



Metropolitan Water Reclamation District of Greater Chicago

100 East Erie Street
Chicago, IL 60611

Legislation Details (With Text)

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Title:	Authority to negotiate an intergovernmental agreement with the Village of Robbins to assist the Village in acquiring properties needed to implement the flooding solutions in connection with the Flood Control Project on Midlothian Creek in Robbins, Illinois (Contract 14-253-3F).		
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Date	Ver.	Action By	Action	Result
3/16/2017	1	Board of Commissioners	Approved	Pass
3/16/2017	1	Committee of the Whole	Recommended	Pass

TRANSMITTAL LETTER FOR BOARD MEETING OF MARCH 16, 2017

COMMITTEE ON STORMWATER MANAGEMENT

Mr. David St. Pierre, Executive Director

Authority to negotiate an intergovernmental agreement with the Village of Robbins to assist the Village in acquiring properties needed to implement the flooding solutions in connection with the Flood Control Project on Midlothian Creek in Robbins, Illinois (Contract 14-253-3F).

Dear Sir:

Authority is requested to negotiate an intergovernmental agreement (IGA) with the Village of Robbins (Village) to assist the Village in acquiring properties needed to implement the flooding solutions in connection with the Flood Control Project on Midlothian Creek in Robbins, Illinois (Contract 14-253-3F).

On August 7, 2014, the Board of Commissioners authorized the District to issue a purchase order and enter into a professional engineering services agreement with Donohue and Associates, Inc. (Donohue) for Contract 14-253-5C Preliminary Engineering for a Flood Control Project on Midlothian Creek in Robbins, Illinois. The scope of Donohue's analysis was expanded to include the assessment of additional benefits and attributes related to the flood control improvements in the Village through an amendment to the aforementioned professional services agreement, authorized by the Board of Commissioners on May 19, 2016.

Through this analysis, the District has identified approximately 45 parcels that would be ideal for the construction of stormwater detention and conveyance improvements to alleviate flooding in the Village. The parcels needed for the proposed stormwater improvements include 15 properties that are already in public ownership (i.e. Village or County-owned parcels). The remainder of the parcels are vacant, abandoned, or tax-delinquent properties. The attached exhibit depicts the parcels that are needed for the stormwater improvements in the area identified as "Robbins Park."

The Village has indicated that the Cook County Land Bank Authority and the South Suburban Land Bank and Development Authority (collectively the "Land Banks") will work with the Village to complete the acquisitions. The Land Banks have experience acquiring the types of parcels that are located within the area of the planned improvements, which include many vacant, abandoned, or tax-delinquent properties. The Land Banks have indicated that the estimated cost to acquire each parcel is approximately \$5,000.00, which would include legal fees, court filing fees, and the cost of title work and insurance.

Under the terms of the IGA, the Village would be responsible for acquiring the necessary parcels in the Robbins Park area, with assistance from the Land Banks acting as agents of the Village. The District would reimburse the Land Banks directly for their legal and related expenses associated with the land assemblage efforts on behalf of the Village, and in return, the District will reserve the necessary property rights to ensure that the parcels are used exclusively for flood control purposes in perpetuity.

Through negotiation of the IGA with the Village, the District will develop a more accurate total cost estimate for acquisition of all of the necessary parcels for the project. The overall cost estimate will be presented to the Board of Commissioners when the District seeks approval to enter into the IGA at a future meeting.

Based on the foregoing, it is requested that the Board of Commissioners grant authority for the District to negotiate an IGA with the Village of Robbins to assist the Village in acquiring properties needed to implement the flooding solutions in connection with the Flood Control Project on Midlothian Creek in Robbins, Illinois, Contract 14-253-3F. Once the parties agree in principle to the terms and conditions, authority to enter into an IGA will be sought from the District's Board of Commissioners.

Requested, Catherine A. O'Connor, Director of Engineering, WSS:JK

Recommended, David St. Pierre, Executive Director

Respectfully Submitted, Debra Shore, Chairman Committee on Stormwater Management

Disposition of this agenda item will be documented in the official Regular Board Meeting Minutes of the Board of Commissioners for March 16, 2017

Attachment