

TRANSMITTAL LETTER FOR BOARD MEETING OF JUNE 21, 2018

COMMITTEE ON REAL ESTATE

Mr. John P. Murray, Acting Executive Director

..Title

Request for Resolution adopting a schedule for the execution and completion of the Flood Control Project on Natalie Creek in Midlothian and Oak Forest, IL; Contract 14-252-5F

..Body

Dear Sir:

On September 1, 2016, the Board of Commissioners ("Board") adopted Ordinance R16-005 establishing the right-of-way for the construction, operation and maintenance of the Flood Control Project on Natalie Creek in Midlothian and Oak Forest, Cook County, Illinois (Contract 14-252-5F) ("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. On June 15, 2017, the Board adopted Ordinance R17-001, which amended Ordinance R16-005 to include additional properties needed for the Project right-of-way that were not included in the original ordinance.

The Project will address overbank flooding by upsizing restrictive culverts, widening the channel at several locations, and creating a new stormwater storage basin along Natalie Creek. The proposed project increases the level of protection to existing residential and commercial structures that are prone to flooding in frequent storm events. During a 100-year storm event, the proposed improvements will provide flood reduction benefits for 237 structures. This project is located in the Little Calumet River Watershed.

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

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|---------------------------------|--------------------|
| a. Advertise for Bids: | May 9, 2018 |
| b. Acquisition of Right-of-Way: | August 2, 2018 |
| c. Award Contract: | August 2, 2018 |
| d. Start of Construction: | September 6, 2018 |
| e. Completion of Construction: | September 18, 2020 |

While the District has reached an agreement with a majority of the property owners thus far, the District has been unable to identify the owners of several remaining parcels despite its due diligence, or has otherwise been unable to reach an agreement as to the acquisition terms and price with the remaining property owners through direct negotiation. 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.

In order that the General Counsel may initiate quick-take proceedings, it is requested that the Acting Executive Director advise the Board that the General Counsel has been unable to identify, or to reach an agreement as to terms and price with, certain owners, and it is further respectfully requested that the Board of Commissioners adopt a resolution establishing a schedule for the execution of the Project and authorizing and directing the General Counsel to initiate quick-take proceedings to acquire certain interests in land described in said Ordinance.

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 June 21, 2018