

Northwest Industrial Logistics Center Master Plan Consolidated Monthly Progress Update

Month: January 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. Reviewed preliminary cost information provided by LFA and provided comments back to LFA.
- **A.2. DLZ:** Prepared response for Project Mega Midwest request for information (submitted 1/10/19). Completed utilities rates evaluation for sanitary service (submitted 2/5/19). Completed feasibility assessment of Pine/Olive sewer connector (submitted 2/5/19). Prepared options for permanent sanitary service for Navistar (submitted 2/5/19). Began evaluation of temporary sanitary service options for Navistar (discussed in 2/5/19 meeting).
- **A.3. DONOHUE:** Donohue is preparing a Draft version of the final report document, as well as preparing additional documents per the County's direction (e.g. memorandum on water service options to Navistar).
- **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 on proposed flows to Roger-Clark Ditch.
- **A.5. LEHMAN:** Attended various project meetings. Refinements to Core Development area along with its related infrastructure improvement planning. Refinements to the land use parcels and the Town of New Carlisle. Further discussions and coordination about the refinements to the Parcel ID strategy. Research on comprehensive plan amendment and the land use strategies and zoning options. Scheduling strategies for Amending the County's Comprehensive Plan and the development of Development Guidelines for the study area.
- **A.6. LOCHMUELLER:** Continue work with the project team on development of the IEC. Work on design plans for conduit installation is moving forward. Working on traffic routing and development options for the South Shore development site between US 20 and the South Shore railroad.
- **A.7. ANTERO:** Coordinate all elements of the project. Attended various project meetings. Updated GIS database. Prepared meeting materials for OSAA meeting and for New Carlisle Township. Several discussions with prospective developers. Built project completion schedule.

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Data Collection Status:

- **A.1. CBBEL:** N/A
- **A.2. DLZ:** Evaluation of temporary sanitary service options for Navistar (in progress).
- **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:** Adjustments to the Land Use Plan for GIS conversions. Finalization of the planning maps for project area.
- **A.6. LOCHMUELLER:** Nothing currently.
- **A.7. ANTERO:** Collected and reviewed updated project reports.

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:** Continue to refine the Land Use Plan “Core Development” area as a result of the planning generation. Continued the narrative of the Land Use components of the master plan documentation.
- **A.6. LOCHMUELLER:** Nothing at this time.
- **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

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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)

- **A.2. DLZ:** Continuing with evaluation of temporary sanitary service options.
- **A.3. DONOHUE:** As of February 1, 2019, Donohue has used approximately 93.1% of its \$188,600 budget.
- **A.4. LFA:** Continue to progress Storm water fee concept. Right-of-way corridor meeting is required to provide schedule.
- **A.5. LEHMAN:** No changes in schedule or budget updates to report.
- **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:** No changes in schedule currently.

Document Production:

- **A.1. CBBEL:** Draft Stormwater Management Strategy narrative submitted for review.
- **A.2. DLZ:** Response for Request for Information for Mega Midwest, completed utilities rates evaluation for sanitary service, completed feasibility assessment of Pine/Olive sewer connector, prepared permanent sanitary service for Navistar.
- **A.3. DONOHUE:** The development of the Water Utility Planning portion of the final Master Plan document is in production. Donohue has completed the modeling portion of the final deliverable and will continue development of the final write-up. Preparing memorandum of water utility supply options. Coordinating with Peerless Midwest to develop additional informational graphics for County's use toward public education.
- **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.

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- **A.5. LEHMAN:** No final document production at this point other than the in-progress land use and site analysis map.
- **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:** Completed updates to Marketing Strategy and to IEC Economic Analysis Report.

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, and 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.
- **A.4. LFA:** Continued coordination with CBBEL on stormwater. Need coordination meeting with County on Right-of-Way Corridor.
- **A.5. LEHMAN:** Assisted in determining phasing of the overall development strategy. Discussion on the Development Guidelines components to this master plan. Continue the discussion of vetting the land use design with developers and other groups. Design layout and aesthetics of the Ditch relocation and alignment.
- **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:** Working with team members to respond to development prospects and Navistar expansion opportunities.