

# FREQUENTLY ASKED QUESTIONS

## **How is Right of Way Acquired by INDOT?**

INDOT determines what specific property needs to be acquired for a project after the project has been planned and government requirements have been met.

If your property, or a portion of it, needs to be acquired, you, the property owner, will be notified as soon as possible of (1) the agency's interest in acquiring your property, (2) the agency's obligation to secure any necessary appraisals, and (3) any other useful information.

An appraiser will contact you to make an appointment to inspect your property to determine the initial fair market value of the property. INDOT will have a review appraiser study and recommend approval of the appraisal report used to establish the just compensation to be offered to you for the property needed. This amount will never be less than the fair market value established by the approved appraisal.

If INDOT is only acquiring a part of your property, there may be damages or benefits to your remaining property. Any allowable damages or benefits will be reflected in the just compensation amount. INDOT will prepare a written offer of just compensation for you when negotiations begin.

If INDOT intends to acquire only a portion of the property, the agency must state the amount to be paid for the part to be acquired. In addition, an amount will be stated separately for damages, if any, to the portion of the property you will keep.

When you reach agreement with INDOT on the offer, you will be asked to sign an option to buy, a purchase agreement, an easement, or some form of deed prepared by INDOT or its representatives. Your signature will affirm that you and the agency are in agreement concerning the acquisition of the property, including terms and conditions.

If you do not reach an agreement with the agency because of some important point connected with the acquisition offer, the agency may suggest mediation as a means of coming to agreement. If the agency thinks that a settlement cannot be reached, it will initiate condemnation proceedings.

For further information regarding the acquisition process, please visit the Federal Highways Administration website: <http://www.fhwa.dot.gov/realestate/realprop/index.html> or access the INDOT Buyers manual: <http://www.in.gov/indot/files/03.BuyingManual12-05.pdf>.

## **What Are my Relocation Benefits if my House or Business Must be Removed from the New Right of Way?**

Individuals, families, businesses or farms displaced by a Federal or federally assisted program may be offered relocation assistance services for the purpose of locating a suitable replacement property. Relocation services are provided by qualified personnel employed by INDOT. It is their goal and desire to be of service to you, and assist to help you successfully relocate.

An individual with a disability will be provided the assistance needed to locate and move to a replacement dwelling or site. The individual should notify INDOT of any special requirements for

assistance. For further information regarding the acquisition process, please visit the Federal Highways Administration website: <http://www.fhwa.dot.gov/realestate/rights/sec1.html> or the INDOT Relocation manual: <http://www.in.gov/indot/files/04.RelocationManual12-05.pdf>.

## **What Coordination Occurs Between the State and the Local Governmental Agencies when Projects are being Planned?**

At the inception of a project, INDOT carries out a continuing, cooperative, and comprehensive statewide transportation planning process that provides for consideration and implementation of projects, strategies and services to promote consistency between transportation improvements and State and Local planned growth and economic development.

## **How are Environmental Impacts Associated with the Project Evaluated?**

Some of the resources involved with the preparation of an Environmental Assessment are easily identified. For example, a wetland can be delineated per the 1987 Corps of Engineers Wetland Delineation Manual (Y-87-1). Impacts to Air Quality and Noise Analysis can be predicted using modeling programs.

Community involvement is essential in determining social impacts. The Community Impact Assessment (CIA) evaluates A component of the CIA is the development of the CAC who assists the project team in identifying resources that are important to the community within the project area and provides recommendations on how to “best fit” the project into the fabric of the community while maintaining its cohesion.

Other impacts are identified through early coordination with regulatory agencies, such as, but not limited to, the Environmental Protection Agency, Indiana Department of Environmental Management, U.S. Fish and Wildlife Service, U.S. Army Corps of Engineers and the Natural Resources Conservation Service. These impacts are documented in the Environmental Assessment (EA), which is approved by the FHWA and the INDOT. If appropriate, the FHWA will issue a Finding of No Significant Impact (FONSI) for the project if justified in the EA. If significant impacts are identified at any point in the development of the EA, the FHWA will elevate the project to an Environmental Impact Statement (EIS).

## **How Will this Project Be Paid For?**

This project is being funded through Governor Mitch Daniels Major Moves initiative.

## **What is Major Moves?**

In May 2006, INDOT introduced the final, funded 10-year Major Moves highway plan. Annual new construction will quadruple during the program from \$213 million in FY 2006 to \$874 million in 2015. In addition to state highway projects, the counties where the ITR is located will receive one-time payments of between \$40 million and \$120 million for local transportation projects. In 2006 and 2007, all 92 Indiana counties also will receive additional funds for their local transportation projects. The amount varies by county and is based on the Motor Vehicle Highway formula. The legislature also directed \$500 million from the lease proceeds be dedicated to a Next Generation Fund to be used later for transportation projects.

On June 28, ITR's operations were transferred to Cintra-Maquarie (now known as the Indiana Toll Road Concession Company - ITRCC). ITRCC deposited \$3.8 billion with Indiana in the largest public-private partnership agreement in the world. Interest on the money currently earns about

\$500,000 each day. ITRCC has also committed to completing at least \$4 billion in improvements to the highway during the lease agreement.

Major Moves is praised as the "jobs bill of a generation" and is anticipated to employ tens of thousands of Hoosiers directly on highway projects and in industries that expand or locate new operations in the state. In July 2006, Honda Motor Company announced Greensburg would be the location of its newest plant. The \$500 million plant will employ nearly 4,000 people. The company cited Indiana's commitment to infrastructure as one of the deciding factors in their decision. Additional information on Major Moves can be found at:

<http://www.in.gov/indot/7039.htm>