River Trail Development and LWCF Conversion Request
Update: March 9, 2018

As previously reported, the City received correspondence from the State of Illinois and the National Park Service concerning the Rocky Glen conversion. The National Park Service has previously stated that the previous appraisals did not contain enough fair market value for the Southtown/Rocky Glen conversion. NPS sent the appraisals to the Department of Interior Office of Valuation Services to determine if the appraisals were done according to the Uniform Appraisal Standards for Federal Land Acquisitions (UASFLA). The Department of the Interior Office of Valuation Services letters reviewing the appraisals of Southtown and Rocky Glen are included as part of this update.

Last Wednesday, staff had a conference call with the National Park Service (NPS) and Illinois Department of Natural Resources (IDNR) concerning the approval of the conversion of the land. From that discussion, NPS and IDNR outlined the following path forward:

1. Making sure the Southtown/Rocky Glen appraisals are redone to NPS standards.
2. Determining how much fair market value is still outstanding.
3. Locating eligible replacement property that meets the federal conversion requirements, first for Rocky Glen, then for River Trail.
4. Completing new appraisals to NPS standards.
5. Submitting a complete conversion proposal to NPS.
6. NPS review and approval for the additional replacement property.

The City is working to retain the appraiser used on the 2012 conversion to redo these appraisal and the 2015 appraisals to get to a fair market value and a replacement property that will satisfy the NPS. The state and federal agencies have stated that they will need at least 10 weeks to review the appraisals and the proposed replacement parcels. This will be in addition to the time it will take the appraiser to complete the appraisals.