

Northwest Industrial Logistics Center Master Plan Consolidated Monthly Progress Update

Month: March 2018

Project Status:

- **A.1. CBBEL:** No wetland delineation work completed during the month of January 2019. Wetland delineation is still at 80% for the primary sites. Wetland delineation field work on hold until April 2019. Actively working with Lawson Fisher Associates (LFA) on developing a stormwater management strategy for the IEC area. Prepared a preliminary draft narrative that includes funding options. Correspondence with LFA regarding Jurisdictional Determination (JD) for Wetland Delineations near proposed ditch relocation.
- **A.2. DLZ:** Attend wastewater follow-up meeting, submit utilities rates evaluation for sanitary service, submit feasibility assessment of Pine/Olive sewer connector, and submit options for permanent sanitary service for Navistar.
- **A.3. DONOHUE:** Donohue is finalizing the Water Utility Planning portion of the master plan document.
- **A.4. LFA:** LFA and CBBEL continued to coordinate development of stormwater guidelines and a fee structure for future developments in the economic development regions. This included probable costs for various site sizes for a determination of fee structure to support development of a regional detention facility. LFA is on hold for the Niespodziany Ditch project until further direction. LFA continued coordination with Navistar.
- **A.5. LEHMAN:** Participated in various conference calls and meetings regarding various aspects of the project. Refinements to the land use parcels and the Town of New Carlisle along with the Town's Growth Boundaries for their Comprehensive Plan Update. Define the boundaries of the County's Comprehensive Plan of the study area of the IEC along with that of the Town of New Carlisle.
- **A.6. LOCHMUELLER:** Continue work with the project team on development of the IEC. Work on design plans for conduit installation is moving forward.
- **A.7. ANTERO:** Coordinated the project elements. Finalized a project completion schedule. Several meetings one prospective projects interested in the area. Coordinated stormwater management planning efforts. Worked with DLZ and Donohue to finalize water and sanitary planning efforts.

Data Collection Status:

- **A.1. CBBEL:** N/A
- **A.2. DLZ:** Evaluation of permanent sanitary service options for Navistar (in progress).

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- **A.3. DONOHUE:** To date, Donohue has collected all known, available data concerning the existing infrastructure and demands within the Project Area.
- **A.4. LFA:** None since last progress report.
- **A.5. LEHMAN:** N/A
- **A.6. LOCHMUELLER:** Nothing currently.
- **A.7. ANTERO:** N/A

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:** N/A
- **A.5. LEHMAN:** N/A
- **A.6. LOCHMUELLER:** Nothing currently.
- **A.7. ANTERO:** N/A

Project Schedule:

- **A.1. CBBEL:** Updated wetland delineation data provided on October 31st, 2018 (80% Complete). Finish wetland delineation field – dependent on access agreements (end of November deadline or push to Spring 2019) Identified potential parcels on north side of project area and added properties around Spicer Lake from St. Joseph County Parks for conservation easements. Environmental coordination with LFA (Ditch / Drainage) Obtained updated Air Quality Map (nonattainment map) / confirmed with OCRA. Coordination with Orbis for a proposal to complete a Phase I(a) archaeological reconnaissance report for a selected site (Site TBD). Met with DNR to discuss ILF Program (June 12, 2018). Prepare Draft Project Completion Work Plan (dependent on access agreements): November 30, 2018- finish site 1 and 2 wetland delineations (or other priority areas) and schedule JD inspections with regulatory agencies (Spring 2019) Indiana Enterprise Center (IEC) Master Plan Monthly Project Status Update. December 7, 2018 - Update wetland geodatabase – as collected and finalize 1 week after completion of remaining wetland delineations. December 22, 2018 – prepare wetland delineation site reports (if Prime Sites Complete). Future meeting – Schedule a meeting with County, DNR, and Shirley Heinze Land Trust to discuss ILF mitigation opportunities. Finalize wetland/environmental strategy (site specific). Finalize stormwater management / utility strategy (site specific)

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- **A.2. DLZ:** Continuing with evaluation of permanent sanitary service options.
- **A.3. DONOHUE:** As of April 1, 2019, Donohue has used approximately 100% of its \$188,600 budget.
- **A.4. LFA:** Continue to progress Storm water fee concept. Proceeding with R/W Corridor Study.
- **A.5. LEHMAN:** No change in schedule to report. Project intended to be completed in June.
- **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:** A final project schedule, including public meetings, has been completed and confirmed with St. Joseph County.

Document Production:

- **A.1. CBBEL:** Updated Draft Stormwater Management Strategy narrative submitted for review.
- **A.2. DLZ:** Submitted – awaiting review.
- **A.3. DONOHUE:** Prepared the Water Utility Planning document, incorporating all previous information and documents, and is currently proceeding through Air Quality Control process, prior to submittal.
- **A.4. LFA:** Right of Way exhibits for potential impact to adjacent property owners related to the ditch and Navistar projects. Stormwater Fees/Ordinance – Revised Preliminary Cost Estimates. Navistar Drainage Impacts – Drainage Impact Exhibit.
- **A.5. LEHMAN:** No final document production currently.
- **A.6. 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:** No new project deliverables to report.

Team Coordination:

- **A.1. CBBEL:** Property access for remaining wetland delineation field work. Environmental coordination with LFA, Stormwater Management Strategy with LFA. Wetland delineation site priorities. Wetland mitigation strategy meeting with DNR and IEC Conservation Group.
- **A.2. DLZ:** Will coordinate with teams in accordance with work plan.

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- **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.
- **A.4. LFA:** Continued coordination with CBBEL on stormwater. Need coordination meeting with County on Right-of-Way Corridor.
- **A.5. LEHMAN:** Working with County and Antero to finalize the Core Development Area.
- **A.6. LOCHMUELLER:** Continue working with Antero Group, Lehman & Lehman, and the County on the development of conduit design plans for construction this summer.
- **A.7. ANTERO:** Completing project schedule, wastewater review, and water technical memorandum reviews.