



# Lead-Impacted Communities Relocation Assistance Trust

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## STRUCTURAL DISPOSAL GUIDELINES (as revised and adopted September 24, 2007)

The LICRA Trust established Buyout Guidelines for the buyout of structures in the Relocation Assistance Zone ("RAZ"). The guidelines provide the authority to establish a program to resell structures purchased by the Trust. Structures eligible to be resold include homes, mobile homes, business and public use structures, and out buildings/appurtenances that have resale value. All structures to be resold will be inspected for hazardous materials as required by law prior to sale.

The reasons for the resale program are as follows:

- There is insufficient housing in the communities outside of the RAZ to absorb the numbers of residents being bought out. Resale of structures purchased by the Trust will help alleviate the shortage.
- Many of the mobile homes and wood/metal structures to be bought out are of good quality and can either be moved or disassembled and moved.
- The resale program will provide additional funds for the Trust to continue the buyout.
- Demolition costs to the Trust will be reduced.

### Contractor Acquisition

The process, as currently defined, entails the Trust hiring a contractor to facilitate the salvage and/or resale of qualified structures, carports, sheds, fences and other items of value purchased by the Trust. Similar items associated with structures to be demolished by the contractor may also be resold.

The contractor will not be a paid employee of the Trust receiving a salary, but will be an independent contractor. The contractor will be selected to further develop and manage the program for a reduction in costs associated with demolition and disposal. More specifically:

1. Evaluation criteria for contracting services will be based on the cost reduction associated with salvage and/or resale services and the quality of the resale program proposed.
2. The contractor will include in the bid costs for all inspections for hazardous materials.
3. The contractor will be responsible for scheduling the inspections and conducting site visits for those parties interested in purchasing structures.
4. The contractor shall be responsible to identify the structures to be sold.
5. The contractor will be responsible for all advertising of the structures for sale on computer web sites, newspapers and the Big Nickel as appropriate.
6. Properties will be cleared within one month of their being listed on a Clearance/Removal List issued by the Trust.
7. A right-of-entry permit will be obtained from the BIA prior to conducting any clearance activities on restricted property.

## **Structural Disposal Guidelines**

*September 24, 2007*

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### **Resale Process**

Structures to be resold and removed intact from Trust property must be structurally capable of being removed from the RAZ or disassembled onsite for removal. The contractor shall be responsible for ensuring that all materials associated with the structure are removed from the property. Structures posing a health hazard to the public will be demolished by the contractor.

1. A Bill of Sale will be executed by a representative of the Trust for the purchaser at the time of closure of sale.
2. Ownership will transfer from the Trust to the owner at the time of closing.
3. Liability for the structure transfers from the Trust to the purchaser at the time of sale.
4. All structures purchased must be removed from the site as soon as possible after closing, but no later than 90 days from the date of sale from the Trust.
5. Exceptions to the purchase and removal dates will be at the discretion of the Trust Operations Manager.
6. In the event a buyer decides not to remove a structure after receiving a bill of sale, ownership of the structure will revert back to the Trust. No money will be returned to the owner by the Trust. The owner may choose to resell the structure to be removed or demolished to another person. The contractor will be held responsible by the Trust to ensure that all materials are removed from the site by any new owners. A 10% retainage will be held by the Trust until all materials are removed.
7. The Trust may provide containers or a designated site for disposal of trash, debris from properties where a structure has been purchased by the Trust.