



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. WEDNESDAY, MAY 6, 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 April 8, 1998
5. Chairman's Report
 - Retreat date set for Saturday, June 6th
6. Executive Director's Report
 - Status of PAC - Response from Commission
 - Communication from Gary Councilman Cleo Wesson re: 6 standing water
 - Response

Sandy

*20th
Hand Delivered*

absent
absent

1-5

7. Reports of Standing Committees

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

- ☒ Appraisals, offers, acquisitions, recommended actions
- ☒ Land Acquisition Items of Discussion
- ☒ COE Real Estate conference call held on April 14th
- ☒ Other issues

7-8

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

- ☒ Recommended actions-Committee meeting held April 21st
- ☒ Engineering Items of Discussion
- ☒ Other issues

9-10

C. Legislative Committee - Roger Chiabai, Chairman

- ☒ Forms for approved 91-93 Build IN funds have been received, filled out and returned to State Budget Agency. Once we receive them back, we can draw on the newly released \$2 million funding.

D. Marina Development Committee - Bill Tanke, Chairman

- ☒ Status report of marina construction
 - Abonmarche weekly updates
- ☒ Mayor Maletta gave marina presentation before State Budget Committee on April 23rd re: \$750,000 use
- ☒ Monies have been received for payment to contractors for Phase II project
- ☒ Other issues

11-19

E. Finance/Policy Committee - George Carlson, Chairman

- ☒ Financial status report
- ☒ Approval of claims for April 1998
- ☒ Letter from insurance agency re: property liability insurance renewal
- ☒ Other issues

20-21
22 23

F. Recreational Development Committee - Emerson Delaney, Chairman

G. Minority Contracting Committee - Marion Williams, Chairman

8. Other Business

- ☒ Report from Commissioner Tanke on video taping

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 6:00 P.M. WEDNESDAY, APRIL 8, 1998
AT THE COMMISSION OFFICE
6100 SOUTHPORT ROAD
HIGHLAND, INDIANA

Chairman Bob Trelo called the meeting to order at 6:15 p.m. Seven (7) Commissioners were present. Pledge of Allegiance was recited. Quorum was declared and guests were recognized.

Development Commissioners:

Robert Huffman
George Carlson
William Tanke
Steve Davis
Robert Trelo
Charles Agnew
Emerson Delaney

Visitors:

Jim Flora - RWarmstrong
RaeAnn Rockhill - The Times
Pete Zak - South Shore Marina
Ken Smith - IDNR
Howard Anderson - Griffith
Eloise Gentry - Urban League of
Northwest IN

Staff:

Dan Gardner
Lou Casale
James Pokrajac
Sandy Mordus
Judy Vamos

The minutes of the March 5, 1998 meeting were approved by a motion from George Carlson; motion seconded by Bob Huffman; motion passed unanimously.

Chairman's Report - On behalf of the Chairman, Bob Trelo extended his condolences to Dan Gardner on the loss of his father.

Chairman Trelo reported that an Officers meeting was held on March 31st to set topics for a retreat meeting.

Executive Director's Report - Mr. Gardner informed the Board members that he was invited to speak at Governor's State University at a Third Annual Open Space Congress meeting. He referred to their agenda contained in our packets. It was a very interesting session. He was able to meet Congressman Weller from Illinois and met his staff person who deals with water projects. Cong. Weller was very instrumental in establishing the Calumet Ecological Park study. Most of the people in attendance were not familiar with the Little Calumet River project and were quite interested.

Mr. Gardner distributed COE letter on request for additional \$300,000. Now that the COE is able to obtain another \$2 million of federal money, they need \$300,000 as additional 5% cash contribution. With this additional money, the recreational features construction will be assured to be completed this summer.

/

Mr. Gardner referred to several letters in packet from Col. Gerber addressed to Senators Lugar and Coats and Congressman Visclosky. The letters addressed affected property owners in project area and concern expressed by Munster regarding pump stations in their town.

Land Acquisition Committee - Committee Chairman Chuck Agnew made a motion directing staff to start condemnation proceedings on DC107 and DC512 as a last resort; motion seconded by Emerson Delaney; motion passed unanimously.

Mr. Agnew stated that we have some closure gate materials stored at 35th & Chase. There is some additional space that we can use for storage but we need to remodel that section on the west side of the building first. Mr. Agnew made a motion to accept quotes to remodel this area and give work to the lowest quote received; motion seconded by Bob Huffman after he added an amendment to the motion capping the remodeling work at \$7,000; motion passed unanimously.

Mr. Agnew made a motion to roll over the current leases we have with the Northwest IN Foodbank, Gary Dunlap and Dale Nimetz; motion seconded by Emerson Delaney; motion passed unanimously. It was discussed that the Bults would put in a pump and then that cost of a pump would be deducted from their total lease amount. At this time, we do not have a lease with the Bults. Mr. Gardner added that property in the flood area have provisions in the lease that they will accept flood waters and will not pump in flooding times. It is good to have a tenant on that land so it doesn't become a dumping ground. Attorney Casale recommended we amend the leases to read "license agreements" instead of "leases".

Mr. Agnew also stated that a COE Real Estate meeting was held on March 18th.

Project Engineering Committee - Committee Chairman Bob Huffman made a motion to approve using Steve Truchan to do preliminary engineering for landside drainage in the Stage III area for a cost of \$3,000; motion seconded by Bill Tanke; motion passed unanimously.

Mr. Huffman then made a motion to use Cole & Associates to do the location survey work for the 3 hotels west of Cline Ave. for a cost not to exceed \$8,942; motion seconded by Bill Tanke; motion passed unanimously.

Mr. Huffman then made a motion to approve a mitigation proposal for Griffith (Kortenhoven) levee west of the EJ&E RR that requires approximately 9 acres of mitigated land from us; motion seconded by George Carlson; motion passed unanimously. We need to work with the

COE and the town of Griffith to develop legal documentation to assure that land be managed at the developer's expense. Mr. Gardner showed on a map where the levees were in that area. By Kortenhoven building this portion of the levee, it is a significant contribution to the project. Even though the Commission would be contributing 9 acres of land for mitigation (they need this commitment for permit approval), it is still a real money-saving contribution if Griffith puts in that portion of the levee.

Legislative Committee - In Committee Chairman Roger Chiabai's absence, Mr. Gardner gave the report. He informed the Board that he went before the State Budget Committee on March 25 for approval and release of \$2 million of 91-93 Build IN funds. He also referred to the news article on the Congressman's request for \$9 million for this next year for Little Cal. President Clinton's budget had \$5.3 million earmarked for Little Cal.

Marina Committee - Committee Chairman Bill Tanke gave the marina report and referred to the status update report from Abonmarche. He referred to letter from the LMMDC to the State Budget Deputy Director stating the outstanding Portage claims needing payment are over \$600,000. Although the total \$2 million request for Portage has not been approved yet; payment of the claims were approved so contractors can be paid and construction of Phase II can continue. Mayor Maletta has been asked to give a marina presentation at the next State Budget Committee meeting in April.

Mr. Tanke also reported that there has been no meeting date set yet to meet with the city but he hopes that will happen very soon.

Finance/Policy Committee - Committee Chairman George Carlson gave the financial report. He went over the financial statement and budget report and proceeded to make a motion to approve the financial status statement for January and February and approve the claims for payment totaling \$46,589.18; motion seconded by Bill Tanke; motion approved unanimously. Mr. Carlson made a motion to approve the COE \$300,000 request for 5% additional local cash contribution; motion seconded by Bill Tanke; motion passed unanimously.

Recreational Development Committee - Committee Chairman Emerson Delaney gave an updated report on the recreational features going in now that the weather has been cooperative. Ox-Bow area - About 60% construction is completed. They expect completion by mid-May. Boardwalk is going in now; all stoning and prep work is completed. Hammond will schedule a groundbreaking once construction is complete.

Gleason Park - About 55% complete. Fishing pier and observation deck is completed as well as culverts rip-rap and drainage ditches. Picnic shelter, bike racks, signage and trails north of 30th Avenue still need to be done; trail paving and parking lot paving will be done april 20th. After prep work is done, paving and re-surfacing of 30th Avenue will be done.

Lake Etta - About 70% complete. Fishing pier, canoe launch and parking lot stoning is completed. Clay ramp over levee is complete; stoning of the ramp will be done by end of April. Parking lot will be paved, striped and bumpers installed.

Chase Street trail - About 50% complete. Parking lot and trail have been graded and stoned; fine grading and paving need to be done yet. Safety guardrail between trail and Chase Street needs to be addressed by COE office.

Minority Contracting Committee - In Committee Chairman Marion Williams' absence, Mr. Gardner reported that staff is continuing to press the COE for a more defined and aggressive definition of "good faith effort" in regard to minority workforce and subcontracting. The Commission itself continues to attempt to utilize qualified local minority services whenever it can. Recently, Maximilian Title Company of Gary has been contracted to perform title work for the Commission. We also continue to refer area contracting firms to "Partners in Contracting", an agency housed within NIRPC that assists contractors with Federal construction programs.

Other Business - Mr. Gardner referred to Planet Blue Media Services letter in packet. This is the company making an aerial video tape of the project area. Mr. Tanke added that he made the helicopter flight with them over the project area. They will meet soon to add narrative to the video tape. He passed aerial photographs around that he took.

Statements from the floor - Eloise Gentry, Excutive Director of the Urban League of Northwest Indiana, addressed the Board regarding several issues. She asked the Commission to look into the possibility for volunteers to raise greens in the area east of the Urban League building. In the past there had been sewage problems in the area. She asked whether th COE had assured us that these had been corrected. Mr. Gardner responded we will look into it. He also commented thatthose lines are the property of the Gary Sanitary Disrict and any problems should be directed to them.

Additionally, Ms. Gentry asked if the Commission could again attempt to set up a meeting with Whiteco regarding the re-installation of a sign along Broadway that had been removed by

Whiteco as a result of the levee construction. This sign had previously generated some income for the Urban League. Mr. Gardner indicated we would write to Whiteco.

Ms. Gentry also asked about the completion schedule for the levee construction across the street from the Urban League on Broadway. She indicated dust from the construction site had been blowing across the road and dirtying her building. Mr. Pokrajac indicated by the current schedule, the structural portion of the levee was complete and that landscaping of grass, bushes and shrubs would be going in as soon as weather permitted, mid-summer at the latest.

Eloise also commented on the portion of the land owned by the Gary Park Dept. across the street on Broadway. She asked what is planned for that area. Mr. Gardner responded we are continuing to work with the Gary Park Board toward pursuing a driving range and other recreational improvements in the area.

She also commented that she was happy about the recreational facilities going in at Lake Etta and Gleason Park.

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

/sjm

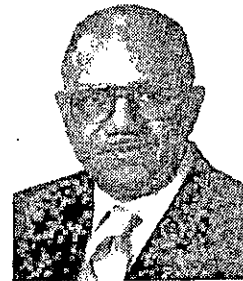


2456 MARYLAND STREET
GARY, INDIANA 46407
Phone: 885-7090

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City of Gary

CLEO WESSON
Councilman 5th District



April 21, 1998

Mr. Dan Gardner
Army Corp of Engineers
6100 Southport
Portage, Indiana 46368

Dear Mr. Gardner:

Please accept this correspondence as a request to have something done about the stagnant water that is plaguing the city of Gary.

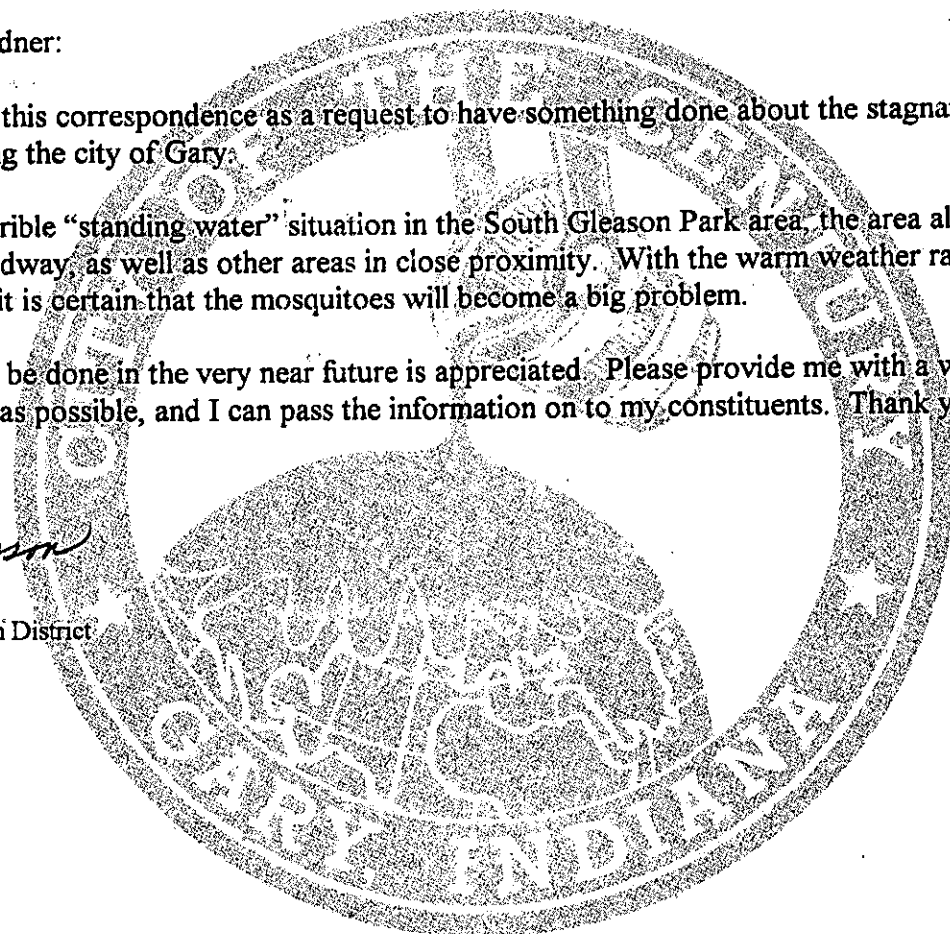
We have a terrible "standing water" situation in the South Gleason Park area, the area along 80/94 at Broadway, as well as other areas in close proximity. With the warm weather rapidly approaching, it is certain that the mosquitoes will become a big problem.

Whatever can be done in the very near future is appreciated. Please provide me with a written reply as soon as possible, and I can pass the information on to my constituents. Thank you.

Sincerely,

Cleo Wesson
Councilman Fifth District

CW:gj/10690



May 6, 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 use of LCRBDC owned land east of Burr St. and north of the railroad for mitigation
4. Any other motions?

1. 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.
- A letter was sent to Gary Parks & Rec. (Reising) on March 16, 1998 indicating we approved \$5,300 toward Greg Martin (Golf Course Architect) to proceed with driving range design which would be available after they sign the agreements.
- Received a letter from Gary Parks & Rec. (Reising) on March 20, 1998, still insisting on us installing a pump at Gleason Park – This holds up acquisition agreements
- LCRBDC (Lou) submitted a response letter on March 24, 1998 reiterating it was not our responsibility, nor ever committed to.

General Note:

Correspondence from Reising started on 1/12/98 indicating we owe them pumps and that staff said we would do this. Since that time, at least several letters have been sent back to respond to each letter sent by Reising (still no action)

B. 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.

- **LCRBDC in process of writing a letter to the Policy Review Branch regarding concerns of credit.**
- **COE sent us all PAC related information, including legal reviews, in order to incorporate this in our response on 3/17/98.**

2. 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. Any comments; general discussion; do we need a meeting?

C. We had an emergency response coordination meeting on 4/29/98 with all communities represented.

- A practice installation of the two (2) closure structures at 35th St. & at Chase Street is scheduled with the COE, city of Gary & Lake County in mid-July.
- All communities have again been requested to submit their emergency response plans to the LCRBDC.
- Private function of this meeting was to review closures and installation during events.

3. 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. 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.

C. A memo was sent to the COE on March 5, 1998 with (9) points of concern. We anticipate the COE response no later than May 1.

4. 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 has been sent to NIPSCO to allow us to pump this area for one year.

B. A meeting was held with INDOT and the Federal Highway Dept. on April 15 to review our pump re-installation west of Grant Street.

- Neither agency had a problem with our putting the pumps back in their same location as long as we agree to relocate the pumps in the event of a highway expansion.

C. Tim & Ed Bult started pumping the ditches down on April 17th. By April 24 the water was down 2-1/2 feet and the farmers were plowing the fields.

5. Refer to the "Results of the Real Estate Conference Call" for pertinent issues with the COE on April 14, 1998.

6. A field meeting was held with Atlas Excavating on April 23 to review the possibility of distributing approx. 6,300 cubic yards of excavated material from their Burr Street bridge mitigation parcel to our property west of the mitigation site.

A. We received a letter of request from Atlas Excavating on April 29 addressing this issue, whereby they would grade the material out over approx. 2 acres of land, including seeding and drainage improvements.

May 6, 1998

"ITEMS OF DISCUSSION" ENGINEERING

MOTIONS:

- **Motion to approve Griffith plan for the betterment levee using a levee top elevation of 602.2.**

- 1. Recreation - Phase 1
General
 - Following are the (4) segments of this project. Basically, all the work including paving and some framing work for the support facilities are completed.
 - A. OX-BOW (Hammond)
 - B. Gleason Park (Gary Parks & Recreation)
 - C. Lake Etta (Lake County Parks)
 - D. Chase Street Trail (City of Gary)

- 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 cost of \$3,260 to re-locate and temporarily stockpile the contaminated soil on site to allow the COE contractor area to work and stockpile their degraded levee material from the failure east of Harrison St. (Decisions pending from the COE)
 - A. **As per a conference call with the COE on April 22, we set a deadline to remove the material for May 20. If too wet, it will be relocated at that time.**

- 4. 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.
 - A. We received a quote from Dale Nimetz on March 10, 1998, along with a sketch, showing installation of a 10" tile that would tie in all the existing drain tiles for a cost of \$5,850. This will be presented to the COE for review.
 - **As per our Engineering Committee policy decision (at the May 7 Board meeting) we may have to get 3 quotes to do this work.**
 - B. **Truchan has completed the design for a drainage system including ditch work, pumping, and additional drain tiles that will help groundwater level in that area. This is being reviewed by the LCRBDC and will be forwarded to the COE.**

5. 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 602.2 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.
- B. A meeting was held with Griffith on March 19, 1998 to review the possibility of installing the betterment levee at 602, or to raise the Cline to EJ&E levee to 603.4.
- The town had a board meeting on March 24 to review this issue.
 - We received a verbal that they will use the 602.2 proposal and will send us a letter confirming this.
 - We gave the COE a verbal approval to proceed with design on April 23. This design will have the same section as the 603.4 levee, but the height will be reduced leaving a wider levee crest at 602.2.
6. An Engineering Committee meeting was held on April 21 to review ongoing engineering/construction issues as well as procuring professional and construction services.
- A. A review of policy to contract out services will be presented to the Board at the May 7 meeting as follows:
1. For professional services:
 - We will keep (on an annual cost basis) several surveying companies that could submit a cost not to exceed submittal on a per job basis, then enter into an agreement.
 2. For construction services:
 - All jobs for construction, remodeling, paving, fencing, etc. shall be submitted for quotes (a minimum of three) and be opened and evaluated on a set date.
- B. The Burr Street levee was reviewed for design, alignment, and interaction with the town of Griffith and with Kortenhoven.
- C. Discussions were held regarding the providing of readily available Items of Discussion and job status via the use of Internet and/or E-Mail.



THE ABONMARCHE GROUP

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Manistee, MI
Mishawaka, IN
Singapore

MINUTES OF MEETING

Project: City of Portage, Portage Public Marina Project**Date:** April 23, 1998**By:** Jeff Bartoszek

The following items were discussed at the above referenced meeting:

Contract No. 2 - Circle "R" Electric

- Transformer has been installed by NIPSCO.
- Circle "R" is in the process of wiring the main distribution panel and the panel board in the bathhouse.
- All parking and sidewalk lights have been installed and wired.
- All docks have been wired.
- Circle "R" should be ready for City inspection of MDP this afternoon.
- After City inspection, NIPSCO to come back and install the meter. This should occur early next week.

Contract No. 3 - Brant Construction

- Lift station is scheduled for delivery on May 22, 1998.
- Brant was directed to place a flat spot for an attendance shed near the upper parking lot.
- Curb work should be finished either today or tomorrow.
- Slag is mostly complete in the lower parking lots. However, Brant needs to remove the excess sand between the parking and the retaining wall.
- Brant was directed to proceed with lowering the existing drive to the peninsula parking on a time and material basis.
- Brant was directed to increase the quantity of the dune plants from 49,000 to 55,000 plants.
- Hand railing installation was starting today and should take two to three weeks for completion.
- Brant was directed to install extra dune grass above the retaining wall, between the parking lots (i.e. on 6" centers).
- Brant anticipates that the infrastructure should be complete by May 10th, except the lift station and potentially the paving work.
- Abonmarche to contact Chicago Underwater regarding whether they plan on fabricating the top plate on-site or in the shop.
- Chicago Underwater anticipates to be back on Monday to repair the circulation tube and install the platform.

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Contract No. 4 - Brant Construction

- Brant was directed to eliminate the tiling on the walls for a project savings of \$1,500.00.
- Circle "R" should be working on the bathhouse lights tomorrow.
- Brant was directed to leave the temporary lock sets on the bathhouse doors until the lift station is complete and running. At that point the new lock sets should be installed.
- All bathroom walls have been primed.
- Ceiling grid is in the process of being installed and should be finished by the end of this week or early next week.
- Toilet partitions have been delivered to the site.
- Dryvit installation is occurring on the porch.
- Mechanical work to start this week.
- Brant was directed to proceed with the additional retaining wall. Brant stated that they will start this work when the scaffolding has been removed for the dryvit.
- Brant anticipates that ceramic tile will start on Monday and should take about a week.
- Brant anticipates substantial completion of the bathhouse by May 10th, with final completion by May 25th.

General

- John Hannon is at a budget meeting hearing today to try to secure payments for outstanding invoices, and to try to speed up the process for future invoices.
- A broken valve/pipe was discovered at Pier "H". Edward Kirk Company was directed to fix this break.

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

JAB/lm



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Marlston, MI
Mishawaka, IN
Singapore**CONSTRUCTION PROGRESS
MINUTES OF MEETING****Project:** City of Portage, Portage Public Marina Project**Date:** April 16, 1998**By:** Jeff Bartoszek

The following items were discussed at the above referenced meeting:

- John stated that all claims received by the City have been approved by the City and the Lake Michigan Marina Development Commission (approximately \$600,000), and the City is waiting for a check from the State. This check is to go to the Marina Commission, however they have already out checks to the City, and will release these checks once the check from the State is received.

Contract No. 2 - Circle "R" Electric

- NIPSCO has not been out to switch out the transformer. Therefore, Circle "R" is still waiting to hook up the main distribution panel and the panelboard in the bathhouse.
- Circle "R" is erecting the last light fixtures.
- It was noted to Circle "R" that a potential conflict may occur with their conduit at the sidewalk near the lift station. Circle "R" mentioned that he could lower the conduit down a couple of inches by heating, if the conduit is not broken.
- Brant noted that they will give information to Circle "R" on the lift station so they may finalize running conduit and wires to the station.

Contract No. 3 - Brant Construction

- Divers are getting options together for repair of the circulation tube joint near the seawall.
- Divers will be getting a sketch and a cost to Brant regarding the cover plate for the gate.
- Divers are in the process of installing the gates and should be finished today.
- An estimated preliminary additional cost for cleaning the tube is approximately \$15,000, however this will be finalized after Brant receives all of the time sheets.
- The curb in the lower lot is in the process of being installed. All curbing should be finished next week.
- All storm sewer work has been completed.
- Abonmarche to look at the end of the retaining wall near the lift station to make sure that it is acceptable. (This was reviewed after the meeting and deemed acceptable as is).



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- Abonmarche and John to review the lower parking lot, specifically at the southeast end, to determine if that corner should be raised.
- Guardrail is anticipated to begin towards the end of next week.
- Brant stated that they have ordered 49,000 dune grass plants and questioned if this is sufficient. Abonmarche will provide a total square yardage to Brant today.
- An area of the sidewalk along the south seawall needs to be repaired prior to installation of the hand railing. It was also noted that finishing of the sidewalk needs to be done, including grouting and beveling of the corners.
- Handrail is being painted and installation should start next Monday. Abonmarche to review hand railing at the entrance channel to determine if additional railing is needed. (This was reviewed and determined that two 16' pieces would be required for the handrail to continue towards the west and southwest.
- Abonmarche to get information on seedlings / saplings to Brant for a cost estimate.
- It was discussed with Brant, after the meeting, for them to have their surveyors stake the correct elevations in the lower lot, as well as determining the elevation of the picnic pad.
- It was discussed with Brant, after the meeting, to prepare an estimate to place a filter fabric along the river sidewalk and then place smaller stone adjacent to that to prevent erosion of the sidewalk.

Contract No. 4 - Brant Construction

- Circle "R" needs to install the "can" lights at the overhang area.
- Electrical rough-in will be completed this week and Circle "R" will come back to finish the work after the ceiling grid is installed.
- Brant anticipates the carpenters to return on Monday to do ceiling work and the fascia on the building.
- Brant anticipates that the soffit work will be started tomorrow.
- Brant anticipates that the painters will start either later today or tomorrow.
- Brant anticipates the suspended ceiling will start after completion of the painting.
- Ceramic will begin next week, after painting.
- It was noted that near the mechanical room hatch electrical conduit will need to be relocated. Circle "R" stated that this could be done if some 2 x lumber is removed by Brant.
- It was discussed whether the water spigot should be relocated to near the drinking fountain. Brant was directed to provide an estimate to do this work.
- Abonmarche to provide additional information to Brant on the handicap signs and the dryvit color.

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

JAB/jr



THE ABONMARCHE GROUP

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Marquette, MI
Muskegon, MI
Singapore**CONSTRUCTION PROGRESS
MINUTES OF MEETING****Project:** City of Portage, Portage Public Marina Project**Date:** April 9, 1998**By:** Jeff Bartoszek

The following items were discussed at the above referenced meeting:

Contract No. 2 - Circle "R" Electric

- Circle "R" still needs to pour the last 2 lightpole bases in the lower parking lot and finish the last 15 feet of conduit to the bases.
- Circle "R" is waiting for the transformer to be switched out with NIPSCO. Once the transformer is switched, Circle "R" will pull the feeder wires from the MDP and the bathhouse to the transformer.
- Circle "R" to install conduit and wire to lift station when located.
- Abonmarche to look at the two western parking lot lightpole bases to see if the height needs to be adjusted.
- Circle "R" to check into if the City of Portage Inspection Department issues a permit or Certificate of Occupancy for electric work on the project.
- Circle "R" said that they pulled wire to the circulation tube manhole, large enough for a 3-phase, 40 amp pump. This wire goes to the main distribution panel.
- Circle "R" stated that the wiring to the lighting fixtures should only be operated by the photo-cell. That is the time clock will be present, but it will not operate with the lights.

Contract No. 3 - Brant Construction

- Brant anticipates installation of the lift station towards the end of April.
- Brant anticipates completion of the grading of the lower lot today, finishing the storm sewer tomorrow, and putting gravel on the lot on Monday.
- Brant to provide estimate of additional cost for the regrading of the existing lower western parking lot.
- Circulation tube was completely cleaned, and Brant anticipates completing cleaning of the manhole today. Over the next few days, the divers anticipate installation of the gate. The

Portage Minutes**April 9, 1998****Page 2**

divers noted that there is a separation in the sheetpiling interlock at the Burns Ditch entrance to the tube. This extends about 2 feet below the water surface.

- Divers noted that there is an approximate 3-5 inch separation in the circulation tube joint near the basin. They stated that there are a couple of methods of repairing this, however, they would recommend a 2-part epoxy sealant. Jeff noted that this would be Brant's responsibility to fix this area.
- The divers also reported that there were many large stones in the western part of the circulation tube, while mostly sand from the manhole to the basin.
- Brant was directed to provide a time and material estimate to place a plate cover over the entrance of the circulation tube.
- Brant anticipates pouring curb on Tuesday with it taking no more than 3 days.
- Lakeside will be back shortly to complete the walls.
- Brant anticipates completing all work except paving by the end of April or first week in May.
- Abonmarche and Mike to locate the sidewalk from the entrance road to the bathhouse.
- Abonmarche to look at the catch basin in the lower lot in regards to its location next to the curb.

Contract No. 4 - Brant Construction

- Steve noted that one of the "can" lights towards the entrance in the soffit was moved 4 inches toward the drinking fountain to avoid any conflicts with joists.
- Abonmarche to check on the continuous vented soffits versus intermittently vented.
- Circle "R" questioned whether the time clock could be moved to the utility room as opposed to being recessed in the block wall. Abonmarche stated that this seemed to be OK, but would verify the location.
- The roof and shingles have been installed on the bathhouse.
- Brant anticipates that the masonry work will be finished on Monday, and carpenters will return on Monday to start completing their work.
- Mike to give Brant a key to the existing bathhouse so Brant can key all the locks identical.
- It was decided that a retaining wall would be constructed at the steps up to the bathhouse, similar to the wing walls (mortared blocks with a footing). Brant to provide a cost estimate to Abonmarche.

Contract No. 5 - Hardman Construction

- Mike mentioned that the locks to the floating docks were not the same as the other locks. Abonmarche to direct Hardman to key these as the other locks.
- Hardman needs to replace one of the piling caps to the 5 inch piles.
- Mike stated that he would like to have 2 dockboxes at the end of the "T" docks in order to accommodate two boats.



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April 9, 1998
Page 3

General

- Mike mentioned that he will boats to the new slips once the electric power is turned on to the slips.
- Mike stated that the State has released \$650,000 for payment on the project. John Hannon was in a meeting with the Marina Commission this morning to ensure that the City receives this money in a timely manner, and then contractors will be paid.

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

JAB/jr/f



THE ABONMARCHE GROUP

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

Manistee, MI
Mishawaka, IN
Singapore**CONSTRUCTION PROGRESS
MINUTES OF MEETING****Project:** City of Portage, Portage Public Marina Project**Date:** March 26, 1998**By:** Jeff Bartoszek

The following items were discussed at the above referenced meeting:

Contract No. 2 - Circle "R" Electric

- Circle "R" anticipates to install the components in the panelboard next week.
- Circle "R" anticipates installing the sidewalk lights next week.
- Circle "R" anticipates installing the parking lot lights in two weeks.
- All feeder wires for the lights have been pulled.
- Circle "R" needs the stockpiled soil to be removed in the bathhouse parking lot before they can finish their work in that area.
- Circle "R" stated that they cannot pull the feeder wires from the bathhouse to the transformer until NIPSCO changes out the transformer.
- It was discussed on how the bathhouse was going to be fed, (i.e., from the transformer or from the main distribution panel). It was decided that the bathhouse could be fed from the transformer while still maintaining one meter for both the main distribution panel and the bathhouse.
- It was decided that the 20 amp breaker for the circulation tube pump would not be sufficient. Therefore, Circle "R" was directed to place a 3 phase, 40 amp breaker in the MDP to serve the pump, with corresponding wire size.
- ACI to provide Circle "R" additional detail on junction box and location for the circulation tube pump.
- Steve noted that the 1 inch conduit leading to the roadway entrance was separated during installation of the retaining wall. Therefore, they are repairing the conduit.

Contract No. 3 - Brant Construction

- Brant anticipates installation of a lift station towards the end of April.



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March 26, 1998
Page 2

- Brant anticipates starting to form the concrete seawall sidewalk in front of the bathhouse tomorrow, as they are stripping forms today.
- Brant anticipates completion of all the seawall sidewalk next week.
- Forming for the curbing is starting this afternoon.

Contract No. 4 - Brant Construction

- Brant anticipates starting interior masonry block next week.
- Plumbers are scheduled to install their carriers on Monday before the block is placed.
- Brant would like to start on the roofing and potentially finish next week.
- Brant anticipates possibly completing all the flatwork next week.
- It was discussed whether the roof trusses could be cut back to an approximate 8 inch overhang or whether one additional row of block should be added to raise the soffit height to 8 foot and ensure that the soffit comes in on a smooth block. It was decided to wait on this decision until Monday, when John Hannon returns.
- The grades were reviewed at the bathhouse adjacent to the transformer and whether a retaining wall would be necessary, or the ramp sidewalk to the bathhouse could be relocated to the west side of the bathhouse. Abonmarche to review this.
- Brant was directed to paint the trim work below the soffit red in order to obtain red on the building and to match the Phase I bathhouse. The trim work along the gutter should also be painted red.

Contract No. 5 - Hardman Construction

- Electrical work on the docks is anticipated to be complete by early next week.

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

JAB/jr/f

LITTLE CALUMET RIVER BASIN DEVELOPMENT COMMISSION

FINANCIAL STATEMENT

JANUARY 1, 1998 - MARCH 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	<u>97,179.71</u>	1,947,498.94

RECEIPTS - JANUARY 1, 1997 - MARCH 31, 1998

LEASE RENTS	17,069.25	
INTEREST INCOME	1,723.83	
LAND ACQUISITION	467,635.23	
ESCROW ACCOUNT INTEREST	1,668.57	
NAFSA CONVENTION REGISTRATION REFUND	698.00	
REIMBURSEMENT FOR TAXES	0.00	
KRBC REIMBURSEMENT RE: TELEPHONE CHARGE	<u>352.29</u>	
TOTAL RECEIPTS		489,147.17

DISBURSEMENTS - JANUARY 1, 1998 - MARCH 31, 1998

ADMINISTRATIVE

1997 EXPENSES PAID IN 1998	243,607.93	
PER DIEM	3,600.00	
LEGAL SERVICES	4,228.09	
NIRPC	42,765.49	
TRAVEL & MILEAGE	459.94	
PRINTING & ADVERTISING	328.78	
BONDS & INSURANCE	480.00	
TELEPHONE EXPENSE	1,980.23	
MEETING EXPENSE	597.21	
LAND ACQUISITION		
LEGAL SERVICES	20,623.55	
APPRAISAL SERVICES	12,900.00	
ENGINEERING SERVICES	8,612.89	
LAND PURCHASE CONTRACTUAL	22,691.00	
FACILITIES/PROJECT MAINTENANCE SERVICES	4,205.00	
OPERATIONS SERVICES	0.00	
LAND MANAGEMENT SERVICES	26,548.84	
SURVEYING SERVICES	11,855.00	
ECONOMIC/MARKETING SOURCES	0.00	
PROPERTY & STRUCTURE COSTS	17,646.26	
TAXES	0.00	
PROPERTY & STRUCTURES INSURANCE	0.00	
UTILITY RELOCATION SERVICES	2,964.00	
LAND CAPITAL IMPROVEMENT	106,258.07	
STRUCTURAL CAPITAL IMPROVEMENTS	0.00	
ESCROW ACCOUNT INBD BANK	<u>39,600.00</u>	
TOTAL DISBURSEMENTS:		328,344.35

CASH POSITION - MARCH 31, 1998

CHECKING ACCOUNT

LAND ACQUISITION	268,357.44	
GENERAL FUND	120,168.32	
TAX FUND	0.00	
INVESTMENTS	1,016,000.00	
ESCROW ACCOUNT INTEREST	<u>98,848.28</u>	1,493,374.04

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

		1998						6 MONTH	UNALLOCATED
		BUDGET	JANUARY	FEBRUARY	MARCH	APRIL	MAY	ALLOCATED	BUDGETED
								TOTAL	BALANCE
5801	PER DIEM EXPENSES	16,000.00	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	723.33	283.33	0.00	3,678.32	3,821.68
5812	NIRPC SERVICES	125,000.00	16,718.21	8,806.34	8,417.86	0.00	0.00	33,942.41	91,057.59
5821	TRAVEL/MILEAGE	15,000.00	0.00	12.88	12.32	54.32	0.00	79.52	14,920.48
5822	PRINTING/ADVERTISING	3,000.00	0.00	286.50	0.00	162.75	0.00	449.25	2,550.75
5823	BONDS/INSURANCE	7,500.00	0.00	0.00	0.00	276.00	0.00	276.00	7,224.00
5824	TELEPHONE EXPENSES	7,000.00	590.34	57.65	493.70	646.08	0.00	1,787.77	5,212.23
5825	MEETING EXPENSES	10,000.00	245.15	871.32	241.05	139.37	0.00	1,496.89	8,503.11
5838	LEGAL SERVICES	125,000.00	6,097.82	5,440.00	6,632.40	8,357.37	0.00	26,527.59	98,472.41
5840	PROFESSIONAL SERVICES	500,000.00	15,027.10	14,033.91	25,843.52	16,149.29	0.00	71,053.82	428,946.18
5860	PROJECT LAND PURCHASE EXP.	3,178,633.00	9,747.02	0.00	2,225.00	7,551.00	0.00	19,523.02	3,159,109.98
5881	PROPERTY/STRUCTURE INS.	25,000.00	480.00	0.00	0.00	17,574.00	0.00	18,054.00	6,946.00
5882	UTILITY RELOCATION EXP.	750,000.00	157.50	2,423.99	0.00	105.00	0.00	2,686.49	747,313.51
5883	PROJECT LAND CAP. IMPROV.	300,000.00	0.00	20,480.95	2,000.00	0.00	0.00	22,480.95	277,519.05
5884	STRUCTURES CAP. IMPROV.	40,000.00	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	46,589.18	51,298.51	0.00	\$202,036.03	\$4,907,596.97

21

		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	3,678.32	3,821.68
5812	NIRPC SERVICES	125,000.00	0.00	0.00	0.00	0.00	0.00	0.00	33,942.41	91,057.59
5821	TRAVEL/MILEAGE	15,000.00	0.00	0.00	0.00	0.00	0.00	0.00	79.52	14,920.48
5822	PRINTING/ADVERTISING	3,000.00	0.00	0.00	0.00	0.00	0.00	0.00	449.25	2,550.75
5823	BONDS/INSURANCE	7,500.00	0.00	0.00	0.00	0.00	0.00	0.00	276.00	7,224.00
5824	TELEPHONE EXPENSES	7,000.00	0.00	0.00	0.00	0.00	0.00	0.00	1,787.77	5,212.23
5825	MEETING EXPENSES	10,000.00	0.00	0.00	0.00	0.00	0.00	0.00	1,496.89	8,503.11
5838	LEGAL SERVICES	125,000.00	0.00	0.00	0.00	0.00	0.00	0.00	26,527.59	98,472.41
5840	PROFESSIONAL SERVICES	500,000.00	0.00	0.00	0.00	0.00	0.00	0.00	71,053.82	428,946.18
5860	PROJECT LAND PURCHASE EXP.	3,178,633.00	0.00	0.00	0.00	0.00	0.00	0.00	19,523.02	3,159,109.98
5881	PROPERTY/STRUCTURE INS.	25,000.00	0.00	0.00	0.00	0.00	0.00	0.00	18,054.00	6,946.00
5882	UTILITY RELOCATION EXP.	750,000.00	0.00	0.00	0.00	0.00	0.00	0.00	2,686.49	747,313.51
5883	PROJECT LAND CAP. IMPROV.	300,000.00	0.00	0.00	0.00	0.00	0.00	0.00	22,480.95	277,519.05
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	\$202,036.03	\$4,907,596.97

CLAIMS PAYABLE FOR APRIL, 1998

ACCT	VENDOR NAME	AMOUNT	EXPLANATION OF CLAIM
5811	LOUIS CASALE	283.33	RETAINER FEE FOR MONTH OF APRIL 1998
5821	SANDY MORDUS	54.32	APRIL MILEAGE
5822	SIDWELL	162.75	COST OF AERIALS NEEDED FOR LCRBDC PROJECT
5823	DALY INSURANCE SERVICE	276.00	PUBLIC OFFICIAL BOND
5824	GTE NORTH	60.42	MODEM TELEPHONE SERVICE 3-28-98 TO 4-28-98
5824	GTE NORTH	129.21	BILLING PERIOD 3/16/98-4/16/98(TOTAL BILL 267.24, KRBC PORTION 138.03)
5824	GTE NORTH	125.74	BILLING PERIOD 4/16/98-6/16/98(TOTAL BILL 267.44,KRBC PORTION 141.70)
5824	MCI	330.71	BILLING PERIOD 2/16/98-3/14/98(TOTAL BILL 349.77,KRBC PORTION 19.06)
5825	SAND RIDGE BANK	28.67	OFFICERS MEETING 4/16/98 FOR DISCUSSION OF FINANCIAL MATTERS
5825	SAND RIDGE BANK	110.70	DINNER MEETING 4/21/98 FOR DISCUSSION OF ENGINEERING SERVICES
5838	LOUIS CASALE	6,670.37	LAND ACQUISITION LEGAL SERVICES 3/31/98-4/28/98
5838	JAMES M. SPIVAK	1,687.00	LAND ACQUISITION LEGAL SERVICES 4/01/98-4/27/98
5842	R. W. ARMSTRONG	4,667.50	PROFESSIONAL SERVICES FOR PERIOD ENDING 4/17/98
5842	J. F. NEW & ASSOC INC	1,734.55	ENGINEERING SERVICES RE: WETLAND CONSULTING INV #10136
5842	J. F. NEW & ASSOC INC	1,871.45	ENGINEERING SERVICES RE: WETLAND CONSULTING INV #10173
5843	LAWYERS TITLE INSURANCE COMPANY	275.00	TITLE WORK PERFORMED ON DC-477
5843	MAXI MILIAN TITLE CORPORATION	570.00	TITLE WORK PERFORMED ON DC-498 & DC-122A
5843	MAXI MILIAN TITLE CORPORATION	285.00	TITLE WORK PERFORMED ON DC-492
5843	TICOR TITLE INSURANCE COMPANY	540.00	TITLE WORK PERFORMED ON DC-582 & DC-583
5843	LAKE COUNTY RECORDER	11.00	RECORD DEED FOR DC-520
5843	LAKE COUNTY RECORDER	71.00	RECORD DEEDS FOR DC-514,DC-522, & DC-528
5844	JUDITH VAMOS	1,522.50	LAND ACQUISITION/IMANAGEMENT SERVICES FOR 4/1/98-4/15/98
5844	JAMES E. POKRAJAC	2,898.00	LAND ACQUISITION/IMANAGEMENT SERVICES FOR 4/1/98-4/15/98
5847	COLE ASSOCIATES INC	908.00	SURVEY WORK PERFORMED ON NORFOLK & SOUTHERN RR STAGE IV PH1
5847	ENVIRONMENTAL INCORPORATED	955.45	ENVIRONMENTAL SERVICES RENDERED AT FLOWAGE AREA IV-2B
5848	BRICKIE PHOTO	21.84	COST OF DEVELOPING PICTURES OF THE LITTLE CALUMET RIVER PROJECT
5861	LAKE COUNTY CLERK	100.00	FILING FEE FOR CONDEMNATION OF DC-495
5861	LAKE COUNTY CLERK	100.00	FILING FEE FOR CONDEMNATION OF DC-542
5861	LAKE COUNTY CLERK	5,000.00	PURCHASE PRICE OF DC-439
5861	LAKE COUNTY CLERK	848.00	PURCHASE PRICE OF DC-522
5861	LAKE COUNTY CLERK	703.00	PURCHASE PRICE OF DC-514
5861	LEONARD SAMPSON	1,000.00	PURCHASE PRICE OF DC-528
5881	VALPARAISO INS PROFESSIONALS	17,574.00	COMMISSION GEN LIAB RENEWAL
5882	R. W. ARMSTRONG	105.00	UTILITY RELOCATION SERVICES FOR PERIOD ENDING 4/17/98

\$51,298.51

**VALPARAISO
INSURANCE
PROFESSIONALS**

60 years of "Nothing but Insurance"

P.O. BOX 288 / 150 LINCOLN SQUARE, SUITE #1004 / VALPARAISO, IN 46384 / AREA 219 462-5106



April 21, 1998

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

Re:01GLS0310400 02-Little Calumet River Basin Development Commission

Dear Dan,

Once again, I am pleased to enclose the renewal of the policy on the Little Calumet River Basin Development Commission. Please look the policy over, when you get a chance, and let me know if you have any questions or wish any additional information. While the policy has renewed on the same basis as last year, the premium has gone down, slightly, again. We are also showing a credit balance on your account due to a recent audit. This credit may be applied to your renewal premium. We also show the same schedule of locations as before. Perhaps, when you get a chance, you may want to check your current schedule of property to be sure that we are up to date.

I very much appreciate your insurance business! I would be happy to meet with you, at your convenience, to go over any or all of this information.

Yours truly,

A handwritten signature in dark ink, appearing to read 'David F. Driver', written over a circular flourish.

David F. Driver, CPCU
DFD/d
enc.

Revised

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5882	R. W. ARMSTRONG	105.00	UTILITY RELOCATION SERVICES FOR PERIOD ENDING 4/17/98

\$51,352.51

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

NAME OF MEETING: LCCBDC DATE: MAY 6, 1998

LOCATION: 6100 Southport Rd, Portage CHAIRMAN: Bob Trelo

PLEASE SIGN IN

	NAME (PLEASE PRINT)	ORGANIZATION, ADDRESS, PHONE NUMBER
1	<i>Bob Zah</i>	<i>La. Shore Marine.</i>
2	<i>JIM FLORA</i>	<i>R.W. ARMSTRONG</i>
3	<i>Ken Smith</i>	<i>IDNR Water</i>
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