

Proposal for
Real Estate Valuation &
Real Estate Acquisition Services

SUPPORTING MATERIALS

December 7, 2012





Todd has 29 years of engineering expertise involving all facets of transportation engineering, including land acquisition, planning, design, and construction. Prior to joining BLA, he worked for the Illinois Department of Transportation (IDOT) where he managed a staff of 30 employees, with an annual acquisition program of \$12 million to \$17 million for the acquisition of right-of-way for major highway projects, such as Illinois 255, the New Mississippi River Bridge, and the widening of Illinois 157 in Edwardsville, and Illinois 159 from Fairview Heights to Edwardsville. He also coordinated the activities of a unit for the completion of route and land

surveys, preparation of plats of highways and legal descriptions, appraisals, and the acquisition of over 400 parcels of property on 10 to 20 projects annually.

Todd was the Condemnation Engineer for IDOT District 8 for six years and has **testified at numerous quick-take hearings and eminent domain trials** including hearings before the Illinois Commerce Commission relating to acquisition of property and easements from railroad companies for highway projects. He also has an extensive background in the preparation and management of cases for trial. As Land Acquisition Engineer for the District, he was involved in the negotiations with railroad companies for the development of the railroad relocation plan for the New Mississippi River Bridge and Relocation of Illinois 3 from Venice to Sauget, a project that involved extensive coordination with five major railroad companies. Additionally, he assisted in the development of department strategies for acquisition of properties involving outdoor advertising billboards and contaminated properties.

Representative Project Experience

Land Acquisition Services

Relocated Illinois 3 for the New Mississippi River Bridge – Negotiation with major railroad companies for the relocation of rail lines to accommodate the Relocation of IL Route 3 and the New Mississippi River Bridge

Illinois 159 from Maryville to Edwardsville for IDOT District 8 – Widening from 2 to 5 lanes

Illinois 255 from Illinois 143 to Seminary Road – Construction of new 4-lane divided highway.

Illinois 157 from Southern Illinois University-Edwardsville Spur to Schwarz Street – Widening from 2 to 5 lanes.

Illinois 159 from Fairview Heights to Collinsville – Widening from 2 to 5 lanes.

Relocated Illinois 159 from Center Grove Road to Vandalia Street, Edwardsville – Construction of new 2-lane highway.

McKinley Bridge Reconstruction, City of Venice, Illinois

Mockingbird Lane from Illinois 162 to Stratford Lane, Granite City, Illinois – Widening and reconstruction

Negotiations for ROW Acquisition

Wyckles Road Reconstruction for Macon County, Illinois – Reconstruction of approximately 3.8 miles of roadway

Water Main along IL 158 east of Millstadt, Illinois for American Water – Acquired 17 permanent easements for the installation of a water main.

Water Main along St. Clair Avenue in Fairview Heights, Illinois for American Water – Acquired 30 permanent easements for the installation of a water main.

With BLA

Since 2007

Years of Experience

29

Education

BS, Civil Engineering, Bradley University, Peoria, Illinois 1983

Professional Registration

Registered Professional Engineer:

Illinois 062-044078 1988

Certifications

IDOT-Approved Fee Negotiator and Specialty Appraiser

MoDOT-Approved Fee Negotiator



Crude Oil Pipeline in Hartford, Illinois for Valero Pipeline – Acquired 12 permanent easements for the installation of a crude oil pipeline.

Illinois Route 14 from Christopher to Perry County Line for IDOT, District 9 - Widening and resurfacing

Illinois Route 1, Mt. Carmel for IDOT, District 7 – Removal and replacement of a railroad overpass structure

Illinois 33 from Oblong to Robinson for IDOT, District 7 - Negotiations on 40 parcels.

Illinois 185, Farina for IDOT, District 7 - Acquired 25 parcels in 2 months with no condemnations.

US 50 & US 51, Sandoval, for IDOT, District 8 - Acquired 15 parcels

Delhi Road from Grange Hall Road to Oak Rest Road new Brighton, Jersey County – Widening

FAP 310 (US Route 67) from Madison/Jersey County line to the New Delhi Bypass, IDOT, District 8 – Construction of a 4-lane divided freeway between Godfrey and Jerseyville

Illinois 147 from Illinois 146 to Illinois 145 for IDOT, District 9 - Widening and resurfacing

Illinois 159, Collinsville (Morrison Avenue to Church Street) for IDOT, District 8 – Widening and relocation

Negotiations for Local Agencies

Old Collinsville Road, Fairview Heights & O'Fallon, Illinois – Widening and construction of shoulders, curb and gutter, and sidewalks

Frank Scott Parkway, Belleville, Illinois for the St. Clair County Department of Roads & Bridges - Acquired 38 parcels for highway reconstruction.

Bunkum Road, Fairview Heights, Illinois - Acquired 52 parcels for roadway reconstruction, curb-and-gutter, and storm sewer.

Elwin Road from Illinois 48 to Elwin for Macon County, Illinois – Widening and reconstruction

Stratford Lane, Granite City, Illinois – Reconstruction and widening

Pleasant Ridge Road for the City of Fairview Heights, Illinois – Widening and reconstruction

Delhi Road for the Jersey County, Illinois Highway Department – Widening and reconstruction

South Grand Road for Washington County, Illinois Highway Department – Bridge replacement

Seiler Road for Madison County, Illinois Highway Department – Widening and reconstruction



Cindy's 19 years of transportation engineering experience includes 12 years with the Illinois Department of Transportation (IDOT). While with IDOT, her responsibilities included highway planning, programming, hydraulics, geometric studies, intersection design and capacity analysis, project report preparation, and plan preparation. She has functioned as a Project Manager and/or Project Engineer for Phase I studies and Phase II design plan preparation for widening/resurfacing, bridge rehabilitation and replacement, intersection reconstruction, and new construction projects.

While serving as Programming Engineer, she was responsible for analyzing the condition of over 1,650 miles of roadway and 2,150 bridges and managed the District's multi-year program.

Cindy also worked in the IDOT District 8 Land Acquisition Section as Acquisition Manager where she managed the Negotiation Unit. Her responsibilities included management of the in-house and fee negotiators and ensuring that all right-of-way and easements required for roadway projects were acquired in accordance with IDOT policies and procedures.

Representative Experience

Illinois 159 Widening, Collinsville for IDOT, District 8 – Contract Manager and Project Manager responsible for managing all functions of the land acquisition process which includes the appraisal, negotiation, relocation, and condemnation of approximately 240 parcels. Responsibilities include preparing work orders and schedules for each parcel; managing the project's schedule and budget; providing constant communication to the District to resolve issues at the onset; ensuring that the correct land acquisition procedures are followed and performed in a timely, efficient manner; and providing coordination of property owner requests to the District to ensure that any required parcel changes are effectively communicated with the IDOT staff and design consultant.

Mississippi River Bridge (MRB) Project for IDOT District 8 - Serves as an assistant to the IDOT District 8 MRB Programming Section. Duties included preparation and negotiation of the railroad Grade Separation Agreements (GSAs) for the Main Span, Illinois Approach and Relocated I-70 projects with the affected railroad companies in coordination with IDOT's Office of Chief Counsel, IDOT's Bureau of Design and Environment (BDE) and MoDOT's Chief Counsel staff; preparation and coordination of the Illinois Commerce Commission (ICC) Petitions and Orders for the various GSAs; preparation and coordination of the local agency Letters of Intent, Letters of Understanding, Jurisdictional Transfers, and Agreements for the various municipalities within the project limits including the City of East Louis, City of Madison, Village of Fairmont City, Village of Brooklyn, Madison County Transit and Metro East Sanitary District. Ongoing duties include reviewing and monitoring monthly invoices; providing bi-monthly progress reports for the Federal Highway Administration in regard to the engineering, utility, land acquisition and construction dollars spent for the overall project; providing annual updates to the Financial Plan and Project Management Plan, and updating the annual programming dollars for the project.

Relocated Illinois Route 3 from St. Clair Avenue to River Park Drive for IDOT District 8 - Serves as an assistant to the IDOT Design Staff. Duties include preparation and negotiation of three railroad Grade Separation Agreements (GSAs) with the Terminal Railroad Association of St. Louis, Union Pacific Railroad Company and the Kansas City Southern Railroad Company staff in coordination with IDOT's Chief Counsel and Bureau of Design and Environment (BDE) staff; preparation and coordination of the Illinois Commerce Commission (ICC) Petitions and Orders pertaining to the GSAs; communicating and providing requested information to the railroad personnel and/or appointed representation; attending ICC hearings as required; and coordinating with the IDOT design personnel to ensure all required documentation is provided in the contract plans.

With BLA

Since 2007

Years of Experience

19

Education

BS, Civil Engineering, Southern Illinois University, Edwardsville, Illinois, 1993

Professional Registration

Registered Professional Engineer:

Illinois	062-053419	1999
Missouri	28995	1999
Florida	62738	2005

Certifications

IDOT-Approved Fee Negotiator & Specialty Appraiser



High Speed Rail from Chicago to St. Louis, IDOT, Central Office – Contract Manager and Project Manager responsible for managing all functions of the land acquisition process which includes the appraisal, negotiation, relocation, and condemnation of parcels needed for roadways associated with the High Speed Rail project. Responsibilities include coordinating the work orders and schedules with CBLA; ensuring that the correct land acquisition procedures are followed and performed in a timely, efficient manner; and providing coordination of property owner requests to the Department to ensure that any required parcel changes are effectively communicated with the Department staff and design consultant.

Illinois 159 Streetscape Project in Belleville, Illinois – Contract Manager and Project Manager responsible for managing the land acquisition functions including appraisals, negotiations, and condemnation of approximately 60 parcels. Responsibilities include coordinating with IDOT the parcels to be purchased in the State’s name; scheduling the appraisals and negotiations; coordinating plat changes; ensuring that the correct land acquisition procedures are followed and performed in a timely, efficient manner; and providing coordination of property owner requests to the City to ensure that any required parcel changes are effectively communicated with the City staff and design consultant.

Illinois Route 3 in Waterloo, Collinsville for IDOT, District 8 – Project Manager and Contract Manager responsible for managing all functions of the land acquisition process which includes the appraisal, negotiation, relocation, and condemnation of approximately 34 parcels. Responsibilities include preparing work orders and schedules for each parcel; managing the project’s schedule and budget; providing constant communication to the District to resolve issues at the onset; ensuring that the correct land acquisition procedures are followed and performed in a timely, efficient manner; and providing coordination of property owner requests to the District to ensure that any required parcel changes are effectively communicated with the IDOT staff and design consultant.

Phase I Engineering - Illinois 159 Widening, South Morrison Avenue North to Belt Line Road, Collinsville for IDOT, District 8 – Project Engineer responsible for the preparation of the Public Involvement Record for the widening and resurfacing of Illinois 159 through Collinsville. Due to the urban constraints and challenging nature of the project, the public involvement efforts were based on IDOT’s Context Sensitive Solutions (CSS) guidelines. Public involvement efforts included an outreach program, a project website, stakeholder meetings, a Technical Advisory and Citizen Advisory Groups, newsletters, and full-scale public involvement meetings. The community outreach was designed to include public input on potential solutions to congestion and safety issues, as well as input on aesthetic design for mitigation of impacts to the community.

City Engineer, City of Edwardsville, Illinois - Managed the Engineering, Code Enforcement, Building Inspection, and GIS divisions. Also reviewed and coordinated revisions of subdivisions and commercial development proposals. Other job duties included preparing and direct preparation of reports, specifications, plans, construction schedules, cost estimates, traffic studies, and design for city infrastructure projects.

Project Engineer, IDOT, District 8 - Served as Acquisition Manager and managed the Land Acquisition Negotiation Unit for the district. This included ensuring the proper documents were secured, titles cleared for acquisition, and proper procedures were followed to acquire land for the state roadway projects.



Lance has prepared real estate appraisals since 1983, and he serves as a Senior Appraiser with BLA. Prior to joining BLA in 2008, he established and operated Lunte Realty and Appraisal Company for almost 20 years. Lance has extensive experience in the appraisal of partial and total acquisitions for transportation projects, preparing appraisal reports for major projects such as the MidAmerica Airport in St. Clair County, Illinois Route 255 in Madison County, and MetroLink light rail in St. Clair County.

Lance is a Certified General Real Estate Appraiser in Illinois, an IDOT-approved Fee Appraiser and Review Appraiser, and designated Member of the Appraisal Institute (MAI). He has testified at numerous eminent domain quick-take hearings and trials for complex acquisitions involving access rights, billboards, and extensive damage to the remaining property due to proximity or division of the parcel.

With BLA

Since 2008

Years of Experience

29

Education

BBA, Accounting, Western Illinois University, Macomb, Illinois, 1980

Certification

Certified General Real Estate Appraiser, State of Illinois, 553.000371, 1992

Professional Memberships

MAI, Appraisal Institute

Representative Project Experience

Appraised Properties

First Federal Savings Bank, St. Clair, Clinton, Washington, & Madison Counties, Illinois

Regions Bank, St. Clair, Clinton, & Madison Counties, Illinois

Farm Credit Services, St. Clair, Monroe, & Madison Counties, Illinois

First Bank, St. Clair County, Illinois

STARS – PHH Mortgage Services & Cendant Mortgage

West Pointe Bank & Trust, St. Clair County, Illinois

Union Bank, St. Clair County, Illinois

Scott Credit Union, St. Clair, Clinton, & Madison Counties, Illinois

Collinsville Building & Loan Association, St. Clair, Clinton, & Monroe Counties, Illinois

TheBANK of Edwardsville, St. Clair & Madison Counties, Illinois

State of Illinois Departments:

- » Department of Natural Resources, St. Clair, Madison, & Clinton Counties
- » Department of Transportation, Division of Waterways, St. Clair & Monroe Counties
- » Department of Transportation, Division of Aeronautics, St. Clair, Madison, & Jefferson Counties
- » Department of Transportation, Division of Highways, St. Clair, Madison, and Jersey Counties

Appraisals

Illinois Department of Transportation

- » Illinois Route 3 in Waterloo
- » High Speed Rail from Chicago to St. Louis
- » Illinois Route 13 in Carterville
- » Illinois 159 in Collinsville (Morrison Avenue to Church Street)
- » New Mississippi River Bridge in East St. Louis
- » FAP 310 from Madison County to Greene County



- » Illinois Route 159 from Interstate 270 in the Village of Glen Carbon to Center Grove Road in the City of Edwardsville
- » Illinois Route 159 from Interstate 55/70 to Illinois Route 162 in the Village of Maryville
- » Illinois Route 159 from Maryville to Edwardsville
- » Illinois Route 157 from the Southern Illinois University-Edwardsville spur to Schwarz Street in Edwardsville
- » Illinois Route 255 from Illinois Route 143 to Seminary Road from Wood River to Godfrey
- » Illinois Route 13/15 within the limits of the Village of Freeburg
- » Illinois Route 33 between Oblong and Robinson in Crawford County

Union Pacific Railroad Company - Appraiser responsible for commercial, residential and agricultural appraisals for the High Speed Rail corridor from Chicago to St. Louis.

Columbia Quarry Company, Belleville & Columbia, Illinois – Appraiser responsible for real estate appraisal of two multi-unit office buildings in Belleville and an additional office building with 82 acres in Columbia.

Alton & Southern Railway Company, East St. Louis & Alorton, Illinois – Appraiser responsible for real estate appraisal of 18.23 acres of industrial land.

Evansville Western Railway, Inc., Mt. Vernon, Illinois – Appraiser responsible for real estate appraisal of 722.35 acres of mixed-use land for partial acquisition for railroad spur extension.

Capital Advisors, Inc., O'Fallon, Illinois – Appraiser responsible for real estate appraisal of multi-unit commercial strip center and self-storage facility for before and after values to estimate loss in value due to mine subsidence event.

MidAmerica Airport & Various Other Contracts, St. Clair County, Illinois

St. Clair County Highway Department, Illinois

Bi-State Development Agency, St. Clair County, Illinois

Illinois Central Railroad and Alton & Southern Railway Company

Peabody Energy Company, St. Clair, Clinton, & Washington Counties, Illinois

St. Clair County Housing Authority, St. Clair & Monroe Counties, Illinois

SBC Telephone Company, St. Clair & Madison Counties, Illinois

Ameren IP, St. Clair & Monroe Counties, Illinois

Public Building Commission

Illinois American Water Company, St. Clair County, Illinois

Scott Air Force Base, St. Clair County, Illinois

Cities of Belleville, O'Fallon, & Fairview Heights, Illinois

Villages of Swansea & Glen Carbon, Illinois

St. Louis Regional Airport, East Alton, Illinois

Catholic Diocese of Belleville, Belleville, Illinois

Madison County Transit, Granite City, Illinois

Freeman United Coal Company, Franklin & Jefferson Counties, Illinois

Shell Oil Company, St. Clair & Madison Counties, Illinois



Steve is a Certified General Real Estate Appraiser in Missouri and Illinois and is skilled in eminent domain appraisals, right-of-way cost estimates, improved residential and commercial valuation, commercial and residential land valuation, complex before and after appraisal reports, and easement valuation.

He was employed at the Missouri Department of Transportation (MoDOT) for 21 years where he served as a Senior Right-of-Way Specialist and a Certified Appraiser. As a Right-of-Way Specialist, Steve's responsibilities included negotiation of over 700 parcels for the acquisition of real estate

property and property rights, preparation of legal documents, review and clearing of title information, oral and written presentations, and participation on the Quality Assurance Review team to ensure accuracy and compliance of negotiated parcels.

As a Certified Appraiser, he was responsible for written appraisal reports for land acquisition/condemnation and the sale/lease of excess property using the Sales Comparison Approach, Cost Approach, and Income Approach; review of appraisal reports; preparation of preliminary cost estimates for future projects, and participated on various project core teams to ensure appraisal completion within scheduled time frames. Types of properties appraised include convenience stores/gas stations, offices, industrial facilities, retail facilities, warehouses, mixed use properties, and apartments.

Representative Project Experience

Wyckles Road Reconstruction for Macon County, Illinois – Appraiser responsible for providing Valuation Finding and Non-Complex Appraisals for the reconstruction of approximately 3.8 miles of roadway.

Illinois Route 3 in Waterloo for IDOT, District 8 Appraiser responsible for completing complex, non-complex appraisal assignments for the acquisition of right-of-way for the widening of Illinois Route 3.

High Speed Rail, Chicago to St. Louis for UPRR - Appraisal of commercial and agricultural properties for proposed right-of-way for the Union Pacific Railway for the High Speed Rail corridor.

Clayton Road Pedestrian Trail for the City of Town and Country, Missouri – Appraiser of 4 parcels for various assignments

Highland Avenue Bridge Replacement for the City of Des Peres, Missouri – Appraiser and Negotiator responsible for appraisal and acquisition of 3 parcels.

Duello Road, Phase 2 Reconstruction in St. Charles County, Missouri – Appraiser responsible for appraisal review of 5 parcels.

Old Collinsville Road Widening for Fairview Heights and O'Fallon, Illinois – Appraiser responsible for completing appraisal assignments.

Appraisal Wetland Mitigation for the City of Chesterfield, Missouri – Appraisal of a 41.78-acre commercial development property.

Illinois Route 13, Marion for the Illinois Department of Transportation (IDOT), District 9 – Appraiser responsible for providing complex appraisal reports for acquisition of right-of-way for the widening of IL Route 13 to six lanes.

Illinois 159, Collinsville (Morrison Avenue to Church Street) for IDOT, District 8 – Appraiser responsible for providing over 90 complex appraisals and condemnation testimony for the widening and relocation project.

Seiler Road for Madison County, Illinois – Appraiser responsible for completing appraisal assignments.

With BLA

2009

Years of Experience

24

Education

BA, Business Administration, Columbia College, St. Louis, Missouri 2001

Certification

Certified General Real Estate Appraiser:

Missouri	2004003755	2007
Illinois	553.001979	2009
Indiana	CG41100016	2011

IDOT-Approved Appraiser & Review Appraiser

MoDOT-Approved Appraiser, Review Appraiser & Negotiator



Steven P. Thompson

Senior Appraiser

Mississippi River Bridge in St. Louis for MoDOT – Appraisal of commercial and industrial properties for proposed right-of-way for the Missouri approach to the New Mississippi River Bridge.

Page Avenue Extension, St. Charles County for MoDOT – Appraiser responsible for completing appraisal assignments.

Jefferson County, St. Charles County, Franklin County, St. Louis County & the City of St. Louis for MoDOT - Appraiser responsible for completing various appraisal assignments.

Illinois Route 14 in Christopher for IDOT, District 9 – Appraiser responsible for completing appraisal assignments.



Ed has more than 25 years of experience in land acquisition and engineering design. Since joining BLA, he has performed land acquisition negotiations on more than 250 parcels for the Illinois Department of Transportation (IDOT) District 7, 8, and 9; Madison County; St. Clair Township; the Cities of Belleville, Granite City, O'Fallon, and Fairview Heights, Illinois; the Village of Godfrey, Illinois; and the American Water Company.

Prior to joining BLA, Ed worked for 18 years for the Illinois Department of Transportation (IDOT). Over that time, he was promoted into positions with progressively increasing challenges and management responsibilities. After starting as an Engineering Technician, he was soon promoted to Junior Designer, Senior Designer, and Senior CADD Operator, a position he held for 7 years. As Senior CADD Operator, he was responsible for the design and drafting of roadway plans for numerous projects and provided support to 8 design squads and the Planning and Utilities Sections.

As Engineering Technician IV – Senior Squad Leader Plats and Plans, Ed was responsible for preparing plats, plans, and legal descriptions for purchasing the right-of-way needed for highway improvements. As Engineering Technician V – CADD Supervisor, his responsibilities expanded to managing IDOT District 8's CADD system, as well as managing 20 to 30 CADD users. As Realty Specialist IV – Acquisition Manager, he was responsible for the acquisition of property and the relocation of displaced persons in support of IDOT's construction program. In this position, he managed 15 to 20 negotiators/relocation specialists and was responsible for the acquisition of over 700 parcels, including approximately 80 parcels that involved relocation, with an estimated value of \$10.5 million.

Representative Project Experience

Plan Preparation

Illinois 13 for the Illinois Department of Transportation (IDOT), District 8 - Marissa to Sparta

Martin Luther King Bridge over the Mississippi River for IDOT, District 8 – Bridge rehabilitation plans

Illinois 3 for IDOT, District 8 – Norma Avenue to Hammacher Street in Waterloo

FAI 55/70/64 for IDOT, District 8 – Deep well pipeline reconstruction from Bowman Avenue pump station

FAI 57/70 for IDOT, District 7 – Rehabilitation of interstates 57/70 from south tri-level to north tri-level at Effingham, IL

Preparation & Review of Right-of-Way Plats

Illinois 141 from New Haven to 2.75 miles east of New Haven, Illinois – Rehabilitation

Winter Lane, Godfrey, Illinois – Bridge Replacement over Rocky Fork

Relocated Illinois 3 from Venice to Sauget, Illinois – Construction of new 2-lane roadway

Illinois 157 from Southern Illinois University-Edwardsville Spur to Schwarz Street, Illinois – Widening from 2 to 5 lanes

Illinois 255 from Illinois 143 to US 67, Illinois – Construction of new 4-lane divided highway

FAP 310 (US Route 67) from Madison/Jersey County line to the New Delhi Bypass, IDOT, District 8 – Construction of a 4-lane divided freeway between Godfrey and Jerseyville

Illinois 255 from Illinois Route 143 to Seminary Road, IDOT, District 8 – Construction of a new 4-lane divided highway from Wood River to Godfrey

Illinois 159 from Maryville to Edwardsville - Widening from 2 to 5 lanes

With BLA

Since 2007

Years of Experience

25

Education

AS, Drafting Technology, Belleville Area College, Belleville, Illinois, 1988

Certifications

IDOT-Approved Negotiator & Relocation Agent

Missouri-Approved Fee Negotiator



Negotiation &/or Relocation Services

Wyckles Road Reconstruction for Macon County, Illinois – Reconstruction of approximately 3.8 miles of roadway

Illinois Route 3 in Waterloo for IDOT District 8 – Widening from 2 to 5 lanes

Illinois Route 13 in Carterville for IDOT District 9 - Widening

Illinois Route 130 at West Salem Road for IDOT District 7 – Intersection Reconstruction

Illinois Route 250 in Bridgeport for IDOT District 7 – Intersection Reconstruction

Seiler Road Phase I and Phase II for Madison County - Widening and reconstruction

Old Collinsville Road, Fairview Heights and O'Fallon, Illinois – Widening and construction of shoulders, curb and gutter, and sidewalks

Milburn School Road, O'Fallon, Illinois – Reconstruction of a two-lane road

Water Main along IL 158 east of Millstadt, Illinois for American Water – Installation of a water main

Water Main along St. Clair Avenue in Fairview Heights, Illinois for American Water – Installation of a water main

Crude Oil Pipeline in Hartford, Illinois for Valero Pipeline – Installation of a crude oil pipeline

Illinois 159 in Collinsville (Morrison Avenue to Church Street) for IDOT, District 8 – Widening and relocation

Illinois Route 1 in Mt. Carmel for IDOT, District 7 – Removal and replacement of a railroad overpass structure

Delhi Road from Grange Hall Road to Oak Rest Road new Brighton, Jersey County – Widening

Mockingbird Lane from Illinois 162 to Stratford Lane, Granite City, Illinois – Widening and reconstruction

Illinois 33 from Oblong to Robinson, Illinois – Widening and resurfacing

Stratford Lane, Granite City, Illinois – Reconstruction and widening

Illinois 163 from Millstadt to 3 miles north of Millstadt, Illinois - Widening and resurfacing

Illinois 158 from Columbia to Millstadt, Illinois - Widening and resurfacing

Illinois 147 from Illinois 146 to Illinois 145 for IDOT, District 9 - Widening & resurfacing

Water Main Installation for the American Water Company in St. Clair Township, Illinois – Installation of new 24" water main along IL Route 158 from Frank Scott Parkway to Beil Road

Relocated Illinois 3 and New Mississippi River Bridge, Illinois

Illinois 255 from Illinois 140 to US 67, Illinois – Construction of new 4-lane divided highway

Illinois 15 from Green Mount Road to Freeburg, Illinois – Widening from 2 to 4 lanes

Illinois 162 from I-55/70 to US 40, Troy, Illinois – Widening and resurfacing

Illinois 157 from Southern Illinois University-Edwardsville Spur to Schwarz Street, Illinois– Widening from 2 to 5 lanes

Relocated Illinois 157 in Cahokia, Illinois

Illinois 159 from Belleville to Hecker, Illinois – Widening and resurfacing

Relocated Illinois Route 159 from Center Grove Road to Vandalia Street, Edwardsville, Illinois – Construction of new 2-lane highway

US 67/ Illinois 111 from US 67 to Godfrey Wye in Godfrey, Illinois – Widening from 4 to 5 lanes



Jerry is a licensed Associate Appraiser in the State of Illinois and he has performed waivers of appraisals on local agency projects in the Metro East region. He has also provided negotiation services on local agency projects. He is in training for his Certified Residential and Certified General Appraiser licenses.

He has prepared waiver valuations for approximately 100 parcels and he has negotiated the acquisition of approximately 90 parcels for IDOT and local agencies.

With BLA

Since 2006

Years of Experience

3

Education

AAS – Computer-Aided Drafting, Lewis & Clark Community College, Godfrey, Illinois, 2002

Certification

Illinois Licensed Associate Appraiser
IDOT Approved Waiver Valuation
Valuator, Appraiser Trainee, &
Negotiator

Representative Project Experience

Wyckles Road Reconstruction for Macon County, Illinois – Appraiser responsible for providing Valuation Finding Appraisals for the reconstruction of approximately 3.8 miles of roadway.

High Speed Rail from Chicago to St. Louis for Union Pacific Railroad Company – Prepared Valuation Findings for commercial and agricultural properties to be acquired by UPRR

Seiler Road Phase II for the Madison County, Illinois Highway Department – Performed negotiations for 16 parcels

Illinois Route 159 Streetscape in Belleville, City of Belleville – Performed negotiations for 6 parcels

FAU 9148 (Milburn School Road) for the City of O’Fallon, Illinois - Prepared waivers of appraisal for 20 parcels.

Illinois Route 159 Widening in Collinsville for IDOT District 8 – Assisted in the preparation of appraisals

Delhi Road, Jersey County, Illinois for Jersey County Highway Department– Prepared waivers of appraisal for 35 parcels and negotiations on 20 parcels

Mockingbird Lane for the City of Granite City, Illinois – Provided negotiations for the acquisition of 25 parcels

Seiler Road Phase I for the Madison County, Illinois Highway Department – Prepared waivers of appraisal for 7 parcels

Continuing Education

Real Estate Transactions, Lewis and Clark Community College, 2010

Basic Appraisal Principles – 30 hours, Appraisal Institute, 2008

Basic Appraisal Procedures – 30 hours, Appraisal Institute, 2009

National Uniform Standards of Professional Appraisal Practices Course – 15 hours, Appraisal Institute, 2009

Principles of Macroeconomics – Lewis and Clark Community College, 2009



Bill is an Engineering Technician with a wide range of technical experience including highway design and plan preparation utilizing CAD Microstation and GEOPAK Civil design software, land acquisition negotiations, and Outdoor Advertising Permitting.

Prior to joining BLA, he worked for 13 years for the Illinois Department of Transportation (IDOT) including over 9 years designing highway plans utilizing MicroStation operation system and GEOPAK civil design software. As Senior CADD Operator for 4 years, he created several state topography files from state survey point files, Microfilm plans, survey field

books and observed field data as well as several plan details that are used today in State contract construction plans. Bill has created, worked with, and edited tin models to develop existing cross sections and profiles. He also has 4 years' experience as a negotiator in land acquisition. He has extensive experience in the researching and clearing of title, has acquired over 100 parcels on complex highway projects, and was the Outdoor Advertising Permit Manager for over 2 years. He has also prepared construction plans and specifications on a variety of highway projects.

With BLA

Since 2008

Years of Experience

18

Education

AAS, Drafting Technology, Belleville Area College, Belleville, Illinois, 1989

Certification

IDOT-Approved Fee Negotiator

Representative Project Experience

Negotiations for ROW Acquisition for IDOT District 8, Collinsville

Illinois 159 in Collinsville (Morrison Avenue to Church Street) for IDOT, District 8 – Widening and relocation

Illinois 159 from Collinsville to Fairview Heights – Acquired 15 parcels for the widening of Route 159 from 2 to 5 lanes.

Illinois 159, Glen Carbon - Acquired 25 parcels for the widening of Route 159 from 2 to 5 lanes.

FA 310 (Illinois Route 255) between Illinois 143 and Illinois 140 – Acquired 15 parcels consisting of mainly residential total takes for the construction of Route 255, a 4-lane divide expressway.

Illinois Route 13, Belleville - Acquired 20 parcels for the widening of Route 13 in an urban residential neighborhood.

Illinois Route 4 North of Sparta- Acquired 10 parcels for the widening of Route 4 from 2 to 3 lanes.



Ronald Auld Professional Qualifications

Education:

B.S., Agriculture Economics / Farm Management Option, University of Illinois
Kaskaskia College
University of Illinois College of Engineering

Professional Registrations:

Illinois Certified General Real Estate Appraiser (533-0001528)
IDOT approved Appraiser, Review Appraiser and ROW Negotiator
Illinois Coalition of Appraiser Professionals (I.C.A.P.)

Significant Experience:

Volkert, Inc., Senior Appraiser – Mr. Auld is an experienced Illinois and Missouri Certified General Appraiser, specializing in Row of Way acquisition. Mr. Auld has provided appraisal services for a number of clients including Illinois Department of Transportation, Highway and Aeronautics, United States Department of Agriculture / Natural Resources Conservation Service, and numerous Municipalities. In addition to appraisal work, Mr. Auld is an experienced Eminent Domain witness having provided expert testimony throughout Southern Illinois Jurisdictions.

Mr. Auld joined Volkert in 2008 and brings with him over twenty five years (25) of Real Estate experience, of which ten years (10) have been focused primarily on appraising. In addition to real estate appraisal he has experience in ROW acquisition, development tract assemblage, recreation land acquisition, real estate sales associate and on a personal note farmland management and acquisition.

Project Experience while employed at Volkert:

- **FAP998/New Mississippi River Bridge I-70 Connector**, appraisal and appraisal manager for Land Acquisition Bureau at District 8, Collinsville, IL which required appraisal services and waiver valuations as well as management and QA/QC review of appraisals.
- **Illinois Route 159 widening and reconstruction from I-64 to Collinsville**, a widening from two lanes to five lanes which required appraisal services, waiver valuation and court testimony.
- **Illinois Route 157 Cahokia**, this job included highway realignment and the construction of an elevated railroad bridge. Appraisal services were completed as part of the land acquisition.
- **Illinois Route 157 Edwardsville**, this project included widening the road to five lanes. Project included complex and non-complex appraisal reports; waiver of valuation, quick take hearings with court testimony, and several condemnation trails after the project was completed.
- **Provided appraisal and consulting services for AmerenIP on the Upper Mississippi River project.** Provided appraisal and consulting services for AmerenIP relating to the valuing and marketing of approximately 12,000 acres of excess land.
- **Reed Station Road, Carbondale**, managed the appraisal and acquisition of land for the proposed widening and improving of this local road. The project included non-complex appraisal reports and waivers of valuation.
- **Illinois Route 159 relocation through Collinsville**, which includes the planned widening and relocation of IL Route 159. Our sub consultant responsibilities include managing the Appraisal Review process for the prime consultant on the job.



Michael Evans Professional Qualifications

Education:

Bradley University in Peoria, IL

Specialized Education:

Illinois Department of Transportation (IDOT) :

Business Relocation Seminar
IL Eminent Domain Practice
Relocation Assistance and Payment
Advanced Relocation Workshop
Moving Cost Estimating
Land Titles

International Right-of-way Association (IRWA) :

Principal or ROW Acquisition Advanced Relocation Workshop
Relocation Assistance & Payment

National Highway Institute:

Relocation Assistance & Payments

Significant Experience:

Volkert, Inc., Right-of-Way Relocation Specialist— Mr. Evans joined Volkert in 2007 after serving the Illinois Department of Transportation (IDOT) for 35 years in Land Acquisition-related disciplines in both working and supervisory positions. At Volkert, Mr. Evans provides negotiation services for IDOT on various roadway projects in Illinois. He is responsible for the preparation of documents for the acquisition of partial and whole takes, and easements; resolving conditions/requirements on title commitments; performing relocation assistance on improved whole takes (both business & residential); and submitting signed documents to IDOT for approval and payment to the property owners.

Some of the projects Mr. Evans **has been involved with at Volkert** include the following:

- **FA 255/US67** – Prepared an addendum to the original project relocation plan. Negotiated complex parcels (25+) on subject project (Godfrey North to New Delhi) Directed and coordinated and provided relocation assistance for all businesses and residential property required to relocate for the project. This included preparation of necessary documents to complete negotiations and process parcels requiring condemnation.
- **FAP998/NMRB I-70 Connector** – Prepared a project relocation plan for improved properties in St. Clair County including (25+) relocations. Negotiated ROW and administered relocation assistance for numerous complex acquisitions for the NMRB project which included large outdoor advertising signs, utility and railroad properties. This was completed in a timely manner enabling the District to clear the right of way for scheduled construction lettings.
- **City of Belleville, Illinois** – Project Manager for 17th Street Extension including negotiation and affording relocation assistance (50+). Project Manager for City of Belleville for acquisition of sanitary sewer easement (Belle Valley Connector).



Dan Turner Professional Qualifications

Education:

Degree in Business Administration from Anderson University, Anderson, Indiana 1972.

Specialized Education:

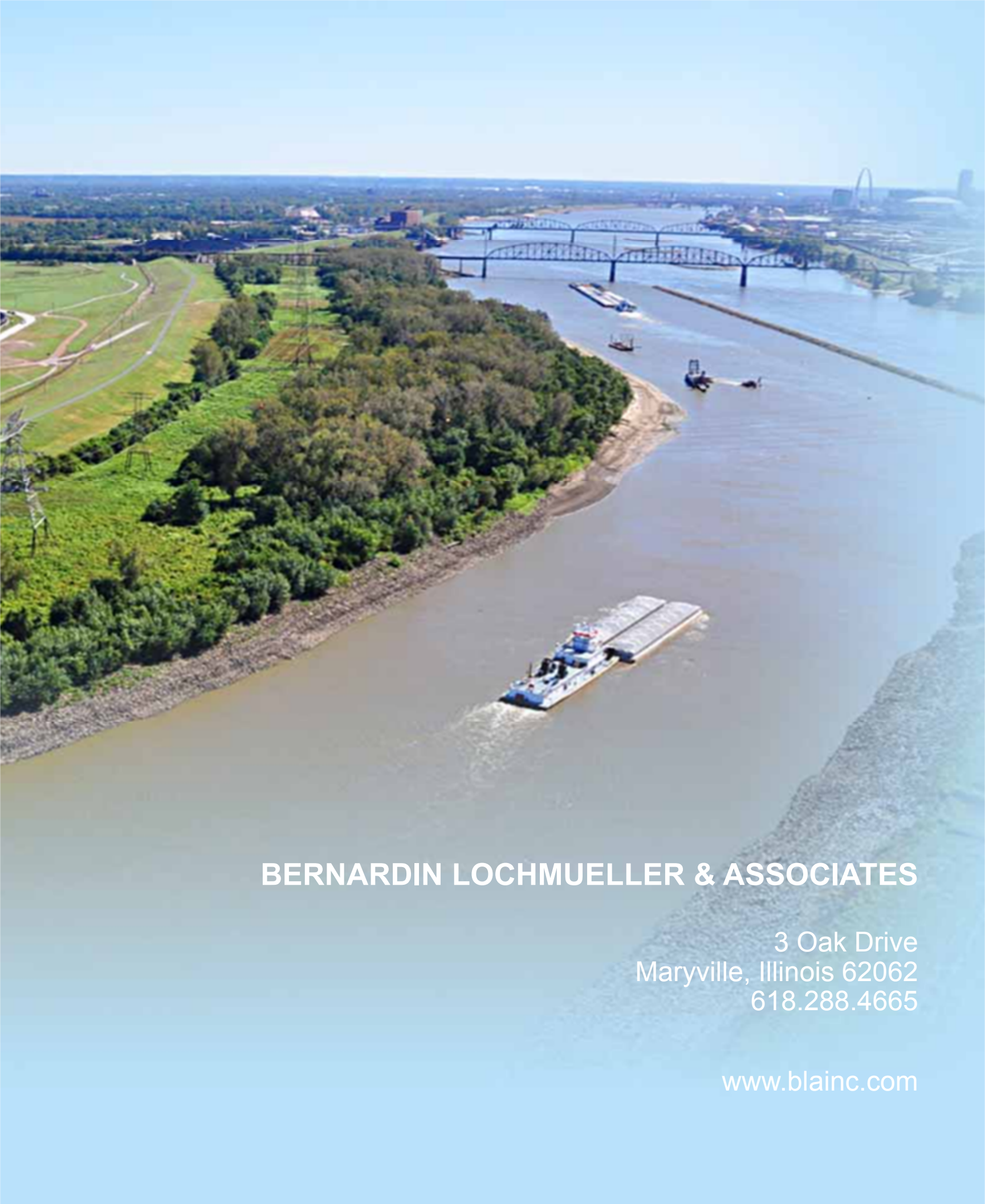
Over 45 continuing education courses offered by National Highway Institute, Illinois Institute for Continuing Legal Education, International Right of Way Association, Attorney General Office (Illinois), Illinois Department of Transportation.

Significant Experience:

Volkert, Inc., Vice President, Right-of-Way Acquisition— Mr. Turner joined Volkert in 2007 and has over 32 years of experience with the Illinois Department of Transportation (IDOT). His experience involves many facets of land acquisition including negotiation, relocation, condemnation, and title review, fifteen years of which involved supervising experience. He specializes in right-of-way acquisition and eminent domain acquisition services. Mr. Turner has the following **experience while employed at Volkert:**

- Negotiating permanent easements throughout the State of Missouri for AmerenUE Power On Project to complete undergrounding of overhead power lines.
- Provided negotiation services for the Illinois Department of Transportation (IDOT) on various roadway projects in Illinois including the New Mississippi River Bridge and 255 Extension for District 8 and on various bridge replacement and intersection improvement projects for District 6. These negotiations involved numerous complex acquisitions which included large outdoor signs, utility and railroad properties.
- Prepared documents for acquisition of partial and whole takes and easements.
- Resolved conditions/requirements on title commitments.
- Performed relocation assistance on improved whole takes (both business & residential).
- Submitted signed documents to IDOT for approval and payment to the property owner.
- Prepared and submitted Data for Condemnation on parcels where a settlement was not reached to IDOT for their approval and use in Condemnation proceedings.
- Provided Quality Control and Quality Assurance Review on IDOT projects.
- Provided training for negotiators for IDOT D8 as well as providing daily training and assistance on issues the negotiation team had on the New Mississippi River Bridge Project.

At IDOT, Mr. Turner supervised the review of title reports and conveyance documents to assure that all owners and parties of interest are identified, that title objections are satisfied, that all necessary signatures have been obtained and that clear title will pass to the state. He assisted the districts in resolving complex negotiations and acquisition problems to assure that right of way can be cleared on schedule. He reviewed condemnation reports submitted by the districts, process requests for assignments of Special Assistant Attorneys General and handled most condemnation related matters with the Office of the Attorney General.



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