Metropolitan Water Reclamation District of Greater Chicago

Legislation Details (With Text)

File #:	14-1432	**Version:** 1		
Type:	Agenda Item		**Status:**	Adopted
File created:	11/25/2014		**In control:**	Real Estate Development Committee
On agenda:	12/4/2014		**Final action:**	12/4/2014
Title:	Authority to issue a 4-year permit extension to Christy Webber Landscapes for continued use of approximately 12 acres of District real estate located at the Cal-Sag Channel and Ridgeland Avenue in Alsip, Illinois and known as the Ridgeland Avenue Drying Facilities. Consideration shall be an annual fee of $110,000.00			
Sponsors:				
Indexes:				
Code sections:				
Attachments:	1. CWL 4-yr. Permit Extension Bd. Ltr. Dec 4 2014.pdf			

Date	Ver.	Action By	Action	Result
12/4/2014	1	Board of Commissioners	Approved	Pass
12/4/2014	1	Committee of the Whole	Recommended	Pass

TRANSMITTAL LETTER FOR BOARD MEETING OF DECEMBER 4, 2014

COMMITTEE ON REAL ESTATE

Mr. David St. Pierre, Executive Director

Authority to issue a 4-year permit extension to Christy Webber Landscapes for continued use of approximately 12 acres of District real estate located at the Cal-Sag Channel and Ridgeland Avenue in Alsip, Illinois and known as the Ridgeland Avenue Drying Facilities. Consideration shall be an annual fee of $110,000.00

Dear Sir:

Christy Webber Landscapes ("CWL") has occupied, under a permit, approximately 12 acres of District land located at the Ridgeland Avenue Drying Facilities for the purpose of mulching and storing leaves since 2011. The permit, as extended, expires December 31, 2014. CWL has requested to extend the permit for an additional 4 years until December 31, 2018. CWL has also requested to use the District scale and scale house located on the permit premises. A permit was issued, in this instance, due to the Board of Commissioners April 3, 2014, designation of this site as a U.S. Army Corps of Engineers ("Corps") Regional Sediment Management Facility pursuant to the District's obligations under the Cal-Sag Navigation Project. The Cal-Sag Navigation Project was approved by the U.S. Congress in 1967 which authorized the Corps to widen and dredge the Cal-Sag Channel, improve portions of the Little Calumet River and a portion of the Calumet Harbor and Lake Calumet. Maintenance of the waterways involves the periodic dredging and depositing of the silt and dredging upon maintenance areas. As a local sponsor, the District is statutorily obligated to furnish, free of cost, to the Corps all lands necessary for the Corps' maintenance. A permit allows the District the right to terminate the agreement, if necessary, due to the Corps' needs.

The District's technical departments have reviewed this matter and have no objections to CWL's requests.

The annual permit fee of $110,000.00 is recommended based upon a recent appraisal prepared by Mr. William

Enright, MAI, of Appraisal Associates at the District's request.

It is requested that the Executive Director recommend to the Board of Commissioners that it authorize and approve the issuance of a 4-year permit extension to Christy Webber Landscapes for continued use of approximately 12 acres of District real estate located at the Cal-Sag Channel and Ridgeland Avenue in Alsip, Illinois and known as the Ridgeland Avenue Drying Facilities. Consideration shall be an annual fee of $110,000.00.

It is also requested that the Executive Director recommend to the Board of Commissioners that it authorize and direct the Chairman of the Committee on Finance and the Clerk to execute the permit extension agreement on behalf of the District after it is approved by the General Counsel as to form and legality.

Requested, Ronald M. Hill, General Counsel, RMH:STM:MLD:ss
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 December 4, 2014

Attachment