

TRANSMITTAL LETTER FOR BOARD MEETING OF SEPTEMBER 1, 2016

COMMITTEE ON REAL ESTATE

Mr. David St. Pierre, Executive Director

..Title

Request for Resolution adopting a schedule for the execution and completion of the Melvina Ditch Reservoir Improvement Project in Burbank, IL; Contract 14-263-3F

..Body

Dear Sir:

On May 7, 2015, the Board of Commissioners ("Board") adopted Ordinance No. R15-004 establishing the right-of-way for the construction, operation and maintenance of the vertical and horizontal expansion of the Melvina Ditch Reservoir ("Reservoir") located north of 87th Street and west of Natchez Avenue in Burbank, IL (Contract 14-263-3F) ("Project"). Said Ordinance authorized and directed the Executive Director to negotiate with the respective owners to acquire fee simple title or such lesser interests, as appropriate, in and to the real estate described in the Ordinance. On June 2, 2016, the Board adopted Ordinance R16-004, which amended R15-004 to include an additional tract on which a temporary easement is needed for the Project.

The Project consists of vertical and horizontal expansion of the District's Reservoir and associated pump station improvements to address flooding in Burbank and Oak Lawn. The Project, once constructed, will significantly increase the capacity of the existing Reservoir and reduce water surface elevations and downstream overflows in the Melvina Ditch watershed. The Project requires the acquisition of 15 residential properties adjacent to the Reservoir.

The following schedule has been established for the Project by the Engineering Department:

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|---------------------------------|------------------|
| a. Acquisition of Right-of-Way: | December 1, 2016 |
| b. Advertise for Bids: | December 7, 2016 |
| c. Award Contract: | March 16, 2017 |
| d. Start of Construction: | April 16, 2017 |
| e. Completion of Construction: | July 28, 2019 |

While the District has reached an agreement with six homeowners thus far, the District has been unable to reach an agreement as to the acquisition terms and price with the remaining property owners through direct negotiation. To meet the schedule of the proposed construction of the Project, it is necessary for the District to initiate quick-take proceedings to acquire any remaining rights-of-way.

In order that the General Counsel may initiate quick-take proceedings, it is requested that the Executive Director advise the Board that the General Counsel has been unable to reach an agreement as to terms and price with certain owners of the fee interest and further respectfully request that the Board of Commissioners adopt a resolution authorizing and directing the General Counsel to initiate quick-take proceedings to acquire certain interests in land described in said Ordinance.

Requested, Ronald M. Hill, General Counsel and Catherine A. O'Connor, Director of Engineering;

RMH:CAE:SM:BJD:vp

Recommended, David St. Pierre, Executive Director

Respectfully Submitted, Mariyana T. Spyropoulos, Chairman Committee on Real Estate Development

Disposition of this agenda item will be documented in the official Regular Board Meeting Minutes of the Board of Commissioners for September 1, 2016