			
01B3B	By Gov't on behalf of NFS			
01B4	Condemnation	\$0	\$0	\$0
01B4A	By NFS			
01B4B	By Gov't on behalf of NFS			
01B5	Disposals	\$0	\$0	\$0
01B5A	By NFS			
01B5B	By Gov't on behalf of NFS			
	Subtotal Lands & Damages (01A & 01B)	\$5,595,950	\$669,000	\$6,264,950
	Contingencies	\$1,732,620	\$210,450	\$1,943,070
01	TOTAL LANDS & DAMAGES	\$7,328,570	\$879,450	\$8,208,020
02	TOTAL RELOCATIONS (Facilities & Utilities) (02-Cost Acct.)	\$0	\$0	\$0

EXHIBIT "D"

BASELINE COST ESTIMATE FOR REAL ESTATE

BASELINE COST ESTIMATE FOR REAL ESTATE				
HUDSON-RARITAN ESTUARY ECOSYSTEM RESTORATION FEASIBILITY STUDY				
JAMAICA BAY PLANNING REGION				
	COST ITEM / ACTIVITY	NON-FED	FEDERAL	TOTAL COSTS
01A	INCIDENTAL COSTS	\$529,000	\$274,000	\$803,000
01A1	Acquisition (Admin Costs)	\$352,500	\$117,500	\$470,000
01A1A	By the Non-Federal Sponsor	\$352,500		
01A1B	By Government (Gov't) on behalf of NFS			
01A1C	By Gov't		\$117,500	
01A2	Land Survey	\$21,000	\$14,000	\$35,000
01A2A	By NFS	\$21,000		
01A2B	By Gov't on behalf of NFS			
01A2C	Review of NFS		\$14,000	
01A3	Appraisal	\$20,000	\$16,000	\$36,000
01A3A	By NFS	\$20,000		
01A3B	By Gov't on behalf of NFS			
01A3C	Review of NFS		\$16,000	
01A4	Title Services & Closing	\$18,000	\$9,000	\$27,000
01A4A	By NFS	\$18,000		
01A4B	By Gov't on behalf of NFS			
01A4C	Review of NFS		\$9,000	
01A5	Other Professional Services	\$0	\$0	\$0
01A5A	By NFS			
01A5B	By Gov't on behalf of NFS			
01A5C	Review of NFS			
01A6	PL 91-646 Assistance	\$0	\$0	\$0
01A6A	By NFS			
01A6B	By Gov't on behalf of NFS			
01A6C	Review of NFS			
01A7	Audit	\$117,500	\$117,500	\$235,000
01A7A	By NFS	\$117,500		
01A7B	By Gov't		\$117,500	
01B	ACQUISITION COSTS	\$951,500	\$0	\$951,500
01B1	Land Payments	\$951,500	\$0	\$951,500
01B1A	By NFS	\$951,500		
01B1B	By Gov't on behalf of NFS			
01B2	Damage Payments	\$0	\$0	\$0
01B2A	By NFS			
01B2B	By Gov't on behalf of NFS			
01B3	PL 91-646 Payment	\$0	\$0	\$0
01B3A	By NFS			
01B3B	By Gov't on behalf of NFS			
01B4	Condemnation	\$0	\$0	\$0
01B4A	By NFS	\$0		
01B4B	By Gov't on behalf of NFS			
01B5	Disposals	\$0	\$0	\$0
01B5A	By Government			
01B5B	By NFS			
01B5C	By Gov't on behalf of NFS			
	Subtotal Lands & Damages (01A & 01B)	\$1,480,500	\$274,000	\$1,754,500
	Contingencies	\$444,150	\$82,200	\$526,350
01	TOTAL LANDS & DAMAGES	\$1,924,650	\$356,200	\$2,280,850
02	TOTAL RELOCATIONS (Facilities & Utilities) (02-Cost Acct.)	\$0	\$0	\$0

EXHIBIT "D"

BASELINE COST ESTIMATE FOR REAL ESTATE

BASELINE COST ESTIMATE FOR REAL ESTATE				
HUDSON-RARITAN ESTUARY ECOSYSTEM RESTORATION FEASIBILITY STUDY				
JAMAICA BAY: DEAD HORSE BAY				
	COST ITEM / ACTIVITY	NON-FED	FEDERAL	TOTAL COSTS
01A	INCIDENTAL COSTS	\$23,500	\$12,000	\$35,500
01A1	Acquisition (Admin Costs)	\$15,000	\$5,000	\$20,000
01A1A	By the Non-Federal Sponsor	\$15,000		
01A1B	By Government (Gov't) on behalf of NFS			
01A1C	By Gov't		\$5,000	
01A2	Land Survey	\$1,500	\$1,000	\$2,500
01A2A	By NFS	\$1,500		
01A2B	By Gov't on behalf of NFS			
01A2C	Review of NFS		\$1,000	
01A3	Appraisal	\$0	\$0	\$0
01A3A	By NFS			
01A3B	By Gov't on behalf of NFS			
01A3C	Review of NFS			
01A4	Title Services & Closing	\$2,000	\$1,000	\$3,000
01A4A	By NFS	\$2,000		
01A4B	By Gov't on behalf of NFS			
01A4C	Review of NFS		\$1,000	
01A5	Other Professional Services	\$0	\$0	\$0
01A5A	By NFS			
01A5B	By Gov't on behalf of NFS			
01A5C	Review of NFS			
01A6	PL 91-646 Assistance	\$0	\$0	\$0
01A6A	By NFS			
01A6B	By Gov't on behalf of NFS			
01A6C	Review of NFS			
01A7	Audit	\$5,000	\$5,000	\$10,000
01A7A	By NFS	\$5,000		
01A7B	By Gov't		\$5,000	
01B	ACQUISITION COSTS	\$0	\$0	\$0
01B1	Land Payments	\$0	\$0	\$0
01B1A	By NFS			
01B1B	By Gov't on behalf of NFS			
01B2	Damage Payments	\$0	\$0	\$0
01B2A	By NFS			
01B2B	By Gov't on behalf of NFS			
01B3	PL 91-646 Payment	\$0	\$0	\$0
01B3A	By NFS			
01B3B	By Gov't on behalf of NFS			
01B4	Condemnation	\$0	\$0	\$0
01B4A	By NFS			
01B4B	By Gov't on behalf of NFS			
01B5	Disposals	\$0	\$0	\$0
01B5A	By Government			
01B5B	By NFS			
01B5C	By Gov't on behalf of NFS			
	Subtotal Lands & Damages (01A & 01B)	\$23,500	\$12,000	\$35,500
	Contingency (30%)	\$7,050	\$3,600	\$10,650
01	TOTAL LANDS & DAMAGES	\$30,550	\$15,600	\$46,150
02	TOTAL RELOCATIONS (Facilities & Utilities) (02-Cost Acct.)	\$0	\$0	\$0

EXHIBIT "D"

BASELINE COST ESTIMATE FOR REAL ESTATE

BASELINE COST ESTIMATE FOR REAL ESTATE				
HUDSON-RARITAN ESTUARY ECOSYSTEM RESTORATION FEASIBILITY STUDY				
JAMAICA BAY: FRESH CREEK				
	COST ITEM / ACTIVITY	NON-FED	FEDERAL	TOTAL COSTS
01A	INCIDENTAL COSTS	\$438,000	\$227,000	\$665,000
01A1	Acquisition (Admin Costs)	\$292,500	\$97,500	\$390,000
01A1A	By the Non-Federal Sponsor	\$292,500		
01A1B	By Government (Gov't) on behalf of NFS			
01A1C	By Gov't		\$97,500	
01A2	Land Survey	\$12,000	\$8,000	\$20,000
01A2A	By NFS	\$12,000		
01A2B	By Gov't on behalf of NFS			
01A2C	Review of NFS		\$8,000	
01A3	Appraisal	\$20,000	\$16,000	\$36,000
01A3A	By NFS	\$20,000		
01A3B	By Gov't on behalf of NFS			
01A3C	Review of NFS		\$16,000	
01A4	Title Services & Closing	\$16,000	\$8,000	\$24,000
01A4A	By NFS	\$16,000		
01A4B	By Gov't on behalf of NFS			
01A4C	Review of NFS		\$8,000	
01A5	Other Professional Services	\$0	\$0	\$0
01A5A	By NFS			
01A5B	By Gov't on behalf of NFS			
01A5C	Review of NFS			
01A6	PL 91-646 Assistance	\$0	\$0	\$0
01A6A	By NFS			
01A6B	By Gov't on behalf of NFS			
01A6C	Review of NFS			
01A7	Audit	\$97,500	\$97,500	\$195,000
01A7A	By NFS	\$97,500		
01A7B	By Gov't		\$97,500	
01B	ACQUISITION COSTS	\$951,500	\$0	\$951,500
01B1	Land Payments	\$951,500	\$0	\$951,500
01B1A	By NFS	\$951,500		
01B1B	By Gov't on behalf of NFS			
01B2	Damage Payments	\$0	\$0	\$0
01B2A	By NFS			
01B2B	By Gov't on behalf of NFS			
01B3	PL 91-646 Payment	\$0	\$0	\$0
01B3A	By NFS			
01B3B	By Gov't on behalf of NFS			
01B4	Condemnation	\$0	\$0	\$0
01B4A	By NFS			
01B4B	By Gov't on behalf of NFS			
01B5	Disposals	\$0	\$0	\$0
01B5A	By Government			
01B5B	By NFS			
01B5C	By Gov't on behalf of NFS			
	Subtotal Lands & Damages (01A & 01B)	\$1,389,500	\$227,000	\$1,616,500
	Contingency (30%)	\$416,850	\$68,100	\$484,950
01	TOTAL LANDS & DAMAGES	\$1,806,350	\$295,100	\$2,101,450
02	TOTAL RELOCATIONS (Facilities & Utilities) (02-Cost Acct.)	\$0	\$0	\$0

EXHIBIT "D"

BASELINE COST ESTIMATE FOR REAL ESTATE

BASELINE COST ESTIMATE FOR REAL ESTATE				
HUDSON-RARITAN ESTUARY ECOSYSTEM RESTORATION FEASIBILITY STUDY				
JAMAICA BAY: DUCK POINT MARSH ISLAND				
	COST ITEM / ACTIVITY	NON-FED	FEDERAL	TOTAL COSTS
01A	INCIDENTAL COSTS	\$11,500	\$6,000	\$17,500
01A1	Acquisition (Admin Costs)	\$7,500	\$2,500	\$10,000
01A1A	By the Non-Federal Sponsor	\$7,500		
01A1B	By Government (Gov't) on behalf of NFS			
01A1C	By Gov't		\$2,500	
01A2	Land Survey	\$1,500	\$1,000	\$2,500
01A2A	By NFS	\$1,500		
01A2B	By Gov't on behalf of NFS			
01A2C	Review of NFS		\$1,000	
01A3	Appraisal	\$0	\$0	\$0
01A3A	By NFS			
01A3B	By Gov't on behalf of NFS			
01A3C	Review of NFS			
01A4	Title Services & Closing	\$0	\$0	\$0
01A4A	By NFS			
01A4B	By Gov't on behalf of NFS			
01A4C	Review of NFS			
01A5	Other Professional Services	\$0	\$0	\$0
01A5A	By NFS			
01A5B	By Gov't on behalf of NFS			
01A5C	Review of NFS			
01A6	PL 91-646 Assistance	\$0	\$0	\$0
01A6A	By NFS			
01A6B	By Gov't on behalf of NFS			
01A6C	Review of NFS			
01A7	Audit	\$2,500	\$2,500	\$5,000
01A7A	By NFS	\$2,500		
01A7B	By Gov't		\$2,500	
01B	ACQUISITION COSTS	\$0	\$0	\$0
01B1	Land Payments	\$0	\$0	\$0
01B1A	By NFS			
01B1B	By Gov't on behalf of NFS			
01B2	Damage Payments	\$0	\$0	\$0
01B2A	By NFS			
01B2B	By Gov't on behalf of NFS			
01B3	PL 91-646 Payment	\$0	\$0	\$0
01B3A	By NFS			
01B3B	By Gov't on behalf of NFS			
01B4	Condemnation	\$0	\$0	\$0
01B4A	By NFS			
01B4B	By Gov't on behalf of NFS			
01B5	Disposals	\$0	\$0	\$0
01B5A	By Government			
01B5B	By NFS			
01B5C	By Gov't on behalf of NFS			
	Subtotal Lands & Damages (01A & 01B)	\$11,500	\$6,000	\$17,500
	Contingency (30%)	\$3,450	\$1,800	\$5,250
01	TOTAL LANDS & DAMAGES	\$14,950	\$7,800	\$22,750
02	TOTAL RELOCATIONS (Facilities & Utilities) (02-Cost Acct.)	\$0	\$0	\$0

EXHIBIT "D"

BASELINE COST ESTIMATE FOR REAL ESTATE

BASELINE COST ESTIMATE FOR REAL ESTATE HUDSON-RARITAN ESTUARY ECOSYSTEM RESTORATION FEASIBILITY STUDY JAMAICA BAY: STONY CREEK MARSH ISLAND				
	COST ITEM / ACTIVITY	NON-FED	FEDERAL	TOTAL COSTS
01A	INCIDENTAL COSTS	\$11,500	\$6,000	\$17,500
01A1	Acquisition (Admin Costs)	\$7,500	\$2,500	\$10,000
01A1A	By the Non-Federal Sponsor	\$7,500		
01A1B	By Government (Gov't) on behalf of NFS			
01A1C	By Gov't		\$2,500	
01A2	Land Survey	\$1,500	\$1,000	\$2,500
01A2A	By NFS	\$1,500		
01A2B	By Gov't on behalf of NFS			
01A2C	Review of NFS		\$1,000	
01A3	Appraisal	\$0	\$0	\$0
01A3A	By NFS			
01A3B	By Gov't on behalf of NFS			
01A3C	Review of NFS			
01A4	Title Services & Closing	\$0	\$0	\$0
01A4A	By NFS			
01A4B	By Gov't on behalf of NFS			
01A4C	Review of NFS			
01A5	Other Professional Services	\$0	\$0	\$0
01A5A	By NFS			
01A5B	By Gov't on behalf of NFS			
01A5C	Review of NFS			
01A6	PL 91-646 Assistance	\$0	\$0	\$0
01A6A	By NFS			
01A6B	By Gov't on behalf of NFS			
01A6C	Review of NFS			
01A7	Audit	\$2,500	\$2,500	\$5,000
01A7A	By NFS	\$2,500		
01A7B	By Gov't		\$2,500	
01B	ACQUISITION COSTS	\$0	\$0	\$0
01B1	Land Payments	\$0	\$0	\$0
01B1A	By NFS			
01B1B	By Gov't on behalf of NFS			
01B2	Damage Payments	\$0	\$0	\$0
01B2A	By NFS			
01B2B	By Gov't on behalf of NFS			
01B3	PL 91-646 Payment	\$0	\$0	\$0
01B3A	By NFS			
01B3B	By Gov't on behalf of NFS			
01B4	Condemnation	\$0	\$0	\$0
01B4A	By NFS			
01B4B	By Gov't on behalf of NFS			
01B5	Disposals	\$0	\$0	\$0
01B5A	By Government			
01B5B	By NFS			
01B5C	By Gov't on behalf of NFS			
	Subtotal Lands & Damages (01A & 01B)	\$11,500	\$6,000	\$17,500
	Contingency (30%)	\$3,450	\$1,800	\$5,250
01	TOTAL LANDS & DAMAGES	\$14,950	\$7,800	\$22,750
02	TOTAL RELOCATIONS (Facilities & Utilities) (02-Cost Acct.)	\$0	\$0	\$0

EXHIBIT "D"

BASELINE COST ESTIMATE FOR REAL ESTATE

BASELINE COST ESTIMATE FOR REAL ESTATE				
HUDSON-RARITAN ESTUARY ECOSYSTEM RESTORATION FEASIBILITY STUDY				
JAMAICA BAY: PUMPKIN PATCH WEST MARSH ISLAND				
	COST ITEM / ACTIVITY	NON-FED	FEDERAL	TOTAL COSTS
01A	INCIDENTAL COSTS	\$11,500	\$6,000	\$17,500
01A1	Acquisition (Admin Costs)	\$7,500	\$2,500	\$10,000
01A1A	By the Non-Federal Sponsor	\$7,500		
01A1B	By Government (Gov't) on behalf of NFS			
01A1C	By Gov't		\$2,500	
01A2	Land Survey	\$1,500	\$1,000	\$2,500
01A2A	By NFS	\$1,500		
01A2B	By Gov't on behalf of NFS			
01A2C	Review of NFS		\$1,000	
01A3	Appraisal	\$0	\$0	\$0
01A3A	By NFS			
01A3B	By Gov't on behalf of NFS			
01A3C	Review of NFS			
01A4	Title Services & Closing	\$0	\$0	\$0
01A4A	By NFS			
01A4B	By Gov't on behalf of NFS			
01A4C	Review of NFS			
01A5	Other Professional Services	\$0	\$0	\$0
01A5A	By NFS			
01A5B	By Gov't on behalf of NFS			
01A5C	Review of NFS			
01A6	PL 91-646 Assistance	\$0	\$0	\$0
01A6A	By NFS			
01A6B	By Gov't on behalf of NFS			
01A6C	Review of NFS			
01A7	Audit	\$2,500	\$2,500	\$5,000
01A7A	By NFS	\$2,500		
01A7B	By Gov't		\$2,500	
01B	ACQUISITION COSTS	\$0	\$0	\$0
01B1	Land Payments	\$0	\$0	\$0
01B1A	By NFS			
01B1B	By Gov't on behalf of NFS			
01B2	Damage Payments	\$0	\$0	\$0
01B2A	By NFS			
01B2B	By Gov't on behalf of NFS			
01B3	PL 91-646 Payment	\$0	\$0	\$0
01B3A	By NFS			
01B3B	By Gov't on behalf of NFS			
01B4	Condemnation	\$0	\$0	\$0
01B4A	By NFS			
01B4B	By Gov't on behalf of NFS			
01B5	Disposals	\$0	\$0	\$0
01B5A	By Government			
01B5B	By NFS			
01B5C	By Gov't on behalf of NFS			
	Subtotal Lands & Damages (01A & 01B)	\$11,500	\$6,000	\$17,500
	Contingency (30%)	\$3,450	\$1,800	\$5,250
01	TOTAL LANDS & DAMAGES	\$14,950	\$7,800	\$22,750
02	TOTAL RELOCATIONS (Facilities & Utilities) (02-Cost Acct.)	\$0	\$0	\$0

EXHIBIT "D"

BASELINE COST ESTIMATE FOR REAL ESTATE

BASELINE COST ESTIMATE FOR REAL ESTATE				
HUDSON-RARITAN ESTUARY ECOSYSTEM RESTORATION FEASIBILITY STUDY				
JAMAICA BAY: PUMPKIN PATCH EAST MARSH ISLAND				
	COST ITEM / ACTIVITY	NON-FED	FEDERAL	TOTAL COSTS
01A	INCIDENTAL COSTS	\$11,500	\$6,000	\$17,500
01A1	Acquisition (Admin Costs)	\$7,500	\$2,500	\$10,000
01A1A	By the Non-Federal Sponsor	\$7,500		
01A1B	By Government (Gov't) on behalf of NFS			
01A1C	By Gov't		\$2,500	
01A2	Land Survey	\$1,500	\$1,000	\$2,500
01A2A	By NFS	\$1,500		
01A2B	By Gov't on behalf of NFS			
01A2C	Review of NFS		\$1,000	
01A3	Appraisal	\$0	\$0	\$0
01A3A	By NFS			
01A3B	By Gov't on behalf of NFS			
01A3C	Review of NFS			
01A4	Title Services & Closing	\$0	\$0	\$0
01A4A	By NFS			
01A4B	By Gov't on behalf of NFS			
01A4C	Review of NFS			
01A5	Other Professional Services	\$0	\$0	\$0
01A5A	By NFS			
01A5B	By Gov't on behalf of NFS			
01A5C	Review of NFS			
01A6	PL 91-646 Assistance	\$0	\$0	\$0
01A6A	By NFS			
01A6B	By Gov't on behalf of NFS			
01A6C	Review of NFS			
01A7	Audit	\$2,500	\$2,500	\$5,000
01A7A	By NFS	\$2,500		
01A7B	By Gov't		\$2,500	
01B	ACQUISITION COSTS	\$0	\$0	\$0
01B1	Land Payments	\$0	\$0	\$0
01B1A	By NFS			
01B1B	By Gov't on behalf of NFS			
01B2	Damage Payments	\$0	\$0	\$0
01B2A	By NFS			
01B2B	By Gov't on behalf of NFS			
01B3	PL 91-646 Payment	\$0	\$0	\$0
01B3A	By NFS			
01B3B	By Gov't on behalf of NFS			
01B4	Condemnation	\$0	\$0	\$0
01B4A	By NFS			
01B4B	By Gov't on behalf of NFS			
01B5	Disposals	\$0	\$0	\$0
01B5A	By Government			
01B5B	By NFS			
01B5C	By Gov't on behalf of NFS			
	Subtotal Lands & Damages (01A & 01B)	\$11,500	\$6,000	\$17,500
	Contingency (30%)	\$3,450	\$1,800	\$5,250
01	TOTAL LANDS & DAMAGES	\$14,950	\$7,800	\$22,750
02	TOTAL RELOCATIONS (Facilities & Utilities) (02-Cost Acct.)	\$0	\$0	\$0

EXHIBIT "D"

BASELINE COST ESTIMATE FOR REAL ESTATE

BASELINE COST ESTIMATE FOR REAL ESTATE				
HUDSON-RARITAN ESTUARY ECOSYSTEM RESTORATION FEASIBILITY STUDY				
JAMAICA BAY: ELDERS POINT MARSH ISLAND				
	COST ITEM / ACTIVITY	NON-FED	FEDERAL	TOTAL COSTS
01A	INCIDENTAL COSTS	\$11,500	\$6,000	\$17,500
01A1	Acquisition (Admin Costs)	\$7,500	\$2,500	\$10,000
01A1A	By the Non-Federal Sponsor	\$7,500		
01A1B	By Government (Gov't) on behalf of NFS			
01A1C	By Gov't		\$2,500	
01A2	Land Survey	\$1,500	\$1,000	\$2,500
01A2A	By NFS	\$1,500		
01A2B	By Gov't on behalf of NFS			
01A2C	Review of NFS		\$1,000	
01A3	Appraisal	\$0	\$0	\$0
01A3A	By NFS			
01A3B	By Gov't on behalf of NFS			
01A3C	Review of NFS			
01A4	Title Services & Closing	\$0	\$0	\$0
01A4A	By NFS			
01A4B	By Gov't on behalf of NFS			
01A4C	Review of NFS			
01A5	Other Professional Services	\$0	\$0	\$0
01A5A	By NFS			
01A5B	By Gov't on behalf of NFS			
01A5C	Review of NFS			
01A6	PL 91-646 Assistance	\$0	\$0	\$0
01A6A	By NFS			
01A6B	By Gov't on behalf of NFS			
01A6C	Review of NFS			
01A7	Audit	\$2,500	\$2,500	\$5,000
01A7A	By NFS	\$2,500		
01A7B	By Gov't		\$2,500	
01B	ACQUISITION COSTS	\$0	\$0	\$0
01B1	Land Payments	\$0	\$0	\$0
01B1A	By NFS			
01B1B	By Gov't on behalf of NFS			
01B2	Damage Payments	\$0	\$0	\$0
01B2A	By NFS			
01B2B	By Gov't on behalf of NFS			
01B3	PL 91-646 Payment	\$0	\$0	\$0
01B3A	By NFS			
01B3B	By Gov't on behalf of NFS			
01B4	Condemnation	\$0	\$0	\$0
01B4A	By NFS			
01B4B	By Gov't on behalf of NFS			
01B5	Disposals	\$0	\$0	\$0
01B5A	By Government			
01B5B	By NFS			
01B5C	By Gov't on behalf of NFS			
	Subtotal Lands & Damages (01A & 01B)	\$11,500	\$6,000	\$17,500
	Contingency (30%)	\$3,450	\$1,800	\$5,250
01	TOTAL LANDS & DAMAGES	\$14,950	\$7,800	\$22,750
02	TOTAL RELOCATIONS (Facilities & Utilities) (02-Cost Acct.)	\$0	\$0	\$0

EXHIBIT "D"

BASELINE COST ESTIMATE FOR REAL ESTATE

BASELINE COST ESTIMATE FOR REAL ESTATE				
HUDSON-RARITAN ESTUARY ECOSYSTEM RESTORATION FEASIBILITY STUDY				
JAMAICA BAY: HEAD OF JAMAICA BAY				
	COST ITEM / ACTIVITY	NON-FED	FEDERAL	TOTAL COSTS
01A	INCIDENTAL COSTS	\$10,000	\$5,000	\$15,000
01A1	Acquisition (Admin Costs)	\$7,500	\$2,500	\$10,000
01A1A	By the Non-Federal Sponsor	\$7,500		
01A1B	By Government (Gov't) on behalf of NFS			
01A1C	By Gov't		\$2,500	
01A2	Land Survey	\$0	\$0	\$0
01A2A	By NFS			
01A2B	By Gov't on behalf of NFS			
01A2C	Review of NFS			
01A3	Appraisal	\$0	\$0	\$0
01A3A	By NFS			
01A3B	By Gov't on behalf of NFS			
01A3C	Review of NFS			
01A4	Title Services & Closing	\$0	\$0	\$0
01A4A	By NFS			
01A4B	By Gov't on behalf of NFS			
01A4C	Review of NFS			
01A5	Other Professional Services	\$0	\$0	\$0
01A5A	By NFS			
01A5B	By Gov't on behalf of NFS			
01A5C	Review of NFS			
01A6	PL 91-646 Assistance	\$0	\$0	\$0
01A6A	By NFS			
01A6B	By Gov't on behalf of NFS			
01A6C	Review of NFS			
01A7	Audit	\$2,500	\$2,500	\$5,000
01A7A	By NFS	\$2,500		
01A7B	By Gov't		\$2,500	
01B	ACQUISITION COSTS	\$0	\$0	\$0
01B1	Land Payments	\$0	\$0	\$0
01B1A	By NFS			
01B1B	By Gov't on behalf of NFS			
01B2	Damage Payments	\$0	\$0	\$0
01B2A	By NFS			
01B2B	By Gov't on behalf of NFS			
01B3	PL 91-646 Payment	\$0	\$0	\$0
01B3A	By NFS			
01B3B	By Gov't on behalf of NFS			
01B4	Condemnation	\$0	\$0	\$0
01B4A	By NFS			
01B4B	By Gov't on behalf of NFS			
01B5	Disposals	\$0	\$0	\$0
01B5A	By Government			
01B5B	By NFS			
01B5C	By Gov't on behalf of NFS			
	Subtotal Lands & Damages (01A & 01B)	\$10,000	\$5,000	\$15,000
	Contingency (30%)	\$3,000	\$1,500	\$4,500
01	TOTAL LANDS & DAMAGES	\$13,000	\$6,500	\$19,500
02	TOTAL RELOCATIONS (Facilities & Utilities) (02-Cost Acct.)	\$0	\$0	\$0

EXHIBIT "D"

BASELINE COST ESTIMATE FOR REAL ESTATE

BASELINE COST ESTIMATE FOR REAL ESTATE				
HUDSON-RARITAN ESTUARY ECOSYSTEM RESTORATION FEASIBILITY STUDY				
HARLEM RIVER, EAST RIVER, AND WESTERN LONG ISLAND SOUND PLANNING REGION				
	COST ITEM / ACTIVITY	NON-FED	FEDERAL	TOTAL COSTS
01A	INCIDENTAL COSTS	\$244,000	\$126,000	\$370,000
01A1	Acquisition (Admin Costs)	\$165,000	\$55,000	\$220,000
01A1A	By the Non-Federal Sponsor	\$165,000		
01A1B	By Government (Gov't) on behalf of NFS			
01A1C	By Gov't		\$55,000	
01A2	Land Survey	\$6,000	\$4,000	\$10,000
01A2A	By NFS	\$6,000		
01A2B	By Gov't on behalf of NFS			
01A2C	Review of NFS		\$4,000	
01A3	Appraisal	\$10,000	\$8,000	\$18,000
01A3A	By NFS	\$10,000		
01A3B	By Gov't on behalf of NFS			
01A3C	Review of NFS		\$8,000	
01A4	Title Services & Closing	\$8,000	\$4,000	\$12,000
01A4A	By NFS	\$8,000		
01A4B	By Gov't on behalf of NFS			
01A4C	Review of NFS		\$4,000	
01A5	Other Professional Services	\$0	\$0	\$0
01A5A	By NFS			
01A5B	By Gov't on behalf of NFS			
01A5C	Review of NFS			
01A6	PL 91-646 Assistance	\$0	\$0	\$0
01A6A	By NFS			
01A6B	By Gov't on behalf of NFS			
01A6C	Review of NFS			
01A7	Audit	\$55,000	\$55,000	\$110,000
01A7A	By NFS	\$55,000		
01A7B	By Gov't		\$55,000	
01B	ACQUISITION COSTS	\$3,750	\$0	\$3,750
01B1	Land Payments	\$3,750	\$0	\$3,750
01B1A	By NFS	\$3,750		
01B1B	By Gov't on behalf of NFS			
01B2	Damage Payments	\$0	\$0	\$0
01B2A	By NFS			
01B2B	By Gov't on behalf of NFS			
01B3	PL 91-646 Payment	\$0	\$0	\$0
01B3A	By NFS	\$0		
01B3B	By Gov't on behalf of NFS			
01B4	Condemnation	\$0	\$0	\$0
01B4A	By NFS	\$0		
01B4B	By Gov't on behalf of NFS			
01B5	Disposals	\$0	\$0	\$0
01B5A	By Government			
01B5B	By NFS			
01B5C	By Gov't on behalf of NFS			
	Subtotal Lands & Damages (01A & 01B)	\$247,750	\$126,000	\$373,750
	Contingency (30%)	\$74,325	\$37,800	\$112,125
01	TOTAL LANDS & DAMAGES	\$322,075	\$163,800	\$485,875
02	TOTAL RELOCATIONS (Facilities & Utilities) (02-Cost Acct.)	\$0	\$0	\$0

EXHIBIT "D"

BASELINE COST ESTIMATE FOR REAL ESTATE

BASELINE COST ESTIMATE FOR REAL ESTATE				
HUDSON-RARITAN ESTUARY ECOSYSTEM RESTORATION FEASIBILITY STUDY				
HARLEM RIVER, EAST RIVER AND WESTERN LONG ISLAND SOUND: FLUSHING CREEK				
	COST ITEM / ACTIVITY	NON-FED	FEDERAL	TOTAL COSTS
01A	INCIDENTAL COSTS	\$84,000	\$46,000	\$130,000
01A1	Acquisition (Admin Costs)	\$45,000	\$15,000	\$60,000
01A1A	By the Non-Federal Sponsor	\$45,000		
01A1B	By Government (Gov't) on behalf of NFS			
01A1C	By Gov't		\$15,000	
01A2	Land Survey	\$6,000	\$4,000	\$10,000
01A2A	By NFS	\$6,000		
01A2B	By Gov't on behalf of NFS			
01A2C	Review of NFS		\$4,000	
01A3	Appraisal	\$10,000	\$8,000	\$18,000
01A3A	By NFS	\$10,000		
01A3B	By Gov't on behalf of NFS			
01A3C	Review of NFS		\$8,000	
01A4	Title Services & Closing	\$8,000	\$4,000	\$12,000
01A4A	By NFS	\$8,000		
01A4B	By Gov't on behalf of NFS			
01A4C	Review of NFS		\$4,000	
01A5	Other Professional Services	\$0	\$0	\$0
01A5A	By NFS			
01A5B	By Gov't on behalf of NFS			
01A5C	Review of NFS			
01A6	PL 91-646 Assistance	\$0	\$0	\$0
01A6A	By NFS			
01A6B	By Gov't on behalf of NFS			
01A6C	Review of NFS			
01A7	Audit	\$15,000	\$15,000	\$30,000
01A7A	By NFS	\$15,000		
01A7B	By Gov't		\$15,000	
01B	ACQUISITION COSTS	\$3,750	\$0	\$3,750
01B1	Land Payments	\$3,750	\$0	\$3,750
01B1A	By NFS	\$3,750		
01B1B	By Gov't on behalf of NFS			
01B2	Damage Payments	\$0	\$0	\$0
01B2A	By NFS			
01B2B	By Gov't on behalf of NFS			
01B3	PL 91-646 Payment	\$0	\$0	\$0
01B3A	By NFS			
01B3B	By Gov't on behalf of NFS			
01B4	Condemnation	\$0	\$0	\$0
01B4A	By NFS			
01B4B	By Gov't on behalf of NFS			
01B5	Disposals	\$0	\$0	\$0
01B5A	By Government			
01B5B	By NFS			
01B5C	By Gov't on behalf of NFS			
	Subtotal Lands & Damages (01A & 01B)	\$87,750	\$46,000	\$133,750
	Contingency (30%)	\$26,325	\$13,800	\$40,125
01	TOTAL LANDS & DAMAGES	\$114,075	\$59,800	\$173,875
02	TOTAL RELOCATIONS (Facilities & Utilities) (02-Cost Acct.)	\$0	\$0	\$0

EXHIBIT "D"

BASELINE COST ESTIMATE FOR REAL ESTATE

BASELINE COST ESTIMATE FOR REAL ESTATE				
HUDSON-RARITAN ESTUARY ECOSYSTEM RESTORATION FEASIBILITY STUDY				
HARLEM RIVER, EAST RIVER AND WESTERN LONG ISLAND SOUND: BRONX ZOO AND DAM				
	COST ITEM / ACTIVITY	NON-FED	FEDERAL	TOTAL COSTS
01A	INCIDENTAL COSTS	\$20,000	\$10,000	\$30,000
01A1	Acquisition (Admin Costs)	\$15,000	\$5,000	\$20,000
01A1A	By the Non-Federal Sponsor	\$15,000		
01A1B	By Government (Gov't) on behalf of NFS			
01A1C	By Gov't		\$5,000	
01A2	Land Survey	\$0	\$0	\$0
01A2A	By NFS			
01A2B	By Gov't on behalf of NFS			
01A2C	Review of NFS			
01A3	Appraisal	\$0	\$0	\$0
01A3A	By NFS			
01A3B	By Gov't on behalf of NFS			
01A3C	Review of NFS			
01A4	Title Services & Closing	\$0	\$0	\$0
01A4A	By NFS			
01A4B	By Gov't on behalf of NFS			
01A4C	Review of NFS			
01A5	Other Professional Services	\$0	\$0	\$0
01A5A	By NFS			
01A5B	By Gov't on behalf of NFS			
01A5C	Review of NFS			
01A6	PL 91-646 Assistance	\$0	\$0	\$0
01A6A	By NFS			
01A6B	By Gov't on behalf of NFS			
01A6C	Review of NFS			
01A7	Audit	\$5,000	\$5,000	\$10,000
01A7A	By NFS	\$5,000		
01A7B	By Gov't		\$5,000	
01B	ACQUISITION COSTS	\$0	\$0	\$0
01B1	Land Payments	\$0	\$0	\$0
01B1A	By NFS			
01B1B	By Gov't on behalf of NFS			
01B2	Damage Payments	\$0	\$0	\$0
01B2A	By NFS			
01B2B	By Gov't on behalf of NFS			
01B3	PL 91-646 Payment	\$0	\$0	\$0
01B3A	By NFS			
01B3B	By Gov't on behalf of NFS			
01B4	Condemnation	\$0	\$0	\$0
01B4A	By NFS			
01B4B	By Gov't on behalf of NFS			
01B5	Disposals	\$0	\$0	\$0
01B5A	By Government			
01B5B	By NFS			
01B5C	By Gov't on behalf of NFS			
	Subtotal Lands & Damages (01A & 01B)	\$20,000	\$10,000	\$30,000
	Contingency (30%)	\$6,000	\$3,000	\$9,000
01	TOTAL LANDS & DAMAGES	\$26,000	\$13,000	\$39,000
02	TOTAL RELOCATIONS (Facilities & Utilities) (02-Cost Acct.)	\$0	\$0	\$0

EXHIBIT "D"

BASELINE COST ESTIMATE FOR REAL ESTATE

BASELINE COST ESTIMATE FOR REAL ESTATE				
HUDSON-RARITAN ESTUARY ECOSYSTEM RESTORATION FEASIBILITY STUDY				
HARLEM RIVER, EAST RIVER AND WESTERN LONG ISLAND SOUND: STONE MILL DAM				
	COST ITEM / ACTIVITY	NON-FED	FEDERAL	TOTAL COSTS
01A	INCIDENTAL COSTS	\$20,000	\$10,000	\$30,000
01A1	Acquisition (Admin Costs)	\$15,000	\$5,000	\$20,000
01A1A	By the Non-Federal Sponsor	\$15,000		
01A1B	By Government (Gov't) on behalf of NFS			
01A1C	By Gov't		\$5,000	
01A2	Land Survey	\$0	\$0	\$0
01A2A	By NFS			
01A2B	By Gov't on behalf of NFS			
01A2C	Review of NFS			
01A3	Appraisal	\$0	\$0	\$0
01A3A	By NFS			
01A3B	By Gov't on behalf of NFS			
01A3C	Review of NFS			
01A4	Title Services & Closing	\$0	\$0	\$0
01A4A	By NFS			
01A4B	By Gov't on behalf of NFS			
01A4C	Review of NFS			
01A5	Other Professional Services	\$0	\$0	\$0
01A5A	By NFS			
01A5B	By Gov't on behalf of NFS			
01A5C	Review of NFS			
01A6	PL 91-646 Assistance	\$0	\$0	\$0
01A6A	By NFS			
01A6B	By Gov't on behalf of NFS			
01A6C	Review of NFS			
01A7	Audit	\$5,000	\$5,000	\$10,000
01A7A	By NFS	\$5,000		
01A7B	By Gov't		\$5,000	
01B	ACQUISITION COSTS	\$0	\$0	\$0
01B1	Land Payments	\$0	\$0	\$0
01B1A	By NFS			
01B1B	By Gov't on behalf of NFS			
01B2	Damage Payments	\$0	\$0	\$0
01B2A	By NFS			
01B2B	By Gov't on behalf of NFS			
01B3	PL 91-646 Payment	\$0	\$0	\$0
01B3A	By NFS			
01B3B	By Gov't on behalf of NFS			
01B4	Condemnation	\$0	\$0	\$0
01B4A	By NFS			
01B4B	By Gov't on behalf of NFS			
01B5	Disposals	\$0	\$0	\$0
01B5A	By Government			
01B5B	By NFS			
01B5C	By Gov't on behalf of NFS			
	Subtotal Lands & Damages (01A & 01B)	\$20,000	\$10,000	\$30,000
	Contingencies	\$6,000	\$3,000	\$9,000
01	TOTAL LANDS & DAMAGES	\$26,000	\$13,000	\$39,000
02	TOTAL RELOCATIONS (Facilities & Utilities) (02-Cost Acct.)	\$0	\$0	\$0

EXHIBIT "D"

BASELINE COST ESTIMATE FOR REAL ESTATE

BASELINE COST ESTIMATE FOR REAL ESTATE				
HUDSON-RARITAN ESTUARY ECOSYSTEM RESTORATION FEASIBILITY STUDY HARLEM RIVER, EAST RIVER AND WESTERN LONG ISLAND SOUND: SHOELACE PARK				
	COST ITEM / ACTIVITY	NON-FED	FEDERAL	TOTAL COSTS
01A	INCIDENTAL COSTS	\$30,000	\$15,000	\$45,000
01A1	Acquisition (Admin Costs)	\$22,500	\$7,500	\$30,000
01A1A	By the Non-Federal Sponsor	\$22,500		
01A1B	By Government (Gov't) on behalf of NFS			
01A1C	By Gov't		\$7,500	
01A2	Land Survey	\$0	\$0	\$0
01A2A	By NFS			
01A2B	By Gov't on behalf of NFS			
01A2C	Review of NFS			
01A3	Appraisal	\$0	\$0	\$0
01A3A	By NFS			
01A3B	By Gov't on behalf of NFS			
01A3C	Review of NFS			
01A4	Title Services & Closing	\$0	\$0	\$0
01A4A	By NFS			
01A4B	By Gov't on behalf of NFS			
01A4C	Review of NFS			
01A5	Other Professional Services	\$0	\$0	\$0
01A5A	By NFS			
01A5B	By Gov't on behalf of NFS			
01A5C	Review of NFS			
01A6	PL 91-646 Assistance	\$0	\$0	\$0
01A6A	By NFS			
01A6B	By Gov't on behalf of NFS			
01A6C	Review of NFS			
01A7	Audit	\$7,500	\$7,500	\$15,000
01A7A	By NFS	\$7,500		
01A7B	By Gov't		\$7,500	
01B	ACQUISITION COSTS	\$0	\$0	\$0
01B1	Land Payments	\$0	\$0	\$0
01B1A	By NFS			
01B1B	By Gov't on behalf of NFS			
01B2	Damage Payments	\$0	\$0	\$0
01B2A	By NFS			
01B2B	By Gov't on behalf of NFS			
01B3	PL 91-646 Payment	\$0	\$0	\$0
01B3A	By NFS			
01B3B	By Gov't on behalf of NFS			
01B4	Condemnation	\$0	\$0	\$0
01B4A	By NFS			
01B4B	By Gov't on behalf of NFS			
01B5	Disposals	\$0	\$0	\$0
01B5A	By Government			
01B5B	By NFS			
01B5C	By Gov't on behalf of NFS			
	Subtotal Lands & Damages (01A & 01B)	\$30,000	\$15,000	\$45,000
	Contingency (30%)	\$9,000	\$4,500	\$13,500
01	TOTAL LANDS & DAMAGES	\$39,000	\$19,500	\$58,500
02	TOTAL RELOCATIONS (Facilities & Utilities) (02-Cost Acct.)	\$0	\$0	\$0

EXHIBIT "D"

BASELINE COST ESTIMATE FOR REAL ESTATE

BASELINE COST ESTIMATE FOR REAL ESTATE				
HUDSON-RARITAN ESTUARY ECOSYSTEM RESTORATION FEASIBILITY STUDY				
HARLEM RIVER, EAST RIVER AND WESTERN LONG ISLAND SOUND: BRONXVILLE LAKE				
	COST ITEM / ACTIVITY	NON-FED	FEDERAL	TOTAL COSTS
01A	INCIDENTAL COSTS	\$50,000	\$25,000	\$75,000
01A1	Acquisition (Admin Costs)	\$37,500	\$12,500	\$50,000
01A1A	By the Non-Federal Sponsor	\$37,500		
01A1B	By Government (Gov't) on behalf of NFS			
01A1C	By Gov't		\$12,500	
01A2	Land Survey	\$0	\$0	\$0
01A2A	By NFS			
01A2B	By Gov't on behalf of NFS			
01A2C	Review of NFS			
01A3	Appraisal	\$0	\$0	\$0
01A3A	By NFS			
01A3B	By Gov't on behalf of NFS			
01A3C	Review of NFS			
01A4	Title Services & Closing	\$0	\$0	\$0
01A4A	By NFS			
01A4B	By Gov't on behalf of NFS			
01A4C	Review of NFS			
01A5	Other Professional Services	\$0	\$0	\$0
01A5A	By NFS			
01A5B	By Gov't on behalf of NFS			
01A5C	Review of NFS			
01A6	PL 91-646 Assistance	\$0	\$0	\$0
01A6A	By NFS			
01A6B	By Gov't on behalf of NFS			
01A6C	Review of NFS			
01A7	Audit	\$12,500	\$12,500	\$25,000
01A7A	BY NFS	\$12,500		
01A7B	By Gov't		\$12,500	
01B	ACQUISITION COSTS	\$0	\$0	\$0
01B1	Land Payments	\$0	\$0	\$0
01B1A	By NFS			
01B1B	By Gov't on behalf of NFS			
01B2	Damage Payments	\$0	\$0	\$0
01B2A	By NFS			
01B2B	By Gov't on behalf of NFS			
01B3	PL 91-646 Payment	\$0	\$0	\$0
01B3A	By NFS			
01B3B	By Gov't on behalf of NFS			
01B4	Condemnation	\$0	\$0	\$0
01B4A	By NFS			
01B4B	By Gov't on behalf of NFS			
01B5	Disposals	\$0	\$0	\$0
01B5A	By Government			
01B5B	By NFS			
01B5C	By Gov't on behalf of NFS			
	Subtotal Lands & Damages (01A & 01B)	\$50,000	\$25,000	\$75,000
	Contingency (30%)	\$15,000	\$7,500	\$22,500
01	TOTAL LANDS & DAMAGES	\$65,000	\$32,500	\$97,500
02	TOTAL RELOCATIONS (Facilities & Utilities) (02-Cost Acct.)	\$0	\$0	\$0

EXHIBIT "D"

BASELINE COST ESTIMATE FOR REAL ESTATE

BASELINE COST ESTIMATE FOR REAL ESTATE				
HUDSON-RARITAN ESTUARY ECOSYSTEM RESTORATION FEASIBILITY STUDY				
HARLEM RIVER, EAST RIVER AND WESTERN LONG ISLAND SOUND: GARTH WOODS/HARNEY ROAD				
	COST ITEM / ACTIVITY	NON-FED	FEDERAL	TOTAL COSTS
01A	INCIDENTAL COSTS	\$40,000	\$20,000	\$60,000
01A1	Acquisition (Admin Costs)	\$30,000	\$10,000	\$40,000
01A1A	By the Non-Federal Sponsor	\$30,000		
01A1B	By Government (Gov't) on behalf of NFS			
01A1C	By Gov't		\$10,000	
01A2	Land Survey	\$0	\$0	\$0
01A2A	By NFS			
01A2B	By Gov't on behalf of NFS			
01A2C	Review of NFS			
01A3	Appraisal	\$0	\$0	\$0
01A3A	By NFS			
01A3B	By Gov't on behalf of NFS			
01A3C	Review of NFS			
01A4	Title Services & Closing	\$0	\$0	\$0
01A4A	By NFS			
01A4B	By Gov't on behalf of NFS			
01A4C	Review of NFS			
01A5	Other Professional Services	\$0	\$0	\$0
01A5A	By NFS			
01A5B	By Gov't on behalf of NFS			
01A5C	Review of NFS			
01A6	PL 91-646 Assistance	\$0	\$0	\$0
01A6A	By NFS			
01A6B	By Gov't on behalf of NFS			
01A6C	Review of NFS			
01A7	Audit	\$10,000	\$10,000	\$20,000
01A7A	By NFS	\$10,000		
01A7B	By Gov't		\$10,000	
01B	ACQUISITION COSTS	\$0	\$0	\$0
01B1	Land Payments	\$0	\$0	\$0
01B1A	By NFS			
01B1B	By Gov't on behalf of NFS			
01B2	Damage Payments	\$0	\$0	\$0
01B2A	By NFS			
01B2B	By Gov't on behalf of NFS			
01B3	PL 91-646 Payment	\$0	\$0	\$0
01B3A	By NFS			
01B3B	By Gov't on behalf of NFS			
01B4	Condemnation	\$0	\$0	\$0
01B4A	By NFS			
01B4B	By Gov't on behalf of NFS			
01B5	Disposals	\$0	\$0	\$0
01B5A	By Government			
01B5B	By NFS			
01B5C	By Gov't on behalf of NFS			
	Subtotal Lands & Damages (01A & 01B)	\$40,000	\$20,000	\$60,000
	Contingency (30%)	\$12,000	\$6,000	\$18,000
01	TOTAL LANDS & DAMAGES	\$52,000	\$26,000	\$78,000
02	TOTAL RELOCATIONS (Facilities & Utilities) (02-Cost Acct.)	\$0	\$0	\$0

EXHIBIT "D"

BASELINE COST ESTIMATE FOR REAL ESTATE

BASELINE COST ESTIMATE FOR REAL ESTATE				
HUDSON-RARITAN ESTUARY ECOSYSTEM RESTORATION FEASIBILITY STUDY NEWARK BAY, HACKENSACK RIVER AND PASSAIC RIVER PLANNING REGION				
	COTS ITEM / ACTIVITY	NON-FED	FEDERAL	TOTAL COSTS
01A	INCIDENTAL COSTS	\$456,000	\$249,000	\$705,000
01A1	Acquisition (Admin Costs)	\$247,500	\$82,500	\$330,000
01A1A	By the Non-Federal Sponsor	\$247,500		
01A1B	By Government (Gov't) on behalf of NFS			
01A1C	By Gov't		\$82,500	
01A2	Land Survey	\$31,500	\$21,000	\$52,500
01A2A	By NFS	\$31,500		
01A2B	By Gov't on behalf of NFS			
01A2C	Review of NFS		\$21,000	
01A3	Appraisal	\$52,500	\$42,000	\$94,500
01A3A	By NFS	\$52,500		
01A3B	By Gov't on behalf of NFS			
01A3C	Review of NFS		\$42,000	
01A4	Title Services & Closing	\$42,000	\$21,000	\$63,000
01A4A	By NFS	\$42,000		
01A4B	By Gov't on behalf of NFS			
01A4C	Review of NFS		\$21,000	
01A5	Other Professional Services	\$0	\$0	\$0
01A5A	By NFS	\$0		
01A5B	By Gov't on behalf of NFS			
01A5C	Review of NFS		\$0	
01A6	PL 91-646 Assistance	\$0	\$0	\$0
01A6A	By NFS	\$0		
01A6B	By Gov't on behalf of NFS			
01A6C	Review of NFS		\$0	
01A7	Audit	\$82,500	\$82,500	\$165,000
01A7A	By NFS	\$82,500		
01A7B	By Gov't		\$82,500	
01B	ACQUISITION COSTS	\$3,371,700	\$0	\$3,371,700
01B1	Land Payments	\$3,371,700	\$0	\$3,371,700
01B1A	By NFS	\$3,371,700		
01B1B	By Gov't on behalf of NFS			
01B2	Damage Payments	\$0	\$0	\$0
01B2A	By NFS			
01B2B	By Gov't on behalf of NFS			
01B3	PL 91-646 Payment	\$0	\$0	\$0
01B3A	By NFS	\$0		
01B3B	By Gov't on behalf of NFS			
01B4	Condemnation	\$0	\$0	\$0
01B4A	By NFS	\$0		
01B4B	By Gov't on behalf of NFS			
01B5	Disposals	\$0	\$0	\$0
01B5A	By Government			
01B5B	By NFS			
01B5C	By Gov't on behalf of NFS			
	Subtotal Lands & Damages (01A & 01B)	\$3,827,700	\$249,000	\$4,076,700
	Contingencies	\$1,202,145	\$84,450	\$1,286,595
01	TOTAL LANDS & DAMAGES	\$5,029,845	\$333,450	\$5,363,295
02	TOTAL RELOCATIONS (Facilities & Utilities) (02-Cost Acct.)	\$0	\$0	\$0

EXHIBIT "D"

BASELINE COST ESTIMATE FOR REAL ESTATE

BASELINE COST ESTIMATE FOR REAL ESTATE				
HUDSON-RARITAN ESTUARY ECOSYSTEM RESTORATION FEASIBILITY STUDY NEWARK BAY, HACKENSACK RIVER AND PASSAIC RIVER: OAK ISLAND YARDS				
	COTS ITEM / ACTIVITY	NON-FED	FEDERAL	TOTAL COSTS
01A	INCIDENTAL COSTS	\$48,000	\$27,000	\$75,000
01A1	Acquisition (Admin Costs)	\$22,500	\$7,500	\$30,000
01A1A	By the Non-Federal Sponsor	\$22,500		
01A1B	By Government (Gov't) on behalf of NFS			
01A1C	By Gov't		\$7,500	
01A2	Land Survey	\$4,500	\$3,000	\$7,500
01A2A	By NFS	\$4,500		
01A2B	By Gov't on behalf of NFS			
01A2C	Review of NFS		\$3,000	
01A3	Appraisal	\$7,500	\$6,000	\$13,500
01A3A	By NFS	\$7,500		
01A3B	By Gov't on behalf of NFS			
01A3C	Review of NFS		\$6,000	
01A4	Title Services & Closing	\$6,000	\$3,000	\$9,000
01A4A	By NFS	\$6,000		
01A4B	By Gov't on behalf of NFS			
01A4C	Review of NFS		\$3,000	
01A5	Other Professional Services	\$0	\$0	\$0
01A5A	By NFS			
01A5B	By Gov't on behalf of NFS			
01A5C	Review of NFS			
01A6	PL 91-646 Assistance	\$0	\$0	\$0
01A6A	By NFS			
01A6B	By Gov't on behalf of NFS			
01A6C	Review of NFS			
01A7	Audit	\$7,500	\$7,500	\$15,000
01A7A	By NFS	\$7,500		
01A7B	By Gov't		\$7,500	
01B	ACQUISITION COSTS	\$2,655,000	\$0	\$2,655,000
01B1	Land Payments	\$2,655,000	\$0	\$2,655,000
01B1A	By NFS	\$2,655,000		
01B1B	By Gov't on behalf of NFS			
01B2	Damage Payments	\$0	\$0	\$0
01B2A	By NFS			
01B2B	By Gov't on behalf of NFS			
01B3	PL 91-646 Payment	\$0	\$0	\$0
01B3A	By NFS			
01B3B	By Gov't on behalf of NFS			
01B4	Condemnation	\$0	\$0	\$0
01B4A	By NFS			
01B4B	By Gov't on behalf of NFS			
01B5	Disposals	\$0	\$0	\$0
01B5A	By Government			
01B5B	By NFS			
01B5C	By Gov't on behalf of NFS			
	Subtotal Lands & Damages (01A & 01B)	\$2,703,000	\$27,000	\$2,730,000
	Contingency (30%)	\$810,900	\$8,100	\$819,000
01	TOTAL LANDS & DAMAGES	\$3,513,900	\$35,100	\$3,549,000
02	TOTAL RELOCATIONS (Facilities & Utilities) (02-Cost Acct.)	\$0	\$0	\$0

EXHIBIT "D"

BASELINE COST ESTIMATE FOR REAL ESTATE

BASELINE COST ESTIMATE FOR REAL ESTATE				
HUDSON-RARITAN ESTUARYECOSYSTEM RESTORATION FEASIBILITY STUDY NEWARK BAY, HACKENSACK RIVER AND PASSAIC RIVER: BRANCH BROOK PARK				
	COTS ITEM / ACTIVITY	NON-FED	FEDERAL	TOTAL COSTS
01A	INCIDENTAL COSTS	\$48,000	\$27,000	\$75,000
01A1	Acquisition (Admin Costs)	\$22,500	\$7,500	\$30,000
01A1A	By the Non-Federal Sponsor	\$22,500		
01A1B	By Government (Gov't) on behalf of NFS			
01A1C	By Gov't		\$7,500	
01A2	Land Survey	\$4,500	\$3,000	\$7,500
01A2A	By NFS	\$4,500		
01A2B	By Gov't on behalf of NFS			
01A2C	Review of NFS		\$3,000	
01A3	Appraisal	\$7,500	\$6,000	\$13,500
01A3A	By NFS	\$7,500		
01A3B	By Gov't on behalf of NFS			
01A3C	Review of NFS		\$6,000	
01A4	Title Services & Closing	\$6,000	\$3,000	\$9,000
01A4A	By NFS	\$6,000		
01A4B	By Gov't on behalf of NFS			
01A4C	Review of NFS		\$3,000	
01A5	Other Professional Services	\$0	\$0	\$0
01A5A	By NFS			
01A5B	By Gov't on behalf of NFS			
01A5C	Review of NFS			
01A6	PL 91-646 Assistance	\$0	\$0	\$0
01A6A	By NFS			
01A6B	By Gov't on behalf of NFS			
01A6C	Review of NFS			
01A7	Audit	\$7,500	\$7,500	\$15,000
01A7A	BY NFS	\$7,500		
01A7B	By Gov't		\$7,500	
01B	ACQUISITION COSTS	\$0	\$0	\$0
01B1	Land Payments	\$0	\$0	\$0
01B1A	By NFS			
01B1B	By Gov't on behalf of NFS			
01B2	Damage Payments	\$0	\$0	\$0
01B2A	By NFS			
01B2B	By Gov't on behalf of NFS			
01B3	PL 91-646 Payment	\$0	\$0	\$0
01B3A	By NFS			
01B3B	By Gov't on behalf of NFS			
01B4	Condemnation	\$0	\$0	\$0
01B4A	By NFS			
01B4B	By Gov't on behalf of NFS			
01B5	Disposals	\$0	\$0	\$0
01B5A	By Government			
01B5B	By NFS			
01B5C	By Gov't on behalf of NFS			
	Subtotal Lands & Damages (01A & 01B)	\$48,000	\$27,000	\$75,000
	Contingency (30%)	\$14,400	\$8,100	\$22,500
01	TOTAL LANDS & DAMAGES	\$62,400	\$35,100	\$97,500
02	TOTAL RELOCATIONS (Facilities & Utilities) (02-Cost Acct.)	\$0	\$0	\$0

EXHIBIT "D"

BASELINE COST ESTIMATE FOR REAL ESTATE

BASELINE COST ESTIMATE FOR REAL ESTATE				
HUDSON-RARITAN ESTUARY ECOSYSTEM RESTORATION FEASIBILITY STUDY NEWARK BAY, HACKENSACK RIVER AND PASSAIC RIVER: METROMEDIA TRACT				
	COTS ITEM / ACTIVITY	NON-FED	FEDERAL	TOTAL COSTS
01A	INCIDENTAL COSTS	\$196,000	\$104,000	\$300,000
01A1	Acquisition (Admin Costs)	\$120,000	\$40,000	\$160,000
01A1A	By the Non-Federal Sponsor	\$120,000		
01A1B	By Government (Gov't) on behalf of NFS			
01A1C	By Gov't		\$40,000	
01A2	Land Survey	\$9,000	\$6,000	\$15,000
01A2A	By NFS	\$9,000		
01A2B	By Gov't on behalf of NFS			
01A2C	Review of NFS		\$6,000	
01A3	Appraisal	\$15,000	\$12,000	\$27,000
01A3A	By NFS	\$15,000		
01A3B	By Gov't on behalf of NFS			
01A3C	Review of NFS		\$12,000	
01A4	Title Services & Closing	\$12,000	\$6,000	\$18,000
01A4A	By NFS	\$12,000		
01A4B	By Gov't on behalf of NFS			
01A4C	Review of NFS		\$6,000	
01A5	Other Professional Services	\$0	\$0	\$0
01A5A	By NFS	\$0		
01A5B	By Gov't on behalf of NFS			
01A5C	Review of NFS		\$0	
01A6	PL 91-646 Assistance	\$0	\$0	\$0
01A6A	By NFS			
01A6B	By Gov't on behalf of NFS			
01A6C	Review of NFS			
01A7	Audit	\$40,000	\$40,000	\$80,000
01A7A	By NFS	\$40,000		
01A7B	By Gov't		\$40,000	
01B	ACQUISITION COSTS	\$190,500	\$0	\$190,500
01B1	Land Payments	\$190,500	\$0	\$190,500
01B1A	By NFS	\$190,500		
01B1B	By Gov't on behalf of NFS			
01B2	Damage Payments	\$0	\$0	\$0
01B2A	By NFS			
01B2B	By Gov't on behalf of NFS			
01B3	PL 91-646 Payment	\$0	\$0	\$0
01B3A	By NFS			
01B3B	By Gov't on behalf of NFS			
01B4	Condemnation	\$0	\$0	\$0
01B4A	By NFS			
01B4B	By Gov't on behalf of NFS			
01B5	Disposals	\$0	\$0	\$0
01B5A	By Government			
01B5B	By NFS			
01B5C	By Gov't on behalf of NFS			
	Subtotal Lands & Damages (01A & 01B)	\$386,500	\$104,000	\$490,500
	Contingency (35%)	\$135,275	\$36,400	\$171,675
01	TOTAL LANDS & DAMAGES	\$521,775	\$140,400	\$662,175
02	TOTAL RELOCATIONS (Facilities & Utilities) (02-Cost Acct.)	\$0	\$0	\$0

EXHIBIT "D"

BASELINE COST ESTIMATE FOR REAL ESTATE

BASELINE COST ESTIMATE FOR REAL ESTATE				
HUDSON-RARITAN ESTUARY ECOSYSTEM RESTORATION FEASIBILITY STUDY NEWARK BAY, HACKENSACK RIVER AND PASSAIC RIVER: MEADOWLARK MARSH				
	COTS ITEM / ACTIVITY	NON-FED	FEDERAL	TOTAL COSTS
01A	INCIDENTAL COSTS	\$164,000	\$91,000	\$255,000
01A1	Acquisition (Admin Costs)	\$82,500	\$27,500	\$110,000
01A1A	By the Non-Federal Sponsor	\$82,500		
01A1B	By Government (Gov't) on behalf of NFS			
01A1C	By Gov't		\$27,500	
01A2	Land Survey	\$13,500	\$9,000	\$22,500
01A2A	By NFS	\$13,500		
01A2B	By Gov't on behalf of NFS			
01A2C	Review of NFS		\$9,000	
01A3	Appraisal	\$22,500	\$18,000	\$40,500
01A3A	By NFS	\$22,500		
01A3B	By Gov't on behalf of NFS			
01A3C	Review of NFS		\$18,000	
01A4	Title Services & Closing	\$18,000	\$9,000	\$27,000
01A4A	By NFS	\$18,000		
01A4B	By Gov't on behalf of NFS			
01A4C	Review of NFS		\$9,000	
01A5	Other Professional Services	\$0	\$0	\$0
01A5A	By NFS	\$0		
01A5B	By Gov't on behalf of NFS			
01A5C	Review of NFS		\$0	
01A6	PL 91-646 Assistance	\$0	\$0	\$0
01A6A	By NFS			
01A6B	By Gov't on behalf of NFS			
01A6C	Review of NFS			
01A7	Audit	\$27,500	\$27,500	\$55,000
01A7A	By NFS	\$27,500		
01A7B	By Gov't		\$27,500	
01B	ACQUISITION COSTS	\$526,200	\$0	\$526,200
01B1	Land Payments	\$526,200	\$0	\$526,200
01B1A	By NFS	\$526,200		
01B1B	By Gov't on behalf of NFS			
01B2	Damage Payments	\$0	\$0	\$0
01B2A	By NFS			
01B2B	By Gov't on behalf of NFS			
01B3	PL 91-646 Payment	\$0	\$0	\$0
01B3A	By NFS			
01B3B	By Gov't on behalf of NFS			
01B4	Condemnation	\$0	\$0	\$0
01B4A	By NFS			
01B4B	By Gov't on behalf of NFS			
01B5	Disposals	\$0	\$0	\$0
01B5A	By Government			
01B5B	By NFS			
01B5C	By Gov't on behalf of NFS			
	Subtotal Lands & Damages (01A & 01B)	\$690,200	\$91,000	\$781,200
	Contingency (35%)	\$241,570	\$31,850	\$273,420
01	TOTAL LANDS & DAMAGES	\$931,770	\$122,850	\$1,054,620
02	TOTAL RELOCATIONS (Facilities & Utilities) (02-Cost Acct.)	\$0	\$0	\$0

EXHIBIT "D"

BASELINE COST ESTIMATE FOR REAL ESTATE

BASELINE COST ESTIMATE FOR REAL ESTATE				
HUDSON-RARITAN ESTUARY ECOSYSTEM RESTORATION FEASIBILITY STUDY				
UPPER BAY: BUSH TERMINAL				
	COST ITEM / ACTIVITY	NON-FED	FEDERAL	TOTAL COSTS
01A	INCIDENTAL COSTS	\$30,000	\$15,000	\$45,000
01A1	Acquisition (Admin Costs)	\$22,500	\$7,500	\$30,000
01A1A	By the Non-Federal Sponsor	\$22,500		
01A1B	By Government (Gov't) on behalf of NFS			
01A1C	By Gov't		\$7,500	
01A2	Land Survey	\$0	\$0	\$0
01A2A	By NFS	0		
01A2B	By Gov't on behalf of NFS			
01A2C	Review of NFS		0	
01A3	Appraisal	\$0	\$0	\$0
01A3A	By NFS	0		
01A3B	By Gov't on behalf of NFS			
01A3C	Review of NFS		0	
01A4	Title Services & Closing	\$0	\$0	\$0
01A4A	By NFS	0		
01A4B	By Gov't on behalf of NFS			
01A4C	Review of NFS		0	
01A5	Other Professional Services	\$0	\$0	\$0
01A5A	By NFS	0		
01A5B	By Gov't on behalf of NFS			
01A5C	Review of NFS		0	
01A6	PL 91-646 Assistance	\$0	\$0	\$0
01A6A	By NFS	0		
01A6B	By Gov't on behalf of NFS			
01A6C	Review of NFS		0	
01A7	Audit	\$7,500	\$7,500	\$15,000
01A7A	By NFS	\$7,500		
01A7B	By Gov't		\$7,500	
01B	ACQUISITION COSTS	\$0	\$0	\$0
01B1	Land Payments	\$0	\$0	\$0
01B1A	By NFS	0		
01B1B	By Gov't on behalf of NFS			
01B2	Damage Payments	\$0	\$0	\$0
01B2A	By NFS	0		
01B2B	By Gov't on behalf of NFS			
01B3	PL 91-646 Payment	\$0	\$0	\$0
01B3A	By NFS	0		
01B3B	By Gov't on behalf of NFS			
01B4	Condemnation	\$0	\$0	\$0
01B4A	By NFS			
01B4B	By Gov't on behalf of NFS			
01B5	Disposals	\$0	\$0	\$0
01B5A	By Government			
01B5B	By NFS			
01B5C	By Gov't on behalf of NFS			
	Subtotal Lands & Damages (01A & 01B)	\$30,000	\$15,000	\$45,000
	Contingency (30%)	\$9,000	\$4,500	\$13,500
01	TOTAL LANDS & DAMAGES	\$39,000	\$19,500	\$58,500
02	TOTAL RELOCATIONS (Facilities & Utilities) (02-Cost Acct.)	\$0	\$0	\$0

EXHIBIT "D"

BASELINE COST ESTIMATE FOR REAL ESTATE

BASELINE COST ESTIMATE FOR REAL ESTATE				
HUDSON-RARITAN ESTUARY ECOSYSTEM RESTORATION FEASIBILITY STUDY				
LOWER BAY: NAVAL WEAPONS STATION EARLE				
	COST ITEM / ACTIVITY	NON-FED	FEDERAL	TOTAL COSTS
01A	INCIDENTAL COSTS	\$10,000	\$5,000	\$15,000
01A1	Acquisition (Admin Costs)	\$7,500	\$2,500	\$10,000
01A1A	By the Non-Federal Sponsor	\$7,500		
01A1B	By Government (Gov't) on behalf of NFS			
01A1C	By Gov't		\$2,500	
01A2	Land Survey	\$0	\$0	\$0
01A2A	By NFS	\$0		
01A2B	By Gov't on behalf of NFS			
01A2C	Review of NFS		\$0	
01A3	Appraisal	\$0	\$0	\$0
01A3A	By NFS	\$0		
01A3B	By Gov't on behalf of NFS			
01A3C	Review of NFS		\$0	
01A4	Title Services & Closing	\$0	\$0	\$0
01A4A	By NFS	\$0		
01A4B	By Gov't on behalf of NFS			
01A4C	Review of NFS		\$0	
01A5	Other Professional Services	\$0	\$0	\$0
01A5A	By NFS			
01A5B	By Gov't on behalf of NFS			
01A5C	Review of NFS			
01A6	PL 91-646 Assistance	\$0	\$0	\$0
01A6A	By NFS			
01A6B	By Gov't on behalf of NFS			
01A6C	Review of NFS			
01A7	Audit	\$2,500	\$2,500	\$5,000
01A7A	By NFS	\$2,500		
01A7B	By Gov't		\$2,500	
01B	ACQUISITION COSTS	\$0	\$0	\$0
01B1	Land Payments	\$0	\$0	\$0
01B1A	By NFS			
01B1B	By Gov't on behalf of NFS			
01B2	Damage Payments	\$0	\$0	\$0
01B2A	By NFS			
01B2B	By Gov't on behalf of NFS			
01B3	PL 91-646 Payment	\$0	\$0	\$0
01B3A	By NFS			
01B3B	By Gov't on behalf of NFS			
01B4	Condemnation	\$0	\$0	\$0
01B4A	By NFS			
01B4B	By Gov't on behalf of NFS			
01B5	Disposals	\$0	\$0	\$0
01B5A	By Government			
01B5B	By NFS			
01B5C	By Gov't on behalf of NFS			
	Subtotal Lands & Damages (01A & 01B)	\$10,000	\$5,000	\$15,000
	Contingency (30%)	\$3,000	\$1,500	\$4,500
01	TOTAL LANDS & DAMAGES	\$13,000	\$6,500	\$19,500
02	TOTAL RELOCATIONS (Facilities & Utilities) (02-Cost Acct.)	\$0	\$0	\$0

EXHIBIT "E"

SPONSOR'S AUTHORIZATION FOR ENTRY

EXHIBIT "E"

SPONSOR'S AUTHORIZATION FOR ENTRY

Department of the Army
U.S. Army Corps of Engineers District, New York

Hudson-Raritan Estuary Ecosystem Restoration Project
[Site Name]

**AUTHORIZATION FOR ENTRY FOR
CONSTRUCTION, OPERATION, AND MAINTENANCE**

I, *[Name and title of certifying official]* for the *[Name of Sponsor agency/department/organization]*, do hereby certify that *[Name of Sponsor agency/department/organization]* has obtained the real property interests required by the Department of the Army, and otherwise vested with sufficient title and interest in lands, to support the construction of *[Name of Project Site]* of the Hudson-Raritan Estuary Ecosystem Restoration Project. Further, I hereby authorize the Department of the Army, its agents, employees, and contractors to enter upon said lands to construct and inspect the Project, as set forth in the plans and specifications held in the U.S. Army Corps of Engineers' New York District Office, Jacob K. Javits Federal Building, 26 Federal Plaza, New York, New York 10278.

WITNESS my signature as *[Name and title of Sponsor's certifying official]* for the [Name of Sponsor agency/department/organization], this _____ day of _____, 20__.

By:
Title:

ATTORNEY'S CERTIFICATE OF AUTHORITY

I, *[Name and title of Sponsor's legal certifying official]* for the *[Name of Sponsor agency/department/organization]* certify that the *[Name of Sponsor agency/department/organization]* has authority to grant this Authorization for Entry; that said Authorization for Entry is executed by the proper duly authorized officer; and that the Authorization for Entry is in sufficient form to grant the authorization therein stated.

WITNESS my signature as *[Title of Sponsor's legal certifying official]* for the *[Name of Sponsor agency/department/organization]*, this _____ day of _____, 20__.

By:
Title:

EXHIBIT "F"

NON-FEDERAL SPONSOR CAPABILITY ASSESSMENT CHECKLIST

**ASSESSMENT OF NON-FEDERAL SPONSOR'S
REAL ESTATE ACQUISITION CAPABILITY**

**HUDSON RARITAN ESTUARY
ECOSYSTEM RESTORATION FEASIBILITY STUDY**

Non-Federal Partner – City of New York, through its Department of Environmental Protection (“NYCDEP”).

Relevant Planning Region Site for this Assessment – This assessment for NYCDEP pertains to only the following sites: Dead Horse Bay, Duck Point Marsh Island, Stony Creek Marsh Island, Pumpkin Patch West Marsh Island, Pumpkin Patch East Marsh Island, Elders Point Marsh Island, Head of Jamaica Bay, and Flushing Creek.

I. Legal Authority.

- a) Does NYCDEP have legal authority to acquire and hold title to real property for project purposes?

Yes. The City of New York has the legal authority to acquire and hold title to real property for project purposes. Real estate acquisition will be coordinated by NYCDEP with the City’s Department of Citywide Administrative Services, which is the real estate services department for the City of New York.

- b) Does NYCDEP have the power of eminent domain for the project?

Yes. NYCDEP has the power of eminent domain. However, eminent domain is not required as all properties located in the Sponsor’s sites are publicly owned and managed by willing partners – New York City Parks and Recreation or the National Parks Service.

- c) Does NYCDEP have “quick-take” authority for this project?

NYCDEP does not have quick-take authority. However, under the eminent domain laws, a property can be acquired prior to an adjudication of compensation with the following process: (1) the property must be appraised; (2) the parties must conclude good faith negotiations; and (3) the City pays the condemnee, after title is cleared. If it is determined by the City that real estate acquisition requires compliance with the City’s Uniform Land Use Review Procedure (ULURP), an application process completed by the City (with mandated timeframes for city and public review) must take place prior to acquisition. Though, quick-take authority is not necessary as all lands located in NYCDEP sites are publicly owned and managed by willing partners – New York City Parks and Recreation or National Parks Service.

- d) Are any of the lands/interests in land required for the project located outside NYCDEP political boundary?

No. There are no lands required for the project located outside NYCDEP political boundary.

- e) Are any of the lands/interests in land required for the project owned by an entity whose property NYCDEP cannot condemn?

Yes. There are lands located in the Jamaica Bay Planning Region and Flushing Creek owned by either the State of New York or the National Parks Service for which NYCDEP cannot condemn. The State of New York and the National Parks Services are willing partners and those lands will be made available for the project.

II. Human Resource Requirements.

- a) Will NYCDEP in-house staff require training to become familiar with the real estate requirements of Federal projects, including Public Law 91-646, Uniform Relocation Assistance, as amended?

No. NYCDEP's in-house staff does not require training to become familiar with real estate requirements, including 91-646. They have worked extensively with USACE and other Federal partners in the past similar projects.

- b) If the answer to II(a) is "yes," has a reasonable plan been developed to provide such training?

Not applicable.

- c) Does NYCDEP in-house staff have sufficient real estate acquisition experience to meet its responsibilities for the project?

Yes. NYCDEP's in-house staff has sufficient real estate acquisition experience.

- d) Is NYCDEP's projected in-house staffing level sufficient considering its other workload, if any, and the project schedule?

Yes. NYCDEP's projected in-house staffing level is sufficient.

- e) Can the sponsor obtain contractor support for real estate services, if required in a timely fashion?

Yes. NYCDEP can obtain contractor support if needed.

f) Will NYCDEP likely request USACE assistance in acquiring real estate?

No. NYCDEP will not request USACE assistance in acquiring real estate.

III. Other Project Variables.

a) Will the NYCDEP's staff be located within reasonable proximity to the project site?

Yes. The NYCDEP's staff will be located within a reasonable proximity to the project site.

b) Has NYCDEP concurred with the project/real estate schedule/milestones?

Yes. NYCDEP concurs with the project's real estate acquisition schedule.

IV. Overall Assessment.

a) Has the NYCDEP performed satisfactorily on other USACE projects?

Yes. NYCDEP has performed satisfactorily on other USACE projects, including studies at Jamaica Bay, Bronx River, and Flushing Creek, and construction projects at Jamaica Bay Marsh Islands, Soundview Park, and Spring Creek.

b) With regard to this project, NYCDEP is anticipated to be: highly capable/fully capable/moderately capable/marginally capable/insufficiently capable. If NYCDEP is believed to be "insufficiently capable," provide explanation.

The Sponsor is highly capable of fulfilling its real estate responsibilities for the project.

V. Coordination.

a) Has this assessment been coordinated with NYCDEP?

Yes. This assessment has been coordinated with the NYCDEP.

b) Does NYCDEP concur with this assessment?

Yes. NYCDEP concurs with this assessment.

**ASSESSMENT OF NON-FEDERAL SPONSOR'S
REAL ESTATE ACQUISITION CAPABILITY**

**HUDSON RARITAN ESTUARY
ECOSYSTEM RESTORATION FEASIBILITY STUDY**

Non-Federal Partner – City of New York, through its Department of Parks and Recreation (“NYC Parks”).

Relevant Planning Region Site for this Assessment – This assessment for NYC Parks pertains to only the following sites: Fresh Creek, Bronx Zoo and Dam, Stone Mill Dam, Shoelace Park, and Bush Terminal.

I. Legal Authority.

- a) Does NYC Parks have legal authority to acquire and hold title to real property for project purposes?

Yes. The City of New York (the “City”) has the legal authority to acquire and hold title to real property for project purposes. Real estate acquisition will be coordinated by NYC Parks with the City’s Department of Citywide Administrative Services, which is the real estate services department for the City of New York.

- b) Does NYC Parks have the power of eminent domain for the project?

Yes. The City has the power of eminent domain.

- c) Does NYC Parks have “quick-take” authority for this project?

NYC Parks does not have quick-take authority. However, under the State of New York eminent domain laws, a property can be acquired prior to an adjudication of compensation with the following process; (1) the property must be appraised; (2) the parties must conclude good faith negotiations; and (3) the City deposits compensation into court based on its determination of value. If it is determined by the City that real estate acquisition requires compliance with the Uniform Land Use Review Procedure (ULURP), an application process completed by the City (with mandated timeframes for city and public review) must take place prior to acquisition.

- d) Are any of the lands/interests in land required for the project located outside NYC Parks political boundary?

No. There are no lands required for the project located outside NYC Parks political boundary.

- e) Are any of the lands/interests in land required for the project owned by an entity whose property NYC Parks cannot condemn?

Yes. There is one parcel under the ownership of the National Parks Service for which NYC Parks cannot condemn. However, the National Parks Services is a willing partner and those lands will be made available for the project.

II. Human Resource Requirements.

- a) Will NYC Parks' in-house staff require training to become familiar with the real estate requirements of Federal projects, including Public Law 91-646, Uniform Relocation Assistance, as amended?

No. NYC Parks' in-house staff does not require training to become familiar with real estate requirements, including 91-646. They have worked extensively with USACE and other Federal partners in the past similar projects.

- b) If the answer to II(a) is "yes," has a reasonable plan been developed to provide such training?

Not applicable.

- c) Does NYC Parks' in-house staff have sufficient real estate acquisition experience to meet its responsibilities for the project?

Yes. NYC Parks' in-house staff has sufficient real estate acquisition experience.

- d) Is NYC Parks' projected in-house staffing level sufficient considering its other workload, if any, and the project schedule?

Yes. NYC Parks' projected in-house staffing level is sufficient.

- e) Can NYC Parks obtain contractor support for real estate services, if required in a timely fashion?

Yes. NYC Parks can obtain contractor support if needed.

- f) Will NYC Parks likely request USACE assistance in acquiring real estate?

No. NYC Parks will not request USACE assistance in acquiring real estate.

III. Other Project Variables.

- a) Will NYC Parks' staff be located within reasonable proximity to the project site?

Yes. NYC Parks' staff will be located within a reasonable proximity to the project site.

- b) Has NYC Parks concurred with the project/real estate schedule/milestones?

Yes. NYC Parks concurs with the project's real estate acquisition schedule.

IV. Overall Assessment.

- a) Has NYC Parks performed satisfactorily on other USACE projects?

Yes. NYC Parks has performed satisfactorily on other USACE projects, including studies at East Rockaway and construction projects in Staten Island.

- b) With regard to this project, NYC Parks is anticipated to be: highly capable/fully capable/moderately capable/marginally capable/insufficiently capable. If sponsor is believed to be "insufficiently capable," provide explanation.

NYC Parks is highly capable of fulfilling its real estate responsibilities for the project.

V. Coordination.

- a) Has this assessment been coordinated with NYC Parks?

Yes. This assessment has been coordinated with NYC Parks.

- b) Does NYC Parks concur with this assessment?

Yes. NYC Parks concurs with this assessment.

**ASSESSMENT OF NON-FEDERAL SPONSOR'S
REAL ESTATE ACQUISITION CAPABILITY**

**HUDSON RARITAN ESTUARY
ECOSYSTEM RESTORATION FEASIBILITY STUDY**

Non-Federal Partner: County of Westchester, New York.

Relevant Planning Region Site for this Assessment – This assessment for Westchester County pertains to only the Bronxville Lake and Garth Woods/Harney Road sites.

I. Legal Authority.

- a) Does Westchester County have legal authority to acquire and hold title to real property for project purposes?

Westchester County's sponsored sites are Bronxville Lake and Garth Woods/Harney Road located in the Harlem River, East River, and Western Long Island Sound Planning Region. Westchester County possess a fee simple interest ownership over all the lands required for the project at their sponsored site. Therefore, the acquisition of real estate is not required by Westchester County.

- b) Does Westchester County have the power of eminent domain for this project?

Westchester County holds fee simple interest to all the lands required for the project in their sponsored site. The acquisition of real estate, and any potential use of eminent domain to facility real estate acquisition, is not required by Westchester County. While not required or anticipated, Westchester County does possess the power of eminent domain.

- c) Does Westchester County have "quick-take" authority for this project?

Westchester County holds fee simple interest to all the lands required for the project in there sponsored site and the acquisition of real estate by Westchester County is not required. However, Westchester County does not have quick-take authority. Through New York State eminent domain laws, a property can be acquired prior to an adjudication of compensation following the ensuing process; (1) the property must be appraised; (2) the parties must conclude good faith negotiations; and (3) Westchester County deposits compensation into court based on its determination of value.

- d) Are any of the lands/interests in land required for the project located outside the Westchester County political boundary?

No. All lands required for the project at their sponsored sites lie within Westchester County's political boundary, in which they possess fee interest ownership in.

- e) Are any of the lands/interests in land required for the project owned by an entity whose property Westchester County cannot condemn?

No. Westchester County possess fee simple interest ownership over all the lands required for the project in there sponsored sites.

II. Human Resource Requirements.

- a) Will Westchester County in-house staff require training to become familiar with the real estate requirements of Federal projects, including Public Law 91-646 as amended?

No. All lands required for the project at Westchester County' sponsored sites are owned by Westchester County in fee. The acquisition of real estate, and any training to become familiar with Federal real estate acquisition requirements, by Westchester County is not required.

- b) If the answer to II.a is "yes," has a reasonable plan been developed to provide such training?

Not applicable.

- c) Does Westchester County in-house staff have sufficient real estate acquisition experience to meet its responsibilities for the project?

All lands required for the project at the Westchester County's sponsored sites are owned by Westchester County. The acquisition of real estate by Westchester County is not required. Their in-house staff has sufficient experience to meet its responsibilities for the project.

- d) Is Westchester County's projected in-house staffing level sufficient considering its other workload, if any, and the project schedule?

Yes. Westchester County's in-house staffing levels are sufficient considering its other workload.

- e) Can Westchester County obtain contractor support, if required in a timely fashion?

All lands required for the project at Westchester County's sponsored sites are owned by Westchester County in fee. The acquisition of real estate by Westchester County is not required. Therefore, the need for contractor support to acquire real estate is not necessary.

- f) Will Westchester County likely request USACE assistance in acquiring real estate?

No. All lands required for the project at Westchester County's sponsored sites are owned by Westchester County. The acquisition of real estate by Westchester County is not required.

III. Other Project Variables.

- a) Will Westchester County's staff be located within reasonable proximity to the project site?

Yes. Westchester County's staff will be located within a reasonable proximity to the project site.

- b) Has Westchester County concurred with the project/real estate schedule/milestones?

Yes. Westchester County already possess fee ownership to all the real estate required for the project at their sponsored site. After the full execution of the Project Partnership Agreement between Westchester County and the Department of the Army, Westchester County will provide USACE with their "Authorization for Entry" upon their lands to construct the project after the project designs are final and Westchester County has received from USACE their "Notice to Proceed" letter.

IV. Overall Assessment.

- a) Has Westchester County performed satisfactorily on other USACE projects?

Westchester County has performed satisfactorily on other USACE projects. A project Westchester County and USACE have collaborated on is the stream bank stabilization of the Bronx River in the Bronx River Parkway Reservation at the Westchester County Center located in White Plains.

- b) With regard to this project, Westchester County is anticipated to be: highly capable/fully capable/moderately capable/marginally capable/insufficiently capable. If sponsor is believed to be “insufficiently capable,” provide explanation.

In regards to this project, Westchester County is highly capable in providing the real estate required at their sponsored site for the project.

V. Coordination.

- c) Has this assessment been coordinated with Westchester County?

Yes. This assessment has been coordinated with Westchester County.

- d) Does Westchester County concur with this assessment?

Yes. Westchester County concurs with this assessment.

**ASSESSMENT OF NON-FEDERAL SPONSOR'S
REAL ESTATE ACQUISITION CAPABILITY**

**HUDSON RARITAN ESTUARY
ECOSYSTEM RESTORATION FEASIBILITY STUDY**

Non-Federal Partner: State of New Jersey, thorough its Department of Environmental Protection, Division of Parks and Forestry (“NJDEP”).

Relevant Planning Region Site for this Assessment – This assessment for NJDEP pertains to only the Metromedia Tract, Meadowlark Marsh, and Naval Weapons Station Earle sites.

I. Legal Authority.

- a) Does NJDEP have legal authority to acquire and hold title to real property for project purposes?

NJDEP’s sponsored sites are Metromedia Tract, Meadowlark Marsh, and Naval Weapons Station Earle. NJDEP is co-sponsor with the New Jersey Sports and Exposition Authority (NJSEA) for the Metromedia Tract and Meadowlark Marsh sites. NJDEP will be responsible for securing the real estate at these sites for only those lands not belonging to NJSEA. NJDEP has the legal authority to acquire and hold title to real property for project purposes at their sponsored sites.

- b) Does NJDEP have the power of eminent domain for the project?

Yes. NJDEP has the power of Eminent domain for the project.

- c) Does NJDEP have “quick-take” authority for this project?

NJDEP does not have quick-take authority. However, under the New Jersey Eminent Domain Act, a property can be acquired prior to an adjudication of compensation with the following process; (1) the property must be appraised; (2) the parties must conclude good faith negotiations; and (3) the state deposits compensation into court based on its determination of value.

- d) Are any of the lands/interests in land required for the project located outside the NJDEP political boundary?

No. There are no lands required for the project located outside NJDEP political boundary.

- e) Are any of the lands/interests in land required for the project owned by an entity whose property NJDEP cannot condemn?

Yes. There are lands owned for the project under the ownership of Essex County in which NJDEP believe they cannot condemn. There are also submerged lands under the jurisdiction of the Department of the Navy in which NJDEP cannot condemn. However, Essex County is a willing partner and will make their lands available for the project. Coordination with the Navy is expected to occur and is anticipated that they will make those submerged lands available for the project.

II. Human Resource Requirements.

- a) Will NJDEP's in-house staff require training to become familiar with the real estate requirements of Federal projects, including Public Law 91-646, Uniform Relocation Assistance, as amended?

Yes. NJDEP's Division of Parks and Forestry in-house staff have no real estate acquisition experience and will require training with the real estate requirements of Federal projects, including Public Law 91-646.

- b) If the answer to II(a) is "yes," has a reasonable plan been developed to provide such training?

As the project moves closer to its construction schedule and the execution of the project partnership agreement, USACE will coordinate with NJDEP to develop a reasonable plan to provide such training.

- c) Does NJDEP's in-house staff have sufficient real estate acquisition experience to meet its responsibilities for the project?

NJDEP's Division of Parks and Forestry in-house staff has limited real estate acquisition experience.

- d) Is the NJDEP's projected in-house staffing level sufficient considering its other workload, if any, and the project schedule?

Yes. NJDEP's projected in-house staffing level is sufficient considering its other workload and schedule.

- e) Can NJDEP obtain contractor support for real estate services, if required in a timely fashion?

Yes. NJDEP can obtain contractor support if needed.

- f) Will NJDEP likely request USACE assistance in acquiring real estate?

As of this assessment, the Sponsor has not requested USACE assistance to acquire the real estate on their behalf. It is unlikely USACE would acquire the real estate on behalf of NJDEP since NJDEP's: (1) has sufficient general and legal acquisition authority to acquire all the real estate required for the project; (2) possesses the professional capability to acquire the real estate needed for the project; and (3) can reasonably obtain, if necessary, real estate acquisition contracting services from sources other than the Federal Government. However, since the standard project partnership agreement offers the Sponsor the opportunity to request USACE assistance with real estate acquisition, the option remains open to NJDEP.

III. Other Project Variables.

- a) Will NJDEP's staff be located within reasonable proximity to the project site?

Yes. NJDEP's staff will be located within a reasonable proximity to the project site

- b) Has NJDEP concurred with the project/real estate schedule/milestones?

Yes. NJDEP's concurs with the project's real estate acquisition schedule.

IV. Overall Assessment.

- a) Has NJDEP's performed satisfactorily on other USACE projects?

Yes. NJDEP's has performed satisfactorily on other USACE projects, such as the Lincoln Park, Liberty State Park and Bloomsbury Dam projects.

- b) With regard to this project, NJDEP is anticipated to be: highly capable/fully capable/moderately capable/marginally capable/insufficiently capable. If sponsor is believed to be "insufficiently capable," provide explanation.

NJDEP is fully capable of fulfilling its real estate responsibilities for the project.

V. Coordination.

- a) Has this assessment been coordinated with NJDEP?

Yes. This assessment has been coordinated with NJDEP.

b) Does NJDEP concur with this assessment?

Yes. The Sponsor concurs with this assessment.

**ASSESSMENT OF NON-FEDERAL SPONSOR'S
REAL ESTATE ACQUISITION CAPABILITY**

**HUDSON RARITAN ESTUARY
ECOSYSTEM RESTORATION FEASIBILITY STUDY**

Non-Federal Partner: The State of New Jersey, through its New Jersey Sports and Exposition Authority (“NJSEA”).

Relevant Planning Region Site for this Assessment – This assessment for NJSEA pertains to only the Metromedia Tract and Meadowlark Marsh.

I. Legal Authority.

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

The Sponsor’s sponsored sites are the Metromedia Tract and Meadowlark Marsh sites located in the Newark Bay, Hackensack River, and Passaic River Planning Region. With the exception of one parcel, the Sponsor possess a fee simple interest ownership over all the lands required for the project at their sponsored site. The one parcel not owned by the Sponsor is owned by the Borough of Carlstadt located at the Metromedia Tract site. Any lands not owned by the Sponsor at both sites will be acquired by the New Jersey State Department of Environmental Protection (NJDEP), as a co-sponsor to the sites. Should a situation arise in which modifications to the project requires the acquisition of additional real estate, any newly identified lands required for the project not belonging to the Sponsor will also be acquired by the NJDEP. Therefore, the acquisition of real estate is not required by the Sponsor for the project.

- b) Does the Sponsor have the power of eminent domain for this project?

As discussed in question I(a), the Sponsor is not required to acquire real estate for the project. Therefore, the application of eminent domain by the Sponsor does not apply for the project

- c) Does the Sponsor have “quick-take” authority for this project?

As discussed in question I(a), the Sponsor is not required to acquire real estate for the project. Therefore, the application of quick-take authority by the Sponsor does not apply for the project.

- d) Are any of the lands/interests in land required for the project located outside the Sponsor’s political boundary?

No. All lands required for the project at their sponsored sites lie within the Sponsor's political boundary, in which they possess fee interest ownership in.

- e) Are any of the lands/interests in land required for the project owned by an entity whose property the Sponsor cannot condemn?

As discussed in question 1(a), the Sponsor is not required to acquire real estate for the project. Therefore, acquisition through condemnation by the Sponsor does not apply to the project.

II. Human Resource Requirements.

- a) Will the Sponsor's in-house staff require training to become familiar with the real estate requirements of Federal projects, including Public Law 91-646 as amended?

As discussed in question I(a), the Sponsor is not required to acquire real estate for the project. Therefore any training to become familiar with Federal real estate acquisition process and requirements is not necessary for the Sponsor.

- b) If the answer to II(a) is "yes," has a reasonable plan been developed to provide such training?

Not applicable.

- c) Does the Sponsor's in-house staff have sufficient real estate acquisition experience to meet its responsibilities for the project?

The Sponsor in-house staff has limited real estate acquisition experience. However, as discussed in question I(a), the Sponsor is not required to acquire real estate for the project.

- d) Is the Sponsor's projected in-house staffing level sufficient considering its other workload, if any, and the project schedule?

Yes. The Sponsor's in-house staffing levels are sufficient considering its other workload.

- e) Can the Sponsor obtain contractor support, if required in a timely fashion?

As discussed in question I(a), the Sponsor is not required to acquire real estate for the project. Therefore, the ability to obtain contractor support for the project is not necessary.

- f) Will the Sponsor likely request USACE assistance in acquiring real estate?

As discussed in question I(a), the Sponsor is not required to acquire real estate for the project. Therefore, a request for USACE to assist with real estate acquisition is not necessary.

III. Other Project Variables.

- a) Will the Sponsor's staff be located within reasonable proximity to the project site?

Yes. The Sponsor's staff will be located within a reasonable proximity to the project site.

- c) Has the Sponsor concurred with the project/real estate schedule/milestones?

Since the Sponsor already possess fee ownership to most of the real estate required for the project at their sponsored site. After the full execution of the Project Partnership Agreement between the Sponsor and the Department of the Army, the sponsor will provide USACE with their "Authorization for Entry" upon their lands to construct the project after the project designs are final and the Sponsor has received from USACE their "Notice to Proceed" letter.

IV. Overall Assessment.

- e) Has the Sponsor performed satisfactorily on other USACE projects?

The Sponsor has never worked on other USACE projects.

- f) With regard to this project, the Sponsor is anticipated to be: highly capable/fully capable/moderately capable/marginally capable/insufficiently capable. If sponsor is believed to be "insufficiently capable," provide explanation.

In regards to this project, the Sponsor is highly capable in providing the real estate required at their sponsored site for the project in which they own the real estate.

V. Coordination.

- g) Has this assessment been coordinated with the sponsor?

Yes. This assessment has been coordinated with the Sponsor.

- h) Does the Sponsor concur with this assessment?

Yes. The Sponsor concurs with this assessment