

Summary of Little Calumet River Basin Development Commission meeting held Thursday, April 23 at 6:00 p.m. at the Gary Country Club.

1. The purpose of this meeting was for the Commission to meet in functional committees to discuss the area of committee responsibility, identify key issues facing the committee, set priorities and sequencing for issues, and make recommendations of committee positions to the full Commission.
2. Meeting attendance: Development Commissioners - Charles Agnew, Clyde Baughard, Phil Jaynes, Martin Behnke, John De Meo, Mike Doyne, Earline Rogers, Bill Tanke, Doyle Niemeyer. Staff - Dan Gardner, Lou Casale, attorney. Basin Commissioners - Ed Fetterer, Edith Root. Indiana D.N.R. - Jerry Pajac, Cynthia Earlandson. Others - Steve Whitesell, N.P.S., Barbara Waxman, Congressman Benjamin's office.
3. The following is a summary of the Committee recommendations/discussions presented to the full Commission at the conclusion of the committee work sessions.

LAND ACQUISITION & MANAGEMENT COMMITTEE

A. Land Acquisition Policies, Priorities (land related)

- 1) Pursue all tax delinquent land in project area - legal methodology to be researched.
- 2) Federal government (Corps of Engineers) to establish "critical lands" to enable project construction authorization - define boundary and set as highest priority acquisition parcels.
- 3) Need for an independent appraiser, expertise in later land management desirable.
- 4) Acquire all real estate in corridor from willing sellers (in critical buying area).

B. Land Acceptance Policies

- 1) Acquire D.N.R. lands - title, leases to be furnished to Commission. Legal research into land holding, management responsibilities. Insurance to cover liability. Check into potential for inclusion under State policy.
- 2) Insurance - check coverage amounts, options (Lake Etta).
- 3) No land acceptance without clear title; no litigation pending. Check title insurance - survey needs on project properties.
- 4) Accept any donation? Should be in project take over. Resale potential of outside properties for funding of inside parcels.

C. Land Acquisition Options

- 1) Buyers by staff, hire outside expertise. 2nd option, explore continuing role of D.N.R.
- 2) Manage by staff with outside expertise contracted for.
- 3) Continue coordination with National Park Service for acquisition programs.



D. Land Management Options

- 1) Management by staff with outside expertise hired as needed
- 2) Explore with N.P.S. options for joint venture.
- 3) Investigate joint land acquisition needs (Dunes Drive Inn property).

E. Project Development Priorities

- 1) Commission development policies set at later date.
- 2) Need to determine if any of \$1.7 million can be used for development uses.

## FINANCE &amp; POLICY COMMITTEE

A. Administrative Funding Strategy

- 1) Invest locally (area commitment)
- 2) Retain principal - operate on interest

B. Commission Investments

- 1) No risk investments.

C. Administrative Options

- 1) Stay with NIRPC - 30 day contract
- 2) Attorney explore liability insurance ← use White River Commission as example.
- 3) Explore costs for independent operation.

D. Staffing Procedures, Relationship

- 1) Commission direct control of director, attorney - other services hired, contracted.
- 2) Draft contract with NIRPC.

E. Related Support Services

- 1) Nature Conservancy relationship

## LEGISLATIVE COMMITTEE

A. Federal Legislative / Funding Priorities

- 1) Section 107 authorization for improvements to mouth of Burns Waterway.
- 2) Legislative contact trip to Washington - seek 1982 federal construction authorization ( Max Friedersdorf, contact person).

B. State Legislative / Funding Priorities

- 1) Meeting with area legislators (presentation of slide program on project recreation potential), thank you letters to area legislators.
- 2) Strategy for next session - need to show progress
- 3) Pursue Attorney General's opinion on sponsor agency legality - use D.N.R. as contact.
- 4) Need to set priorities for future state funding.

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C. Local legislation / Coordination Priorities

- 1) Need for private sector interest, involvement, investment.  
(association of Commerce and Industry) - show slides,  
presentation.
- 2) Foundation contacts needed - advisory board people  
Watts Humphrey, Earl Thompson
- 3) Nature Conservancy

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MINUTES OF THE LITTLE CALUMET RIVER BASIN DEVELOPMENT  
COMMISSION MEETING HELD THURSDAY, APRIL 29, 1982 AT  
6:30 P.M. IN THE CONFERENCE ROOM OF THE NORTHWESTERN  
INDIANA REGIONAL PLANNING COMMISSION

1. The meeting was called to order by Chairman William Tanke at 6:35 p.m.

COMMISSIONERS PRESENT:

William Tanke, Charles Agnew, John De Meo, Michael Doyne, Earline Rogers, Jerry Pajac, Philip Jaynes, Martin Behnke.

STAFF MEMBERS PRESENT:

Dan Garner, Executive Director; Louis Casale, Attorney, Mary Jane Lewis, Trudy Van Prooyen

OTHERS:

Ellen Heine - The Times  
Tom Knightly - Post-Tribune  
Richard Kitchell - Adam Benjamin's office

2. Communications:

- a. A letter from Senator Quayle regarding maintenance permits
- b. A letter to the Drainage Board from R. Galambos outlining his ideas of the maintenance project.
- c. Listing of property owners and a sample letter sent to each of them.

3. Finance Committee Report:

John De Meo gave the financial status report. It was explained that the administrative costs included Mary Jane Lewis working part time on land acquisition, additional legal services, some commissioner expenditures and per diem charges. Report was received as information.

Charles Agnew made a motion to accept the claims approval report submitted. John De Meo seconded; motion passed.

4. Land Acquisition Report - C. Agnew

Ms. Mary Jane Lewis explained the mapping and how the parcels are listed, also showing what parcels we have and what we must buy.

Appraisers' response - The following appraisers responded with qualifications saying they were interested

Vernon E. Lee	Richard Weiss
Robert Taylor	William Johnson
Thomas Smurdon	Richard Adomatis
Arthur Kaye	Howard O. Cyrus
Warren Metz	Arlen Flynn

Mr. Joseph Conjalka, an appraiser, telephoned stating he was interested but to date, had received no written response.

Mr. Agnew moved that these ten (10) be accepted as approved appraisers and that at any time the Commission can add additional appraisers to the list. Mr. Jaynes seconded; motion passed.

There was some discussion about the Evers and Scheeringa property on Chase St. whose lease expires December 31. Because of the improvements recently put in, Mr. Casale remarked that it was possible that the Commission would have to rebid this property.

It was stated that there were 21 parcels between Cline Avenue and Grant Street that are all within the take area and adjacent to the river in an area needed for the first construction stage that should be pursued for acquisition. The assessed valuation for each parcel is \$180. Mr. Agnew moved that these 21 parcels be recommended for initial consideration for acquisition (appraisal, update, title check, etc.) John De Meo seconded; motion passed.

Mr. Casale reported that two (2) parcels had been turned over to him, namely: Clark property, (lots 11-16, Block 73) 13 linear acres for \$10,000 and the Cramer property (lots 27-40, Block 74) appraised for \$1,875. Mr. Agnew made a motion to purchase both these properties, accepting the Ernie Paulis appraisal. Mr. M. Doyne seconded the motion. Motion passed.

5. Maintenance Project Report - Dan Gardner

Project status - Corps reported that they could not grant a permit, although permits are necessary for every item from clearing and snagging, on down to dredging. It was suggested that a detail scope of work (precise amounts, etc.) be submitted. The Corps currently is running 80 days behind schedule.

Funding level- Lake County Drainage Board did approve the joint venture agreement for a \$110,000 project.

The information received from the Corps was that the culverts were an obstruction impact on the flow and that the real problem area is from Cline Ave. to Martin Luther King Drive. Preliminary drawings were received for some improvements and they are looking at several access roads.

Mr. Casale presented the petition for the establishment of a regulated drain for the Little Calumet River from the Burns Ditch to the Illinois State line. This petition would get the process in motion once all the petitioners would sign so that it could be presented to the County Surveyor, then on to the Country Drainage Board, after which hearings could be held. Mr. Agnew moved that the petition be adopted as presented, plus cost figures put on it for budget allocation. Mr. De Meo seconded, motion passed.

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6. Little Calumet River Briefing Tour - Dan Gardner

Mr. Gardner reviewed the proposed agenda for the Little Calumet River Briefing tour and going over the list of participants. The date was set for Saturday, May 15.

7. Report of the Executive Director - Dan Gardner

a. Special Park District Forum - a group involved in regional type projects who meet once a year. This year it will be held in Flint, Michigan on June 24.

b. Calumet Forum meeting - group mainly interested in cultural re-development and that he would attempt to present the Little Calumet project as a part of the forum.

c. Burns Ditch Improvements meeting - A meeting was held in April where many expressions of groups that had concerns on the Ditch improvements were voiced. After considerable discussion, Mr. Tanke asked the Board to go on record to endorse a resolution, drafted by Mr. L. Casale and Dan, that the Corps expedite the permit to remove the sand blocking at the mouth of Burns Harbor. Mr. Agnew made this suggestion into a motion, Mr. Behnke seconded, motion passed.

8. New business

Mr. P. Jaynes desired that the Commission officially communicate to the Corps about the escalating cost and the ability of coming up with matching funds in regards to the maintenance proejct.

Mr. Jaynes also reported that the Isaac Walton League is wondering whether there will be a continuous green belt along the river. Mr. Jaynes suggested that we reaffirm our commitment that we endorse the linear corridor concept as proposed by the D.N.R. throughout the length of the project. Mr. Agnew made the suggestion into a motion, Mr. Pajac seconded the motion, motion passed.

9. May 20, 1982 was the date set for the next meeting. Upon motion, the meeting was adjourned.

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