



Little Calumet River Basin Development Commission

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

Sandy

MEETING NOTICE

THERE WILL BE A MEETING OF THE
LITTLE CALUMET RIVER BASIN DEVELOPMENT
COMMISSION
AT 6:30 P.M. THURSDAY, NOVEMBER 7, 1991
AT THE OFFICE OF THE
REGIONAL PLANNING COMMISSION
8149 KENNEDY AVENUE
HIGHLAND, INDIANA

A G E N D A

✓ ARLENE COLVIN, Chairperson
Mayor of Gary's
Appointment

✓ GEORGE CARLSON, Vice-Chairman
Mayor of Hammond's
Appointment

✓ CLYDE BAUGHARD, Treasurer
Governor's Appointment

✓ WILLIAM CRITSER, Secretary
Governor's Appointment

✓ CHARLES AGNEW
Governor's Appointment

✓ NATHANIEL LEONARD
Lake County Commissioners'
Appointment

✓ STEVE DAVIS
Dept. of Natural Resources'
Appointment

✓ JOHN DEMEO
Governor's Appointment

✓ DAVID SPRINGMAN
Governor's Appointment

✓ WILLIAM TANKE
Porter County Commissioners'
Appointment

VACANCY
Governor's Appointment

DAN GARDNER
Executive Director

1. Call to Order by Chairperson Arlene Colvin
2. Recognition of Visitors, Guests
3. Approval of minutes of October 3, 1991
4. Executive Director's Report
 - Formal project construction groundbreaking ceremony on November 8th
 - Wicker Park Manor levee project update
 - Federal decision on buyout of flooded homes
 - SEG consultants selected
 - Work scope meeting held on October 29th
 - Federal Flood Control Project Report
 - Phase II IDNR permit review
 - Phase I construction activity report
 - "Value Engineering Recreation Plan Meeting" held on October 7th
 - Gary/Black Oak sewers - interim drainage design - meeting held October 11th
 - Jim Flora, Project Engineer report to board
 - Presentation to Munster Town meeting held October 28th

*Black slacks
white knit
checkered jacket*

Pages

1-4

5-7

8

9-10

*Follow you
Survey the flow
passed out. Returned to Comm.*

*Send 2/5
Comm. before
submitting.*

*ask John Smith
about mileage
to M.I.*

*send sketch
to John
Bord*

5. Reports of Standing Committees

A. Finance/Policy Committee - Clyde Baughard,
Treasurer

- Financial status report
- Approval of claims for October, 1991
- Set committee meeting to review 1991,
prepare 1992 budget

11-12

B. Land Acquisition/Management Committee - Charles Agnew,
Chairman

- Committee meeting at 5:30 p.m.
- Appraisals, offers, acquisitions, recommended
actions
- Action on lease renewals

C. Legislative Committee - George Carlson, Chairman

- Mailing to be prepared to area elected officials,
state officials, area legislators outlining project
status, progress, future schedule and future needs

D. Interim Flood Relief Projects Report - Clyde
Baughard, Chairman

- Conrail R.R. culverts project
- Indpls. Blvd. area sediment removal project

13-15
16-18

E. Breakwaters/Marina Committee - Bill Tanke, Chairman

- Report on sand removal
- Report on marina site tour
- Report on NIPSCO meeting
- Discussion of consultant work scope -
engineering/financial analysis

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6. Other Business

7. Statements to the Board from the floor

8. Set date for next meeting; adjournment

MINUTES OF THE LITTLE CALUMET RIVER BASIN DEVELOPMENT COMMISSION
HELD AT 6:30 P.M. THURSDAY, OCTOBER 3, 1991
AT THE COMMISSION OFFICES
8149 KENNEDY AVENUE, HIGHLAND, INDIANA

Chairperson Arlene Colvin called the meeting to order at 6:35 p.m. Nine (9) Commissioners were present. Quorum was declared and guests were recognized.

Development Commissioners:

George Carlson
Clyde Baughard
Charles Agnew
Dave Springman
Nathaniel Leonard
Steve Davis
Arlene Colvin
Bill Tanke
~~Bill Critser~~

Staff:

Dan Gardner
Lou Casale
Bruce Stouffer
Sandy Mordus
Betty Burrus

Visitors:

Pete Zak - South Shore Marina
Mary Jane Zak - " "
Jerry Castle - Munster
Todd Zimmerman - WJOB/WZVN
Bill Leets - Hobart
Tim Zorn - Post Tribune
Rada Indjich - The Times
Dick Wawrzyniak - DNR, Div. of
of Water
Mike Vander Heyden - Dyer
Construction Co.
Charles Petterson - Hammond
City Councilman

The minutes of the September 5, 1991 meeting were approved by a motion from Clyde Baughard; motion seconded by George Carlson; motion passed unanimously.

Executive Director's Report: Mr. Gardner reminded the Commission that a motion was made at the last meeting to pursue an agreement with the Corps for Section 215 for construction of the Wicker Park Manor interim levee project subject to four conditions; those conditions being that the construction will not cause any impacts downstream; the construction would not slow down project construction of overall project; interim levee would be acceptable to Corps and designed so it would not have to be replaced by future Corps levee; and commitment for repayment by the State Budget Committee in a timely manner. Mr. Gardner

/

distributed a time schedule sequence for the interim levee construction. The concern regarding the Commission funding the interim levee is the distinct possibility of creating cash flow problem from the State at a later date when construction activity and cash needs are accelerated. Several Commissioners also expressed their concern. Mr. Gardner stated he will send a letter to the legislators expressing this concern. He would view the repayment of money being given to the Commission in the '93 biennium. He stated that the repayment of monies should be in addition to the regular biennium request. It was reiterated that the Commission would want a letter of approval for state funding repayment.

Mr. Gardner stated he attended a meeting with the Corps, Dyer Construction and R. W. Armstrong regarding the initiation of the contract for Phase I construction of the levee in Gary between Harrison and Broadway. Dyer Construction was given authorization to proceed. Groundbreaking plans are in the making. The target date for the groundbreaking is Nov. 1 or Nov. 8. Date will be announced as soon as it is confirmed. Coordination must be made between the offices of the Congressman, Governor, Mayor, Senators, Corps, etc.

Mr. Gardner stated he and attorney Casale met with Gary park attorney, Julian Allen and Earth Source, the firm selected to do a park plan for use of Gleason Park area compatible with Corps project. They will identify recreation uses and define the wetlands. The contract was approved at our last meeting and is between Earth Source, Gary Park Dept and the Development Commission.

Finance/Policy Committee - Treasurer Clyde Baughard presented the financial status report for September as well as the claims. Mr. Baughard made a motion to approve the pending claims; motion seconded by Chuck Agnew; motion passed unanimously. Mr. Baughard also announced that \$404,000 has been put into the escrow account for Corps use as part of cash contribution.

Legislative Committee - Mr. Gardner announced he appeared before the State Budget Committee with the request for release of \$2 million from the 1987/89 biennium. The request was approved. As needs become known, we will put together a forecast for construction dollars based on estimates from the Corps. Staff wants to schedule a meeting with Governor's staff and budget committee soon to address future funding.

Interim Flood Committee - Committee Chairman Clyde Baughard reported that Dyer Construction has ordered pipe for the Conrail culvert enlargement project. It should be delivered in about 2-3 weeks.

He also reported that Hammond and Highland are pursuing removing the sediment from the river at Indianapolis Blvd. site. They will cost share with FEMA to fund the project. Plans & specifications have already been done. The Commission has a set on hand for viewing.

Mr. Carlson publicly announced and thanked the Lake County Civil Defense with securing an erosion problem on the south side of the river adjacent to Erie bridge at Indpls Blvd. They anchored the area with sand bags and plastic sheeting to help stop erosion. When the sand bars are removed, the erosion problem will be further addressed.

Land Acquisition Committee - Committee Chairman Chuck Agnew announced property closing took place on Chase St. Produce corner lot. Also, all back lease payments and interest has been paid up to date from Evers lease.

Mr. Agnew made a motion to rollover the existing leases with Bult brothers; motion seconded by Nathaniel Leonard; motion passed unanimously.

Regarding the Gary Hobart water line relocation, attorney has been checking legal aspects as to whose responsibility it is to pay for the relocation. Mr. Agnew made a motion authorizing staff to execute a claim after attorney researches legal liability. Final approval will be given at the next meeting. Motion seconded by Bill Tanke; motion passed unanimously. By the next meeting, attorney will know whose responsibility it is to pay for relocation.

Marina Committee - Committee Chairman Bill Tanke reported that sand removal is ongoing at the marina site. He also reported that a meeting was held with NIPSCO in regard to their property on marina site. Staff distributed a letter from Dennis Wozniak from NIPSCO citing their cooperation to work with us. We will be working toward firming up the NIPSCdO commitment and in pursuing marina design/financing services.

LCRBDC Minutes
October 3, 1991
Page 4

Mr. Gardner informed the Commission that a final draft environmental assessment of Portage waterway has been received. There will be a meeting prior to final adoption.

Statements from floor - Charles Pettersen inquired about flood insurance payments to homeowners once Wicker Park Manor was declared out of the floodplain. Mr. Gardner answered that all 283 families there would not pay flood insurance - the same for the entire flood plain area after they are proclaimed out of the flood plain area.

Mike Vander Heyden inquired as to where the flood water would have gone if it had not gone into Wicker Park Manor area. Mr. Gardner thought that the Black Oak area would have received much more water. Mr. Carlson thought that Optimist Park would have received it.

There being no further business, the meeting adjourned at 7:30 p.m. The next meeting date was set for November 7, 1991.

/sjm

Part of Little Cal dike was near collapse, panel told

By RADA INDJICH
Times Staff Writer

HIGHLAND — A part of the dike on the Little Calumet River near the Wicker Park Manor subdivision was in danger of collapsing until a makeshift repair stopped its erosion.

"If that gave way, we would have had Wicker Park Manor all over again — it would have been *deja vu*," said George Carlson, a member of the Little Calumet River Basin Development Commission.

Carlson's reference was to the devastating flood that destroyed the subdivision of 273 homes 10 months ago after floodwaters rushed over a nearby embankment that had been lowered by Tri State Coach Lines when the firm built a parking lot.

Carlson told the commission

Thursday that about two or three weeks ago Robert Lamprecht of Lake County Civil Defense discovered that the river had been eating into one of its southern banks in Highland. The bank is next to a railroad bridge that spans the river west of Indianapolis Boulevard, he said.

The erosion was caused by debris accumulating at the railroad bridge, Carlson said. The debris slowed the flow of water and caused it to fan into the bank, eating a hole in its side.

Though its height remained the same, Carlson estimated about 20 percent of the bank had been washed away. He said when Lamprecht discovered it, he covered the area with a sheet of plastic and anchored it against the dike with sandbags to prevent further erosion.

See PART, Page B-2

A portion of the river near the bridge is slated to be dredged later this month to improve the river's flow. Carlson said when dredging begins the bank will be filled with clay and topped with rocks.

Since the flood, local, state and federal officials have mulled raising the dike around the subdivision another few feet to prevent any flooding. If the dike is raised to meet federal guidelines, the area would not longer be considered a floodplain.

The only thing that has stood in their way is

money. The commission is now considering using nearly \$700,000 of its \$2-million budget to raise the dike.

But before committing any money to the project, some members said Thursday they want to be assured the commission will be reimbursed by the federal government.

The federal government has begun a years-long project of raising the dike on the river from Gary west to the Illinois state line. But it will be years before work begins in the area of Wicker Park Manor.

Right now, it appears the commission is the only agency with enough money to raise the

dike. But if it does spend the money, the commission will probably experience a "cash flow" problem until 1993, when the state sets its next two-year budget.

"I have as much sympathy for the Wicker Park Manor residents as any person here," said Clyde Baughard, a commission member. "But what if we spend the \$700,000 and (the government) says, 'We didn't tell you to do it.' Why should we replace the money you spent?"

Dan Gardner, executive director of the commission, said if the commission decides to pay for the work, it will probably be spring or summer before work could begin.

FRIDAY, NOVEMBER 1, 1991

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Post-Tribune

Buyout is water under bridge

Fed not buying flooded houses

By Tim Zorn

Staff writer

Cynthia Fuqua and her family live in Calumet Township now, but they still think about the house they own in Highland.

Those thoughts recurred this week when the Fuquas, along with other former residents of Highland's Wicker Park Manor subdivision, received letters saying that the federal government had abandoned its plans to buy their flood-damaged houses.

But the Fuquas, among the 21 Wicker Park Manor homeowners still awaiting a decision on the buyout for which they applied seven months ago, weren't

See Flood, Page A12

Flood

From Page A1

too disappointed.

"We're glad we moved," Fuqua said.

Early this year, a federal buyout of flood-damaged property seemed the best option for most Wicker Park Manor residents, whose houses were flooded by the Little Calumet River late last November.

When a homeowners' committee sent around a questionnaire in early January, 80 percent of the respondents said they'd rather move than stay in the subdivision.

In March, more than 100 of the subdivision's 263 homeowners asked the Federal Emergency Management Agency (FEMA) to buy their homes — an option available only to the approximately 140 homeowners who carried flood insurance.

By now, however, the numbers have been reversed. Some 223 homeowners — nearly 85 percent — have received building permits to fix up their

houses, and 134 have moved back in.

The Highland Town Council was heavily criticized in January when it rejected a plan to seek federal buyout funds for about half of the subdivision.

"I guess we were afraid of what eventually happened — that it would take forever (for FEMA) to make a decision and there wouldn't be any money to back up that decision," Town Council President Dennis Tobin said Thursday.

"I just think the moneys (for the buyout) simply weren't available."

Of the original 106 who applied for the buyout, only 21 had neither sold their properties nor obtained a building permit by this week, according to the Highland building office.

Some families have decided they simply didn't want to move back.

For Fuqua, it's a safety issue. Until the Little Calumet River levee is raised and strengthened, she wouldn't feel safe living in Wicker Park Manor.

"They keep saying they're going to fix (the levee)," she said, "but it's not fixed. All those government agencies

are passing the buck back and forth."

The FEMA letter to Wicker Park Manor homeowners said the state's plan to rebuild the levee was the chief reason for dropping the buyout program.

Once the levee is rebuilt, FEMA officials have said, Wicker Park Manor will no longer be in a flood plain and property values should increase.

However, the state itself doesn't have funds for the levee project, and it has asked the Little Calumet River Basin Development Commission to advance the funds. The commission has said it could do that — as long as the U.S. Army Corps of Engineers, which plans to build a series of dikes along the river from Munster to Gary in the next five years, reimburses the commission.

The Fuquas got a Small Business Administration loan to buy the house they live in now, but no one will loan them money to tear down their Wicker Park Manor house. And until the levee is built up, they don't want to sell it.

"I wouldn't want it on my conscience that a family moved in there

and possibly drowned," Cynthia Fuqua said.

Like other Wicker Park Manor residents, Lewis and Cynthia Fuqua were caught unaware by the flood and had to evacuate in pre-dawn darkness.

"We had to carry the children out at night, and the water was up to our waists," Cynthia said. "We just had time to put our coats on and grab the kids."

"The experience we had, I just couldn't put it on any other person."

Chris Laich, another former Wicker Park Manor resident, also wasn't surprised that the buyout was turned down.

She and her family live in a different area of Highland now, she said, "and it doesn't matter to me anymore."

Her family originally hoped for a buyout, and later they thought the government might take their property because it abuts the existing dike.

"But when some of the older people without insurance started rebuilding," she said, "you knew nothing was going to happen (with the buyout)."

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Wicker Park Manor buyout dropped; Little Cal levee still without funding

By RADA INDJICH
Times Staff Writer

HIGHLAND - Some Wicker Park Manor property owners have found themselves between a rock and a hard spot after a federal agency decided this week to drop its plans for a buyout of flood-ravaged homes in the subdivision.

FEMA, the Federal Emergency Management Agency, is depending on the state to raise the dike around the subdivision devastated by a flood 11 months ago. But because it was highly unlikely the state would cough

up the money needed, a local commission has been pressed to come up with the money.

Even so, that commission, the Little Calumet River Basin Development Commission, has not yet decided if it will spend the \$750,000 needed to protect the area from flooding.

And according to George Carlson, a commission member, it's going to be difficult at best to secure the money from the commission.

Before the commission will spend the

See WICKER, Page A-9

Wicker

Continued from Page A-1

money, there are four conditions it wants met:

- That raising the dike will not cause flooding in Hammond, Gary or other parts of Highland.

- That raising the dike would take the area out of a floodplain, which would no longer require homeowners to buy flood insurance.

- That the dike would not have to be replaced when a major U.S. Army Corps of Engineers project to reinforce the dikes all along the river is completed later in the decade.

- That the commission be reimbursed for the money it spends, from either the federal or state government.

"This four-point statement stipulates things that need to happen before we will permit our money to be used for this purpose," Carlson said. "There is no firm commitment until these conditions are met.

"I think the (reimbursement) section is going to be the most difficult to comply with," he said. "That's the crucial part of the proposal. It was adopted by the commission unanimously, and it's our bible as I look at it."

The section calls for reimbursement from the federal government. If that is denied, it calls for a written agreement from the State Budget Agency to reimburse the commission within two to three years.

Dan Gardner, executive director and non-voting member of the commission, said, "We are committed to (construction of an interim levee) in the constraints of those positions. That's as definite as it is."

Highland's Public Works Director John Bach was asked if the town has an alternate plan if the commission does not spend the money for the dike.

"Based on the information we have, I would say that there isn't an alternate plan, that we're proceeding that this is going to be funded," Bach said. "A lot of people have been wasting their time if this thing is not going to happen."

Town Council President Dennis Tobin, D-3rd, was out of town and unavailable for comment.

Following the November flood, 106 of the 267 homeowners applied for the buyout, but that number had dwindled to 21 when the buyout plan was scrapped this week.

Now those homeowners have the same options they had immediately following the flood:

- They can rebuild their homes at grade level if the homes have not sustained damage that equals more than 50 percent of their pre-flood fair market value according to a contractor's estimate.

- If a home's damage is more than 50 percent of the pre-flood fair market value, the home would have to be elevated above the flood level it sustained in order to rebuild.

Raising the dike surrounding the subdivision in accordance with federal standards would mean the area no longer is considered a floodplain. That would mean that all homeowners with a mortgage would not be required to buy flood insurance.

Had a buyout of the homes been approved, those homes would have been demolished. A buyout would have forbidden any structure ever to be built on the site again because the area is in a floodplain.

Indiana Department of Natural Resources, Division of Water

402 W. Washington St., Rm. W264
Indianapolis, Indiana 46204
(317) 232-4160
FAX : (317) 233-4579

NOTICE OF APPLICATION

This letter is to inform you that the Division of Water has received an application for construction in a floodway. Preliminary review indicates that the application is complete and processing will begin.

Application Number : E-13,940
Applicant : Dan Gardner, Little Calumet River Basin Dev.
Type of Construction : Flood control project
Stream : Little Calumet River
Location : Just south of the Tri-State Highway at Gary,
Lake County, SW $\frac{1}{4}$ Section 16, T. 36 N.,
R. 8 W.
Assigned to : Jon LaTurner
Phone Number : (317) 232-5660

If there are any questions concerning the status of this application, please contact Mrs. Janet Henderson, Engineering Assistant at (317) 232-4167.

If there are any questions concerning other information relating to this application, please contact the person assigned to the project, referencing the application number.

This project may also require a permit from the Corps of Engineers under Section 404 of the Federal Water Pollution Control Act or Section 10 of the Rivers and Harbors Act. Information relative to the Corps of Engineers requirements may be obtained from:



U.S. Army Corps of Engineers
Detroit District Office
P.O. Box 1027
Detroit, MI 48231
Telephone (313) 226-2218



U.S. Army Corps of Engineers
Louisville District Office
P.O. Box 59
Louisville, KY 40201
Telephone (502) 582-5607

Any other questions may be directed to the Division of Water at the address or phone number listed above.

North-West Engineering Co., Inc.

504 Broadway, Suite 1028

Gary, Indiana 46402

(219) 882-6856

October 15, 1991

Little Calumet River Basin Development Commission
8149 Kennedy Avenue
Highland, IN 46322

Attention: Mr. Dan Gardner
Executive Director

RE: Storm Drainage in Gary, Indiana,
Along the Little Calumet River

Dear Mr. Gardner:

Thank you for arranging our meeting with the COE held on October 11, 1991, which was very informative and fruitful. We were also informed that a copy of the design criteria on the levee would be forwarded to Gary City Engineer Roland Elvambuena, who was also present at this meeting.

The COE advised that their drainage design along the levee is based upon the City of Gary's Master Plan for Storm Drainage. It should be noted however, that Gary's Drainage Plan will not be in place by the time the levee is completed, as it is dependent upon available State and/or Federal funding. Mr. Elvambuena will confirm this information. It is our opinion that due to Gary's timetable, the levee that is scheduled to be completed within the next two years should be adjusted to accommodate the existing drainage situation, with provisions for the future plans.

Be advised that the City of Gary has already let the contract for the design of the Burr Street Improvements from 29th Avenue to Ridge Road which includes storm drainage, scheduled for the 1993-94 construction period, subject to availability of Federal Highway funding. The State of Indiana is currently designing the Burr Street/I-80-94 Interchange, with construction scheduled during the 1992-93 period. In addition, the Ridge Road Project, Colfax to Grant Street is scheduled for construction during 1992-93 by Lake County. This project will direct its drainage to Burr Street.

During our discussion with the COE, they advised that they are designing a pump station to be installed north of the river on Burr Street with a pumping capacity of only 50 cfs. Upon our notification that the total cfs anticipated for this area during heavy rain is over 300 cfs, the COE stated that they have provided for a retainage pond to store the excess flow, and they will be providing copy of their plans and computations to the City Engineer for our review. Our concern is that this plan can cause back-ups in the interior drainage north of the river, that is already in a very high water table.

North-West Engineering Co., Inc.

Little Calumet River Basin Development Commission
Attention: Mr. Dan Gardner, Executive Director
RE: Storm Drainage in Gary, Indiana, Along the Little Calumet River
October 15, 1991

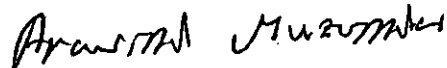
Page 2

North West Engineering Co. is also working with the Lake County Highway Department and is currently designing the bridge over the Little Calumet River at Burr Street. A copy of the river cross-section near the existing bridge has been requested from the COE, as well as hydraulic criteria (HEC II) required for the proposed bridge.

With reference to the Grant Street Culvert, you advised that you will be holding a meeting with INDOT and the City of Gary (Mr. Elvambuena) to discuss the State's plan for this area, which needs to be raised to permit continuous use of the north/south traffic on Grant Street, a direct route to the two area hospitals in Gary.

Enclosed for your information is a copy of the map proposed for the sanitary sewer system for the Black Oak area of Gary, anticipated to commence construction in late 1992, subject to funding.

Very truly yours,



ARAVIND MUZUMDAR, P.E.
President

AM/mcm

cc: Beldon McPheron, COE, Chicago District
Melissa Kennedy, COE
Susanne Davis, COE *
Carolyn Dix, COE
Roland Elvambuena, City Engineer

*Enclosure

[nwe 3.24]

LITTLE CALUMET RIVER BASIN DEVELOPMENT COMMISSION

MERCANTILE NATIONAL BANK

JANUARY 1, 1991 - SEPTEMBER 30, 1991

CASH POSITION - JANUARY 1, 1991

CHECKING ACCOUNT

LAND ACQUISITION 190,340.89

GENERAL FUND 117,719.92

TAX FUND 1,792.04

INVESTMENTS 916,500.00

----- 1,226,352.85

RECEIPTS - JANUARY 1, 1991-SEPTEMBER 30, 1991

LEASE RENTS 32,960.99

INTEREST 62,517.34

LAND ACQUISITION 448,573.53

TAX FUND 1,592.07

MISCELLANEOUS 5,400.91

LITTLE CALUMET RIVER BASIN FUNDS 212,844.78

TOTAL RECEIPTS ----- 763,889.62

DISBURSEMENTS - JANUARY 1, 1991-SEPTEMBER 30, 1991

1990 EXPENSES PAID IN 1991 17,995.93

ADMINISTRATIVE SERVICES

PER-DIEM EXPENSES 3,200.00

LEGAL SERVICES 2326.64

NIRPC 41,355.01

TRAVEL & MILEAGE 873.90

PRINTING & ADVERTISING 1,231.09

BONDS & INSURANCE 317.50

MEETING EXPENSE 1,141.27

L/A PROFESSIONAL SERVICES

LEGAL SERVICES 25,808.96

APPRAISAL SERVICES 4,260.00

ENGINEERING SERVICES 10,152.50

LAND PURCHASE CONTRACTUAL SERVICES 18,797.55

LAND MANAGEMENT SERVICES 24,370.81

OPERATIONAL SERVICES 37,958.70

SURVEYING SERVICES 198.00

MISCELLANEOUS EXPENSES 627.43

L/A PROPERTY/STRUCTURES

PROPERTY & STRUCTURES ACQUISITIONS 122,994.27

MOVING & RELOCATION 32,155.00

TAXES 4,487.59

PROPERTY STRUCTURE INSURANCE 15,139.50

LAND CAP IMPROVEMENT 250.00

STRUCTURE CAP IMPROVEMENT 1,525.82

TOTAL DISBURSEMENTS : ----- 367,167.47

CASH POSITION - SEPTEMBER 30, 1991

CHECKING ACCOUNT

LAND ACQUISITION 190,268.79 ✓

GENERAL FUND 203,704.07 ✓

TAX FUND 257.36 ✓

INVESTMENTS 1,228,844.78 ✓

----- 1,623,075.00



**NORTHWESTERN INDIANA
REGIONAL
PLANNING COMMISSION**

8149 Kennedy Ave. 219-923-1060
Highland, Indiana 46322 312-731-2646

DATE: OCTOBER 16, 1991

CONTRACT NO: P1.06

CONTRACT CODE: 952

ORGANIZATION: LITTLE CALUMET RIVER BASIN
DEVELOPMENT COMMISSION

PROJECT: FOR SERVICES PERFORMED DURING SEPTEMBER, 1991 INVOICE NO: 9/9

I N V O I C E

SALARIES AND FRINGE BENEFITS: DAN GARDNER & SANDY MORDUS	\$ 5,000.00
ROOM RENTAL FOR ADDITIONAL LCRBDC STAFF	375.00
ACCOUNTING SERVICES	150.00
TELEPHONE: LOCAL SERVICE	90.00
TELEPHONE: BILLABLE CHARGES (ATTACHMENTS)	118.70
POSTAGE	61.14
COPYING CHARGES @ \$.05 PER COPY	39.75
GRAPHICS/PRINTING TIME @ \$18.00 PER HOUR (ATTACHMENTS)	36.00
STAFF MILEAGE/EXPENSES	-0-
OTHER CHARGES (ATTACHMENTS)	-0-
TOTAL SEPTEMBER, 1991	\$ 5,870.59
OUTSTANDING PAYMENT DUE	-0-
TOTAL PAYMENT DUE	\$ 5,870.59



Tenney Pavoni Associates, Inc.

— formerly —
TenEch Engineering, Inc.

Mark W. Tenney, Sc.D., P.E.
Joseph L. Pavoni, Ph.D. P.E.
R. Dean Collins, P.E., S.E.
Marcus J. Rice, P.E., S.E.
Joseph E. Crowe, P.E.
Richard L. Clevidence, P.E.
Gary T. Boblitt, P.E.
Robert A. Hawkins, P.E.
Michael G. Berry, P.E., S.E.
John H. Murphy, C.P.A.
Stephen W. Kelber, P.E.
Randy J. Lindley, P.E.
Richard G. Davis, P.E., L.S.
Mark E. Sparks, P.E.
Zeyn B. Uzman, P.E., S.E.
Michael E. Kerr, P.E.
Michael D. Cummins, P.E., S.E.

October 11, 1991
Chicago, Illinois
Job #271

Dyer Construction Company, Inc.
1716 Sheffield Avenue
Dyer, Indiana 46311

Attn: Mr. Harold Maupin

Re: Culvert Installation at Conrail Railroad

HAROLD
Dear Mr. Maupin:

In follow up to our phone conversation, please find enclosed correspondence and permits from the United States Army Corps of Engineers and the Indiana Department of Natural Resources, Division of Water.

Please note the following special conditions from the Corps of Engineers' permit:

- 1) All construction must be performed employing measures to minimize soil erosion and runoff of sediments to surrounding waters and wetlands.
- 2) Prior to commencement of culvert installation, you must do the following:
 - a. Submit to this office for written approval, plans and details, including construction sequence, for replacement of the existing flap gate low water control structure located upstream of the rail crossing with a permanent low head weir at the same location.

Mr. Harold Maupin
October 11, 1991
Page Two

- b. Once this office has approved the plans, construct the weir and ask us for a site inspection and written approval of the weir.
 - c. Obtain written approval to commence culvert construction.
- 3) Prior to excavation within the Conrail right-of-way, you must identify the on-site and off-site disposal areas so that we may have the opportunity to verify that they are indeed upland. No excavated material may be hauled to these areas until verification is received from this office.

Special Condition No. 2a of the Department of the Army Permit No. 87-75-3-8801 was fulfilled by the enclosed letter from the Corps of Engineers dated January 12, 1989.

Also note the following special conditions from the IDNR Permit:

- 1) No felled trees, brush or other debris be left in the floodway of the stream.
- 2) All disturbed areas be effectively protected from erosion during the construction period.
- 3) All bare and disturbed areas be revegetated with a suitable mixture of grasses and legumes upon completion.
- 4) There be a minimum of bank clearing and removal of woody vegetation in the area.
- 5) The reinforced concrete flow control structure be installed prior to the culvert installation.
- 6) The design comply with the U.S. Army Corps of Engineers flood control project.

Mr. John Nelson from Conrail has been contacted and the documentation he needs is being forwarded to him from the Little

Mr. Harold Maupin
October 11, 1991
Page Three

The Little Calumet River Basin Development Commission's state and federal tax exempt numbers are 35-157363-001-2 and 35-1517363, respectively.

If you have any questions or comments regarding the correspondence permits please contact the undersigned at (219) 922-8510 or (312) 763-0500.

Sincerely,



Michael E. Kerr, P.E.
Project Manager

cc: Dan Gardner, LCRBDC

MEK/mkn
1006.57

Oct. 11, 1991

John M. Bach, Director of Public Works
Town of Highland
Highland Municipal Building
333 Ridge Road
Highland, Indiana 46322

Dear Mr. Bach

This letter is a follow-up to our phone conversation of Oct. 9, 1991. During that conversation I outlined the process of your application to IDNR. An integral part of the application review process is for IDEM to approve your permit for conformance to environmental considerations.

IDEM has proposed that they are willing to sign off on the environmental issue if you proceed as follows:

1. Apply for and receive a section 404 (excavation in waterway) permit from the Army Corp of Engineers, Detroit District.
2. Once you receive this permit, IDEM will sign off on the environmental considerations subject to the conditions outlined in their letter of Oct. 10, 1991.

John, it should be recognized that IDNR, IDEM, SEMA, FEMA, COE, and Congressman Visclosky's office are all aware of the urgency involved with this project. All are trying to expedite the permitting process.

I recognize your position of wanting to generate action now, not waiting for the permitting process to be completed. I must take the position of recommending that you not proceed until you have all of your permits. If you choose to do so then I need to inform you of the possible problems that you may encounter.

If you excavate without permits and the material turns out to contain toxic levels then the Town of Highland faces sole legal and fiscal responsibility for any resulting problems. This could include fines for creating a hazardous waste site, fines for construction without obtaining proper permits, cost responsibility for the clean-up and removal of the material, and potential loss of Fema Public Assistance Program funding for the original work.

Dean G. Ogan
Dean G. Ogan, Hazard
Mitigation Program Manager

Attachment

CC: Jerome Hauer
Phil Roberts
Dave Perkins
Phil Brown
Dick Bell
Tom Rody
Bob Lamprecht
John Simpson
Tim Method
Gary Pierson
Bill Powers
Dan Gardner

THE TIMES

Wednesday, October 23, 1991

Little Calumet River dredging delayed by lack of federal permit

By RADA INDJICH
Times Staff Writer

HIGHLAND — Dredging of the Little Calumet River near a subdivision damaged by a flood last year has been delayed because the town needs a permit from a federal agency.

Dredging was to have begun last week, but a state agency notified the town a few days ago that the work could not begin until the town gets a permit from the U.S. Army Corps of Engineers, John Bach, director of public works, said Tuesday.

The town hopes to have the necessary permit by the end of the week and expects dredging to begin a few days later, Bach said.

"The equipment is on the site, and the crane is there," Bach said. "But we've hit a snag with the Corps of Engineers — they're kind of dragging their feet getting the permit."

The Wicker Park Manor subdivision, south of the river at 81st Street and Indianapolis Boulevard, was devastated in November after floodwaters poured over an embankment that was lowered by Tri State Coach Lines when the firm built a parking lot. The embankment was raised later.

To improve the river's flow, the town plans to dredge 700 feet of the river: 350 feet on both the

"The equipment is on the site, and the crane is there. But we've hit a snag with the Corps of Engineers — they're kind of dragging their feet getting the permit."

— John Bach, Highland public works

east and west sides of Indianapolis Boulevard.

"It's upsetting to me that we've gotten this close to doing it, but with this last obstacle, we can't do the work," Bach said. "It's just frustrating."

"We've been talking to the (regulatory branch) of the corps in Detroit every day," Bach said. "The corps doesn't seem to understand the urgency of the situation here."

Dyer Construction of Dyer will do the dredging. Once work begins, it is expected to be finished in about two weeks. The agreement between the firm and the town allows up to 30 days to do the work.

Dredging will cost \$43,450. The Federal Emergency Management Agency will pay 75 percent of the cost. The remaining 25 percent will be split between the town and the city of Hammond, which borders the river on the north.

SUPERIOR-DYER JOINT VENTURE

P.O. BOX M-888
GARY, INDIANA 46401

October 28, 1991

Little Calumet River Basin
Development Commission
8149 Kennedy Avenue
Highland, IN 46322

RE: Sand Excavation
Porter County, Indiana

Gentlemen;

Find enclosed payment for sand removed on the above referenced project..

<u>LOADS</u>	<u>QUANTITY</u>	<u>UNIT PRICE</u>	<u>DOLLARS</u>
1414	21,120CY	@ .31	\$ 6,547.20
	LESS PREVIOUS PAYMENTS		(3,351.60)
	PAYMENT THROUGH 10-31-91		<u>\$ 3,195.60</u>

If you have any further questions on this matter please contact our office.

Very truly yours

SUPERIOR CONSTRUCTION CO., INC.

Thomas E. Largura

Thomas E. Largura
Exec. Vice President

cc: Dyer
File

TEL/sg

LITTLE CALUMET RIVER BASIN DEVELOPMENT COMMISSION
MONTHLY BUDGET REPORT
OCTOBER 31, 1991

ACCOUNT	DESCRIPTION	BUDGET AMOUNT	AMOUNT PAID PREVIOUSLY	UNPAID BALANCE	AMOUNT READY FOR PAYMENT	PROJECTED BALANCE
5119	PER DIEM EXPENSES	\$16,000.00	3,200.00	12,800.00	0.00	\$12,800.00
5311	LEGAL EXPENSES	7,500.00	2,645.97	4,854.03	283.33	4,570.70
5312	NIRPC SERVICES	94,000.00	47,286.96	46,713.04	5,870.59	40,842.45
5323	TRAVEL & MILEAGE	7,500.00	836.70	6,663.30	46.56	6,616.74
5331	PRINTING & ADVERTISING	2,000.00	1,224.79	775.21	225.13	550.08
5341	BONDS & INSURANCE	7,500.00	5,723.00	1,777.00	0.00	1,777.00
5361	EMERGENCY MAINTENANCE COSTS	3,000.00	0.00	3,000.00	0.00	3,000.00
5399	MEETING EXPENSES	2,500.00	1,141.27	1,358.73	593.79	764.94
5410	LEGAL SERVICES	50,000.00	29,126.96	20,873.04	3,744.55	17,128.49
5420	PROFESSIONAL SERVICES	250,000.00	103,529.20	146,470.80	19,553.24	126,917.56
5430	PROJECT LAND PURCHASE COSTS	3,902,705.00	506,436.86	3,396,268.14	0.00	3,376,714.90
5440	PROPERTY/STRUCTURES INSURANCE	25,000.00	15,139.50	9,860.50	0.00	9,860.50
5450	UTILITY RELOCATION COSTS	100,000.00	0.00	100,000.00	0.00	100,000.00
5460	PROJECT LAND CAPITAL IMPROVEMENTS	150,000.00	2,225.00	147,775.00	0.00	147,775.00
5470	STRUCTURES CAPITAL IMPROVEMENT	40,000.00	1,525.82	38,474.18	0.00	38,474.18
5480	BURNS WATERWAY BREAKWATER	44,000.00	0.00	44,000.00	0.00	44,000.00
5490	ESCROW ACCOUNT	599,000.00	599,000.00	0.00	0.00	0.00
TOTAL:		\$5,300,705.00	\$1,319,042.03	\$3,981,662.97	\$30,317.19	\$3,931,792.54

C L A I M S R E A D Y F O R P A Y M E N T

ACCOUNT	VENDOR NAME	AMOUNT	EXPLANATION OF CLAIM
5311	LOUIS M. CASALE	283.33	RETAINER FEE MONTH OF OCTOBER
5312	NIRPC	5,870.59	FOR SERVICES PERFORMED DURING SEPTEMBER, 1991
5323	DAN GARDNER	46.56	MILEAGE VOUCHER FOR THE PERIOD OF 10/2 - 29/91
5331	MACTAVISH OFFICE	225.13	COST INCURRED RE: OFFICE SUPPLIES
5399	HOLIDAY INN	593.79	MEETING EXPENSES INCURRED ON 10/25/91
5410	LOUIS M. CASALE	3,774.55	LAND ACQUISITION LEGAL SERVICES (9/27/91 TO 10/25/91)
5421	MILO F. VALE & CO., INC.	800.00	COST INCURRED RE: APPRAISAL SERVICES
5422	R.W. ARMSTRONG & ASSOCIATES IN	405.10	PROFESSIONAL SERVICES RENDERED THROUGH OCTOBER 18, 1991
5423	CHICAGO TITLE INSURANCE CO.	65.00	TITLE WORK INCURRED ON DC 232
5423	COLE ASSOCIATES INC.	725.00	ENGINEERING SERVICES
5423	EARTH SOURCE INCORPORATED	14,700.00	PROFESSIONAL CONSULTING SERVICES THROUGH NOVEMBER 1, 1991
5423	NIPSCO	446.63	COST INCURRED RE: PUMPING EXPENSES 9/16 - 10/14/91
5424	BRIAN BLACKMORE	303.75	LAND ACQUISITION/MANAGEMENT SERVICES PERFORMED 10/24 - 11/7/91
5424	BRIAN BLACKMORE	183.75	LAND ACQUISITION/MANAGEMENT SERVICES PERFORMED 10/16 - 23/91
5424	ROBERT B. STOUFFER	643.88	LAND ACQUISITION/MANAGEMENT SERVICES RENDERED 10/24 - 11/6/91
5424	ROBERT B. STOUFFER	1,280.13	LAND ACQUISITION/MANAGEMENT SERVICES PERFORMED 10/7 - 23/91
		30,347.19	

Dan 6 -
Did you see this!

W. Ralph

October 23, 1991

Dennis Tobin, President
Highland Town Council
Highland Municipal Building
3333 Ridge Road
Highland, IN 46322

Dear Mr. Tobin:

Please be advised that the Town of Highland's application for participation in the Section 1362 Property Acquisition Program of the National Flood Insurance Program will be withdrawn from consideration. The fact that an interim levee is scheduled to be built for a reach of the Little Calumet River adjacent to Wicker Park subdivision was the deciding factor to abandon the project.

There have been several meetings and discussions with the State of Indiana, the Corps of Engineers, our Agency, and others to further this levee project. Recently we have learned that the State and the Little Calumet River Basin Commission along with the Army Corps of Engineers will be funding the project. The expected completion date is late fall of 1992, if not sooner. When the levee is fifty percent (50%) completed, action can be initiated to remove the Wicker Park subdivision from the Special Flood Hazard Area (SFHA). With this in mind, it is not cost effective to acquire the properties. The properties will be removed from the SFHA and will not be subject to the floodplain management regulations.

We will notify each of the property owners on the original application that the acquisition project is being terminated. We will be sending out a news release shortly.

Should you have any questions or wish to discuss this further, please contact Mr. Schwartz at (312) 408-5552.

Sincerely,

Arlyn F. Brower
Regional Director

bcc: DAP
ORL-GILL
DNR

NS

JO

10/23/91 AFB

16-Oct-91

VALUE ENGINEERING PROPOSAL
LITTLE CALUMET RIVER LOCAL FLOOD PROTECTION
FDM 4 - RECREATION MASTER PLAN

VE PROPOSAL SYNOPSIS:

1. Eliminate Site 4 as a recreation area. Improve Recreation Site 5 by adding amenities such as handicapped parking, picnic areas, grills and landscaping.

Savings - \$1,929,940

2. Reduce the size and height of the observation deck at Site 5 from approximately 2100 SF to approximately 600 SF and from 9' high to 5' high.

Savings - \$42,570

3. Place comfort station at Site 2 closer to parking lot to shorten utility runs.

Savings - \$39,810

4. Eliminate electrical service to comfort stations at Sites 1 and 2. Replace portions of comfort station walls with glass block to provide natural lighting.

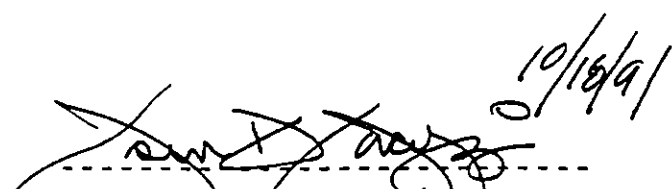
Savings - \$42,195

GROSS SAVINGS	\$2,054,515
IMPLEMENTATION COSTS	\$35,000

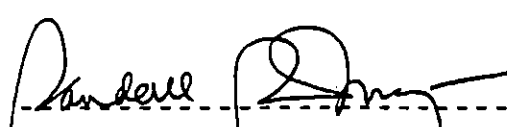
NET SAVINGS	\$2,019,515

APPROVAL RECOMMENDED:

APPROVED:



Joseph D. Jacobazzi, P.E.
Acting Chief
Engineering Division



Randall R. Inouye, P.E.
LTC, Corps of Engineers
District Commander

Date

21 Oct 91

10 OCT 1991

MEMORANDUM FOR: Acting Chief, Engineering Division, Mr. Joseph Jacobazzi

SUBJECT: Little Cal FDM 4 Recreation Areas VE Proposal

1. Attached is the revised Value Engineering Proposal concerning the Recreation Areas in the Little Cal project. The revisions were incorporated as a result of decisions made at the VE proposal meeting of 07 October.

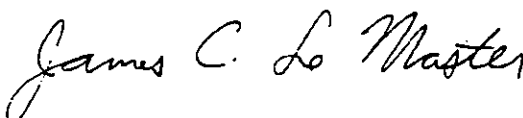
2. The revisions made are as follows:

- The cost of clearing Recreation Area 4 of garbage has been dropped from the proposal
- The cost for acquiring fee title to Area 4 has been dropped from the proposal. Flowage easement costs remain as in the FDM design.

After incorporating the revisions, total savings come to \$2,019,515.

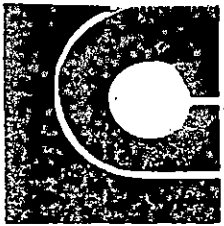
3. Dan Gardner of the Little Cal Commission said at the 07 October meeting that he was very much in favor of the four proposals presented. He was given a copy of the proposal after the meeting so that he could do a final review in detail.

4. Given the verbal approval of the local sponsor and lacking any objections from any other of the meeting attendees, I recommend that the revised proposal be approved.



JAMES C. LEMASTER
Value Engineering Officer

Encl.



Little Calumet River Basin Development Commission

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

ARLENE COLVIN, Chairperson

Mayor of Calumet's
Appointment

GEORGE CARLSON, Vice-Chairman

Mayor of Hammond's
Appointment

CLYDE BANGHARD, Treasurer

Governor's Appointment

WILLIAM CRITSER, Secretary

Governor's Appointment

CHARLES AGNEW

Governor's Appointment

NATHANIEL LEONARD

Lake County Commissioners'
Appointment

STEVE DAVIS

Dept. of Natural Resources'
Appointment

JOHN DEMEO

Governor's Appointment

DAVID SPRINGMAN

Governor's Appointment

WILLIAM TANKE

Porter County Commissioners'
Appointment

VACANCY

Governor's Appointment

DAN GARDNER

Executive Director

RESOLUTION 91-2

A RESOLUTION OF SUPPORT URGING THE LAKE MICHIGAN MARINA DEVELOPMENT COMMISSION TO ALLOCATE ONE MILLION DOLLARS TO THE CITY OF PORTAGE FROM THE COMMISSION'S 1991-93 BIENNIAL BUDGET APPROPRIATION FOR NEEDED PUBLIC MARINA DEVELOPMENT IN PORTAGE

WHEREAS, the City of Portage is a member of the Lake Michigan Marina Development Commission; and

WHEREAS, the Marina Development Commission has received State of Indiana appropriations to develop marina projects in the member cities; and

WHEREAS, the Little Calumet River Basin Development Commission is obligated to the Federal government to develop a 250-slip public marina in Portage as the result of a Federal Corps of Engineers Breakwaters/ Small Boat Harbor Project; and

WHEREAS, the U. S. Army Corps of Engineers has suspended needed maintenance dredging of the mouth and Federal channel areas pending sufficient progress toward construction of the required public marina; and

WHEREAS, the Little Calumet River Basin Development Commission has acquired an 18 acre site for public marina development and is actively pursuing engineering and financial services to initiate construction; and

WHEREAS, the Little Calumet River Basin Development Commission and the City of Portage have signed a joint venture agreement to pursue this marina development and project financing;

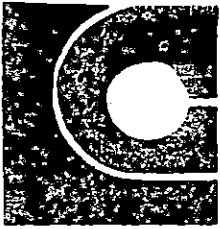
NOW, THEREFORE, BE IT RESOLVED, the Little Calumet River Basin Development Commission urges the Lake Michigan Marina Development Commission to allocate one million dollars to the City of Portage from the 1991-93 biennial budget appropriation for funding needed to implement public marina development in Portage.

Duly adopted by the Little Calumet River Basin Development Commission this 7th day of November, 1991.

Arlene Colvin
Chairperson

ATTEST:

William Critser
Secretary



Little Calumet River Basin Development Commission

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

ARLENE COLVIN, Chairperson

Mayor, Portage, IN
Governor's Appointment

GEORGE CARLSON, Vice-Chairman

Mayor, Hammond, IN
Governor's Appointment

CLYDE BANGHARD, Treasurer

Governor's Appointment

WILLIAM CRITSER, Secretary

Governor's Appointment

CHARLES AGNEW

Governor's Appointment

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Lake County Commissioners'
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Dept. of Natural Resources'
Appointment

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Governor's Appointment

DAVID SPRINGMAN

Governor's Appointment

WILLIAM TANKE

Porter County Commissioners'
Appointment

VACANCY

Governor's Appointment

DAN GARDNER

Executive Director

November 7, 1991

Mr. Frank Sullivan
Director
State Budget Agency
212 State House
Indianapolis, IN 46204

Dear Mr. Sullivan:

The Little Calumet River Basin Development Commission, by unanimous vote, endorsed the sending of this letter to respectfully urge the State Budget Committee to release to the City of Portage the \$776,000 earmarked for Portage by the Lake Michigan Marina Development Commission from the Commission's 1987-89 State biennial budget.

The Little Calumet River Basin Development Commission is involved in public marina development in Portage by virtue of a Federal Section 107 breakwaters/Small Boat Harbor Project. The Indiana General Assembly appropriated and the Development Commission spent \$1,768,800 as 50% cost toward constructing twin rubble mound breakwaters with the U.S. Army Corps of Engineers in 1983. As a result, the Development Commission is obligated in causing development of a minimum 250-slip public marina. This commitment is overdue and as a direct result, the U.S. Army Corps has suspended their maintenance dredging in the mouth and federal channel areas in Portage until demonstrated progress is shown toward the construction of the public marina.

The Development Commission has three times solicited for a public use project to be built with private/investor financing and operation, but financial capability never materialized.

Mr. Frank Sullivan
November 7, 1991
Page 2

Mayor Sammie Maletta and the current administration have taken a much more pro-active approach to marina development - evidenced by a number of private development initiatives supported by municipal studies to answer traffic capacity, marina district master planning, and environmental concerns. The City and the Little Calumet River Basin Development Commission have negotiated and signed a joint venture agreement for the development of the required public marina. We firmly believe this joint effort will prove fruitful where our individual effort was lacking.

In order to cause this development to proceed, the \$776,000 of 1987-89 biennium funds needs release to the city. We urge your favorable consideration and pledge to work closely with the city to maximize the effective use of State dollars in bringing public marina development to Portage and satisfying the outstanding obligation.

If you have any questions or need additional information, please feel free to call Dan Gardner, the Development Commission's Director at 219/923-1118. Thank you for your consideration of this letter.

Sincerely,

Arlene Colvin, Chairperson
Little Calumet River Basin
Development Commission

Dan Gardner
Executive Director
Little Calumet River Basin
Development Commission

/sjm

**SOLICITATION FOR CONSULTING SERVICES
FOR A
PUBLIC MARINA DEVELOPMENT PLAN
PORTAGE, IN**

The Little Calumet River Basin Development Commission, in consultation with the city of Portage, is soliciting for a preliminary engineering feasibility study and a market feasibility study for a joint venture public marina project in Portage, Indiana.

The scope of services shall include:

- (1) Project development layout with plan view and cross section views as needed;
- (2) Preliminary engineering feasibility detailing project facilities and features;
- (3) Material specifications and cost estimates of facilities proposed suitable for preparing construction specifications;
- (4) Prospective financial analysis of project costs, income projections, debt service limits, slip rate/distribution recommendations and a determination of financial feasibility;
- (5) Recommended project financing scheme with fund amounts and sources identified and project phasing outlined.

The solicitation is intended to procure a firm with demonstrated expertise and experience in marina design/engineering and in marina financial analysis/marina financing. This expertise can be presented by a single firm or in a joint venture arrangement. The consultant is desired to have knowledge and experience with Great lakes/Lake Michigan marina markets and marina projects.

The objective for the selected firm will be to develop a functional marina development plan that meets all minimum public facility requirements and is capable of being financed through mechanisms available to the Development Commission and the city of Portage. The project is proposed to be built and operated upon land either owned by or available to the Development Commission along the Portage Burns Waterway.

A plan maximizing revenue producing facilities; providing quality facilities while constraining project costs; and producing a project capable of being financed on a tight 18 acre site is the charge.

The Development Commission and city of Portage do not contemplate the selected firm devoting much time to establishing baseline conditions, physical site studies or market feasibility investigations. Virtually all information to perform the project work items are currently available, including two schematic project layouts with costs. The consultant firm is envisioned as spending virtually all their efforts in working with this available information to develop options for consideration. A listing of available pertinent information is attached as "Attachment A".

The consultant proposal should respond to the "scope of services" previously mentioned and should include the following:

- (1) Fixed fee cost to perform the five (5) items in the scope of services,
- (2) Time frame to perform work
- (3) Identification of personnel that will work on project and a description of their relevant qualifications
- (4) Qualifications of firm to perform tasks and relevant experience.

Proposals are to be submitted no later than close of business (4:30 p.m.) on Wednesday, November 27, 1991 at the Development Commission offices, 8149 Kennedy Avenue, Highland, IN 46322.

Selection will be made based on qualifications, relevant experience and responsiveness to addressing the scope of services. Cost will be a factor, but not the sole determinant for selection.

The Development Commission reserves the right to accept, reject or negotiate regarding any of the proposals submitted.

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WICKER PARK SUBDIVISION
HIGHLAND, IN.

EXISTING SLOPE
BASIC LEVEL

STATE'S PLAN -
LEVEE & FLOOD

CORP'S PLAN - LEVEE

SOD, BRUSH,
& EXCESS SOIL

WETLAND

SHEET
RUNG

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FEET
STREAMWARD OF FENCE

PLEASE SIGN

ATTENDANCE ROSTER

Name of meeting: LCRBDC

Date: Nov. 8, '91

	NAME (please print)	Organization and/or Address	
1	BILL LEETS	Hobart	1
2	Richard J. Brandy	St. Louis Unlimited of Am	2
3	John Boech	Town of Highland	3
4	Pete Zak	South Shore Marine Inc	4
5	Mary Ann Zak	" " " "	5
6	DICK WAWRZYNIAK	DNR - Div. WATER	6
7	HERB READ	IWL	7
8	Bob Huffman	Munster	8
9	JAMES FLORA	R.W. ARMSTRONG	9
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Chairman: Arlene Colvin

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