

## **Northwest Industrial Logistics Center Master Plan Consolidated Monthly Progress Update**

**Month: October 2018**

**Project Status:**

- **A.1. CBBEL:** Completion of Site 1 and 2 plus future wetland delineation surveys schedules for October 29<sup>th</sup> and 30<sup>th</sup>. Need clarification from team if priority areas have changed from initial site 1 and 2. Ditch jurisdictional determination (JD) and permitting proceeding separate of wetlands JD and permitting.
- **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 locations for costing the master plan report.
- **A.3. DONOHUE:** Donohue is finalizing the future water infrastructure development scenarios and modeling. Land use planning and coordination is mostly complete with minor coordination anticipated, as needed. Peerless study of groundwater impacts has been distributed to St. Joseph County. The preliminary results point to ample groundwater for both industrial and on-going agricultural uses.
- **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). Permits will be submitted once additional conversations and progress has been made with the property owners. 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. Various sized developments and cost estimates for storm water features were updated and provided to CBBEL. A meeting was held with the Stormwater Team to discuss progress and next steps.
- **A.5. LEHMAN:** Attended various project meetings. Work pending change order approval.
- **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. Work on the design plans for the conduit installation is continuing to move forward.
- **A.7. ANTERO:** Continue to coordinate all aspects of the project. Met with prospective developers on South Shore Freight site. Discussed with New Carlisle potential water usage impacts and the needs for improvements to area infrastructure. Finalizing market study draft

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and economic analysis. Updated geodatabase, meeting minutes, and project budget and schedule.

### **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. Waiting on access agreements to complete the remaining wetlands delineations (not available prior to November 30<sup>th</sup> – remaining need to be completed in Spring 2019).
- **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.
- **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:** Updated geodatabase with new wetlands information. Developed access agreements map for client reference and consultant team use.

### **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:** Nothing currently
- **A.6. LOCHMUELLER:** Nothing currently.
- **A.7. ANTERO:** Drafts in progress and to be issued in late November.

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### **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)
- **A.2. DLZ:** DLZ prepares Final Draft Sewer Map (9/7/18), which will fill the final need for Wastewater Collections Infrastructure. Preparing final wastewater collection report.
- **A.3. DONOHUE:** Preparing final technical reports.
- **A.4. LFA:** Permits will be submitted once Engagement Letter is signed, home property purchase is confirmed. We discussed presenting at the January Drainage Board Meeting. We will await confirmation of that direction from the County.
- **A.5. LEHMAN:** Additional work pending change order approval.
- **A.6. LOCHMUELLER:** Move forward on design of the Metronet Conduit corridor. 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 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

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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 and was submitted to the Owner. The production of the Water Utility Planning portion of the final Master Plan document has started.
- **A.4. LFA:** Draft Permit Applications (IDEM, IDNR, and Army Corp) – Completed. Contract Document Development on hold until further direction. Stormwater Fees/Ordinance – Preliminary Cost Estimates
- **A.5. LEHMAN:** Land Use map in progress pending infrastructure improvement target areas.
- **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:** Antero has begun final master plan, land use plan, and has drafts of marketing and branding strategies nearly complete. Assembling marketing materials for Chamber website development.

### **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? Conservation Connection Workshop – Dec. 7
- **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

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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 JD 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 Corps Permit.
- **A.5. LEHMAN:** Pending change order approval.
- **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:** Continue coordinating EDA broadband grant submission. Coordinating with Lehman and LFA on stormwater elements to be included in the master plan and development guidelines.