



# Metropolitan Water Reclamation District of Greater Chicago

100 East Erie Street  
Chicago, IL 60611

## Legislation Details (With Text)

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**File created:** 9/6/2017      **In control:** Real Estate Development Committee

**On agenda:** 9/14/2017      **Final action:** 9/14/2017

**Title:** Authority to grant a 25-year, 198,498.56 + sq. ft. non-exclusive easement to Commonwealth Edison Company to continue to construct, reconstruct, operate, maintain, repair, replace and remove transmission towers and overhead transmission lines on District real estate located north and south of the Main Channel between Pulaski Road and Racine Avenue in Chicago, Illinois. Consideration shall be an initial annual fee of \$137,559.50

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Aerial Map.ComEd Easement 9.14.17.pdf

Date	Ver.	Action By	Action	Result
9/14/2017	1	Board of Commissioners	Approved	Pass
9/14/2017	1	Committee of the Whole	Recommended	Pass

### TRANSMITTAL LETTER FOR BOARD MEETING OF SEPTEMBER 14, 2017

#### COMMITTEE ON REAL ESTATE

Mr. David St. Pierre, Executive Director

Authority to grant a 25-year, 198,498.56 ± sq. ft. non-exclusive easement to Commonwealth Edison Company to continue to construct, reconstruct, operate, maintain, repair, replace and remove transmission towers and overhead transmission lines on District real estate located north and south of the Main Channel between Pulaski Road and Racine Avenue in Chicago, Illinois. Consideration shall be an initial annual fee of \$137,559.50

Dear Sir:

On January 7, 1993, the Board of Commissioners (“Board”) granted a 25-year, 191,964.56 sq. ft. non-exclusive easement to Commonwealth Edison Company (“ComEd”) to construct, reconstruct, operate, maintain, repair, replace and remove transmission towers and overhead transmission lines on District real estate located north and south of the Main Channel between Pulaski Road and Racine Avenue, in Chicago, Illinois. The easement expires January 6, 2018. ComEd currently pays an annual fee of \$89,964.00.

On October 19, 2006, the Board granted a 12-year, 6,534 sq. ft. non-exclusive easement to ComEd to construct, reconstruct, operate, maintain, repair, replace and remove transmission towers and overhead transmission lines on District real estate located south of the Main Channel, east of Pulaski Road, in Chicago, Illinois. The easement also expires January 6, 2018. ComEd currently pays an annual easement fee of \$6,252.23.

ComEd has requested a new 25-year easement to continue to operate the towers and overhead lines. Because the current easements are part of the same line and expire on the same date, ComEd has

requested a single easement that would encompass both easement areas. The District's technical departments have reviewed ComEd's request for an easement and have no objections thereto. An initial annual easement fee of \$137,559.50 is recommended, which represents 10% of the current appraised fair market value.

It is requested that the Executive Director recommend to the Board of Commissioners that it grant a 25-year, 198,498.56 ± sq. ft. non-exclusive easement to Commonwealth Edison Company to continue to construct, reconstruct, operate, maintain, repair, replace and remove transmission towers and overhead transmission lines on District real estate located north and south of the Main Channel between Pulaski Road and Racine Avenue in Chicago, Illinois. Consideration shall be an initial annual fee of \$137,559.50.

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

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

Recommended, David St. Pierre, 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 14, 2017

Attachment