



City of Rochelle

Superintendent of Streets, Cemetery & Airport

Memo

To: David Plyman
From: Don Elliott
Date: January 16, 2012
Re: Airport Land Acquisition Purchase Agreement

The City of Rochelle and Seven Group, LLC-Tigan has reached an agreement to allow the purchase of three parcels of property totaling 60.184 acres at the west end of Runway 7 at Rochelle Municipal Airport. The purchase will allow us to extend and build the runway to 5000'x75' Category B criteria which is consistent with the Division of Aeronautics plans and coincides with the most recent TIP's (Transportation Improvement Program) schedule

The agreement allows for protection of existing farmland drainage through airport property, ingress/egress at Gurler Rd, avigation easement, associated fees along with detailed drainage infrastructure requirements necessary to insure an unobstructed flow from upstream property. The Division of Aeronautics has reviewed the drainage plans and agrees they are necessary and will be eligible for State and Federal funding at the time the project receives approval. Included with this memo is a current TIP's schedule which outlines airport improvements along with potential funding sources. As with all airport land acquisition the sponsor is required to upfront the land purchase and associated expenses and will seek reimbursement once the transaction is complete. Reimbursement of expenditures will be the first priority and has been included in our revised improvement program that will be submitted to IDOT with a 95% Federal, 2.5% State and 2.5% local participation. Reimbursement expenses that will be eligible include land, attorney fees, airport consultant fees, engineering as well as some expenses incurred by the seller. Funds have been included in the 2011/12 Airport Capital Outlay budget with reimbursement pending acquiring the properties.

The Division of Aeronautics has worked very diligently with the City, Hanson Professional Services, City Attorney Cooper, Attorney Chuck Cole and the sellers' representative while supporting the necessary agreement language and improvements to keep the land acquisition moving forward in a positive manner.

Please consider approval of the Land Purchase Agreement between the City of Rochelle and Seven Group, LLC-Tigan for Airport Land Acquisition totaling 60.184 acres.

