



# Metropolitan Water Reclamation District of Greater Chicago

100 East Erie Street  
Chicago, IL 60611

## Legislation Details (With Text)

**File #:** 18-0911      **Version:** 1

**Type:** Agenda Item      **Status:** Adopted

**File created:** 8/28/2018      **In control:** Real Estate Development Committee

**On agenda:** 9/6/2018      **Final action:** 9/6/2018

**Title:** Authority to issue a five (5) year permit 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; Cal-Sag Channel Parcel 10.04 (western portion). Consideration shall be an annual fee of \$113,850.00

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Authority to Issue a 5-year Permit to Christy Webber Landscaping 12 acres at Cal Sag Channel and Ridgeland Ave.pdf

Date	Ver.	Action By	Action	Result
9/6/2018	1	Board of Commissioners	Approved	Pass
9/6/2018	1	Committee of the Whole	Recommended	Pass

## TRANSMITTAL LETTER FOR BOARD MEETING OF SEPTEMBER 6, 2018

### COMMITTEE ON REAL ESTATE

Mr. John P. Murray, Acting Executive Director

Authority to issue a five (5) year permit 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; Cal-Sag Channel Parcel 10.04 (western portion). Consideration shall be an annual fee of \$113,850.00

Dear Sir:

Christy Webber Landscapes ("Christy Webber") occupies 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; Cal-Sag Channel Parcel 10.04 under a permit that commenced October 17, 2011, and, as extended, expires December 31, 2018. The permit is for the purpose of mulching and storing leaves, using the District scale and scale house, and storing and parking trucks and trailers. The current annual permit fee is \$110,000.00.

Christy Webber has requested a new five (5) year permit commencing January 1, 2019, and expiring December 31, 2023, for these same purposes. A permit is recommended in this instance due to the designation by the Board of Commissioners on April 3, 2014 of the Ridgeland Avenue Drying Facilities as a potential regional sediment management facility for the U.S. Army Corps of Engineers ("Corps") in connection with the Cal-Sag Navigation Project. The District may also need the site for other corporate purposes, such as biosolids management and related activities. A permit allows the District to terminate the agreement, if necessary, to accommodate the Corps' or the District's use of the site.

The District's technical departments have reviewed Christy Webber's request and have no objections thereto. A permit fee of \$113,850.00 is recommended as this amount represents 10% of the last appraised fair market value of the site plus a 3.5% inflationary rate.

It is requested that the Acting Executive Director recommend to the Board of Commissioners that it authorize and approve the issuance of a five (5) year permit 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; Cal-Sag Channel Parcel 10.04 (western portion). Consideration shall be an annual fee of \$113,850.00.

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

Requested, Susan T. Morakalis, General Counsel, STM:CMM:BJD:vp

Recommended, John P. Murray, Acting Executive Director

Respectfully Submitted, David J. Walsh, 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 6, 2018

Attachment