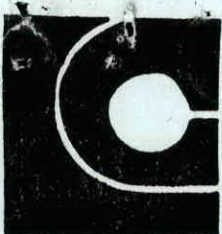


300 312
391-2184

Grant
5400
Encl. Budget
Oct 5, 89



Little Calumet River Basin Development Commission

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

ARLENE COLVIN, Chairperson
Mayor of Gary's Appointment

Absent

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

✓

CLYDE BAUGHARD, Treasurer
Governor's Appointment

✓

WILLIAM CRITSER, Secretary
Governor's Appointment

Absent

CHARLES AGNEW
Governor's Appointment

✓

NATHANIEL LEONARD
Lake County Commissioners' Appointment

✓

STEVE DAVIS
Dept. of Natural Resources' Appointment

Absent

JOHN DEMEO
Governor's Appointment

✓

DAVID SPRINGMAN
Governor's Appointment

✓

WILLIAM TANKE
Porter County Commissioners' Appointment

✓

VACANCY
Governor's Appointment

DAN GARDNER
Executive Director

7

MEETING NOTICE

DATE CHANGE

THERE WILL BE A MEETING OF THE
LITTLE CALUMET RIVER BASIN DEVELOPMENT
COMMISSION

AT 6:30 P.M. WEDNESDAY, JULY 1, 1992

AT THE OFFICE OF THE
REGIONAL PLANNING COMMISSION

8149 KENNEDY AVENUE
HIGHLAND, INDIANA

Aug. 6
See about setting
up at Lake
Etter maine.
plg.

A G E N D A

Pages

1. Call to Order by Chairperson Arlene Colvin
2. Recognition of Visitors, Guests
3. Approval of minutes of June 2, 1992
4. Executive Director's Report

1-3

- Wicker Park Manor flood protection project
update - R Status

4-5

5. Reports of Standing Committees

- A. Finance/Policy Committee - Clyde Baughard, Treasurer

- Financial status report
- Approval of claims for June, 1992
- Other issues

6

*29 done
not sure
no duplexes!*
RI

*notice
10 days!*
*gas line
dead on
alive*

Pages

B. Legislative Committee - George Carlson, Chairman

- \$11 million Federal monies approved
- \$150,000 secured by Corps for Portage/Burns Waterway to monitor beach nourishment and conduct surveys of breakwater conditions
- Federal project schedule revisions
State/Commission funding implication

7-8

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

- Committee meeting at 5:30 p.m.
- Appraisals, offers, acquisitions, recommended actions
- Report on meeting held June 17th with Lake County Park Board
- Pursuance of right-of-way needed for Wicker Park Manor project
- Other issues

D. Project Engineering/Construction Committee

- Phase II Stage II Construction
Bid opening set back to July 15
Grant St. bridge improvement project scheduling need
- West reach (Hammond, Munster, Highland) design coordination meeting June 25
- Utilities Reconstruction/protection status
NIPSCO letter re: costs reimbursement request
NIPSCO letter to Corps re: re-evaluation of transmission lines at MLK Drive in Gary
- Other issues

9
10-11

E. Marina Development Committee - Bill Tanke, Chairman

- Marina project status report - Abonmarche
Permits filed - State and Federal
Below grade sand excavation permit in preparation
Environmental site assessment/assurances underway
- Crisman Road vacation petition filed
- RFP for design and engineering due July 2
- Other issues

12-17

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. TUESDAY, JUNE 2, 1992
AT THE COMMISSION OFFICES
8149 KENNEDY AVENUE, HIGHLAND, INDIANA

Chairperson Arlene Colvin Called the meeting to order at 6:35 p.m. Seven (7) Commissioners were present. Quorum was declared and guests were recognized.

Development Commissioners:

George Carlson
John DeMeo
Dave Springman
Nathaniel Leonard
Steve Davis
Clyde Baughard
Arlene Colvin

Visitors:

Pete Zak - South Shore Marina
Mary Jane Zak - " "
Rada Indjich - The Times
Mike Vander Heyden - Dyer
Construction
Jim Flora - RWarmsstrong
Siavash Beik - DNR, Div. Water
Ola Kennedy - Lake County
Park Board

Staff:

Dan Gardner
Lou Casale
Sandy Mordus
Bruce Stouffer

The minutes of the May 2nd, 1992 meeting were approved by a motion from Clyde Baughard; seconded by John DeMeo; motion passed unanimously.

Executive Director's Report - Mr. Gardner informed the Board that the consulting firm preparing the final design work for the levee for Wicker Park Manor is almost complete. It is almost totally consistent with the Corps levee alignment which may allow oversight to be performed by the Corps. Process of the 215 Section was discussed. The final design will be completed by the next Board meeting. Before then, staff will attempt to arrange a meeting with the Governor to discuss the financial issue. The topic of credit reimbursement was discussed.

It was stated that easement agreements must be in place before levee construction can begin. There should be little impact to residents' back yards along the levee line. A meeting with home owners and the town of Highland will take place once all factors are known and before construction begins.

Finance/Policy Committee - Committee Chairman Clyde Baughard presented the financial status report for May as well as the claims. Mr. Baughard made a motion to approve the pending claims; motion seconded by Dave Springman; motion passed unanimously.

Land Acquisition Committee - Land Acquisition Agent Bruce Stouffer reported that DC286 has closed this month. Mr. Baughard made a motion to authorize staff and attorney to acquire properties on north levee line from Chase to Grant, including condemnation where necessary. Parcels include DC168, DC169, DC170, DC165, DC154, DC152, DC145, DC135, DC129, DC132, DC131, DC127, and DC126. Motion was seconded by George Carlson; motion passed unanimously.

Project Engineering/Construction Committee - Mr. Gardner reported that a joint Land Acquisition/Construction meeting was held earlier tonight. Bids for Stage II Phase II that were originally slated for bid opening June 10 has been set back to July 15. A commitment is trying to be secured from INDOT for Grant Street bridge raising rather than the current plan to use a road closure. Mr. Gardner referred to a letter in the packet addressed to Lt. Col. Inouye requesting modification of the plans for this area. A State funding commitment must be made; an interim closure plan must be formulated; and specifications must be modified before any bid letting can be secured.

Mr. Flora, RWarstrong, stated he met with specific utilities today. It is imperative that utilities be protected throughout the construction phases. Utilities must start making plans for construction modifications now.

Marina/Breakwater Committee - Mr. Gardner stated that he is meeting tomorrow at Portage City Hall to review the marina concept plan with the Lt. Col. and the city. Before proceeding any further, we need to know if the plan meets with Corps approval.

LCRBDC Minutes

June 2, 1992

Page 3

Mr. Gardner referred to the Request for Proposals to secure an engineering firm that the city has prepared. Clyde Baughard made a motion concurring with sending the RFP; John DeMeo seconded the motion; motion passed unanimously.

Permit filing was discussed. Federal and state permits must be secured. Mr. Baughard made a motion to authorize Abonmarche to file permits; motion seconded by John DeMeo; motion passed unanimously.

Statements from the Floor - Mike Vander Heyden inquired about pipelines that were on the marina site.

Mr. Gardner informed the Commission that a Change-of-Command ceremony will take place on July 2 honoring the departure of Lt. Col. Randall Inouye and the arrival of Lt. Col. David Reed.

There was no other business. The next Commission meeting was scheduled for Wednesday, July 1, 1992 at 6:30 p.m.

/sjm

River panel hopes for new Little Cal levee

By RADA INDJICH
Times Staff Writer

HIGHLAND - It's not a done deal - and no one is sure if it ever will be - but a local agency is trying to cut through scads of bureaucratic red tape to raise the levee this year on the Little Calumet River near the flood-damaged Wicker Park Manor subdivision.

But if the plan put together by the Little Calumet River Basin Development Commission fails, Wicker Park Manor residents will have to wait three to four years before the levee is raised under a federal flood-control project now under construction.

The commission hopes to raise the levee to a standard the federal government believes would prevent flooding.

If the levee is raised to those specifications, it would mean the subdivision, located in the northwest corner of town, would no longer be considered in a floodplain by the federal government.

For property owners, that would mean they would no longer have to pay hundreds of dollars each year on flood insurance for mortgaged properties.

It also means that homes that were extensively damaged during the flood in November 1990 could be rebuilt at ground level.

Since the area is now considered a floodplain, the federal government requires any extensively damaged properties to be raised above flood level if they are rebuilt, which could cost homeowners thousands of dollars.

To pay for the new levee, the commission is willing to spend \$800,000 to \$1 million of its own money - but only with the assur-

ance from other levels of government that it would be reimbursed. Without the reimbursement, the commission wouldn't have enough money to operate.

Right now, state engineers are putting together a design for the levee and a flurry of paperwork connected to the proposed work is making its way through a governmental maze.

If everything falls into place, construction of the higher levee could begin in October.

If not, it could be 1996 before a higher levee is built as part of the federal flood control project.

The flood control project, which will cost slightly less than \$100 million, will raise the banks of the Little Calumet River from Gary to the Illinois state line. Work already has begun in Gary and is slowly creeping toward Highland.

"It's a terribly bureaucratic and terribly slow process, but it's our only hope to make this thing happen for the (Wicker Park Manor) residents," said Dan Gardner, executive director of the commission.

Levee project closer?

By Shelley Hawes

A local agency is "optimistic" construction of a new levee could begin this fall on the Little Calumet River near the once flood-damaged Wicker Park Manor.

The Little Calumet River Basin Development Commission will spend \$800,000 to \$1 million of its own money to push the project through, but only if other levels of government assure the commission it will be reimbursed, said Dan Gardner, executive director of the commission.

Currently, a new levee is slated to be built under a \$100 million federal flood-control project which will raise the banks of the Little Cal from Gary to Illinois. Work recently began in Gary but wouldn't reach Highland for "two to three years at best," said Gardner.

To speed up the construction in Highland, "We would have to absorb the cost 100 percent," said Gardner.

However, the commission is willing, providing the government agrees to credit 75 percent of the costs, which is the amount the government will fund if the project is completed as scheduled in 1996. Gardner said he is confident they will.

If that is the case, construction could begin in October. Currently, the Indiana Department of Natural Resources is completing designs for the levee, said Gardner. The plans are expected to receive full approval from the U.S. Army Corps of Engineers and construction is not expected to adversely affect the property owners in the area.

Eventually the levee will be connected with the chain of levees in the flood control project.

"It's a little more expensive, but it's not a throwaway," said Gardner.

By raising a levee to a standard the federal government believes would prevent flooding, Gardner reported Wicker Park Manor would no longer be considered in a flood plain.

To residents, that means hundreds of dollars of savings in flood insurance. Also, extensively damaged properties from the November 1990 flood in Wicker Park Manor would not have to be raised above flood level if they are rebuilt. That alone would save homeowners thousands of dollars, said Gardner.

If the levee is not built until the flood control project reaches Highland, "it will be no man's land for another three or four years, and that is unacceptable," said Gardner.

Gardner said the commission will meet with state administrators this month to make sure reimbursement funds are earmarked for the commission in the future.

LITTLE CALUMET RIVER BASIN DEVELOPMENT COMMISSION

MERCANTILE NATIONAL BANK

JANUARY 1, 1992 - MAY 31, 1992

CASH POSITION - JANUARY 1, 1992

CHECKING ACCOUNT		
LAND ACQUISITION		125,840.40
GENERAL FUND		68,026.65
TAX FUND		2,922.85
INVESTMENTS		1,279,651.49
		1,476,441.39

RECEIPTS - JANUARY 1, 1992 - MAY 31, 1992

LEASE RENTS		18,557.45
INTEREST		18,090.02
LAND ACQUISITION		176,696.44
MISCELLANEOUS		9,400.10
LCRBC - INTEREST FROM INVESTMENT		828.06
ESCROW ACCOUNT INTEREST TO DATE		14,769.28
TOTAL RECEIPTS		238,341.35

DISBURSEMENTS - JANUARY 1, 1992 - MAY 31, 1992

1991 EXPENSES PAID IN 1992		22,485.67
ADMINISTRATIVE SERVICES		
PER-DIEM EXPENSES		100.00
LEGAL SERVICES		1,391.32
NIRPC		24,057.94
TRAVEL & MILEAGE		39.00
PRINTING & ADVERTISING		49.00
BONDS AND INSURANCE		5,405.50
MEETING EXPENSES		67.00
L/A PROFESSIONAL SERVICES		
LEGAL SERVICES		11,295.50
APPRAISAL SERVICES		2,850.00
ENGINEERING SERVICES		38,221.78
LAND PURCHASE CONTRACTUAL SERVICES		41,410.20
LAND MANAGEMENT SERVICES		8,361.64
OPERATIONAL SERVICES		2,313.00
L/A REAL ESTATE TAXES		699.82
L/A UTILITY RELOCATION		9,100.80
L/A PROPERTY STRUCTURES ACQUISITIONS		3,179.00
L/A LAND CAP IMPROVEMENT		3,740.00
L/A STRUCTURE CAP IMPROVEMENT		33,020.47
L/A PROPERTY STRUCTURE INSURANCE		14,115.00
LCRBC FUNDS RE: CULVERT INSTALLATION		220,479.53
TOTAL DISBURSEMENTS :		442,382.17

CASH POSITION - MAY 31, 1992

CHECKING ACCOUNT		
LAND ACQUISITION		118,700.23
GENERAL FUND		76,708.03
TAX FUND		2,223.03
INVESTMENTS		1,060,000.00
ESCROW ACCOUNT INTEREST		14,769.28
		1,272,400.57

Funds OK'd for seven water programs

By Rich James

Staff writer

The House Appropriations Committee has approved \$13.275 million for seven Northwest Indiana water programs, including \$11 million for the ongoing Little Calumet River flood control and recreation project.

The money was sought by U.S. Rep. Peter J. Visclosky, D-Merrillville, a member of the Appropriations Committee.

Visclosky, in a prepared statement, said he was pleased to win the approval in what he called a "very tight fiscal year."

► APPROPRIATIONS

Dan Gardner, Little Calumet River project director, said the \$11 million would be used during the 1993 construction season to build levees on the south side of the river to protect Indiana University Northwest.

Gardner said work is expected to begin late this summer on construction of the levee on the north side of the river between Harrison and Grant streets in Gary. Harrison to Broadway was built last year.

The other appropriations include:

■ \$400,000 for the engineering and design work for the Cady Marsh Ditch project in Highland and Griffith.

■ \$260,000 to complete planning for the removal of sediment from Lake George in Hobart.

■ \$1.016 million for Burns Harbor Waterway to replace stone on the damaged north breakwater and to dredge the harbor.

■ \$401,000 for the disposal facility for material removed from the Indiana Harbor Ship Canal.

■ \$150,000 for the Burns Harbor Waterway small boat harbor.

■ \$48,000 to monitor the embankment at Beverly Shores.

U.S. House panel OKs \$11 million more for Little Calumet project

By RADA INDJICH
Times Staff Writer

At the urging of Rep. Pete Visclosky, D-Ind., a U.S. House committee has approved \$11 million for continued construction on the Little Calumet River Flood Control Project and another \$2.275 million for other water projects in Northwest Indiana.

The measure by the Appropriations Committee must still be approved by Congress before the money can be spent.

"The \$11 million will allow this comprehensive project to stay on track and breathe productivity into areas previously drowned by flooding," said Visclosky, who is a member of the committee.

The \$92 million project, which will raise the banks of the Little Calumet River from Gary east to the Illinois state line, is under construction. It had been discussed in Congress for decades.

Visclosky was instrumental in helping authorize the flood control project by adding an amendment to the

1986 Water Resources Act. Since then, about \$12.2 million has been allocated for the project by Congress.

A project to improve the Cady Marsh Ditch in Griffith will receive \$400,000 if approved by Congress. It calls for construction of new levees along the ditch and installation of underground pipes that will drain into the Little Calumet River. The pipes will run along Arbogast Avenue.

Other projects receiving committee approval include:

- \$260,000 to complete the planning and engineering report to remove the sediment in Hobart's Lake George.

- \$1.016 million to replace stone on the damaged north breakwater at Burns Waterway Harbor and to dredge the harbor.

- \$401,000 to design a disposal site for toxic sediments at the Indiana Harbor Ship Canal.

- \$150,000 to survey breakwater conditions at the Burns Waterway small boat harbor.

- \$48,000 for revetment monitoring at Beverly Shores.



Northern Indiana Public Service Company

5265 Hohman Avenue • Hammond, Indiana 46320-1775 • (219) 853-5200

A subsidiary of NIPSCO Industries, Inc.

June 16, 1992

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

Re: Little Calumet River Flood
Protection Levee Project

Dear Mr. Gardner:

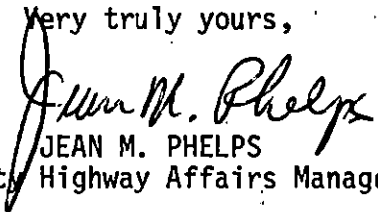
We have had numerous discussions concerning NIPSCO's reimbursement of costs associated with the relocation of utilities.

The first location where existing utilities are in conflict is scheduled to be let within the next few months. Before any utility relocation will occur, a Standard Utility Reimbursement Agreement must be signed by NIPSCO and the Commission. An Agreement must accompany every portion of this project and must include our cost estimate as an attachment. We also require that our relocation plans be returned to us with a stamp of approval. We are assuming that any relocation of utilities which exist in public right-of-way, NIPSCO's right-of-way, easement, or where NIPSCO holds a compensable land right is reimbursable.

As agreed in our June 9, 1992 meeting, NIPSCO will send its final relocation plans and cost estimates for the relocation work between Grant Street and Martin Luther King Drive by mid-August.

If you have any questions, please give me a call.

Very truly yours,


JEAN M. PHELPS
Utility Highway Affairs Manager

JMP:kf

cc: Richard Carlson - Army Corps of Engineers
Jim Flora - R. W. Armstrong
C. W. Kern - NIPSCO



Northern Indiana Public Service Company

5265 Hohman Avenue • Hammond, Indiana 46320-1775 • (219) 853-5200

A subsidiary of NIPSCO Industries, Inc.

June 16, 1992

Mr. Richard E. Carlson
Deputy District Engineer
Project Management
Army Corps of Engineers
111 North Canal Street
Chicago, IL 60606-7206

Re: Little Calumet River Flood
Protection Project Grant Street
to Martin Luther King Dr. (south
levee) NIPSCO's 30" and 36" Gas
Transmission Lines

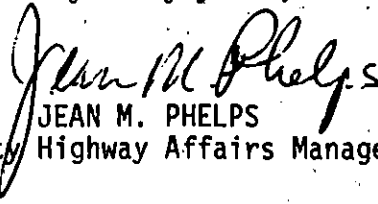
Dear Mr. Carlson:

NIPSCO has done a comparative analysis concerning the Corps' request to install rapid closure valves on our 30" and 36" gas transmission lines. These lines are located in our electric transmission right-of-way south of I-94 crossing Martin Luther King Drive.

Both lines are protected by a steel piping casing which is annually checked for corrosion. In the event of a leak, the casings are vented to allow for the gas to dissipate into the atmosphere. The installation of rapid closure valves during the winter months would cost an estimated \$1,299,732 and in the summer months \$425,995. The accidental closure of one of these valves would interrupt utility service to 60,000 residential, commercial and industrial gas customers at a cost of \$4,000,000. The probability of a major leak or rupture is .0000023 compared to .000000031 probability of damage to a dike during a flood state.

NIPSCO strongly recommends that the Corps waives this requirement. If you have any questions of a technical nature, please call Don McCain at 219/647-4782.

Very truly yours,


JEAN M. PHELPS
Utility Highway Affairs Manager

JMP:kf

cc: N. E. Arndt
P. Bossee
J. C. Bugg
D. W. Carnahan
K. P. Foley
P. M. Gaughan
C. W. Kern
E. W. Kocsis
B. D. McCain
B. C. Thevenin

Jim Flora - R. W. Armstrong
Dan Gardner - Little Calumet Basin Commission



THE
ABONMARCHE
GROUP

P.O. Box 1088 - Zip 49028
95 West Main Street
Benton Harbor, MI 49022
616-927-2295
FAX 616-927-4639

601 Franklin Street
Michigan City, IN 46360
219-879-1109
FAX 219-873-9147

Architecture • Engineering • Land Surveying • Environmental • Interior Design • Real Estate Services

June 15, 1992

Daniel Gardner, Executive Director
Little Calumet River Basin Development Commission
8149 Kennedy
Highland, IN 46322

Re: Portage Municipal Marina

Dear Dan:

In accordance with our meeting of June 4, 1992, we are pleased to provide the following proposal for engineering and environmental services as follows:

1. Engineering Tasks

Two engineering tasks are requested for the above referenced project as follows:

Task #1: Prepare 8-1/2" x 11" permit application drawings for the City to use for a "below ground water table" excavation permit. The permit application forms will be prepared by the City for issuance to the contractor currently performing sand removal operations. These drawings will identify an earthen dike to be left in place during construction. The drawings will also contain other related project information as determined by LCRBDC, City of Portage, and Abonmarche Consultants, Inc.

Task #2: This work includes preparation of drawings to identify overall dimensions for maximum excavation limits for use with the existing sand removal contractor. These drawings will be prepared at a larger scale (24" x 36") and will identify the following:

- Bottom excavation marina contour locations for -6 LWD basin cut.
- "Top of bank" marina contour of approximately 585.0 elevation.
- Grading of side slopes above 585.0 elevation.

Daniel Gardner
June 15, 1992
Page 2

- Provide notes on the plans to address construction of access/haul routes, care with public utilities, soil erosion and sedimentation control, etc.

For the services identified as Task Nos. 1 and 2 above, we propose a fee of \$1,450.

2. Phase I Environmental Study

Attached is a scope of services for a Phase I Environmental Study. The study will include two hand-auger soil borings with laboratory testing and analysis.

The total cost for this work is \$1,800.

Your signature below and return of one signed copy of this letter will authorize us to proceed with either of the tasks identified above.

Sincerely,

ABONMARCHE CONSULTANTS, INC.



Ronald E. Schurts, P.E.
President

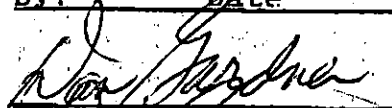

RES/f

Attachment

cc: John Hannon, P.E., City Engineer
City of Portage

Little Calumet River Basin
Development Commission

1.	Engineering Tasks 1 and 2	\$1,450
2.	Phase I Environmental Study with 2 borings and tests	\$1,800

By:	Date
	
	



THE
ABONMARCHÉ
GROUP

P.O. Box 1088 - Zip 49023
95 West Main Street
Benton Harbor, MI 49022
616-927-2295
FAX 616-927-4639

601 Franklin Street
Michigan City, IN 46360
219-879-1109
FAX 219-873-9147

Architecture • Engineering • Land Surveying • Environmental • Interior Design • Real Estate Services

**** M E M O R A N D U M ****

DATE: 14 June 1992

TO: Daniel Gardner, Executive Director
Little Calumet River Basin Development Commission

FROM: Marc D. Florian, President *mf*
Abonmarché Environmental Sciences, Inc.

COPY: File

SUBJECT: Proposal for Phase I Environmental Site Assessment,
"Portage Municipal Marina"

At your request, we have prepared the following outline describing the technical approach we propose for screening the subject property for the presence of hazardous substances and petroleum hydrocarbons.

Preliminary Investigation

The preliminary investigation will combine a site reconnaissance and a compilation of existing information. The purpose of the preliminary investigation is to identify past uses of the property, possible areas of contamination, and types of hazardous substances that may have been used or stored on the property. The potential for contaminants to migrate on-site from adjacent properties will also be assessed.

The assessment process will begin with a review of land-use records, historical aerial photographs, and information available through local regulatory groups, planning agencies, and other sources. Other pertinent information will be obtained from site walkover inspections and communication (where authorized by your office) with previous and adjacent land owners.

The approach to this investigation will include the following project tasks:

Task One - Review of Existing Local Documentation and Reports.
A thorough investigation of existing environmental data on the subject site area will be conducted to help identify potential

areas of environmental hazard. Abonmarche will identify and collect readily available sources of information from County, City and other pertinent local organizations such as the historical society and library to help establish environmental conditions at the subject site.

Research will emphasize the potential for historical activities that may have contributed to soil, groundwater and surface water contamination at or near the site.

Task Two - Review of Current and Historical Aerial Photographs. Research of historical and current aerial photographs will be used to substantiate and expand on information obtained in Task One. Abonmarche will utilize resources available through the Indiana Department of Environmental Management (IDEM) and the Indiana State University Department of Remote Sensing. Current aerial photographs will be obtained from the County Assessor's Office. Results of the aerial photograph search will provide an inventory of natural features and history of land-use changes that will be essential to determine potential environmental hazards associated with the site.

Task Three - Walk-Through Environmental Inspection. A physical inspection of the site will be conducted to determine if there is evidence to recommend further sampling and laboratory testing to establish if the site has been impacted by environmental contaminants. A visual inspection will be conducted for evidence of chemical spills or soil discoloration, evidence of fill areas or possible buried drums or debris, sanitary sewer outfalls, leaks, odors, potential underground storage tanks or other indications of problems such as an oily sheen in nearby ditches, creeks and ponds. Portable instruments will be used to take field readings of soil discoloration or other evidence of spills or leaks. The information gathered in this task will be used to help develop the information necessary to minimize and inform prospective purchasers of the level of environmental liability associated with the property. Federal National Priority List (Superfund) sites will be identified in addition to other background information collected.

Task Four - Review of Agency Records for Adjoining Properties. The U.S. Environmental Protection Agency, the IDEM, the Indiana Department of Public Health, the State Fire Marshal's Office, the County Health Department, and other regulatory agencies, as research dictates will be contacted and the files reviewed for the subject site as well as each adjoining property. Specifically, Abonmarche will be looking for records of such activities as notification of hazardous waste generation, storage, treatment and/or disposal, requirements for secondary containment of critical materials stored on-

site, IDEM site inspection reports, notification of leaks affecting public health or the environment, registration of underground storage tanks, or agency response to a hazardous materials emergency.

Results of the records search for environmental information will be used to help identify problems that should be taken into account when determining potential risk with regards to the environmental condition of the property.

Task Five - Review and Interpretation of Existing Analytical Data and Existing Site Drawings. Abonmarche will review any existing analytical data available for the subject site. The review will include, but not be limited to, water well logs of record for the immediate area and preliminary soil and groundwater sampling data available from previous environmental investigations that may have been performed at the subject site or in the site area. Abonmarche will review the existing data for adequacy in meeting current U.S. EPA and IDEM standards.

In order to identify any remaining potential sources of contamination on the property for which a new owner or lessee may be held liable, Abonmarche will obtain and review existing site drawings indicating present and historic locations of all underground tanks, drainage systems, sewer locations, etc.

Task Six - Subsurface Investigation. Due to uncertainties regarding the potential presence of subsurface soil contamination resulting from historical site usage, up to two shallow soil borings will be performed in the vicinity of areas suspected as having been affected by previous releases of regulated substances (to include areas as identified by Task #3) in order to collect soil and/or groundwater samples for subsequent vapor screening and possible laboratory analyses. During the advancement of each boring, soil samples will be collected in continuous ten-inch increments using a 3.25-inch inside diameter (ID), hand-operated, soil recovery auger. These soils will be visually inspected for physical characteristics including consistency, color and odor. Portions of soil samples collected from each boring location will be placed into laboratory supplied, glass containers for subsequent headspace analyses using an H-Nu photoionization detector (PID) or portable gas chromatograph (GC). Duplicate portions of selected soil and groundwater samples will be placed in an ice-filled, insulated container immediately upon their collection for subsequent laboratory analyses as determined appropriate by the Project Manager. Analytical parameters may include volatile organic and polynuclear aromatic compounds.

Task Seven - Prepare the Phase I Report. A Phase I report

will be written which details the methodology, findings and recommendations of the investigation at the site. Its focus will be on the identification and assessment of environmental hazards associated with the property (if any) and to make specific recommendations regarding the need for additional investigative activities as warranted. The final report will include a preliminary identification of general areas of environmental hazards (if present).

Fees

The following fees are proposed for Limited Phase I Environmental Assessment of the subject property:

Phase I Environmental Site Assessment: \$1,800 (NOT TO EXCEED)

The results of this assessment will be summarized in a letter report and presented to your office within three to four weeks of project authorization.

We look forward to the opportunity to work with you on the subject project. Should you have any questions or require additional information, please do not hesitate to contact our office.

Acknowledgement

To indicate your acceptance of this proposal for Limited Phase I Environmental Site Assessment of the subject property, please sign and return the enclosed copy as authorization for us to proceed.

Authorization:

By: Stan Gardner

Date: June 16, 1982

B

THURSDAY
JUNE 4, 1992
POST-TRIBUNE

Portage moves on marina

► It would be on the east side of Burns Waterway, just south of U.S. 12, and would be owned by the Little Calumet commission but operated by Portage.

By Tim Zorn

Staff writer

PORTAGE — Plans for developing a public 254-boat marina in Portage are moving aggressively ahead, a top U.S. Army Corps of Engineers official learned Wednesday.

Officials from Portage and the Little Calumet River Basin Development Commission told Lt. Col. Randall Inouye, who heads the Corps' Chicago District office, that they hope to open the new marina in 1994.

The marina would be on the east side of Burns Waterway, just south of U.S. 12. It would be owned by the Little Calumet commission but operated by Portage.

The construction cost is estimated at \$6 million.

"This is a good-quality facility, and kind of a standard for other developments," Dan Gardner, director of the Little Calumet commission, said during a meeting with Inouye and Rich Carlson, the Corps' deputy district engineer, at Portage City Hall.

Portage now is asking engineering firms

► BOATING

to submit proposals for preparing the final development plans, City Engineer John Hannon said.

Opening the marina would fulfill Indiana's part of a nearly 10-year-old agreement with the Corps.

In 1984, the Corps finished building a breakwater at the mouth of Burns Waterway to shelter boats entering and leaving Lake Michigan.

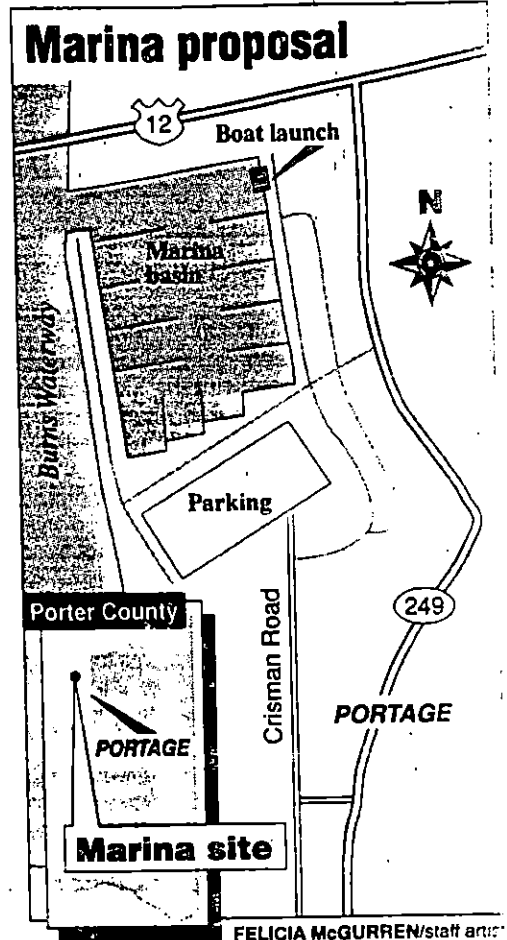
Before starting that work, the Corps said a new, 250-boat marina should be built along the waterway.

Gardner said the Little Calumet commission tried to find private developers to build the marina, but no firms could come up with enough financing.

The issue came to a head last year after boaters complained that Burns Waterway was becoming too shallow.

When the Corps said it would not dredge the waterway again unless the marina were built, Portage became a partner in the project.

Some of the funding to build the marina will come from a bond issue, which would be repaid by the marina's revenues. Other money is expected to come from the city's share of Lake Michigan Marina Development Commission funds, a state grant and, the city hopes, other state or federal funding.



FELICIA MCGURREN/staff artist

Post-Tribune Thursday, June 4, 1992

Marina plans flow forward

PORTAGE — Plans for developing a public 254-boat marina in Portage are moving aggressively ahead, a top U.S. Army Corps of Engineers official learned Wednesday.

Officials from Portage and the Little Calumet River Basin Development Commission told Lt. Col. Randall Inouye, who heads the Corps' Chicago District office, that they hope to open the new marina in 1994.

The marina would be on the east side of Burns Waterway, just south of U.S. 12. It would be owned by the Little Calumet commission but operated by Portage.

The construction cost is estimated at \$6 million.

LITTLE CALUMET RIVER BASIN DEVELOPMENT COMMISSION
MONTHLY BUDGET REPORT
JUNE 30, 1992

ACCOUNT	DESCRIPTION	BUDGET AMOUNT	AMOUNT PAID PREVIOUSLY	UNPAID BALANCE	AMOUNT READY FOR PAYMENT	PROJECTED BALANCE
5119	PER DIEM EXPENSES	\$16,000.00	100.00	15,900.00	2,700.00	\$13,200.00
5311	LEGAL EXPENSES	7,500.00	1,674.65	5,825.35	283.33	5,542.02
5312	NIRPC SERVICES	94,000.00	31,047.19	62,952.81	6,204.69	56,748.12
5323	TRAVEL & MILEAGE	7,500.00	114.00	7,386.00	410.90	6,975.10
5331	PRINTING & ADVERTISING	2,000.00	49.00	1,951.00	0.00	1,951.00
5341	BONDS & INSURANCE	7,500.00	5,426.50	2,073.50	0.00	2,073.50
5361	EMERGENCY MAINTENANCE COSTS	3,000.00	0.00	3,000.00	0.00	3,000.00
5399	MEETING EXPENSES	2,500.00	496.77	2,003.23	300.78	1,702.45
5410	LEGAL SERVICES	50,000.00	13,607.50	36,392.50	3,464.00	32,928.50
5420	PROFESSIONAL SERVICES	250,000.00	96,849.00	153,151.00	11,362.89	141,788.11
5430	PROJECT LAND PURCHASE COSTS	3,902,705.00	35,392.82	3,867,312.18	0.00	3,867,312.18
5440	PROPERTY/STRUCTURES INSURANCE	25,000.00	14,115.00	10,885.00	771.88	10,113.12
5450	UTILITY RELOCATION COSTS	100,000.00	9,100.80	90,899.20	8,399.80	82,499.40
5460	PROJECT LAND CAPITAL IMPROVEMENTS	150,000.00	3,740.00	146,260.00	0.00	146,260.00
5470	STRUCTURES CAPITAL IMPROVEMENT	40,000.00	33,020.45	6,979.55	0.00	6,979.55
5480	BURNS WATERWAY BREAKWATER	44,000.00	0.00	44,000.00	0.00	44,000.00
5490	ESCROW ACCOUNT	908,000.00	0.00	908,000.00	0.00	908,000.00
TOTAL:		\$5,609,705.00	\$244,733.68	\$5,364,971.32	\$33,898.27	\$5,331,073.05

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
5119	ARLENE COLVIN	300.00	PER DIEM EXPENSES INCURRED 1/1 - 6/30/92
5119	CHARLES AGNEW	250.00	PER DIEM EXPENSES INCURRED 1/1 - 6/30/92
5119	CLYDE BAUGHARD	400.00	PER DIEM EXPENSES INCURRED 1/1 - 6/30/92
5119	DAVID SPRINGMAN	350.00	PER DIEM EXPENSES INCURRED 1/1 - 6/30/92
5119	GEORGE CARLSON	400.00	PER DIEM EXPENSES INCURRED 1/1 - 6/30/92
5119	JOHN DEMEO	100.00	PER DIEM EXPENSES INCURRED 1/1 - 6/30/92
5119	NATHANIEL LEONARD	350.00	PER DIEM EXPENSES INCURRED 1/1 - 6/30/92
5119	WILLIAM CRITSER	150.00	PER DIEM EXPENSES INCURRED 1/1 - 6/30/92
5119	WILLIAM TANKE	400.00	PER DIEM EXPENSES INCURRED 1/1 - 6/30/92
5310	LOUIS M. CASALE	283.33	RETAINER BILLING FOR JUNE, 1992
5312	NIRPC	6,204.69	FOR SERVICES PERFORMED DURING MAY 1992
5323	ARLENE COLVIN	31.50	MILEAGE EXPENSES INCURRED 1/1 - 6/30/92
5323	CHARLES AGNEW	35.00	MILEAGE EXPENSES INCURRED 1/1 - 6/30/92
5323	CLYDE BAUGHARD	40.00	MILEAGE EXPENSES INCURRED 1/1 - 6/30/92
5323	DAN GARDNER	52.40	MILEAGE EXPENSES INCURRED 6/3 - 6/26/92
5323	DAVID SPRINGMAN	57.50	MILEAGE EXPENSES INCURRED 1/1 - 6/30/92
5323	GEORGE CARLSON	8.00	MILEAGE EXPENSES INCURRED 1/1 - 6/30/92
5323	JOHN DEMEO	27.00	MILEAGE EXPENSES INCURRED 1/1 - 6/30/92
5323	NATHANIEL LEONARD	35.00	MILEAGE EXPENSES INCURRED 1/1 - 6/30/92
5323	SANDY MORDUS	29.50	MILEAGE EXPENSES INCURRED 1/16 - 6/25/92
5323	WILLIAM CRITSER	22.50	MILEAGE EXPENSES INCURRED 1/1 - 6/30/92
5323	WILLIAM TANKE	72.50	MILEAGE EXPENSES INCURRED 1/1 - 6/30/92
5399	RIGBY'S RESTAURANT	300.78	MEETING EXPENSES INCURRED ON 6/17/92
5410	LOUIS M. CASALE	3,464.00	LAND ACQUISITION LEGAL SERVICES 5/27 - 6/25/92
5421	MILO F. VALE & CO., INC.	2,720.00	COST INCURRED RE: APPRAISALS ON DC LCRBDC PROPERTY
5422	ABONMARCHE	2,300.00	COMPLETION OF TASK #7
5423	CHICAGO TITLE INSURANCE CO.	154.00	TITLE WORK INCURRED ON DC 301
5423	CHICAGO TITLE INSURANCE CO.	2,795.00	TITLE WORK INCURRED ON LCRBDC PROPERTY
5423	CHICAGO TITLE INSURANCE CO.	65.00	TITLE WORK INCURRED ON DC 109
5423	NIPSCO	30.64	UTILITY BILL RE: PUMPING EXPENSES 5/14 - 6/15/92
5423	R.W. ARMSTRONG & ASSOC., INC.	1,080.90	FOR GENERAL SERVICES RENDERED THROUGH 5/22/92
5423	R.W. ARMSTRONG & ASSOC., INC.	1,312.60	FOR GENERAL SERVICES RENDERED THROUGH 6/19/92
5424	ROBERT B. STOFFER	904.75	LAND ACQUISITION/MANAGEMENT FOR SERVICES RENDERED 6/3 - 6/22/92
5440	DON POWERS AGENCY, INC.	172.88	ADDITIONAL PREMIUM REGARDING MAINTENANCE BUILDING
5440	VALPARAISO INSURANCE	599.00	COMMERCIAL/GENERAL LIABILITY INSURANCE AUDIT
5450	R.W. ARMSTRONG & ASSOC., INC.	5,084.50	FOR UTILITY RELOCATION SERVICES RENDERED THROUGH 5/22/92
5450	R.W. ARMSTRONG & ASSOC., INC.	3,315.30	FOR UTILITY RELOCATION SERVICES RENDERED THROUGH 6/19/92
		=====	
		33,898.27	

ADJUTANT GENERAL'S OFFICE

ATTENDANCE ROSTER

Name of meeting: LCRBDC

Date: July 1, '92

	NAME (please print)	Organization and/or Address	
1	D. R. Shapiro	8230 Wicker PK Dr	1
2	VIRGIL MEIER	8131 SYCAMORE HIGH	2
3	Bob Huffman	Munster	3
4	in Vanderheyden	Dyer Const Co	4
5	JAMES FLORA	R.W. ARMSTRONG	5
6	Pete Zak	South Shore Marina Inc	6
7	Mary Jane Zak	" " " "	7
8	LEON F. WELLS	LAKE CO. HWY DEPT.	8
9	Siavash, Beik	IDNR - water	9
10	Ala Kennedy	JCPB	10
11	BOB SHULTS	ABON MARCHE	11
12	CHUCK ECKENSTAHLE	"	12
13			13
14			14
15			15
16			16
17			17
18			18
19			19
20			20
21			21
22			22
23			23
24			24
25			25
26			26
27			27
28			28
29			29
30			30
31			31

Chairman:

Location: