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

AGENDA

1. Call to Order by Chairman William Tanke
2. Recognition of Visitors, Guests
3. Approval of Minutes of December 19 meeting
   - 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
D. Breakwater/Marina Development Committee
   • Breakwater construction status
   • Marina design study - status
   • Other issues

   A. Maintenance projects update
      • River dredging projects
      • Culverts/bridges replacement
      • 1986 priorities/activities coordination

7. Other business
   • Statements to the Board from the floor
   • Set date for next meeting, adjournment
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

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

Staff:
Dan Gardner
Lou Casale
Sandy Mordus

Clyde Baughard made a motion to approve the minutes of the November 21th 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.)
LCRBDC Minutes  
December 19, 1985  
Page 2

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. Ennsweiler 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.
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
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

[Signature]

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 1,888,857.16 $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 489.99

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. 901.00

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 921,000.00

$ 955,590.28
## 1986 OPERATING BUDGET

### ADMINISTRATIVE BUDGET

<table>
<thead>
<tr>
<th>BUDGET CODE</th>
<th>CATEGORY</th>
<th>1985 BUDGETED AMOUNT</th>
<th>1985 EXPENSES (through Nov.)</th>
<th>ADOPTED 1986 BUDGET</th>
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</thead>
<tbody>
<tr>
<td>119</td>
<td>Per Diem Expenses</td>
<td>$6,000</td>
<td>$11,312.00</td>
<td>$16,000</td>
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<tr>
<td>311</td>
<td>Legal Services</td>
<td>10,000</td>
<td>4,745.05</td>
<td>7,500</td>
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<tr>
<td>312</td>
<td>NIRPC Services</td>
<td>95,000</td>
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<td>323</td>
<td>Travel &amp; Mileage</td>
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<td>719.68</td>
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<td>Printing &amp; Advertising</td>
<td>5,000</td>
<td>1,736.17</td>
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<td>341</td>
<td>Bonds &amp; Insurance</td>
<td>7,500</td>
<td>4,237.25</td>
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<tr>
<td>361</td>
<td>Emergency Maintenance Costs</td>
<td>5,000</td>
<td>-</td>
<td>3,500</td>
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<tr>
<td>399</td>
<td>Meeting Expenses</td>
<td>4,000</td>
<td>1,690.25</td>
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**Sub-Total**

- **$140,000**
- **$140,000**

### LAND ACQUISITION / DEVELOPMENT BUDGET

(state draw down claim basis)

<table>
<thead>
<tr>
<th>BUDGET CODE</th>
<th>CATEGORY</th>
<th>AMOUNT</th>
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<tbody>
<tr>
<td>411</td>
<td>Legal Services</td>
<td>$50,000</td>
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<tr>
<td>412</td>
<td>Professional/Consultant Services</td>
<td>$100,000</td>
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<tr>
<td></td>
<td>a. Appraisal services</td>
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<tr>
<td></td>
<td>b. Surveying services</td>
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</tr>
<tr>
<td></td>
<td>c. Engineering services</td>
<td></td>
</tr>
<tr>
<td></td>
<td>d. Land purchasing contractual services</td>
<td></td>
</tr>
<tr>
<td></td>
<td>e. Operational contracts/services</td>
<td></td>
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<tr>
<td>413</td>
<td>Land Purchase Costs</td>
<td>1,226,700</td>
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<tr>
<td>414</td>
<td>Land Capital Improvements</td>
<td>150,000</td>
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<tr>
<td>415</td>
<td>Burns Waterway Breakwater Construction Contingency</td>
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<tr>
<td>416</td>
<td>Structures Capital Improvements</td>
<td>50,000</td>
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**Sub-Total**

- **$1,750,000**

**Total Budget**

- **$1,890,000**
### APPROVAL OF CLAIMS FOR JANUARY 30, 1986

<table>
<thead>
<tr>
<th>NRPC</th>
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<tbody>
<tr>
<td>Administration service for</td>
<td>$1,726.52</td>
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<tr>
<td>December, 1985</td>
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<tr>
<td>Service fee for February, 1986</td>
<td>$200.00</td>
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<table>
<thead>
<tr>
<th>GEORGE SCHILLER</th>
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<tbody>
<tr>
<td>Land Acquisition/Management</td>
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<tr>
<td>Services from 12/16 - 12/31/85</td>
<td>$587.25</td>
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<tr>
<td>Land Acquisition/Management</td>
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<tr>
<td>Services from 1/1 - 1/15/85</td>
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<tr>
<td>Land Acquisition/Management</td>
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<tr>
<td>Services from 1/16 - 1/31/85</td>
<td>$560.25</td>
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<tr>
<td>Reimbursement for mileage</td>
<td>$16.56</td>
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<table>
<thead>
<tr>
<th>LOU CASALE</th>
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<tbody>
<tr>
<td>Attorney retainer for December</td>
<td>$283.33</td>
</tr>
<tr>
<td>Legal fees for other legal</td>
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<tr>
<td>services rendered for December</td>
<td>$282.30</td>
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<table>
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<tr>
<th>CHICAGO TITLE INSURANCE COMPANY</th>
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<tbody>
<tr>
<td>Title work on Mac Beth Harris</td>
<td></td>
</tr>
<tr>
<td>Property</td>
<td>$100.00</td>
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<tr>
<td>Affidavit Charge</td>
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<tr>
<td></td>
<td>$7.00</td>
</tr>
<tr>
<td>Title work on Clark Property</td>
<td></td>
</tr>
<tr>
<td></td>
<td>$140.00</td>
</tr>
<tr>
<td>Title work on McAlister Property</td>
<td></td>
</tr>
<tr>
<td></td>
<td>$135.00</td>
</tr>
<tr>
<td>Title work on Charles Rose Property</td>
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</tr>
<tr>
<td></td>
<td>$135.00</td>
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</tbody>
</table>
### 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
## PER DIEM CLAIMS 1985

### WILLIAM TANKE
- Meeting attendance 7/1 - 12/31/85
  - per diem @ $50.00: $1,006.00
- Mileage Reimbursement: $199.90
  - Total: $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
  - Total: $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
  - Total: $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
  - Total: $655.40

### CHARLES AGNEW
- Meeting attendance 7/1 - 12/31/85
  - per diem @ $50.00: $799.00
- Mileage Reimbursement: $64.50
  - Total: $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
  - Total: $869.85

### GEORGE CARLSON
- Meeting attendance 7/1 - 12/31/85
  - per diem @ $50.00: $466.00
  - Total: $466.00

### MARTIN BEHNKE
- Meeting attendance 7/1 - 12/31/85
  - per diem @ $50.00: $416.00
- Mileage Reimbursement 7/1 - 12/31/85: $44.00
  - Total: $460.00
<table>
<thead>
<tr>
<th>Name</th>
<th>Time Period</th>
<th>Amount</th>
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<tbody>
<tr>
<td>PHIL JAYNES</td>
<td>Meeting attendance 7/1 - 12/31/85 per diem @ $50.00</td>
<td>$233.00</td>
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<td>Mileage Reimbursement 1/1 - 6/30/85</td>
<td>$57.60</td>
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<td>Mileage Reimbursement 7/1 - 12/31/85</td>
<td>$46.50</td>
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| Total        | $337.10                        |

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<tr>
<th>Name</th>
<th>Time Period</th>
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<tr>
<td>ARLENE COLVIN</td>
<td>Meeting attendance 7/1 - 12/31/85 per diem @ $50.00</td>
<td>$183.00</td>
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<tr>
<td></td>
<td>Mileage Reimbursement 7/1 - 12/31/85</td>
<td>$24.50</td>
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</table>

| Total        | $207.50                        |

**TOTAL PER DIEM & MILEAGE FOR 1985** $7,066.07
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 Wehye 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**

**ORGANIZATION:** Little Calumet River Basin
**Development Commission**

**PROJECT:** For services performed during December, 1985

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**INVOICE**

<table>
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<tr>
<th>Description</th>
<th>Amount</th>
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<tbody>
<tr>
<td>Direct Project Salaries</td>
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<tr>
<td>Dan Gardner 14 hours</td>
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</tr>
<tr>
<td>Sandy Mordus 57.5 hours</td>
<td></td>
</tr>
<tr>
<td>Donella Huber 2 hours</td>
<td></td>
</tr>
<tr>
<td>Other Direct Costs</td>
<td></td>
</tr>
<tr>
<td>Petty Cash</td>
<td>4.71</td>
</tr>
<tr>
<td>Mileage</td>
<td>231.40</td>
</tr>
<tr>
<td>Allocated Costs at (105% of direct salaries)</td>
<td>763.38</td>
</tr>
<tr>
<td>TOTAL December 1985 Costs:</td>
<td>$1,726.52</td>
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<tr>
<td>TOTAL DUE</td>
<td>$1,726.52</td>
</tr>
</tbody>
</table>

December payment due
Payment Outstanding
TOTAL Amount Due

$1,726.52

- Total expended this calendar year $76,086.45
- Average Monthly Charges $6,340.54
### INVOICE

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Service Fee for February 1986</td>
<td>$200.00</td>
</tr>
</tbody>
</table>

**AMOUNT DUE:** $200.00
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
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
<table>
<thead>
<tr>
<th>Name</th>
<th>Organization and/or Address</th>
</tr>
</thead>
<tbody>
<tr>
<td>Richard J. Bundy</td>
<td>5th of Fin</td>
</tr>
<tr>
<td>Robin Foranec</td>
<td>Post-Tribune</td>
</tr>
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<td>Mary Jane Zak</td>
<td>South Shore Marine Inc.</td>
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<tr>
<td>Bob Kimberly</td>
<td>Indiana Harbor Boat Club</td>
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<tr>
<td>DON THOMPSON</td>
<td>Lake Co. Tourism Bureau</td>
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<tr>
<td>Name (please print)</td>
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<td>Charles Agnew</td>
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<td>Arlene C. Bolyn</td>
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<td>Martin Behm</td>
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<td>Clyde Baughard</td>
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<td>Susan Coates</td>
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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.
SPECIAL NOTICE

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

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