

MINUTES OF THE LITTLE CALUMET RIVER BASIN DEVELOPMENT COMMISSION
HELD AT 6:00 P.M. THURSDAY, OCTOBER 2, 1997
AT THE COMMISSION OFFICE
6100 SOUTHPORT ROAD
HIGHLAND, INDIANA

Chairman Bob Huffman called the meeting to order at 6:10 p.m. Eight (8) Commissioners were present. Pledge of Allegiance was recited. Quorum was declared and guests were recognized.

Development Commissioners:

Robert Huffman
Marion Williams
Roger Chiabai
Steve Davis
Robert Trelo
Charles Agnew
George Carlson
Arlene Colvin

Visitors:

Jim Flora - RWArmstrong
Denis Buska - Munster, IN
Pete Zak - South Shore Marina
Kathy Ceperich - Portage News

Staff:

Dan Gardner
Lou Casale
James Pokrajac
Sandy Mordus
Judy Vamos
Jim Spivak

The minutes of the September 4, 1997 meeting were approved by a motion from Chuck Agnew; motion seconded by Bob Trelo; motion passed unanimously.

Chairman's Report - Chairman Bob Huffman referred to the letter in the agenda packet from Brigadier General H. A. Van Winkle thanking us for the hospitality extended and the informative overview of the Commission and its role to the project. Mr. Huffman thanked staff.

Executive Director's Report - Mr. Gardner informed the Board members that a presentation was made on 9/16 to the Gary School City Buildings & Grounds Committee regarding several flowage easements that are needed for the project on school city property. There were many questions from the Committee but staff assured them that we were taking only the least interest in the property and the project would provide structural protection and drainage improvements in the area. Staff first met with Joe Hoppe, Director to the School Board, and Allen Kress, Director of Economic & Development for the City to explain the necessity of the lands to the project. Staff will attend the next School meeting on October 7th and again make a presentation to the Board members. Gwen Adams

from the City will attend also to give the City's prospective of the project and how it relates to economic development for the City.

Mr. Gardner also informed the Board that he met with Deputy Mayor Suzette Raggs and Jewel Harris regarding the Clark-Chase borrow site. The city has an interest in using some of the clay from that site to close out the Gary City landfill (as mandated by IDEM to do so). It could be advantageous to both the City and the Commission to work together to get the site open. Further discussion with the City will follow. Also discussed was the minority participation in contracts. After staff's follow-up, it was determined that the goal of 40% minority participation (existing plan in place) is not being met. There appears to be no tracking system or follow-through once a contract is let by the COE to determine if the 40% goal is met. We have relayed to the COE office that the Mayor would like to schedule a meeting concerning this topic with the Colonel. Staff will coordinate such a meeting.

Attorney Casale presented a Memorandum of Agreement allowing for a 2 acre wetland mitigation area for the Grant Street interchange project. A November letting date was anticipated but it has been moved back to December. The MOA needs to be in place before INDOT can begin construction because of permitting reasons. The agreement will provide our commitment for the 2 acre mitigated land. The attorney read the MOA. Roger Chiabai made a motion to enter into the MOA to allow for the 2 acre commitment to INDOT so they can secure permitting; motion seconded by Arlene Colvin; motion passed unanimously.

Land Acquisition Committee - Committee Chairman Chuck Agnew made a motion authorizing the increase of offers on DC348 to \$800; DC349 to \$1500; DC482 to \$1,000; DC487 to \$1,000; DC534 to \$1,000; and DC482 to \$950; motion seconded by Arlene Colvin; motion passed unanimously. Mr. Agnew then made a motion to file eminent domain proceedings against DC543 in Stage II-4; motion seconded by Roger Chiabai; motion passed unanimously.

Mr. Agnew then made a motion to accept a proposal from Boyd Construction to install a drain system to the septic field on Commission property at Chase Street Farm Stand; motion seconded by Roger Chiabai; motion passed unanimously.

Discussion ensued on the memo received from Environmental Inc. stating total revised cost of \$46,709.25 for removal of drums and cleanup of area. When they first gave us a proposal, a complete analysis of the area had to be done before a total cost was known.

We had previously approved the unit prices provided by Environmental Inc. After discussion, Chuck Agnew made a motion to accept the amount of \$46,709.25 and have them proceed with the work; motion seconded by Arlene Colvin; motion passed unanimously.

Mr. Agnew made a motion to approve a license agreement for Dyer Construction Co. to temporarily store wood chips and excavated material for landscaping on Commission property in IV-2B outside the work limits; motion seconded by Bob Trelo; motion passed unanimously.

Mr. Agnew then made a motion allowing Ameritech to hook onto the tower leased to Chicago Tower Company and to build a small building to store their equipment at an additional increased rental fee of \$250 (total monthly lease money would be \$1,250); motion seconded by Arlene Colvin; motion passed unanimously.

Mr. Agnew made a motion to make available a maximum of \$150,800 to Rausch Construction Company to build the roadway at Deep River borrow site as part of the Big Maple Lake development. There are ongoing discussions with Lake County Parks Dept. as to whether they will pave the lot this year. It would probably be cheaper to pave now since the contractor will be on the site but the Parks Dept. has not made the funding commitment for paving yet. The COE is requesting the money for the roadway and paving be put in an escrow account before the work begins. Motion seconded by Steve Davis; motion passed 5 to 2, with Commissioners Marion Williams and George Carlson voting against and Commissioner Chiabai leaving before the vote was taken.

Commissioner Agnew referred to the handout listing incoming lease monies the Commission is receiving or will receive in the near future. Total yearly lease money is about \$72,500.

Commissioner Marion Williams questioned the Commission's policy on leasing property. Mr. Gardner answered in that acquisition of property is based solely on what is needed for the project. If land purchased can be leased in a manner that is compatible with the project and since the Commission does not have a continuing source of income for administration, this lease money helps us with expenses. Leases will be reviewed to determine consistency and a policy will be discussed with the Board.

Project Engineering Committee - Committee Chairman Bob Huffman reported that construction is ongoing at the OxBow area in Hammond, Gleason Park in Gary and at Lake Etta park. He referred to the technical review meeting held at the Chicago COE office on 9/17 in which Dan Gardner, Jim Pokrajac and Jim Flora attended. Mr. Flora informed the Board members of many of the topics discussed at that

meeting including items such as interior drainage, overflow areas, levee crest elevations in non-trail areas, how levee and trail sections should be finished off, etc. Mr. Gardner added that one topic discussed was what further steps (i.e. pumping improvements) could be taken to make the land as developable as possible.

Legislative Committee - Committee Chairman George Carlson informed the Board members that the State Budget Committee met on September 18-20 but did not release the \$2 million to the LMMDC so that Portage could construct Phase II of the marina project. They are hopeful for the October meeting but there is no assurances at this point. The LMMDC did receive a letter from the Budget Director asking for various status on the marina projects and how funds were spent.

Commissioner Carlson also referred to a news article stating that the House has passed a water bill which includes \$5.3 million of federal funding for FY98. It now goes to the Senate for approval.

Marina Committee - In Committee Chairman Bill Tanke's absence, Mr. Gardner gave the marina report. Mr. Carlson made a motion to approve the claim of \$28,643.84 payable to NBD for the October marina bond payment; motion seconded by Arlene Colvin; motion passed unanimously. Mr. Gardner stressed that the money comes from the marina account through the city and not out of Commission funds.

He further stated that further development of the marina is predicated on the release of the \$2 million to Portage; this is being handled between the Mayor's office, the Budget Committee and the legislators. Although bids for Phase II development will be received, they cannot be awarded until project is assured of fund availability. The Development Commission is not being asked for any funds to do a Phase II development.

Finance/Policy Committee - Treasurer Chuck Agnew gave the financial report. Mr. Agnew made a motion to approve the financial status statement for August and approve the claims for payment totaling \$57,578.02; motion seconded by George Carlson; motion approved unanimously. Mr. Agnew also referred to the COE letter requesting the Commission's 5% cash contribution for FY98 in the amount of \$766,000 and made a motion approving the amount to be paid to them; motion seconded by George Carlson; motion passed unanimously.

Other Business - There was none.

Statements from the floor - There were none.

There being no further business, the next regular Commission meeting was scheduled for 6:00 p.m. Thursday, November 6, 1997.