

Northwest Industrial Logistics Center Master Plan Consolidated Monthly Progress Update

Month: September 2018

Project Status:

- **A.1. CBBEL:** CBBEL is awaiting access agreements to executed field work. In addition, CBBEL is working on a stormwater management protocol for the development.
- **A.2. DLZ:** Developed projections of residential, commercial and industrial sewage generation. Identified routing of large diameter gravity sewers, lift stations and force mains to serve developing areas within the Planning Area. Identified three potential locations for a regional wastewater treatment plant. Developed three potential wastewater treatment plant for costing the master plan report.
- **A.3. DONOHUE:** The tabletop groundwater analysis/study has been completed while the future water infrastructure development scenarios are continuing to develop. Some coordination regarding land use demands is still required and will continue as needed.
- **A.4. LFA:** The jurisdictional determination request is prepared and awaiting signed land owner permission before submittal to the ACOE. Permit applications have been prepared and are awaiting signature by owner (County/Drainage Board), letter of engagement on acquisition. LFA and CBBEL continued to develop pieces of stormwater guidelines and a fee structure for future developments in the economic development regions. This included assessing meeting to discuss the possible structure and developing preliminary cost estimates for various sized developments.
- **A.5. LEHMAN:** Lehman is awaiting approval of a change order. Lehman and attended progress meetings, as needed.
- **A.6. LOCHMUELLER:** Continue work with the project team on development of the IEC. Begin Environmental field review and documentation. Worked on full EDA Grant application for the conduit installation project.
- **A.7. ANTERO:** Finalizing IEC marketing plan and economic development analysis. Updated rail alignments to accommodate N. Ditch work. Coordinated project elements and established a completion scheduled for the project.

Data Collection Status:

- **A.1. CBBEL:** Uploaded a geodatabase. Acquired current air quality nonattainment map from IDEM. Confirmed with OCRA that current nonattainment map is the Air Quality Map required in Site Certification Checklist. Reviewed Orbis completed archeological survey. Working with LFA to finalize a draft Stormwater Management strategy for the IEC area. The strategy will include funding options.

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- **A.2. DLZ:** Metered wastewater discharges from individual industries/developments near the IEC (from the City of South Bend) - Pending
- **A.3. DONOHUE:** To date, Donohue has collected all known, available data concerning the existing infrastructure and demands within the Project Area. Donohue continues to coordinate with other Team consultants (DLZ, Lehman, Lochmueller) to coordinate future demands, land use and utility/transportation corridors. Donohue continues to work with their subconsultant (Peerless Midwest) to collect data from regarding desktop hydrogeological analysis.
- **A.4. LFA:** None since last progress report.
- **A.5. LEHMAN:** N/A
- **A.6. LOCHMUELLER:** Started field review of the Conduit Route. Environmental Team has performed a field and is working on environmental documentation.
- **A.7. ANTERO:** Collected and curated project team data.

Relevant Report Summary:

- **A.1. CBBEL:** N/A
- **A.2. DLZ:** No additional reports reviewed this month.
- **A.3. DONOHUE:** Donohue has nothing new to report regarding existing reports.
- **A.4. LFA:** None since last progress report.
- **A.5. LEHMAN:** N/A
- **A.6. LOCHMUELLER:** Nothing currently.
- **A.7. ANTERO:** N/A

Project Schedule:

- **A.1. CBBEL:** Continue to work with LFA on draft Stormwater Management strategy. 30 Days after Property access granted - finish site 1 and 2 wetland surveys (or other priority areas) and schedule JD inspections with regulatory agencies. Update wetland geodatabase – as collected and finalize 1 week after completion of remaining wetland delineations. Prepare wetland delineation site reports (dependent on property access). Finalize wetland/environmental strategy. Finalize stormwater management.
- **A.2. DLZ:** DLZ received Land Use and Development Phasing GIS shapefiles on August 17, 2018, however modifications to the shapefiles were necessary to be consistent with the June 18, 2018

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Land Use map from Lehman & Lehman. DLZ prepares Final Draft Sewer Map (9/7/18), which will fill the final need for Wastewater Collections Infrastructure.

- **A.3. DONOHUE:** Project is on schedule for completion.
- **A.4. LFA:** Permits will be submitted once Engagement Letter is signed, home property purchase is confirmed.
- **A.5. LEHMAN:** Project is on schedule.
- **A.6. LOCHMUELLER:** Move forward on design of the Metronet Conduit corridor. Move forward with traffic analysis. As plan development for the conduit progresses, we are coordinating on the necessary INDOT and Railroad permitting for the conduit installation.
- **A.7. ANTERO:** Project is on schedule.

Document Production:

- **A.1. CBBEL:** Partial wetland delineation survey data for Environmental Site Conditions Exhibit. Exhibit & spreadsheet identifying properties requiring future permission to access. Initiated site-specific wetland delineation reports (see schedule for additional information and anticipated completion). Updated shape files showing wetland delineation survey data, national inventory data, potential wetland concern area (based on current aerial photos), and potential conservation easement area including property identified around Spicer Lake by St. Joseph County Parks Dept. Provided current IDEM nonattainment map (Air Quality Map). Draft wetland strategy report. DNR ILF Meeting Minutes (attached to July 17, 2018 Report). Archaeological Desktop Review Proposal from Orbis provided to County. Draft Wetland Mitigation calculations for prime sites – final wetland mitigation calculations for prime sites.
- **A.2. DLZ:** Completed maps for: Existing wastewater infrastructure for the Planning Area. Future Development Areas: developable areas for estimating future sewer flows for the Core Development Area. Proposed Sewer: large diameter gravity sewers, lift stations, force mains and potential regional WWTP locations to serve developing areas within the Planning Area.
- **A.3. DONOHUE:** The desktop analysis of the Hydrogeologic Background for the Planning and Core Development Areas has been completed by Donohue's subconsultant and is undergoing final review and coordination/analysis by Donohue.
- **A.4. LFA:** Draft Permit Applications (IDEM, IDNR, and Army Corp) – Completed, Continued Contract Document Development, Stormwater Fees/Ordinance – Preliminary Cost Estimates.
- **A.5. LEHMAN:** Reviewed updated land use plan.

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- **A.6. LOCHMUELLER:** At this time no new documents have been prepared by Lochmueller. We are preparing construction plans/documents for installation of conduit to the project area for future installation of fiber optic cable. Lochmueller will move forward on the IEC work plan.
- **A.7. ANTERO:** Developed a series of maps, including access agreement, due diligence, and updated land use maps. Finalizing marketing and economic development plan.

Team Coordination:

- **A.1. CBBEL:** Property access for remaining wetland delineation field work. Ditch and wetland mitigation and permitting coordination with LFA. Stormwater Management / Cost Matrix with LFA. Site specific wetland avoidance, enhancement, mitigation, or conservation easements incorporated into the land use plan – Lehman & Lehman. Wetland delineation site priorities – County. Wetland mitigation strategy meeting with DNR, Shirley Heinze Land Trust, County, Lehman & Lehman, others?
- **A.2. DLZ:** Will coordinate with teams in accordance with work plan.
- **A.3. DONOHUE:** Donohue continues to work with DLZ, Lehman and Lehman and Lochmueller to coordinate future/anticipated land uses, future demands, utility/transportation corridors and the associated phasing of each. Donohue is unaware of any future coordination/project meetings being scheduled, however it is anticipated that there will be another consultant coordination meeting in the next few weeks, along with another steering committee meeting in October, with a potential public meeting to follow
- **A.4. LFA:** Continued coordination on property access for jurisdictional determination request. A signed ID Access Form will be required from the property owners who's land we wish to enter. A signed document, indicating property negotiation, will be required to submit the Army Corp Permit.
- **A.5. LEHMAN:** Nothing currently.
- **A.6. LOCHMUELLER:** Continue working with Antero Group, Lehman & Lehman, and the County to identify land uses to aid in the development of changes to the MACOG travel demand model.
- **A.7. ANTERO:** Update geodatabase; coordinate stormwater management strategy; update land use plan; coordinate future public meetings; update project schedule.