

MINUTES OF THE LITTLE CALUMET RIVER BASIN DEVELOPMENT COMMISSION
HELD AT 6:30 P.M. THURSDAY, SEPTEMBER 6, 1990
AT THE COMMISSION OFFICES
8149 KENNEDY AVENUE, HIGHLAND, INDIANA

In Chairperson Arlene Colvin's absence, Vice Chairman George Carlson called the meeting to order at 6:35 p.m. Seven (7) Commissioners were present. Quorum was declared and guests were recognized.

Development Commissioners:

- Charles Agnew
- Clyde Baughard
- Dave Springman
- Steve Davis
- Nathaniel Leonard
- William Critser
- George Carlson

Staff:

- Dan Gardner
- Lou Casale, Attorney
- Bruce Stouffer
- Sandy Mordus

Visitors:

- Rickey Austin - Gary
- Pete Zak - South Shore Marina
- Mary Jane Zak - " "
- Bob Huffman - LCRBC
- Dick Wawrzyniak - IDNR
- Tyrone Dixon - Bayside
- Ed Thien - Dixon Development
- Emerson Delaney - Hammond
- Jerry Castle - Castle Estates, Munster
- Luci Horton - Gary Redevelopment
- Ola Kennedy - Lake Co. Park Brd.
- Debbie Schubert - Black Oak
- Gloria Williams - realtor, Gary
- Mrs. Pipkins - property owner, Black Oak

A motion was made by Clyde Baughard to approve the minutes of the August 2nd meeting; motion seconded by Chuck Agnew; motion passed unanimously.

Finance/Policy Committee - Treasurer Clyde Baughard presented the financial status report for July as well as the claims. Mr. Baughard made a motion to approve the pending claims; motion seconded by Chuck Agnew; motion passed unanimously.

Mr. Gardner announced receipt of the \$160,000 request for the first cash contribution toward the project. A second request of \$190,000 for the year 1991 is forthcoming from the Corps office. This amount will be placed in the escrow account to be drawn upon by the Corps.

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Legislative Committee - Committee Chairman George Carlson announced that the signing ceremony of the Local Cooperation Agreement with the Corps was held Thursday, August 16. It was very well attended. Governor Bayh and Congressman Visclosky both spoke to the audience, as well as Mayor Barnes and Sue Anne Gilroy, State Director from Senator Lugar's Office. The signing of the agreement will initiate construction of the project.

Mr. Carlson referred to the letter that Congressman Visclosky has written to Col. Inouye, Corps of Engineers, requesting a local seminar on the bidding procedures relating to construction of the project. The seminar would be aimed at contractors who might possibly desire federal contracts and this would enable them to be informed of what type of contracts would be forthcoming and how to proceed with filing a bid with the federal government. Mr. Gardner informed the Commissioners that a pre-meeting is scheduled for September 14 with the Corps and the Congressman's staff for planning purposes. The actual seminar would be scheduled for mid October.

Mr. Carlson informed the Commission that a request for \$3 million for the 1991-93 biennium to the State Budget Agency has been mailed today. In order to assure continued funding, this request was made in addition to the "Build Indiana Fund" request. The Commission is only requesting \$3 million but has requested it from either of the two sources. Staff will be in communication with state budget staff for monitoring of request. After the November election, the Commission would like to host a briefing for the legislators to bring them up to date on the project and give explanation to substantiate our request.

Land Acquisition/Management Committee - Committee Chairman Chuck Agnew made a motion to increase an option offer from \$750 to \$1250 on DC221. (Our appraisal price was \$750; property owner's appraisal was \$1750 - compromise price if \$1250); motion seconded by Clyde Baughard; motion passed unanimously.

It was reported that the multi-purpose building at Lake Etta is now complete but, unfortunately, cannot be used yet because the contractor put in his own septic system and did not comply with state regulations; therefore, state has revoked license until the system is corrected.

Mr. Agnew reported that the Commission does not have a signed contract yet with a person willing to do mowing, cleanup, debris removal, etc.

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Staff is in the process of trying to collect back lease money due the Commission. Warren Greer has communicated that he will be able to pay back monies in mid October. Attorney will take legal action if Mr. Greer does not comply. Harold Evers is trying to sell his business. When that occurs, he will be able to pay the Commission back monies due. Mr. Agnew made a motion for the attorney to file a lien on the property so as to assure the Commission its portion of money owed at the time of sale; motion seconded by Clyde Baughard; motion passed unanimously.

Mr. Agnew announced that a river tour will take place Saturday, October 6. Details will follow.

Property owner Mrs. Pipkins questioned the Commission on the sale of her property. Mrs. Pipkins has agreed to sell but there are many liens against the property and a clear title cannot be obtained. She is concerned because she may lose money she has already put down on another house because she has not received her money yet from the Commission. She is asking for replacement housing cost to be paid to her. Staff reported that the Corps has never paid out replacement housing monies without already owning the property. Attorney Casale will investigate and check with Chicago Title to see if it is possible to close in escrow.

Interim Flood Control Committee - Committee Chairman Clyde Baughard reported that the Commission recently met with the Basin Commission. It was discussed that the Basin Commission would proceed with the Penn Central culvert replacement project and thereby, signing the agreement with Conrail. A copy of the revised contract was distributed to Commissioners. The Development Commission will assume the responsibility of the project after December 31 (when the Basin Commission ceases to exist). Mr. Agnew made a motion for tentative approval of the contract with the contract being ratified by the Basin Commission at their next meeting; seconded by Clyde Baughard; motion passed unanimously.

It was determined that the Basin Commission would continue to meet as an advisory committee to the Development Commission. The chairmen of both commissions will meet to outline parameters and report back.

Another issue needing to be addressed is the removal of the piers under the Erie R.R. bridge at Indianapolis. Charles Petterson, member of the Basin Commission and Hammond councilman, has confirmed that \$18,000 is still in place and in the budget in the city administration for this purpose.

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Breakwaters/Marina Committee - In Committee Chairman William Tanke's absence, Mr. Gardner gave report. He referred to his letter to the Corps updating them of the Commission efforts toward meeting the obligation of providing a public marina facility. The letter was written in response to their inquiry.

Mr. Gardner then referred to the Corps response letter to the Commission stating they would relay to the Detroit office the need to implement a marina that would provide public slips. There are currently about four marina permits before the DNR for approval. Several environmental groups filed petition against permits until certain conditions were met. It was unanimous agreement that the public slips would be priority. Traffic study is underway.

\$44,000 in DNR money is still earmarked for sand borings on the marina site as soon as sand removal is identified.

Mr. Gardner reported that it has been brought to his attention that the recent floods have caused problems in the Burns waterway and it seems dredging needs to be done. Mr. Gardner has notified the Corps who will inspect and report.

Statements from the floor - Property owner Mrs. Pipkins and her realtor, Gloria Williams, spoke on their dilemma of not being able to close on her house yet. Lou Casale offered to them that he will meet with them after the meeting to set a time when they could get together with the title company to try to work out something.

There being no further business, the meeting was adjourned at 7:35 p.m. The next meeting was scheduled for October 4, 1990

/sjm