



# Little Calumet River Basin Development Commission

6100 Southport Road

Portage, Indiana 46368

(219)763-0696

Fax (219)762-1653

CHARLES AGNEW, Chairman  
Governor's Appointment

WILLIAM TANKE, Vice-Chairman  
Porter County's Commissioners'  
Appointment

NATHANIEL LEONARD, Treasurer  
Lake County Commissioners'  
Appointment

ROBERT HUFFMAN, Secretary  
Governor's Appointment

GEORGE CARLSON  
Mayor of Hammond's  
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

JOHN DEMEO  
Governor's 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 4, 1996  
AT THE COMMISSION OFFICE  
6100 SOUTHPORT ROAD  
PORTAGE, IN**

## A G E N D A

1. Call to Order by Chairman Charles Agnew
2. Recognition of Visitors, Guests
3. Approval of minutes of December 6, 1995
4. Approval on selection of 1996 Election of Officers
5. Chairman's Report
  - Appointment of Committee membership for 1996
6. Executive Director's Report
  - Comments regarding Commission Retreat meeting
  - Approval of 1996 NIRPC Services Contract
  - Corps letter re: East reach remediation post authorization change
  - Community Forum meeting scheduled for 1/11/96 for east reach remediation area

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7. Reports of Standing Committees

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

- Appraisals, offers, acquisitions, recommended actions
- Corps Real Estate meeting held December 14th
- Action needed on filing of condemnations
- Other issues

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

- Project engineering meetings held this month:
  - Meeting city of Hammond on 12/6 re: recreation trails
  - Meeting held with Corps on 12/8 to discuss betterment levee
  - Utility coordination meeting held on 12/12 to review Stage V Phase 3
- Other issues

C. Legislative Committee - Robert Trelo, Chairman

D. Marina Development Committee - Bill Tanke, Chairman

- Marina Project construction progress
- Report on Portage Board of Works project bidding status
- Amendment to Inter-local Agreement with the City
- Request from Abonmarche for increase for Task #12 Contract bidding in Services agreement
- Other issues

9

E. Finance/Policy Committee - George Carlson, Treasurer

- Financial status report
- Approval of claims for December, 1995
- Approval of 1996 Commission Operating Budget
- Corps withdrawal letter for \$160,000 from escrow account
- Corps request letter for \$139,200 to be placed into the escrow account
- Other issues

10-11  
12-13  
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15  
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8. Other Business

9. Statements to the Board from the floor

10. Set date for next meeting; adjournment



MINUTES OF THE LITTLE CALUMET RIVER BASIN DEVELOPMENT COMMISSION  
HELD AT 6:30 P.M. WEDNESDAY, DECEMBER 6, 1995  
AT THE COMMISSION OFFICE  
6100 SOUTHPORT ROAD  
PORTAGE, INDIANA

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Chairman Chuck Agnew called the meeting to order at 6:35 p.m.  
Eight (8) Commissioners were present. Quorum was declared and  
guests were recognized.

Development Commissioners:

Charles Agnew  
William Tanke  
Robert Trelo  
Steve Davis  
Robert Huffman  
Emerson Delaney  
Nathaniel Leonard  
John DeMeo

Staff:

Dan Gardner  
Jim Pokrajac  
Lou Casale  
Sandy Mordus  
Judy Vamos  
Melissa Stefanovich

Visitors:

Jim Flora - RWarmstrong  
Rex Sherrard - SEH, Griffith  
Rebecca Kuhr - IDNR, Div. of Water  
Ken Smith - IDNR, Div. of Water  
Denis Buksa  
Kathy Pokrajac  
Emery Vamos  
Debi Delaney  
Mike Mordus  
Karen Flora  
Joyce Agnew  
Barbara Trelo  
Chris Huffman

Chairman Agnew congratulated Arlene Colvin on her re-appointment  
for a four year term to the Commission by the Mayor of Gary.

The minutes of the November 2, 1995 meeting were approved by a  
motion from John DeMeo; motion seconded by Bob Huffman; motion  
passed unanimously.

The minutes of the special Executive Session meeting held on  
November 20, 1995 were approved by a motion from John DeMeo; motion  
seconded by Bob Huffman; motion passed unanimously.

Chairman Agnew chose to appoint the Commission as a whole for  
selection of 1996 Commission officers instead of appointing a  
Nominating Committee.

The Finance Committee will meet soon to oversee preparation of a  
1996 Budget. Information will be going on the special meeting to  
be held on December 16. Review for the upcoming year will be  
identified.

Executive Director's Report - Executive Director Dan Gardner referred to a letter in the packet from the Corps to INDOT relative to Grant Street improvement project. Elevation is still an issue. We will assist in helping to obtain any right-of-way needed for INDOT and we will pursue with INDOT to establish the required elevation.

Mr. Gardner also referred to the Corps letter addressed to the Commission regarding the necessity of a written relocation plan by the Gary Redevelopment Commission, who will be the agency of the city that will assist us in relocating any displaced persons because of the project. Also, a public forum meeting needs to be scheduled in which all people affected by the project east of Martin Luther King Drive will be invited to. Possible dates we are looking at for this meeting are January 9, 10 or 11th. Commissioners will be notified as soon as date is set.

Land Acquisition Committee - Committee member Steve Davis gave the report. Mr. Davis made a motion to approve a negotiated settlement on seven properties to avoid condemnation - DC173 for \$1,800; DC264 for \$1,000; DC347 for \$1,200; DC371 for \$2,500; DC375 for \$700; DC453 for \$2,000 and DC459 for \$1,660. Motion was seconded by Bill Tanke; motion passed unanimously.

Nathaniel Leonard made a motion for staff to proceed with the condemnations of DC173 (Lot 5 Block 30 Tolleston Club Properties) and DC304 (Lots 4 & 5 Block 22 Tolleston Club Properties); motion seconded by Bill Tanke; motion passed unanimously.

Mr. Davis also informed Commission that a Corps real estate meeting had been held on November 17th.

Project Engineering Committee - Committee Chairman Bob Huffman gave the report. He reported that several meetings had been held concerning the Oxbow area in Hammond. Once approved recreation plans are in place, attorney Casale will work with the city's attorney in drafting a lease agreement. Any area supporting recreation facilities must be in the Commission's ownership. The Corps is currently working on the recreation plan. First areas of recreation to be addressed are the Oxbow area, Lake Etta and Gleason Park area. We anticipate the recreation plan to be ready in several weeks. We have submitted some preliminary recreation plans to Gary for their concurrence. Mayor Barnes has reviewed them but no agreements are in place.

Mr. Huffman made a motion to approve a proposal for Dale Nimetz to do some slag work to improve access to Commission property in the area of 35th & Chase for an amount of \$600; motion seconded by Emerson Delaney; motion passed unanimously.

Legislative Committee - In Committee Chairman George Carlson's absence, Mr. Gardner reported that he felt it was significant that we were able to obtain the \$2 million of '89 Build Indiana money. The Commission was the only one that received any '89 monies at the Budget hearing and we were fortunate that those monies were available to us and not lost. A letter of appreciation to our legislators was sent out.

Marina/Breakwater Committee - Committee Chairman Bill Tanke reported on the bond hearing that was held on November 20th. No comments/questions were received. Attorney Casale reported that a change is being made in the bonding resolution. The amortization schedule is amended to reflect even payments over the period of time rather than higher payments at the beginning and lower payments at the end. Mr. Tanke made a motion to approve the amended Resolution 95-5; motion seconded by John DeMeo; motion passed unanimously. Resolution is made part of these minutes.

Mr. Tanke also stated that the city of Portage has not updated the joint agreement we have as of yet. Before the resolution can actually take effect, the agreement needs to be changed.

Mr. Tanke advised the Commissioners to go take a look at the marina site. Much progress has been made.

Mr. Tanke referred to a letter from the city to INDOT regarding access to the marina site from Highway 249. It is proposed to add a northbound left turn lane on Highway 249 into the site. The letter is a request letter to INDOT to do such.

Finance/Policy Committee - Treasurer Nathaniel Leonard presented a revised claim sheet to Commissioners that replaces the claim sheet in the agenda packet. Mr. Leonard made a motion to approve the financial status report for October as well as the November claims totaling \$278,516.96; motion seconded by Bob Trelo; motion passed unanimously.

Other Business - Mr. Gardner referred to a letter to INDOT supporting the reconstruction project of U.S. 41 over the river.

Statements from the floor - There were none.

There being no further business, the next regular Commission meeting was scheduled for Wednesday, December 6, 1995 in Portage.

RESOLUTION NO. 95-6

An Resolution amending Resolution No. 1995-5

WHEREAS, the Little Calumet River Basin Development Commission (the "Commission") adopted Resolution No. 1995-5, on November 20, 1995 (the "Resolution"), which Resolution authorized the issuance of the Commission's Marina Revenue Bonds of 1995 (the "Bonds"); and

WHEREAS, the Resolution provided that principal payments on the Bonds would equal one-fortieth (1/40) of the principal balance of the Bonds as determined on the date of final payment by the purchaser;

WHEREAS, based upon advice of the Commission's financial advisor, the Commission finds that payments of principal and interest should result in level annual debt service throughout the life of the Bonds, notwithstanding the final payment on the Bonds, and should be amortized based upon a twenty (20) year maturity schedule; and

WHEREAS, the Commission has determined to amend the Resolution to provide for level annual debt service;

NOW, THEREFORE, BE IT RESOLVED BY THE LITTLE CALUMET RIVER BASIN DEVELOPMENT COMMISSION:

Section 1. Section 2 of the Resolution is hereby amended and restated as follows:

"The Commission shall issue its marina revenue bonds in an aggregate principal amount not to exceed Seven Hundred Twenty Thousand Dollars (\$720,000) to be designated "Marina Revenue Bonds of 1996" for the purpose of procuring funds to apply on the cost of said Project, capitalized interest and issuance costs. Said bonds shall be issued and sold at a price not less than 99% of the face amount thereof in fully registered form in denominations of One Dollar (\$1) or any integral multiple thereof, numbered consecutively from 1 up, originally dated as of the date of delivery and the payment of

the first draw and shall bear interest from the original date until the first day of the month five (5) years after the original date ("Change Date") at a rate, calculated as of the date of delivery, equal to the weekly average yield on United States Treasury Securities adjusted to a constant maturity of five years, as made payable by the Federal Reserve Board rounded to the nearest eighth of one percentage point (.125 %) ("Index"). The interest rate will change on the Change Date to the Index as calculated on the date which is thirty (30) days preceding the Change Date. In no event shall the interest rate on the bonds exceed 12% per annum. Interest is payable semiannually on April 1 and October 1 of each year, commencing on October 1, 1996. Principal shall be payable in lawful money of the United States of America, at the principal office of the Paying Agent (as hereinafter defined) and such principal shall be payable semiannually on April 1 and October 1 of each year, commencing on the first April 1 or October 1 as determined by the Chairman and Treasurer, upon the advice of the Commission's financial advisor. The Commission shall make principal payments on the bonds in such amounts, based upon the principal balance as determined on the date of final payment by the purchaser, as will result in as level annual debt service as practicable, including interest payments, based upon a twenty (20) year amortization, with the final payment equal to the outstanding principal amount due on the bonds. The bonds shall have a final maturity of no later than ten (10) years after the bonds are delivered. The revenue bonds will be payable solely out of and constitute a first charge against the Net Revenues (herein defined as gross revenues after deduction only for the payment of the reasonable expenses of operation, repair and maintenance) of the marina."

Section 2. Any conforming changes to the form of the Bond as set forth in Section 5 of the Resolution required as a result of the adoption of this resolution are hereby authorized.

Section 3. All other provisions of the Resolution shall remain in full force and effect.

Section 4. This resolution shall be in full force and effect from and after its passage.

Adopted this 6<sup>th</sup> day of December, 1995.

LITTLE CALUMET RIVER BASIN  
DEVELOPMENT COMMISSION

Charles A. Agnew

Chairman

Armand Leonard

Robert E. Hoffman

Stephen E. Davis

Paul E. Smith

John S. B. Mc

Robert E. Smith

Ernest B. Mc

Attest:

Robert E. Hoffman

Secretary





## DEPARTMENT OF THE ARMY

CHICAGO DISTRICT, CORPS OF ENGINEERS

111 NORTH CANAL STREET

CHICAGO, ILLINOIS 60606-7206

REPLY TO  
ATTENTION OF

22 DEC 1995

Real Estate Division

**SUBJECT: Little Calumet Flood Control and Recreation Project  
East Reach Remediation Post Authorization Change**

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

Dear Mr. Gardner:

The East Reach Remediation Post Authorization Change (PAC) request will be submitted for review and approval shortly. As you are undoubtedly aware, the PAC, if approved, will extend the scope of the project to include the proposed Remediation of the East Reach as a cost-shared project segment. Until the PAC and the NEPA documents have been approved, any land acquisition would be at the Little Calumet River Basin Development Commission's sole risk.

The Real Estate Supplement to the PAC has been finalized with the notation that the Relocation Plan for displacees will be forwarded at earliest opportunity under separate cover. Although the Relocation Plan is, as you know, required to be included in the Supplement, the notation was added to avoid any delays in forwarding the PAC.

We understand that you again intend to use Gary Redevelopment to handle these relocations. We need their cooperation in completing and forwarding the Plan as soon as possible. To that end, we sent a previous Relocation Plan via FAX to your office on December 19, 1995 as a possible aid in completing the Plan quickly.

If you have any questions or concerns regarding this matter, please contact Mr. Emmett Clancy at (312) 353-6400, Extension 5005. We appreciate your prompt cooperation in this matter.

Sincerely,

PAUL H. BENKOWSKI  
Chief, Real Estate Division

# Little Calumet River Flood Control and Recreation Project

## *Community Forum*

The Little Calumet River Basin Development Commission and the U.S. Army Corps of Engineers will conduct a community forum regarding a portion of the Little Calumet River Flood Control and Recreation Project in the eastern portion of Gary.

Date: January 11, 1995

Time: 6:30 p.m.

Place: I.U. Northwest Conference Center  
3400 Broadway, Gary \*

The primary purpose of the forum is to describe the proposed flood control measures and invite public participation in the "scoping process," used to determine the issues and alternatives to be examined in an environmental assessment of the project. Public comments and concerns will be addressed in the environmental assessment. Upon release of the draft environmental assessment, the public will have an additional period of not less than 30 days to comment on the proposal.

Other issues to be discussed include identifying properties that may be protected and/or affected by the proposed work and federal and state real estate regulations regarding property owner rights under the law.

The Development Commission and the Corps of Engineers urge your participation in this forum to discuss issues that may affect your property. If you have any questions, please call Dan Gardner, Executive Director for the Little Calumet River Basin Development Commission at 219/763-0696.

\* (Directions to Conference Center: Off Broadway, turn west at the light on 35th street; Conference Center is building on right hand side)



# THE ABONMARCHE 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

December 27, 1995

Mr. John Hannon, P.E.  
City of Portage  
6070 Central Avenue  
Portage, Indiana 46368

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

Re: Portage Municipal Marina  
Project No. 95-446

Dear Messrs Hannon and Gardner:

This letter is to request a revision to the "Professional Services Agreement," as amended. Specifically, an increase is requested for Task #12, Contract Bidding. The reason for this request includes the following:

- A large number of bidding packages have been required, including is 60 packages for the Bathhouse Bid, which consisted of 28 plan sheets and a 1½ inch specification booklet.
- The bathhouse and skid piers were recently rebid, due to irregularities in the original bids received.
- The boardwalk and fishing platform will be rebid in the winter, due to only one (1) bid being received in the original bidding phase.

Due to the above, the following additional manhours have been and are anticipated to complete the bidding phase:

Project Manager/Architect	30 Hours at	\$70.00 per hour =	\$2,100.00
Intern Architect/Engineers	30 Hours at	\$45.00 per hour =	\$1,350.00
Clerical	8 Hours at	\$30.00 per hour =	\$240.00
Estimated Increase Task #			<u>\$3,690.00</u>
(Not to Exceed)			

Should you have any questions regarding this request, please do not hesitate to contact our office.

Sincerely,  
ABONMARCHE CONSULTANTS, INC.

*Jeffrey A. Bartoszek*  
Jeffrey A. Bartoszek, P.E.  
Vice President, Engineering

As authorization to proceed with the above services, please sign below, returning one copy to ABONMARCHE CONSULTANTS, INC., P.O. Box 1088, Benton Harbor, Michigan 49023.

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City of Portage

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Little Calumet River Basin Dev. Commission

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**LITTLE CALUMET RIVER BASIN DEVELOPMENT COMMISSION**  
**MONTHLY BUDGET REPORT, DECEMBER 31, 1995**

	1995							6 MONTH	UNALLOCATED
	BUDGET	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	ALLOCATED TOTAL	BUDGETED BALANCE
5801 PER DIEM EXPENSES	16,000.00	0.00	0.00	0.00	0.00	0.00	4,750.00	4,750.00	11,250.00
5811 LEGAL EXPENSES	7,500.00	283.33	283.33	283.33	283.33	283.33	283.33	1,689.98	5,800.02
5812 NIRPC SERVICES	125,000.00	7,500.43	7,263.75	8,185.08	8,205.97	8,391.82	8,661.28	48,208.33	76,791.67
5821 TRAVEL/MILEAGE	7,500.00	0.00	271.70	28.00	99.00	48.50	858.50	1,305.70	6,194.30
5822 PRINTING/ADVERTISING	2,000.00	45.00	122.05	0.00	9.50	21.50	719.54	917.59	1,082.41
5823 BONDS/INSURANCE	7,500.00	0.00	518.00	330.00	5,572.63	-0.00	0.00	6,420.63	1,079.37
5824 TELEPHONE EXPENSES	6,000.00	196.48	473.85	482.92	568.17	874.34	798.80	3,394.57	2,605.43
5825 MEETING EXPENSES	7,500.00	0.00	161.72	304.61	0.00	0.00	180.69	647.02	6,852.98
5838 LEGAL SERVICES	75,000.00	5,617.78	5,993.56	7,073.88	6,585.79	5,403.48	200.00	30,874.49	44,125.51
5840 PROFESSIONAL SERVICES	350,000.00	12,101.40	25,569.73	51,221.89	6,281.67	27,076.28	41,287.79	163,538.76	186,461.24
5860 PROJECT LAND PURCHASE EXP.	3,510,000.00	0.00	0.00	0.00	112,800.00	9,400.00	2,699.68	124,899.68	3,385,100.32
5881 PROPERTY/STRUCTURE INS.	25,000.00	0.00	0.00	18,735.00	0.00	0.00	0.00	18,735.00	6,265.00
5882 UTILITY RELOCATION EXP.	1,000,000.00	1,822.90	1,115.00	4,178.20	0.00	3,580.50	74,704.42	85,401.02	914,598.98
5883 PROJECT LAND CAP. IMPROV.	150,000.00	0.00	250.00	2,500.00	454.62	0.00	2,664.50	5,869.12	144,130.88
5884 STRUCTURES CAP. IMPROV.	40,000.00	1,462.50	975.00	1,412.00	0.00	0.00	0.00	3,849.50	36,150.50
5891 DNR/SHORELINE SAND FUND	(1,053.00)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(1,053.00)
5892 ESCROW ACCOUNT	750,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	750,000.00
	6,077,947.00	29,029.83	42,997.69	94,734.91	140,860.68	55,079.75	137,808.53	\$500,511.39	\$5,577,435.61

	1995							12 MONTH	UNALLOCATED
	BUDGET	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	ALLOCATED TOTAL	BUDGETED BALANCE
5801 PER DIEM EXPENSES	16,000.00	0.00	0.00	0.00	0.00	0.00	4,300.00	9,050.00	6,950.00
5811 LEGAL EXPENSES	7,500.00	283.33	283.33	283.33	283.33	283.33	283.33	3,399.96	4,100.04
5812 NIRPC SERVICES	125,000.00	9,886.78	7,761.94	7,508.90	7,507.95	7,608.18	0.00	88,482.08	35,017.92
5821 TRAVEL/MILEAGE	7,500.00	0.00	0.00	0.00	0.00	143.00	532.50	1,981.20	5,518.80
5822 PRINTING/ADVERTISING	2,000.00	199.01	39.35	0.00	134.28	133.16	0.00	1,423.39	576.61
5823 BONDS/INSURANCE	7,500.00	0.00	0.00	0.00	0.00	0.00	0.00	6,420.63	1,079.37
5824 TELEPHONE EXPENSES	7,500.00	655.67	668.15	753.83	578.20	850.28	617.88	7,518.58	(18.58)
5825 MEETING EXPENSES	7,500.00	0.00	9.61	0.00	0.00	0.00	219.72	876.35	6,623.65
5838 LEGAL SERVICES	75,000.00	5,574.59	5,923.78	6,298.19	4,724.53	8,783.27	9,982.73	72,161.58	2,838.42
5840 PROFESSIONAL SERVICES	350,000.00	38,490.98	21,043.90	38,124.50	20,808.85	28,423.47	31,712.18	342,142.64	7,857.36
5860 PROJECT LAND PURCHASE EXP.	3,510,000.00	151,067.00	39,890.68	11,774.26	6,715.09	82,949.77	7,309.00	424,605.48	3,085,394.52
5881 PROPERTY/STRUCTURE INS.	25,000.00	1,647.00	0.00	0.00	0.00	0.00	128.12	20,510.12	4,489.88
5882 UTILITY RELOCATION EXP.	1,000,000.00	0.00	24,494.32	49,481.93	0.00	149,342.50	0.00	308,719.77	691,280.23
5883 PROJECT LAND CAP. IMPROV.	150,000.00	0.00	1,840.77	2,000.00	0.00	0.00	3,337.00	13,046.89	136,953.11
5884 STRUCTURES CAP. IMPROV.	40,000.00	0.00	0.00	0.00	0.00	0.00	0.00	3,849.50	36,150.50
5891 DNR/SHORELINE SAND FUND	(1,053.00)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(1,053.00)
5892 ESCROW ACCOUNT	750,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	750,000.00
	6,077,947.00	207,804.36	101,955.83	116,224.94	40,752.23	278,516.96	58,422.46	\$1,304,188.17	\$4,773,758.83



**NORTHWESTERN INDIANA  
REGIONAL PLANNING COMMISSION**

6100 Southport Road • Portage, Indiana 46368

Phone: 219/763-6060 Fax: 219/762-1653

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

**Contract Code:** P-LCRBDC

**For:** Services Performed November 1995 **Internal Code:** P215

**Date:** December 6, 1995

**Invoice No:** 11/11

**I N V O I C E**

Salaries and Fringe benefits: Dan Gardner & Sandy Mordus	6,000.00
Room Rental for Additional LCRBDC Staff	500.00
Accounting Services	435.00
Facsimile Machine @ \$5.00/Mo. Plus Attachments	16.84
Postage: November, 1995	157.01
Copying Charges @ \$5.00/Mo. Plus \$.06/copy (2,954)	182.24
Graphics/Printing Time @ \$20/Hr (Attachments) (3.5 hrs)	70.00
Staff Mileage/Expenses:	0.00
Other Charges (Attachments) Long Distance (1.02) Paymaster Signature Plates (\$319.00)	320.02
Secretarial @ \$18.00/hr (17 hrs)	<u>306.00</u>
<b>TOTAL: NOVEMBER 1995</b>	<b>7,987.11</b>
<b>OUTSTANDING PAYMENT DUE:</b>	<b>0.00</b>
<b>TOTAL DUE:</b>	<b>\$ 7,987.11</b>



# CLAIMS PAYABLE FOR DECEMBER/95

ACCT	VENDOR NAME	AMOUNT	EXPLANATION OF CLAIM
5801	CHARLES AGNEW	650.00	PERDIEM FOR PERIOD JULY - DECEMBER 1995
5801	GEORGE CARLSON	500.00	PERDIEM FOR PERIOD JULY - DECEMBER 1995
5801	ARLENE COLVIN	350.00	PERDIEM FOR PERIOD JULY - DECEMBER 1995
5801	EMERSON DELANEY	300.00	PERDIEM FOR PERIOD JULY - DECEMBER 1995
5801	JOHN DEMEO	600.00	PERDIEM FOR PERIOD JULY - DECEMBER 1995
5801	BOB HUFFMAN	400.00	PERDIEM FOR PERIOD JULY - DECEMBER 1995
5801	NATHANIEL LEONARD	250.00	PERDIEM FOR PERIOD JULY - DECEMBER 1995
5801	WILLIAM TANKE	900.00	PERDIEM FOR PERIOD JULY - DECEMBER 1995
5801	BOB TRELO	350.00	PERDIEM FOR PERIOD JULY - DECEMBER 1995
5811	LOU CASALE	283.33	LEGAL SERVICES FOR DECEMBER, 1995
5821	GEORGE CARLSON	13.00	MILEAGE REIMBURSEMENT JULY - DECEMBER 1995
5821	ARLENE COLVIN	35.00	MILEAGE REIMBURSEMENT JULY - DECEMBER 1995
5821	EMERSON DELANEY	51.50	MILEAGE REIMBURSEMENT JULY - DECEMBER 1995
5821	JOHN DEMEO	89.25	MILEAGE REIMBURSEMENT JULY - DECEMBER 1995
5821	BOB HUFFMAN	67.00	MILEAGE REIMBURSEMENT JULY - DECEMBER 1995
5821	NATHANIEL LEONARD	26.00	MILEAGE REIMBURSEMENT JULY - DECEMBER 1995
5821	WILLIAM TANKE	131.75	MILEAGE REIMBURSEMENT JULY - DECEMBER 1995
5821	BOB TRELO	63.50	MILEAGE REIMBURSEMENT JULY - DECEMBER 1995
5821	CHARLES AGNEW	55.50	MILEAGE REIMBURSEMENT JULY - DECEMBER 1995
5824	GTE NORTH	257.72	TELEPHONE SERVICES FOR DECEMBER 1995
5824	MCI TELEPHONE	360.16	TELEPHONE SERVICES FOR DECEMBER 1995
5825	SPRING HOUSE INN	194.67	EXPENSES INCURRED AT RETREAT
5825	JAMES POKRAJAC	25.05	MEETING EXPENSE REIMBURSEMENT
5838	LOU CASALE	9,097.73	LAND ACQUISITION LEGAL SERVICES 11/21-12/21/95
5838	JAMES SPIVAK	885.00	LEGAL SERVICES 11/28 - 12/27/95
5842	ABONMACHE	19,015.38	ENGINEERING SERVICES ON PORTAGE MARINA 12/13/95
5843	CHICAGO TITLE INSURANCE	1,650.00	TITLE WORK PERFORMED ON DC-179A, 476, 494, 491, 477
5843	CHICAGO TITLE INSURANCE	375.00	TITLE WORK PERFORMED ON DC-451, 456, 448, 444, 452
5843	CHICAGO TITLE INSURANCE	390.00	TITLE WORK PERFORMED ON DC-179A, DC-307
5843	CHICAGO TITLE INSURANCE	150.00	TITLE WORK PERFORMED ON DC-336, DC-388
5843	CHICAGO TITLE INSURANCE	1,620.00	TITLE WORK PERFORMED ON DC-179A, 483, 488, 495, 481, 479
5844	JUDY VAMOS	1,346.62	LAND ACQUISITION/MANAGEMENT SERVICES 12/1-12/15/95
5844	JAMES POKRAJAC	2,534.60	LAND ACQUISITION/MANAGEMENT SERVICES 12/1-12/15/95
5846	HIPSCO	196.33	UTILITY SERVICES FOR DECEMBER 1995
5847	COLE ASSOCIATES	4,434.25	SURVEYING SERVICES 10/15-11/11/95
5861	LAKE COUNTY CLERK	100.00	FILING FEE ON CHASE ST. PRODUCE EVICTION
5861	LAKE COUNTY CLERK	5,000.00	PURCHASE PRICE ON DC-458
5861	LAKE COUNTY RECORDER'S OFFICE	159.00	RECORDING OF DOCUMENTS ON DC-321, 458, 459, 454, 449
5861	LEROY & P.J. SCOTT	1,000.00	PURCHASE PRICE ON DC-264
5861	BENNIE & BERNICE WILLIAMS	1,050.00	PURCHASE PRICE ON DC-231
5881	DON POWERS AGENCY	128.12	INSURANCE ON COMMISSION OWNED PROPERTY
5883	SOUTH SHORE MARINA	970.00	REMOVAL & STORAGE OF HANDRAILS
5883	SOUTH SHORE MARINA	2,367.00	TIRE DISPOSAL FROM COMMISSION PROPERTY - PARTIAL BILLING

TOTAL:

58,422.46

# 1996 OPERATING BUDGET

<u>Budget Code</u>	<u>Category</u>	<u>1995 Budget</u>	<u>Monies spent thru November 1995</u>	<u>Proposed 1996</u>
<b><u>ADMINISTRATIVE BUDGET</u></b>				
5801	Per Diem Expenses	16,000	4,750.00	16,000
5811	Legal Services	7,500	3,116.00	7,500
5812	NIRPC Services	125,000	73,373.00	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	1,306.00	10,000
5822	Printing and Advertising	2,000	1,562.00	2,000
5823	Bonds and Insurance	7,500	5,903.00	7,500
5824	Telephone Costs	6,000	6,304.00	6,000
5825	Meeting Expenses	7,500	701.00	7,500
<hr/>				
	<b>SUB TOTAL</b>	<b>179,000</b>	<b>97,015.00</b>	<b>181,500</b>

## **LAND ACQUISITION/PROJECT DEVELOPMENT BUDGET**

5838	Legal Services	75,000	61,239	125,000
5840	Professional/Consultant Services	350,000	277,417	350,000
5841	Appraisal Services			
5842	Engineering/design services			
5843	Land Purchase contractual services			
5844	Land management services			
5845	Facilities/project maintenance services			



REPLY TO  
ATTENTION OF

## DEPARTMENT OF THE ARMY

CHICAGO DISTRICT, CORPS OF ENGINEERS

111 NORTH CANAL STREET

CHICAGO, ILLINOIS 60606-7206

18 DEC 1995

Project Management Branch

Ms. Patricia M. Rench  
Operations Officer  
NBD Bank,  
1801 Kennedy Avenue  
Schererville, Indiana 46375

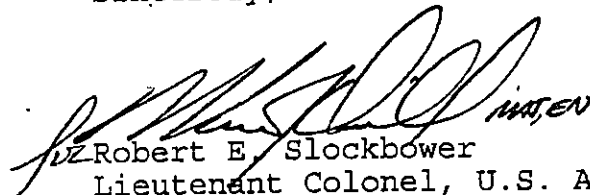
Subject: Little Calumet River Project Design Fund  
Escrow Account Number 7500-0441-5892

Dear Ms. Rench:

The Department of the Army hereby issues a written demand for withdrawal of \$160,000 from the referenced escrow account in accordance with the escrow agreement entered into on May 20, 1992.

Please provide the amount requested above in the form of a bank draft, payable to "FAO, U.S. Army Engineer Division, North Central". Please mail or otherwise deliver to this address to the attention of Ms. Sherrie Barham, CENCC-PP-PO, within 10 days of receipt of this letter.

Sincerely,

  
Robert E. Slockbower  
Lieutenant Colonel, U.S. Army  
District Engineer

✓ Copy Furnished:

Mr. Dan Gardner  
Executive Director  
Little Calumet River Basin  
Development Commission



## DEPARTMENT OF THE ARMY

CHICAGO DISTRICT, CORPS OF ENGINEERS

111 NORTH CANAL STREET

CHICAGO, ILLINOIS 60606-7206

REPLY TO  
ATTENTION OF

18 DEC 1995

Project Management Branch

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

Dear Mr. Gardner:

We request that the Little Calumet River Basin Development Commission provide an additional cash contribution of \$39,200 for the design of the non-Federal improvement associated with the construction of the Little Calumet River, Indiana Local Flood Protection and Recreation Project in accordance with article 1 of the Memorandum of Agreement executed on January 8, 1992.

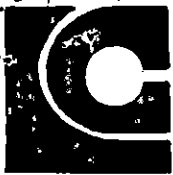
In accordance with article 3 of the agreement mentioned above, we would like to advise you that the cost for completing the design will exceed \$468,000. We are requesting that an additional \$100,000 be deposited in the escrow account. This money is needed to complete two contracts, one is for Geotechnical investigations and the other is for locating utilities and obtaining some survey information.

The total cost to prepare the design documents is \$568,000. The little Calumet River Basin Development Commission previously deposited \$428,800 into the escrow account. This requested contribution represent the remaining balance to account for the total cost. If you have any questions please contact Imad Samara at (312) 353-6400 Ext. 3054.

Sincerely,

*Richard E. Carlson*

Richard E. Carlson  
Deputy District Engineer  
for Project Management



December 29, 1995

## "ITEMS OF DISCUSSION"

### Motions:

#### LAND ACQUISITION:

1. Motion to condemn properties as listed at meeting.
1. Motion to increase real estate offer to avoid condemnation as listed at meeting

### ITEMS OF DISCUSSION:

1. HTRW issues being addressed by COE at Highland Dump (West of Cline), Lyles & Son Property, and City of Gary Dump (between Grant and Harrison).
  - A. Received ROE from Highland on 12/12/95. Corps currently putting together a bid package. Projected field analysis to be completed after 2/28/96, analytical complete 3/30/96.
  - B. Soil testing for the Lyles & Sons property has been completed - we are awaiting analysis from COE. Preliminary indications show no contaminants - still awaiting letter.
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2. Borrow Sites:
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3. Utility coordination (see attached "Hot Items" list for ongoing utility concerns for II-3C, II-3B, II-4 and IV-2). Only minor changes have occurred since last month.
4. Betterment Levee: Received proposed alignment DWG's from the COE on December 8, 1995. (This shows levee construction directly south of the NIPSCO R/W from Cline Avenue to Burr, over the N & S Railroad, then along the North Railroad R/W past Clark Road.
- A. We had a field walk-thru on November 15 to review property takes and road raisings.
  - B. Need to provide protection south of the river (Cline to Burr) prior to completing Stage IV-1.
  - C. Awaiting Corps analysis comparing GPM requirements for GSD and ourselves to determine cost breakdown for pump station. (Who pays how much).
  - D. We are currently reviewing this layout to see if we can reduce costs directly responsible to the Commission.
  - E. Need to review money availability to determine if we can do.
5. O/M Manual: Need specific information to begin coordination with communities for assigning responsibilities for maintenance, clean-up, security, inspections, emergency response, levee access, etc.
- A. A "Memo of Understanding" will be issued by the LCRBDC regarding emergency response. The COE has committed to install radio equipment (on a test basis) in Hammond, and with the Lake County Emergency Management Agency (Jeff Miller) by the end of January, 1996.
6. Reviewed current mitigation plan on 8/29 and discussed in detail with DNR, U.S. Fish & Wildlife & Lake County Parks
- A. We need final mitigation drawings from Corps and determination for taking in fee.
  - B. Had meeting with Hammond on the coordination for the OxBow recreation area on 11/14/95. Assured this will be part of 1996 recreation project, need to finalize design, need lease agreement with Hammond, and C.O.E

will send letter of intent for their participation no later than January 6, 1996.

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- Casale & Hammond Attorney (O'Connor) to work out lease agreement. (This will be done upon receipt of letter of intent from the C.O.E.

7. WHITECO:

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11. Had field meeting on 8/8 and office discussion on 8/10 with the Corps Value Engineering team. The purpose was to review the scope of work and see if money could be saved while still meeting design standards. We received the V.E. report (and their evaluation) from the Corps on December 8, 1995.

A. The following are some concerns, and findings from this report.

- Take the four (4) houses West of Hohman Avenue.
- C.O.E requested we submit comments for V-2 and V-3 no later than January 12, 1996.
- C.O.E requested we submit comments for remainder of west reach no later than February 23, 1996.

12. Submitted GPS coordinates to COE to allow them to complete Stage VI (Kennedy to Cline) engineering and real estate layouts.

A. COE said they needed some additional points located in the field and tied into the state plane coordinates. (We are waiting for this information, as marked on prints, from the Corps).

13. We have approved Cole and Associates to survey the property boundaries around the Marshalltown Subdivision in order to avoid negotiations with residents.

A. A meeting is tentatively scheduled with the property owners on January 11, 1996 to review the remediation area.

B. Cole survey to be completed & presented to us by December 29, 1995.

14. Lake Etta lease



## Little Calumet River Basin Development Commission

TO: SANDY MORDUS, JIM POKRAJAC, JUDY VAMOS  
FROM: MELISSA STEFANOVICH MS  
RE: LIST OF CONDEMNATIONS W/LEGALS FOR MINUTES OF JANUARY COMMISSION MEETING  
DATED: December 28, 1995

Here is a list of condemnations for the January Commission meeting:

<u>DC#</u>	<u>Legal Description</u>	<u>Stage/Phase</u>	<u>Memo</u>
DC-224	L20, Bl.17, Tolleston Club Prop.	IV-2B Levee	
DC-230	L29, Bl.17, Tolleston Club Prop.	IV-2B Levee	
DC-240	L13 & 14, Bl.18, Toll. Club Prop.	IV-2B Levee	
DC-333	L25, Bl.29, Tolleston Club Prop.	IV-2B Flowage	
DC-307	L10, Bl.22, Tolleston Club Prop.	IV-2B Levee	
DC-322	L6, Bl.22, Tolleston Club Prop.	IV-2B Levee	



Little Calumet River Basin Development Commission

MEMO

TO: Sandy Mordus  
FROM: Judy Vamos *JV*  
DATE: 4 January 1995  
SUB: - List of Properties With Increased Offers  
- To Be Approved at 4 January 1996 Commissioner's Meeting

<u>STGE/PHSE</u>	<u>DC#</u>	<u>LEG. DESCRIPTION</u>	<u>PURCHASE PRICE</u>
IV-2B	321	Lot 5 Blk 29 Tolleston Club	\$2000
IV-1	458	Pt. NW 1/4, Sec. 24, T36N, R9W	\$5000



Portage Municipal Marina  
Project Cost Summary  
January 4, 1996

Funds currently available: \$ 2,900,000 (see attached)

**Summary of contracted and future costs to complete Phase One:**

Construction Projects Under Contract

Contract #3	Retaining Walls	\$1,130,000
Contract #4	Site Utilities	520,000
Contract #5A	Bathhouse	430,000
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Future Contracts

Contract #5B	Boardwalk	140,000
Contract #6	Floating Dockage	740,000
Miscellaneous Improvements		50,000
Engineering, Legal and Fiscal		300,000
Removal of Excess Sand and Contingency		<u>100,000</u>

TOTAL		\$3,600,000
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## PORTAGE PUBLIC MARINA

Funds available for Project (City of Portage)

### 1. LMMDC Funds

<u>Year Appropriated</u>	<u>Funds Available</u>
1989	\$ 248,500
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1995	<u>1,250,000</u>

Sub-total = \$2,541,000

2. IDNR - Indiana Waters Grant = \$ 245,500

3. IDEM - Pump-out Facility Grant = \$ 13,500

4. LCRBDC - Engineering Budget = \$ 100,000

Total Available = \$2,900,000

Prepared By:

Office of the City Engineer  
November 1, 1995

discounted at the Treasury Rate. The Borrower's notice of its intent to prepay shall be irrevocable. If the note is accelerated in accordance with its terms, the balance due shall be considered a prepayment due and payable as of the date of acceleration. The borrower agrees that the prepayment premium is a reasonable estimate of loss and not a penalty. The prepayment premium is payable as liquidated damages for the loss of margin, and its payment shall not in any way reduce, affect or impair any other obligation of the Borrower under the note.

#### IV) Condition Precedent

- a) Prior to purchasing the note, NBD will require receipt of an Opinion from Ice, Miller, Donadio and Ryan to the effect that:
- (i) the Note has been duly authorized, executed and delivered and, as and to the extent paid for, constitutes the legal, valid and binding obligation of the Commission, enforceable in accordance with its terms, subject to bankruptcy, insolvency, reorganization, moratorium and other similar laws affecting creditors' rights heretofore or hereafter enacted, the exercise of judicial discretion in accordance with general principles of equity, and to the valid exercise of the constitutional powers of the Commission, the State of Indiana and the United States of America.
  - (ii) the interest in the Note is exempt under laws, regulations and rulings existing on this date from income taxation in the State of Indiana, and under federal statutes, decisions, regulations and rulings existing on this date, the interest thereon is excludable from gross income purposes of federal income taxation.
- b) Release of the \$1,250,000 1995 Build Indiana Fund appropriation to the Lake Michigan Marina Development Commission to fund their portion of the Portage Marina Development
- c) The closing will be contingent upon the Commission providing NBD Bank, N.A. with an executed copy of the amended Interlocal Agreement for the Construction and Operation of a Public Access Marina, Boat Launch Ramps and Ancillary Facilities in Portage, Indiana with Section 3B3 amended to read as follows:

In the event that income derived from said fees and charges is not sufficient to defray the financing costs, including but not limited to, repayment of revenue bonds, operational costs and expenses of the facilities, the resulting deficit shall be financed by Portage. The Commission may, from time to time, at the request of Portage, grant funds to help defray any such deficit.



# Little Calumet River Basin Development Commission

6100 Southport Road

Portage, Indiana 46368

(219)763-0696

Fax (219)762-1653

December 29, 1995

## "ITEMS OF DISCUSSION"

### Motions:

#### LAND ACQUISITION:

1. Motion to condemn properties as listed at meeting.
2. Motion to increase real estate offer to avoid condemnation as listed at meeting
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*17-18-96  
written on  
claim sheet  
for next  
mtg*

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Prepared By:

Office of the City Engineer  
November 1, 1995



Little Calumet River Basin Development Commission

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# LITTLE CALUMET RIVER BASIN DEVELOPMENT COMMISSION ATTENDANCE ROSTER

NAME OF MEETING: LCRBDC DATE: 1-4-96

LOCATION: 600 Southport Rd. CHAIRMAN:

## PLEASE SIGN IN

	NAME (PLEASE PRINT)	ORGANIZATION AND/OR ADDRESS
1	Robert L. From Jr	Lefflys Coho Lanching Inc
2	Pete Zak	South Shore Marina Inc
3	Mary Jane Zak	" " " "
4	Jim FLORA	R.W. ARMSTRONG
5	REX SHERRARD	SEH - GRIFFITH
6	JOHN HANNON	Portage
7	GREGG SOBKOWSKI	PORTAGE
8	JOHN REED	TIMES OF MUNSTER/PORTAUF
9	FRED W. GRADY	attorney - Leffys Co-Ho, Inc.
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A. A lease agreement with the N.W. Indiana Foodbank was sent to them on 12/27/95 allowing them to farm 50 acres of land adjacent to their property for a lease of \$1.00 per year.

11. Had field meeting on 8/8 and office discussion on 8/10 with the Corps Value Engineering team. The purpose was to review the scope of work and see if money could be saved while still meeting design standards. We received the V.E. report (and their evaluation) from the Corps on December 8, 1995.

A. The following are some concerns, and findings from this report.

- Take the four (4) houses West of Hohman Avenue.
- C.O.E requested we submit comments for V-2 and V-3 no later than January 12, 1996.
- C.O.E requested we submit comments for remainder of west reach no later than February 23, 1996.

12. Submitted GPS coordinates to COE to allow them to complete Stage VI (Kennedy to Cline) engineering and real estate layouts.

A. COE said they needed some additional points located in the field and tied into the state plane coordinates. (We are waiting for this information, as marked on prints, from the Corps).

13. We have approved Cole and Associates to survey the property boundaries around the Marshalltown Subdivision in order to avoid negotiations with residents.

A. A meeting is tentatively scheduled with the property owners on January 11, 1996 to review the remediation area.

B. Cole survey to be completed & presented to us by December 29, 1995.

14. Lake Etta lease



# City seeks marina operator

By Jim Masters

If you know how to operate and maintain a marina, the city of Portage wants to hear from you.

At Monday's (Dec. 26) Portage Board of Works meeting, the clerk-treasurer was authorized to solicit proposals from prospective marina operators for the city's public marina project expected to open this spring. The measure was passed pending Mayor Sammie L. Maletta's approval of the proposal document to be advertised, which was yet to see.

The city is more or less playing "Let's Make A Deal" with the contract bidders. City engineering consultant John Hannon expects the annual payment by the operator to the city to be a minimum \$50,000. It could be higher if the prospective bidders try to outdo each other for the contract, especially if they seek to operate beyond the basic scope of the contract. The operator might propose a return of gross income to the city, said Hannon.

The operator may wish to add more slips at his own cost and expand retail services, such as adding a restaurant, explained Hannon.

The advertised proposal will seek operators who, at the minimum, will maintain and manage the marina's docks, grounds and retail areas. The operator would also provide security.

"It has to make sense for the city. That's the bottom line," said Hannon. "We're interested in operators who want to maximize the land and income."

If the prospective operators shy away from certain responsibilities, the city would have to realign its expectations.

Hannon is unsure of the scope of the interest, but has indications at least three companies are planning to submit bids.

Aside from the operators contract, much of the bidding on the marina is complete.

## Marina

Last week, Construction Advisors of Portage was awarded a \$419,000 contract to construct the bathhouse/harbormaster's office at the marina. The structure will be 4,500 to 5,000 square feet, with four separate washrooms, two open to the public and two for slip renters only which will include showers.

The harbormaster's office will have space for a ship's store. Hannon is hopeful whomever is chosen the operator will elect to utilize the store space in a retail venture.

The board of works also awarded a contract for installation of the skid piers at which the boats tie up. Precision Builders of Merrillville was awarded a low bid of \$14,000.

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Now, all the city needs are boaters to rent slips. And beginning Tuesday, Jan. 1, they can begin doing so by bringing a \$200 deposit to the Engineer's Office located in City Hall. The deposit is non-

**"We're interested in operators who want to maximize the land and income."**

--John Hannon

refundable, unless the marina does not open by the guaranteed date of May 1.

For rental information, call the Engineer's Office at 762-1815.



## 1





LITTLE CALUMET RIVER BASIN  
DEVELOPMENT COMMISSION  
1996 COMMITTEE ASSIGNMENTS

Land Acquisition

Chuck Agnew - Chairman  
Bob Huffman - Vice Chairman  
Steve Davis  
Nathaniel Leonard  
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