

# Little Calumet River Basin Development Commission

6100 Southport Road

Portage, Indiana 46368

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ROBERT TRELO, Chairman  
Governor's Appointment

EMERSON DELANEY, Vice Chairman  
Governor's Appointment

WILLIAM TANKE, Treasurer  
Porter County's Commissioners' Appointment

ROGER CHIABAI, Secretary  
Governor's Appointment

CHARLES AGNEW  
Governor's Appointment

GEORGE CARLSON  
Mayor of Hammond's Appointment

ARLENE COLVIN  
Mayor of Gary's Appointment

STEVE DAVIS  
Dept. of Natural Resources' Appointment

JOHN DEMEO  
Governor's Appointment

ROBERT HUFFMAN  
Governor's Appointment

MARION WILLIAMS  
Lake County Commissioners' Appointment

DAN GARDNER  
Executive Director

LOUIS CASALE  
Attorney

## MEETING NOTICE

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

**AT 6:00 P.M. THURSDAY, MARCH 5, 1998  
AT THE COMMISSION OFFICE  
6100 SOUTHPORT ROAD  
PORTAGE, IN**

## A G E N D A

1. Call to Order by Chairman Robert Trelo
2. Pledge of Allegiance
3. Recognition of Visitors, Guests
4. Approval of minutes of February 5, 1998
5. Chairman's Report
6. Executive Director's Report

- Report on City of Gary's yearly Minority contracting meeting 4-6 for Gary contractors held on February 24th.
- Meeting held with J. F. New & Assoc. and COE on February 26th regarding mitigation

*Job - New Bridge  
Dan - minor claim  
David - claim signed  
meeting date change*

1-3



7. Reports of Standing Committees

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

- ☒ Appraisals, offers, acquisitions, recommended actions
- ☒ Land Acquisition Items of Discussion
- ☒ Action needed on filing of condemnations, if required
- ☒ COE Real Estate meeting held on February 17th
- ☒ Other issues

7-9

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

- ☒ Recommended actions
- ☒ Thank you letters regarding tour of project area
- ☒ Engineering Items of Discussion
- ☒ Other issues

10-11  
12-13

C. Legislative Committee - Roger Chiabai, Chairman

- ☒ Letter to State Budget Committee seeking release of \$2 million for '91 budgt monies for claim draw down

D. Marina Development Committee - Bill Tanke, Chairman

- ☒ Status report of marina construction
- ☒ Approval of marina claim for revenue bond payment
- ☒ Other issues

14-18  
19  
20

E. Finance/Policy Committee - George Carlson, Chairman

- ☒ Financial status report
- ☒ Approval of claims for February 1998
- ☒ COE letter withdrawing \$100,000 from escrow account
- ☒ Other issues

21-22  
23-24  
25

8. Other Business

9. Statements to the Board from the floor

Set date for next meeting; adjournment

**LITTLE CALUMET RIVER BASIN  
DEVELOPMENT COMMISSION  
ATTENDANCE ROSTER**

NAME OF MEETING: LCRBDC DATE: 3-5-98

LOCATION: 6100 Southport, Portage CHAIRMAN: Bob Trelo

**PLEASE SIGN IN**

	NAME (PLEASE PRINT)	ORGANIZATION, ADDRESS, PHONE NUMBER
1	Bryan Robinson	Portage News
2	Pete ZAK	So. Shore MARINA
3	VIM FLORA	R.W. ARMSTRONG
4	MARY CRARY	IDNR - Division of Water
5		
6		

MINUTES OF THE LITTLE CALUMET RIVER BASIN DEVELOPMENT COMMISSION  
HELD AT 6:00 P.M. THURSDAY, FEBRUARY 5, 1998  
AT THE COMMISSION OFFICE  
6100 SOUTHPORT ROAD  
HIGHLAND, INDIANA

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Chairman Bob Trelo called the meeting to order at 6:15 p.m. Eight (8) Commissioners were present. Pledge of Allegiance was recited. Quorum was declared and guests were recognized.

Development Commissioners:

Robert Huffman  
George Carlson  
Roger Chiabai  
Steve Davis  
Robert Trelo  
Charles Agnew  
Arlene Colvin  
Emerson Delaney

Visitors:

Jim Flora - RWarmstrong  
Karen Flora  
Melissa Stefanovich - IDNR  
Jomary Crary - IDNR  
Denis Buksa - Munster  
Pete Zak - South Shore Marina  
Mary Jane Zak  
RaeAnn Rockhill - Times  
Jim Spivak - LCRBDC attorney  
Donna Spivak  
Angie Usher - Casale's office

Staff:

Dan Gardner  
Lou Casale  
James Pokrajac  
Sandy Mordus  
Judy Vamos

The minutes of the January 15, 1998 meeting were approved by a motion from Roger Chiabai; motion seconded by Bob Huffman; motion passed unanimously.

Chairman's Report - Chairman Bob Trelo announced committee assignments for 1998. A list was distributed to all Board members. A lengthy discussion was held on the proper procedure in appointing members to serve on a committee. Commissioner Carlson stressed his concern that a committee member may not want to serve on a certain committee and, therefore, should have the prerogative to refuse that particular committee. Discussion ensued on what was the past practice of previous chairmen. It appeared that the general consensus was that it was the Chairman's decision to appoint if he so chooses to do so. Chairman Trelo stated that he had talked to committee chairmen to get their approval to serve before he appointed them. Attorney Casale stated he had checked the Robert's Rules of Order and concurred that the chairman can appoint. Commissioner Carlson made a motion to accept the committees as appointed; motion seconded by Roger Chiabai; motion passed with 2 abstaining.

/

meeting

Executive Director's Report - Mr. Gardner referred to a February 4th letter from the COE that was mailed to Dyer Construction, Rausch Construction and Webb Construction in which they were reminded of the 40% minority participation goal. He stated that a February 24th meeting will be held at Gary City Hall for city contractors to discuss upcoming city contracts. We have been invited as well as the COE office. More information will follow after the meeting. Mr. Trelo noted that the Commission has formed a new committee, an Ad-Hoc Minority Contracting committee in which Commissioner Marion Williams will chair.

Mr. Gardner discussed a meeting held on January 26th with Jim New of J. F. New & Associates, Inc., wetland scientists and environmental engineers, whom we have entered into a contract with who will provide consultant services to us on mitigation issues/sites.

Land Acquisition Committee - Committee Chairman Chuck Agnew reported that there were no real estate motions to be made this month. Attorney Casale noted that Chase Street Farm Stand's license is expired. Attorney is working out a new license agreement with them. Mr. Agnew made a motion to continue leasing on a month-to-month basis until new agreement is complete; motion seconded by Arlene Colvin; motion passed unanimously.

Project Engineering Committee - Committee Chairman Bob Huffman reported that there were no engineering motions to be made this month. He referred to a January 21st memo sent to the COE emphasizing the importance of completing the boardwalk at OxBow so that the city's contractor can begin their work in the same area. He also stated the environmental clean-up work at Gleason Park is nearing completion. Groundwater analysis is still being done for the city.

Legislative Committee - Committee Chairman Roger Chiabai made a motion for staff to send a letter to the State Budget Agency asking for approval for us to be placed on their agenda when the committee meets after the session is over. The Commission needs to have \$2 million of funds previously appropriated made available for draw down. Motion was seconded by Arlene Colvin; motion passed unanimously.

Marina Committee - In Committee Chairman Bill Tanke's absence, Mr. Gardner gave a brief report and referred to the status update report from Abonmarche. He was present at the weekly status meeting held at the marina every Thursday morning. Phase II of the marina construction appears to be on schedule. 40 new slips are being added and they have already been filled. A waiting list will

be started for future slips. He stated that it is a quality marina and Mike Doyne, harbormaster, is doing an excellent job at the operation of it.

Finance/Policy Committee - Committee Chairman George Carlson gave the financial report. He went over the financial statement and budget report explaining how the money is tracked each month. He stated that he intends to familiarize himself each month in the future so he has a better handle on income and expenses. Mr. Carlson then made a motion to approve the financial status statement for December and January and approve the claims for payment totaling \$50,800.47; motion seconded by Chuck Agnew; motion approved unanimously. Mr. Chiabai questioned why the budget amount in the utility relocation line was lower than at the beginning of the 1997 year; he was informed that there had been a budget transfer approved at a previous meeting transferring money from one line to another in order to cover expenses in that particular budget line.

Mr. Carlson referred to a finance committee meeting held last week in which yearly service contracts for Jim Pokrajac and Judy Vamos were discussed. The revised legal contract was distributed to Board members and both parties have accepted the revised contract with an increase in hourly wage. Mr. Carlson made a motion that the contracts be approved retroactive to January 1; motion seconded by Chuck Agnew; motion passed unanimously.

Other Business - Attorney Casale informed the board members that the federal court has dismissed the Development Commission from the Ogden Dunes case.

Statements from the floor - There were none.

There being no further business, the next regular Commission meeting was scheduled for 6:00 p.m. Thursday, March 5, 1998.

/sjm



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Corps of Engineers  
Chicago District

## FACT SHEET

February 1998

### LITTLE CALUMET RIVER FLOOD PROTECTION AND RECREATION PROJECT PROJECTED CONSTRUCTION CONTRACTS

<u>CONTRACT</u>	<u>TYPE</u>	<u>LOCATION</u>	<u>ADVERTISE</u>	<u>AWARD</u>	<u>COMPLETION</u>
Stage IV-1 Levees and flood walls	Open	Cline Street and Burr Street	Oct 99	Dec 99	Dec 00
Burr Street Betterment Levees and flood walls	Open	EJ&E Railroad and Burr Street	Jul 98	Sep 98	Jan 00
Wetland Mitigation Restoration and enhancement	SBA 8a	Cline Ave and ML King Blvd	Oct 99	Dec 99	Dec 02
Stage V-2 Levees and flood walls	Open	Northcote Street and Kennedy Ave	Apr 00	Jun 00	Jun 02
Stage V-3 Levees and flood walls	SBA 8a	Northcote Street and Indianapolis	Oct 99	Mar 00	Mar 01
Stage VI Levees and flood walls	Open	Kennedy Ave and Cline	Apr 00	Jun 00	Jun 02



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## FACT SHEET

February 1998

### LITTLE CALUMET RIVER FLOOD PROTECTIONS AND RECREATION PROJECT ON-GOING CONSTRUCTION CONTRACTS

<u>CONTRACT</u>	<u>CONTRACTOR</u>	<u>PERCENT COMPLETE</u>	<u>ANTICIPATED COMPLETION</u>
DACW23-95-C-0071 II-3B	Rausch Construction Company (708) 865-7300	95%	June 1998
DACW23-95-C-0073 IV-2A	Dyer Construction Company (219) 865-2961	74%	August 1998
DACW23-95-C-0076 II-4	Rausch Construction Company (708) 865-7300	90%	June 1998
DACW23-95-C-0083 Landscaping	Dyer Construction Company (219) 865-2961	90%	June 1998
DACW23-97-C-0022 Recreation I	Dyer Construction Company (219) 865-2961	57%	June 1998
DACW23-97-C-0026 IV-2B	Dyer Construction Company (219) 865-2961	24%	October 1998
DACW23-97-C-0028 II-3C2	Webb Construction, Inc. (219) 887-1660	68%	July 1998





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# FACT SHEET

February 1998

## A-E CONTRACT STATUS

	<u>CONTRACTOR</u>	<u>AWARDED</u>	<u>EXPIRES</u>	<u>OPTIONS</u>	<u>STATUS</u>
Environmental IDT	ESE (QST)	July 96	July 98	0	In-Selection
Geotechnical IDT	Patrick	July 97	Feb 99	1	
Hydrology/Hydraulics IDT Environmental/Coastal	None	N/A	N/A	N/A	CBD Mar 98
Land Surveying IDT	Smith	Sep 97	Sep 98	1	
Photogrametric IDT	Atlantic	Aug 96	Aug 98	0	CBD Mar 98
Hydrographic Surveys IDT	None	-	-	-	In-Negotiation
Chicago Shoreline IDT (Multi-Disciplinary)	STS	Nov 97	Nov 98	2	
Lake Michigan Div. 3-M (Hyrdology/Hydraulics)	None	-	-	-	In-Selection
McCook Reservoir (Multi-Disciplinary)					CBD End '98
Little Calumet River (Multi-Disciplinary)					CBD End '98
Geotechnical IDT	STS				To be Negotiated

## INTERNET WEB SITES

### COMMERCE BUSINESS DAILY

<http://cbdnet.access.army.gpo.gov>

### PLANHOLDERS LIST

<http://www.orl.usace.army.mil>

March 5, 1998

## **"ITEMS OF DISCUSSION" LAND ACQUISITION**

### **MOTIONS:**

1. Motion to condemn properties as listed at meeting.
2. Motion to increase real estate offers to avoid condemnation as listed at meeting.
3. Motion to approve authorization to proceed with Greg Martin and J. F. New at a cost not to exceed \$5,300 for providing an outline of what is necessary to proceed with the driving range.
4. Any other motions?

### **1. Borrow Site Issues**

#### **A. Clark-Chase Borrow:**

- Received COE drawings for site development on January 15, 1998.
- We may end up considering use of this land for mitigation pending the outcome of the 2/26/98 mitigation coordination meeting.
- The economic analysis report indicated that it initially appeared most economical to use an outside borrow site for the remainder of the project.

### **2. East Reach Remediation Area:**

A. The requests for land with Gary Parks & Recreation total approx. \$360,000. Almost \$200,000 of previously approved acquisition was applied to greenhouse construction, and the remaining \$160,000 applies to pending acquisition in the East Reach Remediation area.

- None have been signed, and they seem to be tied in with our participation in the driving range, Gleason Park pumping, and re-locations in Hatcher Park.

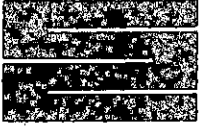
B. A meeting was held with J.F. New and Associates on January 28, 1998 to review preliminary coordination for the driving range.

- Negotiations with Gary Parks & Recreation will continue after the format to proceed has been presented to their board.
- Greg Martin (golf course architect) has presented a proposal to provide an outline of the difficulties of permitting for their proposed plan, using J.F.New input for developing in a wetland and mitigation concerns for a cost not to exceed \$5,300.
- A coordination summarization shows ongoing land acquisition concerns, current money availability, and miscellaneous concerns with Gary Parks & Rec that will be addressed in an upcoming meeting.

C. Projected cost for the east reach remediation area is approx. \$2 million and we are awaiting Federal inclusion for COE cost sharing. (PAC agreement) Ongoing.

- It currently appears that none of the flowage easements for the East Reach Remediation area will be creditable. (Preliminarily, it appears that these acquisitions could amount to approx. \$700,000.)
  - We have written a letter to the COE addressing our concerns regarding crediting and permitting for the east reach area.
  - COE said the PAC is in process for levee easements only, remaining portions for flowage are pending.
3. Chase Street Produce
- A. A business license agreement was signed by both parties and sent to the Witvoets on June 24, 1997, that extended until the end of 1997.
- Our attorney is currently getting a new agreement in place to extend this agreement.
- B. Dale Nimetz signed the agreement on January 29, 1998. Currently all grading, stoning, culvert and driveway are installed (some minor grading remains to be done).
- We will get bids to do paving in the spring.
4. Final copies of the O&M Manual were distributed to the affected communities and the Board members on 2/18/98.
- A. A committee needs to be established to begin review & discussion of the O&M Manual & the associated costs. COE needs final review and comments by middle of May, 1998.
- B. A concern has been expressed by the LCRBDC that we could probably meet this date to complete a technical review, but funding to pay for our acceptance of completed levee segments would have to be reviewed with the local communities (for their participation), as well as with the legislators.
5. Mitigation
- A. The COE presented a conceptual mitigation plan for our review and comments at the 2/17/98 real estate meeting.
- This plan included over 1/2 of the required acres for mitigation on lands we currently do not own.
- B. We forwarded this information to J.F.New on 2/19/98 and had a clarification conference call with them and the COE on 2/23/98.
- C. A meeting was held with the COE, LCRBDC, and J.F.New on 2/26/98 to come to a concurrence on how to proceed.
6. A field meeting was held with NIPSCO, LCRBDC, and Tim and Ed Bult on 3/1/98 to review and discuss our proposal to pump (on a temporary basis) the Chase/Grant farm area.
- A. An agreement for a temporary easement will be sent to NIPSCO to allow us to pump this area for one year.
7. Refer to the "Results of the Real Estate Meeting" for pertinent issues with the COE at our meeting of January 22, 1998.

8. **A letter was sent to the COE on 2/27/98 regarding impacts to our properties between Chase and Grant due to Stage III construction.**



**STANLEY CONSULTANTS, INC.**

Stanley Building • 225 Iowa Avenue • Muscatine, IA 52761-3764

Tel: 319/264-6600 • Fax: 319/264-6658

February 5, 1998

Mr. Jim Pokrajack  
Little Calumet River Basin  
Development Commission  
6100 Southport Road  
Portage, IN 46368

Dear Jim:

Subject: JICE Visit

On behalf of Mr. Nakayama and Mr. Mizuno of the Japanese Institute of Construction Engineering team, I thank you for your time and effort in conducting last week's briefing. Our clients learned a lot about planning, design, permitting, and construction of water-related projects here in the United States.

Mr. Nakayama and Mr. Mizuno felt your presentations were filled with information they could use in revising Japan's laws and procedures for water-related projects.

Thank you again for your cooperation.

Sincerely,

STANLEY CONSULTANTS, INC.

John Sayles  
Project Manager

cc: Bob Houston, SCI  
cc: Amy Soudan, SCI

js:kc:ita7:13871ltr.1



16 February, 1998

Mr. James E. Pokrajac  
Agent. Land Acquisition  
Management Engineering  
Little Calumet River Basin  
Development Commission  
6100 Southport Road  
Portage, Indiana 46368  
USA

Thank you for your kind and constructive support during our investigations.

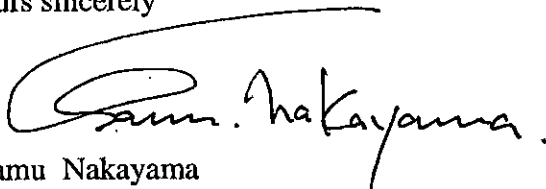
We are very much grateful to you for taking time out of your busy schedule to provide us with opportunities for the exchange of opinions, and with invaluable materials.

While I am well aware of the difference in social systems between our two countries, I was pleased that we could learn about the availability of ordinances and manuals related to the installation and structures of river facilities, and that we could hear explanations about them.

We would like to wish you greater health and further success. Thank you again for your help.

We would appreciate your further assistance.

Yours sincerely

A handwritten signature in black ink, reading "Osamu Nakayama". The signature is written in a cursive style with a large, sweeping initial "O" and a long horizontal line extending from the end of the name.

Osamu Nakayama  
Chief Research Engineer  
Water Resources Division

March 5, 1998

## **"ITEMS OF DISCUSSION" ENGINEERING**

### **MOTIONS:**

#### **1. Any motions to discuss.**

#### **1. Recreation - Phase 1**

##### **General**

- A memo was sent to the construction branch of the COE on Jan. 21 to emphasize the importance of completing the boardwalk at OxBow prior to the tentatively scheduled groundbreaking and the Hammond start for their portion of work.

- Following are the (4) segments of this project. Basically, all the work excluding paving and some framing work for the support facilities are completed. As portions are completed during the winter months, updates will be included.

- A. OX-BOW (Hammond)
- B. Gleason Park (Gary Parks & Recreation)
- C. Lake Etta (Lake County Parks)
- D. Chase Street Trail (City of Gary)

- Potential exists for these projects to be put on hold due to lack of federal funds (See Item #7)

#### **2. West Reach Pump Stations**

A. Immediate concerns for the Baring pump station in Munster have been addressed to us requesting new pumps instead of re-building existing pumps.

B. The pump stations may all be pushed back due to lack of federal funds.

C. We will be coordinating with the COE and the communities on how to proceed with funding.

#### **3. Environmental Inc. submitted a letter to us on 2/24/98 indicating that the work has been completed in Stage IV-2B (Jarvis Street garage) for no more money than was estimated, and approved, and that the soils analysis from this excavated material did not constitute additional removal.**

A. The greenhouse portion of this work has not been completed due to the weather, the water table is high, the area is a sea of mud, and no provisions were provided by the contractor to create access to this site (they will proceed when weather permits).

#### **4. A letter in response to their letter of 1/12/98 was sent to Gary Parks & Rec (Mr. Reising) on Jan. 29 indicating that we felt we were not responsible for**

making the drainage situation worse and were not responsible for providing additional pumping.

A. This issue is one of several ongoing with Gary Parks & Rec.

- A number of acquisitions are being held (refer to Land Acq. report), and money is not available for any use by Gary P&R until these agreements are signed.

5. The COE is currently investigating the drainage problems in the areas outside of the line of protection in Stage III (Chase to Grant) that may have water problems that were created by our flood control project.

A. A meeting was held in the field with Steve Truchan (engineering consultant) for the Foodbank on 2/26/98 to review design for pumping outside the levees. This proposal could correct problems created by the installation of the Stage III levee project.

B. This area also has problems south of 35th due to the installation of a tie-back levee that cut existing field tiles that drained that area.

- If drainage is not returned to its original condition, these lands could revert to wetlands which could restrict us from any future development or usage of this land.

6. A meeting was held with the EJ&E R.R. on 2/12/98 to review COE proposal for the betterment levee on the east side and the Kortenhoven levee on the west side of the EJ&E embankment.

A. The preliminary discussion showed the west levee crest set at 602.0 and the east levee crest set at 603.4. The west is design criteria set by the DNR and the east as set by the COE.

- The railroad had concerns with this differential because they felt serious erosion would occur to their embankment on the lower side by overtopping during a major event.

7. Potential exists, as pointed out by the COE in mid-Feb., that ongoing construction projects may be put on hold due to lack of anticipated federal funding.

A. This would also push the current construction schedule back for upcoming projects including all work in the west reach.

8. A letter was sent to the COE on 2/27/98 regarding security gates for the entire project. We propose to a "pipe" gate rather than the current 4' high woven wire gate.

A. This would still secure the levees from vehicle traffic, be easier to open and close, and be less likely to be stolen.



## THE ABONMARCHE GROUP

95 West Main Street, P. O. Box 1086, Benton Harbor, MI 49023 • T 616.927.2295 F 616.927.4639 E aol@abonmarche.com

Manistee, MI  
Mishawaka, IN  
Singapore

## CONSTRUCTION PROGRESS MINUTES OF MEETING

**Project:** City of Portage, Portage Public Marina

**Date:** February 12, 1998

**By:** Jeff Bartoszek *JB*

The following items were discussed at the above referenced meeting:

### Contract No. 2 - Circle "R" Electric

- All of the light pole bases have been poured except for three bases on the southside of the marina.
- Most of the conduit is in, except for the conduit within the vicinity of the bathhouse.
- All penetrations through the seawall have been installed.
- Circle "R" is waiting for the final location of the main distribution panel. It was decided that the panel should be located north of the transformer, allowing three feet of clearance from the transformer. Circle "R" is to call NIPSCO to have them de-energize the transformer. Upon de-energization, Circle "R" will pull the existing panelboard.
- Abonmarche to provide to Circle "R" the demand KVA for NIPSCO sizing the transformer.
- Circle "R" may, by the end of next week, start to pull wires.
- Anticipated delivery date for the parking lot lights is February 26<sup>th</sup>.
- Circle "R" needs locations on the telephone boxes and grades. Abonmarche to provide after the meeting.

### Contract No. 3 - Brant Construction

- Rough grading of the western parking lot is underway.
- Delivery of storm sewer piping is to begin today with structures being delivered tomorrow. Installation of the storm sewer is anticipated to begin tomorrow and be completed on Monday, including working Saturday.
- The concrete sidewalk is anticipated to start on Monday, starting at the east corner of the basin and proceeding around the marina. However, they may stop at the southwest corner to allow for the completion of the conduit. Also, the installation sequence may switch over to

Portage Minutes  
February 12, 1998  
Page 2

the river side depending on the storm sewer progress. It is anticipated that approximately 300 feet per day can be poured.

- The divers for the circulation tube are scheduled for the week of February 24<sup>th</sup>, and should complete taking measurements and cleaning the tube within a couple of days. They will then return a couple of weeks later to install the gate.
- Brant is awaiting the submittal for the lift station.
- Upon completion of the storm sewer, Brant will proceed with installing aggregate on the western marina road.
- The retaining wall is scheduled to be finished by the end of February.

Contract No. 4 - Brant Construction

- It was noted by Abonmarche that one drain location is still off. Brant mentioned that there were conflicts in the drawings for the drain locations. [It is noted that after the meeting it was discussed with Abonmarche and Brant that no further relocation of the drains was necessary].
- It is anticipated that the floor slab in the bathhouse will be poured tomorrow.
- When the distribution panel is relocated, Brant will proceed with pouring the concrete stairs and other flat work.
- Brant provided submittals for heating, accessories, and concrete testing results.
- Discussion was held regarding the handicap shower head location, and whether this should be adjustable. Abonmarche to review this.
- It was noted that the picnic table and other accessories were not included in Brant's contract, however the trash receptacles were to be reinstalled by Brant under Contract No. 4, as stated in Addendum No. 2.
- Other than the concrete work, no other work is anticipated on the bathhouse until approximately the second week in March.
- It was mentioned that discoloration of the block had occurred in the Phase I bathhouse, and Brant should notify Illiana of the problem to ensure it does not occur on this phase.

Contract No. 5 - Hardman Construction

- Hardman stated that they anticipate delivery of the docks the first week in March.
- They plan on mobilizing their crane and barges the week of February 20<sup>th</sup> or February 27<sup>th</sup> for piling.
- To place the docks in the water, they need to be within approximately ten feet of the seawall. After discussion, this appears it could happen on the west peninsula, as the edge of the parking lot is approximately twelve feet off the seawall.
- Hardman plans to launch their barges from the launch ramp, which would require the launch ramp to be shut down for one day. Mike mentioned that this would be able to occur.



Portage Minutes  
February 12, 1998  
Page 3

Hardman to provide a few days advance notice for Mike. It was also mentioned that Hardman would place plywood beneath the crane tracks to protect the existing asphalt in this location. Also, Hardman will place crane mats on the concrete slab in order to protect the concrete.

- Hardman will set up their crane in the launch ramp area keeping their equipment to one side as much as possible to allow maneuvering room for one boat trailer.

Should I be in error on any of the above items, please do not hesitate to contact our office.

JAB/jr



## THE ABONMARCHE GROUP

95 West Main Street, P. O. Box 1088, Benton Harbor, MI 49023 • T 616.927.2295 F 616.927.4639 E acl@abonmarche.com

**CONSTRUCTION PROGRESS  
MINUTES OF MEETING**Manistee, MI  
Dearborn, MI  
Mishawaka, IN  
Singapore

**Project:** City of Portage,  
Portage Public Marina, Phase II Project

**Date:** February 19, 1998 10:00 a.m. CDT

**By:** Jeff Bartoszek, P.E.

The following items were discussed at the above referenced meeting:

**Contract No. 2 - Circle "R" Electric**

- Conduit installed to the corner near the bathhouse
- Circle "R" needs a location for the future panelboard to terminate the conduits.
- Circle "R" needs to pour the light pole bases in the South parking lot. This cannot be accomplished until some of the stock piled soil is removed.
- The transformer should be de-energized within the next couple of days. At that time, the existing panelboard would be removed.
- Circle "R" can complete their work in the vicinity of the bathhouse stairs within the next few days, however, they would need access to vicinity of the transformer for the next week and a half.
- The two telephone boxes on the South side of the marina are installed. Circle "R" is waiting for the delivery of the remaining six.
- The parking lot light pole fixtures are in the shop.
- Circle "R" may wait to pour the final three light pole bases until the concrete sidewalk is poured on the South side.
- NIPSCO stated that the existing transformer is 150 Kva. Therefore, the transformer does not need to be switched.

**Contract No. 3 - Brant Construction**

- A ten foot wide path will be cleared in the stock piled earth on the South side to allow for the movements of the concrete truck for the sidewalk pour.
- Retaining wall crew will start to work Saturdays until completion of the project. It is



anticipated retaining wall will be completed in two weeks.

- Sidewalk contractor plans on pouring sidewalk in lengths of 400 feet. They may hold off on pouring a section, depending on the need of Hardman for placing docks.
- Brant was directed to remove a couple of the small trees that are in the paved areas, set them aside, and cover the roots with dirt at this time. As construction nears completion, it will be decided on where these trees should be placed.
- Brant was directed to provide shop drawing submittals for the handrail. ACI to provide Brant a proposed layout of handrailing.
- Mike raised a question regarding erosion of the sidewalk near the rip-rap and it was stated that runoff is not directed to these areas, so erosion should be much less of a concern than it was on the existing sidewalk.
- Divers are still scheduled for next week. Direction should be provided to the divers for any needed information, such as river bottom elevations, etc.
- Brant was instructed to replace the lag screws on the gateboards with eyebolt lag screws. Mike will then attach ropes to the boards to lift them out of the structure.
- Brant provided submittal package for the lift station.
- Brant to submit additional cost on the storm sewer due to the conflicts with the fire main.
- Brant anticipates to start placing stone in the western parking lot once the storm sewer is finished.

#### Contract No. 4

- Brant still anticipates starting block work beginning of March.
- Floor slab has been poured.
- Brant needs acceptance of the roof truss submittal in order to proceed with ordering.
- Brant was provided a revision for the handicap shower head fixture.

#### General

- State of Indiana has sent new forms to the City for reimbursement purposes. John to review these forms and send back to the state immediately.
- At this point, it is still hoped that the payment to the City will be made from the Lake Michigan Marina Development Commission at their meeting in March (second Thursday).

Should I be in error on any of the above items, please do not hesitate to contact our office.

JAB/lm



**LITTLE CALUMET RIVER BASIN DEVELOPMENT COMMISSION  
MARINA REVENUE BOND CLAIMS PAYABLE FOR MARCH 1998**

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**Marina Sinking Account #185018027630**

<b>0013-98</b>	<b>NBD Bank</b>	<b>\$ 28,643.84</b>
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**(Marina Bond payment  
due April 1, 1998)  
Account #0030753**

# Marina work on schedule

The Times  
Friday  
February 6, 1998

■ 40 new slips filled,  
more on waiting list.

BY RAE ANN ROCKHILL  
Times Staff Writer

PORTAGE — It's smooth sailing for construction work at the Portage Public Marina.

Dan Gardner, executive director of the Little Calumet River Basin Development Commission, reported Thursday that construction on the marina's second phase is moving according to schedule.

"And the 40 additional slips being added have already been filled," Gardner said. "(Harbor Master) Mike Doyne is now starting a waiting list beyond that."

The 40 slips are part of the marina's \$2 million second phase which also includes building a second bathhouse, adding more floating docks and paving more parking areas.

Local demand for the slips is of key interest to the commission because it has an agreement with the U.S. Army Corps of Engineers that 205 boat slips will eventually be available at the public marina.

The commission made that commitment years ago so the corps would build the breakwall at the mouth of the Burns Waterway.

The new slips will be for larger boats, many of which now take up two slips. When the project is finished, it should free up more of the smaller slips. The completion of the second phase will bring the number of slips to 140.

Given that there is still a waiting list "is a tribute not only to the work that's been put in but also to Mike Doyne's ability to manage the marina effectively," Gardner said.

In November, officials decided slips should be added gradually as the demand increases so they aren't left with empty slips.

The project is expected to be ready for the boating season.



**LITTLE CALUMET RIVER BASIN DEVELOPMENT COMMISSION**

**FINANCIAL STATEMENT**

**JANUARY 1, 1998 - JANUARY 31, 1998**

**CASH POSITION - JANUARY 1, 1998**

**CHECKING ACCOUNT**

LAND ACQUISITION	66,006.18
GENERAL FUND	138,520.97
TAX FUND	0.00
INVESTMENTS	1,016,000.00
ESCROW ACCOUNT INTEREST	97,179.71

**1,947,498.94**

**RECEIPTS - JANUARY 1, 1997 - JANUARY 31, 1998**

LEASE RENTS	11,619.25
INTEREST INCOME	356.04
LAND ACQUISITION	383,577.23
ESCROW ACCOUNT INTEREST	524.56
REIMBURSEMENT FOR TAXES	0.00
KRBC REIMBURSEMENT RE: TELEPHONE CHARGE	0.00
<b>TOTAL RECEIPTS</b>	<b>396,077.08</b>

**DISBURSEMENTS - JANUARY 1, 1998 - JANUARY 31, 1998**

**ADMINISTRATIVE**

1997 EXPENSES PAID IN 1998	223,763.72
PER DIEM	3,600.00
LEGAL SERVICES	1,116.33
NIRPC	17,240.94
TRAVEL & MILEAGE	434.56
PRINTING & ADVERTISING	42.28
BONDS & INSURANCE	480.00
TELEPHONE EXPENSE	640.73
MEETING EXPENSE	126.35

**LAND ACQUISITION**

LEGAL SERVICES	9,085.83
APPRAISAL SERVICES	12,000.00
ENGINEERING SERVICES	5,314.09
LAND PURCHASE CONTRACTUAL	22,128.00
FACILITIES/PROJECT MAINTENANCE SERVICES	3,235.00
OPERATIONS SERVICES	0.00
LAND MANAGEMENT SERVICES	7,798.25
SURVEYING SERVICES	4,314.00

**ECONOMIC/MARKETING SOURCES**

PROPERTY & STRUCTURE COSTS	0.00
TAXES	0.00
PROPERTY & STRUCTURES INSURANCE	0.00
UTILITY RELOCATION SERVICES	420.00
LAND CAPITAL IMPROVEMENT	85,777.12
STRUCTURAL CAPITAL IMPROVEMENTS	0.00
ESCROW ACCOUNT NBD BANK	39,600.00

**TOTAL DISBURSEMENTS:**

**213,353.48**

**CASH POSITION - JANUARY 31, 1998**

**CHECKING ACCOUNT**

LAND ACQUISITION	248,384.55
GENERAL FUND	127,928.40
TAX FUND	0.00
INVESTMENTS	1,016,000.00
ESCROW ACCOUNT INTEREST	97,704.27

**1,490,017.22**

**LITTLE CALUMET RIVER BASIN DEVELOPMENT COMMISSION**  
**MONTHLY BUDGET REPORT, FEBRUARY 1998**

		1998							6 MONTH	UNALLOCATED
		BUDGET	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	ALLOCATED	BUDGETED
									TOTAL	BALANCE
5801	PER DIEM EXPENSES	16,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	16,000.00
5811	LEGAL EXPENSES	7,500.00	1,737.33	934.33	0.00	0.00	0.00	0.00	2,671.66	4,828.34
5812	NIRPC SERVICES	125,000.00	16,718.21	8,806.34	0.00	0.00	0.00	0.00	25,524.55	99,475.45
5821	TRAVEL/MILEAGE	15,000.00	0.00	12.88	0.00	0.00	0.00	0.00	12.88	14,987.12
5822	PRINTING/ADVERTISING	3,000.00	0.00	286.50	0.00	0.00	0.00	0.00	286.50	2,713.50
5823	BONDS/INSURANCE	7,500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7,500.00
5824	TELEPHONE EXPENSES	7,000.00	590.34	57.65	0.00	0.00	0.00	0.00	647.99	6,352.01
5825	MEETING EXPENSES	10,000.00	245.15	871.32	0.00	0.00	0.00	0.00	1,116.47	8,883.53
5838	LEGAL SERVICES	125,000.00	6,097.82	5,440.00	0.00	0.00	0.00	0.00	11,537.82	113,462.18
5840	PROFESSIONAL SERVICES	500,000.00	15,027.10	14,033.91	0.00	0.00	0.00	0.00	29,061.01	470,938.99
5860	PROJECT LAND PURCHASE EXP.	3,178,633.00	9,747.02	0.00	0.00	0.00	0.00	0.00	9,747.02	3,168,885.98
5881	PROPERTY/STRUCTURE INS.	25,000.00	480.00	0.00	0.00	0.00	0.00	0.00	480.00	24,520.00
5882	UTILITY RELOCATION EXP.	750,000.00	157.50	2,423.99	0.00	0.00	0.00	0.00	2,581.49	747,418.51
5883	PROJECT LAND CAP. IMPROV.	300,000.00	0.00	20,480.95	0.00	0.00	0.00	0.00	20,480.95	279,519.05
5884	STRUCTURES CAP. IMPROV.	40,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	40,000.00
		5,109,633.00	50,800.47	53,347.87	0.00	0.00	0.00	0.00	\$104,148.34	\$5,005,484.66

22

		1998							12 MONTH	UNALLOCATED
		BUDGET	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	ALLOCATED	BUDGETED
									TOTAL	BALANCE
5801	PER DIEM EXPENSES	16,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	16,000.00
5811	LEGAL EXPENSES	7,500.00	0.00	0.00	0.00	0.00	0.00	0.00	2,671.66	4,828.34
5812	NIRPC SERVICES	125,000.00	0.00	0.00	0.00	0.00	0.00	0.00	25,524.55	99,475.45
5821	TRAVEL/MILEAGE	15,000.00	0.00	0.00	0.00	0.00	0.00	0.00	12.88	14,987.12
5822	PRINTING/ADVERTISING	3,000.00	0.00	0.00	0.00	0.00	0.00	0.00	286.50	2,713.50
5823	BONDS/INSURANCE	7,500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7,500.00
5824	TELEPHONE EXPENSES	7,000.00	0.00	0.00	0.00	0.00	0.00	0.00	647.99	6,352.01
5825	MEETING EXPENSES	10,000.00	0.00	0.00	0.00	0.00	0.00	0.00	1,116.47	8,883.53
5838	LEGAL SERVICES	125,000.00	0.00	0.00	0.00	0.00	0.00	0.00	11,537.82	113,462.18
5840	PROFESSIONAL SERVICES	500,000.00	0.00	0.00	0.00	0.00	0.00	0.00	29,061.01	470,938.99
5860	PROJECT LAND PURCHASE EXP.	3,178,633.00	0.00	0.00	0.00	0.00	0.00	0.00	9,747.02	3,168,885.98
5881	PROPERTY/STRUCTURE INS.	25,000.00	0.00	0.00	0.00	0.00	0.00	0.00	480.00	24,520.00
5882	UTILITY RELOCATION EXP.	750,000.00	0.00	0.00	0.00	0.00	0.00	0.00	2,581.49	747,418.51
5883	PROJECT LAND CAP. IMPROV.	300,000.00	0.00	0.00	0.00	0.00	0.00	0.00	20,480.95	279,519.05
5884	STRUCTURES CAP. IMPROV.	40,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	40,000.00
		5,109,633.00	0.00	0.00	0.00	0.00	0.00	0.00	\$104,148.34	\$5,005,484.66

# **CLAIMS PAYABLE FOR FEBRUARY, 1998**

ACCT	VENDOR NAME	AMOUNT	EXPLANATION OF CLAIM
5811	LOUIS CASALE	283.33	RETAINER FEE FOR MONTH OF FEBRUARY 1998
5811	LOUIS CASALE	651.00	ADDITIONAL LEGAL SERVICES FOR FEBRUARY 1998
5812	NIRPC	8,787.34	SERVICES RENDERED FOR JANUARY 1998
5812	UNITED PARCEL SERVICE	19.00	OVERNIGHT MAIL SERVICE
5821	SANDY MORDUS	12.88	MILEAGE 1/14/98-2/17/98
5822	PORTAGE PRINTING COMPANY	224.00	PRINTING OF LCRBDC PURCHASE ORDERS
5822	J. P. COOKE CO	62.50	SIGNATURE STAMPS FOR D. GARDNER & R. TRELO
5824	GTE NORTH	57.65	MODEM TELEPHONE SERVICE 1-28-98 TO 2-28-98
5825	SAND RIDGE BANK	482.15	MEETING EXPENSE INCURRED AT YEAR END MEETING 2/5/98
5825	SAND RIDGE BANK	389.17	MEETING EXPENSE AT NAFSMA CONFERENCE
5838	LOUIS CASALE	3,608.00	LAND ACQUISITION LEGAL SERVICES 1/29/98-2/25/98
5838	JAMES M. SPIVAK	1,834.00	LAND ACQUISITION LEGAL SERVICES 1/26/98-2/26/98
5842	R. W. ARMSTRONG	3,298.80	PROFESSIONAL ENGINEERING SERVICES FOR PERIOD ENDING 2/13/98
5843	CHICAGO TITLE INSURANCE COMPANY	75.00	TITLE WORKED PERFORMED ON DC-117
5843	LAKE COUNTY RECORDER	27.00	RECORD DEED FOR DC-455
5844	JUDITH VAMOS	1,743.00	LAND ACQUISITION/MANAGEMENT SERVICES FOR 1/16/98-1/30/98
5844	JUDITH VAMOS	17.64	JANUARY MILEAGE
5844	JUDITH VAMOS	1,722.00	LAND ACQUISITION/MANAGEMENT SERVICES FOR 2/2/98-2/13/98
5844	JAMES E. POKRAJAC	3,225.75	LAND ACQUISITION/MANAGEMENT SERVICES FOR 1/16/98-1/30/98
5844	JAMES E. POKRAJAC	146.72	JANUARY MILEAGE
5844	JAMES E. POKRAJAC	2,898.00	LAND ACQUISITION/MANAGEMENT SERVICES FOR 2/2/98-2/13/98
5847	COLE ASSOCIATES INC	880.00	SURVEY WORK PERFORMED ON NORFOLK-SOUTHERN RR-CLINE TO BURR
5882	BURKE ELECTRICAL CONSTRUCTION	2,423.99	STAGE II-3C2 UTILITY, ELECTRIC RELOCATE RE: GAS CITY
5883	ENVIRONMENTAL INCORPORATED	9,661.69	ENVIRONMENTAL SERVICES FOR STAGE IV-2B-FLOWAGE AREA
5883	NIMETZ TRUCKING	10,819.26	COST INCURRED IN PARKING LOT CONSTRUCTION ON COMM. OWNED PROPERTY

**\$53,347.87**



**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 January 1998      **Internal Code:** P218  
**Date:** February 03, 1998      **Invoice No:** 1/1

I N V O I C E	
Salaries and Fringe benefits: Dan Gardner & Sandy Mordus	6,600.00
Room Rental for Additional LCRBDC Staff	560.00
Accounting Services	480.00
Facsimile Machine @ \$5.00/Mo. Plus Attachments	13.09
Postage: January, 1998	166.80
Copying Charges @ \$5.00/Mo. Plus \$.06/copy (2,657)	164.42
Graphics/Printing & Clerical Time @ \$20/Hr (Attachments) (47.25 hrs)	945.00
Staff Mileage/Expenses:	0.00
Other Charges (Attachments) Long Distance (17.53) Signature Plate Refund (159.50)	17.53 (159.50)
<b>TOTAL DUE:</b>	<b>\$ 8,787.34</b>

REPLY TO  
ATTENTION OF

## DEPARTMENT OF THE ARMY

CHICAGO DISTRICT, CORPS OF ENGINEERS

111 NORTH CANAL STREET

CHICAGO, ILLINOIS 60608-7206

February 19, 1998

Programs and Project Management Division  
Project Management Branch

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

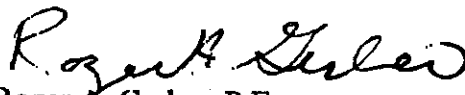
Subject: Little Calumet River Basin Design Fund Escrow Account  
Number 7500-0441-5892

Dear Ms. Rench:

The Department of the Army hereby issues a written request for withdrawal of \$100,000 from the referenced escrow account in accordance with the supplement Number 1 to the Memorandum of Agreement entered into on February 18, 1998.

Please provide the amount requested above in the form of a bank draft, payable to "FAO, U.S. Army Corps of Engineers, Chicago District." 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,

  
Roger A. Gerber, P.E.  
Lieutenant Colonel, U.S. Army  
District Engineer

Copy Furnished:

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

25