

# Little Calumet River Basin Development Commission

8149 Kennedy Avenue Highland, Indiana 46322 (219) 923-1118

## MEETING NOTICE

THERE WILL BE A MEETING OF THE  
LITTLE CALUMET RIVER BASIN DEVELOPMENT COMMISSION  
ON THURSDAY, JANUARY 30, 1986 AT 6:30 p.m.  
IN THE DEVELOPMENT COMMISSION OFFICES,  
8149 KENNEDY AVENUE, HIGHLAND, INDIANA

### A G E N D A

1. Call to Order by Chairman William Tanke
2. Recognition of Visitors, Guests
3. Approval of Minutes of December 19 meeting
4. Report of 1986 nominating committee
  - Martin Behnke, committee chairman
  - Remarks by Chairman
5. Reports of Standing Committees

#### A. Finance/Policy Committee

- Year end Financial Status Report
  - Review of adopted 1986 budget
- Approval of claims for January 1986

#### B. Land Acquisition/Management Committee

- Committee meeting at 5:00 p.m.
- Appraisals, offers & acquisitions action
- U.S. Geological Survey contract
  - gage station maintenance/operation costs
- Lake Etta construction start (Kirk Const)
- Other issues

#### C. Legislative Committee

- Federal legislative update
- State legislative status
  - H.B. 1275 (Boat Excise Tax bill)
  - Other bills, issues of interest

*Sandy  
Change  
name  
plates.*

*Jim May  
celebrating  
birthday*

*Don  
Kane  
Sandy  
Jim*

*Black striped shirt  
but pink blouse  
red velvet blazer  
New pants  
navy blue blazer  
yel. shirt*

WILLIAM TANKE, Chairman  
Porter County Commissioners  
Appointment

MICHAEL DOYNE, Vice-Chairman  
Governor's Appointment

JOHN DEMEO, Secretary  
Governor's Appointment

DOYLE NIEMEYER, Treasurer  
Governor's Appointment

CHARLES AGNEW  
Governor's Appointment

CLYDE BAUGHARD  
Governor's Appointment

MARTIN BEHNKE  
Lake County Commissioners'  
Appointment

GEORGE CARLSON  
Mayor of Hammond's  
Appointment

ARLENE COLVIN  
Mayor of Gary's  
Appointment

PHILIP JAYNES  
Governor's Appointment

JERRY PAGAC - *Cannot attend*  
Dept. of Natural Resources'  
Appointment  
*per phone conversation  
1-27*

D. Breakwater/Marina Development Committee

- Breakwater construction status
- Marina design study - status
- Other issues

6. Little Calumet River Basin Commission - report

A. Maintenance projects update

- River dredging projects
- Culverts/bridges replacement
- 1986 priorities/activities coordination

7. Other business

7. Statements to the Board from the floor

8. Set date for next meeting, adjournment

*3rd Thursday  
Feb. 20th*

MINUTES OF THE LITTLE CALUMET RIVER BASIN DEVELOPMENT COMMISSION  
MEETING HELD ON THURSDAY, DECEMBER 19, 1985 AT 6:30 p.m.  
AT THE BEACH CAFE, 903 N. SHELBY, GARY, INDIANA

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The meeting was called to order at 6:40 p.m. by Chairman William Tanke. Eight Commissioners were present. Guests were introduced and quorum was declared.

Development Commissioners:

William Tanke  
Michael Doyne  
John DeMeo  
Doyle Niemeyer  
Charles Agnew  
Clyde Baughard  
George Carlson  
Jerry Pagac

Staff:

Dan Gardner  
Lou Casale  
Sandy Mordus

Visitors:

Mrs. William Tanke & daughter  
Mrs. Michael Doyne  
Mrs. John DeMeo  
Mrs. Charles Agnew  
Mrs. Clyde Baughard  
Mrs. George Carlson  
Tim Sanders - Office of Sen.  
Lugar & Quayle  
Dan Rodriguez - Office of  
Cong. Peter Visclosky  
Pete Zak - South Shore marina  
Mary Jane Zak - " "

Clyde Baughard made a motion to approve the minutes of the November 21st meeting; seconded by Charles Agnew; motion passed unanimously.

Chairman Tanke appointed a Nominating Committee for 1986:

Martin Behnke - Chairman  
Doyle Niemeyer  
Charles Agnew

Nominating Committee will meet and report back at next meeting.

Treasurer Doyle Niemeyer presented financial status report. Doyle Niemeyer made a motion to approve claims as presented; seconded by Clyde Baughard; motion passed unanimously. Doyle Niemeyer explained the proposed 1986 Operating Budget. He made a motion to accept the 1986 Operating Budget as presented; seconded by Clyde Baughard; motion passed unanimously. (Insurance line was decreased due to the fact that land acquisition-related insurance claims will now be on a state draw down basis whereas originally they were paid out of Administrative budget.

Motion was made by Doyle Niemeyer to transfer \$6,000 from NIRPC line (312) to Per Diem line (119) in order to meet anticipated claims; seconded by Clyde Baughard; motion passed unanimously.

Land Acquisition - Chairman Chuck Agnew reported that four closings were completed. They are on properties

DC102 (Clark property)  
DC140 (House of Prayer property)  
DC156 (Paunicka property)  
DC166 (McAllister property)

Weyhe and Rose properties are now ready for closing. Dates will be set. Ensweiler property signed option has been received; state monies will now be drawn; closing will be scheduled after receiving state money.

Mr. Agnew gave land acquisition status report:

Ready to Close: 41.96 acres  
In Negotiation: 151.14 acres  
Up for tax sale: 10.82 acres

Mr. Agnew announced letter from James Ridenour of the Dept. of Natural Resources addressed to Lake County Parks Department informing them of the DNR approval of Phase III funds for further development of Lake Etta park site. A grant of \$100,000 was approved. Jerry Pagac stated that out of 28 applications received, only 6 were granted.

Dan Gardner informed Commissioners that a pre-construction meeting is scheduled for Monday, Dec. 23rd with Edward A. Kirk Company, Bill Mamelson, Lake County Park Department's Lake Etta staff and himself. Lake Etta staff will act as on-site inspector while work is being performed.

Dan Gardner reported that the Senate will not consider the Water Resources bill until after the holiday recess.

Tim Sanders, representing Senators Lugar & Quayle's office, stated that everything has been done by the Development Commission that it could possibly do to support passage of the bill.

Dan Gardner stated that the excise tax bill proposed by Rep. Mary Kay Budak is still in draft form, but will be ready for submission at the opening of the legislative session.

Discussion was held on Senator Potesta's proposed bill seeking to establish a state park along the Little Calumet River. Staff will contact the Senator and inform him that the LCRBDC is a state agency.

LCRBDC Minutes  
December 19, 1985  
Page 3

Chairman Tanke announced he, Dan Gardner and Attorney Lou Casale met with Lt. Col. Finch of the Army Corps. The LCRBDC time constraint in beginning construction of a marina is not a critical concern as long as the project is proceeding. Concerns were addressed in regard to the Midwest Steel water intake pipe. Breakwater construction will not be completed this year. Project is 95% complete.

Dan Gardner distributed a draft letter addressed to the towns of Ogden Dunes and Dune Acres offering them surplus sand to be removed from the marina site. Motion was made by Charles Agnew to send letter to the two towns; seconded by Clyde Baughard; motion passed unanimously.

Dan Gardner announced that he and Commissioner Mike Doyne met with Ten Ech (firm performing Phase II study for the Lake Michigan Marina Development Commission) in regard to work scope they will perform for Portage. Scope of work/services has been worked out for Portage. Completion of their study should be completed by mid-May. Staff will meet again with Ten Ech. Staff will send regret letter to firms who responded to the Commission's RFP.

The next meeting was scheduled for Thursday, January 30 at 6:30 in Development Commission offices.

There being no further business, the meeting adjourned at 7:30.

/sjm



THE BOARD OF COMMISSIONERS  
OF THE COUNTY OF LAKE

2293 NORTH MAIN STREET  
CROWN POINT, INDIANA 46307

Phone: 738-2020  
Ext. 381

N. ATTERTON SPANN, JR. First District  
STEVE C. COREY, Second District  
ERNEST NIEMEYER, Third District

January 2, 1986

Mr. Dan Gardner  
Little Calumet River  
Basin Development Commission  
8149 Kennedy Avenue  
Highland, IN 46322

Dear Mr. Gardner:


The Board of Commissioners of the County of Lake is pleased to announce the re-appointment of Mr. Martin Behnke to a four year term on the Little Calumet River Basin Development Commission.

This action was taken at the Commissioners' public meeting on November 25, 1985. The term will expire on 12/31/89.

We are forwarding this information to you for your files. If you have any questions regarding this appointment, please feel free to call our office.

Sincerely,

Board of Commissioners  
of the County of Lake

  
N. Atterson Spann, Jr., President

NAS/jk

MERCANTILE NATIONAL BANK

January 1, 1985 - December 31, 1985

CASH POSITION - January 1, 1985

Checking Account		
Land Acquisition	\$	5,868.50
General Fund		56,403.80
Tax Fund		1,398.92
Investments		<u>1,888,857.16</u>
		\$1,952,528.38

RECEIPTS: January 1, 1985 - December 31, 1985

Lease Rents	\$	30,189.50
Interest		72,100.71
Land Acquisition		360,816.12
Taxes		1,067.26
Marina Package		690.00
1984 Overpayment		<u>489.99</u>

TOTAL RECEIPTS: \$ 465,353.58

DISBURSEMENTS: January 1, 1985 - December 31, 1985

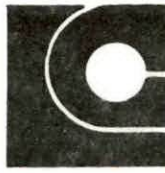
1984 expenses paid in 1985	\$	10,366.12
Per Diem (prior years) (per audit)		3,275.76
Per Diem		3,835.50
Legal Services		5,028.38
NIRPC		74,159.93
Travel & Mileage		730.03
Printing & Advertising		1,967.16
Official Bonds & Insurance		4,237.25
Meeting expenses		2,090.25
George Schiller		3,537.00
Tax Payment		585.18
Land Acquisition--Legal Services		11,304.22
Land Acquisition--Lake Co. Drainage Bd.		25,000.00
Land Acquisition--Land Purchase		134,303.90
Land Acquisition--Land Capital Imp.		13,470.00
Burns Harbor Breakwater		1,167,500.00
Land Acquisition Structure Cap. Imp.		<u>901.00</u>

TOTAL DISBURSEMENTS \$1,462,291.68

CASH POSITION: December 31, 1985

Checking Account		
Land Acquisition	\$	6,705.50
General Fund		26,003.78
Tax Fund		1,881.00
Investments		<u>921,000.00</u>

\$ 955,590.28



## 1986 OPERATING BUDGET

<u>BUDGET CODE</u>	<u>CATEGORY</u>	<u>1985 BUDGETED AMOUNT</u>	<u>1985 EXPENSES (through Nov.)</u>	<u>ADOPTED 1986 BUDGET</u>
<b>ADMINISTRATIVE BUDGET</b>				
119	Per Diem Expenses	\$ 6,000	\$11,312.00	\$ 16,000
311	Legal Services	10,000	4,745.05	7,500
312	NIRPC Services	95,000	69,614.32	95,000
323	Travel & Mileage	6,000	719.68	6,000
331	Printing & Advertising	5,000	1,736.17	3,000
341	Bonds & Insurance	7,500	4,237.25	5,000
361	Emergency Maintenance Costs	5,000	-	3,500
399	Meeting Expenses	4,000	1,690.25	4,000
Sub-Totals		\$140,000		\$140,000

## LAND ACQUISITION / DEVELOPMENT BUDGET

(state draw down claim basis)

411	Legal Services	\$ 50,000
412	Professional/Consultant Services	\$100,000
a.	Appraisal services	
b.	Surveying services	
c.	Engineering services	
d.	Land purchasing contractual services	
e.	Operational contracts/services	
413	Land Purchase Costs	1,228,700
414	Land Capital Improvements	150,000
415	Burns Waterway Breakwater Construction Contingency	171,300
416	Structures Capital Improvements	50,000
Sub-Totals		\$1,750,000
<b>Total Budget</b>		<b>\$1,890,000</b>



# Little Calumet River Basin Development Commission

## APPROVAL OF CLAIMS FOR JANUARY 30, 1986

### NIRPC

Administration service for December, 1985	\$1,726.52
Service fee for February, 1986	\$ 200.00

### GEORGE SCHILLER

Land Acquisition/Management Services from 12/16 - 12/31/85	\$ 587.25
Land Acquisition/Management Services from 1/1 - 1/15/85	\$ 425.25
Land Acquisition/ Management Services from 1/16 -1/31/85	\$ 560.25
Reimbursement for mileage	\$ 16.56

### LOU CASALE

Attorney retainer for December	\$ 283.33
Legal fees for other legal services rendered for December	\$ 282.30

Land Acquisition legal services for December	\$ 1,690.00
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### CHICAGO TITLE INSURANCE COMPANY

Title work on Mac Beth Harris Property	\$ 100.00
Affidavit Charge	\$ 7.00
Title work on Clark Property	\$ 140.00
Title work on McAlister Property	\$ 135.00
Title work on Charles Rose Property	\$ 135.00



Little Calumet River Basin Development Commission

NIMETZ TRUCKING

Demolition & Removal of house,  
corn crib, pole barn and  
swimming pool on 31st Ave \$ 4,200.00

Installation of gates on  
Calhoun & Colfax Streets \$ 425.00

RICHARD ADOMATIS & ASSOCIATES

Professional fee re: Burns Ditch \$ 150.00

ARTHUR KAYE

Appraisal fee re: Edwards  
Property \$ 75.00

WARREN W. METZ, IFAS

Appraisal fee re: Ewen Property \$ 625.00

WILLE & STIENER ASSOCIATES

Appraisal fee re: Ewen Property \$ 600.00

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TOTAL ADMINISTRATION .....\$ 4,081.46

TOTAL LAND ACQUISITION.....\$ 8,282.00

# Little Calumet River Basin Development Commission

## PER DIEM CLAIMS 1985

### WILLIAM TANKE

Meeting attendance 7/1 - 12/31/85 per diem @ \$50.00	\$ 1,006.00	
Mileage Reimburement	\$ 199.90	\$ 1,205.90

### MICHEAL DOYNE

Meeting attendance 7/1 - 12/31/85 per diem @ \$50.00	\$ 1,223.00	
Mileage Reimbursement 7/1 -12/31/85	\$ 172.82	\$ 1,395.82

### JOHN DEMEO

Meeting attendance 7/1 - 12/31/85 per diem @ \$50.00	\$ 505.00	
Mileage Reimbursement 7/1 - 12/31/85	\$ 100.00	\$ 605.00

### DOYLE NIEMEYER

Meeting attendance 7/1 - 12/31/85 per diem @ \$50.00	\$ 577.00	
Mileage Reimbursement 1/1 - 6/30/85	\$ 38.40	
Mileage Reimbursement 7/1 - 12/31/85	\$ 40.00	\$ 655.40

### CHARLES AGNEW

Meeting attendance 7/1 - 12/31/85 per diem @ \$50.00	\$ 799.00	
Mileage Reimbursement	\$ 64.50	\$ 863.50

### CLYDE BAUGHARD

Meeting attendance 7/1 - 12/31/85 per diem @ \$50.00	\$ 834.00	
Mileage Reimbursement 1/1 - 6/30/85	\$ 9.60	
Mileage Reimbursement 7/1 - 12/31/85	\$ 26.25	\$ 869.85

### GEORGE CARLSON

Meeting attendance 7/1 - 12/31/85 per diem @ \$50.00	\$ 466.00	\$ 466.00
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### MARTIN BEHNKE

Meeting attendance 7/1 - 12/31/85 per diem @ \$50.00	\$ 416.00	
Mileage Reimbursement 7/1 - 12/31/85	\$ 44.00	\$ 460.00



Little Calumet River Basin Development Commission

PHIL JAYNES

Meeting attendance 7/1 - 12/31/85  
per diem @ \$50.00

\$ 233.00

Mileage Reimbursement 1/1 - 6/30/85

\$ 57.60

Mileage Reimbursement 7/1 - 12/31/85

\$ 46.50

\$ 337.10

ARLENE COLVIN

Meeting attendance 7/1 - 12/31/85  
per diem @ \$50.00

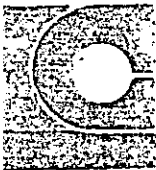
\$ 183.00

Mileage Reimbursement 7/1 - 12/31/85

\$ 24.50

\$ 207.50

TOTAL PER DIEM & MILEAGE FOR 1985-----\$ 7,066.07



Little Calumet River Basin Development Commission

ADDITIONAL CLAIMS  
JANUARY 30, 1986

HAL LIEBER'S

Purchase of Plaques \$ 56.00

CHICAGO TITLE INSURANCE COMPANY

Title work incurred for Northern  
Indiana Public Service Co. \$ 100.00

Title work rendered on  
Wehje Family Property \$ 130.00

NIMETZ TRUCKING

Steel gate installed on property  
located south of Interstate 80-94  
west of Broadway interchange w/lock.  
Charge for lock installed on gate  
at 31st and Colfax \$ 342.78

TOTAL ADMINISTRATION.....\$11,203.53

TOTAL LAND ACQUISITION.....\$8,854.78



**NORTHWESTERN INDIANA  
REGIONAL  
PLANNING COMMISSION**

8149 Kennedy Ave.  
Highland, Indiana 46322

219-923-1060  
312-731-2646

DATE: January 22, 1986

ORGANIZATION: Little Calumet River Basin  
Development Commission

PROJECT: For services performed during December, 1985

CONTRACT NO: \_\_\_\_\_

CONTRACT CODE: 85.12

INVOICE NO: 85.12.12

I N V O I C E

Direct Project Salaries

\$ 727.03

Dan Gardner 14 hours  
Sandy Mordus 57.5 hours  
Donella Huber 2 hours

Other Direct Costs:

Petty Cash  
Mileage

4.71  
231.40

Allocated Costs at (105% of direct salaries)

763.38

TOTAL December 1985 Costs:

\$1,726.52

TOTAL DUE

\$1,726.52

December payment due  
Payment Outstanding  
TOTAL Amount Due

\$1,726.52  
-0-  
\$1,726.52

-Total expended this calendar year  
-Average Monthly Charges

\$76,086.45  
\$ 6,340.54



**NORTHWESTERN INDIANA  
REGIONAL  
PLANNING COMMISSION**

8149 Kennedy Ave.  
Highland, Indiana 46322

219-923-1060  
312-731-2646

DATE: January 22, 1986

ORGANIZATION: Little Calumet River Basin  
Development Commission

CONTRACT NO: \_\_\_\_\_

CONTRACT CODE: \_\_\_\_\_

PROJECT: Service Fee

INVOICE NO: \_\_\_\_\_

I N V O I C E

Service Fee for February 1986

\$200.00

AMOUNT DUE

\$200.00



# United States Department of the Interior



GEOLOGICAL SURVEY  
Water Resources Division  
6023 Guion Road, Suite 201  
Indianapolis, Indiana 46254  
317-927-8640

November 27, 1985

Mr. Dan Gardner  
Executive Director  
Little Calumet River Basin  
Development Commission  
8149 Kennedy Avenue  
Highland, Indiana 46322

Dear Dan:

As we have discussed in past conversations, the costs for operation and maintenance of the gaging station on the Little Calumet River at Gary, Indiana (04093200), will no longer be part of the Corps of Engineers, Chicago District, program. Rather, these costs are to be paid in the 1986 water year (October 1, 1985 to September 30, 1986) by the Little Calumet River Basin Development Commission.

As I explained to you in our telephone conversation on November 22, 1985, we would prefer that these funds become part of a transfer program between the Indiana Department of Natural Resources, Division of Water (IDNR), and the U.S. Geological Survey, Water Resources Division (USGS). Under this program you would be billed directly by the IDNR for your share of the total program. To become part of this program, a joint agreement between your agency, the IDNR, and the USGS must be signed. I will contact Bob Jackson, IDNR, about this agreement. He will then be contacting you in the near future. After the agreement is signed, a bill for operation and maintenance of the gage will be issued by the IDNR. For your use at the December Commission meeting, the total cost for the 1986 water year will be \$8,600. This breaks down to \$5,900 for base gage operation, \$1,750 for auxiliary gage operation, and \$950 for telemark operation.

We have finally overcome technical problems and have the telemark operational. Suffice it to say we encountered many more problems than expected in the installation of the equipment. At the station, we now operate recorders in the base gage and in the auxiliary gage, and a telemark (phone-activated device for obtaining current gage height) in the base gage. I will keep Bill Henderson, Lake County Surveyor, informed as to operation and maintenance of the station.

Two problems exist that need to be addressed. The first is access to the station buildings. Because there is easy access to the gage buildings on the newly-constructed road, the area is beginning to resemble a dump. Old appliances, mattresses, and other trash are being disposed of in the area. A gate or chain needs to be installed to limit vehicular traffic to only authorized personnel.

Secondly, the low-flow structure is acting as a debris catcher. Photographs taken by USGS personnel on May 22, 1985 and July 2, 1985 show a large accumulation of debris behind the gates. This variable amount of debris makes it impossible to develop a stable stage-discharge relationship. In other words, the same gage height (stage) can have various discharges associated with it. On September 20, 1985, when I visited the gaging station, one of the two cables supporting the gate was not even functioning, and debris again was accumulated upstream. I am sure your Commission, as well as the USGS, wants to gather the best data possible. Until this problem is corrected, a great deal of the discharge data at lower stages is suspect. I have talked to Bill Henderson concerning the problems. If you would like further information on these problems, please contact me.

We look forward to a mutually beneficial association with the Little Calumet River Basin Development Commission. If you have any questions or comments, please contact me at (317) 927-8640.

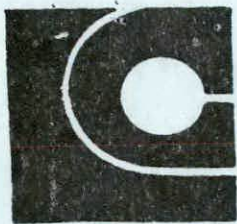
For the District Chief.

Sincerely,



Dale R. Glatfelter  
Chief, Hydrologic Surveillance and  
Analysis Section

cc: John N. Simpson  
Chief, Division of Water  
Indiana Department of Natural Resources  
2475 Directors Row  
Indianapolis, Indiana 46241



# Little Calumet River Basin Development Commission

8149 Kennedy Avenue Highland, Indiana 46322 (219) 923-1118

WILLIAM TANKE, Chairman  
Porter County Commissioners  
Appointment

MICHAEL DOYNE, Vice-Chairman  
Governor's Appointment

JOHN DEMEO, Secretary  
Governor's Appointment

DOYLE NIEMEYER, Treasurer  
Governor's Appointment

CHARLES AGNEW  
Governor's Appointment

CLYDE BAUGHARD  
Governor's Appointment

MARTIN BEHNKE  
Lake County Commissioners'  
Appointment

GEORGE CARLSON  
Mayor of Hammond's  
Appointment

ARLENE COLVIN  
Mayor of Gary's  
Appointment

PHILIP JAYNES  
Governor's Appointment

JERRY PAGAC  
Dept. of Natural Resources'  
Appointment

## LAND ACQUISITION/MANAGEMENT COMMITTEE MEETING 5:00 p.m. - JANUARY 30, 1986

### AGENDA TOPICS

1. U. S. Geological Survey contract re: water gage operating costs
  - Background/materials - Dale Glatfelter (U.S.G.S. presentation)
    - letter of explanation, contract
  - Action pending - approval of Commission signing of agreement to fund operation
2. Lake Etta Park development
  - Materials - construction change order (Kirk const)
  - Action pending - formal board approval of change order
3. Don Ewen property acquisition
  - Update - Commission offer
    - Ewen counter offer
    - Pumping agreement signed by Ewen
  - Action pending - discussion, need consensus on counter offer prior to board action on accepting offer
4. Contract for services - Dale Niemtz
  - Materials - Contract for review
  - Action pending - Board approval of contract for services
5. Harold Evers lease situation (Chase St. Produce)
  - Materials - Warren Metz appraisal of NE corner of Chase St. Produce (approx. 1 acre, 2 structures)
  - Action pending - Board acceptance of appraisal, authorize offer to be made
    - Discussion will need to include final 2 years of current lease

6. Demolition/clearing quotes for Whole Truth Church property
  - Materials - Summary of quotes opening
  - Action pending - Board approval of awarding low bidder contract
7. Other Acquisition Status
  - Closings
    - DC54 & 55 - Weyhe Estate
    - DC57 - Charles Rose
  - Whole Truth Church property - gate installed, final notice for removal of personal items
  - DC67 - Edwards - In process of determining if land strip (30-40') could be purchased for levee vs. purchase of residence
  - DC68 - NIPSCO - Title search ordered
  - DC77 - Ensweiler - Closing to be set
8. Breakwater land access issue
  - Materials - Map of area surrounding breakwater outlining potential for access, identification of agencies, firms, communities involved
  - Frum - Update

PLEASE SIGN

ATTENDANCE ROSTER

Name of meeting: **LCRBDC**

Date: **1-30-86**

	NAME (please print)	Organization and/or Address	
1	Richard J. Bundy	S/U of IN	1
2	Robin Farnsworth	Post-Tribune	2
3	Mary Jane Zah	South Shore Marine Inc	3
4	Pete Zah	" " " "	4
5	BOB KIMBERLY	INDIANA HARBOR BOAT CLUB CIVIC	5
6	DON THOMPSON	Lake Co. <del>HS</del> TOURISM BUREAU <sup>COMM</sup>	6
7	Herb Read		7
8			8
9			9
10			10
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27			27
28			28
29			29
30			30
31			31

Chairman:

Location:

COMMISSIONERS-021185

ATTENDANCE ROSTER

Name of meeting: **LCRBDC**

Date: **1-30-86**

	NAME (please print)	Organization and/or Address	
1	Charles Jones		1
2	Melene W. Colvin		2
3	Martin Behnke		3
4	Clyde Baughard		4
5	Douglas Therman		5
6	Samuel Cosale		6
7	Mike Doyle		7
8			8
9			9
10			10
11			11
12			12
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29			29
30			30
31			31

Chairman:

Location:

1/28/86

EWEN PROPOSAL TO LITTLE CALUMET RIVER BASIN COMMISSION

Donald and Elinor Ewen propose to the Basin Commission the sale of the Ewen farm on the following terms:

1. If a sale is made before the current river dredging project is completed, the Little Calumet River Basin Commission will permit the completion of the drainage project in a legal manner and will not cancel it.

2. Proposed purchase price is \$715,450.00. Sale to be completed and money paid by March 1, 1986.

3. The Ewens will retain the strip of land along 35th Avenue running west from the Ward's warehouse site to the west boundary of the Ewen farm. This strip has a north/south measurement of 350 feet with approximately 300 feet being usable and 50 feet being in the right-of-way of 35th Avenue.

4. The Ewens feel that the Basin Commission will have ample space for access from 35th Avenue northward to the south end of the Ewen farm from the adjoining 200 acres (on the west) at a point immediately west of the Ewen property line. At this point the land is level and there is no barrier which would prevent free access to the south end of the Ewen farm from 35th Avenue. The Ewens would prefer not to break up their strip of land along 35th Avenue with a 60 foot roadway easement.

5. Donald and Elinor Ewen will have the right to farm the land during 1986 and 1987 free of rent.

6. In payment for rent free use of the Ewen farm during 1986 and 1987, the Ewens will agree to pump the Ewen farm and the adjoining 215 acres on the west (formerly the Scheeringa and Johnson land) during the two years. Ewens will pay the entire cost, including materials, labor and electricity. This will provide the Basin Commission ample time to become familiar with the drainage problems presented by the farm and will enable the Basin Commission personnel to learn how to operate the drainage system properly. This would also help the Basin Commission substantially in its efforts to rent the 200 acre tract west of the Ewen farm. Without the assurance of adequate pumping, it is highly unlikely that any farmer would be interested in leasing the 200 acre tract, particularly after the unfortunate results of the past few years.

7. The sale of the Ewen farm would include all of the land north of the NIPSCO right-of-way. On this land are located two signs. The sale would also include the land on which the pump house and pumps are located.

8. The large pump was replaced in 1982 at a cost of \$12,000.00. At that time there was an indication that the Basin Commission would pay a portion of the cost of the pump, but this was not done. For 1985, Harold Evers has not paid any part of his share of the cost of pumping nor has the Basin Commission paid any part of its share. Don Ewen's expenditure for 1985 has been approximately \$16,000.00 including out-of-pocket expenses of more than \$13,000.00 plus depreciation on the \$12,000.00 pump.

The Ewens feel that the Little Calumet River Basin Commission's \$4,000.00 share of 1985 pumping expenses should be paid.

9. If the Basin Commission would be willing to permit the Ewens to use the farm for the 2-year period free of rent, with the Ewens paying for pumping of the Ewen farm and the adjoining 200 acres, the Ewen's would be willing to include the pumps in the sale price of the farm.



# Little Calumet River Basin Development Commission

*Sandy*

8149 Kennedy Avenue Highland, Indiana 46322 (219) 923-1118

## SPECIAL NOTICE

MICHAEL DOYNE, Chairman  
Governor's Appointment

JOHN DEMEO, Vice Chairman  
Governor's Appointment

DOYLE NIEMEYER, Treasurer  
Governor's Appointment

CHARLES AGNEW, Secretary  
Governor's Appointment

CLYDE BAUGHARD  
Governor's Appointment

MARTIN BEHNKE  
Porter County Commissioners' Appointment

GEORGE CARLSON  
Mayor of Hammond's Appointment

ARLENE COLVIN  
Mayor of Gary's Appointment

DEBRA JAMES  
Governor's Appointment

JERRY PAGAC  
Dept. of Natural Resources' Appointment

WILLIAM TANKE  
Porter County Commissioners' Appointment

DAN GARDNER  
Executive Director

THERE WILL BE AN EXECUTIVE SESSION OF THE  
DEVELOPMENT COMMISSION AT 5:15 P.M.

PRIOR TO THE REGULAR MEETING  
TO DISCUSS SEVERAL PRESSING ITEMS OF LITIGATION,  
PERSONNEL AND FINANCIAL IMPORTANCE.  
PLEASE ATTEMPT TO ATTEND. THE MEETING WILL BE HELD  
IN THE CONFERENCE ROOM

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### ISSUE TOPICS

- FRUM condemnation suit - Corps. position
  - suit filing
  - procuring local counsel
  - status of damages suit by Frum (\$3,000,000)
- EWEN acquisition/condemnation situation
- EVERS lease negotiations situation
- Federal legislation update
  - Commissioners retreat/issues discussion
- Staff personnel update
  - Land acquisition director position

*Committees*  
*Colin*  
*Tanaka*  
*De Moe*  
*Jaynes*  
*Thomas*  
*Finney*