



# Little Calumet River Basin Development Commission

6100 Southport Road

Portage, Indiana 46368

(219)763-0696

Fax (219)762-1653

GEORGE CARLSON, Chairman  
Mayor of Hammond's  
Appointment

CHARLES AGNEW, Vice-Chairman  
Governor's Appointment

JOHN DEMEO, Treasurer  
Governor's Appointment

NATHANIEL LEONARD, Secretary  
Lake County Commissioners'  
Appointment

ARLENE COLVIN  
Mayor of Gary's  
Appointment

WILLIAM CRITSER  
Governor's Appointment

STEVE DAVIS  
Dept. of Natural Resources'  
Appointment

EMERSON DELANEY  
Governor's Appointment

ROBERT HUFFMAN  
Governor's Appointment

WILLIAM TANKE  
Porter County Commissioners'  
Appointment

ROBERT TRELO  
Governor's Appointment

DAN GARDNER  
Executive Director

LOUIS CASALE  
Attorney

## MEETING NOTICE

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

**AT 6:30 P.M. THURSDAY, JANUARY 5, 1995**

**AT THE COMMISSION OFFICES  
6100 SOUTHPORT ROAD  
PORTAGE, IN**

## A G E N D A

1. Call to Order by Chairperson George Carlson
2. Recognition of Visitors, Guests
3. Approval of minutes of December 7, 1994 1-3
4. Nominating Committee Report for 1994 Election of Officers
5. Executive Director's Report
  - Status report on Gary Park Board/LCRBDC agreement - Met on 12/23 with Corps and Greg Reising
  - Commission letter to INDOT regarding proposed INDOT projects coordination with construction schedule of levee system 4-5
  - Other issues

6. Reports of Standing Committees

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

- Appraisals, offers, acquisitions, recommended actions
- Corps Real Estate meeting held 12/15/94 - major issues
- Meeting held with WHITECO on 12/12
  - Another meeting scheduled for 1/6/95 with city of Gary present
- Other issues

B. Project Engineering/Construction Committee - Robert Huffman,  
Chairman

- Wicker Park Manor construction progress report
- DNR letter to FEMA requesting floodplain mapping revision
- Other issues

6-7

C. Marina Development Committee - Bill Tanke, Chairman

- Sheetpiling work ongoing
- Marina progress report letter from Abonmarche
- Other issues

8-9  
10-11

D. Finance/Policy Committee - John DeMeo, Treasurer

- Financial status report
- Approval of claims for November, 1994
- Approval of 1994 Commission Operating Budget
- Approval of 1994 NIRPC Service Contract
- Other issues

12  
13-14

7. Other Business

8. Statements to the Board from the floor

9. Set date for next meeting; adjournment

MINUTES OF THE LITTLE CALUMET RIVER BASIN DEVELOPMENT COMMISSION  
HELD AT 6:30 P.M. WEDNESDAY, DECEMBER 7, 1994  
AT THE COMMISSION OFFICES  
6100 SOUTHPORT ROAD  
PORTAGE, INDIANA

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Chairman George Carlson called the meeting to order at 6:55 p.m. Eight (8) Commissioners were present. Quorum was declared and guests were recognized.

Development Commissioners:

George Carlson  
Charles Agnew  
Steve Davis  
Robert Huffman  
Robert Trelo  
John DeMeo  
Nathaniel Leonard  
William Tanke

Visitors:

Dave Taborski - Black Oak  
Bill Petrites - Highland  
Dave Hunter - A.C.O.E.  
Pete Zak - South Shore Marina  
Denis Buksa - Munster  
Donald Shapiro - Highland

Staff:

Jim Pokrajac  
Dan Gardner  
Lou Casale  
Sandy Mordus

The minutes of the November 9, 1994 meeting were approved after a correction was made adding Emerson Delaney to the list of Commissioners present (it was incorrectly listed that he was not at the meeting) by a motion from Chuck Agnew; motion seconded by William Tanke; motion passed unanimously.

Chairman George Carlson announced the re-appointment letter received from the Lake County Commissioners reappointing Nathaniel Leonard to a 4-year term.

Executive Director's Report - Mr. Gardner spoke on our continued efforts in working with the Gary Park Board attorney, Greg Reising, in trying to reach a satisfactory agreement acceptable to us, the Gary Park Board and the Corps. Staff and the Land Acquisition Committee has met with them and progress is continuing in coming to a mutual agreement. Mr. Agnew made a motion to continue negotiations in the hope of bringing back a contract at the next meeting and possibly being in a position to interview/select an architect; motion seconded by Robert Huffman; motion passed unanimously.

/

Mr. Gardner stated that Dave Hunter, Corps Project Manager, met with the committee prior to the meeting. He stated that it appears that re-authorization from Congress may be necessary as the project costs have risen over the authorization limit. The irony is that as the project stretches out, the cost goes up. These are real costs and it further justifies that this budget session is critical to the project. Mr. Hunter addressed the Commission and stated the Corps is trying their best to hold the costs; they are concerned about the cost increase and schedule changes also. A lengthy discussion followed.

Land Acquisition Committee - Land Acquisition Chairman Chuck Agnew made a motion to authorize a settlement price of \$625 on DC359 to avoid condemnation costs; motion seconded by Nathaniel Leonard; motion passed unanimously.

Mr. Agnew made a motion for Commission to accept appraisals and authorize the attorney to make uniform offers and condemnation if necessary on the parcels known as DC441, 442, 444, 448, 457, 458, 462, 463; motion was seconded by Bob Trelo; motion passed unanimously.

Project Engineering Committee - Mr. Huffman reported that a walk-thru inspection on Stage II Phase 3A was done on December 2nd. He reported that progress is continuing to be made at Wicker Park Manor subdivision in Highland. The old levee has been degraded and material placed on new levee for planting zone. Project is about 77% complete; essentially, all clay has been laid. Anticipated completion date is May of 95.

Marina/Breakwater Committee - Committee Chairman Bill Tanke announced the marina groundbreaking ceremony date is November 18th. The sheetpiling has been started. He stated that staff would be meeting periodically with the city, Abonmarche and the contractor to ensure everything is on schedule.

Nathaniel Leonard asked whether Dyer Construction has corrected the situation of backfilling the area along Burns Ditch and erecting a silt fence to prevent soil erosion and sedimentation in the Ditch; Mr. Gardner informed him that it has been done.

Mr. Tanke pointed out that there was no date on the last letter received from Abonmarche. Staff is to inform them to make sure that a date is on all future correspondence.

Finance/Policy Committee - Treasurer John DeMeo made a motion to transfer \$5,000 from Budget Line 5884 to Budget Line 5821 to cover anticipated costs in that line for the remainder of the year; motion seconded by Robert Trelo; motion passed unanimously. Mr. DeMeo then presented the financial status report for October as well as the claims amounting to \$32,573.74; motion seconded by Bob Trelo; motion passed unanimously.

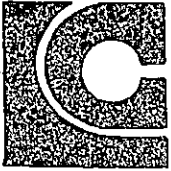
Other Business - There was none.

Statements from the floor - Don Shapiro from Highland complained of sewage being dumped in the river. He stated that the sanitary and storm lines were in a combined sewer system.

There being no further business, the next Commission meeting was scheduled for Thursday, January 5, 1995.

/sjm





# Little Calumet River Basin Development Commission

6100 Southport Road

Portage, Indiana 46368

(219)763-0696

Fax (219)762-1653

GEORGE CARLSON, Chairman  
*Mayor of Hammond's  
Appointment*

December 27, 1994

CHARLES AGNEW, Vice-Chairman  
*Governor's Appointment*

JOHN DEMEO, Treasurer  
*Governor's Appointment*

NATHANIEL LEONARD, Secretary  
*Lake County Commissioners'  
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DAN GARDNER  
*Executive Director*

LOUIS CASALE  
*Attorney*

Ms. Stephanie Kaiser  
Chief of Public Affairs  
Indiana Department of Transportation  
Public Affairs Office, Rm. N755  
110 North Senate Avenue  
Indianapolis, Indiana 46204-2249

Dear Ms. Kaiser:

We are writing this request on behalf of the Little Calumet River Basin Development Commission and the Army Corps of Engineers regarding the coordination of the construction schedule for the installation of our levee system for flood control of the Little Calumet River with the proposed INDOT projects adjacent to our project. It is imperative that we coordinate our schedules to adequately protect adjacent property owners from flood damage.

Could you please give me the proposed bid release dates, projected construction completion dates, and any other pertinent information you may have affecting these dates? If they are not proposed, please give reasons for contingencies. The following projects are critical to our planning:

1. Cline Avenue & I-80/94 (construction of new interchange and any work to be done to the South on Cline Avenue), Highland/Black Oak
2. Burr Street & I-80/94 (construction of interchange), Gary
3. Grant Street & I-80/94 (raising of clover leaf & raising of Grant Street to the South), Gary
4. Georgia Street & I-80/94 (installation of (4) 8' x 8' concrete box culverts under I-80/94 and East of Georgia St.), Gary
5. Indianapolis Blvd, South of I-80/94 over the Little Calumet River (installing a new bridge over the Little Calumet River), Hammond/Highland

We are most concerned regarding the lack of timely scheduling of an interchange reconstruction/raising project at Grant Street & I-80/94 in Gary. This project is critical to allowing the completion of some \$40 million in Federal flood

Ms. Stephanie Kaiser  
December 27, 1994  
Page 2

that the project would proceed to design with letting about 1997 and be appropriately cost shared calculated to the respective jurisdictional facilities and involved in the project. The most recent Transportation Improvement Plan for INDOT submitted to the Northwestern Indiana Regional Planning Commission showed an interchange project for Grant St. & I-80/94 for the year 2005. This greatly disturbs us and puts at risk the Federal project construction schedule.

We would appreciate this response in writing at your earliest convenience in order to help with our scheduling for the flood control project. Any questions regarding this request may be directed to me at 219/763-0696.

Sincerely,



Dan Gardner  
Executive Director

/sjm

cc: Mayor Barnes, city of Gary  
Arlene Colvin, Gary representative to Commission  
Frank DeRisi, INDOT LaPorte District Superintendent  
Dave Hunter, A.C.O.E.



INDIANA DEPARTMENT OF NATURAL RESOURCES

PATRICK R. RALSTON, DIRECTOR

Division of Water  
402 W. Washington St., Rm. W264  
Indianapolis, Indiana 46204-2748  
317-232-4160  
FAX: 317-233-4579

December 5, 1994

Janet Odeschoo, Director  
Mitigation Division  
Federal Emergency Management Agency  
Region V  
175 West Jackson Blvd., 4th Floor  
Chicago, Illinois 60604

Dear Ms. Odeschoo:

Thank you for your letter dated November 2, 1994 to Mr. James Hebenstreit of my staff concerning our request for a Letter of Map Revision (LOMR) for the portion of the Town of Highland's Flood Insurance Study known as Wicker Park Manor Subdivision along the Little Calumet River.

In your letter you requested that we review and concur with the new United State's Army Corps of Engineers (USACE) existing conditions model referred to as UNET. While we have received some information and positive comments regarding the use of this modeling in this type of physical setting, my staff has no experience or formal training in the use of this model. Therefore we are unable at this time to comment on or concur with the analysis done by the USACE.

In regards to your suggestion that the Conditional Map Revision procedure be followed, we are concerned about the effects of delaying the revision of the mapping until completion of the Little Calumet River Flood Control Project which appears to be a minimum of four years away. During that time local officials will be faced with the continuing dilemma of either requiring the owners of new or substantially damaged homes to elevate to the base flood elevation or issuing a variance which I do not believe could be justified under FEMA's existing criteria. In addition, the homeowners will be forced to pay the additional costs of elevating these structures or paying sizable flood insurance premiums if a variance is granted. Finally my staff will be faced with the prospect of having to recommend that FEMA initiate enforcement action against the Town of Highland if they proceed to issue variances to homeowners in the Wicker Park Manor Subdivision. Such action would have potential financial ramifications for all property owners in the floodplain areas within the Town of Highland.

The State of Indiana committed a significant amount of staff time and effort in attempting to facilitate the removal of this area from the floodplain and allow the affected homeowners to repair their houses. The State cooperated in efforts to expedite construction of the Corps levee adjacent to this area and financed and built a temporary steel sheet piling wall, all for the purpose of seeking your approval of

"EQUAL OPPORTUNITY EMPLOYER"



Letter to Janet Odeshoo  
December 5, 1994  
Page Two

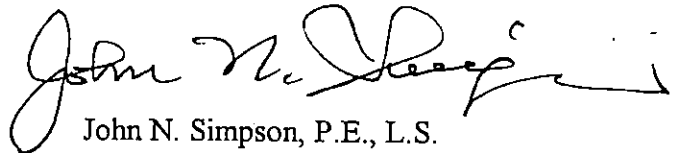
revising the current floodplain mapping at this site. After reviewing Mr. Arlyn Brower's February 22, 1992 response to me, it was our assumption that we would be able to seek a letter of map revision at this site once the Corps' levee project was underway at this site and 50% complete. The delay in revising the mapping until 1998 would render the time, effort and monies expended by the State of Indiana useless.

Therefore, I would request that you reconsider the option of issuing a letter of map revision for the area of the Wicker Park Manor Subdivision at this time. If the primary problem in issuing such a revision is the freeboard provided by the temporary closure structure at Indianapolis Boulevard we would be happy to investigate other options which might address this concern. If there are additional aspects of the protection being provided to the Wicker Park Manor Subdivision about which you have concerns, I would also ask that you explain those concerns and we will attempt to address them.

This agency remains committed to sound floodplain management and we believe that this particular area is now protected from the threat of flooding. Therefore in fairness to the homeowners in the Wicker Park Manor Subdivision, we request that the revision of the floodplain mapping be accomplished as soon as possible.

I look forward to your response to these comments and if you have any additional questions, please contact Mr. James Hebenstreit or myself at the address shown above or by telephone at (317) 232-4163.

Very truly yours,



John N. Simpson, P.E., L.S.  
Director  
Division of Water

JNS/JJH/mls

pc: Dan Gardner  
Ken Mika



# THE ABONMARCHÉ GROUP

95 West Main Street, P.O. Box 1088, Benton Harbor, MI 49023 616.927.2295 FAX 616.927.4639

Affiliated Offices: Mishawaka, Indiana and Michigan City, Indiana

## \*\*\* MEMORANDUM \*\*\*

**DATE:** December 14, 1994

**TO:** John Hannon, P.E. - City of Portage  
Dan Gardner - LCRBDC  
Fred Heltenen - Hardman Const.  
Mike Vanderheyden - Dyer Const.  
Tom Largura - Superior Const.  
Bob Nickleson - Crisman Sand Co.

**FROM:** Mark McClellan - Abonmarche Consultants Inc.

**RE:** *MDM*  
Portage Municipal Marina  
Weekly Construction Report  
12/07/94 - 12/14/94

- 1) Approximately 400 l.f. of sheet piling placed to date. Placed 125 l.f. of sheeting on Tuesday the 13th, which is in desired range of productivity. (100 to 150 l.f. per day.)
- 2) Hardman anticipates finishing the east side by Friday.
- 3) Change Order for the switch from concrete to sheet piling deadmen had not been approved yet, but will go before the board on Tuesday, December 27th.
- 4) John Hannon was quite sure that the Change Order would be approved and told Larry Chaffee (Hardman Const.) that installation of the sheet piling deadmen could proceed before the actual approval, pointing out, however, that it would be Hardman's decision and at their own risk.
- 5) Apparently Crisman Sand Co. had not received notice from Dyer/Superior to cease all excavation along the north slope. Crisman has continued excavation in this area, removing earth down to top of sea wall elevation and back to the tieback staking.
- 6) Due to this excavation being done, earth anchors are no longer an option. Sheet piling or concrete deadmen and tiebacks will be used requiring the removal of the concrete transformer pad. Crisman will remove and set aside. It will be determined

Memorandum

Page 2

December 16, 1994

at a later date if existing pad will be used or a new pad poured.

- 7) Crisman agreed to work in cooperation with Hardman to prepare the north slope for sheet piling and tiebacks; continue excavation.
- 8) Dyer/Superior - Backfill of area along Burns Ditch is not complete yet. Silt fence needs to be in place now along area that has been backfilled.
- 9) Abonmarche will send survey crew on Friday Dec. 16th to stake the north side-top of sea wall, the cantilevered section in the northeast corner, and the remaining sea wall on the south end.
- 10) Crisman Sand Co. site foreman, Chuck Kincheloe, agreed to be present at weekly progress meetings. Next meeting Wednesday, December 21, 1994 on site.

Should you have any questions regarding this report, please contact our office.

MDM/jeg

**NORTHWEST INDIANA'S  
LEADING NEWSPAPER**

DECEMBER 11, 1994

Newsstand: \$1.50 / Home Delivery: \$1.08

# Post-Tribune

**PORTER  
COUNTY**

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**Sunday**

## Early demand buoys hope for bustling marina

► Forty slips have been reserved for 1996.

By Joyce Russell

Correspondent

PORTAGE — The walls of the new public marina are just being installed.

But 40 people already have put themselves on the pre-reservation list to rent slips once it opens in 1996.

### ► PORTAGE

The 250-slip marina is being jointly developed by the city of Portage and the Little Calumet River Basin Development Commission at the southwest corner of U.S. 12 and Indiana 249.

The first phase of 150 slips will open by the 1996 boating season. The second phase, containing the remaining 100 slips, will be under construction soon after.

While it is too early to discuss specific

economic impact on the area and on tourism, some businessmen and officials are already banking on what the marina will bring to the city and the county.

"The public marina impacts favorably on our development," said Herb Lasser, who along with others, is planning a 600-slip private marina and 400 housing units along the Burns Waterway not far from the public marina.

"We will be selling slips instead of leasing them. There are demands and needs for both, and the two will enhance each other,"

said Lasser.

Bill Vaughn, chairman of the marina committee of the Porter County Convention, Recreation and Visitor Commission, is hoping the public marina will attract boats now kept in New Buffalo, Mich., and Chicago.

"There will be a push on our part to attract those people to the marina in Portage," said Vaughn. Those people will dock their boats at the marina and drive to north Porter County, spending time, and hopefully money, in the area.

### INSIDE

Tourism officials will boast Porter County's abundant lodging and other attractions to visitors to casinos in adjoining Lake and LaPorte counties.

Story, B1

# Marina construction is now in full swing

By Jim Masters

Workmen began driving steel sheet piling into the ground last week, as construction of the Portage public marina project is now full speed ahead.

The sheet piling comprises the walls of the marina basin. The material is able to withstand 36,500 pounds of pressure per square inch.

Once completed, the marina will offer 250 slips, launch ramps, public access fishing pier (handicapped accessible), fish cleaning station and a boat fuel facility.

The project carries a \$2.5 million price tag, funded through state and federal grant monies.

The marina will be built in two phases, with the first numbering around 150 slips, depending on how far the available dollars will stretch.

The city has already begun a list of boaters wanting a slip.

The construction is visible from the south side of Route 12, situated directly across from Lefty's Coho Landing.

Hardeman Construction Co. was hired to install the sheet piling. Their work will continue as long as weather allows, and then resume in the spring. They have 120 days to get the job done.

The next step—either cutting into the Portage-Burns Waterway and flooding the basin, or constructing the slips first—is yet to be decided.

The marina should be fully operational by the start of the 1996 boating season.

It's likely that a private firm will be contracted to run the marina for the city and its partner, the Little Calumet River Basin Development Commission.

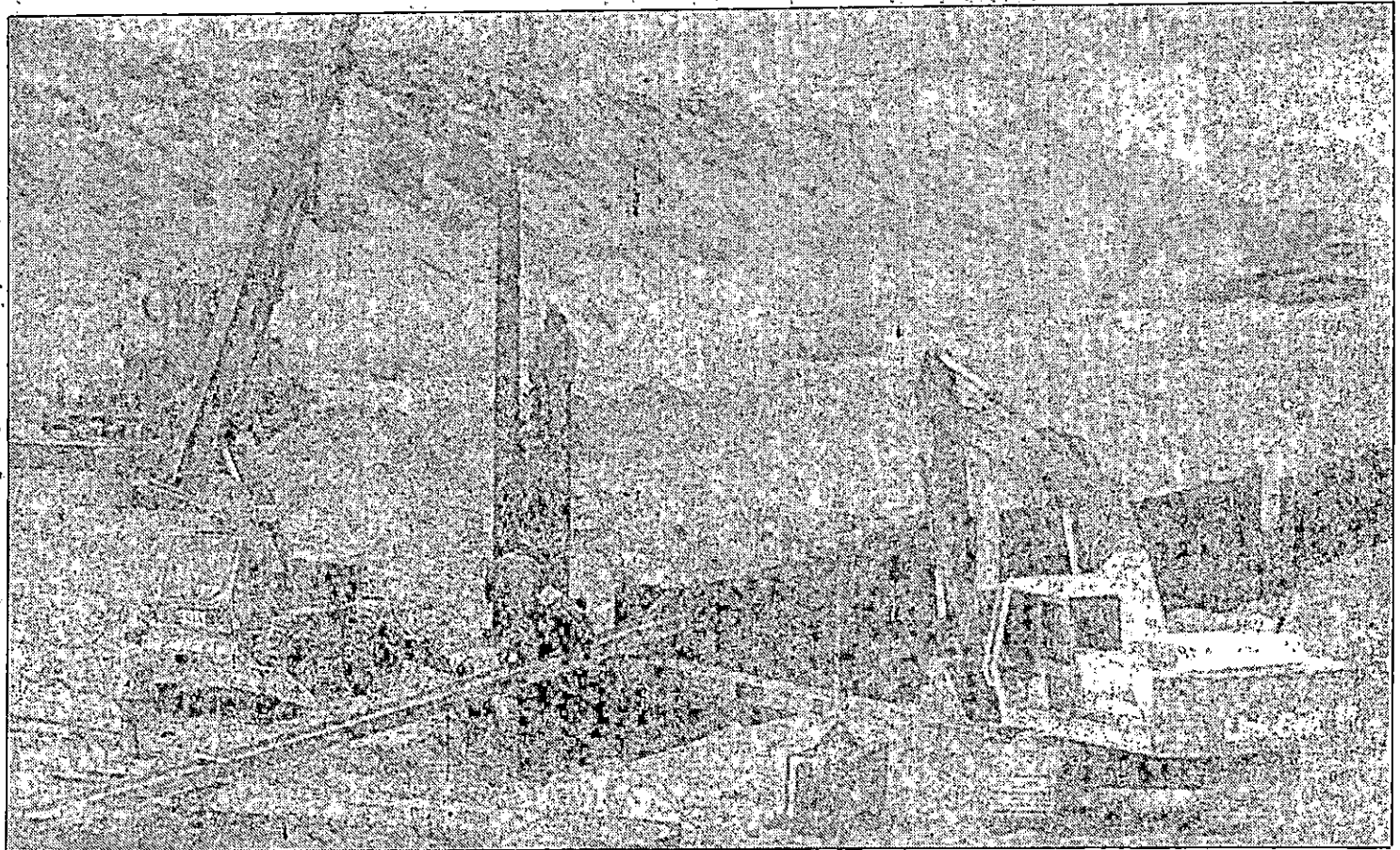


Photo by Jim Masters

Workers for Hardeman Construction are busy installing the sheet piling at the Portage public marina (Dec. 16).

**LITTLE CALUMET RIVER BASIN DEVELOPMENT COMMISSION**  
**FINANCIAL STATEMENT**  
**JANUARY 1, 1994 - NOVEMBER 30, 1994**

CASH POSITION - JANUARY 1, 1994

CHECKING ACCOUNT

LAND ACQUISITION	76,807.73	
GENERAL FUND	163,792.37	
TAX FUND	1,493.97	
INVESTMENTS	1,016,000.00	
ESCROW ACCOUNT INTEREST	32,799.47	
		1,290,893.54

RECEIPTS - JANUARY 1, 1994 - NOVEMBER 30, 1994

LEASE RENTS	29,285.45	
INTEREST INCOME	12,588.12	
LAND ACQUISITION	522,596.24	
MISCELLANEOUS INCOME	65,397.10	
ESCROW ACCOUNT INTEREST	28,518.11	
KRBC REIMBURSEMENT RE: TELEPHONE CHARGE	1,925.11	
REAL ESTATE TAXES	594.86	
TOTAL RECEIPTS		660,904.99

DISBURSEMENTS - JANUARY 1, 1994 - NOVEMBER 30, 1994

1993 EXPENSES PAID IN 1994	52,004.57	
PER DIEM EXPENSES	4,355.00	
LEGAL SERVICES	2,833.30	
NIRPC SERVICES	77,093.62	
TELEPHONE EXPENSES	4,992.54	
TRAVEL & MILEAGE	6,407.32	
PRINTING & ADVERTISING	1,412.35	
BONDS & INSURANCE	5,739.63	
MEETING EXPENSES	5,563.41	
LAND ACQUISITION		
LEGAL SERVICES	43,706.10	
APPRAISAL SERVICES	19,700.00	
ENGINEERING SERVICES	37,510.78	
LAND PURCHASE CONTRACTUAL	81,267.45	
LAND MANAGEMENT SERVICES	60,367.75	
PROPERTY & STRUCTURE	76,790.77	
MOVING & RELOCATION	6,950.00	
REAL ESTATE TAXES	1,251.20	
PROPERTY & STRUCTURE INSURANCE	19,450.00	
UTILITY RELOCATION COSTS	152,345.68	
LAND CAPITAL IMPROVEMENT	67,186.92	
TOTAL DISBURSEMENTS :		726,928.39

CASH POSITION - NOVEMBER 30, 1994

CHECKING ACCOUNT

LAND ACQUISITION	71,928.77	
GENERAL FUND	73,806.10	
TAX FUND	1,817.69	
INVESTMENTS	1,016,000.00	
ESCROW ACCOUNT INTEREST	61,317.58	
		1,224,870.14



# CLAIMS READY FOR PAYMENT

ACCOUNT	VENDOR NAME	AMOUNT	EXPLANATION OF CLAIM
5801	EMERSON DELANEY	250.00	PER DIEM EXPENSES 8/4-12/20/94
5801	CHARLES AGNEW	350.00	PER DIEM EXPENSES 8/4-12/20/94
5801	ROBERT TRELO	350.00	PER DIEM EXPENSES 8/4-12/20/94
5801	ROBERT HUFFMAN	350.00	PER DIEM EXPENSES 8/4-12/20/94
5801	ARLENE COLVIN	250.00	PER DIEM EXPENSES 8/4-12/20/94
5801	NATHANIEL LEONARD	200.00	PER DIEM EXPENSES 8/4-12/20/94
5801	GEORGE CARLSON	300.00	PER DIEM EXPENSES 8/4-12/20/94
5801	JOHN DEMEO	350.00	PER DIEM EXPENSES 8/4-12/20/94
5801	WILLIAM TANKE	400.00	PER DIEM EXPENSES 8/4-12/20/94
5811	LOUIS M. CASALE	283.33	ATTORNEY RETAINER FEE FOR DECEMBER 1994
5821	JOHN DEMEO	65.50	MILEAGE EXPENSES 8/4-12/28/94
5821	WILLIAM TANKE	72.50	MILEAGE EXPENSES 8/4-12/28/94
5821	ARLENE COLVIN	20.50	MILEAGE EXPENSES 8/4-12/28/94
5821	SANDY MORDUS	32.00	MILEAGE EXPENSES FOR NOVEMBER 1994
5821	EMERSON DELANEY	48.50	MILEAGE EXPENSES 8/4-12/28/94
5821	CHARLES AGNEW	25.50	MILEAGE EXPENSES 8/4-12/28/94
5821	NATHANIEL LEONARD	20.00	MILEAGE EXPENSES 8/4-12/28/94
5823	ROBERT HUFFMAN	66.50	MILEAGE EXPENSES 8/4-12/28/94
5823	ROBERT TRELO	57.50	MILEAGE EXPENSES 8/4-12/28/94
5824	MCI	172.05	TELEPHONE CHARGES FOR NOVEMBER, 1994 (KRBC TO PAY A PORTION)
5824	GTE	256.46	TELEPHONE CHARGES FOR NOVEMBER, 1994 (KRBC TO PAY A PORTION)
5825	BEACH CAFE	47.00	MEETING EXPENSES INCURRED ON 12/29/95
5838	LOUIS M. CASALE	3,810.00	LAND ACQUISITION LEGAL SERVICES FOR DECEMBER 1994
5841	GEORGE WILKES	750.00	APPRIASAL SERVICES ON URBAN LEAGUE PROPERTY
5841	LAKE COUNTY CLERK	900.00	APPRAISAL FEE ON BENTON PROPERTY DC 293
5842	COLE ASSOCIAES INC.	4,377.00	ENGINEERING SERVICES ON EASEMENT SURVEY
5843	LAKE COUNTY TREASURER	4,070.00	TITLE WORK ON 37 PARCELS IN PROJECT AREA
5843	CHICAGO TITLE INSURANCE CO.	527.00	TITLE WORK INCURRED ON DC 334, 263 & 538
5843	MELISSA STEFANOVICH	32.50	LAND ACQUISITION SERVICES RENDERED 12/1-15/94
5843	NIPSCO	30.64	UTILITY BILL RE: PUMPING EXPENSES
5843	MELISSA STEFANOVICH	183.00	LAND ACQUISITION SERVICES RENDERED 11/18-30/94
5844	JAMES E. POKRAJAC	2,415.00	LAND ACQUISITION/MANAGEMENT SERVICES RENDERED 12/1-15/94
5844	JAMES E. POKRAJAC	2,387.25	LAND ACQUISITION/MANAGEMENT SERVICES RENDERED 11/16-30/94
5861	CHICAGO TITLE INSURANCE CO.	7,700.00	PURCHASE PRICE OF PROPERTY DC 389 (ADAMS)
5861	LAKE COUNTY CLERK	1,400.00	ACQUISITION COST FOR CONDEMNATION OF DC 293 (BENTON)
5861	ELIJAH STANCIEL	625.00	PURCHASE PRICE OF PROPERTY DC 359
		<u>33,174.73</u>	

**LITTLE CALUMET RIVER BASIN DEVELOPMENT COMMISSION**  
**MONTHLY BUDGET REPORT**  
**DECEMBER 31, 1994**

ACCOUNT DESCRIPTION	BUDGET AMOUNT	AMOUNT PAID PREVIOUSLY	UNPAID BALANCE	AMOUNT READY FOR PAYMENT	PROJECTED BALANCE
5801 PER DIEM EXPENSES	\$16,000.00	5,321.80	10,678.20	2,800.00	\$7,878.20
5811 LEGAL EXPENSES	7,500.00	3,116.63	4,383.37	283.33	4,100.04
5812 NIRPC SERVICES	94,000.00	84,183.29	9,816.71	0.00	9,816.71
5821 TRAVEL & MILEAGE	12,500.00	11,726.54	773.46	408.50	364.96
5822 PRINTING & ADVERTISING	2,000.00	1,305.06	694.94	0.00	694.94
5823 BONDS & INSURANCE	7,500.00	5,732.63	1,767.37	0.00	1,767.37
5824 TELEPHONE COSTS	6,000.00	3,860.13	2,139.87	428.51	1,711.36
5825 MEETING EXPENSES	7,500.00	6,260.89	1,239.11	47.00	1,192.11
5838 LEGAL SERVICES	50,000.00	44,530.10	5,469.90	3,810.00	1,659.90
5840 PROFESSIONAL SERVICES	250,000.00	194,523.00	55,477.00	15,672.39	39,804.61
5860 PROJECT LAND PURCHASE COSTS	2,052,517.00	78,628.72	1,973,888.28	9,725.00	1,964,163.28
5881 PROPERTY/STRUCTURES INSURANCE	25,000.00	19,450.00	5,550.00	0.00	5,550.00
5882 UTILITY RELOCATION COSTS	250,000.00	152,345.68	97,654.32	0.00	97,654.32
5883 PROJECT LAND CAPITAL IMPROVEMENTS	150,000.00	68,156.92	81,843.08	0.00	81,843.08
5884 STRUCTURES CAPITAL IMPROVEMENT	27,000.00	0.00	27,000.00	0.00	27,000.00
5891 DNR/Shoreline Sand Fund	28,124.24	27,071.24	1,053.00	0.00	1,053.00
5892 ESCROW ACCOUNT	1,500,000.00	0.00	1,500,000.00	0.00	1,500,000.00
TOTAL:	\$4,485,641.24	\$706,212.63	\$3,779,428.61	\$33,174.73	\$3,746,253.88

AGREEMENT BETWEEN THE  
LITTLE CALUMET RIVER BASIN DEVELOPMENT COMMISSION  
AND THE  
NORTHWESTERN INDIANA REGIONAL PLANNING COMMISSION  
FOR THE PROVISION OF GENERAL SERVICES

BY AGREEMENT MADE AND ENTERED INTO, on the date hereinafter written, by and between the NORTHWESTERN INDIANA REGIONAL PLANNING COMMISSION, hereinafter referred to as "NIRPC", and the Little Calumet River Basin Development, hereinafter called the "LCRBDC", under the terms and conditions hereinafter set forth, the following is hereby agreed:

- A. NIRPC shall provide the LCRBDC services and assistance as is required by the LCRBDC to carry out its purposes under its enabling statute, IC S14-6-29.5 - 1 through 10, inclusive.
- B. NIRPC shall assign Daniel Gardner to serve part time (approximately 50% of total hours) in the capacity of Executive Director of the Little Calumet River Basin Development Commission and Sandra Mordus to serve full time in the capacity of Little Calumet River Basin Development Commission Operations Coordinator. NIRPC shall be compensated six thousand dollars (\$6,000) per month for services provided by these two staff members. The amount is intended to cover both direct salary and fringe benefit costs. Should the need arise to replace either of these staff members during the course of the Agreement, it will be done with the mutual consent of both parties to this Agreement. Should either staff member receive a salary increase during the course of this agreement, the amount charged may be increase on a basis equivalent to the percentage salary increase.
- C. In conjunction with the above designated staff, NIRPC shall provide adequate office space and furnishing for their use and make available use of all common facilities within the overall NIRPC offices such as conference and meeting rooms, hallways, restrooms, etc.; the provision of basic utilities such as gas, electric and water; and the provision of reception services including the answering of telephones and greeting of visitors.

1994  
\$5,775/month

MEMORANDUM

Page 2

December 29, 1994

- 7) Fred Heltenen expects sheet piling construction to finish as scheduled, Jan. 15th. However, the deadman, waler and tie rod installation is behind schedule. Fred expects a change in completion date for these tasks and will revise the construction schedule after Jan. 1st.
- 8) Next meeting Wednesday, January 4, 1995 on site; as Hardman will not be working all of next week, 12/26/94 - 12/30/94.

Should you have any questions regarding this report, please contact our office.

MDM/jeg

## City marina 'reinforced'

By Jim Masters

The Portage public marina will become a little more sturdy than originally planned, and it won't cost any more to do it.

To stabilize the marina basin's steel retaining walls, they will be reinforced with I-beams and tied 15 feet back with metal rods. The original plans called for concrete to hold the walls in place.

The Portage Board of Works approved the change of work order at Tuesday's (Dec. 27) meeting.

The new design came at the request of the contractor, Hardeman Construction, which was concerned the concrete might not set properly in cold weather, explained city engineer John Hannon.

Hardeman will pay the extra cost. Hannon, who recommended the change, said this is a better design overall, but the intent of the original plan was to keep

See — MARINA — Page 4

## Marina

From page 1

costs down.

"This will do as well or better than what's designed," said Hannon.

The installation of the steel sheet piling, which comprise the walls of the marina basin, will continue as long as the weather allows, said Hannon.

The first phase of the marina--approximately 150 slips--should be completed by the start of the 1996 boating season.

# Marina won't open until 1996, but slip waiting list is growing

► A 600-slip private marina and housing are planned near the public marina.

By Joyce Russell

Correspondent

PORTAGE — The walls of the new public marina are just being installed.

But 40 people already have put themselves on the pre-reservation list to rent slips once it opens in 1996.

The 250-slip marina is being jointly developed by the city of Portage and the Little Calumet River Basin Development Commission at the

## ► PORTAGE

southwest corner of U.S. 12 and Indiana 249.

The first phase of 150 slips will open by the 1996 boating season. The second phase, containing the remaining 100 slips, will be under construction soon after.

While it is too early to discuss specific economic impact on the area and on tourism, some businessmen and officials are already banking on what the marina will bring to the city and the county.

"The public marina impacts favorably on our development," said Herb Lasser, who along with others, is planning a 600-slip private marina

and 400 housing units along the Burns Waterway not far from the public marina.

"We will be selling slips instead of leasing them. There are demands and needs for both, and the two will enhance each other," said Lasser.

Bill Vaughn, chairman of the marina committee of the Porter County Convention, Recreation and Visitor Commission, is hoping the public marina will attract boats now kept in New Buffalo, Mich., and Chicago.

"There will be a push on our part to attract those people to the marina in Portage," said Vaughn. "Those people will dock their boats at the marina and drive to north Porter County, spending time, and hopefully money, in the area."



PLEASE SIGN

# ATTENDANCE ROSTER

Name of meeting: LCRBDC

Date: 1-5-95

	NAME (please print)	Organization and/or Address	
1	JIM FLORA	R.W. ARMSTRONG	1
2	Pete ZAK	So. Shore MARINA	2
3	DAVE TABORSKI	BLACK OAK	3
4	Sheryl FREELAND-MCCRADY	Governors Regional Office / SPECIAL ASST.	4
5	Cecelia Wallace	NIMR	5
6	Ka		6
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24			24
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26			26
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30			30
31			31

Chairman:

Location:

New  
Language

- D. NIRPC shall assign a clerical level employee to provide support service to the LCRBDC on a part-time basis estimated to be 50% to 75% of full-time service. The LCRBDC shall compensate NIRPC \$18./hr for actual hours of service provided to LCRBDC.
- E. In addition to the above designated staff and space, NIRPC shall provide the LCRBDC with two additional 10' by 10' offices for use by its employees or agents. For these two staff offices, the LCRBDC shall compensate NIRPC at the rate of five hundred dollars (\$500.00) per month.
- F. NIRPC shall set the salaries for those employees working primarily for the LCRBDC at levels recommended by the LCRBDC and agreed upon by the NIRPC Executive Director.
- G. The Executive Director of the LCRBDC will continue to function as Chief Staff Officer for the LCRBDC and be responsible for the operational and administrative functioning thereof including, but not limited to, the following:
- Attendance at all regular and special meetings of the LCRBDC.
  - The conduct and coordination of negotiations for the Local Cooperation Agreement with the Army Corps of Engineers and all necessary State, County and local sub-Agreements to cause the construction and ensure funding of the flood control/recreation project and breakwater project.
  - The negotiation, coordination and/or preparation of all Federal, State and local legislative contracts, hearings and presentations relative to the LCRBDC business.
  - The presentation and negotiation with local municipalities, park boards, highway departments and sanitary boards relating to needed items of cooperation for the flood control, recreation and marina projects along the Little Calumet River.



1994

\$425/month

- H. NIRPC shall provide the following financial management assistance to the LCRBDC and shall be compensated for such service by the LCRBDC at the rate of four hundred thirty-five dollars (\$435) per month.
1. Aid the LCRBDC in preparation of its budget and provide accounting services for the receipt, investment and disbursement of its funds, all in accordance with applicable State Board of Accounts guidelines, statute, and guidelines set out by the Commission herein or otherwise.
  2. Deposit LCRBDC funds in the name of the LCRBDC and in depositories designated the LCRBDC.
  3. Disburse LCRBDC funds only upon authorization to do so by the LCRBDC and presentation of a State Board of Accounts standard claim form signed by at least two Commission members and approved by the LCRBDC at a regular or special meeting. Checks shall be drawn from an account in the LCRBDC's name and shall be signed by the Treasurer and one other officer.
  4. Provide monthly financial reports and line item financial accounting of budgeted expenditures.
- I. The LCRBDC shall be responsible for the cost associated with the installation and use of its own telephone lines. Such lines installed will be compatible with telephone equipment owned by NIRPC.
- J. NIRPC shall make available use of its postage machine. Actual postage cost shall be billed to the LCRBDC.
- K. NIRPC shall make available to the LCRBDC the use of its copy machine. Use of this equipment will be billed at the rate of \$5.00 per month plus \$.06 per copy.
- L. NIRPC shall make available use of its facsimile machine. Use of this equipment shall be billed at the rate of \$5.00 per month plus actual long distance phone charges.
- M. LCRBDC agrees not to install within the NIRPC offices telephone, copier, or facsimile equipment. Any furniture or other equipment installed shall be located within the spaces designated for the exclusive use of the LCRBDC.

- N. NIRPC shall make available the use of its graphics and printing equipment and personnel. Graphics and printing time charges will be billed at twenty dollars (\$20.00) per hour. No per copy charge will be made. No charge will be made for bond paper or miscellaneous printing supplies. However, special order items will be billed as material costs. Such items include, but are not limited to, metal plates, envelopes, binders, labels and other specialty items for printing and graphic work.
- O. NIRPC may make available additional space or other services to the LCRBDC on a direct request basis. NIRPC shall bill the LCRBDC for such services on a basis that is mutually agreed to by the parties.
- P. NIRPC shall provide itemized monthly billings for services performed. Payment shall be due within thirty (3) days after billing.
- Q. This agreement shall be effective January 1, 1995, and shall terminate December 31, 1995. However, either party may terminate the agreement at an earlier date by providing written notice of intent at least 60 days prior to an effective termination date, which shall coincide with the last day of a calendar month.

NORTHWESTERN INDIANA REGIONAL  
PLANNING COMMISSION

By:

\_\_\_\_\_  
James E. Ranfranz  
Executive Director

ATTEST:

\_\_\_\_\_  
Hugh Rhein  
Director of Finance and  
Administrative Services

LITTLE CALUMET RIVER BASIN  
DEVELOPMENT COMMISSION

By:

\_\_\_\_\_  
Chairman

ATTEST:

\_\_\_\_\_  
Dan Gardner,  
Executive Director



DEPARTMENT OF THE ARMY  
CHICAGO DISTRICT, CORPS OF ENGINEERS  
111 NORTH CANAL STREET  
CHICAGO, ILLINOIS 60606-7206

REPLY TO  
ATTENTION OF

Project Management Branch

5 JAN 1995

Mr. Dan Gardner  
Executive Director  
Little Calumet River Basin  
Development Commission  
6100 Southport Road  
Portage, Indiana 46368

Dear Mr. Gardner:

We have communicated to the Federal Emergency Management Agency that we will provide technical information for Flood Insurance Map Revisions for the Little Calumet River Indiana Project area by community as the flood protection features are completed for each respective community. Our first report will be prepared for the City of Gary, which is the first community to receive protection. The current schedule is to complete the flood protection features in Gary by December 1997. Our procedure is to complete the technical report and provide it to the community at that time, who then can proceed with requesting the map revisions.

We have no objection to placing the Whiteco sign within the project floodplain as long as the owners receive what wetland permits are necessary from our Detroit District and local permits are obtained.

Sincerely,

Richard E. Carlson

for Deputy District Engineer (PM)



# THE ABONMARCHÉ GROUP

95 West Main Street, P.O. Box 1088, Benton Harbor, MI 49023 616.927.2295 FAX 616.927.4639

Affiliated Offices: Mishawaka, Indiana and Michigan City, Indiana

## \*\*\* MEMORANDUM \*\*\*

**DATE:** December 21, 1994

**TO:** John Hannon, P.E. - City of Portage  
Dan Gardner - LCRBDC  
Fred Heltenen - Hardman Const.  
Mike Vanderheyden - Dyer Const.  
Tom Largura - Superior Const.  
Bob Nickleson - Crisman Sand Co.

**FROM:** Mark McClellan - Abonmarche Consultants Inc.  
*MM*

**RE:** Portage Municipal Marina  
Weekly Construction Report  
12/14/94 - 12/21/94

- 1) Approximately 750 l.f. of sheet piling placed to date. Of this, approximately 150-200 l.f. of sheet piling has been driven to grade. Approximately 950 l.f. of sheet piling remains to be driven.
- 2) Cantilevered retaining wall sheet piling is driven. The top wall is driven to grade and about half of the lower wall is driven to grade.
- 3) Cost comparison of concrete vs. sheet piling deadmen reviewed and approved by Fred Heltenen - Hardman Construction, delivered to John Hannon.
- 4) Pay request will be prepared for sheet piling construction completed (driven to grade) through Friday, Dec. 23. Payment for sheet piling driven to grade will be 50% of total sea wall installation, for walers installed = 25%, and for tie rods/deadmen installed = 25%. These pay request amounts were approved by John Hannon.
- 5) Larry Chaffee has scheduled this Friday to finish driving the east wall sheet piling to grade.
- 6) John Hannon requested that either Mike or Bob Vanderheyden be present at the weekly construction meetings.





# 1995 OPERATING BUDGET

Budget Code	Category	1994 Budget	Monies spent thru November 1994	Proposed 1995
<b><u>ADMINISTRATIVE BUDGET</u></b>				
5801	Per Diem Expenses	16,000	5,321.00	16,000
5811	Legal Services	7,500	3,116.00	7,500
5812	NIRPC Services	94,000	84,183.00	125,000
	(a) Basic staff support			
	(b) Mileage/expenses			
	(c) Room rental			
	(d) Postage			
	(e) Copying machine			
	(f) Printing/graphics labor			
	(g) Office supplies			
	(h) Other			
5821	Travel and Mileage	7,500	11,726.00	7,500
5822	Printing and Advertising	2,000	1,305.00	2,000
5823	Bonds and Insurance	7,500	5,732.63	7,500
5824	Telephone Costs	6,000	3,860.00	6,000
5825	Meeting Expenses	7,500	7,499.00	7,500
<b>SUB TOTAL</b>		<b>148,000</b>	<b>95,883.41</b>	<b>179,000</b>
<b><u>LAND ACQUISITION/PROJECT DEVELOPMENT BUDGET</u></b>				
5838	Legal Services	50,000	48,360	75,000
5840	Professional/Consultant Services	250,000	193,000	350,000
5841	Appraisal Services			
5842	Engineering/design services			
5843	Land Purchase contractual services			
5844	Land management services			
5845	Facilities/project maintenance services			
5846	Operational services			
5847	Surveying services			
5848	Economic/marketing sources			
5860	Project Land Purchase Costs	2,052,517	82,711	2,510,000
5861	Property & Structures costs			
5862	Moving/relocation costs			
5863	Real Estate Taxes owed account (pass through)			
5881	Property/Structures Insurance	25,000	19,450	25,000
5882	Utility Relocation Costs	250,000	151,687	1,000,000
5883	Land Capital Improvements	150,000	68,000	150,000
5884	Structures Capital Improvements	40,000	-	40,000
5891	DNR/Shoreline sand fund - Remainder	(1,053)		(1,053)
5892	Project Cost Share Payments/Escrow Account	1,500,000	-	750,000
<b>SUB TOTAL</b>		<b>4,317,517</b>	<b>563,208</b>	<b>5,900,000</b>
<b>TOTAL BUDGET</b>				<b>6,079,000</b>

\*Project Land Acquisition/Development Budget Fund Parameters Based On:

Remaining allocated funds-93	\$1,900,000
Appropriated 89/91 funds not allocated	\$4,000,000
Available for budget purposes	\$5,900,000