

## TRANSMITTAL LETTER FOR BOARD MEETING OF SEPTEMBER 19, 2024

### COMMITTEE ON REAL ESTATE

Mr. Brian A. Perkovich, Executive Director

..Title

Request for Resolution adopting a schedule for the execution and completion of the Central Park Stormwater Detention Basin and Separate Storm Sewer Improvements in Harvey, Illinois; Contract 18-249-AF

..Body

Dear Sir:

On April 20, 2023, the Board of Commissioners ("Board") adopted Ordinance No. R23-001 ("Ordinance") establishing the right-of-way for the construction, operation, and maintenance of the Central Park Stormwater Detention Basin and Separate Storm Sewer Improvements in Harvey, Illinois (Contract 18-249-AF) ("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.

The Project includes the creation of an approximately 23-acre-foot stormwater detention basin along Myrtle Avenue, between 153rd Street and 154th Street, to provide flood storage, as well as the installation of approximately 9,650 feet of storm sewer to convey stormwater to the proposed basin and allow discharge into the Wood Street storm sewer system. The proposed improvements will provide flood reduction benefits to approximately 209 structures.

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

- |                                 |            |
|---------------------------------|------------|
| a. Acquisition of Right-of-Way: | 06/01/2025 |
| b. Advertise for Bids:          | 08/30/2025 |
| c. Award Contract:              | 09/29/2025 |
| d. Start of Construction:       | 10/13/2025 |
| e. Completion of Construction:  | 02/25/2027 |

While the District has made progress in acquiring the land required for the Project, the District has either been unable to identify the owners or reach an agreement as to the acquisition terms and price through direct negotiations with the respective owners of certain remaining parcels of the real estate involved. 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.

To allow the General Counsel to initiate quick-take proceedings, it is requested that the Executive Director advise the Board that the General Counsel has either been unable to identify the owners or reach an agreement as to the acquisition terms and price through direct negotiations with the respective owners of certain remaining parcels of the real estate involved and request that the Board of Commissioners adopt a resolution establishing a project schedule and authorizing and directing the General Counsel to initiate quick-take proceedings to acquire certain interests in land as described in the Ordinance.

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

Recommended, Brian A. Perkovich, Executive Director

Disposition of this agenda item will be documented in the official Regular Board Meeting Minutes of the Board of Commissioners for September 19, 2024