



Land Acquisitions, Displacements, and Relocations Technical Memorandum

NICTD Double Track NWI (DT-NWI)
Milepost (MP) 58.8 to MP 32.2

Gary to Michigan City, IN

August 18, 2017



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NICTD Double Track– Land Acquisitions, Displacements, and Relocations Technical Memorandum

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Acronyms

Acronym	Definition
CSS	Chicago South Shore and South Bend Railroad
EA	Environmental Assessment
IC	Indiana Code
INDOT	Indiana Department of Transportation
NEPA	National Environmental Policy Act
NICTD	Northern Indiana Commuter Transportation District
NIPSCO	Northern Indiana Public Service Company
NPS	National Park Service
ROW	right-of-way
TCU	transportation, communications, utilities
Uniform Act	Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended
USC	United States Code



1.0 LAND ACQUISITIONS, DISPLACEMENTS, AND RELOCATIONS

Displacements and relocations of residents or businesses may occur when land and/or structures are needed to accommodate construction or the permanent footprint of a project. This technical memorandum describes the Northern Indiana Commuter Transportation District (NICTD) right-of-way (ROW) expansion needed for the proposed Project, including acquisition of property for permanent ROW or easements.

1.1 LEGAL/REGULATORY CONTEXT AND METHODOLOGY

The Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (“Uniform Act,” 42 United States Code [USC] § 4601, et seq.), mandates that relocation services and payments be made available to eligible residents, businesses, and nonprofit organizations displaced as a direct result of any project undertaken by a federal agency or with federal financial assistance. The Indiana Code (IC) Title 32, Article 24, sets forth the procedure for acquiring property through eminent domain.

While no specific National Environmental Policy Act of 1969 (NEPA) thresholds exist for assessing displacement impacts, compliance with the Uniform Act includes provisions for uniform and equitable treatment of persons displaced from their homes or businesses by establishing uniform and equitable land acquisition policies to address impacts.

2.0 EXISTING CONDITIONS

The Build Alternative would primarily occur within the NICTD ROW. However, several commercial properties near the Gary/Miller Station would need to be acquired to support the proposed Project, many of which are vacant. Several homes and some businesses in Michigan City adjacent to 10th and 11th Streets in the Project Area would also need to be acquired to support the proposed Project.

Further, in several locations, the proposed Project is adjacent to property belonging to the Chicago South Shore and South Bend (CSS) Railroad, the Northern Indiana Public Service Company (NIPSCO), and the U.S. National Park Service (NPS). Temporary and/or permanent easements would be required from CSS and NIPSCO.

3.0 ENVIRONMENTAL IMPACTS

The following sections summarize the potential displacement and relocation impacts of the No Build and Build Alternatives.

3.1 NO BUILD ALTERNATIVE

The No Build Alternative would not displace any properties; no temporary construction or permanent displacement or relocation impacts would occur.

3.2 BUILD ALTERNATIVE

PERMANENT IMPACTS

Table 3-1 indicates that 92 parcels (land only) and 67 buildings would be permanently impacted by acquisition for the Build Alternative. It lists the properties by land use type. The full list of property displacements is included in **Table 3-2**, and properties are mapped in **Appendix II** of the Environmental Assessment (EA). Details on the residential and commercial acquisitions are provided in the following sections.



Table 3-1. Permanent Property Acquisitions, by Land Use

Land Use Type	Number	Acreage
Commercial	Parcel (land only)– 47 Parcel (with Building) – 15	15.00
Residential	Parcel (land only)– 29 Parcel (with Building) – 52*	9.76
Industrial	0	0.00
Transportation, Communication, Utilities (TCU) (includes railroads, Indiana Department of Transportation [INDOT], NIPSCO)	9	18.31
Municipal (includes City and County)	7	1.02
Public (includes federal and state that are not INDOT)	0	0.00
Total	Parcel (land only) – 92 Buildings – 67*	44.09

*Two residential structures that would be permanently acquired are located on one parcel (R78)

Table 3-2. Permanent Property Acquisitions

Map # ¹	PIN	Parcel or Building	Property Address	Property City	Land Use	Type of Acquisition
Lake County						
C2	45-09-06-377001.000-004	Parcel	5401 E U.S. 12	Gary	Commercial	Full
C3	45-09-06-377-002.000-004	Parcel	5438 Melton Road	Gary	Commercial	Full
C4	45-09-06-377-003.000-004	Building	5501 E U.S. 12	Gary	Commercial	Full
C5	45-09-06-377-004.000-004	Parcel	5417-29 E U.S. 12	Gary	Commercial	Full
C6	45-09-06-451-001.000-004	Parcel	5601-09 U.S. 12	Gary	Commercial	Full
C7	45-09-06-451-002.000-004	Parcel	5601-09 U.S. 12	Gary	Commercial	Full
C8	45-09-06-451-003.000-004	Building	5701 E U.S. 12	Gary	Commercial	Full
C9	45-09-06-451-004.000-004	Building	5705 U.S. 12	Gary	Commercial	Full
C10	45-09-06-451-015.000-004	Building	5704 E Melton Road	Gary	Commercial	Full
C11	45-09-06-451-017.000-004	Parcel	5847 U.S. 12	Gary	Commercial	Full
C12	45-09-06-451-007.000-004	Building	5811 E U.S. 12	Gary	Commercial	Full
C13	45-09-06-451-008.000-004	Building	5813 E U.S. 12	Gary	Commercial	Full
C14	45-09-06-451-010.000-004	Parcel	5825-27 E U.S. 12	Gary	Commercial	Full
C15	45-09-06-451-011.000-004	Parcel	5831-33 U.S. 12	Gary	Commercial	Full
C16	45-09-06-451-012.000-004	Parcel	5839 E U.S. 12	Gary	Commercial	Full
C17	45-09-06-451-013.000-004	Parcel	5839-41 U.S. 12	Gary	Commercial	Full
C18	45-09-06-451-014.000-004	Parcel	5843-47 U.S. 12	Gary	Commercial	Full
C19	45-09-06-476-002.000-004	Parcel	5929 E U.S. 12	Gary	Commercial	Full



Table 3-2. Permanent Property Acquisitions (cont.)

Map # ¹	PIN	Parcel or Building	Property Address	Property City	Land Use	Type of Acquisition
C20	45-09-06-476-003.000-004	Parcel	6005 E U.S. 12	Gary	Commercial	Full
C21	45-09-06-476-004.000-004	Parcel	6009-11 U.S. 12	Gary	Commercial	Full
C22	45-09-06-476-005.000-004	Parcel	6013-15 U.S. 12	Gary	Commercial	Full
C23	45-09-06-476-006.000-004	Parcel	6017-19 U.S. 12	Gary	Commercial	Full
C24	45-09-06-476-007.000-004	Parcel	6021-23 U.S. 12	Gary	Commercial	Full
C25	45-09-06-476-008.000-004	Parcel	6025-27 E U.S. 12	Gary	Commercial	Full
C26	45-09-06-476-009.000-004	Parcel	6029-47 U.S. 12	Gary	Commercial	Full
C27	45-09-06-476-010.000-004	Parcel	5930-34 Melton Road	Gary	Commercial	Full
C28	45-09-06-476-011.000-004	Parcel	5936-38 Melton Road	Gary	Commercial	Full
C29	45-09-06-476-012.000-004	Parcel	5940-42 Melton Road	Gary	Commercial	Full
C30	45-09-06-476-013.000-004	Parcel	5944-46 Melton Road	Gary	Commercial	Full
C31	45-09-06-476-014.000-004	Parcel	6000-06 Melton Road	Gary	Commercial	Full
C32	45-09-06-476-015.000-004	Parcel	6008-10 Melton Road	Gary	Commercial	Full
C33	45-09-06-476-016.000-004	Parcel	6012-14 Melton Road	Gary	Commercial	Full
C34	45-09-06-476-017.000-004	Parcel	6016-18 Melton Road	Gary	Commercial	Full
C35	45-09-06-476-018.000-004	Parcel	6020-24 Melton Road	Gary	Commercial	Full
C36	45-09-06-476-019.000-004	Parcel	6026-48 U.S. 20	Gary	Commercial	Full
C38	45-09-06-477-004.000-004	Parcel	6120 Melton Road	Gary	Commercial	Partial
C73	45-09-06-451-009.000-004	Parcel	5821-23 E U.S. 12	Gary	Commercial	Full
R76	45-09-06-477-001.000-004	Parcel	701 Henry Street	Gary	Residential	Full
H7	No PIN	INDOT ROW	Not applicable	Not applicable	TCU	Partial
Porter County						
C39	640235276001000016	Parcel	5865 U.S. 12	Portage	Commercial	Full
C72	640235252015000000	Building	5873 U.S. 12	Portage	Commercial	Full
CSS9	No PIN	Parcel	Not applicable	Not applicable	TCU	Full
H11	No PIN	INDOT ROW	Not applicable	Not applicable	TCU	Partial



Table 3-2. Permanent Property Acquisitions (cont.)

Map # ¹	PIN	Parcel or Building	Property Address	Property City	Land Use	Type of Acquisition
H13	No PIN	INDOT ROW	Not applicable	Not applicable	TCU	Partial
H14	No PIN	INDOT ROW	Not applicable	Not applicable	TCU	Partial
H15	No PIN	INDOT ROW	Not applicable	Not applicable	TCU	Partial
LaPorte County						
C42	46-01-31-251-007.000-022	Parcel	515 S Sheridan Avenue	Michigan City	Commercial	Partial
C43	46-01-31-238-009.000-022	Parcel	W 10 th Street	Michigan City	Commercial	Full
C43-U	46-01-31-238-025.000-022	Parcel	W 10 th Street	Michigan City	Commercial	Full
C44	46-01-31-238-010.000-022	Parcel	W 10 th Street	Michigan City	Commercial	Full
C45	46-01-31-238-011.000-022	Parcel	W 10 th Street	Michigan City	Commercial	Full
C46	46-01-31-238-012.000-022	Parcel	W 10 th Street	Michigan City	Commercial	Full
C47	46-01-31-238-013.000-022	Parcel	W 10 th Street	Michigan City	Commercial	Full
C48	46-01-31-238-015.000-022	Parcel	W 10 th Street	Michigan City	Commercial	Full
C54	46-01-32-106-001.000-022	Parcel	Willard Avenue	Michigan City	Commercial	Full
C56	46-01-32-108-011.000-022	Building	1002 Green Street	Michigan City	Commercial	Partial
C58	46-01-32-129-003.000-022	Building	506 Chicago Street	Michigan City	Commercial	Full
C59	46-01-29-462-008.000-022	Parcel	W 11 th Street	Michigan City	Commercial	Partial
C60	46-01-29-462-018.000-022	Parcel	117 W 11 th Street	Michigan City	Commercial	Partial
C61	46-01-29-462-019.000-022	Building	1015 Franklin Street	Michigan City	Commercial	Full
C62	46-01-29-462-020.000-022	Building	1019 Franklin Street	Michigan City	Commercial	Full
C64	46-01-29-478-012.000-022	Building	1002 Franklin Street	Michigan City	Commercial	Full
C65	46-01-29-478-004.000-022	Parcel	E 10 th Street	Michigan City	Commercial	Full
C66	46-01-29-478-007.000-022	Building	1010 Franklin Street	Michigan City	Commercial	Full
C67	46-01-29-478-009.000-022	Building	106 E 11 th Street	Michigan City	Commercial	Full
C69	46-01-28-351-002.000-022	Building	1102 Cedar Street (Vacant Bride Church)	Michigan City	Commercial	Full
CSS10	46-01-29-478-015.000-022	Parcel	E 11 th Street	Michigan City	TCU	Full
CSS11	46-01-28-351-001.000-022	Parcel	S Carroll Avenue	Michigan City	TCU	Full
M2	46-01-31-238-032.000-022	Parcel	W 10 th Street	Michigan City	Municipal	Full



Table 3-2. Permanent Property Acquisitions (cont.)

Map # ¹	PIN	Parcel or Building	Property Address	Property City	Land Use	Type of Acquisition
M3	46-01-31-238-044.000-022	Parcel	W 10 th Street	Michigan City	Municipal	Full
M4	46-01-31-238-020.000-022	Parcel	W 10 th Street	Michigan City	Municipal	Full
M5	46-01-31-238-021.000-022	Parcel	W 10 th Street	Michigan City	Municipal	Full
M6	46-01-31-238-034.000-022	Parcel	W 10 th Street	Michigan City	Municipal	Full
M7	46-01-32-128-001.000-022	Parcel	Chicago Street	Michigan City	Municipal	Partial
R1	46-01-31-207-021.000-022	Building	1816 W 10 th Street	Michigan City	Residential	Full
R2	46-01-31-207-003.000-022	Building	1814 W 10 th Street	Michigan City	Residential	Full
R3	46-01-31-207-004.000-022	Parcel	W 10 th Street	Michigan City	Residential	Full
R4	46-01-31-207-005.000-022	Parcel	W 10 th Street	Michigan City	Residential	Full
R5	46-01-31-207-006.000-022	Parcel	W 10 th Street	Michigan City	Residential	Full
R6	46-01-31-207-007.000-022	Parcel	W 10 th Street	Michigan City	Residential	Full
R7	46-01-31-207-008.000-022	Building	1720 W 10 th Street	Michigan City	Residential	Full
R8	46-01-31-207-009.000-022	Parcel	W 10 th Street	Michigan City	Residential	Full
R9	46-01-31-207-010.000-022	Building	1712 W 10 th Street	Michigan City	Residential	Full
R9-U	46-01-31-207-018.000-022	Parcel	W 10 th Street	Michigan City	Residential	Full
R10	46-01-31-207-011.000-022	Building	1710 W 10 th Street	Michigan City	Residential	Full
R10-U	46-01-31-207-019.000-022	Parcel	W 10th Street	Michigan City	Residential	Full
R11	46-01-31-207-012.000-022	Building	1708 W 10 th Street	Michigan City	Residential	Full
R12	46-01-31-207-013.000-022	Building	1628 W 10 th Street	Michigan City	Residential	Full
R13	46-01-31-207-014.000-022	Parcel	W 10 th Street	Michigan City	Residential	Full
R14	46-01-31-207-015.000-022	Parcel	W 10 th Street	Michigan City	Residential	Full
R15	46-01-31-207-016.000-022	Parcel	W 10 th Street	Michigan City	Residential	Full
R16	46-01-31-238-001.000-022	Parcel	W 10 th Street	Michigan City	Residential	Full
R17	46-01-31-238-002.000-022	Building	1604 W 10 th Street	Michigan City	Residential	Full
R18	46-01-31-238-043.000-022	Building	1602 W 10 th Street	Michigan City	Residential	Full
R19	46-01-31-238-005.000-022	Parcel	1524 W 10 th Street	Michigan City	Residential	Full
R20	46-01-31-238-006.000-022	Building	1522 W 10 th Street	Michigan City	Residential	Full
R21	46-01-31-238-007.000-022	Parcel	W 10 th Street	Michigan City	Residential	Full
R22	46-01-31-238-008.000-022	Parcel	W 10 th Street	Michigan City	Residential	Full
R22-U	46-01-31-238-024.000-022	Parcel	W 10th Street	Michigan City	Residential	Full
R23	46-01-31-238-014.000-022	Building	1430 W 10 th Street	Michigan City	Residential	Full
R24	46-01-31-238-031.000-022	Parcel	Undeveloped yard – Address not available	Michigan City	Residential	Full



Table 3-2. Permanent Property Acquisitions (cont.)

Map # ¹	PIN	Parcel or Building	Property Address	Property City	Land Use	Type of Acquisition
R25	46-01-31-207-017.000-022	Parcel	W 10 th Street	Michigan City	Residential	Partial
R26	46-01-31-239-001.000-022	Building	1314 W 10 th Street	Michigan City	Residential	Full
R27	46-01-31-239-002.000-022	Building	1312 W 10 th Street	Michigan City	Residential	Full
R28	46-01-31-239-011.000-022	Building	1306 W 10 th Street	Michigan City	Residential	Full
R29	46-01-31-239-012.000-022	Building	1302 W 10 th Street	Michigan City	Residential	Full
R30	46-01-31-240-001.000-022	Parcel	Jefferson Street	Michigan City	Residential	Full
R31	46-01-31-240-002.000-022	Parcel	Jefferson Street	Michigan City	Residential	Full
R32	46-01-31-240-003.000-022	Parcel	10 th Street	Michigan City	Residential	Full
R33	46-01-32-106-003.000-022	Parcel	615 Willard Avenue	Michigan City	Residential	Partial
R34	46-01-32-106-002.000-022	Building	609 Willard Avenue	Michigan City	Residential	Full
R35	46-01-32-107-010.000-022	Parcel	606 Willard Avenue	Michigan City	Residential	Partial
R36	46-01-32-107-001.000-022	Building	1144 W 10 th Street	Michigan City	Residential	Full
R37	46-01-32-107-002.000-022	Building	1140 W 10 th Street	Michigan City	Residential	Full
R38	46-01-32-107-003.000-022	Building	1132 W 10 th Street	Michigan City	Residential	Full
R39	46-01-32-107-004.000-022	Building	1128 W 10 th Street	Michigan City	Residential	Full
R40	46-01-32-107-005.000-022	Parcel	W 10 th Street	Michigan City	Residential	Partial
R41	46-01-32-107-006.000-022	Building	1122 W 10 th Street	Michigan City	Residential	Full
R42	46-01-32-107-007.000-022	Building	1116 W 10 th Street	Michigan City	Residential	Full
R43	46-01-32-107-008.000-022	Building	1112 W 10 th Street	Michigan City	Residential	Full
R44	46-01-32-107-009.000-022	Building	1108 W 10 th Street	Michigan City	Residential	Full
R45	46-01-32-108-001.000-022	Building	1104 W 10 th Street	Michigan City	Residential	Full
R46	46-01-32-130-009.000-022	Building	1015 Tennessee Street	Michigan City	Residential	Full
R48	46-01-32-131-004.000-022	Parcel	1012 Tennessee Street	Michigan City	Residential	Partial
R50	46-01-29-478-005.000-022	Building	121 E 10 th Street	Michigan City	Residential	Full
R51	46-01-29-478-006.000-022	Building	127 E 10 th Street	Michigan City	Residential	Full
R52	46-01-29-479-008.000-022	Building	202 E 11 th Street	Michigan City	Residential	Full
R53	46-01-29-479-009.000-022	Building	206 E 11 th Street	Michigan City	Residential	Full
R54	46-01-29-479-010.000-022	Building	210 E 11 th Street	Michigan City	Residential	Full
R55	46-01-29-479-011.000-022	Building	214 E 11 th Street	Michigan City	Residential	Full
R56	46-01-29-479-012.000-022	Building	218 E 11 th Street	Michigan City	Residential	Full



Table 3-2. Permanent Property Acquisitions (cont.)

Map # ¹	PIN	Parcel or Building	Property Address	Property City	Land Use	Type of Acquisition
R57	46-01-29-479-013.000-022	Building	222 E 11 th Street	Michigan City	Residential	Full
R58	46-01-29-479-014.000-022	Building	1015 Spring Street	Michigan City	Residential	Full
R59	46-01-29-480-015.000-022	Building	1012 Spring Street	Michigan City	Residential	Full
R60	46-01-29-480-010.000-022	Building	1016 Spring Street	Michigan City	Residential	Full
R61	46-01-29-480-011.000-022	Building	304 E 11 th Street	Michigan City	Residential	Full
R62	46-01-29-480-012.000-022	Building	306 E 11 th Street	Michigan City	Residential	Full
R63	46-01-29-480-013.000-022	Building	314 E 11 th Street	Michigan City	Residential	Full
R65	46-01-29-484-006.000-022	Parcel	321 E 11 th Street	Michigan City	Residential	Partial
R66	46-01-28-314-007.000-022	Parcel	Lafayette Street	Michigan City	Residential	Full
R67	46-01-28-314-008.000-022	Building	314 Lafayette Street	Michigan City	Residential	Full
R68	46-01-28-352-001.000-022	Building	501 E 11 th Street	Michigan City	Residential	Full
R69	46-01-28-352-002.000-022	Building	505 E 11 th Street	Michigan City	Residential	Full
R70	46-01-28-352-003.000-022	Building	509 E 11 th Street	Michigan City	Residential	Full
R71	46-01-28-352-004.000-022	Building	513 E 11 th Street	Michigan City	Residential	Full
R72	46-01-28-352-005.000-022	Building	517 E 11 th Street	Michigan City	Residential	Full
R73	46-01-28-352-006.000-022	Building	523 E 11 th Street	Michigan City	Residential	Full
R74	46-01-28-352-007.000-022	Building	416 Lafayette Street	Michigan City	Residential	Full
R75	46-01-28-316-012.000-022	Building	716 E 11 th Street	Michigan City	Residential	Full
R77	46-01-32-108-002.000-022	Building	1023 W 10 th Street	Michigan City	Residential	Full
R77-U	46-01-32-108-003.000-022	Parcel	W 10 th Street	Michigan City	Residential	Full

Table 3-2. Permanent Property Acquisitions (cont.)

Map # ¹	PIN	Parcel or Building	Property Address	Property City	Land Use	Type of Acquisition
R78	46-01-29-480-014.000-022	2 Buildings ²	326 E 11 th Street ²	Michigan City	Residential	Partial
U18	46-01-31-182-001.000-022	Parcel	Woodlawn Avenue	Michigan City	TCU	Partial
UR1	46-01-31-238-023.000-022	Parcel	W 10 th Street	Michigan City	Residential	Full
UR2	46-01-31-238-027.000-022	Parcel	W 10 th Street	Michigan City	Commercial	Full
UR3	46-01-31-238-028.000-022	Parcel	W 10 th Street	Michigan City	Municipal	Full
UR4	46-01-31-238-029.000-022	Parcel	Undeveloped yard – Address not available	Michigan City	Commercial	Full
UR5	46-01-31-238-030.000-022	Parcel	Undeveloped yard – Address not available	Michigan City	Commercial	Full

Sources: Lake County Assessor’s Office 2017; Porter County Assessor’s Office 2017; LaPorte County Assessor 2017

¹C = Commercial; CSS = CSS Railroad; H = INDOT Highway; M = Municipal; R = Residential; U = Utility; UR = Uneconomic Remnant having same owner as the streetside parcel; -U = Uneconomic Remnant having different owner from the streetside parcel (landlocked today)

² Parcel ID R78 is listed in the LaPorte County Assessor database as 326 E. 11th Street. This address actually contains several buildings, two of which would be permanently acquired.

RESIDENTIAL

Eighty residential properties would be acquired: 1 in Gary and 79 in Michigan City. Fifty-one properties have buildings (one of the properties contains two buildings, for a total of 52 buildings) and 29 are parcels (land only).

COMMERCIAL

Sixty-two commercial properties would be acquired, including 37 in Gary and 23 in Michigan City. Of these 60 commercial properties in Gary and Michigan City, 14 have buildings and 46 are parcels only. The remaining 2 commercial properties are one building and 1 parcel in Portage along U.S. 12. Of the 60 commercial properties that would be acquired, only 9 are active businesses: 2 in Gary, 6 in Michigan City, and 1 in Portage.

Construction of the Build Alternative would require easements from INDOT. Most easements would be temporary, but some would be permanent. These are identified as a TCU land use, with the letter “H” in the Map # column of **Table 3-2**. No permanent impacts would occur to the NIPSCO property.

3.3 CONSTRUCTION IMPACTS

Construction impacts discussed in this section pertain only to temporary construction impacts, as distinguished from property displacements or permanent easements which have permanent impacts. **Table 3-3** indicates the number of properties or parcels that would be temporarily impacted by acquisition for the Build Alternative, by land use type. The full list of temporary impacts is included in **Table 3-4**, and



properties are mapped in **Appendix II** of the EA. The Build Alternative would require 20.16 acres of temporary construction easements related to 42 properties. There would be no temporary impacts to residential properties. NICTD would need construction easements from four commercial and industrial parcels with the remaining parcels being categorized as Transportation, Communications and Utilities (TCU - 37) or municipally-owned (1).

Table 3-3. Temporary Property Acquisitions (Construction Easements), by Land Use

Land Use Type	Number	Acreage
Commercial	1	2.10
Residential	0	0.00
Industrial	3	0.51
TCU (includes railroads, INDOT, NIPSCO)	37	17.54
Municipal	1	0.01
Public (includes federal, state, and local properties that are not INDOT)	0	0.00
Total	42	20.16

Table 3-4. Temporary Property Acquisitions

Map # ¹	PIN	Parcel or Building	Property Address	Property City	Land Use	Type of Acquisition
Lake County						
C1	45-08-02-478-001.000-004	Parcel	100 E Taylor Road	Gary	Commercial	Full
CSS1	45-08-02-477-001.000-004	Parcel	Not applicable	Not applicable	TCU	Partial
CSS2	45-08-02-502-002.000-004	Parcel	Not applicable	Not applicable	TCU	Partial
CSS3	45-08-01-506-002.000-004	Parcel	3100-3500 U.S. 12	Gary	TCU	Partial
CSS4	45-09-06-506-003.000-004	Parcel	6100 E U.S. 12	Gary	TCU	Partial
CSS5	45-09-06-437-002.000-004	Parcel	6048 U.S. 12	Gary	TCU	Partial
CSS6	45-09-06-506-004.000-004	Parcel	Not applicable	Not applicable	TCU	Partial
CSS7	45-09-06-506-005.000-004	Parcel	6149-71 E 6 th Place	Gary	TCU	Partial
H1	No PIN	INDOT ROW	Not applicable	Not applicable	TCU	Partial
H2	No PIN	INDOT ROW	Not applicable	Not applicable	TCU	Partial
H3	No PIN	INDOT ROW	Not applicable	Not applicable	TCU	Partial
H4	No PIN	INDOT ROW	Not applicable	Not applicable	TCU	Partial
H5	No PIN	INDOT ROW	Not applicable	Not applicable	TCU	Partial
H6	No PIN	INDOT ROW	Not applicable	Not applicable	TCU	Partial
H8	No PIN	INDOT ROW	Not applicable	Not applicable	TCU	Partial

Table 3-4. Temporary Property Acquisitions (cont.)



Map # ¹	PIN	Parcel or Building	Property Address	Property City	Land Use	Type of Acquisition
H9	No PIN	INDOT ROW	Not applicable	Not applicable	TCU	Partial
H10	No PIN	INDOT ROW	Not applicable	Not applicable	TCU	Partial
Porter County						
C40	640333102001000024	Parcel	U.S. 12	Burns Harbor	Industrial	Partial
C41	No PIN	Parcel	ArcelorMittal Roadway	Not applicable	Industrial	Partial
C71	640327152004000026	Parcel	Johnson Sisters Sub	Porter	Industrial	Partial
CSS8	No PIN	Parcel	Not applicable	Not applicable	TCU	Partial
H12	No PIN	INDOT ROW	Not applicable	Not applicable	TCU	Partial
H15	No PIN	INDOT ROW	Not applicable	Not applicable	TCU	Partial
H16	No PIN	Parcel	Not applicable	Not applicable	TCU	Partial
M1	640327151001000025	Parcel	U.S. 12	Dune Acres	Municipal	Partial
U1	640327152885000026	Parcel	U.S. 12	Porter	TCU	Partial
U2	640323376882000026	Parcel	Wagner Road	Porter	TCU	Partial
U3	No Pin	Parcel	Not Available	Porter	TCU	Partial
U4	640323430883000026	Parcel	Waverly Road	Chesterton	TCU	Partial
U5	640323430882000026	Parcel	Waverly Road	Chesterton	TCU	Partial
U6	640323430884000026	Parcel	Waverly Road	Chesterton	TCU	Partial
U7	640324231887000021	Parcel	U.S. 12	Chesterton	TCU	Partial
U8	640324176882000021	Parcel	U.S. 12	Chesterton	TCU	Partial
U9	640419101882000021	Parcel	U.S. 12	Chesterton	TCU	Partial
U11	640417100882000021	Parcel	U.S. 12	Chesterton	TCU	Partial
U13	640410179801000011	Parcel	U.S. 12	Beverly Shores	TCU	Partial
U14	640402376001000012	Parcel	Connecticut Avenue	Michigan City	TCU	Partial
U15	640402428001000012	Parcel	Connecticut Avenue	Michigan City	TCU	Partial
U16	640401176001000012	Parcel	Connecticut Avenue	Michigan City	TCU	Partial
U17	640136479001000012	Parcel	Not applicable	Michigan City	TCU	Partial
U19	640327177887000026	Parcel	Oak Hill Road	Porter	TCU	Partial
LaPorte County						
RR1	46-01-32-507-001.000-022	Parcel	Western Avenue	Michigan City	TCU	Partial
RR2	46-01-32-505-004.000-022	Parcel	W 10 th Street	Michigan City	TCU	Partial

Sources: Lake County Assessor's Office 2017; Porter County Assessor's Office 2017; LaPorte County Assessor 2017
¹C = Commercial; CSS = CSS Railroad; H = INDOT Highway; P = Public; U = Utility

Construction of the Build Alternative would require temporary easements from NIPSCO and INDOT in several locations. NIPSCO and INDOT parcels are identified in the TCU land use category in **Tables 3-3** and **3-4**. Easements from NIPSCO are indicated with a “U” and easements from INDOT are indicated with an “H” in the Map # column of **Table 3-4**.

During construction, NICTD would use, to the extent possible, existing NICTD ROW and properties that are permanently acquired for the proposed Project for construction, staging, equipment, and materials storage. The exact area of each property needed for the final proposed Project would be determined as part of the engineering phase of the proposed Project.

4.0 MEASURES TO AVOID OR MINIMIZE HARM

Through implementation of the mitigation measures identified below, displacement impacts would be minimized to a level less than significant under NEPA.

4.1 ACQUISITIONS

The Federal Transit Administration and NICTD would conduct the acquisition process in accordance with the Uniform Act (42 USC § 4601), as amended. The Uniform Act requires that property owners be paid fair market value for the acquired property and be provided equitable compensation typically associated with relocating.

It is possible that property acquisitions and displacements would affect some property owners and tenants whose primary language is not English. Accordingly, property acquisition and relocation discussions would be conducted in other languages whenever necessary. Following a decision to acquire property, a general overview of the acquisition process is as follows:

- Each property owner or the owner’s representative would be contacted to explain the acquisition process, including the right to accompany the appraiser during inspection of the property and to provide the owner with a written notice of NICTD’s intent to acquire.
- The property owner would be provided with a written offer of the approved estimate of just compensation for the real property to be acquired and a summary statement of the basis for the offer.
- The property owner would be given an opportunity to consider the offer for at least 30 days.
- Negotiations would be conducted without any attempt to coerce the property owner into reaching an agreement.
- The property owner/tenant would be provided at least 90 days written notice to vacate prior to the transfer of possession.

If negotiations with property owners are not successful, NICTD may acquire the property through eminent domain. If eminent domain is necessary, NICTD would follow the procedures set forth under state laws, including Indiana Eminent Domain (IC § 32-34) and Relocation Assistance (IC § 8-23-17).

4.2 DISPLACEMENTS

Acquisitions generally refer to the purchase of property. Displacements refer to the relocation of people and businesses as a result of acquisitions and would also be conducted in accordance with the Uniform Act (42 USC § 4601, et seq.). Ample notice would be given to those being relocated to allow for careful planning prior to relocation.. In accordance with Title VI of the Civil Rights Act of 1964, NICTD would provide relocation advisory assistance to all eligible persons without discrimination.

Displaced persons would be offered the opportunity to relocate in areas at least as desirable as their original property with respect to public utilities and commercial facilities. Rent and sale prices of replacement property offered to those displaced would be within their financial means, and replacement property would be within reasonable access to displaced individuals' places of employment. Relocations are not expected to remove individuals from their community activities. It is anticipated that comparable decent, safe, and sanitary housing would be available on the real estate market to relocate those who would be displaced from their residences. However, if comparable housing cannot be offered, last-resort housing assistance would become available to displaced persons. According to 49 Code of Federal Regulations § 24.04, last-resort housing is additional alternative assistance when comparable replacement dwellings are not available within the monetary limits for displaced owner-occupants and tenants. Additionally, relocation planning and services would be provided to businesses. These relocation services include the following:

- determination of site requirements, current lease terms, and other contractual obligations
- engagement of outside specialists to assist in planning and moving assistance for the actual move, and the reinstallation of machinery and other personal property
- identification and resolution of personal property/real property issues
- estimation of time required for the business to vacate the site
- estimation of the anticipated difficulty in locating replacement property
- identification of any advance relocation payments required for the move

5.0 REFERENCES

- Lake County Assessor's Office. 2017. "Lake County Parcel Search." Accessed March 24, 2017.
<http://counties.xsoftin.com/lake/parcelsearch.aspx>.
- LaPorte County Assessor. 2017. "Parcel Search." Accessed March 24, 2017.
<http://www.laportecounty.org/Finance/Assessor/>.
- Porter County Assessor's Office. 2017. "Parcel Search." Accessed March 24, 2017.
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