

MINUTES OF THE LITTLE CALUMET RIVER BASIN DEVELOPMENT
COMMISSION METTING HELD ON THURSDAY, APRIL 26, 1984
IN THE CONFERENCE ROOM OF THE NORTHWESTERN INDIANA
REGIONAL PLANNING COMMISSION, 8149 KENNEDY AVENUE,
HIGHLAND, INDIANA 46322.

The meeting was called to order by Chairman Tanke at 6:35 p.m. Seven members were present and a quorum was declared.

Development Commission:

William Tanke
Michael Doyne
Martin Behnke
Charles Agnew
Doyle Niemeyer
Clyde Baughard
George Carlson

Guests:

Barbara Brock
Barb Miller
Bill Mamelson
Ernest Davis

Staff:

Dan Gardner
Lou Casale, Attorney
Sandy Morris

Guests were recognized. Motion to approve the minutes was made by Clyde Baughard after correction was made that Lou Casale (Attorney) attended the meeting on March 29; motion seconded by Charles Agnew; motion passed unanimously.

Legislative Committee - Dan Gardner gave a report on the Federal Authorizing Bill. He reported that it has passed both the Senate and House and is awaiting to be called to the floor which is expected some time in early June. Situation will be monitored by representatives from Senators Quayle and Lugar's office and Hall's office and will inform Commission when bill will be called up.

Finance/Policy Committee - In John Demeo's absence, Dan Gardner asked for approval of claims as presented with an additional claim of \$1,700 for Appraisal Associates (work relative to Midwest Steel appraisals that were necessary for the breakwater project). Motion to approve the claims was made by Clyde Baughard; seconded by Charles Agnew; motion passed unanimously.

Land Acquisition/Management Committee - Motion was made by Clyde Baughard to accept the appraisal of Parcel DC 99; seconded by Martin Behnke; motion passed unanimously.

Motion was made by Charles Agnew to send option to property owners on parcel DC 99 for the amount of \$191,500 (average of two appraisals); seconded by Martin Behnke; motion passed unanimously.

Regarding the Midwest Steel easements, even though easements were donated, the regulations of the Army Corps needed them appraised. Total appraisal value was \$80,090. Motion to accept the appraisal report and accept the transfer of property from Midwest Steel to the Commission was made by Charles Agnew; seconded by Clyde Baughard. Motion passed unanimously.

On DC 100, a total of 243 individual lots will be sent out for appraisals.

LCRBDC Minutes
April 26, 1984
Page 2

Lake Etta project - Public hearings was held on April 24 by the Gary Planning Commission. All went well. 2 letters were dicussed - one from Elaine Chandler from Lake County Parks notifying us of the federal approval of the Land Water Conservation grant for Lake Etta and the second letter from James Ridenour to Robert Nickovich of Lake County Parks informing him that the Lake Etta development has been approved. Resolution has already been passed authorizing staff to draw down the \$50,000 when needed; preparation of necessary documents will begin and sent to the State Board for release of the monies. It was announced that the City of Gary has tentatively earmarked \$50,000 for the development of Lake Etta.

Regarding abandined property demolition agreement with Griffith Town Board, authorization is needed for Chairman Tanke to sign agreement so Griffith can proceed to burn down the structure on that piece of property. Clyde Baughard made the motion for chairman Tanke to sign; seconded by Doyle Niemeyer; passed unanimously.

Attorney Lou Casale has option to Purcahse on Sikora property for \$13,500 (signed by Sikora). Asking Commission to approve the option and authorize him to exercise the option and to commence proceedings to acquire the property. Charles Agnew made motion to that effect; seconded by Clyde Baughard; motion passed unanimously.

A date will be set with Foltz for Dan Gardner and Lou Casale to meet with him for a site inspection; as of now, he still has not moved everything off his property. He has been notified that he will not receive his relocation check yet until property is cleared. Another party is interested in that property and staff is keeping in touch with him. He now stores some of his trucks on Folz's property (with Folz's permission). The question of insurance was brought up - issue will be discussed with Folz.

In regards to lots in the east addition of East Chicago near Burns Ditch, Chairman Tanke asked for authorization to send a letter to the county commissioners requesting them to not put those up for sale and if they would care to donate them, the Commission would be a willing recipient. (county has titles). Charles Agnew made a motion to send a letter; seconded by Clyde Baughard; motion passed unanimously.

Burns Waterway Breakwater/ Marina Committee - -Approval of supplemental execution - Original agreement called for the initial \$700,000 payment be made prior to April 3 notice of bids. It has now been decided by the Army Corps that the first payment would be made after the bids are opened but before they are awarded. Martin Behnke made a motion giving authorization to the Chairman to sign a supplemental agreement to the Local Cooperation Agreement with the Army Corps of Engineers and a supplemental installment agreement that the first \$700,000 payment be made after May 3rd and before May 16th. Clyde Baughard seconded; motion passed unanimously.

LCRBCD Minutes
April 26, 1984
Page 3

Attorney Lou Casale stated that although the original resolution authorized the Chairman to sign the Local Cooperation Agreement and any land agreements necessary to effectuate the Army Corps project on the breakwater, specific authorization to sign the right-of-way to the Army Corps to allow them to go onto the property to construct a project. Clyde Baughard made a motion to execute a right-of-way agreement to the Army Corps granting them the authority to go onto the various easements that were granted to carry out the breakwater project; seconded by Mike Doyne; motion passed unanimously.

Dan Gardner commended the Porter County Commissioners for their cooperation regarding the transfer of easements. A motion was made by Charles Agnew that the Porter County commissioners be sent a resolution from the Commission for their transfer of easement rights; seconded by Clyde Baughard. Motion passed unanimously.

Dan Gardner announced that he has received three copies of the construction specifications for the Burns Waterway project. They will be available in office for viewing. Projected schedule - Currently out for bids at present; opening of bids scheduled for May 3; Corps will then send Commission a list of bidders in rank order of bid with amount stated; award of bid could be as soon as two weeks later; construction could then start about June 1.

River Maintenance Project - Copies of the permit that was sent to Lake County Drainage Board were distributed. Dan Gardner explained permit. He announced his attendance along with Mamelson and Henderson at the Indiana Department of Natural Resources Commission on April 25 in Indianapolis. He commended Lane Ralph (of Senators Lugar & Quayle's office) and Bill Ridenoue (director of DNR) for their full support in obtaining the state permit.

Bill Mamelson gave report on the project specifications. 6 out of 18 disposal sites are approved. Charles Agnew made a motion for the Chairman to be authorized to release the \$25,000 whenever agreements have been met to the Commission's satisfaction; seconded by Clyde Baughard; motion passed unanimously

Dan Gardner announced the formation of the Borman Task Force.

An informational sheet regarding the current status of sewer projects was made available.

Dan Gardner announced he has answered Village Attorney Edward Hanley's letter and has sent him various documents to inform him of the Commission's land acquisition program.

Attorney Lou Casale will draft out an amendment to the Commission's procedure that will allow it to be notified of a new business item at least 15 days prior to meeting or at least cleared through Chairman.

LCRBDC Minutes
April 26, 1984
Page 4

Attorney Lou Casale has been authorized to send an option to Barbara Brock's attorney on her property. Two appraisals have been done - one with sand in place; one with sand removed.

Next meeting date was set for Thursday, May 17, at 6:30. There being no further business, Martin Behnke made a motion to adjourn the meeting; Charles Agnew seconded; passed unanimously.

/sjm