Sandy

Little Calumet River Basin Development Commission

6100 Southport Road
Portage, Indiana 46368

(219) 763-0696 Fax (219) 762-1653
E-mail: littlecal@nirpc.org

get this letter to Reshkin

MEETING NOTICE

THERE WILL BE A MEETING OF THE LITTLE CALUMET RIVER BASIN DEVELOPMENT COMMISSION AT 6:00 P.M. WEDNESDAY, NOVEMBER 8, 2000 AT THE COMMISSION OFFICE 6100 SOUTHPORT ROAD PORTAGE, IN

EXECUTIVE SESSION – 4:30 P.M.
(For discussion of Land Acquisition Issues)

WORK STUDY SESSION - 5:00 P.M.

get Dr. Reshkin COE's mitigation material

AGENDA

1. Call to Order by Chairman Emerson Delaney
2. Pledge of Allegiance
3. Recognition of Visitors and Guests
4. Approval of Minutes of October 5, 2000 — 1-3
5. Chairman's Report
   - Appointment of new Board member — 4
   - Re-appointments of existing Board members — 5-7

add Dan Everett to mailing list.

Reshkin asked Dan for a copy of posts he can pass on to Smeeton

6. Executive Director's Report
   - Project Wetland Mitigation Permit – Land suitability matrix
   - Neighborhood meeting/Highland levee – November 14th at Town Hall

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7. Standing Committees

A. Land Acquisition/Management Committee – Chuck Agnew, Chairman
   - Appraisals, offers, acquisitions, recommended actions
   - Staff met with Greg Moore on 10/31 to discuss project mitigation
   - Report on LEL meeting held 11/8
   - West Reach acquisition - new procedure under way
   - Report on relocations – DC743 and DC748
   - Report on CDF presentation held 10/18
   - Other issues

B. Project Engineering Committee – Bob Huffman, Chairman
   - Utilities meeting for Stage V-2 scheduled for November 16th
   - Technical review meeting held with COE on 11/1
   - Hartsdale Pond suitability
   - INDOT highway expansion scoping meeting schedule for 11/29
   - Grant Street coordination meeting held on 10/11
   - Other issues

C. Legislative Committee – George Carlson, Chairman
   - Resolution declaring funding emergency – State funding gap
   - Status of Legislative contacts - commitments
   - Next Steps
   - Federal passage of Energy & Water Bill-$8.8 million for Little Cal
   - Other Issues

9-10

D. Recreational Development Committee – Curtis Vosti, Chairman
   - Request for west reach recreation meeting with COE submitted on 10/31
   - Other Issues

E. Marina Development Committee – Bill Tanke, Chairman
   - Audited year end marina financial report
   - Sand money released
   - Portage Port Authority request to raise launch fees
   - LMMDC funding request - update

11

F. Finance/Policy Committee – Arlene Colvin, Chairperson
   - Financial status report
   - Approval of claims for October 2000
   - Finance Committee meeting to be scheduled
   - Other issues

12-13
14-15

G. Minority Contracting Committee – Marion Williams, Chairman
   - Update

8. Other Business

9. Statements to the Board from the Floor

10. Set date for next meeting

MINUTES OF THE LITTLE CALUMET RIVER BASIN DEVELOPMENT COMMISSION
HELD AT 6:00 P.M. THURSDAY, OCTOBER 5, 2000
AT THE COMMISSION OFFICE
6100 SOUTHPORT ROAD
PORTAGE, INDIANA

Chairman Emerson Delaney called the meeting to order at 6:10 p.m. Six (6) Commissioners were present. Pledge of Allegiance was recited. Quorum was declared and guests were recognized.

Development Commissioners:
John Mroczkowski
Charles Agnew
Emerson Delaney
Marion Williams
Curt Vosti
Steve Davis

Visitors:
Doreen Carey – City of Gary
Sandy O'Brien, Sierra Club
Jomary Crary, IDNR, Div.Water
Jim Flora, R.W. Armstrong Company

Staff
Dan Gardner
Sandy Mordus
Lou Casale
Jim Pokrajac
Judy Vamos

Commissioner Chuck Agnew made a motion to approve the minutes of September 7, 2000; motion seconded by Steve Davis; motion passed unanimously.

Chairman's Report – There was none.

Executive Director's Report - Mr. Gardner updated the Board members with the project wetland mitigation report. He indicated that he had hoped to share a matrix that the Corps is putting together on the candidate mitigation lands but it was not available yet. A "team" had been put together to meet and discuss how the approach would be handled in determining the mitigation lands. The "team" consists of IDEM, IDNR, FISH & WILDLIFE, COE and LCRBDC. They have met and representatives have walked some of the lands proposed for mitigation. They have looked at maps, discussed protocol, looked at available acreage, discussed ratios, etc. They will write up their comments and, when complete, we will share with the Board. Commissioner Vosti inquired whether the 4 criteria discussed last month would be used in the rating system. Mr. Gardner replied that they would be used. He also stated that on October 18th, the firm that the Corps has hired to evaluate the in-project mitigation lands (29th & Hanley and Cline/Liable) will make a presentation of 50% plans. Board members are invited.

Sandy O'Brien mentioned that she has given an updated map to the COE and IDNR showing lands available in the Hobart Marsh area.

Land Acquisition/Management Committee – Committee Chairman Chuck Agnew announced that there were no motions to be made. He reported that John Snell of Indianapolis will be coming up soon to perform a preliminary inspection for the appraisal of Wicker Park Golf Course easements that will be needed for project purposes. He also reported that Judy attended a meeting as part of the focus group for the Great Konomick River Restoration project; they have changed their name to "Northwest Indiana River Corridor Partnership". Mr. Agnew reported that the demolition of structures and clean-up has been performed for DC793. Mr. Agnew then referred to a news article on county parks and sited that Lake Etta Park (we're in a joint venture agreement for the development of the park with Lake County Parks Dept.) attendance is up 4% and that's great.

Project Engineering Committee – In Committee Chairman Bob Huffman's absence, Mr. Agnew gave the engineering report. He reported that the COE indicated they have revised its cost estimates (as a result of the court decision) to accommodate the low bidder (Overstreet Construction) for the West Reach Pump Station Phase 1A . Attorney Casale has prepared a memo outlining all the events that has led to this decision. He reported that a partnering meeting was held with the COE and Thieneman Construction (Pump Station 1B contract) on 9/13/00. A utility coordination meeting for Stage VI was held with Hammond and Highland on 9/12/00 to review utility plans. Mr. Agnew reported that a meeting was held on 9/26/00 with INDOT (at their request) to review if any impacts exist with the I-80/94 widening project from Stateline to I-65. Commissioner Vosti asked that in future review with INDOT, he would like it brought to their attention the runoff from the expressway into the Carlson/OxBow park area and what can be done to correct the situation. Another item reported was the meeting held 9/28/00 to review the Thornton flood warning gage funding. Several phone conversations have been held with the city of Indianapolis in regard to their use of sheet piling in their levees. This is something we are trying to get the Corps to consider. On October 11th & 12th, utility coordination meetings are scheduled with Hammond and Munster for Stage VIII.

Legislative Committee – In Committee Chairman George Carlson's absence, Mr. Gardner gave the report. He reported that we are communicating the seriousness of the State funding situation to staff and legislators alike. Mr. Gardner publicly thanked Mark Lopez, Congressman Visclosky's staff, for accompanying him to Indianapolis to meet with several Budget Agency staff members. He referred to the Resolution declaring a funding crisis that was passed by the Board. He has shared it with Pete Manous when he and Mark Lopez met with him. Mr. Manous has communicated with key staff at the Governor's office and will forward the funding packet to the Governor's Office. Mr. Gardner is waiting to meet with Mr. Manous again. Mr. Gardner plans to meet with Representative Pat Bauer's aide. He has met with Representative Chet Dobis and he plans to meet with Representative Earl Harris next week. He will be contacting the legislators that have direct involvement in the budget process. He is also drafting a letter for Rep. Dobis to sign to distribute to his fellow legislators. He also plans to contact the local officials to discuss donation of their lands to the project because of the funding situation and in order to show that we are doing what we can to contain money. It is hoped that a small event can be put together for the legislators firsthand. Commissioner Vosti asked if we should send the Resolution to the Times and Post Tribune. Mr. Gardner said we would do that after meeting with Representative Harris. Commissioner Agnew stated that the city of Gary should be added in the resolution; that we should not only address the west reach because work is still needed in the east reach.

Mr. Gardner stated he would inform the Board of all meetings taking place.

Recreational Development Committee – Committee Chairman Curt Vosti stated that legal descriptions & drawings for the Broadway recreational trail have been received. We passed them onto the city of Gary and INDOT for their comments. We will be in the process of requesting easement agreements. The COE has sent a letter to the N&S RR requesting review & cost information for engineering and a recreational trail crossing for SV-P2. The COE also provided us with 3 alternatives for recreational trail alignment for SVI-P2. Jim Pokrajac added that Rani Engineering is doing the designing. One alternative seemed most preferable because fewer agreements would be needed for those lands we cannot obtain in fee. Impacts will be minimized as much as possible.

Commissioner Vosti requested a meeting be scheduled with the COE to discuss west reach recreational features. The City of Hammond is working on a city wide bike trail plan and some coordination is needed. There are also other items of discussion. Jim will schedule the meeting.

Marina Committee – In Committee Chairman Bill Tanke's absence, Mr. Gardner gave the report. In terms of funding, the City of Portage has requested $1.5 million to be included in the Lake Michigan Marina Development Commission's submission to the budget. This money would finish out the marina. Mr. Gardner also stated that we should be receiving an audited accounting of the marina expenditures. We are hopeful in getting the sand money released to us so we can invest it at a higher percentage rate.

Finance Committee – In Committee Chairperson Arlene Colvin's absence, Mr. Gardner gave the finance report. He referred to the monthly financial status sheet and claims in the amount of $86,349.10. Curt Vosti made a motion to approve the financial status sheet and the September claims; motion seconded by Chuck Agnew; motion passed unanimously. Mr. Gardner then presented 3 budget transfers for a total of $16,000. Mr. Vosti made a motion to approve the budget transfers; motion seconded by Chuck Agnew; motion passed unanimously.

Minority Contracting Committee – There was no report.

Other Business – Curt Vosti requested an Executive Session be scheduled before the next Board meeting.

Statements to the Board – There was none.

There being no further business, the next regular Commission meeting was scheduled for **4:30 p.m. for an Executive Session and then 6:00 for the regular Board meeting on Wednesday, November 8, 2000. Please note that this date is a change from the first Thursday of the month.**

/sjm

OFFICE OF THE GOVERNOR

INDIANAPOLIS, INDIANA 46204-2797

FRANK O'BANNON
GOVERNOR

October 12, 2000

Mark Reshkin, Ph.D.
2907 Windsor Trail
Valparaiso, Indiana 46385-9320

Dear Mark:

It is my pleasure to appoint you as a member of the Little Calumet River Basin Development Commission. Your appointment is effective immediately. You will serve a 4 year term that will expire December 31, 2003.

Thank you for your willingness to serve the citizens of the State of Indiana. It will be with the assistance of talented Hoosiers like you that we will reach our goal of making Indiana government responsive to the challenges that confront our great state.

Best wishes. I look forward to working with you in the years ahead.

Sincerely,

Frank O'Bannon

Frank O'Bannon

FOB/jf
Enclosures

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OFFICE OF THE GOVERNOR
INDIANAPOLIS, INDIANA 46204-2797

FRANK O'BANNON
GOVERNOR

October 31, 2000

Mr. Emerson B. DeLaney
1359 North 100 East
Chesterton, Indiana 46304

Dear Emerson:

It is my pleasure to reappoint you as a member of the Little Calumet River Basin Development Commission. Your appointment is effective immediately. You will serve for a term of 4 years, which will expire December 31, 2003.

Thank you for your willingness to serve the citizens of the State of Indiana. It will be with the assistance of talented Hoosiers like you that we will reach our goal of making Indiana government responsive to the challenges that confront our great state.

Best wishes. I look forward to working with you in the years ahead.

Sincerely,

Frank O'Bannon

Frank O'Bannon

FOB/jf

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OFFICE OF THE GOVERNOR
INDIANAPOLIS, INDIANA 46204-2797

FRANK O'BANNON
GOVERNOR

October 12, 2000

Mr. Charles A. Agnew
311 McKinley Avenue
Indianapolis, Indiana 46342

Dear Charles:

It is my pleasure to reappoint you as a member of the Little Calumet River Basin Development Commission. Your appointment is effective immediately. You will serve for a term of 4 years, which will expire December 31, 2003.

Thank you for your willingness to serve the citizens of the State of Indiana. It will be with the assistance of talented Hoosiers like you that we will reach our goal of making Indiana government responsive to the challenges that confront our great state.

Best wishes. I look forward to working with you in the years ahead.

Sincerely,

Frank O'Bannon

Frank O'Bannon

FOB/ss

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OFFICE OF THE GOVERNOR
INDIANAPOLIS, INDIANA 46204-2797

FRANK O'BANNON
GOVERNOR

October 2, 2000

Mr. John Mroczkowski
2924 Franklin Avenue
Highland, Indiana 46322-1636

Dear John:

It is my pleasure to reappoint you as a member of the Little Calumet River Basin Development Commission. Your appointment is effective immediately. You will serve for a term of 3 years, which will expire December 31, 2002.

Thank you for your willingness to serve the citizens of the State of Indiana. It will be with the assistance of talented Hoosiers like yourself that we will reach our goal of making Indiana government responsive to the challenges which confront our great state.

Best wishes. I look forward to working with you in the years ahead.

Sincerely,

Frank O'Bannon

Frank O'Bannon

FOB/jf

Little Calumet River Basin Development Commission

6100 Southport Road
Portage, Indiana 46368

(219) 763-0696 Fax (219) 762-1653
E-mail: littlecal@nirpc.org

1 November 2000

Cracker Barrel Old Country Store, Inc.
307 Hartmann Drive
Lebanon, TN 37087

Dear Cracker Barrel Old Country Store, Inc.:

RE: Public Meeting for the Little Calumet River Flood Control and Recreation Project

The Little Calumet River Basin Development Commission wishes to make contact with you to discuss the purchase of an easement on your land for the Little Calumet River Flood Control and Recreation Project. Our files indicate you are the owner of the property.

You are personally invited to attend a public meeting for the landowners affected by the project at the following time and place:

Tuesday, 14 November 2000, 6:30 p.m.
Town of Highland Town Hall, 3333 Ridge Road
Highland, IN 46322

The intent of the meeting on 14 November is to explain the project details, the benefits to you and your neighbors, and to answer your questions about construction schedule, appraisals, offers, etc. A seven minute video explaining the project will be shown, followed by a short presentation with question and answer period. Representatives of the Little Calumet River Basin Development Commission and the Army Corps of Engineers will be there to answer questions. Information about the flood control project is enclosed for your review.

Please make every effort for you or a company representative to attend this very important meeting. If you have questions or cannot attend please call Judith (Judy) Vamos, Land Acquisition Agent for the flood control project, at 219-763-0696 so other arrangements can be made to meet with you.

We're looking forward to seeing you on the 14th!.

Sincerely,

Dan Gardner

Dan Gardner, Executive Director

Enclosure

Sample letter

Little Calumet River Basin Development Commission

6100 Southport Road
Portage, Indiana 46368

(219) 763-0696 Fax (219) 762-1653
E-mail: littlecal@nirpc.org

RESOLUTION NO. 00-02

A RESOLUTION OF THE LITTLE CALUMET RIVER BASIN DEVELOPMENT COMMISSION, DECLARING A FUNDING EMERGENCY WITH REGARD TO THE STATE MATCHING FUNDS FOR THE LITTLE CALUMET RIVER FLOOD CONTROL/RECREATION PROJECT.

WHEREAS, the Little Calumet River Basin Development Commission is the State designated Local Sponsor for the Little Calumet River Federal Flood Control and Recreation Project in Northwest Indiana, which Project is, at present, approximately Fifty Percent (50%) complete; and,

WHEREAS, as the local sponsor, the Little Calumet River Basin Development Commission is obligated, by Contract with the United States of America, Army Corps of Engineers, to provide, at non-federal cost, among other things, all required land acquisition utility relocation as well as a cash contribution totaling 25% of the Project cost; and,

WHEREAS, the Federal Government has presently appropriated and available for the project the sum of Eighteen Million Dollars ($18,000,000.00), whereas the Little Calumet River Basin Development Commission has presently available to it the sum of One Million Five Hundred Thousand Dollars ($1,500,000.00) in State funds to meet its obligation towards letting of construction contracts; and,

WHEREAS, it is presently estimated that the sum of Twelve Million Dollars ($12,000,000.00) is needed in State appropriations to allow the Local Sponsor to meet its obligations under the Local Sponsor Agreement with the United States of America, Army Corps of Engineers and move the Little Calumet Project towards completion at a rate as allowed by the Federal Funds presently available.

NOW, THEREFORE, BE IT RESOLVED that unless significant dollars, presently estimated to be Twelve Million Dollars ($12,000,000.00), are included in the upcoming Governor's State biennial budget, the Little Calumet River Flood Control and Recreation project will stop. New Federal construction contracts cannot be let and Federal dollars allocated to this project must be returned to the Federal Government which will shift them to other projects outside the State of Indiana; thereby, causing a serious delay in bringing flood protection to the communities of Hammond, Highland, Gary, Griffith and Munster and the potential permanent loss of millions of dollars in Federal funds. There will also be created a potential default by the Little Calumet River Basin Development Commission with regards to the obligations under the Federal Local Cooperation Agreement, and;

BE IT FURTHER RESOLVED, the Commission respectfully requests that the sum of Twelve Million Dollars ($12,000,000.00) be placed in Governor O'Bannon's 2001-03 budget to resolve this crisis.

Adopted this 7th day of September, 2000.

By: _____
Chairman, LCRBDC

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10/02/2000 14:17:29

FUND REPORT
SEPTEMBER

FUND	TAX#	TITLE	BALANCE BEGIN OF YEAR	REVENUE YTD	DISBURSED YTD	BALANCE BEGIN OF MONTH	REVENUE MTD	DISBURSED MTD	CURRENT BALANCE
** BANK #	0								
101	101	GENERAL FUND	1303216.55	8086989.99	9317451.57	443348.85	597417.12	1068011.00	72754.97
201	706	MVH-STREET FUND	419808.53	1445805.73	1756399.26	222656.37	121225.77	234667.14	109215.00
202	706	LOCAL ROAD & STREET FUND	721312.75	4181069.34	4318294.65	772000.67	345216.14	533129.27	584087.54
204	1301	PARK & RECREATION FUND	69556.51	757425.67	793389.81	87220.51	25979.61	79607.85	33592.37
207	2070	NEW POLICE CONT. EDUCT.	53078.73	124543.60	127635.53	62561.26	5018.50	7593.96	59986.80
212	9212	EMPLOYEE MEDICAL BEN PLAN	67010.87	1195276.67	1168247.53	12397.91	205699.58	124057.48	94040.01
213	346	CUM LIAB/PHYSICAL DAM RES	716419.36	2913181.27	3206927.25	672672.69	254117.45	504116.76	422673.38
214	716	VEHICLE INSPECTION FUND	0.00	0.00	0.00	0.00	0.00	0.00	0.00
215	9215	PARK NON-REV OPERATING	33860.41	262547.29	239924.84	67453.86	14797.74	25768.74	56482.86
216	2202	UNSAFE BUILDING	29363.68	25128.23	25000.00	29491.91	0.00	0.00	29491.91
220	8303	STORM WATER MNT BOARD	114760.39	322120.26	316450.90	126814.10	0.00	8484.35	120429.75
225	0	EMERGENCY RESPONSE FUND	466.02	0.00	0.00	466.02	0.00	0.00	466.02
230	0	ECONOMIC DEVELOPMENT COMM	325.00	250.00	0.00	575.00	0.00	0.00	575.00
240	0	SIDEWALK WAIVER FUND	15912.00	1540.00	0.00	17452.00	0.00	0.00	17452.00
250	0	PORT AUTHORITY	0.00	12477.63	875.47	11602.16	0.00	60.00	11602.16
265	9265	LEVY EXCESS FUND	31149.16	0.00	31138.00	11.16	0.00	0.00	11.16
266	9266	CABLE TV FRANCHISE FUND	256114.42	863435.16	1055169.76	247376.82	25279.38	209276.40	63379.80
270	401	GIFT FUND	103485.37	584550.52	661722.60	150280.46	26530.88	150498.05	26313.29
280	9280	GRANT FUND	49622.17	103444.62	121218.92	46648.00	0.00	14800.13	31847.87
285	9285	MARINA DEVELOPMENT FUND	17999.11	0.00	0.00	17999.11	0.00	0.00	17999.11
290	0	MARINA OPERATION FUND	49850.32	508796.67	473595.83	95401.19	4971.21	15321.24	85051.16
301	160	BOND REDEMPTION FUND	67489.83	819804.14	777514.93	109779.04	0.00	0.00	109779.04
401	2379	CUM. CAPITAL IMPROVEMENT	410795.18	314051.68	699039.00	125807.86	0.00	100000.00	25807.86
403	9403	PARK NONREVERTING CAPITAL	2362.08	216581.19	174436.08	99308.84	14645.54	69447.19	44507.19
406	0	REDEV COMMISSION: GENERAL	0.00	17488.46	12640.81	386206.45	17488.46	12640.81	391054.10
407	0	REDEV COMM: ALLOCAT AREA	0.00	3303.99	114410.40	650221.51	3303.99	114410.40	539115.10
420	0	STORM WATER CONST. BOND	202148.83	504537.21	601560.00	204567.29	50558.75	150000.00	105126.04
421	0	1997 G.O. BOND	387252.19	654023.41	927981.40	264140.88	50558.75	201305.41	113394.20
422	0	1998 STORM WATER BOND	1347607.33	4771494.44	5970616.75	1514484.02	202235.00	1568234.00	148485.02
423	9423	1984 WILLOWCREEK BOND MSC	764.21	0.00	0.00	764.21	0.00	0.00	764.21
424	9424	1990 WILLOWCREEK BOND ISS	28485.91	0.00	0.00	28485.91	0.00	0.00	28485.91
427	2391	CUM. CAPITAL DEVELOPMENT	797759.93	3545937.12	4079160.87	567076.19	202235.00	504775.01	264536.18
428	2390	CUM. BLDG. & CAP. IMP.	118110.16	597285.49	575000.00	140395.65	0.00	0.00	140395.65
702	341	FIRE PENSION FUND	121156.29	345925.51	377130.77	120489.22	381.25	30919.44	89951.03
703	342	POLICE PENSION FUND	135405.88	196354.21	271837.77	69272.17	1196.30	30546.15	59922.32
708	302	WITHHOLDING FUND	81301.75	1946657.36	1946712.94	47621.88	279865.37	244341.08	83246.17
** Subtotal **			7763950.92	35324026.86	40142383.56	7435211.25	2548822.79	6002011.86	3982022.18
** BANK #	1								
910	0	CASH BALANCE INVESTMENTS	0.00	0.00	0.00	0.00	0.00	0.00	0.00
** Subtotal **			0.00	0.00	0.00	0.00	0.00	0.00	0.00
*** Total ***			7763950.92	35324026.86	40142383.56	7435211.25	2548822.79	6002011.86	3982022.18

LITTLE CALUMET RIVER BASIN DEVELOPMENT COMMISSION
FINANCIAL STATEMENT
JANUARY 1, 2000 - SEPTEMBER 30, 2000

CASH POSITION - JANUARY 1, 2000				
CHECKING ACCOUNT				
LAND ACQUISITION			244,197.40	
GENERAL FUND			143,144.40	
TAX FUND			0.00	
INVESTMENTS			1,188,076.15	
ESCROW ACCOUNT INTEREST			11,729.84	
				1,587,147.79
RECEIPTS - JANUARY 1, 2000 - SEPTEMBER 30, 2000				
LEASE RENTS			34,047.66	
INTEREST INCOME			31,171.72	
LAND ACQUISITION			2,375,539.45	
ESCROW ACCOUNT INTEREST			8,887.22	
MISC. INCOME			5,518.65	
KRBC REIMBURSEMENT RE: TELEPHONE CHARGE			1,608.49	
PROCEEDS FROM VOIDED CHECKS			200,150.38	
TOTAL RECEIPTS				2,656,923.57
DISBURSEMENTS - JANUARY 1, 2000 - SEPTEMBER 30, 2000				
ADMINISTRATIVE				
1999 EXPENSES PAID IN 2000		88,437.89		
PER DIEM			8,850.00	
LEGAL SERVICES			4,877.97	
NIRPC			87,519.63	
TRAVEL & MILEAGE			5,225.16	
PRINTING & ADVERTISING			581.32	
BONDS & INSURANCE			5,802.63	
TELEPHONE EXPENSE			8,175.88	
MEETING EXPENSE			3,520.13	
LAND ACQUISITION				
LEGAL SERVICES			51,498.14	
APPRAISAL SERVICES			52,450.00	
ENGINEERING SERVICES			75,265.49	
LAND PURCHASE CONTRACTUAL			10,151.02	
FACILITIES/PROJECT MAINTENANCE SERVICES			34,531.44	
OPERATIONS SERVICES			0.00	
LAND MANGEMENT SERVICES			132,447.03	
SURVEYING SERVICES			88,036.59	
ECONOMIC/MARKETING SOURCES			1,400.00	
PROPERTY & STRUCTURE COSTS			219,864.77	
MOVING ALLOCATION			3,500.00	
TAXES			5,509.21	
LAND PURCHASE CONTRACTUAL			0.00	
PROPERTY & STRUCTURES INSURANCE			20,868.00	
UTILITY RELOCATION SERVICES			28,310.19	
LAND CAPITAL IMPROVEMENT			14,797.80	
STRUCTURAL CAPITAL IMPROVEMENTS			18,512.58	
BANK ONE (PURCHASED CERTIFICATE)			1,500,000.00	
BANK CALUMET(PURCHASE CERTIFICATE W/LEL FUNDS)			90,056.60	
TOTAL DISBURSEMENTS				2,471,751.58
CASH POSITION - SEPTEMBER 30, 2000				
CHECKING ACCOUNT				
LAND ACQUISITION			492,675.99	
GENERAL FUND			35,817.98	
TAX FUND				
SAND MONEY			120,766.84	
INVESTMENTS				
BANK CALUMET	316,000.00	10/30/2001		
BANK CALUMET	700,000.00	10/30/2001		
BANK ONE	105,116.15	10/04/2001		
BANK CALUMET	92,831.76	01/02/2001		
BANK ONE	12,258.90	01/01/2001		
BANK ONE	1,500,000.00	05/25/2001		
TOTAL INVESTMENTS			2,726,206.81	
ESCROW ACCOUNT INTEREST			20,617.06	
				3,396,084.68

LITTLE CALUMET RIVER BASIN DEVELOPMENT COMMISSION

MONTHLY BUDGET REPORT, OCTOBER 2000

	2000 BUDGET	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	6 MONTH ALLOCATED TOTAL	UNALLOCATED BUDGETED BALANCE
5801 PER DIEM EXPENSES	11,000.00	100.00	0.00	0.00	0.00	0.00	3,450.00	3,550.00	7,450.00
5811 LEGAL EXPENSES	8,500.00	283.33	283.33	579.33	379.33	475.33	395.33	2,395.98	6,104.02
5812 NIRPC SERVICES	116,000.00	18,062.13	8,874.12	8,782.12	8,347.14	9,851.88	8,411.83	62,329.22	53,670.78
5821 TRAVEL/MILEAGE	23,000.00	39.90	16.24	27.72	8.96	34.86	311.92	439.60	22,560.40
5822 PRINTING/ADVERTISING	5,000.00	0.00	62.58	0.00	55.11	0.00	506.17	623.86	4,376.14
5823 BONDS/INSURANCE	7,500.00	0.00	0.00	0.00	160.00	5,642.63	0.00	5,802.63	1,697.37
5824 TELEPHONE EXPENSES	7,000.00	438.76	216.26	1,827.68	611.31	433.27	416.01	3,943.29	3,056.71
5825 MEETING EXPENSES	13,000.00	729.60	132.20	0.00	0.00	542.31	435.04	1,839.15	11,160.85
5838 LEGAL SERVICES	125,000.00	5,866.80	5,266.54	8,499.50	5,901.48	5,417.60	3,699.54	34,651.46	90,348.54
5840 PROFESSIONAL SERVICES	500,000.00	28,441.52	28,955.95	31,571.03	35,876.29	42,961.89	21,626.57	189,433.25	310,566.75
5860 PROJECT LAND PURCHASE EXP.	807,630.00	147,954.58	66.74	102,565.17	3,015.96	11,537.00	640.00	265,779.45	541,850.55
5881 PROPERTY/STRUCTURE INS.	25,000.00	464.00	0.00	0.00	0.00	0.00	20,107.00	20,571.00	4,429.00
5882 UTILITY RELOCATION EXP.	200,000.00	557.50	0.00	472.50	775.00	3,446.45	12,018.44	17,269.89	182,730.11
5883 PROJECT LAND CAP. IMPROV.	248,000.00	550.00	0.00	0.00	0.00	0.00	0.00	550.00	247,450.00
5884 STRUCTURES CAP. IMPROV.	27,000.00	0.00	2,995.83	0.00	14,334.00	713.75	969.00	19,012.58	7,987.42
	2,123,630.00	203,488.12	46,869.79	154,325.05	69,464.58	81,056.97	72,986.85	628,191.36	1,495,438.64

	2000 BUDGET	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	12 MONTH ALLOCATED TOTAL	UNALLOCATED BUDGETED BALANCE
5801 PER DIEM EXPENSES	11,000.00	0.00	0.00	0.00	1,800.00	0.00	0.00	5,350.00	5,650.00
5811 LEGAL EXPENSES	8,500.00	715.33	739.33	1,283.33	1,083.33	0.00	0.00	6,217.30	2,282.70
5812 NIRPC SERVICES	116,000.00	8,249.52	8,493.73	8,173.33	13,330.19	0.00	0.00	100,575.99	15,424.01
5821 TRAVEL/MILEAGE	23,000.00	0.00	10.36	4,407.36	10,041.53	0.00	0.00	14,898.85	8,101.15
5822 PRINTING/ADVERTISING	5,000.00	0.00	0.00	431.77	2,269.88	0.00	0.00	3,325.51	1,674.49
5823 BONDS/INSURANCE	7,500.00	0.00	0.00	0.00	0.00	0.00	0.00	5,802.63	1,697.37
5824 TELEPHONE EXPENSES	7,000.00	490.28	595.07	487.88	367.00	0.00	0.00	5,883.52	1,116.48
5825 MEETING EXPENSES	13,000.00	0.00	140.50	5,188.65	1,211.41	0.00	0.00	8,379.71	4,620.29
5838 LEGAL SERVICES	125,000.00	3,100.00	7,162.00	4,251.08	9,439.04	0.00	0.00	58,603.58	66,396.42
5840 PROFESSIONAL SERVICES	500,000.00	66,385.15	28,199.16	35,713.62	50,374.27	0.00	0.00	370,105.45	129,894.55
5860 PROJECT LAND PURCHASE EXP.	807,630.00	68,801.26	7,117.68	917.58	74,133.64	0.00	0.00	416,749.61	390,880.39
5881 PROPERTY/STRUCTURE INS.	25,000.00	297.00	0.00	0.00	678.00	0.00	0.00	21,546.00	3,454.00
5882 UTILITY RELOCATION EXP.	200,000.00	3,965.00	1,080.00	4,522.50	29,205.92	0.00	0.00	56,043.31	143,956.69
5883 PROJECT LAND CAP. IMPROV.	248,000.00	6,590.00	6,100.00	15,252.00	0.00	0.00	0.00	28,492.00	219,508.00
5884 STRUCTURES CAP. IMPROV.	27,000.00	0.00	0.00	5,720.00	0.00	0.00	0.00	24,732.58	2,267.42
	2,123,630.00	158,593.54	59,637.83	86,349.10	193,934.21	0.00	0.00	1,126,706.04	996,923.96

CLAIMS PAYABLE FOR OCTOBER 2000

ACCT	VENDOR NAME	AMOUNT	EXPLANATION OF CLAIM
5801	JOHN MROCZKOWSKI	300.00	PER DIEM ALLOWED 10/21-10/26 NAFSMA CONFERENCE
5801	CHUCK AGNEW	300.00	PER DIEM ALLOWED 10/21-10/26 NAFSMA CONFERENCE
5801	CURT VOSTI	300.00	PER DIEM ALLOWED 10/21-10/26 NAFSMA CONFERENCE
5801	ARLENE COLVIN	300.00	PER DIEM ALLOWED 10/21-10/26 NAFSMA CONFERENCE
5801	WILLIAM TANKE	300.00	PER DIEM ALLOWED 10/21-10/26 NAFSMA CONFERENCE
5801	EMERSON DELANEY	300.00	PER DIEM ALLOWED 10/21-10/26 NAFSMA CONFERENCE
5811	LOUIS CASALE	283.33	RETAINER FEE BILLED FOR OCTOBER 2000
5811	LOUIS CASALE	800.00	ADDITIONAL LEGAL SRVICES 10-21-00 TO 10-31-00
5812	KRAMER & LEONARD	585.00	FILE CABINET FOR LITTLE CALUMET FILES
5812	KRAMER & LEONARD	120.39	OFFICE SUPPLIES FOR COMMISSION
5812	UNITED PARCEL SERVICE	14.50	OVERNIGHT MAIL
5812	NIRPC	12,610.30	SERVICES PERFORMED SEPTEMBER 2000
5821	TRAVEL HUT	243.00	TRI-STATE BUS TICKETS TO AIRPORT FOR NAFSMA CONFERENCE, SAN DIEGO, CALIFORNIA
5821	SANDY MORDUS	17.36	MILEAGE 10/11-10/16
5821	MARRIOTT SUITES	8,562.17	ROOMS FOR NAFSMA CONFERENCE IN SAN DIEGO
5821	SANDY MORDUS	57.00	REIMBURSEMENT FOR CAB RECEIPTS DURING NAFSMA CONFER.
5821	DAN GARDNER	46.00	REIMBURSEMENT FOR CAB RECEIPTS DURING NAFSMA CONFER.
5821	JIM POKRAJAC	132.00	REIMBURSEMENT FOR MEALS & CABS AT NAFSMA CONFERENCE
5821	CLOUD 9 SHUTTLE SERVICE	110.00	SHUTTLE TO AND FROM AIRPORT IN SAN DIEGO FOR NAFSMA CONFERENCE
5821	CHUCK AGNEW	112.00	DAILY MEAL ALLOWANCE FOR NAFSMA CONFERENCE
5821	ARLENE COLVIN	112.00	DAILY MEAL ALLOWANCE FOR NAFSMA CONFERENCE
5821	JOHN MROCZKOWSKI	112.00	DAILY MEAL ALLOWANCE FOR NAFSMA CONFERENCE
5821	CURT VOSTI	112.00	DAILY MEAL ALLOWANCE FOR NAFSMA CONFERENCE
5821	EMERSON DELANEY	146.00	DAILY MEAL ALLOWANCE FOR NAFSMA CONFERENCE & COST OF TRI-STATE TICKET ALLOWANCE
5821	WILLIAM TANKE	163.00	DAILY MEAL ALLOWANCE FOR NAFSMA CONFERENCE & COST OF TRI-STATE TICKET ALLOWANCE PLUS TAXI REIMBURSEMENT
5821	LOU CASALE	34.00	COST OF TRI-STATE TICKET ALLOWANCE
5821	CURT VOSTI	31.00	MISCELLANEOUS CAB FARES AT NAFSMA CONFERENCE
5821	CHUCK AGNEW	52.00	MISCELLANEOUS CAB FARES AT NAFSMA CONFERENCE
5822	ATLANTIC TECHNOLOGIES LLC	2,266.00	COST OF MAPS OF PROJECT AREA TO BE REIMBURSED BY COMMUNITIES
5822	KINKO'S GRAPHIC	3.88	COPYING CHARGES FOR MATERIAL USED AT NAFSMA CONF IN SAN DIEGO 10/25/00
5824	VERIZON	113.32	BILLING PERIOD 10/16/00-11/16/00(TOTAL BILL 238.39 KRBC 125.07
5824	MCI	253.68	BILLING PERIOD 9/15/-10/14/00(TOTAL BILL 283.95 KRBC 30.27)
5825	SAND RIDGE BANK	80.63	MEETING EXPENSES INCURRED W/DISCUSSIONS AT NAFSMA CONF IN SAN DIEGO 10/25/00
5825	SAND RIDGE BANK	995.45	MEETING EXPENSE INCURRED AT CONCLUSION OF NAFSMA CONF
5825	SAND RIDGE BANK	102.01	MEETING EXPENSES INCURRED W/DISCUSSIONS AT NAFSMA CONF 10/21/00 IN SAN DIEGO
5825	SAND RIDGE BANK	33.32	EXPENSES INCURRED W/LUNCHEON MEETING TO DISCUSS LEGISLATIVE FUNDING
5838	LOUIS CASALE	8,115.04	LAND ACQUISITION/LEGAL SERVICES OCTOBER 20, 2000
5838	LOUIS CASALE	1,324.00	LAND ACQUISITION/LEGAL SERVICES 10/ 21/00 TO 10/31/ 00
5841	JANET O'TOOLE & ASSOCIATES	2,500.00	APPRAISAL SERVICES FOR DC-821
5842	R. W. ARMSTRONG	1,039.47	PROFESSIONAL SERVICES FOR PERIOD ENDING 10/13/00
5843	TICOR TITLE INSURANCE COMPANY	75.00	TITLE WORK PREFORMED FOR DC-743
5843	MERIDIAN TITLE CORPORATION	275.00	TITLE WORK PREFORMED FOR DC-431-436
5843	MERIDIAN TITLE CORPORATION	75.00	TITLE WORK PREFORMED FOR DC-796
5843	MERIDIAN TITLE CORPORATION	75.00	TITLE WORK PREFORMED FOR DC-816
5843	MERIDIAN TITLE CORPORATION	75.00	TITLE WORK PREFOREMD FOR DC-798
5843	MERIDIAN TITLE CORPORATION	75.00	TITLE WORK PREFORMED FOR DC-799
5843	MERIDIAN TITLE CORPORATION	470.00	TITLE WORK PREFORMED FOR DC-578
5843	LAWYERS TITLE INSURANCE CORP	65.00	TITLE WORK PREFOREMD FOR DC-810
5843	LAKE COUNTY RECORDERS OFFICE	145.00	RECORDING FEES FOR DC-744,748,824,825,827
5844	JAMES POKRAJAC	3,402.00	LAND MANAGEMENT/ENG SERVICES 10/2/00-10/13/00
5844	JAMES POKRAJAC	3,696.00	LAND MANAGEMENT/ENG SERVICES 10/16/00-10/31/00
5844	JAMES POKRAJAC	167.16	OCTOBER MILEAGE

5844 JUDITH VAMOS 2,775.00 LAND ACQUISITION/MANAGEMENT SERVICES 9/18/00-9/30/00

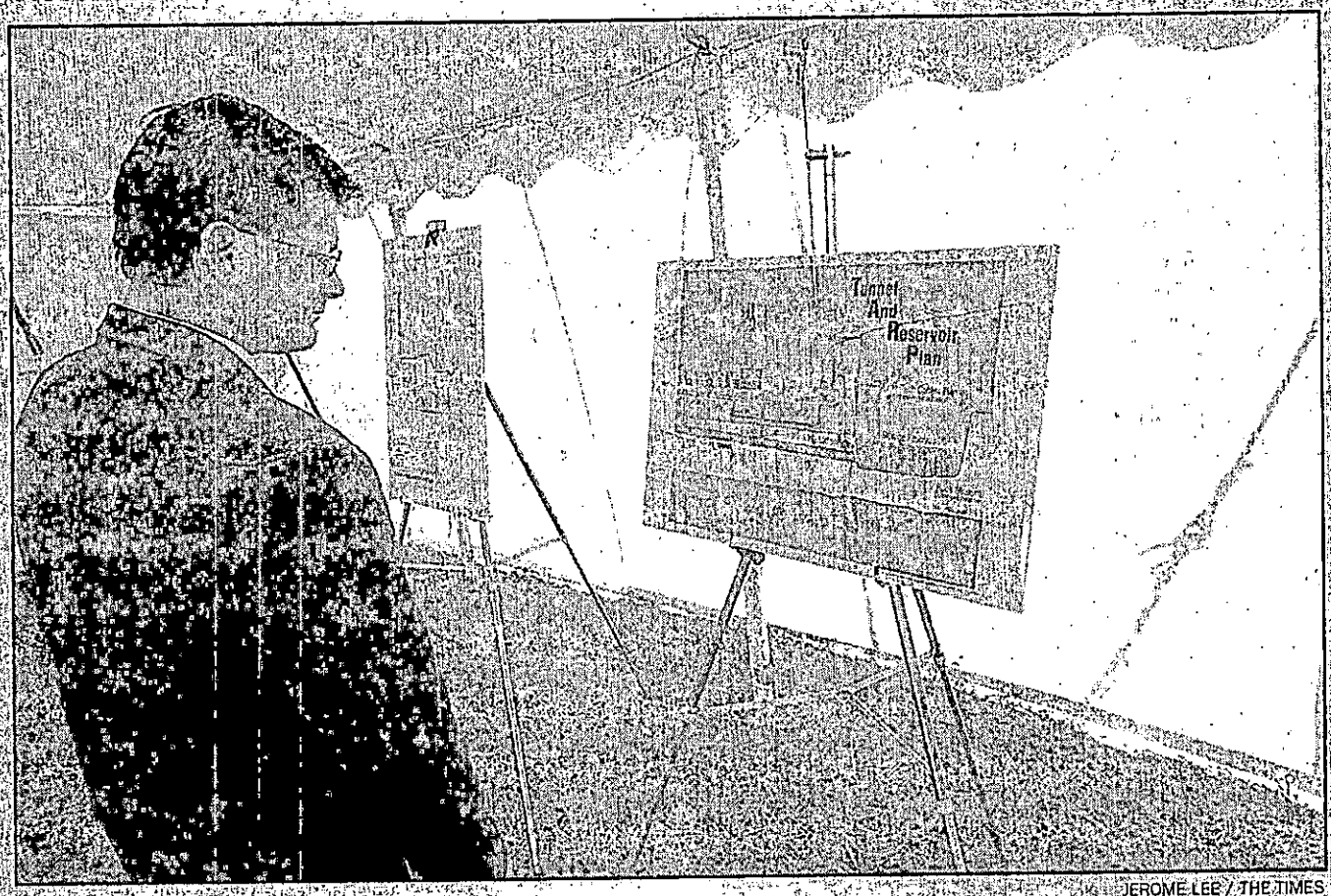
CLAIMS PAYABLE FOR OCTOBER 2000

ACCT	VENDOR NAME	AMOUNT	EXPLANATION OF CLAIM
5844	JUDITH VAMOS	42.00	SEPTEMBER MILEAGE
5844	JUDITH VAMOS	2,415.00	LAND ACQUISITION/MANAGEMENT SERVICES 10/2/00-10/13/00
5844	JUDITH VAMOS	2,700.00	LAND ACQUISITION/MANAGEMENT SERVICES 10/16/00-10/31/00
5844	JUDITH VAMOS	45.64	OCTOBER MILEAGE
5844	G. LORRAINE KRAY	675.00	CREDITING TECHNICIAN & LAND ACQUISITION ASST 9/19/00-9/28/00
5844	G. LORRAINE KRAY	750.00	CREDITING TECHNICIAN & LAND ACQUISITION ASST 10/2/00-10/12/00
5844	SANDY MORDUS	379.75	CREDITING TECHNICIAN SERVICES 9/18/00-9/28/00
5844	SANDY MORDUS	281.75	CREDITING TECHNICIAN SERVICES 10/4/00-10/12/00
5844	SANDY MORDUS	232.75	CREDITING TECHNICIAN SERVICES 10/16/00-10/31/00
5847	DLZ	195.00	PROFESSIONAL SERVICES FOR STAGE V-II
5847	DLZ	162.50	PROFESSIONAL SERVICES FOR STAGE VI-II
5847	DLZ	1,850.00	PROFESSIONAL SERVICES FOR STAGE V-II
5847	DLZ	262.50	PROFESSIONAL SERVICES FOR STAGE V-II
5847	DLZ	620.00	PROFESSIONAL SERVICES FOR STAGE V-II
5847	DLZ	1,837.50	PROFESSIONAL SERVICES FOR STAGE V-II
5847	DLZ	1,027.50	PROFESSIONAL SERVICES FOR STAGE V-II
5847	DLZ	1,935.00	PROFESSIONAL SERVICES FOR STAGE V-II
5847	DLZ	1,317.50	PROFESSIONAL SERVICES FOR STAGE V-II
5847	DLZ	2,305.00	PROFESSIONAL SERVICES FOR STAGE V-II
5847	DLZ	2,182.50	PROFESSIONAL SERVICES FOR STAGE V-II
5847	DLZ	325.00	PROFESSIONAL SERVICES FOR STAGE II-3B
5847	DLZ	450.00	PROFESSIONAL SERVICES FOR STAGE V-II
5847	DLZ	469.25	PROFESSIONAL SERVICES FOR STAGE V-II
5847	DLZ	248.75	PROFESSIONAL SERVICES FOR STAGE V-II
5847	DLZ	45.50	PROFESSIONAL SERVICES FOR STAGE V-II
5847	DLZ	465.00	PROFESSIONAL SERVICES FOR STAGE V-II
5847	DLZ	385.00	PROFESSIONAL SERVICES FOR STAGE V-II
5847	DLZ	315.00	PROFESSIONAL SERVICES FOR STAGE V-II
5847	DLZ	465.00	PROFESSIONAL SERVICES FOR STAGE V-II
5847	DLZ	520.50	PROFESSIONAL SERVICES FOR STAGE V-II
5847	DLZ	942.50	PROFESSIONAL SERVICES FOR STAGE V-II
5847	DLZ	221.25	PROFESSIONAL SERVICES FOR STAGE V-II
5847	DLZ	725.00	PROFESSIONAL SERVICES FOR STAGE V-II
5847	DLZ	570.00	PROFESSIONAL SERVICES FOR STAGE V-II
5847	DLZ	725.00	PROFESSIONAL SERVICES FOR STAGE V-II
5847	GREAT LAKES ENGINEERING	7,375.00	'SURVEY COST INCURRED IN STAGE V-II
5861	PROPERTY LIQUIDATION INC	1,000.00	EARNEST MONEY FOR DC-743(TO EXTEND OFFER)
5861	KIRBY JEFFRIES	11,000.00	PURCHASE PRICE OF DC-743
5862	REV KIRBY JEFFRIES	650.00	BALANCE OF MOVING EXPENSES OWNED FOR DC-743
5862	MICHAEL ROBINSON	400.00	TENANT MOVING EXPENSES DC-743
5862	MICHAEL ROBINSON	4,200.00	TENANT RELOCATION BENEFIT DC-743
5862	GUARANTEED FIDELITY TITLE INSURANCE	22,500.00	RELOCATION BENEFIT DC-743
5862	GUARANTEED FIDELITY TITLE INSURANCE	33,908.64	ADDITIONAL RELOCATION BENEFITS DC-743
5863	GUARANTEED FIDELITY TITLE INSURANCE	475.00	REAL ESTATE TAXES ON DC-748
5881	DON POWERS AGENCY	678.00	ONE YEAR'S HOME OWNERS POLICY FOR DC-748
5882	R.W. ARMSTRONG	135.00	UTILITY RELOCATION SERVICES FOR PERIOD ENDING 10/13/00
5882	AMERITECH	17,070.92	UTILITY RELOCATION WORK AT 29TH & STEVENSON, GARY
5882	HISPANIC BROADCASTING CORP	12,000.00	COST INCURRED FOR WIND UTILITY RELOCATION

TOTAL 193,934.21

The Times, Wed. October 11, 2000

THORNTON



JEROME LEE / THE TIMES

Aaron E. Fundich, village engineer for South Holland, examines the plans for the deep tunnel and reservoir designed to divert floodwaters from 10 south suburban towns. He and others were in Thornton on Tuesday for a groundbreaking ceremony.

Temporary reservoir to open in quarry

BY JOHN O'CONNELL
Times Staff Writer

THORNTON – Floodwaters from 10 south suburban towns should be diverted into the Thornton quarry by November 2002, officials said at a groundbreaking for the long-awaited reservoir Tuesday.

Engineers said Tuesday lack of funding has put construction on hold since 1978, and thousands of homes have endured flooding since then.

The Metropolitan Water Reclamation District of Greater Chicago will pay about $49 million to build the Thornton Transitional Reservoir in the southwestern portion of the quarry. The permanent reservoir will open in the quarry's northern portion after all the limestone is harvested. Limestone is expected to run out in that section in about 12 years. The transitional quarry will then be drained, and mining will resume in the southwestern portion.

MWRD purchased the northern lobe from Material Service Corp. two years ago. The company has loaned out the southwestern portion for the interim.

Rep. Jerry Weller, R-Ill., helped get $7.8 million in federal funds for work on the permanent reservoir in Thornton and for the McCook Reservoir, near Harlem Avenue and Interstate 55. Weller asked Congress for $19 million.

Weller said the Senate is also considering his request for $10 million to put toward building eight miles of tunnels to channel sewage and water runoff into the reservoir. The south suburban leg of the Deep Tunnel system currently runs 27 miles, Weller said.

Jack Farnan, chief engineer for MWRD, said the improvements will lower river levels about 3.5 feet during heavy rains.

"Any overbank waters will run into Thorn Creek and be diverted into the quarry," Farnan said.

Farnan said that tunnels currently divert sewage water straight to the Calumet Water Reclamation Plant on 130th Street and Indiana Avenue. He said water after the construction is complete, water will be stored in the reservoir in the quarry before it is pumped to the plant for treatment. The extra 15.3 billion gallons of storage will keep polluted water and sewage from overflowing into lakes and streams during major floods, he said.

The system of tunnels and reservoir will protect homes in Calumet City, Lansing, South Holland, Dolton, Glenwood, Harvey, Dixmoor, Riverdale, Blue Island and Phoenix.

WORK STUDY SESSION
ENGINEERING COMMITTEE
November 8, 2000

Bob Huffman, Committee Chairman

1. **A quarterly technical review meeting was held in Chicago on November 1st, 2000, to review ongoing and new engineering issues and concerns.**

2. **A coordination meeting by the City of Gary was held on October 11th, 2000 with the LCRBDC, GSD, WREP, and the COE for the Grant St. drainage and improvement project**

3. **An upcoming meeting with INDOT is scheduled for November 29th, 2000, to review future design and construction along the I-80/94 corridor and I-65.**

4. **A utility coordination meeting is scheduled for November 16th, 2000, for Stage V-Phase 2 to discuss construction on both sides of the river, East of the N.S. RR and West of Kennedy Ave., for (17) pipelines on the NIPSCO R/W.**

5. **We received a response from the Lake County Surveyors office on November 6th, 2000, addressing Army Corps concerns regarding the use of the clay from the Hartsdale Pond as a borrow site.**

LITTLE CALUMET RIVER BASIN DEVELOPMENT COMMISSION

EXECUTIVE SESSION

8 NOVEMBER 2000 4:30 PM

AGENDA

1.) STATUS OF WOODMAR COUNTRY CLUB ACQUISITION

2.) LAND OFFER:

The LCRBDC has received an offer from Century 21 Powers Realty (Realtor Rufus Sease) representing Con-Way Central Express Trucking to buy 57 acres of our land south of 35th Avenue between Chase and Grant Street.

Discussion regarding amount of offer, Gary's approval/disapproval of the company's proposed location, traffic situation on Grant, etc.?

Little Calumet River Basin Development Commission

WORK STUDY SESSION

5 OCTOBER 2000

LAND ACQUISITION / MANAGEMENT REPORT

CHUCK AGNEW, CHAIRMAN

1.) There are no condemnations.
There are two increased offers:

DC 707	$147,000
DC 816	$39,000

2.) Wicker Park Golf Course Update:
Appraiser John Snell of Indianapolis toured Wicker Park Golf Course on 31 October. His letter stating a quote for the appraisal is attached. Mr. Snell is requesting $15,000 with a 50% upfront retainer fee for a self-contained full narrative appraisal with a turnaround time of 60 days. (Letter attached)

3.) "Northwest Indiana River Corridor Partnership"
(was Great Konomick River Restoration Project)
Focus group met today. Dan attended meeting. He'll report.

4.) We are concerned about the Gary Sanitary District (GSD) requesting payment for their monitoring of river levels as part of the emergency response participation plan. LCRBDC will be discussing this situation and their overall participation with the City of Gary and the Gary Sanitary District as it pertains to the operation and maintenance of the level system.

5.) A public meeting for private and corporate landowners for Stages V-2, V-3 in the West Reach will be held:

Tuesday, 14 November 2000, 6:30 pm
Highland Town Hall, 3333 Ridge Road, Highland

Commissioner's are invited to attend.

SNELL

Real Estate Evaluation Co., Inc.
8425 Keystone Crossing, Suite 288
Indianapolis, IN 46240

317/722-4868 Office
317/722-4870 FAX

November 8, 2000

Ms. Judith Vamos
Little Calumet River Basin Development Commission
6100 Southport Road
Portage, Indiana 46368

Wicker Park appraisal

RE: Complete - Self-Contained Appraisal
"Before & After" Market Values
Wicker Memorial Park Golf Course
North Township, Lake County, Indiana

Dear Judy:

It was a pleasure meeting with you and Jim last week and touring the site of the proposed Wicker Park levee project. Based upon the scope of the project, it is anticipated that you will require a "Complete" market value appraisal of the unencumbered fee simple interest in the going-concern golf course property, inclusive of the land, golf course and building improvements and supporting equipment inventory contribution, on a "before" and "after" basis. The "after" valuation will be based upon the impact of the proposed levee project as depicted within the Land Plat Exhibit A prepared by Cole Associates, Inc. and dated January 24, 2000.

Note that the contribution of equipment to the respective valuations is based upon its sufficiency to support the projected revenues and expenses. However, if you should require a detailed piece by piece valuation of inventory and equipment, the appropriate equipment specialist should be engaged. Otherwise, as is typical within golf course valuation, I will require a detailed equipment list and will selectively inspect the equipment in order to derive an appropriate value allocation for this component of the "going-concern".

Relative to the report preparation, this proposal is based upon an expectation of a required "Self-Contained" appraisal format, which is the more detailed and comprehensive report presentation. Alternatively, a "Summary" report reflects a summary presentation of the bulk of the data and analysis, and would result in a somewhat lower fee. In either instance, the research, valuation methodology and conclusions remain the same. Within this assignment, the Self-Contained appraisal report fee will be approximately $15,000, with an expected turn-around time estimated at about 60 days from receipt of all required property information and levee project specifications.

If you would like me to proceed, please confirm the Complete, Self-Contained reporting format requirement, and forward a retainer in the amount of 50% of the indicated fee or $7,500.

John C. Snell, MAI

Ms. Judith Vamos
Little Calumet River
Basin Development Commission
Wicker Park Golf Course Project
November 8, 2000

The following information is requested the begin the appraisal, as available:

- Survey or detail site plan and legal description of the entire golf course property - including the identification of any "excess" land to the existing golf course development.
- Confirm the date of any recent land acquisitions within this legal description and the terms of purchase.
- Building, design or routing/irrigation plans for the golf course and clubhouse improvements, as available; as well as a description of the tee and green design.
- Identify the tee, green, fairway and rough turfgrass, as well as the total acres and/or the average size of the tees and greens if this data has been assembled..
- Specify the type of any irrigation system, the year of its installation, the water source and pumping capacity.
- Prior three years of annual year-end and year-to-date income and expense statements.
- Three year minimum of rounds played history and fee schedule for green fees, carts, etc..
- Number of seasonal members and pricing plan for the past three years.
- Summary of full-time personnel and the structure of their compensation.
- Summary of typical annual outings volume and pricing.
- Equipment inventory and notation of leased versus owner equipment.
- Any Environmental Assessments or engineering reports on the land and improvements.
- Additional project detail on the proposed Levee Project as we discussed during our preliminary inspection

This property information is required to develop a comprehensive "before" and "after" valuation of the property. When the bulk of this data is assembled, I will schedule my formal inspection of the golf course so that you may coordinate my on-site visit with the interested parties from the Army Corp.

If you have any questions, please do not hesitate to contact me.

Best Regards,

John

John C. Snell, MAI

LAND ACQUISITION REPORT
Wednesday, November 8, 2000

(Information in this report is from September 26, 2000 – November 2, 2000)

STATUS (Stage II Phase I) – Harrison to Broadway – North Levee:

1. Project completed July 10, 1992.
   Dyer Construction – Contract price $365,524

STATUS (Stage II Phase II) – Grant to Harrison – North Levee:

1. Project completed December 1, 1993
   Dyer/Ellas Construction – Contract price $1,220,386

STATUS (Stage II, Phase 3A (8A) – Georgia to Martin Luther King – South Levee:

1. Project completed January 13, 1995.
   Ramirez & Marsch Construction – Contract price $2,275,023

STATUS (Stage II, Phase 3B) – Harrison to Georgia – South Levee:

1. Project currently 98% complete.
2. Additional land will be required to extend a recreation trail off of the existing levee north of IUN to allow recreation trail users. (Refer to Recreation Report.)

STATUS (Stage II, Phase 3C2) – Grant to Harrison:

1. The final inspection was made on May 18th, 2000 – completion and turnover anticipated by **September** of 2000.
2. The re-location of the recreation trail due to the crossing at Grant St. would require agreements with the Gas City Truck Stop and the city of Gary to be able to cross Grant St. at the light at 32nd Ave.
   - LCRBDC and COE are considering moving the trail farther east (nearer Gilroy Stadium) and coming south off the existing levee to 32nd Avenue. LCRBDC to facilitate a meeting with Gas City to ask for re-consideration of the trail location. **(Ongoing)**
   - This work to be done as part of an "East Reach catch all" scheduled for S**pring 2001.**.

STATUS (Stage II, Phase 4) – Broadway to MLK Drive – North Levee:

1. **DC505, owner Frank Gray has been officially excluded from the project.**

STATUS (Stage III) – Chase to Grant:

1. Project completed on May 6, 1994.
   Kiewit Construction – Contract price $6,564,520

STATUS (Stage IV – Phase 1-North) – Cline to Burr (North of the Norfolk Southern RR):

1. All easements obtained, utility re-locations completed, and construction started. Anticipated completion of project is **December, 2000.**

STATUS (Stage IV – Phase 1-South) – Cline to Burr (South of the Norfolk Southern RR):

1. Bids were reviewed and Dyer Construction is the contractor. Work started on May 23rd, 2000 – 450 days to complete project (see Engineering Report).

STATUS (Stage IV – Phase 2A) – Lake Etta – Burr to Clark:

1. All construction is currently completed. Pump test **has been completed.** (Refer to Engineering Report)

STATUS (Stage IV – Phase 2B) – Clark to Chase:

1. Construction **is complete.** (Refer to Engineering Report)

STATUS (Stage V – Phase 1) – Wicker Park Manor:

1. Project completed September 14, 1995
   Dyer Construction – Contract price $998,630

STATUS (Stage V – Phase 2) – Indianapolis to Kennedy – North Levee:

1. Questions regarding real estate easements at the Tri State Bus Terminal **have been** addressed. (Refer to Engineering Report)
   - **We received a letter of response from the COE on October 13 indicating errors in the original design plan. Upcoming changes to plans and real estate are forthcoming.**
2. A letter was sent to the COE on September 20th, 2000, enclosing information from DLZ indicating inaccuracies on background mapping West of Kennedy and North of the River. This includes Wendys, the Visitor Center, and WHITECO.
   - **Location surveys will be submitted by Nov. 10 that may affect real estate easements.**
3. **A field meeting was held with John Snell on October 30 at Wicker Park to field familiarize the appraiser with site conditions.**

STATUS (Stage V – Phase 3) – Northcote to Indianapolis – (Woodmar Country Club):

1. LCRBDC attorney and appraiser met with Woodmar attorney to receive Woodmar financial information. Appraisal is continuing.

STATUS (Stage VI-Phase 1) – Cline to Kennedy – North of the river, and Kennedy to Liable – South of the River:

1. We received a letter of request from the Hammond City planner on August 2nd regarding dates for acquisition for the Oak Brook Metro Development north of the river and east of Kennedy Avenue.
2. COE letter received Aug. 31 directing us to proceed with real estate acquisition for VI-1

STATUS (Stage VI – Phase 2) Liable to Cline – South of the River:

1. The Cline Avenue construction project has resulted in increased water on the 69 acre Liable to Cline mitigation tract. COE Environmental is reviewing feasibility of the site for mitigation.

STATUS (Stage VII) – Northcote to Columbia:

1. A public meeting will be scheduled with Hammond and Munster upon completion of 50% engineering review **in November.**

STATUS (Stage VIII – Columbia to State Line (Both Sides of River)

1. We received a letter from Muta Advertising on August 22nd expressing concern for future development impacts on his property that would effect his comprehensive plan.
   - **This was discussed at the Nov. 1 Technical Review Meeting and it was agreed to have a meeting with him after the COE completes hydrology review in this area.**

STATUS (Betterment Levee – Phase 1) E.J. & E. Railroad to, and including, Colfax North of the NIPSCO R/W – Ditch is South of NIPSCO R/W from Arbogast to Colfax.

1. Construction started on July 28 (Refer to Engineering Report for details)

STATUS (Betterment Levee – Phase 2) Colfax to Burr Street, then North N.S. RR, then East (North of RR R/2) ½ between Burr and Clark, back over the RR, then South approx. 1,400 feet:

1. Current schedule is to advertise by **July 2001**; award contract by **September 2001;** and a construction start of **October 2001** – 360 days to complete.

EAST REACH REMEDIATION AREA – (NORTH OF I-80/94, MLK TO I-65):

1. **DC748, owner Fred Jeffries, and DC743, owner Kirby Jeffries, have been relocated. Additional relocation benefits were necessary to complete the moves. Final report for Board approval forthcoming.**

WEST REACH PUMP STATIONS – PHASE 1A

1. These stations include Baring, Hohman-Munster, Walnut and South Kennedy.
2. **Refer to Engineering Report.**

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

October 13, ~~1999~~ 2000

REPLY TO
ATTENTION OF:

Planning Programs and Project
Management Division

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

Subject: Little Calumet River, Stage V-2, Tri State Bus Terminal real estate.

Dear Mr. Gardner:

I'm writing this letter in response to your letter dated August 21, 2000 regarding the subject above. As you stated in your letter there was several discrepancies in the real estate drawings along the Tri State Bus Terminal. Actually it was realized that the discrepancies originated in the design plans. The flood wall that is located on the plans was not in the correct location. We are working with the A/E to find out what happed at that location, but that is not stopping us from re-designing the wall in the correct location. Murphy O'riley, from the civil design section, is working on the change and as soon as he gets the wall re-designed he will furnish you new real estate drawings for that area. As to your concern if this is an error through out the plans, I been assured that this is an isolated instance. But, the fact is some features of the west reach have changed in the last 7 years, this change should not change the real estate, because the taking lines and the property lines should be constant no matter what the feature is on that real estate. We are updating the areas that experienced a feature change for the plans and specification drawing so the contractor is aware of present conditions. These updates will be done from the November 1999 aerial photographs that we preformed.

If you have any questions please contact me at 312-353-6400 ext. 1809.

Sincerely,

Imad N. Samara
Project Manager

CF: Emmett Clancy
Murphy O'riley

/

LAND MANAGEMENT REPORT
Wednesday, November 8, 2000

(Information in this report is from September 29, 2000 – November 2, 2000)

NON-PROJECT LAND MANAGEMENT

A. Handicapped-Accessible Park
   1. A letter was received from attorney Casale on September 5th, 2000, enclosing a letter from the State Board of Accounts with clarifications on why this project need not be bid.

B. Chase Street to Grant Street land management issues
   1. A coordination meeting was held with the COE, GSD, and the LCRBDC on February 16th, 2000 to review ongoing drainage concerns in this area.
      - Sue Davis from the COE was assigned to address GSD concerns, including drainage in this area, and a meeting was to be scheduled. Meeting has not taken place.
   2. The tower lease with Stan Stann has been increased from $1250 to $1400 annually.
   3. **We received a request on Oct. 18 from Century 21 (Powers Realty) to purchase 57 acres of our land south of 35th between Chase and Grant. Realtor's client is eager to purchase the land (Con-Way Central Express)** 1-3

C. David Blaskovich, attorney with Casale, Skozen, Woodward and Buls, is researching the property disposal laws for state agencies. Depending on his findings, we may be able to sell the property at 3120 Gerry Street, also.

PROJECT RELATED LAND MANAGEMENT

A. O&M (Project manual review/accepting completed segments)
   1. The COE has requested since August 28, 1997 that we complete our project manual review and accept completed levee segments (ongoing).
   2. It is anticipated to start accepting levee segments (after inspections are completed and found acceptable) as early as September 2000.
   3. Although we have not accepted any levee segments for O & M, we have assumed responsibility for mowing all of the completed East Reach segments due to local complaints and for better recreational trail usage.
      - **At the Nov. 1 Technical Review meeting, the COE agreed to send the LCRBDC a letter regarding controlled burns for completed levee segments.**

B. Mitigation (entire project area)

1. To review the LEL and Shirley Heinze bids, the new "team" (approach) of IDEM, IDNR, COE, and LCRBDC staff met on Sept. 27, 2000 to discuss mitigation and walk the submitted bid lands. **COE representative, Greg Moore in Environmental, will try to put a cost/suitability matrix together before November 8th meeting.**

C. Emergency Management

1. A coordination meeting was held with the COE, Lake County Emergency Management, the USGS, and representatives from Hammond and Gary on June 27th, 2000 to review new monitoring software and provide technical training.
2. It is our intent to update the current computer equipment for the city of Hammond and to install the new equipment for monitoring for Gary at the Gary Sanitary District no later than the end of **November.**
   - **It is our understanding that the GSD will expect compensation for monitoring river levels as part of the emergency response participation plan.**
   - **We will be approaching the city of Gary to discuss not only this situation, but overall participation by the city of Gary and GSD to help with O&M responsibilities after we start accepting segments.**
3. LCRBDC is still reviewing COE mapping which shows locations of emergency management equipment. A plan to coordinate each community flood event response needs to be formulated.
4. **Met with Jeff Kumdrek (Gary Civil Defense Asst.) on Oct. 19 to review closure structures and discuss the city of Gary emergency response plan (currently being redone – 9 yrs. old)**

D. Landscaping

1. It has been established in all contracts since June 3, 1999, that the contractor will assume all responsibility for a period of three years after planting to assure the native grasses, plantings, shrubs, or bushes on the levees will flourish.

E. Lake Erie Land Company

1. Meeting of Northwest Indiana River Corridor Partnership will take place November 8th. Report at meeting.

F. A meeting was held with Lamar Advertising Company (formerly WHITECO) on January 28th, 2000, to review & update current leases.

1. A new balance will be calculated (formerly $124,825) for removal of WHITECO signs for our project and we will pay this off as per a previous motion by the commissioners.
   - Lamar is anticipating a final draft for our review an comments for this final balance, as well as updating current leases, by the end of **November**
   - **Money currently due to the LCRBDC for existing signs is being deducted from the $124,825 and will be calculated accordingly..**

G. Gary Sanitary District (White River Environmental Partners (WREP)) O&M

1. A field meeting was held with Dean Button (WREP) on August 24th to review security for all (4) east reach pump stations. The LCRBDC has agreed to install fencing and locks as necessary to secure the stations and their equipment.
   - **We received cost estimates from the Hammond Fence Company to install fencing (as per GSD request) at the Burr Street Pump Station ($1,870), Broadway Pump Station ($1,322), and the Grant St. Pump Station ($1,420).**

Century 21
Powers Realty, Inc.
2636 West 15th Avenue
Gary, Indiana 46404
(219) 949-9700

October 18, 2000

Mr. Don Gardner
Little Calumet River Basin Commission
6100 South Port Road
Portage, IN 46365

Mr. Gardner:

As per our telephone conversation today, we have prospective purchaser for 50 acres of commercial land in Gary, Indiana. We understand that the commission owns 56.397 acres west of Gary Transit to Chase Street and south of 35th Ave. to 37th Avenue.

Please contact our office if the property in for sale.

Sincerely,

Rufus Sease Sr.
RSSR:dmd

Century 21
Powers Realty, Inc.
2636 West 15th Avenue
Gary, Indiana 46404
(219) 949-9700

October 19, 2000

Mr. Dan Gardner
Director
6100 South Port Road
Portage, IN 46365

Mr. Gardner:

Enclosed you will find the official Notification of Registration of our prospective buyer with the Little Calumet River Basin Commission.

We are looking forward to working with you on this matter.

Sincerely,

Rufus Sease Sr.
RSSR:dmd

NCR (No Carbon Required)

NOTIFICATION OF NEGOTIATIONS WITH PROSPECTS

Name of Seller (Owner): LITTLE CALUMET RIVER BASIN COMMISSION

Name of Broker (Agent): CENTURY 21 POWERS REALTY, INC.

Re: Authorization to Sell or Exchange commencing: OCTOBER 19, 2000 terminating: OCTOBER 19,2001

Property listed: KEY # 49-13-1, 56.397 ACRES OF LAND

In accordance with the terms of the above listing agreement, please note that we, the undersigned Broker or Cooperating Brokers have negotiated to sell (exchange) your above mentioned property with the following person(s):

NAME(S)	DATE(S)	BRIEF SUMMARY OF NEGOTIATIONS
CON-WAY CENTRAL EXPRESS	10/18/2000	WE SHALL ADD FOR COMMISSION TO OUR OFFICE $1,000.00 PER ACRE TO THE COMMISSION'S ASKING PRICE

PROJECT ENGINEERING
MONTHLY STATUS REPORT
Wednesday, November 8, 2000

(Information in this report is from September 26, 2000 to November 2, 2000)

STATUS (Stage II Phase 1) Harrison to Broadway – North Levee:

1. Project completed on July 10, 1992.
   Dyer Construction – Contract price $365,524

STATUS (Stage II Phase II) Grant to Harrison – South Levee:

1. Project completed on December 1, 1993.
   Dyer/Ellas Construction – Contract price $1,220,386

STATUS (Stage II Phase 3A) Georgia to Martin Luther King – South Levee:

1. Project completed on January 13, 1995.
   Ramirez & Marsch Construction – Contract price $2,275,023

Landscaping Contract (This contract includes all completed levee segments – installing, planting zones, seeding, and landscaping):

1. Dyer Construction – Final contract cost $1,292,066
   - Overrun (over original bid) $200,016

   Project completed June 11, 1999

STATUS (Stage II Phase 3B) Harrison to Georgia – South Levee:

1. Rausch Construction started on 11/20/95. (Construction is approx. 98% complete)
   - Currently $3,280,112.42 has been spent on this project.
   - Overrun (over original bid) $183,281.60
   - Balance (to be paid to contractor) $197,137.00
2. A final inspection with the LCRBDC and the COE will be scheduled for this entire portion of the project, including the pump station, no later than **November** of 2000.

STATUS (Stage II Phase 3C2) Grant to Harrison: (8A contract)

1. The final inspection for the pump station was held with the COE, Webb Construction, GSD, and the LCRBDC on May 19th, 2000.
   - **Minor electrical and float problems being taken care of by the corps and Webb Construction.**
   - Currently, $3,915,178.36 has been spent on this project.
   - Overrun (over original bid) $463,196
   - Balance (to be paid to contractor) $189,875

STATUS (Stage II Phase 4) Broadway to MLK Drive – North Levee:

1. Project is approx. 98% completed, was anticipated for overall completion on September of 1999. (All work is completed except for the pump station.)
    - Overrun (over original bid) $1,096,378
    - Balance (to be paid to contractor) $11,070
    - Current money spent to date is $4,175,000
2. A final inspection will be scheduled with the LCRBDC and the COE for this entire project, including the Ironwood stormwater pumping station, no later than **December** of 2000.

STATUS (STAGE III) Chase to Grant Street:

1. Project completed on May 6th, 1994.
   Kiewit Construction – Contract price $6,564,520.
2. We received a letter from the COE on March 17th, 1999, including design recommendations, and requesting our comments and review for the STAGE III DRAINAGE REMEDIATION PLAN.
    A. **A coordination meeting was held on October 11th, 2000, with the COE, GSD and LCRBDC to review the Grant St. construction project.**
        - **GSD scheduled to inspect box culvert/sewer line East of Grant.**
    B. **Technical review meeting discussed remediation plan on November 1st, 2000.**
        - **COE estimates approx. $1 million to do this work. $800,000 for ditches and pumps, $50,000 to engineer $18,500 GPM pump station West of Grant St. & Remainder toward work with the City of Gary.**

STATUS (Stage IV Phase 1 - North) Cline to Burr (North of the Norfolk Southern Railroad:

1. IV-1 (North) The drainage system from Colfax to Burr Street North of the Norfolk Southern RR.
    A. This project was advertised on November 3rd, 1999, scheduled was awarded to Dillon Contractors on November 30th, 1999, and received the notice to proceed on January 14th, 2000. **(Project currently approx. 80% complete.**
        - The contractor has 360 days to complete the project from the date of the notice to proceed (January 14th, 2000). This would be January 8th, 2001.
    B. The low bidder was Dillon Contractors, Inc. with a total base bid of $2,708,720, which was approximately 80% of the government estimate.
        - Extras on contract - $292,771.00
        - Balance (to pay) - $1,608,719.00
    C. The concrete ditch bottom has been completed from Colfax going West. De-watering is ongoing from Colfax to Calhoun.
        - **The end sections of concrete will be tied in at Colfax & Calhoun Streets, and the grading of the ditch sideslopes, and seeding should be done by November 17th, 2000.**

D. We received an estimate of $17,071 on September 1st, 2000 from Ameritech to do an overhead utility re-locate at 29th and Stevenson for a buried line not included on COE prints.
   - **Agreements were sent to Ameritech on October 4th, 2000. Work is anticipated to start approx. the end of October.**

STATUS (Stage IV Phase 1 – South) (South of the N.S. RR.)

1. The pre-bid meeting was held on February 23rd, 2000. Bid due date is March 7th, 2000, price range $5 - $10 million – small business set aside
   A. Bid opening was held on March 29th, 2000.
      - Dyer Construction was low bidder at approximately $3.8 million. The COE estimate for this project was $4.2 million.
   B. Overall construction is approx. 50% complete, approx. 90% of the clay is placed, sheet piling **is approx. 50% completed. Colfax to Calhoun Streets piling is approx. 25% complete.**
2. 450 days to complete (hopeful September 2001 completion of landscaping.)
3. We received a cost estimate from the EJ & E RR on July 8th, 2000, in the amount of $22,758.
   - We are awaiting a cost estimate from the N.S.RR to do the work on their adjacent spur, and a letter of authorization allowing the EJ&E to do the work with their labor.
4. We received a letter from the COE on September 11th, 2000, reviewing a cost estimate in the amount of $37,960 for the radio ground system repair by WIND radio. COE estimate is $22,270 – WIND said their estimate only represented ballpark figures.

STATUS (Stage IV Phase 2A) Burr to Clark – Lake Etta:

1. Dyer Construction-95% complete.
   A. Currently, $3,477,249.66 has been spent on this project.
      - Overrun (over original bid) $183,281.00
      - Balance (to be paid to contractor) $197,137.00
2. The North Burr Street stormwater pumping station has been completed.
   A. A.meeting was held on February 8th, 2000, with the COE and GSD to review design and installation of auxiliary power hook-up with a portable generator.
      - This will be done as an addendum to the contract with Dyer Construction sub-contracting the work. Anticipated start mid-**November**; anticipated completion mid-**December**.
3. A final inspection will be scheduled with the LCRBDC and the COE for this entire project, including the pump station, no later than **December** of 2000.

STATUS (Stage IV Phase 2B) Clark to Chase

1. 100% of levee construction has been completed, and the projected overall completion is for the Fall of 2000. A final inspection will be held **approx. mid-November** with the LCRBDC prior to turnover.
2. Project money status:
   - $1,938,358 has been spent.
   - Overrun (over original bid) $408,000
   - Balance (to be paid to contractor) $155,980

STATUS (Betterment Levee – Phase 1) E.J. & E. Railroad to, and including Colfax North of the NIPSCO R/W (Drainage from Arbogast to Colfax, South of NIPSCO R/W):

1. The bid opening was held on May 9th, 2000
   - The low bidder is Dyer Construction.
   - Government estimate is $2,108,500 and Dyer bid $2,078,523.
2. Overall construction is approx. **45%** complete, and the overall construction is expected to be completed in August 2001.
   - The clay base plate **is installed** and approx. **90%** overall of the clay is placed.
   - Ditch work north of the Mansards **started in mid-October and is approx. 75% complete.**
   - Colfax Road raise is scheduled to start in the spring of 2001. **Material is currently being stockpiled adjacent to that area.**
   - **The cutoff wall for** the EJ&E embankment **started in mid-October and is completed on the East side. Cutoff work will be done on the Griffith side by November 10th, 2000. Earthwork on both sides is scheduled for Spring of 2001.**
3. Received signed Marathon agreement in the amount of $255,000 on June 26th, 2000.
   - **All three (3) directional bores are done at Arbogast, Colfax and Calhoun Streets and the purging of the lines should be completed by the end of November.**

STATUS (Betterment Levee – Phase 2) Colfax to Burr Street, then North NSRR, then East (North of RR R/W) ½ between Burr and Clark, back over the RR, then South approx. 1,400 feet:

1. Current schedule is to **complete 50% engineering** by November 2000; award contract by **July** 2001; and a construction start of **September** 2001 – 360 days to complete.

STATUS (Stage V Phase 1) Wicker Park Manor:

1. Project completed on September 14, 1995.
   Dyer Construction – Contract price $998,630
2. **Phillips Pipeline directional bore under the existing levee is currently being engineered by Phillips.** 2

STATUS (Stage V Phase 2):

1. At the June 7th, 2000 partnering meeting, the current schedule shows a March 2002 advertising date.
2. A letter was sent to the COE on June 21st enclosing the location survey work for the Tri-State bus terminal. Asked for engineering re-considerations for the location of the I-wall.
   - **We received a letter of response from the COE on October 13th, 2000, indicating errors in the original design plan. Upcoming changes to plans and real estate are forthcoming. (Discussed at the November 1st, 2000 technical review meeting.**
3. **A utility coordination meeting will be held on November 16th, 2000 with all pipelines, utilities, etc. that will be impacted in the NIPSCO corridor West of Kennedy Ave.** 3
4. **The directional bores West of the Norfolk Southern Corporation R/W for their two (2) 8" pipelines are currently being engineered by the Phillips Pipeline Co.** 2

STATUS (Stage V Phase 3) Woodmar Country Club:

1. Refer to Land Acquisition report for status of appraisal process and revised schedule.
   - As per our June 7th, 2000 partnering meeting , the schedule shows a March 2002 advertising date.
2. Appraisal work ongoing (refer to Land Acquisition report).

STATUS Stage VI – Phase 1 (Cline to Kennedy – North of the river, and Kennedy to Liable, South of the river.):

1. A utility coordination meeting was held with the Town of Highland and City of Hammond on September 12th, 2000, to update original Stage VI – plans from 1996 and gather information on new or proposed utilities.
2. **Legal descriptions North of the river are ongoing with GLE, and legals South of the river are ongoing with DLZ (refer to Land Acquisition report).**

STATUS Stage VI – Phase 2 (Liable to Cline – South of the river.):

1. Rani Engineering was awarded the A/E contract by the COE in January 2000. (They are out of St. Paul, Minnesota.)
2. 50% plans and specs, and real estate drawings have not been received, pushing the schedule back. **Anticipate 50% for review in mid-November.**

STATUS (Stage VII) Northcote to Columbia:

1. The final contract with Earth Tech to do the A/E work for this stage/phase of construction was signed and submitted by the COE on December 21st, 1999.
2. A final value engineering review was done by the LCRBDC and sent to the COE on July 25th, 2000. These concerns **have been** addressed **and will be** implemented into their **50% BCOE** plans.
   - A letter was sent to the COE on August 23rd requesting information on whether this will be used on other west reach segments.
   - **This was discussed at our November 1st, 2000 technical review meeting and the COE agreed to review these on an individual basis. LCRBDC to comprise a list.**
3. A public meeting will be scheduled with both communities around the **middle of December**. (This will be after the 50% BCOE review process).

STATUS (Stage VIII) Columbia to the Illinois State Line):

1. The A/E award was given to S.E.H. (Short, Elliot & Henderson Inc.)
2. **A payment request was made by the Town of Munster to compensate them for meter vault re-location in the amount of $19,535. COE is currently reviewing the cost estimate.** 5
   - **We received a letter from the COE on Nov. 2 (dated Oct. 25) that they concur with the costs to construct and the LCRBDC will arrange to make payment.** 6
3. **A utility coordination meeting was held with Munster and Hammond on October 11th, 2000, and with the affected utility companies on October 12th, 2000.**

East Reach Remediation Area – North of I-80/94, MLK to I-65:

1. Dyer Construction is the contractor. Construction was started on September 13th, 1999, and is anticipated to be completed by September 30, 2000.
2. Contract price - $1,657,913
   Extras - $145,483
   Balance (to be paid to contractor) - $287,950
3. The entire project is completed with the exception of minor gate and sign installations. Anticipated inspection should be scheduled for **early December** 2000.

West Reach Pump Stations – Phase 1A:

1. The four (4) pump stations that are included in this initial West Reach pump station project are Baring, Walnut, S. Kennedy, and Hohman/Munster.
2. Pump station Government estimate was $2,915,265 – Low bid was $4,638,400 (63% overrun).
   A. Low bidder was Kovilic Construction, based upon RFP's. A protest was filed, protest was denied, but have appealed to Federal court.
   B. We received information from the COE on September 14th, 2000, indicating a court decision that the COE should revise its cost estimate to accommodate to second low bidder (Oversteet Construction).
   C. **A partnering meeting is tentatively scheduled with Overstreet Construction in mid to late November.**

West Reach Pump Stations – Phase 1B:

1. The Two (2) pump stations included in this contract are S.E. Hessville (Hammond), and 81st Street (Highland).
2. The current COE schedule, as per our January 26th, 2000 coordination meeting, is to start construction by late September – 350 days to complete.
   - **Pumps have been ordered and are expected for delivery in the late spring of 2001.**
3. Thieneman Construction (from Griffith, IN) was the successful bidder.
   - The government estimate was $2,092,000
     The low bid was $1,963,400
     which was under estimate by $128,600
   - A pre-construction meeting was held on August 8th. We received minutes of the meeting on August 15th (available to commissioners upon request).

West Reach Pump Stations – General

1. A letter was sent to the Hammond Sanitary District on Sept. 20 to provide general information on ongoing and upcoming stations and asking their consideration for incorporating any future plans into upcoming review.

North Fifth Avenue Pump Station:

1. We received a request from the COE on July 5th, 2000 (dated June 28th, 2000) to complete 100% review of P. & S. for this station. We submitted our comments on July 17th, 2000.

2. **We received a letter from the COE on October 18th, 2000, including final submittals for plans and changes to the plans as requested by the Town of Highland for comment.** 7
   - **Nies Engineering (representing the Town of Highland) has done an excellent job reviewing COE plans and requesting additions or changes that will benefit the community on a long-term basis.**

GENERAL:

1. Alternate Concrete Formliners:
   A. The COE has agreed to using the formliner for their base bid on all future projects **(where applicable)** and will bid the "fin-type" finish as an alternate.
2. Utility Re-locations:
   A. On June 7, 2000 a coordination meeting was held with the COE and the LCRBDC to review, discuss, and establish an accelerated schedule to complete the entire west reach.
   B. Lou Casale submitted a utility relocation memo to Don Valk (COE attorney) on September 5th, 2000, requesting review and comments for reimbursement on public right-of-ways. **(No response as of November 3rd, 2000.)**
3. **A quarterly technical review meeting was held with the Army Corps on November 1st, 2000 to review new and ongoing project concerns.** 8-9
4. **A letter was sent to the Lake County Surveyors office on October 6th, 2000, enclosing a copy of geotechnical concerns from the COE regarding Hartsdale Pond and requesting a response to these issues before we accept using this site for clay.** 10-11
5. **A meeting of review will be held on November 29th, 2000, with INDOT to review future plans for highways along, and adjacent to, our project including I-80/94, I-65, Cline Ave., Georgia St., MLK Dr., Grant and Broadway Streets.** 12-13

Little Calumet River Basin Development Commission

6100 Southport Road
Portage, Indiana 46368

(219) 763-0696 Fax (219) 762-1653
E-mail: littlecal@nirpc.org

October 4, 2000

Ms. Ruth Van Noort
AMERITECH OF INDIANA
302 South East Street
Crown Point, Indiana 46307

Dear Ruth:

Enclosed please find four (4) copies of an agreement for relocation of utilities between AMERITECH and the LITTLE CALUMET RIVER BASIN DEVELOPMENT COMMISSION. The scope of work calls for relocating of a buried cable to aerial for sewer work at the northwest corner of 29th and Stevenson in Gary, IN (Stage IV Phase 1~~South~~ NORTH). This agreement is based upon your estimated cost of $17,070.92.

If the agreement is satisfactory, please have the appropriate officers sign it and return them to our office for our counter signature. We will then return a fully executed copy back to you for your files.

If you have any questions, please call me at the above number. Thank you for your attention to this matter.

Sincerely,

James E. Pokrajac

James E. Pokrajac, Agent
Land Management/Engineering

/sjm
encl.
cc: Lou Casale, LCRBDC attorney

PHILLIPS PIPE LINE COMPANY

400 EAST COLUMBUS DRIVE
EAST CHICAGO, INDIANA 46312

October 19,2000

Jan S. Plachta, P.E.
Project Engineer
Department of the Army
Chicago District, Corps of Engineers
111 North Canal Street
Chicago, Il 60606-7206

Subject: Little Calumet River Flood Control Project, Stage V, Phase 2

Dear Mr. Plachta:

Phillips Pipe Line is in the process of working out design issues of directional boring with the Little Calumet River Basin Development Commission. This addresses our two eight inch pipelines. Phillips does not have other pipelines in this area to impact your project. Phillips will update you as additional design detail is confirmed.

If questions arise in meanwhile, please contact me at 219-397-6666, ext 304.

Sincerely,

G L Hanten

Gary Hanten
East Chicago Terminal
Superintendent

Cc: Clarence Hill
Jim Pokrajac

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

October 13, ~~1999~~ 2000

REPLY TO
ATTENTION OF:

Planning Programs and Project
Management Division

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

Subject: Little Calumet River, Stage V-2, Tri State Bus Terminal real estate.

Dear Mr. Gardner:

I'm writing this letter in response to your letter dated August 21, 2000 regarding the subject above. As you stated in your letter there was several discrepancies in the real estate drawings along the Tri State Bus Terminal. Actually it was realized that the discrepancies originated in the design plans. The flood wall that is located on the plans was not in the correct location. We are working with the A/E to find out what happed at that location, but that is not stopping us from re-designing the wall in the correct location. Murphy O'riley, from the civil design section, is working on the change and as soon as he gets the wall re-designed he will furnish you new real estate drawings for that area. As to your concern if this is an error through out the plans, I been assured that this is an isolated instance. But, the fact is some features of the west reach have changed in the last 7 years, this change should not change the real estate, because the taking lines and the property lines should be constant no matter what the feature is on that real estate. We are updating the areas that experienced a feature change for the plans and specification drawing so the contractor is aware of present conditions. These updates will be done from the November 1999 aerial photographs that we preformed.

If you have any questions please contact me at 312-353-6400 ext. 1809.

Sincerely,

Imad N. Samara
Project Manager

CF: Emmett Clancy
Murphy O'riley

Little Calumet River Flood Control Project, Stage V, Phase 2

Utility Coordination Meeting

AGENDA

November 16, 2000, 1:00 p.m.

1. Welcome, Introductions and Agenda Overview.
2. Corps of Engineers Utility relocation criteria.
3. Discussion on T-Wall design – footing below the pipelines.
4. Schedule of activities, before, during and after construction of the T-Wall.
5. Discussion on how to implement the relocation plan. One utility, one contractor, or one contractor for all utilities. Other ideas?
6. Discussion on coordination between the Corps' contractor and the utilities.
7. Utilities concerns.
8. Closing remarks.

Little Calumet River Basin Development Commission

6100 Southport Road
Portage, Indiana 46368

(219) 763-0696 Fax (219) 762-1653
E-mail: littlecal@nirpc.org

October 4, 2000

Mr. Imad Samara
U.S. Army Corps of Engineers
111 N. Canal Street
Chicago, Illinois 60606-7206

Dear Imad:

Enclosed is a copy of a letter from the town of Munster dated September 22, 2000 regarding the relocation of meter vault #2 in Munster east of Calumet Avenue adjacent to the Little Calumet River. Enclosed with this letter is substantiation for the $12,800.00 that was in question upon our previous submittal to you dated May 23, 2000. It appears that this was a negotiated lump sum number. The previously submitted invoice in the amount of $6,735 appears to already been reviewed and approved.

We hope this information will be sufficient to allow you to authorize us a total credit of $19,535.00 for the work the town of Munster needed to do for their meter vaults.

If you have any questions regarding this information, please contact me.

Sincerely,

James E. Pokrajac

James E. Pokrajac, Agent
Land Management/Engineering

/sjm
encl.
cc: Jan Plachta, COE
Tony Travia, COE (w/encl.)
Tom DeGiulio, town of Munster
Jim Mandon, town of Munster

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

REPLY TO
ATTENTION OF:

October 25, 2000

Programs and Project Management Division
Project Management Branch

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

Dear Mr. Pokrajac;

In response to your letter of October 4, 2000, on the subject of the cost estimate for the Town of Munster's water meter vault relocation we found the contractor's estimate of $19,535 to be reasonable.

Gaskill & Walton Construction Company provided a cost breakdown through the Town of Munster to the Little Calumet River Basin Development Commission. Their estimate included work required to relocate the vault from the north to the south side of the Little Calumet River. They presented, in a letter dated 3 September 1996, a cost of $12,800 for the relocation, which they negotiated with the Town prior to construction. They followed up with additional costs for unforeseen site conditions experienced during the construction of $6,735, detailed in a letter dated 31 May 1998.

Our estimate for the work done is $12,578 for the relocation and $6,022 for the site conditions, for a total of $18,600. We prepared the cost estimate using current labor and equipment rates, as well as the 1999 TRACES Unit Price Book. Standard mark-ups for overhead, profit and bond were used. Since the cost of the original work represented a negotiated amount for the work and the cost of the site conditions charge represented work accomplished, we included contingency in the first sum and none in the second. We find the Town of Munster's request for reimbursement fair and within acceptable range of ours. We recommend that you approve their total of $19,535.00.

If you have any additional questions please contact me at the telephone number 312-353-6400, extension 1809, or FAX 312-353-4256

Sincerely;

Imad Samara
Project Manager

DEPARTMENT OF THE ARMY
PITTSBURGH DISTRICT, CORPS OF ENGINEERS
WILLIAM S. MOORHEAD FEDERAL BUILDING
1000 LIBERTY AVENUE
PITTSBURGH, PA 15222-4186

REPLY TO ATTENTION OF

October 18, 2000

Electrical & Mechanical Section
Design Branch

SUBJECT: Little Calumet River, Indiana Local Flood Protection, West Reach Levee System, North Fifth Avenue Pump Station Rehabilitation Project, Final Submittal

Mr. Jim Pokrajac
Agent, Land Acquisition/
Management/Engineering
LCRBDC
6100 Southport Rd.
Portage, Indiana 46368

Dear Mr. Pokrajac:

Enclosed is one copy of the Plans and Specifications for the final submittal. The Plans and Specifications include the incorporation of the 100% design review comments and the requested changes from the user. The major changes from the 100% design submittal are new pumps and motors for storm water pumps 8, 9 and 10, relocation of the electrical service entrance, providing sub-based fuel tank for existing 100KW standby generator and modifications to the pump specifications. Please provide review comments within 5 working days to Mr. Jan Plachta, U.S. Army Corps of Engineers, Chicago District, 111 North Canal Street, Suite 600, Chicago IL 60606-7206.

If you have any questions please call Mr. Jim Lowe at (412) 395-7266.

Sincerely,

Henry J. Maser III

HENRY J. MASER, III, P.E.
Chief, Design Branch

Enclosures

TECHNICAL REVIEW MEETING
(NOVEMBER 1, 2000)

1. Sheet Piling in existing levees (We are using in certain areas in Stage VII)
   - Can we use in other locations? Review each location separately.
   - Should pre-analysis of soil conditions be reviewed to determine potential impacts and should inspections of these structures be done prior to start of construction to use as a tool in the event of claims after, or during, construction.

2. Woodmar Country Club (alternate methods of flood protection)
   - As per previous conversations, and Woodmar Country Club correspondence, it appears we may need to have a meeting at some point to investigate this. (Should we start now in case the appraisal is totally unacceptable to Woodmar to avoid litigation, condemnation, and speed up the acquisition process?)

3. Grant Street Drainage Remediation
   - Incorporate other plans for Grant Street drainage and their funding for a comprehensive plan that will meet all local drainage concerns for this area.

4. Recreational trails (Lands not obtainable in fee)
   - A number of these areas exist. We cannot obtain in fee for recreation – Railroads, INDOT, NIPSCO, etc. What is the COE policy?

5. West Reach (Access/Maintenance Roadways) Can we eliminate in some areas?
   - Close proximity to houses (Example: East of Hohman, north of river – fence approx. 20' from house.

6. Tri-State Bus Terminal (Refer to our letter dated Sept. 20, 2000)
   A. Awaiting engineering/real estate information to proceed.
   B. Also reference to 10 year old mapping for overlays (How will existing changes be addressed in a timely sequence)
      - This is reflected west of Kennedy, north of river in Stage V-2

7. Ted Muta request in Stage VIII (example of proposed future development)
   - Prior to 50% design, a meeting should be held to review his proposal for a potential betterment. (Using I-wall in lieu of levee)

8. Phillips pipe line directional bores for V-2 & V-1 (Crediting for additional engineering services)
   - If their cost to provide additional engineering information (requested by the COE) is $25,000, and that cost would be separate from the contract to do the bores, would LCRBDC be credited this amount?

9. Pump Station 1A (modified contract)
   - Need original Army Corps cost estimate breakdowns, and revised estimates and breakdowns , as per court decision, for our information and review before concurrence.

10. Controlled burns (Refer to our letter dated Sept. 20, 2000)
   - We understand controlled burns are the preferred method of enhancing development of native grasses – This was also supported at our 50% mitigation meeting on Oct. 18, 2000.

11. Concrete drainage swale modification for Stage IV – 1 North.
   - We are aware of the problems with invert elevation discrepancies, but our letter wanted you to let us know how to explain low flow problems to residents, send us the revised section, and provide us with cost credit information.

12. Any other issues?

Little Calumet River Basin Development Commission

6100 Southport Road
Portage, Indiana 46368

(219) 763-0696 Fax (219) 762-1653
E-mail: littlecal@nirpc.org

October 6, 2000

Mr. Larry McClelland
Lake County Surveyor's Office
2293 N. Main Street
Crown Point, Indiana 46307

Dear Larry:

Enclosed is a copy of a memorandum from the Army Corps of Engineers dated December 17, 1999 in reference to the Kennedy Avenue borrow site (Hartsdale Pond). This memo was written by the COE Chief of Geotechnical Engineering Branch and stated a number of concerns they have with this site that need to be addressed prior to our taking of clay for construction of our levee system for the Little Calumet River. These concerns include elevations, debris, cost benefits, wet clay and bottom failure.

Recently, the Corps of Engineers has again raised some of these same concerns and we feel there is a need to answer them so that they will be in a positive frame of mind to verify use of this site for clay removal for the west reach levees. I have been in contact with Mark Lopez at Congressman Visclosky's office and they have indicated their continued support for the COE to use the clay at no cost to the Hartsdale Pond county project.

Please review this memorandum and we probably need to have a meeting to discuss an answer to their concerns. Thanks for your attention to this matter and I await your response.

Sincerely,

Dan Gardner

Dan Gardner
Executive Director

/sjm
encl.
cc: George Van Til, Lake County Surveyor
John Mroczkowski, LCRBDC member
Imad Samara
Leslie Bush

CELRC-ED-GT

17 December 1999

MEMORANDUM FOR CELRC-PP-PM (Attn: Samara)

SUBJECT: Little Calumet River, Indiana, Local Flood Protection and Recreation Project, Kennedy Avenue Borrow Site

1. The objective of this memorandum is to address various geotechnical concerns and recommendations related to the proposed reconsideration of using the Kennedy Avenue Borrow site once proposed and used to a limited extent as a borrow source for the subject project's levee embankment.

2. Before PP-PM commits the Chicago District to using the Kennedy Avenue borrow site, we recommend the following actions be executed, at minimum.

a. Verify if construction debris was deposited at the site. If yes, then how much and what kind(s)?

b. Determine what the current clayey soil (not construction debris) surface elevations are within the lake (borrow area). Compare these elevations with the specified elevations noted in paragraph 3.

c. Evaluate the cost benefit relationship of having to dewater the site to mine the likely very wet soil that contractors would prefer not to use.

2. According to nonverified reports:

a. the Kennedy Avenue borrow site was mined by other contractors from the time when we had some contractors borrow from it to a few years ago;

b. the mined borrow area was then used as a disposal site for miscellaneous construction debris (e.g., concrete scrap); and

c. the excavation was then flooded and is currently a lake.

3.. Recall that there was initially a limited volume of material available from this site due to the presence of an underlying sand strata which possesses ground water at artesian pressures. That is, there was an specified bottom elevation below which excavation would likely induce bottom failure (e.g., blow-out). In addition, the borrow material's moisture content was generally on the wet side of optimum. The high moisture content resulted in contractors turning to other borrow sources so as to avoid dealing with the poor workability issues associated with the wet soils. Lastly, we abandoned use of this site several years ago.

4. Principal geotechnical concerns for reconsidering this site as a borrow site are:

a. The prior wet soil issue will still be an issue, if not worst, due to the soil being submerged beneath the lake water.

b. The cost benefit ratio of dewatering this site (e.g., construction of a pump station the locals prefer us to assist with doing) for the primary purpose of mining the soil is likely to be less than one since the volume of material available to be mined is likely low.

5. Leslie Bush is the point of contract at extension 3025.

Utpal Bhattacharya

Utpal Bhattacharya, P.E.
Chief, Geotechnical Engineering Branch

CF:
ED-D

11

From: Plachta, Jan S LRC <Jan.S.Plachta@lrc02.usace.army.mil>
To: 'littlecal@nirpc.org' <littlecal@nirpc.org>
Cc: Plachta, Jan S LRC <Jan.S.Plachta@lrc02.usace.army.mil>
Date: Monday, October 30, 2000 2:52 PM
Subject: FW: I-80/94 Borman Expressway Stakeholders--Engineering Assessment Phase--Inter-Agency Scoping Meeting

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This message is for Jim Pokrajac.

Thanks;

Jan
-----Original Message-----
From: Samara, Imad LRC
Sent: Monday, October 30, 2000 2:12 PM
To: Plachta, Jan S LRC
Subject: FW: I-80/94 Borman Expressway Stakeholders--Engineering Assessment Phase--Inter-Agency Scoping Meeting

Please forwar this to the commission office.
-----Original Message-----
From: LEET, KARL [mailto:KLEET@indot.state.in.us]
Sent: Monday, October 30, 2000 1:56 PM
To: OSADCZUK, JANICE; JURICIC, JIM; STECKLER, BRAD; SHAH, HARSHAD; WEAVER, JOHN; WALTER, RANDY; HOLTZ, DAVID; PROUD, BILL; ABRAHAM, DON; SCHMIDT, JIM; MONAHAN, MIKE; KOEBCKE, LARRY; KLIKA, PHELPS; MROCZKA, GARY; DOUGHERTY, MERRIL; FINLEY, DAVID; LAND, WALTER; BAYNES, CHRIS; NEWLAND, MARK; KHAN, ATHAR; DAVE, KUMAR; Wolfe, Sam; KLIKA, CRIS; ZANDI, FIROOZ; CECIL, STEVE; 'rlvanguilder@hansonengineers.com'; 'rgroves@hansonengineers.com'; 'rwebb@hansonengineers.com'; 'rpatel@rqaw.com'; 'idalal@rqaw.com'; 'sstrains@nirpc.org'; 'jthrone@nirpc.org'; 'dgardener@nirpc.org'; 'jpokrajac@nirpc.org'; 'imad.samara@usace.army.mil'; 'susanne.davis@usace.army.mil'; 'dostatnis@hmdin.com'; 'relvambu@ci.gary.in.us'; 'cewaengrin@aol.com'; 'jknesek@ci.munster.in.us'; 'highlandpwd@aol.com'; 'griffith@surfnet.com'; 'Rick.Drumm@fhwa.dot.gov'; 'Matt.Fuller@fhwa.dot.gov'; 'Ed.Ratulowski@fhwa.dot.gov'; 'cebulskijj@nt.dot.state.il.us'; 'gldysico@transystems.com'
Subject: I-80/94 Borman Expressway Stakeholders--Engineering Assessment Phase--Inter-Agency Scoping Meeting

The Indiana Department of Transportation--Engineering Assessment Section--is to publish an Engineer's Report for the following improvements to the I-80/94 Borman Expressway:

- Added Travel Lanes & Pavement Replacement from the Illinois state line to just west of SR 912 (Cline Avenue)
- Added Travel Lanes & Pavement Replacement from Colfax Street to just east of Georgia Street
- Interchange Modifications at the I-65/Central Avenue area (with Added Travel Lanes & Pavement Replacement) from just east of Georgia Street to Clay Street
- Interchange Modifications at both Grant Street and Broadway Street
- Overhead Bridge Replacements at Clark Street, Chase Street, Harrison Street, Georgia Street, Martin Luther King Drive, and Colorado Street

In order to provide information to the pertinent agencies involved with the development of this series of projects, our Section holds one or more Inter-Agency Scoping meetings. The purpose of these meetings is also to reach a concensus on the preferred alternate (and other alternates) to be proposed for

the Borman--to be further studied in the Environmental Assessment Phase as required by the National Environmental Protection Act (NEPA). The first meeting is scheduled for Wednesday, November 29, 2000 at 1:00pm (Chicago Time), which is 2:00pm Indianapolis Time. The location of this meeting is at the Northwest Indiana Regional Planning Commision (NIRPC) headquarters--the southwest quadrant of I-94 and SR 249 in Portage, IN.

A list of other Stakeholders' names, addresses, phone numbers, and e-mail addressed is provided in the following attached Excel spreadsheet file: <<BormStake.xls>> If your name is not highlighted, you will receive all correspondance and meeting notices, and you may attend them if you desire. If your name is highlighted in gold, the above is true, plus you or a replacement in your agency **should make every effort to be at the meetings** since you will probably be involved in the coordination of these projects in their future development. If your name is highlighted in red, the above is true, and you have been notified in advance about the date of the first meeting **since it is imparitive that you be present at this and any future meetings in the Engineering Phase of these projects**--you are a key stakeholder and will be intimately involved in the future development of these projects.

Please RSVP to me so that I know how many stakeholders to expect at the first meeting. I will soon e-mail you an agenda and/or other diagrams for your information before the first meeting.

Karl Leet, Senior Highway Engineer
INDOT Environment, Planning, and Engineering Division--Engineering Assessment Section

IGCN Room 848, 100 N Senate Ave, Indianapolis, IN 46204
(317) 232-5202
kleet@indot.state.in.us

LTTLE CALUMET RIVER BASIN DEVELOPMENT COMMISSION

BUDGET REPORT 11/1/00 TO 6/1/01

MONIES ALREADY COMMITTED:		PURCHASE PRICE + EXTRA
EAST REACH (Cline to I-65)		
DC 59	WIND	$ 8,000
DC 69	Scott appraisal	$ 2,500
DC 69-A	I-80/94 Auto Parts Appraisal	$ 2,500
DC 70-A	Gary San. Dist.Appraisal	$ 2,500
DC 497	Rodriguez offer	$ 1,000
DC 498	Nozrick offer	$ 250
DC 574	Millspaugh offer + appraisal	$ 2,500 + $3,000
DC 575-A	TR. 3146 appraisal	$ 2,500
DC 576	Mauger + relo	$ 60,000 + 5,250 relo + $1,050 moving
DC 577	Niemitz appraisal	$ 2,500
DC 70-A	Gary San appraisal	$ 2,500
DC 578	Stoffregen relo	$ 5,250 relo + $1,050 moving
DC 582/583	Tip Top offer	$ 8,600
DC 584	Scott appraisal	$ 3,000
DC 593	N+S RR	$ 45,000
DC 594	Dye	$ 300
DC 595	Moshinsky	$ 45,000
DC 597	E.J.E. RR	$ 3,000
DC 600	Rhodes appraisal	$ 2,500
DC 603	Mansards offer + fence	$ 1,800 + $5,000
DC 615	Bush	$ 1,000
DC 707	Ewen, David	$147,000
DC 796	Ewen, Marie	$ 3,000
DC 816	Ewen, Harry	$ 39,000
ERR	Mass Appraisals -26 residential lots	$ 13,000
DC W1198	Woodmar appraisal	$ 25,000
DC W1199	Wicker appraisal	$ 25,000
		$469,550

WEST REACH (Cline to Northcote underway):		
V-2, V-3	37 Residential surveys + appraisals	$ 25,000 + $ 92,500
V-2, V-3	7 Commercial/Vacant Surveys + appraisals	$ 25,000 + $ 25,000
V-2, V-3	6 Municipal + Street R/W's Surveys and Appraisals	$ 10,000 + $15,000
		$ 192,500 total

TOTAL MONIES COMMITTED: $662,050

MONIES TO BE COMMITTED IN NEXT 6 MONTHS IF FUNDING AVAILABLE:

EAST REACH (Cline to I-65):

DC 69	Scott	$ 86,000
DC 69-A	I/80/94 Auto Parts	$ 50,000
DC 70-A	Gary San. Dist.	$ 1,000
DC 209 -213-A	Lyles & Lots	$ 5,000
DC 476	Pizano	$ 1,000
DC 517	Cobb appraisal	$ 2,500
DC 538	Univ.Park MedicalCenter appraisal	$ 3,000
DC 714-815 (various)	ERR 26 lots offers	$ 52,000
		$200,500

WEST REACH (Cline to Northcote)

DC 1198	Woodmar offer	$?
DC 1199	Wicker Park	$?
V-2, V-3	Offers to landowners	$?
DC 616	Sankstone offer (mitigation)	$100,000
DC 617	Amy Davis offer (mitigation)	$200,000

TOTAL MONIES *TO BE COMMITTED* IF MONEY AVAILABLE : $500,500 PLUS

Acquisitions (Relocations in Georgia Gardens Area which are on hold):

DC 483	Johnston + relo	$ 50,000 + $5,250 relo + $1,050 moving
DC 489	Norrick + relo	$ 50,000 + $5,250 relo + $1,050 moving
DC 499	Vender Griff + relo	$ 50,000 + $22,500 relo + $1,050 moving

UTILITY RE-LOCATIONS (UPCOMING WITHIN SIX MONTHS)
November 7, 2000

		Cost
• WIND (cost/HR) Field management currently @ $12,000 & counting @$500/day (anticipated total)	--	$ 16,000
• WIND grounding re-locations at a cost not to exceed this amount	--	$ 37,500
• NIPSCO re-locates for betterment levee	--	$120,107
• Marathon re-locates for betterment levee	--	$255,000
• E.J & E. re-locates W. of WIND @$21,000 Plus approximately $21,000 to include N.S. RR	--	$ 42,000
• NIPSCO/Ameritech utility re-locations for WIND radio tower $23,000/$14,000	--	$ 37,000
• Oswald demo (cleaned due to emergency)	--	$ 15,200
• E.R.R. clean-up (demolition)	--	$ 15,000
• Munster payback (meter vault relocation East of Calumet Avenue	--	$ 19,535
*Anticipated upcoming utility re-location costs	--	$557,342

* the above listed costs are all as per existing agreements and the work has either been completed or will be completed within the next several months.

LITTLE CALUMET RIVER BASIN DEVELOPMENT COMMISSION

EXECUTIVE SESSION

8 NOVEMBER 2000 4:30 PM

AGENDA

1.) STATUS OF WOODMAR COUNTRY CLUB ACQUISITION

2.) LAND OFFER:

The LCRBDC has received an offer from Century 21 Powers Realty (Realtor Rufus Sease) representing Con-Way Central Express Trucking to buy 57 acres of our land south of 35th Avenue between Chase and Grant Street.

Discussion regarding amount of offer, Gary's approval/disapproval of the company's proposed location, traffic situation on Grant, etc.?

LITTLE CALUMET RIVER BASIN DEVELOPMENT COMMISSION
ATTENDANCE ROSTER

NAME OF MEETING: LCRBDC DATE: 11-8-00

LOCATION: CHAIRMAN: Emerson Delaney

PLEASE SIGN IN

	NAME (PLEASE PRINT)	ORGANIZATION, ADDRESS, PHONE NUMBER
1	Don Kwolot	Lake Erie Land
2	Denis Buksa	Munster In
3	Jim Flora	R.W. Armstrong
4	Sandy O'Brien	Hobart
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RESULTS OF REAL ESTATE MEETING HELD 3 OCTOBER 2000
ARMY CORPS & LITTLE CALUMET RIVER FLOOD CONTROL PROJECT

IN ATTENDANCE:

LCRBDC	COE
Dan Gardner	Imad Samara
Lou Casale	Bill White
Lorraine Kray	Emmett Clancy
Sandy Mordus	Chris Borton
Jim Pokrajac	
Debbie Kozlowski	
Judy Vamos	

1. SCHEDULE PRIORITIES

a. V-2 - Judy explained that Appraiser Consultant Dale Klescynski has been given the surveys. He will be meeting with his associates to start the appraisal work with a turnaround time of 45 days.
(ACTION: LCRBDC)

b. V-3 - Judy explained that Appraiser Consultant Dale Kleszynski has been given the surveys. He will be meeting with his associates to start the appraisal work with a turnaround time of 45 days.
(ACTION: LCRBDC)

c. VI-1- Judy explained that surveys for this stage are coming from DLZ. She will assign to Dale and he will assign this next stage to appraisers.
(ACTION: LCRBDC)

Discussion followed about schedule and funding problems. COE has calculated $1.4 million available for the LCRBDC. COE proposes:

$300k available for construction contracts
$300k available for administration and legal costs through June 2001
$800k available for land purchases (including surveys).

Jim mentioned that utility relocations are not considered in this budget and several utilities have already signed agreements which will be coming through for payment. Dan reported that he has been meeting with area legislators and explaining funding as the top priority of the flood project. Imad stated that if money for land acquisition is not forthcoming Plan B (doing the surveys and appraisals but not making offers to land owners) may have to be implemented, especially with the more expensive corporate easements. When money is available offers will be ready to be made and the project can proceed. Judy explained the current workload and it was decided to spend the LCRBDC available monies on the following LCRBDC acquisitions:

Acquisition Priorities (cont'd):

1. Acquire East Reach Remediation (37) tracts - because the lots are lower value and owners have been waiting a long time.
2. Acquire Burr Street Betterment Levee (14) tracts –because acquisition is in full progress and two long condemnations are expected.
3. Proceed with Utility Relocations – because the utilities, even if relocation agreements are signed, often don't send bills for immediate payment.
4. Proceed with railroad acquisitions – because it takes so long to work with the railroads and they, like the utilities, often don't insist on immediate payment.
5. Proceed with surveys and appraisals on Stages V-2, V-3, Vl-1 (which includes Woodmar and Wicker). When funding is available, send out offers. If no funding is available at least preliminary work for acquisition is complete and can be updated.

Imad reported that COE Colonel Roncoli has thought about writing a letter to the Congressman stating that he "seriously doubts the local sponsor's ability to finish the project" in hopes that the Congressman could encourage the state to increase spending on the flood project.
(ACTION: COE and LCRBDC)

2. SURVEYS

a. Jim reported that surveys are completed for V-2,V-3, Vl-1.

3. EAST REACH REMEDIATION RELOCATIONS

a. Judy reported that the Fred Jeffries Relocation is complete. LCRBDC has had to spend more money than the allotted relocation benefit. She explained that the substandard condition of Mr. Jeffries residence contributed to the low fair market value of $9,000. Mr. Jeffries was also entitled to the $22,500 relocation differential payment, bringing the total amount to $31,500. Mr. & Mrs. Jeffries rejected several homes in the $30,000, $40,000, and $50,000 range as being unfit to live in, needing too much repair, or being in a high crime neighborhood. They settled on a home in Merrillville for $66,000. The LCRBDC paid the additional $34,500, however, that amount is not creditable. Judy told the COE she will be applying for credit for the $34,500.

Judy mentioned that another relocation landowner, Reverend Kirby Jeffries, who is Fred Jeffries brother, lives next door to Fred. He also has to be relocated and his situation is worse. Reverend Jeffries has a tenant living with him. The fair market value of his house is only $7,800. Adding that to the relocation benefit of $22,500 totals $30,300. To relocate the Reverend Jeffries we will probably go through the same procedure with LCRBDC being accountable for additional relocation benefits. Chief of Real Estate Bill White said to submit a written report for him to review.
(ACTION: Judy/LCRBDC)

4. APPRAISALS STATUS

a. COE is once again requesting a Memo explaining the new appraisal procedure (COE approved) for the West Reach. Judy will provide the Memo before the next Real Estate meeting.
(ACTION: Judy/LCRBDC)

b. Woodmar - Lou reported that he has received a letter from Woodmar Country Club attorney Ken Reed explaining the club's position on the matter of easement acquisition. In his letter Mr. Reed speaking for Woodmar would like LCRBDC to:

1.) explore alternate methods of flood control (such as set-back levees)
2.) be eliminated from the project (but would Woodmar sign-off liability in case of a major flood event?)
3.) be bought out entirely for $7.1 million dollars.

Reed stated in the letter that Woodmar is already considering a purchase of 200+acres in south Lake County as the site of their new country club.

Discussed stopping the appraisal while these avenues are investigated. Agreed to proceed with appraisal. It can be updated if need be. Purchasing the club is out of the question. Agreed that Imad will send Lou hydrology information from modeling previously done that shows that alternative flood protection alternatives (like set-back levees) were already considered by the COE. Lou can pass it on to Reed.

Dan also mentioned a fourth choice: the Aerie Development Corporation has been talking with Wicker Park about future Development and upgrading of the golf course. Wicker Park and Aerie might cooperate in a privatization concept which would be beneficial to Wicker. Perhaps Woodmar could be included in these discussions.
(ACTION: COE and LCRBDC)

c.Wicker Park – Judy reported that well-known Indianapolis appraiser John Snell is meeting with LCRBDC on 10/17 to visually inspect the park to work up a contract amount.
(ACTION: Judy and Jim/LCRBDC)

5. V-2 TRACTS TO BE ELIMINATED?

a. Emmett reported that the COE is reviewing the elimination of 13 landowner tracts adjacent to the NIPSCO R/W. All or a portion of the north/south railroad easement could also be eliminated. New mapping should be provided to LCRBDC by next real estate meeting.

b. Judy requested the COE send a letter to LCRBDC officially eliminating these parcels because the NIPSCo R/W is full of utility pipelines and COE may decide to re-instate these parcels later when the pipelines prohibit the contractors trucks from driving over (damaging) the pipelines. Acquisition will then be more difficult.
(ACTION: COE)

6. DC 505, OWNER FRANK GRAY, OFFICALLY ELIMINATED FROM PROJECT

a. COE has officially eliminated DC 505, owner Frank Gray, from the project. Mr. Gray has lobbied to be eliminated for the last four years. He desires to keep his land in a pristine state as an environmental/ecological habitat. Mr. Gray's land, Lots 37 & 38, Block 1 in the Broadway Parkview Subdivision in Gary are on the edge of the project and will experience only a 3% water increase. (COE brought official letter.)

7. MITIGATION

a. Liable to Cline (acquisition possible $200,000)
b. 29th and Hanley (acquisition possible $100,000)
These in-project parcels are both expensive acquisitions at a time when funding is a problem. Dan asked the COE to provide a chart, a graph, a "matrix" showing a technical analysis of the mitigation team's investigation of the Hobart Marsh properties. He requested a category of "cost to purchase" and "restoration cost per acre" also be included.

8. OTHER ISSUES

a. Bill announced that two new interns have been hired at COE.

b. Real Estate Tracking Program was demonstrated to other COE Districts. System does have some glitches, but programmers are working on it. COE will soon have it on their web site.

c. COE has instituted flex time working hours. An 8 to 9 hour day equals one day off every two weeks. Imad will take every other Monday off. Emmett and Chris will take every other Friday off.

d. Public Meeting for V-2, V-3, Vl-1 a must. Several dates discussed. Agreed on second week in November. Sandy, Lorraine, and Judy will get mailing out.
(ACTION: LCRBDC)

9. NEXT REAL ESTATE MEETING

2 November 2000, 9:30 am, LCRBDC offices (later changed to a new date)

JV 10/30/00

Century 21
Powers Realty, Inc.
2636 West 15th Avenue
Gary, Indiana 46404
(219) 949-9700

October 18, 2000

Mr. Don Gardner
Little Calumet River Basin Commission
6100 South Port Road
Portage, IN 46365

Mr. Gardner:

As per our telephone conversation today, we have prospective purchaser for 50 acres of commercial land in Gary, Indiana. We understand that the commission owns 56.397 acres west of Gary Transit to Chase Street and south of 35th Ave. to 37th Avenue.

Please contact our office if the property in for sale.

Sincerely,

Rufus Sease Sr.
RSSR:dmd

Century 21
Powers Realty, Inc.
2636 West 15th Avenue
Gary, Indiana 46404
(219) 949-9700

October 19, 2000

Mr. Dan Gardner
Director
6100 South Port Road
Portage, IN 46365

Mr. Gardner:

Enclosed you will find the official Notification of Registration of our prospective buyer with the Little Calumet River Basin Commission.

We are looking forward to working with you on this matter.

Sincerely,

Rufus Sease Sr.
RSSR:dmd

NCR (No Carbon Required)

NOTIFICATION OF NEGOTIATIONS WITH PROSPECTS

Name of Seller (Owner): LITTLE CALUMET RIVER BASIN COMMISSION

Name of Broker (Agent): CENTURY 21 POWERS REALTY, INC.

Re: Authorization to Sell or Exchange commencing: OCTOBER 19, 2000 terminating: OCTOBER 19,200

Property listed: KEY # 49-13-1, 56.397 ACRES OF LAND

In accordance with the terms of the above listing agreement, please note that we, the undersigned Broker or Cooperating Brokers have negotiated to sell (exchange) your above mentioned property with the following person(s):

NAME(S)	DATE(S)	BRIEF SUMMARY OF NEGOTIATIONS
CON-WAY CENTRAL EXPRESS	10/18/2000	WE SHALL ADD FOR COMMISSION TO OUR OFFICE $1,000.00 PER ACRE TO THE COMMISSION'S ASKING PRICE

Dated: OCTOBER 18, 2000

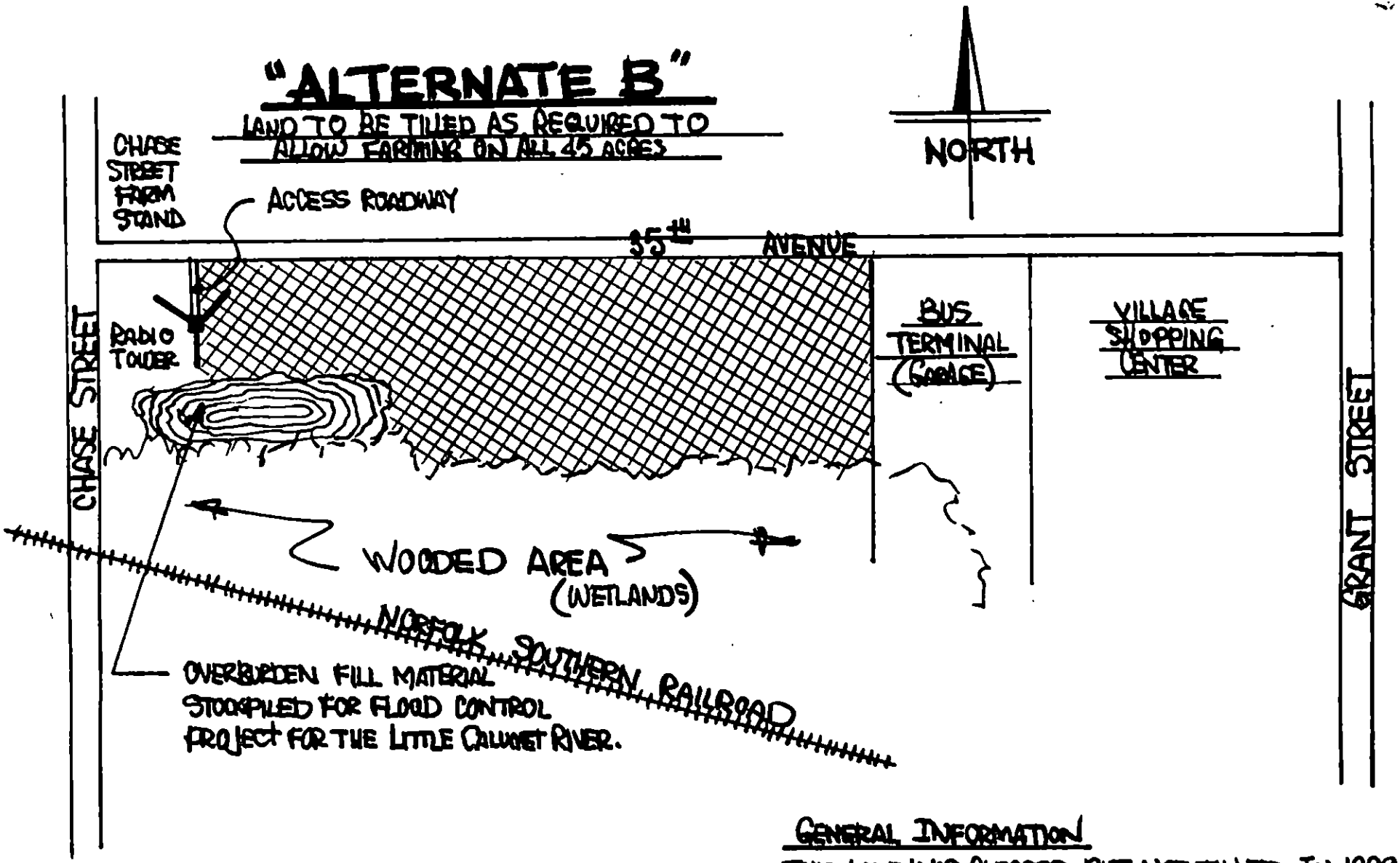
CENTURY 21 POWERS REALTY, INC. Broker

2636 W. 15TH AVENUE, GARY, IN 46404 Address (219) 949-9700 Phone

By RUFUS SEASE SR.

"ALTERNATE B"

LAND TO BE TILLED AS REQUIRED TO ALLOW FARMING ON ALL 45 ACRES



INDICATES LAND OWNED BY THE LITTLE CALUMET RIVER BASIN DEVELOPMENT COMMISSION. (APPROX. 45 ACRES) THIS IS TO BE BID AS "ALTERNATE B" FOR THE 1999 FARMING SEASON.

GENERAL INFORMATION

- THIS LAND WAS CLEARED, BUT NOT TILLED, IN 1998.
- IT HAS NOT BEEN FARMED IN SEVERAL YEARS.
- THE FIELD DRAIN TILE SYSTEM WAS MADE OPERATIONAL AGAIN IN 1998.
- THE AREA IS BOUNDED BY 95TH AVE. ON THE NORTH, A TREELINE AND MOUND OF DIRT ON THE SOUTH, A TREE LINE ON THE EAST, AND A RADIO TOWER ACCESS ROADWAY ON THE WEST.

Con-Way NOW Expands into Southwest

Staging Areas in Dallas/Fort Worth and Little Rock Added to Pickup Network

Contact: Joseph DeLuca
e-mail : deluca.joe@con-way.com

ANN ARBOR, MI. -- August 26, 1999-- Con-Way NOW, a time definite ground expedite carrier providing immediate response, emergency shipment transportation in the United States and Canada, has expanded its dedicated service network into Texas and Arkansas.

"The addition of new staging areas in Dallas/Fort Worth and Little Rock will allow us to better serve the north Texas and central Arkansas markets. With service vehicles now in those markets, we will offer customers significantly improved pickup times," said Ed Conaway, vice president and general manager of Con-Way NOW.

It is the fourth expansion since the company was founded in August 1996 and extends the company's pickup network coverage to more than half of the U.S. Previous expansions by the company were into the Northeast, Upper Midwest and the South. Con-Way NOW provides time-certain expedited delivery to all 48 of the continental United States as well as Canada.

"This expansion is the result of careful planning that will allow us to maintain our high customer service levels while expanding geographically. Expedited service customers have no margin for error when they hire us. Nothing we do should interrupt our service to them," said Conaway. "We will continue to bring different geographic markets of the U.S. into the NOW system with our goal being full national coverage," he added. The company's pickup network now covers 30 states and the province of Ontario, Canada with dedicated equipment positioned strategically in principal metropolitan areas.

Commenting on the company's fast growth since its founding in 1996, Conaway noted that as companies have continued to reduce inventories and embrace more Just-in-Time processes, Con-Way NOW has filled the role of an absolute service alternative that prevents disruption of production cycles. He also cited the company's delivery guarantee. "We have the best one in the business. If a shipment is two hours late, charges are reduced 50 percent. If delivery is four hours past the time commitment, the shipment is free. The customer doesn't have to do a thing; if we miss the service deadline the invoice shows no charges. We self-police ourselves which other companies don't do and that has gotten us a significant share of the market," he said.

All Con-Way NOW vehicles have on-board computers and are satellite-linked for constant communications with the company's state-of-the-art central operations command center in Ann Arbor. Customers call the center where operations specialists determine service need, then locate and match equipment to the specific shipment. Once shipment details and delivery time is confirmed, the operations specialist assigns a vehicle exclusively for that customer's shipment. (Five different equipment configurations, from station wagon to tractor-trailer, are available to Con-Way NOW customers). Pickup information is then sent via satellite to the vehicle's onboard computer. The driver is immediately dispatched to the customer's location with pickup normally made within 90 minutes or less of the initial phone call. Upon pickup, the shipment is then tracked constantly enroute via satellite with regular updates provided to the

customer, and automatic proof of delivery issued within 15 minutes of the freight's receipt at destination. Global positioning satellite (GPS) technology provides precision tracking and equipment location within 300 feet.

Further information about Con-Way NOW services, technology systems, pricing, service areas as well as employment is available via the company's website at www.con-waynow.com.

Con-Way NOW is a component company of Con-Way Transportation Services, a $1.7-billion transportation company based in Ann Arbor MI. that provides time-definite and day-definite freight delivery services for commercial and industrial businesses. Within the CON-WAY family are regional less-than-truckload carriers Con-Way Central Express, Con-Way Southern Express and Con-Way Western Express; Con-Way Truckload Services, providing multi-modal, full-truckload shipping; Con-Way NOW, an expedited carrier specializing in emergency shipment service; and Con-Way Integrated Services, a contract supply chain execution service provider.

CON-WAY is a subsidiary of Palo Alto, Calif.-based CNF Transportation Inc., a $5.5-billion diversified transportation company with operations worldwide.

Further information about CON-WAY and additional press releases are available via the Internet at www.con-way.com.

###

MEMORANDUM

RE: Little Calumet River Basin Development Commission
Woodmar Country Club

Summary

Woodmar Country Club, through its attorney, has made the argument that the taking of a permanent easement, along with a temporary work easement, will effectively close the country club greens, force the golfers elsewhere, and thus put the club out of business. Therefore, Woodmar Country Club is requesting that the taking of a partial easement be considered a taking of the entire parcel. Further, it is seeking the replacement cost of locating and creating another facility as the measure of damages.

Issues

There are three major issues concerning he situation at hand with Woodmar Country Club:

1. How are damages determined in an eminent domain proceeding?
2. Is the principle of substitution an element to be considered in the assessment of damages in eminent domain proceedings?
3. Are business profits considered in determining the value of property?

Legal Argument

Indiana law has codified much of what was the common law concerning eminent domain proceedings. However, the principles that are followed with regard to valuation of either properties or damages are still set forth in the cases concerning condemnation.

Specific Consideration of the Cost/Substitution Method of Valuation

State v. Lincoln Memorial Gardens, Inc.
(Ind. 1961), 242 Ind. 206, 177 N.E.2d 655

The propriety of valuing damages according the cost of a substitution was addressed by the Indiana Supreme Court in ***State v. Lincoln Memorial Gardens, Inc.*** (Ind. 1961), 242 Ind. 206, 177 N.E.2d 655. In ***Lincoln***, the State was seeking to condemn 0.599 acres of cemetery land. On appeal, one issue that was raised concerned the proper measure of damages, and whether the cost of substituting the property with another is appropriate.

The Court pointed out that "substitution has not been recognized in this jurisdiction as an element of value in determining the amount of damages to be assessed in eminent domain proceedings." ***Lincoln***, 242 Ind. 210, 177 N.E.2d 657. The principle of substitution, according to the details that were proposed to the Court, involves the valuation of property that is replaceable through the cost of acquisition of an equally desirable substitute property. The State was seeking the application of this principle, and in support of same relied upon statement from a handbook of the Education Committee of the American Institute of Real Estate Appraisers.

The Court did not find the argument of the real estate appraisers handbook persuasive in its ruling:

> In fixing damages for the condemnation and appropriation of a part of a tract of land such as is here involved, consideration shall be given to the fair market value of the parcel appropriated; the fair market value of the improvements thereon, if any; the damage, if any, to the residue of the land caused by the taking of the parcel; and such other damages, if any, as will result from the construction of the proposed improvement. Acts 1935, ch. 76, Section 3, p. 228, being Section 3-1706, Burns' 1946

> Replacement; ***State v. Stabb***, 1948, 226 Ind. 319, 79 N.E.2d 392; ***Southern Indiana Gas & Electric Co. v. Gerhardt***, Ind. 1961, 172 N.E.2d 204,205; 11 ***I.L.E. Eminent Domain*** Section 53, p. 610. See also: ***Albertson Cemetery Ass'n v. Fuhrer***, 1923, 192 Ind. 606, 613, 137 N.E. 545; ***State v. Tibbles et al.***, 1954, 234 Ind. 47,51, 123 N.E.2d 170; ***Northern Indiana Public Service Co. v. McCoy et ux.***, 1959, 239 Ind. 301, 157 N.E.2d 181,186.
>
> ***Lincoln***, 242 Ind. at 211, 177 N.E.2d at 657-658.

Therefore, the method for ascertaining the valuation damages in a condemnation proceeding is through the fair market value of the property and it improvements, the damage to the remaining parcel, and other direct damages from the taking.

While the Court was approaching this argument from a different perspective that the situation at hand with Woodmar Country Club, i.e. the Court was addressing the State's argument that the entity being condemned should have its damages ascertained through the price of equally desirable property, the principles still hold true:

> The land taken is irreplaceable by the substitution of other land in a different location. Replacement cost has not been admitted as evidence in measuring the value of vacant land...
>
> ***Id.***, 242 Ind. at 213, 177 N.E.2d at 658.

An appraiser may state the value of the same or similar property in order to assist in establishing the fair market value; however, evidence of price negotiations for that similar property, in and of themselves, do not properly establish a value. Therefore, the price of substitution property alone is not sufficient.

The issue was addressed again in ***State v. The Church of the Nazarene of Logansport, et al.*** (Ind. App. 1976), 354 N.E.2d 320. In ***Nazarene***, the action arose from a partial taking by the State of property owned and occupied by the church. In restating the basics of Indiana law on the subject, the Court held as follows:

> It is well established in Indiana that the basic measure of damages in eminent domain cases is the fair market value of the property at the time of the take. IC 1971, 32-11-1-6 (Burns Code Ed.); ***State v. Ahaus*** (1945), 233 Ind. 629, 63 N.E 2d 199; ***Albertson Cemetery Association v. Fuhrer*** (1923), 192 Ind. 606. 137 N.E.2d 545.
>
> ***Nazarene***, 354 N.E.2d at 321.

Since the church building itself was affected by the partial taking, the damages were to include not only the fair market value of the strip of the land taken, but also the damages to the remainder.

The Court referred to the damages to the remainder tract as severance damages:

> The essence of severance damages is the loss in value to the 'remainder tract' by reason of a partial taking of land. ***Sharp v. United States***, 191 U.S. 341, 24 S. Ct. 114, 48 L. Ed. 211 (1903); Jahr, ***Eminent Domain*** Section 96 (1953). This is predicated on the enhanced value of the 'remainder tract' because of its relationship to the whole prior to the taking.
>
> ***Id.***, 354 N.E.2d at 320.

Since the remaining property is affected by the taking of the smaller parcel, damages are calculated on the loss to the remaining property. The Court set forth the proper method of assessing severance damages:

> The proper method of assessing damages in Indiana has been expressed as being the difference between the market value of the entire tract and the market value of the residue following the partial taking. ***Glendenning v. Stahley*** (1910), 173 Ind. 674, 91 N.E. 234; ***Stephenson v. State*** (1963), 244 Ind. 452, 193 N.E.2d 369. In order to arrive at this figure, it was necessary ... to testify to the market values of the tract and buildings and then express an opinion as to the value of the residue.
>
> ***Id.***, at 322.

After setting forth this scheme for arriving at the proper valuation of damages in a condemnation proceeding wherein there is only a partial taking, the Court strongly held against the usage of substitution valuation:

> It is clear in Indiana that a substitution measure of damages (the cost of finding and purchasing an equivalent substitute for the property taken) cannot be applied to eminent domain cases. ***State v. Lincoln Memorial Gardens*** (1961), 242 Ind. 206, 177 N.E.2d 655.
>
> ***Id.***, at 323.

Therefore, the Court reiterated that the proper valuation of the parcel taken, and the remainder parcel, is related to their fair market value.

Southern Indiana Gas and Electric Co. v. Russell, et al.
(Ind. App. 1983), 451 N.E2d 673

This issue was addressed once again in ***Southern Indiana Gas and Electric Co. v. Russell, et al.*** (Ind. App. 1983), 451 N.E2d 673, when the utility company sought to establish easements for erecting transmission lines. One portion of the land sought to be appropriated was used by its owners for a trailer park. An issue raised on appeal was the appropriateness of the admission of evidence on the cost method of determining fair market value, which the Court ruled was improper:

> As a general rule, in determining the appropriate amount of damages in an eminent domain action, all of the landowner's interest is compensable, including the rights of ingress, egress, and air space. Weldon v. State, (1972) 258 Ind. 143, 147, 279 N.E.2d 554, 556.
>
> ***Russell***, 451 N.E2d at 674.

The purpose of the statutory eminent domain scheme is "to ensure land owners are given just compensation when their property is taken." ***Id.*** As everyone knows, however, that is often quite troublesome.

According to the Court, just compensation should be derived a follows:

> When land is appropriated under the power of eminent domain, just compensation has been held to be the fair market value of the acquired property at the time of the taking. ***Gradison v. State*** (1973) 260 Ind. 688, 692, 300 N.E.2d 67,72. The concept of fair market value can be defined as the amount for which the condemned land could be sold at the time of the taking assuming a willing buyer and seller, neither of whom are under any compulsion to conclude the sale. ***Ohio Casualty Insurance Co. v. Ramsey***, (1982) Ind. App., 439 N.E 2d 1162, 1167, ***trans. denied***; ***City of Lafayette v. Beeler***, (1978) 178 Ind. App. 281, 287, 381 N.E.2d 1287, 1291; ***State v. Jones***, (1977) 173 Ind. App. 243, 250, 363 N.E.2d 1018, 1023, ***trans. denied.***
>
> ***Id.*** at 676-677.

Due to the unique qualities of each and every parcel of land, however, different valuation techniques need to be applied to reach that fair market value. ***Id.*** Thus, the Court has refused to adopt one single method for valuation purposes. ***Id.***

The question then is: how should fair market value be determined? The Courts have looked to three different methods for ascertaining fair market value:

1. The <u>comparable sales approach</u> ascertains the fair market value through comparing the selling prices of similar properties. ***Id.***

2. The income and/or capitalization approach determines fair market value by making a capitalization of the net income produced by the property where the income is derived from the **intrinsic nature of the land itself** and **not from the business conducted thereon.** ***Id.***

3. When neither of the first two methods is applicable, many states apply the cost method (i.e. substitution method) of determining fair market value. Under the cost approach, fair market value is determined by computing the difference between the original cost or cost of reproducing the condemned property and the applicable amount of depreciation. ***Id.*** The method is only proper when the property being condemned is very unique, its use was due to its uniqueness, and it is reasonable to believe that the owner will seek to replace the land or building with one similar in character. ***Id.***

The Court in ***Russell*** cites both ***State v. Church of the Nazarene***, supra, and ***State v. Lincoln Memorial Gardens, Inc.***, supra, as being opposed to the application of the cost or substitution method of valuation. However, the Court notes that in both cases the method was being applied improperly (as simply the cost of locating a substitute property), rather than the difference between the substitute property and the depreciation. Therefore, the Court held open the possibility that the cost or substitution method could be properly applied under the proper circumstances. In ***Russell***, although, the Court held that this method had, once again, been improperly relied upon and applied.

General Concerns Regarding Fair Market Value and the Consideration of Business Profits

Hagemann v. City of Mount Vernon, et al.
(1958), 238 Ind. 613, 154 N.E.2d 33

In addition, the profits derived from a business on the property are not an appropriate method of determining damages. In ***Hagemann v. City of Mount Vernon, et al.*** (1958), 238 Ind. 613, 154 N.E.2d 33, the Court looked at the sufficiency of an award of damages where the property owner had owned and operated a business on the property. The area appropriated was a 7.75-acre portion of a 10-acre tract. It had been used, along with a 75 acre tract across the street, for dry feeding cattle. Obviously, after the appropriation of 7.75 acres of a 10-acre tract, the remaining property was no longer useful. While it was a much smaller tract that the one across the street, one-half of the cattle owned were fed on the smaller parcel. Therefore, the property owners asserted that one-half of their yearly proceeds should be credited to the 10-acre parcel in determining damages.

As a general rule, profits of a business are not to be considered in awarding damages:

> ... profits derived from a business conducted o property is too speculative, uncertain, and remote to be considered as a basis for computing or ascertaining the market value of the property in condemnation proceedings. On the other hand, the courts as a general rule accede to the view that income from property in the way of rents and profits is an element of consideration in arriving at the market value or measure of compensation to be paid for taking property in eminent domain proceedings...
> ... It seems to draw a distinction between <u>income which represents the profits earned by a business conducted on the land in question</u> (which would of course, be attributable in many instances not only to the property itself but also to such other considerations as market conditions, the skill and knowledge of the proprietor of the business, etc.) and <u>income which is attributable solely or primarily to the use of the property itself</u>, such as rents...
>
> ***Hagemann,*** 238 Ind. at 628, 154 N.E.2d at 40 (emphasis added).

Since profits are so speculative, they are not a proper judge of a property's worth, but rather the worth of the businessman or his business.

By analogy, Woodmar Country Club is an on-going business on the property. Any income or profits generated are as a result of the market conditions (which may indicate that other golf courses are now more popular and thus causing a decease in attendance and profit for the club), the skill and knowledge of the proprietor, and the like. The net income earned by the club is not as a result of the property itself, such as rents. Therefore, the income of Woodmar Country Club should not be a measure of damages for the taking of any parcel of the property.

Elson, et al. v. City of Indianapolis
(1965), 246 Ind. 337, 204 N.E.2d 857

The issue of the consideration of business profits was again addressed in ***Elson, et al. v. City of Indianapolis*** (1965), 246 Ind. 337, 204 N.E.2d 857. The property owners in ***Elson*** appealed an award on the basis that it did not properly reflect the value of the property and the damages suffered, since they had a business on the property. The Court, in it holding, set forth the majority rule across the country concerning this topic:

> The general rule in this country is that such business and the fruits thereof are too uncertain, remote and speculative to be used as the criterion of the market value of the land upon which the business is conducted. Neither the value of such business nor the profits therefrom are ordinarily considered insofar as the market value o the land upon which the business is conducted is concerned... ***Nichols on Eminent Domain***, Vol. 4, Section 13.3[1], pp. 443, 445, 446.
>
> ***Elson,*** 246 Ind. at 343, 204 N.E.2d at 860.

The measure of the value of the property cannot be the amount of profits derived from a business thereon, since the argument could be extended with profits ongoing for a lengthy period of time, this making an award staggering. Therefore, the proper measure of a property's value, despite whether or not there is a business is located on it, is its fair market value.

The Exception of:

City of Evansville v. Bartlett, et al.
(1962), 243 Ind. 464, at 469, 186 N.E.2d 10, at 12-13

Only in a few limited circumstances has evidence of profits been admitted in Indiana. One case appears to be due to counsel error, while another concerns the loss of a right-of-access rather than an actual parcel of land, which raises different concerns. In the only case appearing to be somewhat persuasive, it must be noted that the admission was not for the purpose of determining the value of the land or its improvements, but rather for the limited purpose of determining the extent of interests in the property between multiple persons, such as between an owner of property and a tenant with an on-going business concern. Such evidence allows the Court to apportion any award of damages between the parties according to the value of their respective interests. ***City of Evansville v. Bartlett, et al.*** (1962), 243 Ind. 464, at 469, 186 N.E.2d 10, at 12-13.

The Flexible Case:

State v. Jones, et al. (1977),
173 Ind. App. 243, 363 N.E.2d 1018

In ***State v. Jones, et al.*** (1977), 173 Ind. App. 243, 363 N.E.2d 1018, the State had brought a condemnation action to acquire over 26 acres of land that was not yet used in the operation of a quarry, and which also impacted the use of approximately 12 acres of adjoining property. The Court considered the issue of damages, holding as follows:

> In determining what is just compensation for property taken by the State through its power of eminent domain the jury must ascertain the fair market value of the property taken, as well as any consequential damage which might have occurred to nearby property at the time of the taking. In ***Southern Indiana Gas and Electric Co. v. Gearhardt*** (1961), 241 Ind. 389, 172 N.E.2d 204 our Supreme Court said:
>
> > "... The 'fair market value' is a determination of what the land may be sold for on the date of the taking if the owner were willing to sell (and a buyer were willing to buy). Anything affecting the sale value at that time is a proper matter for the jury's consideration in attempting to arrive at a 'fair market value.'"
>
> ***Jones***, 173 Ind. App. at 250, 363 N.E.2d at 1023.

In other words, "all elements of value inherent in the property merit consideration in the valuation process...: and "[n]o single element, standing alone, is decisive..." ***Id.*** However, in condemnation cases:

> ... the general rule is that the courts should not look to business profits as an indicator of the value of the land for the reason that the success of a business depends so much upon the skill of the operator and the efficiency of the operation. An estimation of future profits is usually considered to be too speculative; a consideration of actual past profits is not usually considered to be an accurate indicator of profits in future years, because so many variables exist in regard to the successful processing and marketing of the product.
>
> ***Id.***, 173 Ind. App. at 251, 363 N.E.2d at 1023-1024.

The Court cautions, however, that our courts must remain somewhat flexible, since no one valuation method can work in all cases to the exclusion of others. The goal is to determine the proper fair market value of the property subject to the taking, as well as the remaining property affected by such taking, and the consequential damages.

Conclusion

The proper measure of damages in an appropriation matter can be summarized as follows:

F.M.V. of 'taken' parcel

Definition:

Fair market value is the price agreed to, assuming a willing buyer and seller under no compulsion to conclude the sale

How determined:

Comparable Sales Approach

Income and Capitalization Approach

(**but only** if any net income is derived from the intrinsic nature of the land itself)

Cost Method

Definition:

The difference between the original cost or cost of replacement and the amount of depreciation

(**but only** if the property is unique, its use is due to its uniqueness, and it is reasonable to assume the owner will replace the property with something similar in character)

Severance damages

Definition:

fair market value of the remainder tract

How determined:

The difference between the fair market value of the entire tract and the market value of the residue tract after the partial taking.

While the cost/substitution method of valuation is not favored in Indiana, the application of same is clearly left open by the Courts in a "appropriate case" with the "proper application." Regardless of the possibility, I do not believe that the application would be appropriate in the eminent domain matter concerning Woodmar Country Club. The property being condemned is not very unique: while it has been used for a specific purpose, that use is part of a business decision, and not due to the unique qualities of the land. In other words, the use of the property as golfing greens is not due to the uniqueness of the land, but, once again, due to a business

decision to develop the property for that purpose. Further, while it may be reasonable to believe that the owner/manager will seek to replace the land with something similar in character, it is also inherently possible that the greens can simply be redone with a few minor modifications.

In determining the fair market value of the parcel taken, the damage to the remaining parcel **will** be taken into consideration. The fair market value will not be calculated on the basis of a replacement parcel, however, or upon the entire business profits from the country club, since they are too speculative. On an aside, however, it might be interesting to look at the history of profits, which I will assume are declining on their own and as a result of the prevalence of newer and better country clubs in the area, and not as a result of any proposed condemnation action. The severance damages will be determined by the difference between the fair market value of the entire tract and the market value of the residue tract after the partial taking.

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SCOTT R. BILSE
JOHN P. REED

TELEPHONE
AREA CODE 219
937-1500
TELECOPIER
219-937-3174

September 25, 2000

Louis M. Casale
Attorney at Law
5201 Fountain Drive – Suite A
Crown Point, IN 46307

In re: Woodmar Country Club – Little Calumet River Basin Development Commission (Flood Control Project)

Dear Lou:

Enclosed find two drawings of Woodmar Country Club. The large acreage applies to the original Club property, which has existed essentially since 1925. The smaller piece refers to the "railroad property", which we acquired through some form of litigation and negotiation. The quality of our title is such that we have a better claim to the property than anyone else we can see on the horizon. It's about 7 acres in total size, and adjoins the property on the east boundary thereof, along Indianapolis Boulevard and the railroad tracks. Basically, we use a portion of the property for our rather narrow driving range.

As I understand it, you are going to find out from your "engineering people" if there is possibly some other way to accomplish the Little Cal project, to alleviate flooding of surrounding areas, without destroying four holes of the golf course for at least two seasons. To take four holes out of play for one season would potentially be horrendous; for two seasons I can tell you it would put us out of business. Even though a different mode of engineering might be a little more expensive, the cost of replacing Woodmar Country Club I think might be significantly more expensive. Basically, I don't see a decent approach to valuation coming out of comparable sales/market data research, or for that matter out of the capitalization of income approach. I think basically what we are talking about is replacement cost less depreciation, as the only realistic approach to assessment of damages. My objective is to enter into an amicable settlement. I think that

litigation will be disastrous from both sides. We will help you with the Indiana Legislature in any way that we can. Thanks much.

Very truly yours,

Kenneth D. Reed

KDR:jf
cc: Richard Leonhard

RECREATION REPORT

Wednesday, November 8, 2000

(Information in this report is from September 26, 2000 – November 2, 2000)

GENERAL STATEMENT:

Currently, the joint recreation venture with the Army Corps is completed; 85% of the completed east reach levees have stoned trails completed; the remainder of east reach trails should be completed by the fall of 2001.

RECREATION - PHASE 1.

(This contract includes recreational facilities for Lake Etta, Gleason Park, Stage III (trails), and the OxBow area in Hammond.

A. OXBOW (Hammond)

1. October 28th, 1998 was the date that this facility was turned over to the City of Hammond.

B. GLEASON PARK (Gary Parks & Recreation)

1. October 28th, 1998 was the date this facility was turned over to the Gary Parks and Recreation Department.

C. LAKE ETTA (Lake County Parks)

1. October 27th, 1998 was the date that this facility was turned over to the Lake County parks department.

D. CHASE STREET TRAIL (City of Gary)

1. October 27th, 1998 was the date that this facility was turned over to the City of Gary.

RECREATION – GENERAL

A. We have an existing agreement with Gary for constructing the ramp down from the levee West of Broadway.
   - Agreements will be obtained for the remainder with INDOT and Gary
   - **We received a letter of response from INDOT on October 18 indicating no concerns regarding the crossing as long as we coordinate with the locals, and that a right-of-way permit with them would be required.**

B. LCRBDC is going to coordinate a revised recreation trail alignment at Grant Street.
   1. The original plan was to run the trail South of the existing levee, along the East side of Gas City. They objected and we will facilitate a meeting.

C. Tri-State recreational trail tie-in for the Highland/Wicker Park/Erie Lackawanna Trail Systems.

1. **A coordination meeting was held with North Township to review upcoming construction design, appraisal process, and scheduling on August 30th.**
   - **It was suggested at this meeting that it would be unsafe to have the trail between the two golf courses and to consider using the existing Wicker trail along the east and south sides of the golf course.**

D. **A letter was sent to Imad Samara on October 6th requesting a meeting with the COE to review current and future plans for recreation in the west reach, and to see if modifications, or additions, may be able to be part of the future Recreation Phase 2 project.** 2-3

E. We received a letter from the Hammond City Planner on August 2nd, 2000, regarding the area North of the river between Kennedy and Cline Avenues.
   1. His concern was that the contractor should leave as much growth as possible between the levee and developments to serve as a visual buffer.

INDIANA DEPARTMENT OF TRANSPORTATION
LaPORTE DISTRICT
P.O. Box 429
LaPorte, IN 46352
(219)362-6125 *FAX: (219) 325-3937*
An Equal Opportunity Employer ● http://www.state.in.us/dot

FRANK O'BANNON, Governor
CRISTINE M. KLIKA, Commissioner

October 18, 2000

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

RE: Broadway Trail Easement and Intersection Signalization

Dear Mr. Pokrajac:

I am in receipt of your letter dated September 22, 2000. The LaPorte District has no objection to the use of State Right-of-way (R/W) for bike/pedestrian trails although any local concerns should be addressed at the local levels. However, any work done within the R/W will require a permit. Please contact Mr. Roy Verkuilen, 219-949-7865, at the Gary Subdistrict in regard to the permit process.

The existing traffic signal at the intersection of Broadway and 33rd Avenue is upgraded for pedestrian (walk/don't walk) indications. If you have any further questions pertaining to the traffic signal at that intersection please contact Mr. Mike Yacullo, P. O. Box 429, LaPorte, Indiana 46352.

Thank you for including the Indiana Department of Transportation in the early coordination of the proposed East Reach Recreational Trails in Gary.

Sincerely,

Lisa B. Shrader

Lisa B. Shrader
Local Transportation Coordinator

DCA/CGP/MDM/lbs

cc: Roy Verkuilen
Mike Yacullo
file
pc: broadwaytraileasement.doc

/

Little Calumet River Basin Development Commission

6100 Southport Road
Portage, Indiana 46368

(219) 763-0696 Fax (219) 762-1653
E-mail: littlecal@nirpc.org

October 31, 2000

Mr. Imad Samara
U.S. Army Corps of Engineers
111 N. Canal Street
Chicago, Illinois 60606-7206

Dear Imad:

Following are a list of west reach recreational concerns brought to our attention by Curt Vosti, who is currently our Recreation Committee Chairman and Commissioner. He would like to hold a meeting to discuss and clarify the following issues:

1. ***Liable Road*** – As per our 50% discussion regarding mitigation in the Liable to cline Avenue area, would it be possible to supplement our proposed recreation trail with a canoe launch and/or board walk trails into this mitigation area?

2. ***Carlson/OxBow*** – We would like to review the scope of work as part of the Stage VI project in the immediate Carlson/OxBow park area. Would there be a paved access from Kennedy Avenue along the levee to gain access to the park along the river?
   - ***Top Hat Area*** in Highland with potential, future recreation development.

3. ***Lake County Visitors' Center/Hammond Bike Trail connection*** – Would it be possible to extend our recreational trail in Stage V-2 northward to the new Lake County Visitors' Center, including a small recreation rest area?

4. ***Riverside Park*** – The city of Hammond is currently proposing a comprehensive plan for future recreational development in the Riverside park area. Hammond has a concern regarding the real estate impacts to this area. They also have concerns regarding the impacts to existing baseball fields and the frisbee golf areas during and after construction. It was also a concern that overflow design in this area could damage, or ruin, future facilities.

5. ***Jackson Pumping Station/Rich's Park*** – It currently appears that there is an existing neighborhood park in the staging area in Stage VIII near Harrison Street. The city of Hammond is wondering what the impact will be to the existing play ground equipment or if any consideration may be given to modifying this location?

6. ***West Reach Recreation Trail (General)*** – The LCRBDC Recreation committee would like to review potential supplementary features onto our currently proposed west reach recreational trail system and would like to review these with the Corps.

7. ***Hohman Avenue Trailhead*** – Currently, plans are being proposed on the Illinois area adjacent to the IN/IL Stateline regarding future recreational trails. We would like to extend our recreational trail to the IL StatelineIn order to allow future tie in from the IL side to access our trail system.

At our meeting to discuss the above mentioned items, we would also like to discuss the existing scope of work for the Recreation Phase 2 project and whether or not any of these items may be able to be incorporated into that scope of work. Mr. Vosti would also like a brief discussion on funding and budget issues regarding west reach recreation features.

We would like to facilitate this meeting at your earliest convenience in order that any changes, additions, or modifications to existing or ongoing engineering design could be incorporated. If you have any questions regarding the scheduling of this meeting or of any of these issues, please contact me.

Sincerely,

James E. Pokrajac

James E. Pokrajac, Agent
Land Management/Engineering

/sjm
cc: Jan Plachta, COE
Curt Vosti, LCRBDC
George Carlson, LCRBDC
John Mroczkowski, LCRBDC

LITTLE CALUMET RIVER BASIN DEVELOPMENT COMMISSION
FINANCIAL STATEMENT
JANUARY 1, 2000 - OCTOBER 31, 2000

CASH POSITION - JANUARY 1, 2000					
CHECKING ACCOUNT					
LAND ACQUISITION				244,197.40	
GENERAL FUND				143,144.40	
TAX FUND				0.00	
INVESTMENTS				1,188,076.15	
ESCROW ACCOUNT INTEREST				11,729.84	
					1,587,147.79
RECEIPTS - JANUARY 1, 2000 - OCTOBER 31, 2000					
LEASE RENTS				35,754.66	
INTEREST INCOME				79,221.25	
LAND ACQUISITION				2,375,539.45	
ESCROW ACCOUNT INTEREST				9,405.33	
MISC. INCOME				5,518.65	
William Tanke	55.68				
Ticor	50.08				
GTE	10.61				
Ticor	568.00				
City of Portage	106.66				
Dunellen(Photo)	325.00				
L C Treasurer	783.60	(Rebate on Taxes)			
Community Title	670.02	(Closing Charges)			
R. W. Armstrong	449.00	(NAFSMA)			
DLZ	2,500.00	(Returned check)			
Charles Agnew	36	(Wife's ticket to airport)			
KRBC REIMBURSEMENT RE: TELEPHONE CHARGE				1,608.49	
PROCEEDS FROM VOIDED CHECKS				200,158.38	
Check #6034	124,825.00	Whiteco			
Check #6505	33.60	John Mroczkowski			
Check #6569	35,000.00	Robert Stoffregen			
Check #6572	35,000.00	Lawyers Title			
Check #6615	627.08	GTE			
Check #6616	3,292.95	DLZ			
Check #6771	1,371.75	R. W. Armstrong			
TOTAL RECEIPTS					2,707,206.21
DISBURSEMENTS - JANUARY 1, 2000 - OCTOBER 31, 2000					
ADMINISTRATIVE					
1999 EXPENSES PAID IN 2000			88,437.89		
PER DIEM				8,850.00	
LEGAL SERVICES				6,161.30	
NIRPC				95,707.64	
TRAVEL & MILEAGE				5,913.02	
PRINTING & ADVERTISING				1,013.09	
BONDS & INSURANCE				5,802.63	
TELEPHONE EXPENSE				8,698.22	
MEETING EXPENSE				8,521.48	
LAND ACQUISITION					
LEGAL SERVICES				55,749.22	
APPRAISAL SERVICES				52,450.00	
ENGINEERING SERVICES				84,765.02	
LAND PURCHASE CONTRACTUAL				10,346.02	
FACILITIES/PROJECT MAINTENANCE SERVICES				34,531.44	
OPERATIONS SERVICES				0.00	
LAND MANGEMENT SERVICES				145,198.09	
SURVEYING SERVICES				89,776.59	
ECONOMIC/MARKETING SOURCES				1,400.00	
PROPERTY & STRUCTURE COSTS				231,882.35	
MOVING ALLOCATION				65,158.64	
TAXES				5,984.21	
LAND PURCHASE CONTRACTUAL				0.00	
PROPERTY & STRUCTURES INSURANCE				21,546.00	
UTILITY RELOCATION SERVICES				31,752.69	
LAND CAPITAL IMPROVEMENT				30,049.80	
STRUCTURAL CAPITAL IMPROVEMENTS				24,232.58	
BANK ONE (PURCHASED CERTIFICATE)				1,500,000.00	
BANK CALUMET(PURCHASE CERTIFICATE W/LEL FUNDS)				90,056.60	
TOTAL DISBURSEMENTS					2,615,546.63
CASH POSITION - OCTOBER 31, 2000					
CHECKING ACCOUNT					
LAND ACQUISITION				365,002.60	
GENERAL FUND				69,485.45	
TAX FUND					
SAND MONEY				120,766.84	
INVESTMENTS					
BANK CALUMET	316,000.00		10/30/2001		
BANK CALUMET	700,000.00		10/30/2001		
BANK ONE	105,116.15		10/04/2001		
BANK CALUMET	92,831.76		01/02/2001		
BANK ONE	12,258.90		01/01/2001		
BANK ONE	1,500,000.00		05/25/2001		
TOTAL INVESTMENTS				2,726,206.81	
ESCROW ACCOUNT INTEREST				21,135.17	
					3,302,596.87