

MINUTES OF THE LITTLE CALUMET RIVER BASIN DEVELOPMENT COMMISSION
HELD AT 6:30 P.M. THURSDAY, OCTOBER 5, 1995
AT THE COMMISSION OFFICE
6100 SOUTHPORT ROAD
PORTAGE, INDIANA

Chairman Chuck Agnew called the meeting to order at 6:40 p.m.
Eight (8) Commissioners were present. Quorum was declared and
guests were recognized.

Development Commissioners:

George Carlson
Charles Agnew
William Tanke
Arlene Colvin
Robert Trelo
Steve Davis
Robert Huffman
Emerson Delaney

Visitors:

Jimmie Tibbs - Gary
Herbert Harris - Gary
Rex Sherrard - SEH, Griffith
Mike Vander Heyden - Dyer
Construction Co.
Denis Buksa - Munster
Dave Taborski - Black Oak
Pete Zak - South Shore Marina
Jim Flora - R.W. Armstrong Co.

Staff:

Dan Gardner
Jim Pokrajac
Lou Casale
Sandy Mordus
Judy Vamos
Melissa Stefanovich

The minutes of the September 7, 1995 meeting were approved by a motion from Bob Trelo; motion seconded by Emerson Delaney; motion passed unanimously.

Executive Director's Report - Executive Director Dan Gardner referred to the letter from IDNR giving approval of the plan and resolution as long as two conditions are met. They are (1) formal approval from DNR must be obtained for the proposed remediation project and (2) the remediation project must be completed prior to the completion of the project. The other conditions as previously stated in the original permit still stand and need to be addressed. Mr. Gardner stated that the Corps is pursuing obtaining COE Chief's office approval for cost sharing for the area east of Martin Luther King Drive. As it now stands, we would incur the total cost for this area so it is very important to get the Chief's office to accept the expansion of the project area and thus be cost-shared.

Mr. Gardner referred to the letter to the Department of Administration transmitting the requested information to them regarding the transfer of the 179 acre I-65 site to the city of Gary. We have heard nothing from the Governor's Office. The Mayor and the Governor's Office received a copy of the letter.

Mr. Gardner informed the Commissioners that a NIRPC transportation meeting was held in which INDOT Commissioner Stan Smith attended. Mr. Gardner stressed to him the importance of the reconstruction of the Grant Street interchange and the commitment we need from them. It was discussed using the INDOT money set aside for Burr Street interchange on the Grant St. interchange instead. Senator Earline Rogers sits on the Transportation Committee for the state; she will follow up with contacting Commissioner Smith.

Land Acquisition Committee - Committee member Steve Davis gave the report. Mr. Davis made a motion to approve a negotiated settlement on seven properties to avoid condemnation - DC316 for \$1,400; DC339 for \$1,000; DC347 for \$900; DC442 for \$39,000; DC448 for \$11,900; DC449 for \$1,450; and DC454 for \$2,400. Motion was seconded by Bob Trelo; motion passed unanimously.

Mr. Davis made a motion to approve the settlement price of \$127,800 with Gas City; motion seconded by Bob Huffman; motion passed unanimously.

Mr. Davis made a motion to sign the right-of-entry for Stage II Phase 3C upon concurrence of the attorney; motion seconded by George Carlson; motion passed unanimously.

Attorney Lou Casale read off a list of properties slated for condemnation action. The properties that require approval to file condemnation are as follows:

DC179 (Lot 9 & 10 Blk 31, Tolleston)
DC225 (Lot 21 Blk 17, Tolleston)
DC241 (Lot 15 Blk 18, Tolleston)
DC194 (Lot 19 Blk 40, Tolleston)
DC242 (Lot 16 Blk 18, Tolleston)
DC309 (Lot 12 Blk 22, Tolleston)
DC321 (Lot 5 Blk 29, Tolleston)
DC323 (Lot 7 Blk 29, Tolleston)
DC335 (Lot 5 Blk 32, Tolleston)
DC337 (Lots 7 & 8 Blk 32, Tolleston)
DC347 (Lot 17 Blk 33, Tolleston)
DC350 (Lot 21 Blk 33, Tolleston)
DC375 (Lot 45 Blk 6, Liberty Farmettes)
DC378 (Lot 21 & 29 Blk 8, Liberty Farmettes)
DC381 (Lot 7 Blk 12, Liberty Farmettes)
DC382 (Lot 10 Blk 12, Liberty Farmettes)
DC396 (Lot 3 Blk 5, Liberty Farmettes)
DC397 (Lot 4 Blk 5, Liberty Farmettes)
DC398 (Lot 5 Blk 5, Liberty Farmettes)
DC453 (Drainage Ditch & Temporary Easements) Part of NW1/4 S24
DC455 (Drainage Ditch & Temporary Easements) T36N R9W

Bill Tanke made a motion to authorize attorney to file condemnations; motion seconded by Emerson Delaney; motion passed unanimously.

Mr. Davis also informed Commission that a Corps real estate meeting had been held on September 28th.

Project Engineering Committee - Committee Chairman Bob Huffman gave the report. He reported that several meetings with the Corps have been held this month. The main issue discussed at meetings was a re-prioritization of upcoming stages. The remediation area will become a priority as the IDNR will not issue any further permits until the remediation area is in place. Staff is reviewing area and will obtain ownership information. There have been several contracts let. They are:

- Demo 4 - \$395,103 - Ramirez/Marsch
- Stage II-3B - \$3,293,968 - Rausch Construction
- Stage II-4 - \$3,089,962 - Rausch Construction
- Stage IV-2A - \$2,473,311 - Dyer Construction
- Excavation of inspection trench from Harrison to Grant - \$207,000 - Webb Construction

Commissioner Huffman made a motion to approve the compensation to Gary Sanitary District in the amount of \$152,470 for the pumping station and additional casing in the Burr Street sewer project; motion seconded by George Carlson; motion passed unanimously.

Legislative Committee - Committee Chairman George Carlson referred to the letter in the packet that was sent to Representative Pat Bauer, Chairman of the Budget Committee and Kathy Davis, Director of the State Budget Agency, requesting to be on the October agenda for approval of a request for \$2 million of 1989/91 Build Indiana Funds. This is a follow-up letter to our last month's letter requesting to be on the September agenda. We have since found out that the area legislators must request the monies to be released from the Build Indiana funds. Staff then resent a request letter signed by the four area legislators, Senators Dempsey and Rogers and Representatives Dobis and Fesko.

Marina/Breakwater Committee - Committee Chairman Bill Tanke reported that the city awarded Contract #3 (retaining walls) to Hardman Construction. Based on the assumption that the City will receive additional funding through the Lake Michigan Marina Development Commission, they will be going out for additional bids in the near future. He also reported that the Marina Committee met with NBD regarding bond revenue funding. They are exploring the possibility of financing it with revenue bonds with funding generated by boat slip revenues.

Mr. Tanke made a motion to approve a proposal from Abonmarche for the marina financial analysis in an amount not to exceed \$2,720 (1/2 each between city and Commission). Motion was seconded by Bob Trelo; motion passed unanimously.

Mr. Tanke then made a motion to approve a proposal from Abonmarche for work regarding the process for the selection of a marina operator in an amount not to exceed \$6,660 (1/2 each between city and Commission) authorizing the work to proceed at a later date when other factors are in place. Motion was seconded by Emerson Delaney; motion passed unanimously.

Mr. Tanke reported that it is anticipated that the Lake Michigan Marina Development Commission will be on the October agenda of the State Budget Agency for approval of release of the \$1.25 million for Portage.

Finance/Policy Committee - In Treasurer Nathaniel Leonard's absence, Mr. Gardner gave the treasurer's report. Commissioner Arlene Colvin made a motion to approve the financial status report for August as well as the September claims totaling \$116,224.94; motion seconded by Bob Huffman; motion passed unanimously.

Other Business - Attorney Casale introduced Melissa Stefanovich who has recently graduated from Valparaiso University with a law degree. She has been working with the attorney and the Commission on the properties that are needed for construction. She is presently awaiting her results on the bar exam so she can become a licensed, practicing attorney.

Commissioner Bob Huffman stated he had attended an open house that flood victim Bill Petrites had in his new home he was able to build in Wicker Park Manor subdivision. Mr. Petrites had expressed his gratitude to the Commission for their helpfulness and the role they played in securing approval for homeowners to rebuild. He had invited several Commissioners and staff to his open house. Commissioner Bob Trelo attended also. Mr. Huffman felt even any small role the Commission played was worth it to allow the homeowners to rebuild. Mr. Tanke asked if all homeowners have rebuilt now. Mr. Gardner answered it is his understanding that everyone has rebuilt that had a desire to rebuild. Mr. Trelo added that the subdivision is very nice and the homes look 100% better and are well cared for.

Statements from the floor - There were none.

There being no further business, the next regular Commission meeting was scheduled for Thursday, November 2, 1995 in Portage.