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DATE: SEPTEMBER 15, 2016

TO: MAYOR AND CITY COUNCIL

FROM: JAMES D. HOCK, CITY MANAGER

SUBJECT: RESOLUTION APPROVING A MEMORANDUM OF UNDERSTANDING (MOU) FOR THE HOUBOLT ROAD PROJECT BETWEEN THE ILLINOIS DEPARTMENT OF TRANSPORTATION, THE COUNTY OF WILL, THE CITY OF JOLIET, AND CENTERPOINT PROPERTIES TRUST

BACKGROUND:

To facilitate the efficient flow of traffic and to further the safety of the motoring public in and around the Centerpoint Intermodal Facilities in Joliet and Elwood, the State of Illinois, the County of Will, the City of Joliet, and Centerpoint Properties Trust plan on making roadway improvements to Houbolt Road from and including the I-80 / Houbolt Road Interchange and the US Route 6 / Houbolt Road Intersection and extending Houbolt Road between U.S. 6 and Schweitzer Road by constructing a bridge over the Des Plaines River. This improvement shall connect with Vetter Road / Baseline Road to provide an Interstate 80 access to the Centerpoint Intermodal Center Facilities in Joliet and Elwood.

The "Houbolt Road Project" shall include the "Bridge Project" and the "Improvements North of U.S. 6". This project shall be designed / constructed as a public private partnership.

The "Bridge Project" includes the extension of Houbolt Road between U.S 6 and Schweitzer Road by constructing a bridge over the Des Plaines River. The roadway and bridge shall be designed for two (2) lanes of traffic in each direction and shall include a toll bridge over the river. The Preliminary Estimated Cost for the Engineering and Construction of this Improvement is estimated between \$155,000,000.00 to \$175,000,000.00. The "Bridge Project" shall be privately funded.

The "Improvements North of U.S. 6" shall include a modification of the I-80 / Houbolt Road Interchange to a Diverging Diamond Interchange, the reconstruction of the intersection of U.S. 6 and Houbolt Road including new traffic signalization and the reconstruction of Houbolt Road from I-80 to U.S. 6 with a five lane cross section (two lanes in each direction with a bi-directional lane). The Preliminary Cost Estimate for the Engineering / Construction of this improvement is between \$19,500,000.00 to \$21,000,000.00 and shall be publicly funded.

The Public Service Committee will review this matter.

CONCLUSION:

The attached Memorandum of Understanding between the State of Illinois, County of Will, City of Joliet, and Centerpoint Properties Trust will serve to preliminarily identify and define the rights and responsibilities of the parties regarding the financing, development, construction, operation, and maintenance of these roadways. The MOU describes the Responsibilities of the agencies as follows:

1. The City of Joliet, at its sole cost and expense but subject to reimbursement from the State of Illinois Department of Transportation, will assume overall responsibility for the "Improvements North of U.S. 6" including the Engineering, Permitting, and Construction of the Improvements from I-80 to U.S. Route 6.
2. The State of Illinois Department of Transportation shall provide monetary contribution for the "Improvements North of U.S. 6" to the City of Joliet for Engineering and Construction but shall not exceed \$21,000,000.00. This funding shall be established by a future Intergovernmental Agreement between the City of Joliet and the State of Illinois Department of Transportation. The \$21,000,000.00 payment from IDOT to the City of Joliet is based upon Preliminary Construction / Design Estimates. **Should the actual Engineering and Construction costs exceed \$21,000,000.00, the City of Joliet will be responsible for the additional costs.** These additional costs may be secured through grant funding (STP funds for example) or other monies budgeted by the City of Joliet accordingly.
3. Centerpoint Properties Trust shall be responsible for the Engineering and Construction of the "Bridge Project". The "Bridge Project" includes the extension of Houbolt Road between U.S. 6 and Schweitzer Road and the bridge over the Des Plaines River. This "Bridge Project" shall be financed by Centerpoint Properties Trust.
4. The County of Will, along with the City of Joliet, and Centerpoint Properties Trust will take all reasonable steps to ensure that Centerpoint Properties Trust can impose toll rates sufficient to support full funding of the Bridge, which may include, without limitation, a tolling agreement between the County of Will and Centerpoint Properties Trust establishing a maximum and minimum toll rate schedule.

The Memorandum of Understanding (MOU) also states the parties will continue to maintain their existing facilities consistent with existing maintenance agreements unless otherwise agreed to in one or more later agreements between the parties. IDOT shall continue to maintain the I-80 Houbolt Road Interchange as well as the U.S. 6 and Houbolt Road intersection. The City of Joliet shall still have maintenance of Houbolt Road between I-80 and U.S. Route 6. Centerpoint Properties Trust shall be responsible for Houbolt Road south of U.S. Route 6 to Schweitzer Road including the Des Plaines River Bridge.

Lastly, from the Memorandum of Understanding (MOU), indicates the City, County, IDOT, and Centerpoint Properties Trust agree to investigate whether they should define, establish, and enforce additional non-truck routes within or adjacent to the Centerpoint Intermodal Center, with such investigation starting on the one year anniversary of the date on which the Bridge becomes operational.

RECOMMENDATION:

Based on the above, it is recommended that the Mayor and City Council adopt the attached Resolution Approving a Memorandum of Understanding (MOU) for the Houbolt Road Project between the Illinois Department of Transportation, County of Will, the City of Joliet and Centerpoint Properties Trust.

Respectfully submitted,

James D. Hock
City Manager

CONCURRENCES:



James R. Trizna
Director of Public Works

James Ghedotte
Director of Finance

Martin Shanahan, Jr.
Corporation Counsel