



Metropolitan Water Reclamation District of Greater Chicago

100 East Erie Street
Chicago, IL 60611

Legislation Text

File #: 17-0723, **Version:** 1

TRANSMITTAL LETTER FOR BOARD MEETING OF JULY 6, 2017

COMMITTEE ON STORMWATER MANAGEMENT

Mr. David St. Pierre, Executive Director

Authority to enter into an Intergovernmental Agreement with and make payment to the Village of Robbins to assist the Village in acquiring 20 properties needed to implement the flooding solutions in connection with the Flood Control Project on Midlothian Creek in Robbins, Illinois (17-1GA-02), in an amount not to exceed \$200,000.00, Account 501-50000-612400, Requisition 1468507

Dear Sir:

Authority is requested to enter into an Intergovernmental Agreement (IGA) with the Village of Robbins (Village) to assist the Village in acquiring 20 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 March 16, 2017, the Board of Commissioners (BOC) authorized the District to negotiate an intergovernmental agreement with and make payment to the Village to assist the Village in acquiring properties needed for the stormwater improvements identified as the "Robbins Park" area of the Project. At that same meeting, the BOC authorized the District to enter into an agreement with Donohue and Associates, Inc. (Donohue) for professional engineering services for final design of the Project.

At this stage of the Project's design, the District has identified approximately 45 parcels that would be ideal for the construction of the Robbins Park stormwater detention and conveyance improvements designed to alleviate flooding in the Village. The parcels needed for the proposed stormwater improvements include 20 properties that are already in public ownership (i.e. Village or County-owned parcels).

The necessary parcels also include 20 parcels that are vacant, abandoned, or tax-delinquent properties. With respect to these parcels, the District and the Village have agreed in principle to the terms and conditions of an IGA whereby the District will reimburse the Village for acquisition of these parcels. Under the terms of the IGA with the District, the Village will be responsible for acquiring these 20 parcels through the Cook County Land Bank Authority and the South Suburban Land Bank and Development Authority (collectively the "Land Banks") acting as agents of the Village. The Village, through the Land Banks, will determine the most efficient and cost-effective method to acquire each parcel, such as abandonment proceedings or scavenger sales.

The Land Banks have experience acquiring these types of parcels on behalf of municipalities, including vacant, abandoned, or tax-delinquent properties. Initially, it was anticipated that the cost to acquire each parcel would be approximately \$5,000.00; however, after a closer review of the ownership status of each parcel, the Village and the Land Banks have determined that a flat fee of \$10,000.00 per parcel will cover all reasonable costs necessary for the acquisition of clear title, including staff time, legal fees, filing fees, title fees and title insurance. Under the IGA, the District's reimbursement shall not exceed \$10,000.00 per parcel and no partial reimbursements will be provided for any parcels where clear title is not obtained.

The Village will enter into a separate IGA with the Land Banks to carry out the acquisition process. The District

will reimburse the Land Banks directly for the expenses they incur on the Village's behalf, as outlined above, provided that all requirements set forth in the District's IGA are met. The District will reserve the necessary property rights to ensure that the parcels are used exclusively for the Project and flood control purposes in perpetuity.

With respect to the other parcels needed for this Project, the District is investigating opportunities to acquire the remaining five parcels through partnerships with other entities.

Based on the foregoing, it is respectfully requested that the Board of Commissioners grant authority for the District to enter into an Intergovernmental Agreement with the Village of Robbins and make payment in an amount not to exceed \$200,000.00 to assist the Village in acquiring 20 properties needed to implement the flooding solutions in connection with the Flood Control Project on Midlothian Creek in Robbins, Illinois (Contract 14-253-3F).

It is also requested that the Chairman of the Committee on Finance, Executive Director, and Clerk be authorized to execute said IGA on behalf of the District, as well as any documents necessary to effectuate the transaction, upon approval by the Director of Engineering as to technical matters and by the Acting General Counsel as to form and legality.

Funds are available in Account 501-50000-612400.

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 July 6, 2017