



# Little Calumet River Basin Development Commission

6100 Southport Road  
Portage, Indiana 46368

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

WILLIAM BILLER, Chairman  
Governor's Appointment

ROBERT HUFFMAN, Vice Chairman  
Governor's Appointment

ARLENE COLVIN, Treasurer  
Mayor of Gary's  
Appointment

DR. MARK RESHKIN, Secretary  
Governor's Appointment

GEORGE CARLSON  
Mayor's of Hammond  
Appointment

STEVE DAVIS  
Dept. of Natural Resources  
Appointment

SAM DIMOPOULOS  
Lake County Commissioners'  
Appointment

ROBERT MARSZALEK  
Governor's Appointment

JOHN MROCZKOWSKI  
Governor's Appointment

CHARLIE RAY  
Porter County Commissioners'  
Appointment

VACANCY  
Governor's Appointment

DAN GARDNER  
Executive Director

LOU CASALE  
Attorney

*Mike sue  
I eliminate Lan's  
name + add  
Frank Goodrich!  
FROM NAME!  
2. Check  
in this!*

## MEETING NOTICE

THERE WILL BE A MEETING OF THE  
LITTLE CALUMET RIVER BASIN  
DEVELOPMENT COMMISSION  
AT 6:00 P.M. WEDNESDAY, OCTOBER 5, 2005  
AT THE JEAN SHEPHERD COMMUNITY CENTER  
3031 J. F. MAHONEY DRIVE  
HAMMOND IN

WORK STUDY SESSION – 5:00 P.M.

## AGENDA

1. Call to order by Chairman Bill Biller
2. Pledge of Allegiance
3. Recognition of Visitors and Guests
4. Approval of Minutes of September 7, 2005
5. Chairman's Report
  - October 15 Work Study Session – 8:30 a.m. – HSD
6. Executive Director's Report
  - Update/Discussion regarding Hammond redevelopment along river corridor in Stages V-2 and V-3
  - Discussion/Recommendations regarding FEMA certification of Griffith levee
    - > John Fisher and Dennis Zebell, Lawson-Fisher Assoc.
  - September 15 meeting with Griffith Golf Center
7. Outstanding Issues

*Dennis Zebell  
John Fisher  
Gord Samana  
Elisabeth Johnson  
Dwight Peppay  
#1 resident  
#2 resident*

*1-4*

*5-6*

*MAX OUT THE  
FEMA CTR. TO ALL*

8. Standing Committees

A. Finance Committee – Report by Treasurer Arlene Colvin

- Financial status report
- Approval of claims for September 2005
- Approval of O&M claims for September 2005
- Notification of State mileage increase
- Issues for discussion

7-8-9  
10  
11

B. Land Acquisition/Land Management Committee – Committee Chair Bob Marszalek

Land Acquisition

- Appraisals, offers, acquisitions, recommended actions
- Letter sent to residents in Stage VII
- Issues for discussion

Land Management

- Issues for discussion

C. Project Engineering Committee – Committee Chair Bob Huffman

- INDOT's rejection to participate in costs for Stage V-2
- Levee stake-out completed east of Hawthorne Drive
- Meeting held with North Township on September 27 for Stage V-2
- Issues for Discussion

D. Operation & Maintenance – Committee Chair Bob Huffman

- O&M coordination meeting with Gary on August 5 – Minutes distributed
- Scope of work for Gary pump stations distributed to Gary for comment
- Stage IV-1N drainage ditch issue
- Issues for Discussion

E. Environmental Committee – Committee Chair Mark Reshkin

- Issues for Discussion

F. Legislative Committee – Committee Chair George Carlson

- Commission request for allocation of \$1 million available in 1<sup>st</sup> year of 2005/2007 session
- COE letter showing project funding breakdown for next 2 federal fiscal years
- Issues for Discussion

12-14  
15-16

G. Recreational Development Committee – Committee Chair Bob Huffman

- Issues for Discussion

H. Marina Development Committee – Committee Chair Charlie Ray

- Update on marina property transfer to city of Portage
- October marina bond payment made to Chase Bank One
- Issues for Discussion

I. Policy Committee – Committee Chair Bob Marszalek

- Issues for Discussion

9. Other Issues / New Business

10. Statements to the Board from the Floor

11. Set date for next meeting; adjournment

**MINUTES OF THE LITTLE CALUMET RIVER BASIN DEVELOPMENT COMMISSION**  
**HELD AT 6:00 P.M. WEDNESDAY, SEPTEMBER 7, 2005**  
**6100 SOUTHPORT ROAD**  
**PORTAGE, INDIANA**

Chairman William Biller called the meeting to order at 6:10 p.m. Nine (9) Commissioners were present. Pledge of Allegiance was recited. The guests were recognized.

**Development Commissioners:**

George Carlson  
Bob Marszalek  
Robert Huffman  
William Biller  
Steve Davis  
John Mroczkowski  
Arlene Colvin  
Mark Reshkin  
Sam Dimopoulos

**Visitors:**

Spike Peller – GSD/GSWMD  
Imad Samara – U.S. Army Corps  
Elizabeth Johnson – Congressman's Office  
Mark Lopez – Congressman's Office  
Phil Gralik – R. W. Armstrong Company  
Sandy O'Brien - Hobart

**Staff:**

Dan Gardner  
Lou Casale  
Jim Pokrajac  
Sandy Mordus  
Judy Vamos

A motion to approve the August 3, 2005 minutes was made by Bob Huffman; motion was seconded by Bob Marszalek; motion passed unanimously.

**Chairman's Report** – Chairman Bill Biller announced that we will hold our October board meeting at the Jean Shepherd Community Center in Hammond. Directions will be included in the October agenda packet. Media will be notified.

- Chairman Biller also announced that we will be having a Work Study Session for Board members on Saturday, October 15 at the Hammond Sanitary District. Members will be notified
- A discussion took place on the meeting that was held on August 5 with Gary representatives to discuss pump station turnover, O&M, land transfers, and Burr Street II construction. Mr. Gardner added that the COE also attended the meeting. The focus of the meeting centered on the upgrading of deficiencies of pump stations so that Gary can take over the O&M. The Commission will have the pump stations brought up to "as-built" condition before turnover. It is anticipated that we will turn over the first two pump stations shortly. Attorney Casale is drafting a comprehensive agreement that will address the turnover. The agreement will also have an element to cover the transfer of surplus properties from the Commission to the city of Gary. It was previously agreed upon that we would transfer those surplus properties as part of the exchange for their accepting O&M. Attorney Casale stated that he would have the agreement done in a few weeks and will send it to Jim Meyer, city of Gary attorney, for concurrence. Mr. Gardner thanked Mr. Peller for attending the meeting. Jim Pokrajac added that draft minutes of the August 5 meeting is in the committee report.
- Also discussed was the contract that the city of Gary has with J. F. New, for the development of specs that will address the MS4 issue.
- Attorney Casale stated that we have not been able to reach an agreement with NSRC for railroad easements needed as part of the Burr Street II LCRBDC portion. He has filed condemnation proceedings.

**Executive Director's Report** – Mr. Gardner talked about the meeting on August 24 with the residents of Munster in the area west of Hart Ditch as part of V-2. We are keeping the residents informed as the project moves forward. Imad Samara stated that more detailed engineering would be done after Stage VIII is done, and that the current schedule shows engineering start for V-2 in March 2006 with a March 2007 completion. The residents want to make sure we have their input before that final engineering is done. At the meeting, the Commission agreed to stake out the west toe of the levee as is currently designed to see what the impact will be (Jim Pokrajac said it would be staked out by September 9). The levee has already been moved as far east as possible with minimal impacts to Wicker Park. North Township has been very cooperative in working with us. The town of Munster will have a tree assessment done. We will work with the COE to review design concepts. Chairman Biller added that he thought it was a very good meeting and that it is important that we work with the residents.

- Discussion was held on whether the bike path could be relocated. Commissioner Huffman thought it would be possible with Cabelas coming in and it would not be a golf course any longer. Imad Samara also thought that it would be possible. The residents on Hawthorne Drive have a problem with the bike path anyway. There is also potential that the center line of protection could be moved further north, and a levee could be constructed rather than an I-wall, which could be more appealing to Cabelas. The impacts to Tri-State Bus Terminal could be minimized if Cabelas comes in. As it stands, about 66 parking spaces are impacted with our temporary construction easements.

- Mr. Gardner said that we will continue to meet with Hammond to keep them informed as we move forward. They are very interested in the economic development potential when the floodplain designation is lifted. Chairman Biller asked if we have a list of Hammond residents in the floodplain, and that he would see if he could obtain a list.

**Finance Committee** – Treasurer Arlene Colvin referred to the financial status report and the claim sheet. She proceeded to make a motion to approve the claims for August totaling \$50,174.73, motion seconded by George Carlson; motion passed unanimously.

- Ms. Colvin then proceeded to make a motion to approve the pending O&M claims totaling \$7,207.74; motion seconded by Bob Marszalek; motion passed unanimously.

- Ms. Colvin then presented a request from U.S.G.S. for the partial funding of the O&M of the Hart Ditch gage station. We have funded this gage station in prior years. The proposal runs from October 2005 to September 2006 at a cost of \$5,500. She proceeded to make a motion approving the funding of the station (monies to come out of O&M fund); motion seconded by George Carlson; motion passed unanimously. Imad Samara added that this station provides data that is used for early response as part of the emergency response plan during flooding conditions. The COE also funds other stations. Jim Pokrajac asked about the status of the COE updating the existing, outdated equipment for Little Cal. Imad Samara said it was ongoing.

**Land Acquisition/Land Management Committee** – Committee Chairman Bob Marszalek reported that there are no increased offers and no condemnations.

- Mr. Marszalek announced that we have been in negotiations with the NSRC railroad for the last several months and no progress has been made on reaching a design that all parties find acceptable. This is the last acquisition we need to finish the Burr Street II – Little Cal portion acquisition. Since we have not reached a conclusion with the railroad, advertising for construction will not be in September, as currently scheduled. Attorney Casale added, although we don't like to file condemnation (especially with the railroad), he has filed condemnation with the court. We will continue to talk with the railroad and try to resolve the design issue. He was forced to file so we can move forward. The hearing date is scheduled for November 7.

- Mr. Marszalek reported that we are on schedule with Stage V-2 (Kennedy to Northcote). Appraisals and appraisal review process is currently ongoing. We hope to start easement acquisition in December.

- In Stage VII (Northcote to Columbia), we are two weeks behind our schedule but hope to make it up in the appraisal review process. Offers are scheduled to start going out in March of 2006.

- Mr. Marszalek referred to Dan Gardner to talk about the draw down of the first \$1,000,000. Mr. Gardner stated that, although \$2 million was appropriated to us, the State budget is set up on a tax generation basis to allow only half of the



monies to be allocated in each state fiscal year. The problem is that our schedule of acquisition was based upon using the entire \$2 million. Mr. Gardner stated that we will request the first \$1 million and provide documentation clearly justifying the amount. Mr. Gardner will continue to work with our area legislators and budget analyst to try to get the second \$1 million released earlier. Chairman Biller stated that it is important that we document how we spend this money and also show the State what the financial benefit would be for the local economy as they come out of the flood plain which would allow future development.

- There were no land management issues.

**Project Engineering Committee** – Committee Chairman Bob Huffman reported that Illinois Constructors Corporation was the successful bidder for Stage VI-1 North (Cline to Kennedy, north of the river). This is the same contractor that is doing VI-1 South (Kennedy to Liable, south of the river). Commissioner George Carlson expressed concern that since the same contractor was awarded both contracts, there was potential that the work on the second contract would not be started or finished as fast as if another contractor was awarded the contract. Jim Pokrajac explained that no matter what contractor was awarded the job, that they would have to complete the project within the amount of designated days to complete as stated in the specs or he would be penalized.

- Mr. Huffman reported that a pre-construction meeting was held with Dyer Construction on August 23 for Stage VI-2 (Liable to Cline, south of the river). Construction start is anticipated by the end of September 2005, and a completion date of February 2007.
- It was reported that there is a problem with material sloughing from the side slopes into the concrete ditch bottom in Stage IV-1 North. Staff will write a letter to the COE identifying the problem as an engineering deficiency and ask that they correct it.
- Mr. Gardner talked about the upcoming meeting with the Griffith Golf Center 18-hole golf course and the town of Griffith, in which the Coe will attend. The COE did write a letter to them, explaining the hydrology. The LCRBDC was never requested to obtain a flowage easement from the golf course; the COE is now saying that we will need to obtain one for storage. The owner of the golf course currently wants to sell the property and the potential developer needs to understand what guidelines he must follow to develop there.
- Mr. Huffman inquired whether we have heard from INDOT regarding potential funding ability to help with Stage V-2 so they can pursue their pump station, which is part of their construction project. Staff will check with INDOT.

**Operation & Maintenance Committee** – Committee Chairman Bob Huffman made a motion to ratify the action that was taken in awarding a contract to Austgen Electric to complete emergency repairs at the Grant Street and Ironwood pump stations in Gary; motion seconded by Arlene Colvin; motion passed unanimously.

- A preliminary draft of punch list items has been developed that will be used as the scope of work for the four Gary pump stations. These will be advertised by the LCRBDC. They have been forwarded to Gary for their concurrence or corrections.
- Spike Peller mentioned a Memo of Understanding would be needed (regarding property transfer). Lou Casale will prepare agreement. LCRBDC wants to turn over two stations now; the other four later.
- Staff is still waiting for "as-built" drawings from the COE so we can begin the process of turnover for the lift stations in Stage III Remediation area.

**Legislative Committee** – Committee Chairman George Carlson talked about the \$1 million in each year budget year. The \$2 million will not be released at one time. This new ruling has been applied to all state agencies – not just us. Mr. Gardner will get more information from the State to determine how we can get it released earlier. Commissioner Huffman brought up the fact that the last time we did not receive all of our appropriation in the first year, there was \$2 million rescinded along with numerous others.

**Environmental Committee** – There was no report.

**Recreation Committee** – There was no report.

**Marina Committee** – In Committee Chairman Charlie Ray's absence, Mr. Gardner presented the claim for the October 1<sup>st</sup> marina bond payment. Bob Huffman made a motion to approve the claim and request the funds from the city of Portage; motion seconded by Arlene Colvin; motion passed unanimously.

• Mr. Gardner reported that a meeting was held on August 17 at Portage City Hall regarding the agreement for transfer. The city had a problem with assuming the liability for the Midwest Steel jetty. Attorney Casale has worked out a revised agreement, satisfactory to the city's attorney that eliminates their obligation of the jetty. Attorney Casale presented and read Resolution 05-01 which approves entering into an Interlocal Agreement (as presented) with the city of Portage for the transfer, development, and operation of the portage Public Marina. Bob Huffman made a motion to approve the Resolution; motion seconded by Bob Marszalek; motion passed unanimously. Mr. Gardner added that he has given a draft copy of the agreement to Tim Sanders so he understands the matter and may be able to offer his help in getting it signed by the Attorney General's Office.

**Policy Committee** – There was no report.

**Other Issues/New Business** – No issues.

**Statements from the Floor** – Mark Lopez from Congressman Visclosky's Office thanked the Commission for the cooperation they've received regarding transferring the marina to the city of Portage.

There being no further business, the next meeting was scheduled for **6:00 p.m. Wednesday, October 5, 2005. Please note that this meeting will be held in Hammond at the Jean Shepherd Community Center.**



**Thomas M. McDermott, Jr.**  
Mayor

DEPARTMENT OF PLANNING AND DEVELOPMENT

**CITY OF HAMMOND**

DEPARTMENT OF PLANNING

BRIAN L. POLAND, AICP  
City Planner

## NOTICE TO OWNERS OF AFFECTED PROPERTY

Hammond City Plan Commission  
Hammond, Indiana

Little Calumet River Basin  
Development Commission  
3100 Southport Rd.  
Portage, IN 46368

Date: **September 22, 2005**

Sir or Madam:

You are hereby notified of pending action before the Hammond City Plan Commission regarding a petition for a rezoning of property (also known as an amendment to Zoning Ordinance No. 8514). This property is more commonly known as 1818 – 177<sup>th</sup> Street, and the 7900 block (even numbers) of Indianapolis Boulevard, Hammond, Lake County, Indiana.

You are listed as owner of property addressed above, which is within 300 feet of the property that is the subject of this pending action. The pending action does not have direct effect on your property.

The petition for rezoning has been filed by the Hammond City Plan Commission. The proposed recommendation is to reclassify the subject property from S-1 Open Space and Recreational Facilities District, to C-4 General Business District.

The rezoning is sought in order to make the property available for a commercial retail facility.

The property is legally described as follows: ***Exhibit A attached hereto.***

A public hearing will be held by the City Plan Commission on October 6, 2005, at 7:00 p.m., in the Council Chambers of the Hammond City Hall, at which time you may appear, if you so desire, either in person, or by agent or attorney.

If you should have any questions concerning this notice or would like to review the files, please contact Sharon M. Daniels, Secretary to the Plan Commission, at (219) 853-6397. If you need special accommodation for this meeting pursuant to the Americans with Disabilities Act, please contact Lynn Bloom, City of Hammond ADA Compliance Office at 853-6502, at least twenty-four hours prior to the meeting. Every reasonable effort will be made to accommodate citizens when prior notice is given.

**Sharon M. Daniels, Secretary**

649 Conkey Street  
Hammond, Indiana 46324

**219.853.6397**

fax: 219.853.6334  
[www.ci.hammond.in.us](http://www.ci.hammond.in.us)

**Stanley J. Dostatni, President**  
Hammond City Plan Commission  
Hammond, Indiana

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LITTLE CALUMET RIVER BASIN DEVELOPMENT COMMISSION  
FINANCIAL STATEMENT  
JANUARY 1, 2005 - AUGUST 31, 2005

**CASH POSITION - JANUARY 1, 2005**

<b>CHECKING ACCOUNT</b>	
LAND ACQUISITION	120,883.59
GENERAL FUND	34,095.43
TAX FUND	0.00
INVESTMENTS	885,000.00
SAVINGS	224,287.94
ESCROW ACCOUNT INTEREST	1,951.86
	<hr/>
	1,266,218.82

**RECEIPTS - JANUARY 1, 2005 - AUGUST 31, 2005**

LEASE RENTS	29,300.64
LEL MONIES (SAVINGS)	
INTEREST INCOME (FROM CHECKING & FIRST NATL)	18,852.84
LAND ACQUISITION	1,736,708.09
ESCROW ACCOUNT INTEREST	6,031.63
MISC. RECEIPTS	20,069.97
STEWART TITLE	355.00
CLERK OF SUPERIOR COURT	5,593.00
CHICAGO TITLE	14,121.97
KRBC REIMBURSEMENT RE: TELEPHONE CHARGE	1,169.50
TRANSFERRED FROM SAVINGS	200,139.25
PROCEEDS FROM VOIDED CHECKS	
<b>TOTAL RECEIPTS</b>	<b>2,012,271.92</b>

**DISBURSEMENTS - JANUARY 1, 2005 - AUGUST 31, 2005**

<b>ADMINISTRATIVE</b>	
2004 EXPENSES PAID IN 2005	92,289.74
PER DIEM	6,150.00
LEGAL SERVICES	2,323.64
NIRPC	90,254.70
TRAVEL & MILEAGE	958.54
PRINTING & ADVERTISING	687.72
BONDS & INSURANCE	6,406.25
TELEPHONE EXPENSE	4,968.34
MEETING EXPENSE	88.90
<b>LAND ACQUISITION</b>	
LEGAL SERVICES	68,452.95
APPRAISAL SERVICES	33,750.00
ENGINEERING SERVICES	24,931.51
LAND PURCHASE CONTRACTUAL	27,370.00
FACILITIES/PROJECT MAINTENANCE SERVICES	
OPERATIONS SERVICES	
LAND MANAGEMENT SERVICES	137,023.92
SURVEYING SERVICES	60,173.89
MISCELLANEOUS EXPENSES	
ECONOMIC/MARKETING SOURCES	9,655.00
PROPERTY & STRUCTURE COSTS	1,375,978.31
MOVING ALLOCATION	
TAXES	
PROPERTY & STRUCTURES INSURANCE	
UTILITY RELOCATION SERVICES	4,701.80
LAND CAPITAL IMPROVEMENT	
STRUCTURAL CAPITAL IMPROVEMENTS	
BANK CHARGES MERCANTILE	74.50
PASS THROUGH FOR SAVINGS	65,794.84
PAYBACK TO SAVINGS	104,150.00
<b>TOTAL DISBURSEMENTS</b>	<b>2,023,894.81</b>

**CASH POSITION - AUGUST 31, 2005**

<b>CHECKING ACCOUNT</b>	
LAND ACQUISITION	135,624.27
GENERAL FUND	1,700.23
TAX FUND	0.00
<b>TOTAL FUNDS IN CHECKING ACCOUNT</b>	<b>137,324.50</b>

<b>BANK ONE SAVINGS ACCOUNT BALANCE</b>	813,735.95
(LAND ACQ IN HOUSE PROJECT FUNDS)	*490,992.88
(O & M MONIES)	**309,283.61

\*Note: Original \$700,000 note

\*\*Note: O & M Fund comprised of remaining LEL Money, \$185,000 Interest Money, and \$133,721.49 Marina Sand Money

SAVINGS INTEREST	13,459.46
<b>TOTAL SAVINGS</b>	<b>813,735.95</b>
ESCROW ACCOUNT INTEREST AVAILABLE	7,983.49
<b>TOTAL OF ALL ACCOUNTS</b>	<b>959,043.94</b>



# LITTLE CALUMET RIVER BASIN DEVELOPMENT COMMISSION

MONTHLY BUDGET REPORT, SEPTEMBER 2005

	2005							ALLOCATED	UNALLOCATED
	BUDGET	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	TOTAL	BUDGETED
									BALANCE
5801 PER DIEM EXPENSES	10,000.00	0.00	0.00	0.00	0.00	0.00	2,850.00	2,850.00	7,150.00
5811 LEGAL EXPENSES	8,500.00	311.83	283.33	283.33	283.33	283.33	283.33	1,728.48	6,771.52
5812 NIRPC SERVICES	130,000.00	10,952.61	11,576.93	11,185.14	11,278.74	11,311.69	11,357.19	67,662.30	62,337.70
5821 TRAVEL/MILEAGE	10,000.00	25.84	6.12	66.43	23.12	48.47	353.60	523.58	9,476.42
5822 PRINTING/ADVERTISING	2,500.00	50.00	36.15	637.72	0.00	0.00	0.00	723.87	1,776.13
5823 BONDS/INSURANCE	8,000.00	0.00	0.00	0.00	6,406.25	0.00	0.00	6,406.25	1,593.75
5824 TELEPHONE EXPENSES	5,000.00	0.00	389.73	804.73	422.05	413.39	620.30	2,650.20	2,349.80
5825 MEETING EXPENSES	6,000.00	0.00	0.00	88.90	0.00	0.00	0.00	88.90	5,911.10
5840 PROFESSIONAL SERVICES	600,000.00	60,961.53	44,209.31	67,649.81	47,949.27	29,976.59	41,790.84	292,537.35	307,462.65
5860 PROJECT LAND PURCHASE EXP.	2,337,073.00	0.00	1,200,841.00	127,462.00	346.00	459.31	0.00	1,329,108.31	1,007,964.69
5882 UTILITY RELOCATION EXP.	100,000.00	194.46	129.64	1,955.00	0.00	153.02	0.00	2,432.12	97,567.88
5883 PROJECT LAND CAP. IMPROV.	5,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,000.00
5884 STRUCTURES CAP. IMPROV.	5,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,000.00
5892 PROJECT COSTSHARE/ESC ACCT	472,500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	472,500.00
	3,227,073.00	72,496.27	1,257,472.21	210,133.06	66,708.76	42,645.80	57,255.26	1,706,711.36	1,520,361.64

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	2005							ALLOCATED	UNALLOCATED
	BUDGET	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	TOTAL	BUDGETED
									BALANCE
5801 PER DIEM EXPENSES	10,000.00	0.00	0.00	0.00				2,850.00	7,150.00
5811 LEGAL EXPENSES	8,500.00	283.33	283.33	283.33				2,578.47	5,921.53
5812 NIRPC SERVICES	130,000.00	11,412.61	11,435.66	11,164.23				101,674.80	28,325.20
5821 TRAVEL/MILEAGE	10,000.00	9.62	36.04	31.82				601.06	9,398.94
5822 PRINTING/ADVERTISING	2,500.00	0.00	0.00	0.00				723.87	1,776.13
5823 BONDS/INSURANCE	8,000.00	0.00	0.00	0.00				6,406.25	1,593.75
5824 TELEPHONE EXPENSES	5,000.00	491.64	780.66	515.92				4,438.42	561.58
5825 MEETING EXPENSES	6,000.00	0.00	90.20	0.00				179.10	5,820.90
5840 PROFESSIONAL SERVICES	600,000.00	34,424.89	37,548.84	92,719.30				457,230.38	142,769.62
5860 PROJECT LAND PURCHASE EXP.	2,337,073.00	31,000.00	0.00	13.00				1,360,121.31	976,951.69
5882 UTILITY RELOCATION EXP.	100,000.00	270.00	0.00	0.00				2,702.12	97,297.88
5883 PROJECT LAND CAP. IMPROV.	5,000.00	0.00	0.00	0.00				0.00	5,000.00
5884 STRUCTURES CAP. IMPROV.	5,000.00	0.00	0.00	0.00				0.00	5,000.00
5892 PROJECTCOSTSHARE/ESC ACCT	472,500.00	0.00	0.00	0.00					472,500.00
	3,227,073.00	77,892.09	50,174.73	104,727.60	0.00	0.00	0.00	1,939,505.78	1,287,567.22



**CLAIMS PAYABLE FOR SEPTEMBER 2005**

ACCT	VENDOR NAME	AMOUNT	EXPLANATION OF CLAIM
5811	CASALE,WOODWARD & BULS LLP	283.33	MONTHLY RETAINER FOR MONTH OF AUGUST 2005
5812	NIRPC	11,184.23	SERVICES PERFORMED AUGUST 2005
5821	SANDY MORDUS	31.82	MILEAGE 9/13/05-9/22/05
5824	AT & T TELECONFERENCE	97.24	CONFERENCE CALL 8/31/05
5824	AT & T	293.81	BILLING PERIOD 8/14/05-9/13/05(TOTAL BILL 310.48KRBC16.87)
5824	VERIZON NORTH	124.87	BILLING PERIOD 9/16/05-10/16/05(TOTAL BILL 237.01,KRBC 112.14)
5841	PROFESSIONAL APPRAISAL SERVICES LLC	7,500.00	PROFESSIONAL SERVICES FOR DC-308,DNR 6 & DNR 40
5841	HERITAGE APPRAISAL SERVICE	6,000.00	PROFESSIONAL SERVICES FOR DC834,835,833,832,830A,B,& C &831
5841	INTEGRA	27,500.00	APPRAISALS FOR DC-1116-DC-1130
5841	INTEGRA	15,000.00	APPRAISALS FOR DC-1101,1103,1104,1107,1115 &DC-1128
5842	GARCIA CONSULTING	2,595.00	PROFESSIONAL SERVICES FOR DC-1182
5842	GARCIA CONSULTING	750.00	PROFESSIONAL SERVICES FOR DC-1183
5842	GARCIA CONSULTING	360.00	PROFESSIONAL SERVICES FOR DC-1182 PARCEL 53
5842	GARCIA CONSULTING	360.00	PROFESSIONAL SERVICES FOR DC-1182 PARCEL 52
5842	GARCIA CONSULTING	1,350.00	PROFESSIONAL SERVICES FOR DC-1181 PARCEL 51
5842	GARCIA CONSULTING	1,800.00	PROFESSIONAL SERVICES FOR DC-1177
5842	GARCIA CONSULTING	1,650.00	PROFESSIONAL SERVICES FOR DC-1175
5842	GARCIA CONSULTING	1,020.00	PROFESSIONAL SERVICES FOR DC-1173
5842	GARCIA CONSULTING	810.00	PROFESSIONAL SERVICES FOR DC-1172
5843	STEWART TITLE SERVICES OF NORTHWEST	400.00	TITLE WORK FOR DC-1220
5843	STEWART TITLE SERVICES OF NORTHWEST	400.00	TITLE WORK FOR DC-1225
5843	STEWART TITLE SERVICES OF NORTHWEST	400.00	TITLE WORK FOR DC-1229
5843	STEWART TITLE SERVICES OF NORTHWEST	400.00	TITLE WORK FOR DC-1238
5843	STEWART TITLE SERVICES OF NORTHWEST	400.00	TITLE WORK FOR DC-1238
5843	STEWART TITLE SERVICES OF NORTHWEST	400.00	TITLE WORK FOR DC-1241
5843	STEWART TITLE SERVICES OF NORTHWEST	400.00	TITLE WORK FOR DC-1242
5843	STEWART TITLE SERVICES OF NORTHWEST	400.00	TITLE WORK FOR DC-1248
5844	JAMES E POKRAJAC	5,276.70	ENGINEERING SERVICES 8/16/05-8/31/05
5844	JAMES E POKRAJAC	232.56	AUGUST MILEAGE
5844	JAMES E POKRAJAC	4,637.10	ENGINEERING SERVICES 9/1/05-9/15/05
5844	JUDITH VAMOS	2,991.30	LAND ACQUISITION AGENT SERVICES 8/16/05-8/31/05
5844	JUDITH VAMOS	18.04	AUGUST MILEAGE
5844	JUDITH VAMOS	3,221.40	LAND ACQUISITION AGENT SERVICES 9/1/05-9/15/05
5844	LORRAINE KRAY	1,084.80	CREDITING TECHNICIAN/LAND ACQUISITION ASST 8/16/05-8/31/05
5844	LORRAINE KRAY	931.20	CREDITING TECHNICIAN/LAND ACQUISITION ASST 9/1/05-9/15/05
5844	SANDY MORDUS	100.00	CREDITING TECHNICIAN SERVICES 8/24/05-8/25/05
5844	SANDY MORDUS	37.50	CREDITING TECHNICIAN SERVICES 9/1/05-9/15/05
5849	CASALE,WOODWARD & BULS LLP	4,292.70	LAND ACQUISITION/LEGAL SERVICES FOR PERIOD ENDED 9/25/05
5861	LAKE COUNTY RECORDER	13.00	TO RECORD CERTIFICATION OF PAYMENT TO CLERK ON DC-582 &583
	<b>TOTAL</b>	<b>104,727.60</b>	

**APPROVAL TO PAY THE FOLLOWING INVOICES  
FROM O&M FUND  
OCTOBER 5, 2005**

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- **\$25.68 to NIPSCO for costs incurred for elec. & gas at 3120 Gerry Street in Gary**
- **\$7,200 to AUSTGEN ELECTRIC INC. for emergency repairs at the Ironwood and Grant Street storm water pumping stations in Gary**
- **\$114.10 to Jim Pokrajac for reimbursement of twelve (12) chains to secure trails and pump stations**

**TOTAL \$ 7,339.78**

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**Balance in O&M account after paying this invoice will be \$298,989.95**



## STATE OF INDIANA

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DEPARTMENT OF ADMINISTRATION  
402 W Washington Street, Room W479  
Indianapolis, Indiana 46204  
317 / 232-3150

DATE: Friday September 23, 2005  
TO: ALL STATE INSTITUTIONS  
FROM: Earl Goode, Commissioner, IDOA  
Chuck Schalliol, Director, OMB  
SUBJECT: Increase to state mileage reimbursement rate

Effective October 1, 2005, the Indiana state mileage reimbursement rate will be raised to .40 cents a mile for all business miles driven. The current rate stated in the Travel Financial Management Circular, Chapter 10, Section 3 is .340 cents a mile.

While we recognize that this will be welcomed news to our employees, it will add additional pressures to your agency's travel budget. No additional resources are available to fund this increase. Each agency is encouraged to take the necessary management steps to fund this increase. The Department of Administration, the State Budget Agency and the Government Efficiency and Financial Planning group are prepared to assist each agency as necessary.

While these changes do go into effect on October 1, they will be posted in the revised Travel Financial Management Circular which is expected to be released in mid-October.

If you have any questions, please do not hesitate to call the State Travel Coordinator, Minnie Hoskins at 317-232-4258 or your Budget Analyst at (317)232-5610.



# Little Calumet River Basin Development Commission

6100 Southport Road  
Portage, Indiana 46368

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

**WILLIAM BILLER**, Chairman  
*Governor's Appointment*

**ROBERT HUFFMAN**, Vice Chairman  
*Governor's Appointment*

**ARLENE COLVIN**, Treasurer  
*Mayor of Gary's Appointment*

**DR. MARK RESHKIN**, Secretary  
*Governor's Appointment*

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

**STEVE DAVIS**  
*Dept. of Natural Resources Appointment*

**SAM DIMOPOULOS**  
*Lake County Commissioners' Appointment*

**ROBERT MARSALEK**  
*Governor's Appointment*

**JOHN MROCZKOWSKI**  
*Governor's Appointment*

**CHARLIE RAY**  
*Porter County Commissioners' Appointment*

**VACANCY**  
*Governor's Appointment*

**DAN GARDNER**  
*Executive Director*

**LOU CASALE**  
*Attorney*

September 28, 2005

**Mr. Charles E. Schalliol**  
State Budget Director  
State Budget Agency  
212 State House  
Indianapolis, Indiana 46204  
Attn. Terri Falker

Re: Little Calumet River Basin Development Commission 2005-07 Allocation

Dear Mr. Schalliol:

The Little Calumet River Basin Development Commission respectfully requests to be placed on the agenda of the next State Budget Committee meeting for approval of allocation of the \$1,000,000 listed in year one of the State budget for claim draw-down to provide cash match for the ongoing Federal levee construction contracts in Hammond/Highland, between Kennedy Avenue and Cline Avenue (Stage VI - Phase 1 South, Stage VI- Phase 1 North, and Stage VI Phase 2), Burr Street levee contracts, and allow for some continued real estate acquisition/utility relocations in the next area in Hammond/Highland. The project map is included identifying these areas.

The allocation is needed now to meet the expected October 2005 call for the required non-Federal funds to be placed in the project escrow account to keep the construction contracts active. A letter from the U.S. Army Corps of Engineers Project Manager Imad Samara is included as Attachment A to document the need to make these funds available early in Federal FY06. The amount required is \$866,635 and is highlighted in the letter and on the chart detailing use of the funds by contract. Currently, State allocations are depleted and the Development Commission does not have sufficient funds remaining to cover those costs. The \$866,635 will leverage \$1,400,000 of city of Gary funding committed to the Burr Street II levee (Gary) and toward continuing \$6,953,865 of Federal construction contracts.

The previous biennial allocations were utilized for the real estate, utility relocations, and cash contribution to pump station 1A contract; to initiate flood control construction in Stages VI-1 North, VI-1 South, and VI-2; and to provide the required wetland mitigation acreage needed to achieve IDNR permit conditions to

Mr. Charles E. Schalliol  
September 28, 2005  
Page 2

construct the remainder of the project west of Kennedy Avenue to the Illinois state line. In total, 68 easement parcels were acquired as well as 352 acres in five parcels for wetland mitigation. The non-federal funding requested in Attachment A for Federal FY06 is the match to allow the federal construction to continue on these properties. Additionally, in that geographic segment, the city of Hammond, the Hammond Sanitary District, the Hammond Park Board, the town of Highland and the Highland Park Board donated real estate easements appraised in excess of \$500,000 as local contribution. One private business also donated easements where appraised value was nearly \$400,000. These donations are creditable and extend the non-federal capability to maximize non-federal resources and show strong local support. We will continue to seek added ways to involve the local communities and businesses that will benefit in order to extend the non-federal resources.

The Development Commission is also including an expedited project completion schedule requested of the Army Corps of Engineers and the Development Commission by Congressman Peter Visclosky. The schedule shows construction completion of the flood control protection by the end of 2009 (Attachment B). This schedule has been accelerated to: (1) set a definite end date and define needed financial commitments for the project completion; (2) bring needed flood control at the earliest date to the most heavily populated stretch of the river in Hammond, Highland, and Munster (over 6,500 homes, businesses, and public buildings); (3) accelerate commitment of over \$56,000,000 Federal construction dollars; (4) and contain escalating project costs brought about by project delays. This expedited schedule also greatly accelerates the need for non-federal funding commitments and active local community's participation if this timeline is to be achieved. The Development Commission has shared the schedule with the local municipal officials in Hammond, Highland, and Munster and is appealing to the local officials for increased donations toward the project non-federal requirements. The Development Commission is further working with Mayor Tom McDermott of Hammond and his development officials toward private sector developers contributing needed easements and items of cooperation.

The Development Commission is committed to working with the Budget Committee and Budget Agency staff to meet the accelerated schedule and successfully complete the longstanding project. Your favorable approval of the \$1,000,000 allocation is critical to keeping the Federal construction progressing.

Thank you for your consideration.

Sincerely,

  
Dan Gardner  
Executive Director

/sjm  
Attachments

**Mr. Charles E. Schalliol**  
**September 28, 2005**  
**Page 3**

**Cc: Congressman Peter Visclosky**  
**Senator Frank Mrvan**  
**Senator Earline Rogers**  
**Representative John Aguilera**  
**Representative Ralph Ayres**  
**Representative Chet Dobis**  
**Representative Earl Harris**  
**Representative Linda Lawson**  
**Representative Dan Stevenson**  
**Mayor Scott King**  
**Mayor Tom McDermott**  
**Highland Town Council President Mark Herak**  
**Munster Town Council President John Edington**



U.



**DEPARTMENT OF THE ARMY**  
**CHICAGO DISTRICT, U.S. ARMY CORPS OF ENGINEERS**  
**111 NORTH CANAL STREET**  
**CHICAGO IL 60608-7208**

20 September 2005

**Planning, Programming and  
Project Management Division**

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

Dear Mr. Gardner:

This letter will provide the Little Calumet River Flood Control Project funding needs for fiscal years (FY) 2006 and 2007. Enclosure 1 is a table that shows the project funding breakdown (federal and non-federal) for the next two fiscal years. These funding projections are based on continuing the ongoing construction contracts of Stage VI-1 South, VI-1 North, VI-2 and Landscaping Contract 2.

These projections also include the award of Burr Street Betterment Levee Phase II construction contracts. And continue design work on Stages V and VIII. The total local funding (non-federal) cash contributions for FY 2006 and FY 07 are \$866,635, \$1,315,300 respectively.

I hope the information enclosed will assist you in your effort of obtaining funds from the state for the project. Please let me know if you have any questions, you can call me at 312-846-5560.

**Imad N. Samara**  
**Project Manager**

Enclosure

## **WORK STUDY SESSION ENGINEERING COMMITTEE**

October 5, 2005

Bob Huffman, Committee Chairman

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1. Review proposal from Lawson-Fisher regarding the use of their engineering services to complete Phase I of the levee certification for the Griffith levee.
  - Action required for approval of signing the proposal which includes the field inspection to be corrected for Lawson-Fisher to certify.
  - Prepare a memo for recommended actions, which will be discussed in a meeting with LCRBDC, FEMA, and the Chicago Army Corps.
  - Services for completing Phase I will be in a lump sum fee of \$9,700.
2. INDOT rejection for their participation in construction/real estate costs as part of their US41 Phase 1A project – Ridge Road to the Little Calumet River (Refer to attachments 2-3 of Engineering Report).
  - INDOT is unable to assist in any funding for the project and have suspended this phase until funding can be secured.
  - This was originally suggested because the line of protection, between Indianapolis Blvd. and Hart Ditch needed to be structurally completed to make their pump station functional.
  - LCRBDC did not have matching funds for this project and the Corps has not completed the re-engineering in this area.
3. Survey west of Hart Ditch adjacent to Hawthorne Drive has been completed on September 12 (Refer to attachments 5-7 of Engineering Report).
  - A series of wood lathe have been staked out representing the location of the west toe of the levee, as per current Army Corps plans, in Stage V-2.
4. A meeting was held with North Township on September 27 to discuss upcoming construction in Stage V-2 and impacts to Wicker Park golf course.
  - Greg Cvitkovich indicated they would prefer moving the line of protection further north to minimize the impact to their golf course.
  - It was also indicated that INDOT was pushing back their contract for installing a pump station adjacent to Tri-State bus lines.
  - North Township indicated they wanted this project completed a.s.a.p. and they would work with the LCRBDC regarding acquisition of easements.
5. Received a letter from the Army Corps on September 20, 2005 regarding funding needs for the project for 2006-2007. (Refer to attachments 21-22 of the Engineering Report).

1-3

October 5, 2005

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

RE: River Road Levee – Town of Griffith, Indiana

Dear Mr. Gardner:

In accordance with our recent discussions, this letter will summarize the phases of work to be performed by Lawson-Fisher Associates (LFA) associated with the levee certification process for the River Road Levee in Griffith, Indiana. The River Road Levee runs from the EJ & E Railroad west to Cline Avenue and then ties back to the south along the east side of Cline Avenue.

We would suggest that the engineering services be performed in three phases as follows:

**Phase I**

LFA will perform a field inspection of the entire River Road levee system to determine deficiencies that will need to be corrected in order for LFA to certify the levee. A memorandum will be prepared and distributed summarizing the inspection results and recommended corrective actions. Upon reviewing the recent topographic survey sent to us by the Chicago District Corps of Engineers and previous site visits to this area, we are aware that portions of the levee will need to be raised to the design elevation of 602.20 and several trees may need to be removed on the tie-back levee. LFA will use the survey received from the Chicago District Corps of Engineers, dated September 14, 2005 for all work on this project. We will also use the levee design elevation of 602.20 as instructed by the Chicago District Corps of Engineers.

After performing the inspection and preparing the memorandum summarizing the items of deficiency known at this time, LFA will attend a meeting with the Little Calumet River Basin Development Commission (LCRBDC), the Federal Emergency Management Agency (FEMA), the Army Corps of Engineers (ACOE) and any other parties deemed pertinent to the certification process.

LFA will perform the above Phase I services for the lump sum fee of \$9,700.00.

Mr. Dan Gardner  
October 5, 2005  
Page 2

### **Phase II**

Phase II consists of performing engineering tasks required by FEMA to obtain levee certification including: freeboard analysis, review of closure devices, analyze embankment protection/erosion potential, embankment and foundation stability analyses, settlement analyses, interior drainage issues and operation and maintenance plans. The Phase II services will be performed at our hourly rates in place at the time the services are performed in accordance with Attachment "A" or by another fee arrangement as agreed to by both parties.

### **Phase III**

Phase III services will include the design of remedial work to the levee system required as a result of the field inspection and engineering analyses performed. Permitting services will also be provided as needed. The Phase III services will be performed at our hourly rates in place at the time the services are performed in accordance with Attachment "A" or by another fee arrangement as agreed to by both parties.

If this proposal is acceptable to the LCRBDC, please indicate your acceptance by signing in the space provided below and return one copy to our office. Receipt of a signed copy will be considered our Notice to Proceed.

Thank you for considering LFA to provide engineering services for this project. We look forward to working with you.

If you have any questions or need any further information, please do not hesitate to give us a call.

Very truly yours,

**LAWSON-FISHER ASSOCIATES P.C.**

John E. Fisher, P.E., FASCE  
Chairman

Dennis A. Zebell, P.E.  
Senior Civil Engineer

JEF:DAZ/bsa

Encl.

c: Jim Pokrajac w/Encl.

P. Corbitt Kerr w/Encl.

2

Mr. Dan Gardner  
October 5, 2005  
Page 3

ACCEPTED AND APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2005.

**LITTLE CALUMET RIVER BASIN DEVELOPMENT COMMISSION**

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## ***OPERATION AND MAINTENANCE REPORT***

**For meeting on Wednesday, October 5, 2005**

**(Information in this report is based upon latest data provided at the time the report is put together. Dates and costs may vary depending upon ongoing design and/or coordination with the Army Corps.**

**Report period is from September 1 – September 29, 2005)**

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### O&M Committee (Ongoing issues):

#### A. Funding to complete O&M obligations.

1. A letter was received from the COE on April 14<sup>th</sup>, 2004, indicating that FEMA will require that the city of Gary must provide certification that they will provide O&M in compliance with the COE manual prior to FEMA completing their re-mapping of the floodplain.(Ongoing)
  - A. A meeting was held with the Army Corps, representatives from Gary, and the LCRBDC on August 5<sup>th</sup>, 2005, to review O&M turnover, Burr Street (Gary) construction, and pump station rehabilitation.
    - Minutes of the meeting were submitted to all parties from review and comment on August 16<sup>th</sup>, 2005. **No comments, revisions, or additions were received from any participants.** Final minutes will be distributed to the commissioners.
  2. A conference call was held with the Corps, LCRBDC, and representatives for Gary on May 6, 2005 to discuss the status of the closure structure east of Chase Street along the north line of protection. (27<sup>th</sup> and Chase)
    - LCRBDC received a memo from the COE dated July 11<sup>th</sup>, 2005, on August 10<sup>th</sup>, 2005, providing status and data regarding miscellaneous drainage problems.
  3. The issue of water quality in the drainage ditch south of the NIPSCO R/W between Colfax and Burr St., as part of the Burr Street (betterment levee) – Stage II Gary portion, is an ongoing concern that Gary feels should be addressed as part of the bid package.
    - As part of the City of Gary's request for taking O&M responsibility, they requested that the COE assume responsibility for complying with IDEM requirements for water quality regarding discharges for the Little Calumet River Flood Control Project.
    - A proposal was received on June 7, 2005 by J.F. New for design services in the amount of \$18,250.
    - At the August 5<sup>th</sup>, 2005 coordination meeting with Gary, Gary agreed to coordinate with J.F. New for design and agreed to pay for these services out of existing funds
    - **J. F. New anticipates completion of design and will include it on the COE disk (for design) for Burr Street II (Gary) no later than October 7, 2005.**
- B. A meeting was held with the city of Gary on June 28, 2004, to discuss land transfers, Corps upgrades on lift stations, and Gary Stormwater Management District O&M.



1. Land transfers (approximately 359 acres) were discussed. LCRBDC passed a resolution at the July 7, 2004 Commission meeting to begin process.
  - A meeting will be scheduled with the city of Gary to formulate a method to transfer these lands. This will all be part of the process of entering into an interlocal agreement with Gary that is currently ongoing.
2. A developer is interested in purchasing property in Gary from Chase to Grant, north of 35<sup>th</sup>, outside our line of protection.
  - A request was sent to the COE on July 12 requesting a review of their original flowage designation in this area to see if it may have changed after the installation of the ditch and pump system as part of the Stage III Remediation project
  - **Received COE response on September 1 (referring to July 13 e-mail – The Stage III Remediation pump station was only designed to handle groundwater problems)**
3. Inspections were held with the Corps, LCRBDC, and representatives from Gary as follows:
  - A. All four pump stations in Gary were inspected on September 13, 2004 (these included Burr St. North, Grant, Broadway, and Ironwood). Representatives from the Corps, Greeley & Hansen, United Water, and the LCRBDC attended.
    - **A memo was sent to representatives from Gary on September 15 regarding the draft punch list of items for the four (4) pump stations in Gary and requesting response by September 30, 2005. These items will form the scope of work when LCRBDC advertises.**
  - B. A motion was made at the August 3<sup>rd</sup>, 2005 board meeting to solicit for quotes to do emergency repairs at the Grant Street and Ironwood Pump Stations. (Sent for quotes on August 11<sup>th</sup>, 2005.)
    - Staff was given authorization to award work to the low bidder.
    - Austgen Electric was the only contractor of (4) to submit a quote – This was in the amount of \$7,150, with a \$500 allowance/station to do immediate repairs.
    - **This work was completed on September 7 – Ironwood pumps are now both operational and the trash rack at Grant Street has been cleaned.**
4. Sluice gates were inspected on September 14 and Sept. 22, 2004 with representatives from the COE, Greeley & Hansen, United Water (provided the compressor), and LCRBDC.
  - Final sluice gate inspections were held on April 14, 2005 and April 21, 2005. The Corps participated on the 14<sup>th</sup>, but ran out of funds and could not attend on the 21<sup>st</sup>.
  - When the summarization is completed, it will be forwarded to the Corps. (ongoing)
5. Gary indicated they would take over O&M responsibilities for the (2) recently completed lift stations (32<sup>nd</sup> & Cleveland and Marshalltown) as soon as all criteria are met by LCRBDC & the COE. (Refer to minutes of the August 5<sup>th</sup>, 2005 meeting – page 5 of minutes, item #2.)
  - A letter was sent to the Corps on August 16 regarding turnover and items needed.

- **LCRBDC attorney to put together agreement with Gary to turn over the two (2) lift stations (Ongoing)**

- C. A letter was sent to the town of Griffith on December 20, 2004 requesting them to take over O&M between the EJ&E RR and Colfax Avenue (Burr Street Betterment-Phase 1)
1. A meeting needs to be scheduled with Griffith to review their O&M responsibilities. LCRBDC is requesting information from Corps for scope of work.
- D. A meeting was held on June 30, 2005 at the Griffith Town Hall regarding the process of Griffith being removed from the flood plain.
- The COE **has completed** the initial survey work.
  - It appears LCRBDC will need to contract out services for Griffith to gather information for levee certification as requested by FEMA.
  - **Staff currently coordinating with Lawson-Fisher to get modified scope of work, and associated costs.**

## **Jim Pokrajac**

---

**From:** "Ackerson, Rick D LRC" <Rick.D.Ackerson@lrc02.usace.army.mil>  
**To:** "Jim Pokrajac" <jpokrajac@nirpc.org>; "Davis, Susanne J LRC" <Susanne.J.Davis@lrc02.usace.army.mil>  
**Cc:** "Louis M. Casale" <lcasale@cwblawfirm.com>; "Samara, Imad LRC" <Imad.Samara@lrc02.usace.army.mil>  
**Sent:** Thursday, September 01, 2005 3:47 PM  
**Subject:** RE:

Jim,

Sue said you were asking for our response from your message sent on July 12. Below is our response sent on July 13. If you need more information, Sue and I will be back in the office next Tuesday.

Rick

**Rick D. Ackerson**  
 Hydraulic Engineer  
 U.S. Army Corps of Engineers  
 Chicago District  
 111 N. Canal St.  
 Chicago, IL 60606  
 Phone: (312)-846-5511  
 e-mail: [rick.d.ackerson@usace.army.mil](mailto:rick.d.ackerson@usace.army.mil)  
 Fax: (312)-353-2156

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**From:** Ackerson, Rick D LRC  
**Sent:** Wednesday, July 13, 2005 2:22 PM  
**To:** 'Jim Pokrajac'; Davis, Susanne J LRC  
**Cc:** Louis M. Casale; Samara, Imad LRC  
**Subject:** RE:

Jim,

From the FDM 3 this area (subarea 3) had a 100 year maximum elevation of 589.3. The synthetic event river levels during the flood event were about 587.3, but in a later memo it was estimated that the lowest river elevation in this area is approximately 588.4. This value fits reasonably well with the observed data at the new Burr Street gage. With a higher assumed river level there would possibly be a foot or so increase in the maximum 100 year interior elevation. A more detailed model developed for the remediation effort showed a 100 year elevation of 590.6 for the areas south of the truckstop, even with the new pump stations and ditches. The small "drain tile" pump station was sized to deal with the groundwater problems and not to alleviate the 100 year flooding. Most of the undeveloped areas are between elevations 588-591, so would likely be included in the floodplain.

The FDM 3 analysis had a 100 year elevation of 592.9 for the subarea north of the truckstop (subarea 4). The FDM 3 interior drainage model includes both sides of Grant Street so a more detailed model isolating the west side of Grant north of the truckstop and adding the new large pump station north of the truck stop would reduce stages in that area, but much of that small area is very low lying (approx. elevation 588) and would likely not be taken out of the flood plain anyway.

To take significant areas out of the floodplain would require more storage and or a much larger pumping capacity.

**Rick D. Ackerson**  
 Hydraulic Engineer

9/2/2005

U.S. Army Corps of Engineers  
Chicago District  
111 N. Canal St.  
Chicago, IL 60606  
Phone: (312)-846-5511  
e-mail: [rick.d.ackerson@usace.army.mil](mailto:rick.d.ackerson@usace.army.mil)  
Fax: (312)-353-2156

---

**From:** Jim Pokrajac [mailto:[jpokrajac@nirpc.org](mailto:jpokrajac@nirpc.org)]  
**Sent:** Tuesday, July 12, 2005 3:19 PM  
**To:** Davis, Susanne J LRC  
**Cc:** Louis M. Casale; Samara, Imad LRC; Ackerson, Rick D LRC  
**Subject:**

Sue,

Recently, the LCRBDC has been working with the City of Gary to take over the responsibility for O&M for the East Reach flood control features. As part of our ongoing coordination with Gary, we have agreed to turn over some "excess lands" to Gary for potential, future development after they come out of the floodplain. One of these areas is between Chase and Grant outside the line of protection. When the LCRBDC acquired these lands, as per the Army Corps real estate request, much of the area outside of the South line of protection was designated as a flowage area. During the construction of the Stage III levees, the drain tile system was cut during the process of digging the inspection trench, which caused adverse drainage concerns which did not previously exist.

The Corps re-engineered the problem and recently installed a lift station West of Grant and 32nd Street, which tied in with a collector ditch and a series of tiles which extend out into the area previously designated as flowage areas. During Spring rains, these areas that used to hold water (ponding areas) no longer had standing water. Would you please let us know if these lands would still be designated as "ponding - occasional flooding", or if by the installation of the new drainage system, as part of the Stage III remediation project, it would have met remediation requirements.

Currently, there is a party interested in developing this land and they are coordinating with the City of Gary to see if they can obtain it. It is our responsibility, as current land owner, to disclose any information of this nature. The LCRBDC will be pursuing the transfer of this land to Gary, and it is important to get your response as soon as possible. If there are any questions, please contact me at your convenience.

Sincerely,  
JEP



**Sandy Mordus**

---

**From:** "Sandy Mordus" <smordus@nirpc.org>  
**To:** "Davis, Susanne J LRC" <Susanne.J.Davis@lrc02.usace.army.mil>  
**Sent:** Thursday, September 01, 2005 3:20 PM  
**Subject:** Fw:

Sue:

The interested developer in Stage III is pursuing his plans for development that overlay on top of previously designated flowage (ponding areas) that were required for the Development Commission as easements as part of the Stage III construction. Will you please respond to the attached e-mail below. If you have any questions regarding this request, please let me know.

Jim Pokrajac, Agent  
 Engineering/Land Management

----- Original Message -----

**From:** Jim Pokrajac  
**To:** Davis, Susanne J LRC  
**Cc:** Louis M. Casale ; Samara, Imad LRC ; Rick.D.Ackerson@lrc02.usace.army.mil  
**Sent:** Tuesday, July 12, 2005 3:18 PM

Sue,

Recently, the LCRBDC has been working with the City of Gary to take over the responsibility for O&M for the East Reach flood control features. As part of our ongoing coordination with Gary, we have agreed to turn over some "excess lands" to Gary for potential, future development after they come out of the floodplain. One of these areas is between Chase and Grant outside the line of protection. When the LCRBDC acquired these lands, as per the Army Corps real estate request, much of the area outside of the South line of protection was designated as a flowage area. During the construction of the Stage III levees, the drain tile system was cut during the process of digging the inspection trench, which caused adverse drainage concerns which did not previously exist.

The Corps re-engineered the problem and recently installed a lift station West of Grant and 32nd Street, which tied in with a collector ditch and a series of tiles which extend out into the area previously designated as flowage areas. During Spring rains, these areas that used to hold water (ponding areas) no longer had standing water. Would you please let us know if these lands would still be designated as "ponding - occasional flooding", or if by the installation of the new drainage system, as part of the Stage III remediation project, it would have met remediation requirements.

Currently, there is a party interested in developing this land and they are coordinating with the City of Gary to see if they can obtain it. It is our responsibility, as current land owner, to disclose any information of this nature. The LCRBDC will be pursuing the transfer of this land to Gary, and it is important to get your response as soon as possible. If there are any questions, please contact me at your convenience.

Sincerely,  
 JEP



# Little Calumet River Basin Development Commission

6100 Southport Road  
Portage, Indiana 46368

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

WILLIAM BILLER, Chairman  
*Governor's Appointment*

ROBERT HUFFMAN, Vice Chairman  
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VACANCY  
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DAN GARDNER  
*Executive Director*

LOU CASALE  
*Attorney*

TO: Jim Meyer, Attorney, Gary Sanitary District  
Spike Peller, Gary Sanitary District, GSMD  
Don Smales, Greeley & Hansen  
Jay Niec, Greeley & Hansen  
Dwain Bowie, United Water Inc.

FROM: James Pokrajac, Agent  
Engineering/Land Management

SUBJECT: Review of Pump Stations

DATE: September 15, 2005

Enclosed is a draft of the punch list items prepared by R. W. Armstrong & Associates that need to be completed for each of the four (4) pump stations in Gary in order that Gary will accept operation and maintenance of these four stations. We have comprised a list for each of the four stations based upon data received from an inspection with the Army Corps of Engineers in the fall of 2004; diagnostics performed by Augsten Electric in January and March of 2005; a pump station field inspection letter dated September 2004 from the Gary Stormwater Management District with items they would like to see included to incorporate into the scope of work for the pump stations (these items are indicated in the scope of work in *italics*); and a summarization of the "Outstanding Technical Issues" as submitted to Gary by the LCRBDC in a memo dated August 20, 2004.

It is our intent to use these items as the basis for the scope of work that will be advertised by the Development Commission. Will you please review these items and submit any additions, deletions, suggestions, or comments prior to the Commission no later than September 30, 2005 so that your input can be incorporated into our bid documents. I need this information as soon as possible so I would appreciate a response back to me as quickly as you can. If you have any questions, please let me know.

/encl.

cc: Imad Samara, USACOE  
Phil Gralik, R. W. Armstrong Assoc.  
Bob Huffman, LCRBDC



The following bullet points are a summary of the scope of work needed for GSWMD to accept the four pumping stations. These pumping stations are located on Burr Street, Grant Street, Broadway, and Ironwood Circle in Gary, Indiana.

Some items still need further investigation to determine exactly what repairs/changes are needed. These items are listed in the last section.

Items noted by the US ACOE, Austgen Electric, and the GSWMD are:

#### **Burr Street**

1. Pump Number 1 needs repair to make it automatically operational.
2. Pump Number 1 does not discharge to the river. This may be a problem with the pump and/or the discharge line.
3. Pump Number 2 is not operational because a necessary module has been removed.
4. The sump pump is not operational because the phased motor relay needs to be replaced.
5. An O&M Manual needs to be stored in the pump station.
6. Wall mounted heater and/or thermostat need repair.
7. Debris and obstruction need to be removed.
8. Metallic parts are showing some signs of corrosion and may need to be resurfaced.
9. The alarm on phase loss and phase reversal is not working. This can be corrected by replacing the switchgear metering device.
10. The light bulbs in the exit sign of the station need to be replaced.
11. There is a spliced cable inside the wet well. This cable should be replaced.
12. One of the conduits is packed full of cables. Another conduit should be installed and some of the existing cables re-routed through it.
13. The high level alarm is not working and needs to be repaired.
14. The level control cords need to be properly secured in the wet well.
15. Security locks are needed on the wet well hatches, discharge structure hatches, and roof hatches.
16. Electronic indication of wet well level and basin level needs to be added.
17. The Emergency Generator Connection may need to be relocated so that it is accessible during a flood event.
18. Outfall structures need to be properly fenced.
19. Verification is needed that the 480-volt generator connection works.
20. Damaged fencing and gate need to be repaired.
21. A problem with the main pump power and associated breaker resets needs to be investigated further.
22. The electric heater needs to be raised inside the station.

#### **Grant Street**

1. The sump pump and corresponding discharge piping and wiring, which is shown on the as-built drawings, was not installed. This pump, piping, and wiring need to be installed.

2. A shaft bracket on the right side of the east sluice gate is broken and needs to be repaired.
3. An O&M Manual needs to be stored in the pump station.
4. Two of the gates leak significantly according to the ACOE inspection and need to be repaired. (Further investigation needs to be done to determine which two gates and what repairs are required.)
5. Metallic parts are showing some signs of corrosion and may need to be resurfaced.
6. Pump Number 2 indicates a seal failure. This pump needs to be removed and analyzed further to determine what repairs are required.
7. The east flap gate, according to Austgen Electric's inspection, is in operable. This must be repaired.
8. New light bulbs are needed in the indicator lamps.
9. A surge suppressor needs to be installed. It was found in the station and had apparently never been installed.
10. A new control panel heater is needed.
11. New exterior alarm lights are needed.

#### **Broadway**

1. Pump Number 2 does not run. It needs to be removed and examined further to determine what repairs are necessary.
2. The gate travel indicators do not accurately reflect the position of the gate. This should be recalibrated.
3. An O&M Manual needs to be stored in the pump station.
4. Metallic parts are showing some signs of corrosion and may need to be resurfaced.

#### **Ironwood**

1. The grounding cable attached to the fence needs to be tightened.
2. The gate travel indicators do not accurately reflect the position of the gate. This should be recalibrated.
3. An O&M Manual needs to be stored in the pump station.
4. Metallic parts are showing some signs of corrosion and may need to be resurfaced.
5. *The ACOE was to supply a spare pump and lifting apparatus to the station to satisfy the GSWMD's concern regarding replacing a pump during a flood event.*
6. *The ladders at the station do not have cages that may be required by OSHA. If this is required, the cages will have to be installed.*
7. *Verification is needed that the 480-volt generator connection works.*
8. *A sump pump needs to be added to this station.*
9. *Alarms need to be added to this station.*
10. *Fencing modifications are needed to provide needed access for pump removal.*
11. *Verification is needed to confirm the floats are operational.*
12. *Replace handle on generator safety switch.*
13. *Toe plates need to be installed.*

14. *Control panel design does not allow access to pump controls. The cabinet strut blocks access to controls. (Similar situations exist in other stations.)*

**Areas that need further investigation before bid documents can be prepared:**

1. The addition of a sump pump and alarms to the Ironwood Pumping Station.
2. OSHA regulation need to be reviewed to determine whether or not cages are needed at the Ironwood Pumping Station.
3. The location of the Emergency Generator connection points and their functionality needs to be verified at each pumping station.
4. The problem with the main pump power and associated breaker resets at the Burr Street pump station needs to be investigated further. The GSWMD has determined there is a problem here, but the ACOE and Austgen Electric do not mention it.
5. Exactly which gates at the Grant Street Pumping Station are leaking needs to be determined as well as what repairs are necessary to correct the problems.

DRAFT

# ***PROJECT ENGINEERING MONTHLY STATUS REPORT***

**For meeting on Wednesday, October 5, 2005**

**(Information in this report is based upon latest data provided at the time the report is put together. Dates and costs may vary depending upon ongoing design and/or coordination with the Army Corps)**

**Report period is from September 1 – September 29, 2005**

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## **COMPLETED CONSTRUCTION**

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

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

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

1. Project completed on December 1<sup>st</sup>, 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<sup>th</sup>, 1995  
Ramirez & Marsch Construction – Contract price: \$2,275,023

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

1. Project completed in September, 1998.  
Rausch Construction – Contract price: \$3,288, 102

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

1. Project completed in December, 1998.  
WEBB Construction – Contract price: \$3,915,178

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

1. Project completed on January 6, 2003.
  - Rausch Construction Company – Contract price: \$4,186,070.75

### **STATUS (Stage III) Chase to Grant Street:**

1. Project completed on May 6<sup>th</sup>, 1994  
Kiewit Construction – Contract price: \$6,564,520

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

1. Project completed June 11, 1999  
Dyer Construction – Final contract cost: \$1,292,066

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

1. Project completed on October 2, 2002.
  - Dyer Construction Company, Inc. - Contract price: \$1,948,053

**STATUS (Stage IV Phase 1 – South) EJ&E Railroad to Burr St., South of the Norfolk Southern RR.):**

1. Project completed in November, 2004.  
Dyer Construction – Contract price: \$4,285,345

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

1. IV-1 (North) The drainage system from Colfax to Burr St. North of the Norfolk Southern RR.
  - Current contract amount - \$2,956,964.61
  - Original contract amount - \$2,708,720.00
  - Amount overrun - \$248,244.60 (9%)
2. The only item needed to be completed is to assure turf growth in all areas.
  - Current plantings are for erosion control that will give way to native grasses. Native grasses weren't planned on this contract, but will be needed to be included in an upcoming contract.
  - LCRBDC has a concern with sloughing in the concrete ditch bottom between Colfax and Calhoun.
  - We received a response from the Corps on January 7, 2003, addressing vegetation.
  - Currently, the entire concrete ditch bottom is filled with silt and dirt and has cattails growing. **LCRBDC got a cost to clean the concrete bottom of the drainage ditch on August 18 during dry conditions in the amount of \$8,200; and wet conditions in the amount of \$11,640.**

A letter will be sent to the COE requesting their participation for a design modification to prevent this sloughing from re-occurring.

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

1. Project completed in November, 1998.  
Dyer Construction – Contract price: \$3,329,464

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

1. Project completed in July, 2001.  
Dyer Construction. – Contract price: \$2,228,652

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

1. Project completed on September 14, 1995.  
Dyer construction – Contract price: \$998,630

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

1. Project cost information
  - Current contract amount - \$1,873,784.68
  - Original contract amount - \$1,657,913.00
  - Amount overrun - \$215,971 (13%)

The lift station at the Southwest corner of the existing levee that will handle interior drainage has been completed as part of the Stage III remediation project. (See Stage III remediation in this report for details.) Pump station final inspection was held on June 23, 2005, and was found to be satisfactory.

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

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The lift station at the Southwest corner of the existing levee that will handle interior drainage has been completed as part of the Stage III remediation project. (See Stage III remediation in this report for details.) Pump station final inspection was held on June 23, 2005, and was found to be satisfactory.

### **West Reach Pump Stations – Phase 1B:**

1. The two (2) pump stations included in this contract are S.E. Hessville (Hammond), and 81<sup>st</sup> St. (Highland). Overall contract work is completed.
2. Project completed in September 2001.  
Thieneman Construction – Contract price: \$2,120,730

## **ONGOING CONSTRUCTION**

### **Landscaping Contract – Phase II (This contract includes all completed levee segments in the East Reach not landscaped):**

1. Contract award date – June 30, 2004
2. Notice to proceed – July 29, 2004 (430 days to complete)
3. Bids were opened on June 30 and the low bidder was ECO SYSTEMS, INC.
  - 104 acres included in bid – 100 to be herbicided, remaining 4 acres are ditches.
  - First seeding is scheduled to be done in the Fall of 2005.
4. Received monthly Construction Status Report from the COE on September 28, 2005.

### **STAGE III Drainage Remediation:**

1. Project completed on June 23, 2005.
  - A. Dyer Construction – Contractor
  - B. Final Inspection – June 23, 2005
    - Received partial O&M manuals and spare parts from the COE on July 13, 2005; received remainder of manuals & spare parts on August 23.
    - Awaiting as-built drawings.
    - A letter was sent to the Corps on August 16 indicating that the 32<sup>nd</sup> & Cleveland and Marshalltown pump stations cannot be turned over to Gary until drawings, training, and parts and warranties are available. (Refer to O&M Report).
  - C. Project money status:
    - Original contract estimate - \$1,695,822
    - Original contract amount - \$1,231,845
    - Current contract amount - \$1,625,057
    - Amount overrun - \$70,765 (4%)

### **STATUS (Betterment Levee – Phase 2 – Gary) Colfax to Burr St.**

1. This portion of construction will be advertised, paid for, and coordinated by the City of Gary. The Army Corps will oversee the construction to assure compliance with federal specifications.
2. The issue of water quality in the drainage ditch, south of the NIPSCO R/W, between Colfax and Burr St., as part of the Burr St. (betterment) levee – Stage II – Gary. This will be included as part of the bid package and the design will be provided to the Corps by J. F. New.

- **LCRBDC attorney currently working on Interlocal Agreement as part of overall agreement with the City of Gary for O&M turnover.**
- 3. A meeting was held with Gary on August 5, 2005 to discuss O&M turnover and Burr Street Gary coordination (Refer to O&M Report, Item A, which refers to attachments 1-7 as draft minutes of that meeting).

**STATUS (Betterment Levee – Phase 2 - LCRBDC) North of the NSRR, East of Burr St., and ½ mile East, back South over RR approx. 1400**

1. This portion of construction will be advertised, coordinated, and facilitated by the Corps and LCRBDC as a project cost.
2. The current schedule shows an October, 2005 construction start and a November, 2006 construction completion.
3. A conference call was held with the Norfolk Southern Railway Company on July 11, 2005, and a follow-up call on July 18, 2005 to discuss coordination to get an easement agreement and a right to construct.
  - A design was provided by the Corps on August 24 at 10:27 a.m., and was rejected by NSRR (Mark Sawyer) at 2:38 p.m. – Railroad does not want any structure in their ballast.
  - **The COE has provided (4) different options, none of which have been approved by the NSRR Engineering staff. Attorney for LCRBDC filed condemnation on September 6<sup>th</sup>, 2005, and has a hearing scheduled for November 7<sup>th</sup>, 2005.**

**STATUS (Stage V Phase 2) Kennedy Avenue to Northcote**

1. The current schedule projects a May, 2007 construction start and a November, 2008 completion. **Also engineering for plans and specs to begin March, 2006, and be completed March, 2007.**
2. LCRBDC received an e-mail from Siavash Beik to the COE dated January 4, 2005 regarding the Scheduling of our upcoming West Reach projects, and LCRBDC commitment to obtaining necessary real estate.
  - LCRBDC received a letter from Christopher Burke (Siavash Beik) sent to Hammond on January 21, 2005 indicating that Hammond could come out of the floodplain east of the NSRR when all construction is completed to Cline Avenue.
3. NIPSCO pipeline corridor east of the Norfolk Southern Railway Company, west of Kennedy Avenue. (LCRBDC received conceptual drawings from the Corps on May 11, 2005)
  - A. Modified design will eliminate the use of a concrete “T” wall which would require pipeline sleeving and accordingly, should save on utility re-location costs.
    - Sheet piling and bridging will be used which would minimize construction impacts to the pipes.
  - B. Letters have been sent to all of the pipeline companies requesting their comments, engineering review, easement agreement with NIPSCO, and cost information.
  - C. **With the engineering for plans and specs to re-start in March, 2006, it is the intent to gather all information from the pipeline companies and forward it to the COE as they come in, in order to incorporate this data and their design concerns, into the plans.**
  - D. Letter sent to the Corps on August 16 requesting Corps review of NIPSCO cost to weld reinforcement sleeves adjacent to both lines of protection in order to proceed with any agreements.
    - **NIPSCO will probably base their final cost estimate for reinforcing the welds on a time & material cost after exposing their pipelines to determine their**

**proximity to the line of protection. (Similar to recently approved Stage VI-2 reinforcement.)**

4. INDOT drainage issues at Indianapolis Blvd. and the Little Calumet River.
  - A. LCRBDC received an e-mail from United Engineering (INDOT consultant) on May 19 questioning our current schedule and requesting cost and design information
    - In a conversation with United Engineering on June 15<sup>th</sup>, 2005, there is a possibility that INDOT may be able to make some funds available for V-2 to help LCRBDC expedite this portion in order that they could schedule their segment of construction in this area.
    - **An e-mail was received from United Engineering on September 19, 2005 indicating review is completed and this phase of INDOT construction (Ridge Road to Little Calumet river) has been suspended due to lack of Little Cal matching funds. INDOT is unable to assist in any funding for the levee project.**
5. LCRBDC discussed the possibility of modifying design west of the NSRR by using the "sheet pile & bridging" technique to eliminate the \$450,000 directional bores for (2) 8" pipelines.
  - A letter & design were sent to Phillips Pipeline on June 2, 2005.
  - **A follow-up letter was sent on September 1<sup>st</sup>, 2005. (Response not received as of September 29<sup>th</sup>, 2005.)**
6. A meeting was held on August 24<sup>th</sup>, 2005, at Munster Town Hall. The Committee to Preserve Wicker Woods (SPWW), Munster officials, LCRBDC, and the Corps were present to discuss possible solutions to preserving the area West of Hart Ditch along Hawthorne Drive.
  - A. LCRBDC agreed at this meeting to provide a survey showing the West toe of the levee, relative to the current Army Corps design.
    - An e-mail was received from Steve Enger on September 15<sup>th</sup>, 2005, thanking LCRBDC for the survey & indicating they drafted an alternative plan.
    - LCRBDC indicated to the COE that we need their confirmation of the coordinates used & that they are current & accurate.

#### **STATUS (Stage V Phase 3) Woodmar Country Club:**

1. Refer to Land Acquisition report for status of appraisal.
  - The current schedule shows a September 2006 acquisition deadline. The schedule shows a February, 2009 construction start.
2. This project will be done after all other construction between Cline Ave. and Northcote is completed due to hydrology concerns with installing the control structure as part of the project.
3. In June 2004, it was discussed with the COE, Woodmar, and LCRBDC that Woodmar might be able to come out of the floodplain if they provided their own tie back levees along Indianapolis Blvd. on the east and Northcote on the west, northward to tie into the I-80/94 embankment.
  - **Cabelas may purchase and would also need tie backs to come out of the floodplain.**

#### **STATUS Stage VI-1 (South) South of the river – Kennedy to Liabe**

1. Illinois Constructors Corporation was awarded the contract on September 30, 2004.
  - COE estimate (without profit) - \$6,141,815.00
  - Low bid (awarded amount) - \$6,503,093.70 (Awarded September 30, 2004)(6% over estimate)
  - Current contract amount \$6,733,494 (10% over estimate)



- 700 days to complete from contractor receiving his "Notice to Proceed" (November 4, 2004)
- 2. Received monthly Construction Status Report from the COE on September 28, 2005.
- 3. Received weekly Corps meeting minutes for the September 27, 2005 meeting with activity, contract status, scheduling, and funding information.
- 4. Army COE modified the design for levee installation North of Homestead Park from the 5<sup>th</sup> Ave. Pump Station to Parrish Ave. due to soil complications. Will install sheet piling – drawings sent to Highland on September 12<sup>th</sup>, 2005, with design modifications.

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**STATUS (Stage VI – Phase 1-North) Cline to Kennedy – North of the river**

1. The bid results for this project were posted on August 24, 2005 and the apparent low bidder is the Illinois Constructors Corporation.
  - The bid amount is \$5,566,871, and the Army Corps estimate (without profit) is \$6,525,253.
  - The bid is \$958,382 (or 14.7%) under the Federal estimate
2. Coordination with the Lake County Highway Dept., LCRBDC, and the Army Corps will be required for the upcoming construction by the county for their bridge and our construction on and adjacent to Kennedy Ave.
  - The county is only re-building the existing bridge deck.
  - COE agreed we could accept the cost for the incremental difference for a 10' cantilevered recreational trail, include the concrete closure slabs, engineering costs, and minor clay work. This will be facilitated after the final COE design is completed and incorporated into their plans for bid.
  - An interlocal agreement will need to be signed between the COE, Lake Co. Hwy., and the LCRBDC. (Needs to be facilitated.)
  - LCRBDC received an e-mail from Lake Co. Highway on December 21<sup>st</sup>, 2004, with their schedule for construction. Let bid in January 2006, start construction in April, 2006.
  - A follow-up e-mail was sent to the COE on September 13<sup>th</sup>, 2005, enclosing a copy of a "certificate of approval for construction in a floodway" for the Columbia Ave. bridge deck & asking the status of coordination with the county for both Columbia Ave. (Stage VII) & Kennedy Ave. (COE did coordinate with the DNR.)
3. A request for the COE to review & approve a NIPSCO utility re-locate in the amount of \$13,712 was sent out on September 23<sup>rd</sup>, 2005.
4. A request for the COE to review & approve a NIPSCO utility re-locate in the amount of \$5,713 was sent out on September 16<sup>th</sup>, 2005.
5. Received monthly Construction Status Report from the COE on September 28, 2005.

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

1. The COE estimate (without profit) was \$5,720,757 and the low bid from Dyer Construction if \$4,205,645.16 (\$1,515,112 under the estimate) This is approximately 26% under Corps estimate (without profit)
2. NIPSCO utility coordination
  - A. A request for the COE to review & approve utility re-locations West of Cline and new pole installations on Liable & Kleinman in the amount of \$25,907 was sent out on September 22<sup>nd</sup>, 2005.
3. A letter was sent to NIPSCO on September 12<sup>th</sup>, 2005, providing authorization to do pipe reinforcements adjacent to out sheet piling installation West of Cline.
  - A. The cost will be determined on T&M costs provided in previous NIPSCO estimates.
4. A pre-construction meeting was held with Highland, utilities, Corps, Dyer Construction, and LCRBDC on August 23, 2005 to discuss upcoming construction.

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- Contractor has 540 calendar days to complete construction. This projects to a February 2007 completion.
- The construction start, after approval of submittals, is tentatively going to be end of September.

**5. Received monthly Construction Status Report from the COE on September 28, 2005.**

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**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 21<sup>st</sup>, 1999.
2. The schedule shows a June, 2008 construction start and a July, 2009 Completion.
3. All survey work has been ordered. Anticipate completion by the **end** of September.

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

1. Project currently on hold.
2. Some preliminary design has been completed by SEH. (Contract has been terminated at this point in time.)
3. A letter was sent to the Corps by Congressman Visclosky's office indicating they want a December 2009 construction completion date for the project.
4. **The current schedule is to begin construction in December 2007 & complete in December, 2009.**

**Mitigation (Construction Portion) for "In Project" Lands:**

1. Bids were opened on September 17, 2002, and Renewable Resources, Inc. (from Barnesville, Georgia) is the successful bidder.
  - The current contract amount is \$1,341,940.96
  - Amount overrun - \$420,838 (above their bid). This is approx. a 46% overrun.
2. A final inspection was held on both sites on May 12, 2004, with the Corps, LCRBDC, project A/E, and Renewable Resources.
  - A summarization of the inspection was received by the LCRBDC on June 4, 2004.
3. The 24 month monitoring period began on May 15, 2004 (Cost - \$3,000/month)

**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. Low bidder was Overstreet Construction. Notice to proceed was given on November 7<sup>th</sup>, 2000 – 700 work days to complete (Anticipated completion date is August 26, 2004)
  - Current contract amount - \$4,974,280.67
  - Original contract amount - \$4,638,400
  - Amount overrun – \$335,880 (7.2%)
3. The COE sent Overstreet a cure letter on October 19, 2004 due to lack of progress.
4. Project currently on hold – Refer to construction status report.
5. **Received monthly Construction Status Report from the COE on September 28, 2005.**
  - Refer to this Report for status on all four (4) stations and the status of the "termination of contract".

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**North Fifth Avenue Pump Station:**

1. The low bidder was Overstreet Construction
  - Current contract amount - \$2,501,776

- Original contract amount- \$2,387,500
  - Amount overrun - \$114,276 (4.8%)
  - Project is currently 99% completed
2. LCRBDC received a copy of the pre-inspection punch list from Highland on February 2, 2004. (Dated January 29, 2004.)

### General

1. INDOT coordination for Grant St. & Broadway interchanges with I-80/94.
- A. INDOT sent a letter to the COE on April 15<sup>th</sup>, 2004, indicating they worked out an agreement with the COE whereby flood control features will be included in their contract at no cost to the Corps, which could be credited to the LCRBDC for that portion constructed for the flood control of the Little Calumet River.
- LCRBDC is awaiting a letter from the Corps indicating that all of the flood control related features done as part of the INDOT construction will be creditable to the LCRBDC. (Ongoing as of July 29, 2005)
  - LCRBDC had a call with INDOT on March 17 whereby INDOT projected a potential cost of approx. \$650,000 at the interchanges for flood protection related features. (This would be creditable).

### 2. Scheduling

- A letter was written by Congressman Visclosky on March 30, 2005 indicating he wanted all construction completed by December 2009.
- A meeting was held with the Corps and the Congressman's office to discuss this on May 25, 2005. This schedule was completed and distributed at the June 14, 2005 Real Estate meeting.
- A letter was received from the COE on September 20<sup>th</sup>, 2005, providing funding needs for FY 2006 – 2007. Funding projections include ongoing construction contracts, ongoing West Reach design work, and upcoming scheduled contracts.

**21-22**

# LANDSCAPING - PHASE II

CONTRACT NO.:	W912P6-04-C-0003	TS-C-S
CONTRACTOR:	Eubanks & Associates, Incorporated of Glenview, IL	D. Anderson
DESCRIPTION:	Little Calumet River Landscaping, Phase 2	Druzicki
		Rundzaitis

ORIGINAL CONTRACT AWARD DATE/AMOUNT:	30-Jun-04	648,995.25
NTP DATE/CURRENT CONTRACT AMOUNT: Mods	29-Jul-04	648,995.25
ORIGINAL CONTRACT COMPLETION DATE/ORIGINAL DURATION:	2-Oct-05	430
REVISED CONTRACT COMPLETION DATE/REVISED DURATION:	2-Oct-05	430
PENDING SCHEDULED COMPLETION DATE/PENDING TIME EXTENSIONS:	2-Oct-05	0

## ESTIMATED PROGRESS

A. Present Earnings as of Pay Est. No.	0.00
B. Estimated Earnings thru end of reporting period	20,000.00
C. Value of work Performed on Directed Mods (Earnings not paid for)	0.00
<b>TOTAL ESTIMATED PROGRESS (A+B+C)</b>	<b>20,000.00</b>

D. Work Paid for but not in Place (Materials in Storage)	0.00
--	------

<b>TOTAL VALUE OF PHYSICAL PROGRESS (A+B+C-D)</b>	<b>20,000.00</b>
---	------------------

E. Potential Termination Costs (% of Remaining Costs){If Applicable}	0.00
--	------

<b>FINANCIAL PROGRESS - (A+B+C+D-E)</b>	<b>20,000.00</b>
---	------------------

## TOTAL ESTIMATED FINAL CONTRACT AMOUNT

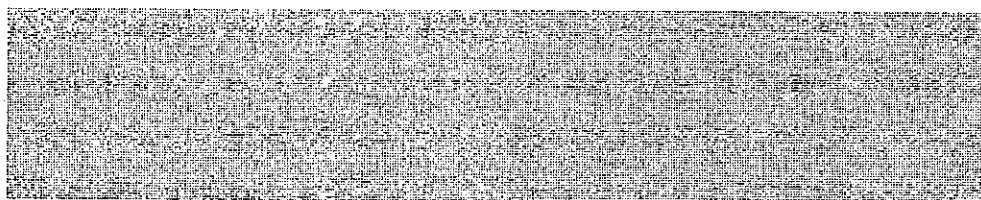
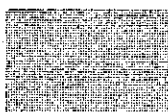
F. Current Contract Amount thru Mod.	No Mods Issued	648,995.25
G. Current Value of Overruns/Underruns (+/-)		0.00
H. Directed, Pending Modifications		0.00
<b>TOTAL ESTIMATED FINAL CONTRACT AMOUNT (F+G+H)</b>		<b>648,995.25</b>

FUNDS OBLIGATED FOR PAYMENT: thru Modification	No Mods Issued	20,000.00
--	----------------	-----------

ACTUAL PERCENT COMPLETE (A+B+C+D-E)/(F+G+H)	3.08%
---	-------

SCHEDULED PERCENT COMPLETE (per NAS or Progress Chart)	3.00%
--	-------

ESTIMATE EARNINGS FOR FY vs FUNDS AVAILABLE	0.00
---	------



## PROJECT STATUS/MAJOR ISSUES:

- Initial herbiciding of woody invasives is nearly complete. Eubanks is proposing to delay followup applications until spring 2006 due to drought conditions.
- Tree planting to start week of 9/26.
- Mod will have to be processed to allow for planting of plugs in spring 2006. This would have had to be done in fall 2005 under existing contract which would not have given plugs a good survival rate.

**Jim Pokrajac**

---

**From:** "Allen Egilmez" <allene@ucea.com>  
**To:** <jpokrajac@nirpc.org>; <Imad.Samara@usace.army.mil>; <dgardner@nirpc.org>  
**Cc:** <MMONAHAN@indot.state.in.us>; <RBRETTAIN@indot.state.in.us>;  
 <JWRIGHT@indot.state.in.us>; "Richter, Dave" <DAVER@ucea.com>; "Hammond, Chris"  
 <CHRISH@ucea.com>; <ERICWILSON@indot.state.in.us>; <hpatel@jsengr.com>;  
 <CGORMAN@indot.state.in.us>; <VILYIN@indot.state.in.us>; <GKICINSKI@indot.state.in.us>;  
 <RMANNING@indot.state.in.us>; "Clodfelter, Jon" <JONC@ucea.com>; "Bryant, Keith"  
 <KEITHB@ucea.com>; "Stettler, Devin" <DEVINS@ucea.com>; "Oliphant, Mike"  
 <MIKEO@ucea.com>; <RBUSKIRK@indot.state.in.us>; <KMCCLURE@indot.state.in.us>;  
 <RRANEY@indot.state.in.us>; <GMROZKA@indot.state.in.us>  
**Sent:** Monday, September 19, 2005 11:08 AM  
**Subject:** FW: SUSPENDED - Kin # 4251 - US 41 Median Construction, Des. No. 0300049

Gentlemen,

Per INDOT's direction below, the US 41 Phase 1-A project from Ridge Road to Little Calumet River including the group lift station, has been suspended due to lack of local matching funds to construct the US Army Corps of Engineers Levee project. At the current time, INDOT is unable to assist in the funding of the levee project. The project is suspended until such a time the funding can be secured.

If you have any questions or need any additional information, please feel free to contact our office.

Allen R. Egilmez, P.E.  
 Transportation Department Manager  
 United Consulting Engineers, Inc.  
 1625 North Post Road  
 Indianapolis, IN 46219-1995  
 Ph: (317) 895-2585 ext. 125

Cell: (317) 250-3761  
 Fax: (317) 895-2596

---

**From:** RBRETTAIN@indot.state.in.us [mailto:RBRETTAIN@indot.state.in.us]  
**Sent:** Tuesday, September 13, 2005 9:53 AM  
**To:** VILYIN@indot.state.in.us; hpatel@jsengr.com; Egilmez, Allen  
**Cc:** RBRETTAIN@indot.state.in.us  
**Subject:** FW: SUSPENDED - Kin # 4251 - US 41 Median Construction

FYI

Russ Brittain, P.E.

Senior Project Manager

Consultant Projects Group, N642

Indiana Department of Transportation

317-232-5238

-----Original Message-----

**From:** GORMAN, CINDY

**Sent:** Tuesday, September 13, 2005 9:50 AM

**To:** WRIGHT, JOHN; BRITTAIN, RUSS; MROCZKA, GARY; VAUGHN, SAUNDRA; PATEL, PANKAJ; PATEL, SURENDRA; HANZA, ALFREDO; THOMAS, MATT; HOHL, FRED; HULL, STEVE; HOLTZ, DAVID; KEITH, CARTER; SMITH, JAMILE

**Subject:** SUSPENDED - Kin # 4251 - US 41 Median Construction

Des. numbers 0300049, 0300312, 9135690, 9533620, 953362R (kin # 4251) have been "Suspended" in SPMS due to a lack of matching Local funds for the Levee project per Russ Brittain.

*Cindy Gorman*

*Program Coordinator*

*Division of Design, N642*

*Indiana Department of Transportation*

*Phone: (317) 232-5162*

*Fax: (317) 233-4929*



# Little Calumet River Basin Development Commission

6100 Southport Road  
Portage, Indiana 46368

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

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*Porter County Commissioners' Appointment*

VACANCY  
*Governor's Appointment*

DAN GARDNER  
*Executive Director*

LOU CASALE  
*Attorney*

September 1, 2005

Mr. Gary Hanten  
Conoco Phillips Pipe Line Company  
400 E. Columbus Drive  
East Chicago, Indiana 46312

Dear Gary:

As follow-up to my letter dated June 2, 2005, could you please provide me the status of my request regarding a cost estimate for doing two (2) directional bores west of the Norfolk Southern Railway along the Little Calumet River. As I mentioned in my previous letter, our construction schedule requires me to do investigatory cost analysis for upcoming utility relocates. If additional money is needed for you to perform this analysis, please let me know. If you have any questions regarding this request, also let me know.

Sincerely,

James E. Pokrajac, Agent  
Engineering/Land Management

/sjm



RECEIVED SEP 13 2005



7501 Indianapolis Boulevard

Hammond, Indiana 46324

219 989 1954

Fax 219 989 3321

www.garcia-consulting.com

September 12, 2005

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

Re: Stakeout of Toe of Levee  
Along Hawthorne Drive & South River Drive

Dear Mr. Pokrajac:

In accordance with our agreement dated August 30, 2005, we have completed staking out the west toe of levee along Hawthorne Drive north of Alta Vista Avenue, and the south toe of levee along South River Drive east of Northcote Avenue. We understand that the purpose of this stakeout is to allow residents and other to see where the approximate toe of levee will eventually be.

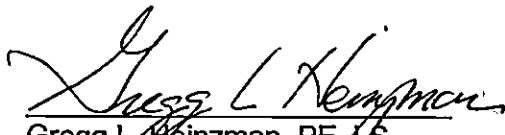
The coordinates for placement of the points were taken from the toe of levee line shown in the Corps drawing digital files. The Corps has not provided a list of coordinates for the toe of levee. These points should be considered approximate and are only as accurate as the representation on the Corps drawings.

Wood lath was placed along the toe of levee at 100 foot spacing. Iron rods were driven at points of significant change of direction so those points could be re-established if the lath is removed.

If we may be of further service to you regarding this matter, please call.

Sincerely,

Garcia Consulting

  
Gregg L. Heinzman PE, AS  
Vice President

**Sandy Mordus**

---

**From:** "Little Calumet" <littlecal@nirpc.org>  
**To:** <imad.samara@usace.army.mil>; <John.A.Groboski@usace.army.mil>  
**Sent:** Friday, September 16, 2005 2:36 PM  
**Subject:** Fw: Committee for the Perservation of Wicker Woods

Imad and John -

I received the following email from Steve Enger regarding the staking out of the west toe of the levee adjacent to Hawthorne as part of the V-2 construction. In a conversation with Gregg Heinzman, I indicated that we still need a confirmation from the Army Corps that the coordinates GLE used to stake this out are current and accurate and I would like written concurrence from the Corps to assure that this stakeout represents what you are currently planning to install in this area. As you can see in his email, their committee is already off and running with their own modified engineering conceptals. Before I contact Mr. Enger for any meetings or discuss this any further, we would appreciate your expediting confirmation of the coordinates used by GLE to stake this out. Thank you for your cooperation and quick response.

Jim Pokrajac, Agent  
 Engineering/Land Management

----- Original Message -----

**From:** Stephen Joseph Enger  
**To:** littlecal@nirpc.org  
**Sent:** Thursday, September 15, 2005 5:06 PM  
**Subject:** Committee for the Perservation of Wicker Woods

Jim Pokrajac, Dan Gardner,

My neighbors and I wish to thank you for having the proposed berm staked.

I and two neighbors of mine walked the site and used these stakes to help visualize the proposed berm. My one neighbor is an urban planner and ther other is an engineer. The three of us have roughed up an alternative plan to the ACOE proposed design. I think the ACOE proposed plan and our draft alternative plan are close enough that we should be able to obtain both flood protection and the preservation of the Wicker Woods.

Jim, I would like to once again visit you at your office and show you a rough draft of our alternative plan. In fact, if it's a nice day I would like to encourage you to visit the actual site with me. Once you see how close we are, I believe you will be able to feel comfortable that we do have an acceptable compromise on this berm.

I'll phone you Jim on Friday PM to try to set up a meeting with you.

Dan, Can I still get a copy of the ACOE cost/benefit analysis and the EIS? I'll phone you to discuss.

Thank you.

Steve Enger

6

9/16/2005

**Jim Pokrajac**

---

**From:** "Gregg Heinzman" <glh@garcia.com>  
**To:** "James E. Pokrajac" <littlecal@nirpc.org>  
**Cc:** "John Grobowski" <john.a.groboski@lrc02.usace.army.mil>  
**Sent:** Friday, September 23, 2005 1:22 PM  
**Subject:** LIT-19.15 Hawthorne Levee Stakeout

Jim,

I talked to John Grobowski today on the phone and he agreed that the best way to locate the toe of levee was to digitally pick the Corps coordinates out of the design files and lay them out in the field. I confirmed to John that we found and tied into Corps control points when we performed the field layout. There is no better way to locate the toe based on the reference data and resources available. In conclusion, the lath we set in the field should be very close to the actual location of the proposed toe of levee.

If we may be of further service to you regarding this matter, please call.

**Gregg L. Heinzman PE SE LS**  
Vice President

**Garcia Consulting**

7501 Indianapolis Boulevard 219.989.1954  
Hammond, IN 46324 Fax: 219.989.3321

# STAGE VI - 1 South

CONTRACT NO.:	W912P6-04-C-0007	TS-C-S
CONTRACTOR:	Illinois Constructors Corporation	D. Anderson
DESCRIPTION:	Local Flood Protection Little Calumet River, Indiana Stage VI-1 South Levee	Druzicki
		Waldrom
ORIGINAL CONTRACT AWARD DATE/AMOUNT:	30-Sep-04	6,503,093.70
NTP DATE/CURRENT CONTRACT AMOUNT: Mods P00005& A00001	4-Nov-04	6,733,493.70
ORIGINAL CONTRACT COMPLETION DATE/ORIGINAL DURATION:	4-Dec-06	760
REVISED CONTRACT COMPLETION DATE/REVISED DURATION:	4-Dec-06	760
PENDING SCHEDULED COMPLETION DATE/PENDING TIME EXTENSIONS:	4-Dec-06	0
ESTIMATED PROGRESS		
A. Present Earnings as of Pay Est. No. 7		2,337,375.10
B. Estimated Earnings thru end of reporting period		927,626.00
C. Value of work Performed on Directed Mods (Earnings not paid for)		0.00
TOTAL ESTIMATED PROGRESS (A+B+C)		3,265,001.10
D. Work Paid for but not in Place (Materials in Storage)		0.00
TOTAL VALUE OF PHYSICAL PROGRESS (A+B+C-D)		3,265,001.10
E. Potential Termination Costs (% of Remaining Costs) (If Applicable)		0.00
FINANCIAL PROGRESS - (A+B+C+D-E)		3,265,001.10
TOTAL ESTIMATED FINAL CONTRACT AMOUNT		
F. Current Contract Amount thru Mod. P00005& A00001		6,733,493.70
G. Current Value of Overruns/Underruns (+/-)		0.00
H. Directed, Pending Modifications		535,000.00
TOTAL ESTIMATED FINAL CONTRACT AMOUNT (F+G+H)		7,268,493.70
FUNDS OBLIGATED FOR PAYMENT: thru Modification P00005& A00001		3,274,999.00
ACTUAL PERCENT COMPLETE (A+B+C+D-E)/(F+G+H)		44.92%
SCHEDULED PERCENT COMPLETE (per NAS or Progress Chart)		38.00%
ESTIMATE EARNINGS FOR FY vs FUNDS AVAILABLE		0.00

## PROJECT STATUS/MAJOR ISSUES:

- Top soil stripped and levee placement complete at Liable Road.
- Gatewell remaining on Kennedy North I-wall.
- Dump found from N. 5th to Parrish, redesign is sheet pile wall instead of levee. Modification in process.
- Sheet pile wall nearly complete at N. 5th Pump Station. Sheet pile complete at North Drive I-wall. Placing I-wall at North Drive.
- Levee construction finishing up between Kennedy and 5th.
- 401 Certification applied for, should have resolved by end of September.
- ICC will use river muck behind neww SSP in dump area. Muck has been approved for reuse on site by IDEM with a few conditions (fencing, must be under 6" of material, not used for crop growth).

# STAGE VI - I South

## MEETING MINUTES #0013 LITTLE CALUMET RIVER, HIGHLAND

Weekly Construction Progress: 9/27/05

Next Mtg. 10/11/05 @ 9:00am

Last 9/13/05

### Attended By:

Illinois Constructors Corporation - Brian Schallhorn  
Illinois Constructors Corporation - Phil Ross  
Illinois Constructors Corporation - Vince Turner  
USACE - Brad Waldron  
USACE - Dave Druzicki

### Non-Attendees:

## 1. OLD BUSINESS

House keeping

5<sup>th</sup> to Parrish dirt work, Grimmer - WILL START ON 2 FT CLAY CAP IN DUMP AREA  
Im-balance of material cut vs. fill, Grimmer - STILL WAITING FOR GRIMMERS RESPONSE TO RFP

## 2. SCHEDULE

### A. LAST THREE WEEKS

1. Forming of walls at North Drive
2. Reinforcing Steel walls at North Drive, Gateway Erectors
3. Concrete Placements 13 thru 16 of 22 at North Drive Wall
4. Dirt work Kennedy to 5<sup>th</sup>, Grimmer

### B. THIS & NEXT WEEK

1. Form walls at North Drive
2. Re-steel at North Drive walls, Gateway Erectors
3. I-Wall Concrete Placements 17 thru 22 North Drive
4. Form & Pour Gate-wall Structure Sections at Kennedy North & 5<sup>th</sup>
5. Construct temporary levee for North Drive pump station
6. Earthwork Kennedy to 5<sup>th</sup>, Grimmer

CRITICAL ACTIVITY: Earthwork & Pump House Excavation (NEED 401)

### C. TWO WEEK LOOK AHEAD

1. See attached Schedule

### D. CONTRACT STATUS

Original contract completion date: 12/12/06 Current contract completion date: 12/12/06  
Original contract amount: \$6,503,093.70 Current contract amount: \$6,733,493.70

### E. ESTIMATE JOB COMPLETION PERCENTAGE TO DATE: 38%

**F. CONTRACT FUNDS**

1. Contract reduction for deletion of Corps office trailer
2. See attached S-Curve

**3. WEATHER DAYS**

Weather Days in April 2005 = 1

Weather Days in May 2005 = 0

Weather Days in June 2005 = 1

Weather Days in July 2005 = 2

Weather Days in August 2005 = 1

Weather Days over specification schedule effecting Critical Path to date = 0

**4. PUNCHLIST OR CORRECTIVE ITEM ISSUES**

1. ICC to repair area at E.P.S. w/ new foliage
2. Correct 1<sup>st</sup> pilaster top
3. TOP OF WALL - NORTH DRIVE.

**5. STORED MATERIALS**

POSSIBLY SHEET PILE FOR MOD.

**6. SUBMITTALS**

1. See attached submittal register
2. Critical submittals in review
3. Outstanding submittals

**7. CHANGED CONDITIONS**

1. Storm sewer system at 81<sup>st</sup>
2. Landfill waste discovered between 5<sup>th</sup> and Parrish.
3. Muck determined to be contaminated between Parrish and North Drive pump house.

**8. PAY ESTIMATES**

A. PAID TO DATE: ~~\$1,94,806.00~~ \$2,337,375.10 THRU PAY REQ. #7.

B. ESTIMATES PENDING:

**9. SAFETY and SECURITY**

1. Housekeeping policed daily

**10. CQC and TESTING**

A. SOIL -

B. CONCRETE -

C. ASPHALT - Need certification

**11. RFPS / RFC'S**

1. See attached RFI log dated 9/12/05, RFI's 1 thru 18.

12. RFP'S

Contract reduction for deletion of Corps office trailer

13. COORDINATION WITH OTHERS

MEETING WAS HELD ON 9/22 @ ICC TRAILER REGARDING UPCOMING CONSTRUCTION OF PUMP STATION. ERIC SAMPSON & JOHN FORNEK ATTENDED FROM DISTRICT.

14. OUTSTANDING ISSUES

1. Review attached ICC Serial Letter Log, SL's 1 thru 18

15. NEW BUSINESS / OTHER MISC.

~~SAFETY~~  
UPCOMING MEETING WITH HYDROAIRE (PUMP MANUFACTURER)

ICC HAS HIRED PROJECT MGMT FIRM TO PUT TOGETHER REVISED SCHEDULE. SHOULD HAVE IN 2 WEEKS.





# Little Calumet River Basin Development Commission

6100 Southport Road  
Portage, Indiana 46368

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

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*Porter County Commissioners' Appointment*

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**DAN GARDNER**  
*Executive Director*

**LOU CASALE**  
*Attorney*

**TO:** John Bach, Public Works Director, town of Highland  
Alex Brown, Park Superintendent, town of Highland

**FROM:** James E. Pokrajac, Agent  
Engineering/Land Management

**SUBJECT:** Modifications to SVI-1S drawings

**DATE:** September 12, 2005

Enclosed are the modified drawings showing the changes to the Stage VI Phase 1 South levee segment east of the North 5<sup>th</sup> Avenue pump station, extending to Parrish Avenue, north of Homestead Park. As you are aware, there were soil complications that would require the installation of a sheet pile wall rather than a levee. Accordingly, the Army Corps of Engineers made these changes after doing a comparative cost analysis.

If you have any questions regarding these changes or if you would like to meet in the field to discuss these changes, please let me know.

/sjm  
encl.  
cc: Imad Samara, ACOE

**Sandy Mordus**

---

**From:** "Sandy Mordus" <smordus@nirpc.org>  
**To:** <imad.samara@usace.army.mil>  
**Cc:** <alverda@lakecountyin.org>  
**Sent:** Tuesday, September 13, 2005 11:56 AM  
**Subject:** Columbia Avenue and Kennedy Avenue bridge reconstruction

Imad:

I will be faxing you a "Certificate of Approval for Construction in a Floodway" that we received from the IDNR on September 12, 2005. This certificate was issued to the Lake County Highway Department for re-building the Columbia Avenue bridge deck over the Little Calumet River. In a conversation with Dwayne Alverson, it appears that both the Columbia Avenue bridge (Stage VII construction) and the Kennedy Avenue bridge (Stage VI-1N construction) will tentatively be scheduled for construction in 2006 based upon available funding. Have you coordinated with the Lake County Highway Department to assure that any features for our flood control project that would be impacted in these construction areas will be addressed? In the past, I believe you have had agreements with the County whereby you would reimburse them for associated work for our project. One issue, specifically, are we going to have them include the pedestrian walkway along the east side of the Kennedy Avenue bridge deck? Please let me know if I may be of any assistance.

Jim Pokrajac, Agent  
Engineering/Land Management



# Little Calumet River Basin Development Commission

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Portage, Indiana 46368

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E-mail: [littlecal@nirpc.org](mailto:littlecal@nirpc.org)

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DAN GARDNER  
*Executive Director*

LOU CASALE  
*Attorney*

September 23, 2005

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

Dear Imad:

Enclosed are the following items I received from NIPSCO regarding the installation of a pole and down guys, and the removal of existing down guys adjacent to New Jersey Avenue, that will be part of the Stage VI Phase 1 North project:

- A letter dated September 21, 2005 from Mark Pasyk, Utility Highway Affairs Agent for NIPSCO, regarding our inclusion of the above mentioned work.
- A material and labor estimate dated September 15, 2005 in the amount of \$13,712.
- Drawing 53438, Sheets 1 and 2, showing the plan view and details for pole and down guy installations.

Will you please review these enclosures and respond to me in writing as to whether or not the Army Corps determines this cost to be fair and justifiable. Upon receipt of your concurrence of this cost, I will then proceed to enter into a relocation agreement with NIPSCO.

If you have any questions regarding this information or this request, please give me a call at your earliest convenience.

Sincerely,

James E. Pokrajac, Agent  
Engineering/Land Management

/encl.  
cc

Mark Pasyk, Jim Haywood, NIPSCO  
John Groboski, ACOE, (w/encl)



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*Governor's Appointment*

**DAN GARDNER**  
*Executive Director*

**LOU CASALE**  
*Attorney*

September 16, 2005

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

Dear Imad:

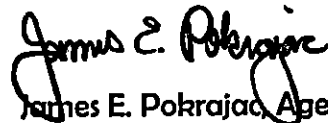
Enclosed are the following items I received from NIPSCO regarding the relocation of down guys at the Southeast Hessville pump station that will be part of the Stage VI Phase 1 North project:

- A letter dated July 14, 2005 from Mark Pasyk, Utility Highway Affairs Agent for NIPSCO, regarding our inclusion of the above mentioned work.
- A material and labor estimate dated July 14, 2005 in the amount of \$5,713.
- Drawing DE21000-1 showing the detail for Site 2.1 as shown in the upper middle part of this drawing.

Will you please review these enclosures and respond to me in writing as to whether or not the Army Corps determines this cost to be fair and justifiable. Upon receipt of your concurrence of this cost, I will then proceed to enter into a relocation agreement with NIPSCO.

If you have any questions regarding this information or this request, please give me a call at your earliest convenience.

Sincerely,

  
James E. Pokrajac, Agent  
Engineering/Land Management

/encl.  
cc:

Mark Pasyk, Jim Haywood, NIPSCO  
John Groboski, ACOE, (w/encl)

# STAGE VI - PHASE 1 (NORTH)

CONTRACT W912P6-05-C-XXXX

CONTRACTOR Name

DESCRIPTION Little Calumet River Stage VI - Phase 1 North

COMMENTS:

Solicitation is out, with bids opened August 23, 2005. Apparent low bidder is ICC.

## BID OPENING RESULTS

24 August 2005

Little Calumet River, Local Flood Protection, Stage VI1N.

Levee, Hammond, Indiana

SOLICITATION NUMBER: W912P6-05-B-0010

Bid Opening Officer: Linda Zamaroczy, Contract Specialist

Bid Reader: Regina G. Blair, Contracting Officer

Bid Recorder: Anita Simpkins, Contract Specialist

APPARENT LOW BIDDER: Illinois Constructors Corporation

P.O. Box 745

St. Charles, Illinois 60174

Total Bid Amount: \$5,566,871.00

2nd Apparent Low Bidder: Superior Construction Company, Inc.

2045 East Dunes Highway

P.O. Box 64888

Gary, Indiana 46401

Total Bid Amount: \$5,972,345.50

3rd Apparent Low Bidder: Dyer Construction

1716 Sheffield Avenue

Dyer, Indiana 46311

Total Bid Amount: \$6,800,000.00

4th Apparent Low Bidder: Kovilic Construction Company, Inc.

3721 Carnation Street

Franklin Park, IL 60131

Total Bid Amount: \$7,460,705.00

Government Estimate: Total Amount: \$6,525,253.00  
(without Profit)

~~Bid award is being held up for the lack of a 401 certification.~~



# Little Calumet River Basin Development Commission

6100 Southport Road  
Portage, Indiana 46368

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

WILLIAM BILLER, Chairman  
*Governor's Appointment*

ROBERT HUFFMAN, Vice Chairman  
*Governor's Appointment*

ARLENE COLVIN, Treasurer  
*Mayor of Gary's Appointment*

DR. MARK RESHKIN, Secretary  
*Governor's Appointment*

GEORGE CARLSON  
*Mayor of Hammond Appointment*

STEVE DAVIS  
*Dept. of Natural Resources Appointment*

SAM DIMOPOULOS  
*Lake County Commissioners' Appointment*

ROBERT MARSZALEK  
*Governor's Appointment*

JOHN MROCZKOWSKI  
*Governor's Appointment*

CHARLIE RAY  
*Porter County Commissioners' Appointment*

VACANCY  
*Governor's Appointment*

DAN GARDNER  
*Executive Director*

LOU CASALE  
*Attorney*

September 22, 2005

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

Dear Imad:

Enclosed are the following items I received from NIPSCO regarding the replacement of a pole west of Cline to raise the lines, and install poles on Liable Road and Kleinman (referred to as Site 5), that will be part of the Stage VI Phase 2 project:

- A letter dated September 19, 2005 from Mark Pasyk, Utility Highway Affairs Agent for NIPSCO, regarding our inclusion of the above mentioned work.
- A material and labor estimate dated September 16, 2005 in the amount of \$25,907.
- Drawing DE21054-1, Sheet 3 of 3, showing the details for pole and down guy installations.

Will you please review these enclosures and respond to me in writing as to whether or not the Army Corps determines this cost to be fair and justifiable. Upon receipt of your concurrence of this cost, I will then proceed to enter into a relocation agreement with NIPSCO.

If you have any questions regarding this information or this request, please give me a call at your earliest convenience.

Sincerely,

James E. Pokrajac, Agent  
Engineering/Land Management

/encl.  
cc:

Mark Pasyk, Jim Haywood, NIPSCO  
John Groboski, ACOE, (w/encl)



# Little Calumet River Basin Development Commission

6100 Southport Road  
Portage, Indiana 46368

(219) 763-0696 Fax (219) 762-1653  
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*Porter County Commissioners' Appointment*

VACANCY  
*Governor's Appointment*

DAN GARDNER  
*Executive Director*

LOU CASALE  
*Attorney*

September 12, 2005

Mr. Mark Pasyk  
NIPSCO  
801 E. 86<sup>th</sup> Avenue  
Merrillville, Indiana 46410

Dear Mark:

This letter will serve as authorization for you to proceed with the exploratory work to be done across your right-of-way west of Cline Avenue as part of our Stage VI Phase 2 construction. We have just been informed that Dyer Construction has staked out this line. We are basing your cost for exploratory on an e-mail we received from NIPSCO that indicated that it would cost \$12,500 to excavate and locate existing welds. We also give you authorization to perform the necessary reinforcement of these welds as necessary while they are exposed based upon previous cost submittals, and unit prices, to determine a time and material cost.

We are hoping that by providing you authorization to do the excavation work and the exploratory work at the same time that it would reduce the cost by not having to re-excavate and re-expose the pipes after a new estimate would be provided. In a conversation with your gas transmission engineering department, we were given the impression that there may be only one reinforcement per pipe for a total of three, rather than two reinforcements per pipe for a total of six. We realize this all depends on the location of the welds relative to the line of protection where we will be driving sheet piling. We received an e-mail from the COE on September 12 indicating that they had no problem with this procedure and that exploratory costs could be submitted with T&M costs after work is completed.

Upon completion of the exploratory and reinforcement work, please submit your invoice, along with a detailed breakdown providing the time and material cost in order that we may approve and reimburse you for your work.

When the welds are exposed, please contact Jim Pokrajac at 219/763-0696 in order that he may visit you in the field to review these reinforcements. If you have any questions regarding this letter of authorization, please contact Mr. Pokrajac.

Sincerely,

  
Dan Gardner  
Executive Director

cc: Neal Arndt, NIPSCO  
Imad Samara, Dave Druzicki, ACOE



# STAGE VI - PHASE 2

CONTRACT NO.: W912P6-05-C-0006  
 CONTRACTOR: Dyer Construction Company  
 DESCRIPTION: Little Calumet River, Stage VI-Phase II

TS-C-S  
 D. Anderson  
 Druzicki  
 Waldrom

ORIGINAL CONTRACT AWARD DATE/AMOUNT:	29-Jul-05	4,205,644.17
NTP DATE/CURRENT CONTRACT AMOUNT: Mods P00001	11-Aug-05	4,205,644.17
ORIGINAL CONTRACT COMPLETION DATE/ORIGINAL DURATION:	2-Feb-07	540
REVISED CONTRACT COMPLETION DATE/REVISED DURATION:	2-Feb-07	540
PENDING SCHEDULED COMPLETION DATE/PENDING TIME EXTENSIONS:	2-Feb-07	0

## ESTIMATED PROGRESS

A. Present Earnings as of Pay Est. No.	0.00
B. Estimated Earnings thru end of reporting period	100,000.00
C. Value of work Performed on Directed Mods (Earnings not paid for)	0.00
<b>TOTAL ESTIMATED PROGRESS (A+B+C)</b>	<b>100,000.00</b>

D. Work Paid for but not in Place (Materials in Storage)	0.00
--	------

<b>TOTAL VALUE OF PHYSICAL PROGRESS (A+B+C-D)</b>	<b>100,000.00</b>
---	-------------------

E. Potential Termination Costs (% of Remaining Costs){If Applicable}	0.00
--	------

<b>FINANCIAL PROGRESS - (A+B+C+D-E)</b>	<b>100,000.00</b>
---	-------------------

## TOTAL ESTIMATED FINAL CONTRACT AMOUNT

F. Current Contract Amount thru Mod. P00001	4,205,644.17
G. Current Value of Overruns/Underruns (+/-)	0.00
H. Directed, Pending Modifications	0.00
<b>TOTAL ESTIMATED FINAL CONTRACT AMOUNT (F+G+H)</b>	<b>4,205,644.17</b>

FUNDS OBLIGATED FOR PAYMENT: thru Modification P00001	100,000.00
---	------------

<b>ACTUAL PERCENT COMPLETE (A+B+C+D-E)/(F+G+H)</b>	<b>2.38%</b>
--	--------------

<b>SCHEDULED PERCENT COMPLETE (per NAS or Progress Chart)</b>	<b>2.00%</b>
---	--------------

<b>ESTIMATE EARNINGS FOR FY vs FUNDS AVAILABLE</b>	<b>0.00</b>
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## PROJECT STATUS/MAJOR ISSUES:

- Preconstruction meeting held August 23, Accruals for Bond and partial payment of mobilization items.
- The Corps issued partial withdrawal of NTP because we don't have a 401 permit for the project.

# Pump Sta. 1A

CONTRACT NO.: DACW27-01-C-0001  
 CONTRACTOR: Overstreet Engineering and Construction, Inc.  
 DESCRIPTION: Little Calumet River - Pump Station Rehabilitation Phase 1A

TS-C-S  
 D. Anderson  
 G. Anderson  
 Craib, Waldrom

ORIGINAL CONTRACT AWARD DATE/AMOUNT:	5-Oct-00	4,638,400.00
NTP DATE/CURRENT CONTRACT AMOUNT: Mods thru A00015 & P00019	7-Nov-00	4,974,280.67
ORIGINAL CONTRACT COMPLETION DATE/ORIGINAL DURATION:	8-Oct-02	700
REVISED CONTRACT COMPLETION DATE/REVISED DURATION:	21-Oct-04	1,444
PENDING SCHEDULED COMPLETION DATE/PENDING TIME EXTENSIONS:	11-Nov-04	21

## ESTIMATED PROGRESS

A. Present Earnings as of Pay Est. No.	30	4,239,286.58
B. Estimated Earnings thru end of reporting period		23,548.90
C. Value of work Performed on Directed Mods (Earnings not paid for)		0.00
<b>TOTAL ESTIMATED PROGRESS (A+B+C)</b>		<b>4,262,835.48</b>

D. Work Paid for but not in Place (Materials in Storage)		0.00
--	--	------

<b>TOTAL VALUE OF PHYSICAL PROGRESS (A+B+C-D)</b>		<b>4,262,835.48</b>
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E. Potential Termination Costs (% of Remaining Costs){If Applicable}		Not Available
--	--	---------------

<b>FINANCIAL PROGRESS - (A+B+C+D-E)</b>		<b>4,262,835.48</b>
---	--	---------------------

## TOTAL ESTIMATED FINAL CONTRACT AMOUNT

F. Current Contract Amount thru Mod.	thru A00015 & P00019	4,974,280.67
G. Current Value of Overruns/Underruns (+/-)		0.00
H. Directed, Pending Modifications	(Thru RFP SS038)	0.00
<b>TOTAL ESTIMATED FINAL CONTRACT AMOUNT (F+G+H)</b>		<b>4,974,280.67</b>

FUNDS OBLIGATED FOR PAYMENT: thru Modification	thru A00015 & P00019	4,382,627.09
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ACTUAL PERCENT COMPLETE (A+B+C+D-E)/(F+G+H)		85.70%
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SCHEDULED PERCENT COMPLETE (per NAS or Progress Chart)		100.00%
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ESTIMATE EARNINGS FOR FY vs FUNDS AVAILABLE		4,192,792.74
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## PROJECT STATUS/MAJOR ISSUES:

- Corps sent Overstreet a "cure letter" on 19 OCT 2004 due to lack of progress. Overstreet submitted a number of partial responses. Overstreet unable to obtain a pump rebuilding subcontractor to complete the work.
- The Corps sent Overstreet and Overstreet's bonding company a "show-cause" letter on February 7, 2005, indicating the Government is considering terminating the Contract under the provisions for Default.
- On February 16, 2005, Overstreet responded with a preliminary plan on the remaining Contract work. Overstreet's still unable to finalize a pump rebuilding subcontract.
- On March 9, 2005, Overstreet provided the lone proposal received for completing the pump rehabilitation work. Overstreet has indicated that the price is unreasonable since the amount is \$500,000 more than the unpaid amount remaining with Viking.
- Overstreet's bonding company met with Overstreet on March 21 and 22, 2005 to collect information on the Contract. A conference call between the bonding company, the Corps, and Overstreet was supposed to be scheduled but never occurred.
- Contracting Officer issued a followup "show cause" notice on 30 MAR 2005. Overstreet has not formally responded and the CO is in the process of terminating them for default.
- It is estimated that only \$23,548.90 was earned by Overstreet between 22 OCT 2004 and 14 APR 2005. No work has been completed since 14 APR 2005.
- A draft RMS T4D Modification was sent out for comment on 10 JUNE 2005.
- A draft Termination of Default Memo was sent out for comment on 23 AUG 2005. Comments have been received and a revised version of the T4D memo has been compiled. Backup documents have been assembled supporting the T4D memo.
- If the contract is terminated the majority of the remaining obligated funds will require accrual reversal and deobligation.



**DEPARTMENT OF THE ARMY**  
**CHICAGO DISTRICT, U.S. ARMY CORPS OF ENGINEERS**  
**111 NORTH CANAL STREET**  
**CHICAGO IL 60606-7206**

20 September 2005

**Planning, Programming and  
Project Management Division**

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

**Dear Mr. Gardner:**

This letter will provide the Little Calumet River Flood Control Project funding needs for fiscal years (FY) 2006 and 2007. Enclosure 1 is a table that shows the project funding breakdown (federal and non-federal) for the next two fiscal years. These funding projections are based on continuing the ongoing construction contracts of Stage VI-1 South, VI-1 North, VI-2 and Landscaping Contract 2.

These projections also include the award of Burr Street Betterment Levee Phase II construction contracts. And continue design work on Stages V and VIII. The total local funding (non-federal) cash contributions for FY 2006 and FY 07 are \$866,635, \$1,315,300 respectively.

I hope the information enclosed will assist you in your effort of obtaining funds from the state for the project. Please let me know if you have any questions, you can call me at 312-846-5560.

**Imad N. Samara  
Project Manager**

**Enclosure**

**LITTLE CALUMET RIVER FLOOD CONTROL AND RECREATION PROJECT**  
**PROJECTED FEDERAL AND NON-FEDERAL FUNDING REQUIRED FOR**  
**FISCAL YEARS 2004, 2005, 2006 and 2007**

Enclosure 1

FISCAL YEARS 2004, 2005, 2006 and 2007																	Enclosure 1
20-Sep-05		FY 05			FY 06			FY 07			FY 08			FY 09			
CONTRACT	TOTAL CONTRACT COST	FY 05 Fed	10/04-9/05 Non-Fed	Total Per FY	Acquisition Cost Non-Fed	Relocation Cost Non-Fed	FY 06 Fed	10/05-9/06 Non-Fed	Total Per FY	Acquisition Cost Non-Fed	Relocation Cost Non-Fed	FY 07 Fed	10/06-9/07 Non-Fed	Total Per FY	Acquisition Cost Non-Fed	Relocation Cost Non-Fed	
Burr Street 2 (Gary)*	\$1,400,000							\$1,400,000									
Burr Street 2 (LCRBDC)	\$2,200,000							\$350,000	\$0			\$1,850,000	\$550,000	\$2,200,000			
Pump Station 1A	\$4,900,000																
North 5th Pump Station																	
Stage VI-1 S	\$8,733,500	\$3,111,250	\$163,750	\$3,275,000			\$2,007,405	\$161,095	\$2,158,500			\$1,209,000	\$91,000	\$1,300,000			
Stage VI-1 N	\$5,567,000	\$18,600	\$1,400	\$20,000			\$1,996,710	\$150,290	\$2,147,000			\$3,230,000	\$170,000	\$3,400,000			
Design/CM/PM Effort		\$665,000	\$35,000	\$700,000			\$651,000	\$49,000	\$700,000			\$651,000	\$49,000	\$700,000			
A/E Contracts	\$100,000	\$47,500	\$2,500	\$50,000			\$0	\$0	\$0			\$46,500	\$3,500	\$50,000			
Stage VI-2	\$4,206,000	\$95,000	\$5,000	\$100,000			\$1,989,500	\$150,500	\$2,150,000			\$1,858,200	\$97,600	\$1,956,000			
Stage V-3	\$2,455,000											\$432,250	\$22,750	\$455,000			
Stage V-2	\$9,614,000											\$2,850,000	\$150,000	\$3,000,000			
Stage III Remediation																	
Wetland Mitigation*	\$1,170,000																
Landscaping 2	\$650,000	\$19,000	\$1,000	\$20,000			\$299,250	\$15,750	\$315,000			\$251,760	\$13,250	\$265,000			
Pump Station 2	\$2,500,000											\$1,653,000	\$147,000	\$2,100,000			
Wetland Mitigation (Hobart)	\$1,000,000											\$279,000	\$21,000	\$300,000			
Total		\$3,856,350	\$208,650	\$4,165,000			\$6,953,665	\$886,635	\$7,470,500			\$14,410,700	\$1,315,300	\$15,726,000			

22

# LITTLE CALUMET RIVER BASIN DEVELOPMENT COMMISSION ATTENDANCE ROSTER

NAME OF MEETING: LCRBDC DATE: October 5, 2005

LOCATION: Jean Shepherd Center CHAIRMAN: Bill Biller  
Hammond, IN PLEASE SIGN IN

	NAME (PLEASE PRINT)	ORGANIZATION, ADDRESS, PHONE NUMBER
1	JOHN GISMONDI	7323 ARKANSAS 219-845-8986
2	BRYAN K BUTALA	2718 173RD 219-844-6377
3		
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WORK STUDY SESSION  
OPERATION AND MAINTENANCE  
October 5, 2005  
BOB HUFFMAN, Committee Chairman

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1. Final minutes of the August 5, 2005 coordination meeting with the city of Gary representatives for O&M turnover of flood control features in Gary were distributed on October 4, 2005. 1-6
2. A list has been distributed to representatives from Gary for comments on the scope of work for the four (4) pump stations in Gary (awaiting responses).
  - This will then be advertised by the LCRBDC for bids.
  - After completion and acceptance by both LCRBDC and Gary, these stations will be turned over to Gary.
3. A letter is being drafted to the Army Corps regarding engineering concerns for the Stage IV-1 North drainage ditch (Stevenson to Calhoun, north of NSRR), and the turn-around west of Martin Luther King Drive and south of I-80/94.
  - The drainage ditch has sloughing on the side slopes which are degrading the side slopes as well as integrity of the ditch.
  - The turn-around is inadequate for emergency response access and O&M.
4. J. F. New is anticipated to complete their design of their proposal for water quality treatment in the Burr Street-Gary segment by October 7, 2005.
  - This is an item that Gary felt needed to be addressed prior to their taking over O&M.

**MINUTES OF THE MEETING OF BETWEEN THE  
LITTLE CALUMET RIVER BASIN DEVELOPMENT COMMISSION  
AND THE CITY OF GARY TO DISCUSS THE  
O&M TURNOVER PROCESS  
AUGUST 5, 2005**

**Attendees:**

Jim Meyer, Attorney, GSWMD/Gary  
Spike Peller, GSWMD  
Don Smales, Greeley & Hansen  
Jay Niec, Greeley & Hansen, GSWMD  
Dwain Bowie, United Water  
Hal Black, United Water  
Cass Villacin, WREP/United Water  
Dan Gardner, LCRBDC, Executive Director  
Jim Pokrajac, LCRBDC, Engineering/Land Management Agent  
Bob Huffman, LCRBDC Commissioner  
Lou Casale, LCRBDC Attorney  
Imad Samara, USACOE, Project Manager (via tele-conference call)

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**I. Overview of Little Calumet River Project Status**

- A. Dan Gardner explained the current construction status of the overall flood control project to the Illinois state line
1. August 2005 scheduled release for bids for Stage VI-1N (Kennedy Avenue to Cline, north of the Little Calumet River)
  2. Stage VI-2 has already been awarded and construction will start this fall (Liable to Cline, south of the Little Calumet River)
  3. Dan Gardner also explained Congressman Visclosky's letter dated March 30, 2005 targeting the entire project to the Illinois state line be completed by December 2009.
  4. There was an explanation of the upcoming Betterment levee projects
    - Gary portion – Colfax to Burr
    - LCRBDC portion – Burr to Clark
  5. Imad Samara mentioned that the Army Corps currently had \$1.5 million set aside for flood proofing that will be made available for Burr Street construction east of Burr Street.
    - Dan Gardner mentioned that the LCRBDC has a total of \$900,000 approved by the State Budget Committee for both betterment levee segment projects. The Army Corps estimate for the project east of Burr Street would require approximately \$600,000 be made available from the LCRBDC in addition to Army Corps money to complete that construction.
    - That would provide \$300,000 that the LCRBDC could use for the construction with Gary between Colfax to Burr.



- Jim Meyer indicated the city of Gary also has a limited budget and that the \$1.4 million that was originally earmarked would be their total participation in this project.
  - Lou Casale indicated that the current Army Corps estimate is above the available funding and that if Gary provides \$1.4 million, LCRBDC would still only have approximately \$300,000 available for the balance of construction cost.
  - Jim Meyer asked that if the cost exceeds the Corps estimate, who would pay for this overage.
  - Lou Casale indicated that as part of the agreement, they would indicate that “if the bids come back over the estimate, the city of Gary and the LCRBDC would have to agree on who pays what part of the overage before the award of the contract”.
  - Jim Meyer asked Imad Samara what the current Army Corps estimate is for the Little Calumet River portion of construction from Burr to Clark (Imad Samara indicated that they don’t have a current estimate for the Burr Street – Little Cal portion; but they should have it by the end of August. The current estimate was \$3.5 million for the entire Burr Street Phase II (which includes the Gary portion), but has not been re-visited.
  - This estimate does not include profit.
6. Dan Gardner mentioned the overall requirements for Gary to come out of the floodplain are as follows:
- Grant Street and Broadway interchanges and I-80/94 need to be completed by INDOT(anticipated construction completion fall of 2005).
  - City of Gary needs to accept O&M responsibility for completed construction in Gary and sign an agreement accordingly.
  - The Army Corps needs to certify the levee construction as a requirement by FEMA.
  - All betterment levee construction needs to be completed between Colfax and Clark. Construction contracts need to be let to allow the petition to have FEMA begin reviewing the paperwork.

## **II. Burr Street Gary Levee – Project Sequence**

- A. Imad Samara indicated that the Corps will provide (1) completion of the plans and specifications for the levee and drainage work; (2) provide engineering during construction; (3) review submittals from the contractor in accordance with the specifications developed by the Corps; and (4) construction management by the Corps’ Calumet Area office personnel. Imad Samara further indicated that the plans and specs have already been completed by the Corps and are ready to advertise.**
- B. As per the city of Gary’s request to include MS4 design addressing water quality, J. F. New has a proposal in the amount of \$18,250 to supplement the Corps’ plans and specifications.**
- 1. J. F. New has been given the disk with the design for Burr Street as provided by the Corps. They will modify these drawings to include**

**features that will address water quality and submit it to the Corps for final review.**

- **Jim Pokrajac to get CD disk to Don Smales for Burr Street (the design on this disk is 6-8 months old and is the most current).**
2. **Army Corps will review this design and upon concurrence, will include these modifications as part of the bid package.**
  3. **The city of Gary and their representatives will review this disk to cross reference earlier comments to see how the Corps has addressed previous concerns of design.**
  4. **J. F. New contract is for \$18,250**
    - Lou Casale indicated the LCRBDC does not have additional money to pay for this design.
    - Lou Casale also indicated that if the LCRBDC were to assume this responsibility, they would have to R.F.P. to use J. F. New.
    - Jay Niec indicated the proposed design would be to have a shallow, low flow ditch incorporated within the high flow ditch which will include a plunge bowl at both the east and west ends of the drainage ditch. Also, that plantings (native vegetation) and meanderings would be included.
    - Jim Meyer asked why J. F. New would have to provide the civil design for this concept. Jim Pokrajac pointed out that the Corps does not have “in-house” design capability for this type of concept.
    - Jim Meyer questioned the amount of maintenance that would be required for this system after the project was completed (Jay Niec indicated the plunge bowl would need to be cleaned occasionally and that native grasses, once established, would not require any assistance or maintenance.
    - **Jim Meyer requested that we talk to J. F. New to get a separate cost of construction to incorporate this design for discussion purposes.**
    - **Jim Meyer indicated that the city of Gary will pay for the services to be performed by J. F. New from existing funds and will proceed to retain to use J. F. New asap.**
  5. **The LCRBDC distributed the most recent Corps construction estimates for the Gary portion of the Burr Street levee. This is to be kept confidential.**
    - Jay Niec mentioned that there would be some overlap with the estimate, whereby MS4 costs would be included (type of plantings in the ditch).
  6. **Lou Casale asked the Corps to explain the current construction schedule**
    - Imad Samara indicated that once the design was completed, that the city of Gary would have their own time frame based upon their bid procedures.
    - The LCRBDC schedule for the segment east of Burr Street is currently dependent on executing the Norfolk Southern Railway Company agreements. (anticipating 2-3 months to advertise).
  7. **Dan Gardner asked if it would be more desirable to the Corps to have both Burr Street projects going on simultaneously (Imad Samara mentioned that it did not matter because the Corps was going to dedicate one construction field manager for both projects).**

- Dan Gardner asked if any of the current construction items could be removed or reduced (Imad Samara indicated that one possibility would be to eliminate the construction trailer as a bid item).
- 8. Lou Casale discussed the upcoming agreement that will be needed between the LCRBDC and the city of Gary regarding the Betterment levee – Gary portion of construction.
  - Jim Meyer indicated that the main issue appeared to be money and that, at this point in time, no one could anticipate what respective funding would be until the bids came back.
  - Imad Samara asked the city of Gary how this project was to be bid. Jim Meyer indicated that the apparent low bidder would be considered after final evaluations and that any qualified contractors could bid on this project.
  - Jay Niec, discussing money issues for this segment, indicated that the Corps estimate included a 20 mile travel to and from the borrow site (if the contractor selects to use the near-by “Brian Doughman” site, that it is adjacent to the construction and would save considerable money for travel time.
  - **Lou Casale indicated that from a time frame perspective, that it could take more than 45 days to get the Attorney General’s signature to complete the execution of this agreement, which would be required per State statute.**
- 9. Lou Casale questioned the Corps as to whether or not they would be part of the signing of the upcoming agreement.
  - Imad Samara indicated they would not, because they have a current agreement with the LCRBDC.
  - **Lou Casale indicated he would have a draft agreement made available to Jim Meyer, hopefully, within a few weeks.**

### III . Pump Stations Rehabilitation/Inspection/Acceptance by Gary for O&M

1. Dan Gardner indicated that the LCRBDC had an Operation & Maintenance Committee meeting on July 26 to discuss the facilitation of turning over the six pump stations to the city of Gary.
  - **The Commissioners gave authorization to complete emergency repairs at the Ironwood and Grant Street pump stations.**
  - Lou Casale asked if the agreement was in place
  - **Jim Pokrajac indicated that it was being solicited for quotes and that by August 19, a contract would be awarded to complete these items.**
  - **Jim Meyer indicated that an agreement be put together for the pump stations whereby WREP, LCRBDC, GSD, and the GSWMD would all sign off agreeing to complete construction to make the pump stations “as-designed”.**
  - Lou Casale indicated that everyone will work together to complete a scope of work that is acceptable to all parties.

- **Jim Pokrajac mentioned that the scope of work should be completed for bids by the middle of September**
  - **Jim Pokrajac indicated that they are working with R. W. Armstrong to complete a scope of work and will coordinate with Jay Niec from Greeley & Hansen to determine the final scope of work. (A field visit will be held at each site to assure that all items required to get to “as-designed” condition would be satisfactory to all parties.)**
  - **Dwain Bowie questioned the status of the \$35,000 in charges that need to be reimbursed to United Water for services performed over the past several years to keep the pump stations operational.**
  - **Jim Pokrajac distributed the current lists of items to be completed as performed from diagnostic testing from Austgen Electric, a separate inspection with the Corps, and items that were addressed by the city of Gary. These were distributed to Don Smales and Dwain Bowie.**
  - **Jim Meyer questioned the status of the transfer of real estate for excess lands from the LCRBDC to the city of Gary (Lou Casale indicated this is ongoing).**
  - **Jim Meyer indicated that the city of Gary needs to either own the land or have an easement agreement upon the land upon which they will be performing O&M. Lou Casale asked about the four pump stations and Jim Pokrajac indicated that two were on land currently owned by the LCRBDC and two were on properties owned by the city of Gary.**
  - **Jim Meyer indicated that the city of Gary needs, not only to have rights on the lands that they need to perform O&M, but they need easements to access these sites.**
  - **Lou Casale suggested that we could turn over the pump stations first because of the urgency to insure their operation during a potential flood event and that the other easements or transfers would follow later.**
2. Recently, an inspection was completed by the Army Corps, LCRBDC, and Greeley & Hansen for the Stage III Remediation project, which included two lift stations (Marshalltown and 32<sup>nd</sup> & Cleveland).
- **Imad Samara asked if we could turn these over to the city of Gary right now because they were found satisfactory and could be turned over in “as-designed” condition.**
  - **Jim Meyer indicated they would take these two pump stations over for maintenance but they would require several items prior to agreeing to take over these stations. (confirm that any punch list items have been completed, any spare parts be turned over, O&M manuals and/or guarantees and warranties would be made available, all as-built drawings be provided to the city of Gary, and that proper training has been provided to representatives from Gary.**

- **Jim Meyer indicated to Lou Casale that they would need to work out an agreement whereby those lands, currently owned by LCRBDC, need to be turned over or transferred to the city of Gary.**
- **Lou Casale suggested that we combine all land transfer (excess lands as well as all easements or rights to work on the land that would accommodate Gary for O&M responsibilities) and we submit these to the Attorney General at one time.**
- **Jim Meyer asked for a map that would show all of the properties that the LCRBDC would turn over to Gary. Jim Pokrajac indicated that we had previously given them these drawings and that if they needed extras, we could provide them.**
- **Jim Pokrajac will coordinate with LCRBDC staff to comprise a package of all plats and legal descriptions which will be included as attachments to the agreement which would be worked out between Attorney Casale and Jim Meyer.**
- **Spike Peller asked about the sluice gates and flap gates and whether or not they should be included as part of the contract to bring project features to “as-designed” condition. (Jim Pokrajac indicated that it may be best to treat this as a separate item and that a few sluice gates still need to be inspected.**
- **Jim Pokrajac also indicated that flap gates may need to be cleaned as well as the sluice gates need to be lubricated.**
- **Don Smales asked what the status was for the 27<sup>th</sup> and Chase Street sluice gates and whether or not we would advertise that with the Burr Street Betterment project.**
- **Imad Samara indicated this would be handled separately.**
- **Jay Niec indicated he was working with Rick Ackerson. The Army Corps still needs to submit their proposal to Jay Niec for review and comment – Imad Samara to facilitate.**
- **The Army Corps will bid that project out separately and provide all necessary coordination.**
- **Jim Pokrajac was given the assignment to comprise the minutes of this meeting and will work on other involved parties to assure all items are addressed and/or current and accurate before final distribution.**

**WORK STUDY SESSION**

**5 October 2005**

**LAND ACQUISITION COMMITTEE**

**Robert Marszalek, chairman**

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- 1.) There are no increased offers. There are no condemnations.

Update on condemnation DC 598: Owner - Norfolk Southern Railroad  
Condemnation filed 2 September 05. Hearing scheduled for 7 November 05. We still are open to negotiations with the railroad as we come closer to court time.

- 2.) We are providing information to the Congressman's office as requested.  
See attached e-mail.

1-3

- 3.) Update on Land Acquisition Schedule:

*V-2 Kennedy Avenue to Northcote* – we are on time. Appraisals are under review. Appraiser completing visual inspection today of the K-Mart corridor east of Indianapolis Boulevard. Expect reviews to be completed by end of November. Expect offers to be made in December/January/February. We met with North Township Trustee (Wicker Park) who promised to work with LCRBDC. Because of his resignation the appraisal may be affected. We are waiting to hear from the appraiser.

*V-3 Woodmar* – We met with American Consulting (representing Cabela's) this morning to discuss property identification along the west side of Indianapolis Boulevard as a possible entrance to Cabela's. We will be meeting with Hammond on 10/14/05 to discuss Hammond's game plan to develop Cabela's and the K-Mart Corridor.

*VII Northcote to Columbia* – we are about three weeks behind schedule. This time can be made up during the appraisal/review phase. We have enough funds for surveys and appraisals, however, offers to landowners may have to wait until we review our cash flow while waiting on the next \$1,000,000 from the state budget (expected early summer 06).

**Judy Vamos**

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**From:** "Judy Vamos" <jvamos@nirpc.org>  
**To:** "Johnson, Elizabeth" <Elizabeth.Johnson@mail.house.gov>  
**Sent:** Wednesday, September 28, 2005 11:06 AM  
**Subject:** Re: Stage V-3 DC List

28 September 05

Dear Elizabeth,

As I mentioned in my letter, I am writing a DC List for Stage V-3 of which the most important acquisitions are the easements on the Woodmar Country Club. The appraisal is complete and we know the just compensation amount. Whether it goes to Woodmar or Cabelas's, whether it's a donation or payment is yet to be known.

2) The rest of V-3 are INDOT easements. We will work with INDOT, but it may take a little longer for acquisition.

Anyway, I'll send the DC List for Stage V-3 as soon as possible. Please call me if questions.  
Thanks.

JV

Judith (Judy) Vamos  
Land Acquisition Agent  
Little Calumet River Flood Control and Recreation Project  
Phone: 219-763-0696  
Fax: 219-762-1763  
e-mail: [jvamos@nirpc.org](mailto:jvamos@nirpc.org)

----- Original Message -----

**From:** Johnson, Elizabeth  
**To:** 'jvamos@nirpc.org'  
**Sent:** Tuesday, September 27, 2005 2:13 PM  
**Subject:** Stage V - Little Calumet River

Hi Judy,

1) Thanks for sending me the parcels for Stage V-2. Per your letter, you mention a new list for Stage V-3 - if you can send that list to me via USPS, or email if it is easiest, as soon as it is ready, I would appreciate it. Thanks for all your help.

Liz

/ Sent Elizabeth a  
DC List for all  
acquisitions in  
V-3 for  
9/27/05

9/28/05

Fax: 219-762-1763  
e-mail: [jvamos@nirpc.org](mailto:jvamos@nirpc.org)

----- Original Message -----

**From:** Johnson, Elizabeth

**To:** 'Judy Vamos'

**Cc:** Samara, Imad LRC

**Sent:** Thursday, September 29, 2005 12:33 PM

**Subject:** RE: Stage V-3 DC List

Thanks for the list, it's very helpful. Would you please provide an update regarding the INDOT easements for this stage; I recall a conversation in which the LCRBDC and INDOT were working together regarding the easements, but then INDOT backed out. The listing for Stage V-2 reflects only one INDOT easement - Are there INDOT easements within Stage V-3?

Thanks, Liz

-----Original Message-----

**From:** Judy Vamos [<mailto:jvamos@nirpc.org>]

**Sent:** Thursday, September 29, 2005 11:19 AM

**To:** Johnson, Elizabeth

**Cc:** Samara, Imad LRC

**Subject:** Stage V-3 DC List

Elizabeth inquired  
about the INDOT  
easements. The  
reply is (2).

JV.  
9/29/05

2

9/30/05



**Judy Vamos**

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**From:** "Judy Vamos" <jvamos@nirpc.org>  
**To:** "Johnson, Elizabeth" <Elizabeth.Johnson@mail.house.gov>  
**Sent:** Thursday, September 29, 2005 6:09 PM  
**Subject:** Re: Reply about INDOT on Stage V-3 DC List

29 September 05

Dear Elizabeth,

The answer about INDOT easements gets a little complicated and for future answers you may have to call Jim Pokrajac. He deals with INDOT. Here goes:

For Stage V-2:

2) The only INDOT easement is DC 1180. It's on Rte. 41 and is a road access easement to the flood protection that will go behind Tri-State and through to Wicker Park. INDOT has a pump station that was to go in south of Tri-State. INDOT said they might be able to help us with our real estate and construction when they built their pump station as part of the Ridge Road project. (The Corps is not going to do its engineering until March 06.) We were hoping that INDOT could somehow help with the real estate and construction and we would not have to acquire this parcel. We received the Memo on 9/19/05 that INDOT's project was suspended, so we will acquire the easement (DC 1180).

For Stage V-3:

I have listed no INDOT easements on Stage V-3 DC List because we don't know if we'll need any as yet. There is a stop light at the entrance to Wicker Park on Rte. 41. That area is Southeastern Gardens Block 89 and we have our surveyor checking for ownership (Hammond or INDOT?). Our appraiser spoke with Hammond about their road easement south of the light (DC 1185) and Hammond seemed acceptable that Cabelas could possibly use that area as a Cabela entrance to the property. If Hammond allows their land to be used we will pursue an easement on Hammond property. If not, and Cabelas elects to use the entrance at the light we'll assign a DC number (probably the same DC 1185 number) and pursue an easement on INDOT land (if INDOT owns the land). We are having a meeting in October with Hammond and we'll know more after that meeting.

I hope I have not confused you with my explanation. Land acquisition is not always a smooth transfer especially when we're dealing with a situation like the Woodmar/Cabela/INDOT problem that depends on others actions.

Please call me if you have questions. Thanks.

JV  
Judith (Judy) Vamos  
Land Acquisition Agent  
Little Calumet River Flood Control and Recreation Project  
Phone: 219-763-0696

3

9/30/05

**WORK STUDY SESSION  
LAND MANAGEMENT  
OCTOBER 5, 2005  
Bob Marszalek, Committee Chairperson**

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1. 3120 Gerry Street
  - Letter sent to the representatives' office for the Indiana Attorney General on September 20 summarizing current status for disposition of property, and requesting approval (refer to attachment 1 & 2 of the Land Management report)
2. Final execution to agreement with Stan Stann (Chicago Tower Leasing) was executed on September 27, raising the rent from \$1400/month to \$1568/month (Refer to attachment 3 to Land Management Report)

# TUESDAY OCTOBER 11, 2005 FREE STORMWATER WORKSHOP



Regional Stormwater Outreach Program

Presenting the Watershed Issues Satellite Series

## Stormwater Management from a Watershed Perspective



- Does your town look like this after a rain?
- Attend this conference and see how other towns manage stormwater

Photo reprinted from May 10, 05 Yakima Herald Republic



- See how Portland Oregon manages Stormwater
- Strategies for neighborhoods and businesses

Photo courtesy of Bureau of Environmental Services, Portland OR



- Learn how a community changed Cut Banks into a Green Space



- Phase II communities get credit for Public Education and Outreach by organizing and showing this satellite/video stream workshop
- Attend and find out what YOUR COMMUNITY can do to manage stormwater



**Valparaiso University**  
**Neils Science Center**  
**Room 234**

### Agenda:

**Continental Breakfast-10:30am**

**Satellite Program - 11:00am-1:30pm**

**Box Lunch Provided-1:00pm**

**Follow-up Discussion-1:30pm-2:00pm**

**Free Parking Passes Provided**

To Register for this FREE event contact Francayne Mixon at NIRPC (219) 763-6060 By Friday, October 7, 2005



Oregon State  
UNIVERSITY





## ***LAND ACQUISITION REPORT***

**For meeting on Wednesday, October 5, 2005**

***(Information in this report is based upon latest data provided at the time the report is put together. Dates and costs may vary depending upon ongoing design and/or coordination with the Army Corps. Report period is from September 1 – September 29, 2005)***

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### **EAST REACH – REMAINING ACQUISITIONS**

1. In compliance with the Congressman's request to complete the project by December, 2009, we are reviewing remaining East Reach acquisitions for acquisition either on tax sale or from landowner. **(Ongoing)**
  - **Two more offers will be mailed by mid-October. There are 23 acquisitions remaining in the East Reach. (807 acquired so far.)**
2. On June 15, 2005 the Lake County Commissioners approved our petition to acquire two properties listed on the August 30, 2005 tax sale. We will pursue a tax title deed. DC517 may be a relocation.
3. We will be appraising the "WLTH" Radio property, DC813, on Martin Luther King Drive. The owner has requested we finish this acquisition to determine how the flood control project is affecting his property.
  - **Survey work to be completed by September 30<sup>th</sup>, 2005**
  - **The survey will show elevations of the land as well as tower location.**
  - **WIND will be appraised at the same time as WLTH.**

### **STATUS (Stage IV – Phase 1 South) EJ&E RR to Burr St – South Levee:**

1. Construction on the WIND Radio station property has been completed using a right-to-construct.

### **STATUS (Stage V-2) Kennedy Avenue to Northcote, both North and South levees**

1. The team approach to appraising and reviewing acquisitions is under way. We are on schedule for V-2. **However, some problems have occurred. A meeting was held on September 20<sup>th</sup>, 2005, to discuss and resolve several issues. We are still on schedule.**
2. Indianapolis appraiser John Snell was mailed a notice to proceed to update the original Wicker Park appraisal completed in 2001.
  - Some engineering re-design may hold up the appraisal. Mr. Snell was contacted on 8/31/05 to extend his contract delivery date. The design changes are a result of a meeting with landowners on 8/24/05 (See #3)
  - **At the September 15<sup>th</sup>, 2005 Real Estate meeting, it was agreed that the appraisal for Wicker Park would be completed as designed.**
  - **It was also agreed that a supplemental appraisal could be done, as part of an economic analysis, which could allow a design change that would move the levee further North on Cabala's property.**
  - **The appraiser will re-start the appraisal after our meeting with Hammond.**



3. A meeting was held on August 24, 2005 at Munster Town Hall. The Committee to Preserve Wicker Woods (CPWW), Munster officials, LCRBDC, and the Corps were present to discuss possible solutions to preserving the area west of Hart Ditch along Hawthorne Drive.
  - A. **LCRBDC agreed at this meeting to provide a survey showing the west toe of the levee relative to the current Army COE design. (Refer to Engineering report for status.)**
    - **The survey staked the levee position to show the CPWW which trees would be removed in the levee area.**
4. We sent a letter to Hammond on 8/22/05 requesting re-imbursement for the Woodmar appraisal cost.(ongoing)

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

1. Woodmar Country Club voted on 8/25/05 to sell to Cabella's. We've been in touch with Hammond officials concerning the effects the sale has on the K-Mart/builder's Square corridor of development and how it affects LCRBDC. **A meeting is tentatively schedule for mid-October to discuss the issues.**
  - **The Congressman's office has requested a DC list for Stage V-2. We were anticipating working with INDOT to put our easements on their easements. This will not happen. We'll write a DC list for V-3.**

3-4

**STATUS (Stage VI-Phase 1 South) – Kennedy to Liable - South of the river:**  
**Land Acquisition deadline July, 2004**

1. **Construction is continuing on this segment.**

**STATUS (Stage VI-Phase 1 North) – Cline to Kennedy – North of the river:**  
**Land Acquisition deadline April 30, 2005**

1. Bids were opened on August 24, 2005. Illinois Constructors Corporation is the apparent low bidder, submitting a bid approximately 15% under the COE estimate(without profit).

**STATUS (Stage VI-Phase 2) – Liable to Cline – South of the river:**  
**Land Acquisition deadline April 15, 2005**

1. Dyer Construction was awarded the contract on July 13.

**STATUS (Stage VII) – Northcote to Columbia:**

1. In compliance with the Congressman's request to complete the project by December, 2009, we will be re-identifying landowners and parcels, ordering title work and surveys in July 2005, according to our management plan.
  - Survey work is started on both sides of the river. Anticipated completion date is mid to late September.
  - We are two weeks behind our acquisition schedule but that time can be made up in the appraisal procedure. (Ongoing)
2. **We have received a few calls from residents who received our introductory letter. Residents are concerned about the time of construction, value of their properties, and impact of construction on the environmental area currently on the existing levee.**

5-6

**STATUS (Stage VIII – Columbia to State Line (Both sides of river)**

1. The COE has put Stage VIII on hold. We will be reviewing parcels, cost, schedule on Stage VIII with the Corps in light of Congressman's Visclosky's letter to complete the project by December 2009.



### **STATUS (Betterment Levee – Phase 1 - Gary) Colfax to Burr Street:**

#### **Land Acquisition is completed.**

1. This portion of construction will be advertised, paid for, and coordinated by the city of Gary. The COE will oversee the construction to assure compliance with Federal specifications. We still need a signed agreement with Gary before we can sign our right-of-entry.
2. A meeting was held with representatives from Gary on August 5<sup>th</sup>, 2005.
  - **LCRBDC attorney currently working on the Interlocal Agreement as part of the overall agreement with the City of Gary for O&M responsibility.**

### **STATUS (Betterment Levee – Phase 2 North of the NSRR east of Burr Street, and ½ mile east, back South over RR approximately 1400':**

#### **Land Acquisition deadline is September, 2005**

1. At our monthly Corps/LCRBDC Real Estate meeting on March 15, 2005, it was agreed to continue with Burr Street as far as possible. Deadline is extended **due to being in condemnation court with the NSRC.**
2. A uniform offer of \$20,700 for an easement acquisition was sent to the NSRR on June 6, 2005. **The railroad has requested changes to the COE design based on safety factors. COE has completed the re-design. This re-design has also been rejected by the NSRC and the LCRBDC attorney filed for condemnation on September 6<sup>th</sup>, 2005.**
3. It was decided in a conference call between the COE and LCRBDC on 8/31/05 to file the condemnation with the original design but continue to negotiate with the railroad if they are willing to still discuss the engineering.

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

1. We will be reviewing parcels, cost schedule with the Corps in light of Congressman Visclosky's letter to complete the project by December 2009.
2. New regulations for 49 CFR Part 24 allow in-house appraisals (waiver valuations) to be increased from \$5,000 to \$10,000. We **have been** writing new waiver valuations for several remaining acquisitions instead of assigning appraisals (more costly) to contract appraisers.

### **CREDITING:**

1. LCRBDC had a conference call with John Weaver of INDOT on March 16, 2005 requesting incremental cost data at Cline Avenue that would substantiate crediting. Best estimate still is in the range of \$600,000 (Ongoing)
2. Detroit Real Estate has asked to make some changes in crediting procedure. We are working on it. **(Ongoing)**

### **GENERAL INFORMATION:**

1. We continue to supply information to the Congressman's Office as requested.
2. We have identified the recipients of unclaimed monies held in court from our condemnation cases. We have written to the court and are still waiting for a reply. **(Ongoing)**

## **Judy Vamos**

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**From:** "Judy Vamos" <jvamos@nirpc.org>  
**To:** "Louis Casale" <lcasale@cwblawfirm.com>; "Angela Ogrentz" <aogrentz@cwblawfirm.com>  
**Sent:** Friday, September 23, 2005 1:22 PM  
**Subject:** Clean-up offers in East Reach to be sent

23 September 05

Dear Lou,  
cc: Angie

Next week I'll be sending you info on two properties DC 830 and DC 831 in Gary. These are just 2 of the approximately 24 "clean-up" lots we still need for flowage in the East Reach.

My e-mail today is an alert that these DC's are coming. I'll be sending these "clean-up" packets as we continue to work westward in the West Reach so the entire land acquisition can be acquired in the allotted time. Please call me if questions. Thanks!

JV

Judith (Judy) Vamos  
Land Acquisition Agent  
Little Calumet River Flood Control and Recreation Project  
Phone: 219-763-0696  
Fax: 219-762-1763  
e-mail: [jvamos@nirpc.org](mailto:jvamos@nirpc.org)

9/23/05

## Alan Landing

From: "Andrew Lines" <alines@irr.com>  
To: <a.landing@comcast.net>  
Cc: "Pat McGarr" <patmcgarr@irr.com>  
Sent: Friday, September 09, 2005 5:04 PM  
Attach: PROJECT BOOK FINAL.pdf  
Subject: Project Book Final

Alan-

Let me begin by apologizing profusely for the, simply put, horrible project book we forwarded you previously. I think we were all so entrenched in putting values on the properties (among other jobs we are trying to complete) we lost track of our appraisal basics. I made the biggest err of all by not electing to verify each sale myself, and gave most of the responsibility to our new research assistant, who started only two months ago. Obviously, Indiana is not the easiest area to get solid comparable information- and requires an expert's touch, knowledge and persistence. You clearly showed this in your preliminary review of our project book.

Item by item, I went through each of your comments and I believe I have accounted for all your questions. Each sale was verified and photographed (except for the Krispy Kreme—I promise to do this next week and I know its there!), and all sales disclosure forms that were available at the county building. We have attempted to provide all relevant names and phone numbers so that you can contact these data sources yourself. Most were friendly (the young woman at Praedium is now my all time favorite phone-war story)! For those sales we had trouble finding concrete evidence for—we tossed. This should hopefully alleviate any controversy over the comparables we use.

There are some particulars concerning our NPA demographic data I tried to account for in footnotes. I can probably describe these differences better over the phone. Feel free to call me directly and we can go over this if you still have concerns.

As per your instruction, we have held up completing the first 12 reports (all residential), until we can solidify this project book, which I have attached as an adobe file to this letter. Although we continue to work on these reports, we will wait on your word before we begin sending you them. The commercial reports will follow soon afterwards, and I think our team is excited to get all of these reports to you by the end of next week, so that you can utilize all of the two months you have to finish your important review process.

Again, please accept my sincerest apologies and we all are deeply grateful for your patience and commitment to the project.

Best wishes,  
Andrew

Andrew R. Lines  
Integra Realty Resources- Chicago  
566 W. Lake Street Suite 320  
Chicago, IL 60661  
312-346-3200 X102

*Letter from appraisal firm who submitted a project book for the appraisal. The project book was unacceptable by the reviewer, Alan Landing.*

*Called Andrew 9/12/05 - "glad his willing to work on team and will make appropriate changes".*

*Also called Alan - told him I called Andrew and complimented his attitude. Told Alan "we are still working on team and please review the new project book".*

*9/9/05*

*2*

*9/10/05*



**Kathy Dubie**

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**From:** "Johnson, Elizabeth" <Elizabeth.Johnson@mail.house.gov>  
**To:** <dgardner@nirpc.org>; <jvamos@nirpc.org>  
**Sent:** Monday, September 19, 2005 10:21 AM  
**Subject:** Little Calumet River Project - Stage V

Dan and Judy:

Could you please provide me a spreadsheet identifying all the necessary real estate for Stage V-3 (N), Stage V-2 (N), and Stage V-2 (S) - including parcel numbers, owner/property descriptions, status of acquisition, etc.? The spreadsheets I received for Stage VI were very helpful and appreciated.

Thanks, and hope all is well,

Liz

*sent info to Liz  
on 9/21/05  
Jm.*



# Little Calumet River Basin Development Commission

6100 Southport Road  
Portage, Indiana 46368

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

WILLIAM BILLER, Chairman  
Governor's Appointment

ROBERT HUFFMAN, Vice Chairman 21 September 2005  
Governor's Appointment

ARLENE COLVIN, Treasurer  
Mayor of Gary's  
Appointment

DR. MARK RESHKIN, Secretary  
Governor's Appointment

GEORGE CARLSON  
Mayor of Hammond  
Appointment

STEVE DAVIS  
Dept. of Natural Resources  
Appointment

SAM DIMOPOULOS  
Lake County Commissioners'  
Appointment

ROBERT MARSZALEK  
Governor's Appointment

JOHN MROCZKOWSKI  
Governor's Appointment

CHARLIE RAY  
Porter County Commissioners'  
Appointment

VACANCY  
Governor's Appointment

DAN GARDNER  
Executive Director

LOU CASALE  
Attorney

Ms. Elizabeth Johnson  
c/o Representative Peter Visclosky  
701 East 83rd Avenue Suite 9  
Merrillville, IN 46410

RE: DC List and Map for Stage V-2

Dear Elizabeth,

As you requested I'm mailing you a map for the Stage V-2 and Stage V-3 area. I've identified certain landmarks and businesses that may help you to orient the area. Also enclosed is a DC List of acquisitions needed for Stage V-2.

I don't have a DC List for Stage V-3. Stage V-3 consists of Woodmar and several INDOT easements along Rte. 41. We were in discussion with INDOT to put our easements on their easements for their US 41 Phase 1-A project from Ridge Road to the Little Cal River. INDOT has previously granted us easements without compensation, thereby saving money for the flood project. On 19 September 05, however, we received an e-mail stating that INDOT is suspending the project for lack of local matching funds. Please see the attached e-mail copy. I will now write a new DC List for Stage V-3 including all the real estate acquisitions and send it as soon as possible.

Please call me if you have any questions about this mailing or its contents. I'm happy to help.

Respectfully,

  
Judith (Judy) Vamos, Land Acquisition  
Little Calumet River Basin Development Commission

Enclosures:



# Little Calumet River Basin Development Commission

6100 Southport Road  
Portage, Indiana 46368

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

WILLIAM BILLER, Chairman  
Governor's Appointment

ROBERT HUFFMAN, Vice Chairman  
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ARLENE COLVIN, Treasurer  
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Mayor's of Hammond  
Appointment

STEVE DAVIS  
Dept. of Natural Resources  
Appointment

SAM DIMOPOULOS  
Lake County Commissioners'  
Appointment

ROBERT MARSZALEK  
Governor's Appointment

JOHN MROCZKOWSKI  
Governor's Appointment

CHARLIE RAY  
Porter County Commissioners'  
Appointment

VACANCY  
Governor's Appointment

DAN GARDNER  
Executive Director

LOU CASALE  
Attorney

18 August 2005

[REDACTED]  
Munster, IN 46321

Dear Landowner:

RE: Federal flood protection project construction.  
An easement needed on your property.

The Little Calumet River Basin Development Commission is the local sponsor agency with the Federal government (United States Army Corps of Engineers) bringing greatly improved flood protection to the communities along the Little Calumet River in Indiana. To allow this construction, a narrow permanent easement along the river needs to be acquired from you and adjoining property owners. The construction of the new flood protection is located principally where the existing levee is located. This existing levee has numerous trees and root systems growing into it which result in degeneration of the levee. This existing levee has not been maintained to Federal standards; therefore, your property and surrounding area is classified as floodplain.

The construction of the new levee will:

- \* Protect your home/property from flooding to a much greater extent.
- \* Remove your home and property from floodplain designation.
- \* Increase the value and salability of your home and property.
- \* Eliminate the need to purchase costly flood insurance.

This letter is notice that a surveyor and appraiser will be contacting you in the near future to obtain your permission to survey and appraise your property. You may accompany the surveyor and appraiser and share any relevant information about the property with them. The appraisal will establish a fair market value for your land and is prepared according to standards set by the *Federal Land Acquisition Act* and *Uniform Standards of Professional Appraisal Practices*.

You will then receive a Uniform Land Offer for the easement explaining your rights and the government's responsibilities. In light of limited local funding available to permit the Federal construction to take place quickly, we are asking that private property owners consider donation of the easement. This will move the project faster to completion at the Illinois state line. It is a request only and you are under no obligation. An earlier project completion, however, means earlier removal from the floodplain and the need to purchase expensive annual flood insurance.

*Letter sent  
to Landowner  
in Stage VII  
Received call  
asking for further  
explanation.  
Jr.*

5

16 August 2005  
page 2

If you have any questions regarding the engineering, design, construction impacts, or survey, please contact Mr. Jim Pokrajac, Engineering/Land Management Agent at 219-763-0696 (jpokrajac@nirpc.org). If you have questions regarding real estate or the easement acquisition procedure, please contact Ms. Judy Vamos, Land Acquisition Agent, also at 219-763-0696 (jvamos@nirpc.org). Our office hours are Monday through Friday from 9:00 am to 4:00 pm.

Thank you for your attention to this matter.

Sincerely,

A handwritten signature in cursive script that reads "Dan Gardner".

Dan Gardner, Executive Director  
Little Calumet River Flood Control and Recreation Project

## ***LAND MANAGEMENT REPORT***

***For meeting on Wednesday, October 5, 2005***

**(Information in this report is based upon latest data provided at the time the report is put together. Dates and costs may vary depending upon ongoing design and/or coordination with the Army Corps. Report period is from September 1 – September 29, 2005)**

---

### **A. 3120 GERRY STREET (RENTAL HOUSE):**

- One bid was received in the amount of \$7,502.00
- Being that the bid on the house was less than 90% of the appraisal, the sale needs to be approved by the Governor. Package sent to Dept. of Administration for coordination on November 16, 2004.
- Package went to the Governor's office on December 20<sup>th</sup>, 2004.
- Governor's Office requested additional information and our Attorney's office has provided all information they required, the last of which was the environmental assessment report, which was sent on May 12, 2005.
- **A follow-up letter was sent to the representatives' office for the Indiana Attorney General on September 20, 2005 with a summarization of coordination to date.**

1-2

### **B. CHICAGO TOWER LEASING CORPORATION:**

1. Received a proposal with the rental increase, based upon the consumer price index for the last (5) years from Chicago Tower on July 12, 2005
  - Increase from \$1400/month to \$1568/month.
  - The proposal from Stan Stann was agreed upon by the commissioners at the August 3<sup>rd</sup>, 2005 board meeting, to increase the monthly rent from \$1,400 to \$1568, based upon the current CPI.
  - **An addendum to the License Agreement was sent to Stan Stann on September 27, 2005 increasing the rent accordingly.**
2. LCRBDC received a letter from Chicago Tower on July 22, 2005 proposing additional lease space for Verizon Wireless
  - They would require an 11' x 15' space for a diesel generator site to provide emergency backup power in the event of a power outage.
  - LCRBDC needs to coordinate and negotiate, after receipt of information from Chicago Tower.

3

- C. Coordination of property use of 30 acres of land east of Clay Street (in Lake Station) and north of Burns Ditch is ongoing.

ATTORNEYS AT LAW

**CASALE, WOODWARD & BULS, LLP**

9223 BROADWAY-SUITE A • CAMBRIDGE COMMONS • MERRILLVILLE, IN 46410 • TELEPHONE: 219-736-9990 • FAX: 219-736-9991  
 417 S. DEARBORN STREET - SUITE 1000 • CHICAGO, ILLINOIS 60605 • TELEPHONE: 312-663-0901 • FAX: 312-663-0991  
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LOUIS M. CASALE  
 DAVID E. WOODWARD  
 DAVID A. BULS  
 R. BRIAN WOODWARD  
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 MARK A. GOODRICH  
 DANETTE GARZA  
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LEGAL ASSISTANTS  
 DEBRA L. KOZLOWSKI  
 ANGELA M. OGRENTZ  
 CAROL E. BERWANGER  
 PAMELA R. MILLER  
 KAREN SHANAHAN  
 MICHELLE L. POLING

FINANCIAL COORDINATOR  
 CHRISTY DUERR

September 20, 2005

Susan Gard  
 Office of the Indiana Attorney General  
 302 West Washington Street  
 Indiana Government Center South  
 Indianapolis, Indiana 46204

Re: Little Calumet River Basin Development Commission,  
 3210 Gerry Street, Gary, Indiana property disposition

Dear Ms. Gard:

I am writing as a follow up to previous correspondence sent regarding the disposition of the property referenced above. This office, and Jim Pokrajac from the Little Calumet River Basin Development Commission, has more recently over the past several months contacted the Department of Administration and the Attorney General's office in an attempt to gain approval for the disposition of the above property located in Gary, Indiana. I also personally forwarded documents to the Department and to your office in order to get the proper consent for the Commission to transfer the property to an awaiting purchaser, but have not received any acknowledgement to this; I believe Mr. Pokrajac also made repeated attempts to contact you personally about this. The following is a list of the documents previously submitted, beginning in November of 2004, as requested by the Department of Administration and Attorney General's office:

- 1) Copy of bid/Purchase Agreement, dated 10/10/04;
- 2) Publisher's claim and Affidavit;
- 3) Real estate Analysis Appraisal Report with Amendment;
- 4) Warranty Deed;
- 5) Title policy originally acquired on real estate;
- 6) Correspondence from Casale, Woodward & Buls, LLP, dated 1/10/05 regarding survey requirement;
- 7) Correspondence from Indiana Department of Natural Resources, dated 2/10/05 regarding historic site/structure review; and
- 8) Environmental Site Assessment, sent May 12, 2005.

Since we have not received any response to the several inquiries, we are now at a quandary and are somewhat desperate as to how to proceed. Again, the property at issue is a small plot with a vacated house, which the Commission can no longer maintain or acquire liability insurance on. The Commission faces various costs, in maintaining the property, such as providing heating, and faces other potential liabilities due to the poor condition of the property. The Commission has worked in the past with the Department of Administration and Attorney General's office in order to expedite the disposition of the property and would like to finalize the transaction with the Department or Attorney General's office as soon as possible. If you could please provide some guidance as to the Commission's request in order to effectuate the disposition of the property, it would be very much appreciated. Thank you for your assistance in advance and please contact either myself or Lou Casale with any information you could provide. I will again attempt to contact you directly in the near future regarding this matter.

Very truly yours,

CASALE, WOODWARD & BULS, LLP



Mark A. Goodrich  
(219) 736-9990 ext. 223  
mgoodrich@cwblawfirm.com

MAG

cc: Dan Gardner  
Jim Pokrajac



# Little Calumet River Basin Development Commission

6100 Southport Road  
Portage, Indiana 46368

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

WILLIAM BILLER, Chairman  
*Governor's Appointment*

ROBERT HUFFMAN, Vice Chairman  
*Governor's Appointment*

ARLENE COLVIN, Treasurer  
*Mayor of Gary's  
Appointment*

DR. MARK RESHKIN, Secretary  
*Governor's Appointment*

GEORGE CARLSON  
*Mayor's of Hammond  
Appointment*

STEVE DAVIS  
*Dept. of Natural Resources  
Appointment*

SAM DIMOPOULOS  
*Lake County Commissioners'  
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CHARLIE RAY  
*Porter County Commissioners'  
Appointment*

VACANCY  
*Governor's Appointment*

DAN GARDNER  
*Executive Director*

LOU CASALE  
*Attorney*

September 27, 2005

Mr. Stan Stann  
Chicago Tower Leasing Corporation  
105 Murphy Lake Road  
Park Ridge, Illinois 60068

Dear Stan:

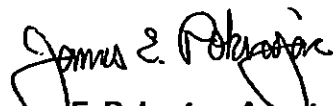
In reference to our letter of August 16 regarding the increase of the monthly rent from \$1,400 to \$1,568 commencing on July 1, 2005, we are enclosing four (4) copies of Addendum #2 to the License Agreement, which will effectuate the increase in the rent.

Please sign all four copies, have the agreements notarized, and return them to our office. We will counter-sign, notarize, and return two (2) copies back to you for your files.

Also, in reference to the same letter dated August 16 regarding the request from Verizon Wireless to add an 11' x 15' space to accommodate the diesel generator, I have enclosed three (3) copies of our location plan which shows the current facilities on this site. Prior to executing an agreement which would allow this expansion, you may use this plan to coordinate with me as to what location this addition will be installed. I will work with you to minimize the addition onto these facilities.

If you have any questions regarding either this issue or the above issue, please let me know.

Sincerely,

  
James E. Pokrajac, Agent  
Land Management/Engineering

/sjm  
encl.

cc: Lou Casale, LCRBDC attorney

3





# Little Calumet River Basin Development Commission

6100 Southport Road  
Portage, Indiana 46368

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



## LITTLE CALUMET RIVER BASIN DEVELOPMENT COMMISSION

### Work Study Session

AT 8:30 A.M. Saturday, October 15, 2005

AT THE HAMMOND SANITARY DISTRICT  
5100 Columbia Avenue, Hammond

#### A G E N D A

- 8:30 ..... Coffee and rolls
- 8:45 ..... Discussion of agenda items
- 11:45 ..... Box Lunch
- 12:15 ..... Van tour of west reach
- 2:00 ..... Conclusion

#### DISCUSSION ITEMS INCLUDE:

- Ongoing Land Acquisition Issues
- Pending Litigation
- Projected schedule for West Reach
- State funding situation

All members are encouraged to attend.  
Please RSVP to either Dan or Sandy  
219-763-0696

- Pick up van
- Take styro cups + pitchers
- Directions to Commissioners

WILLIAM BILLER, Chairman  
Governor's Appointment

ROBERT HUFFMAN, Vice Chairman  
Governor's Appointment

ERLENE COLVIN, Treasurer  
Mayor of Gary's  
Appointment

R. MARK RESHAKIN, Secretary  
Governor's Appointment

GEORGE CARLSON  
Mayor of Hammond  
Appointment

TEVE DAVIS  
Dept. of Natural Resources  
Appointment

JAM DIMOPOULOS  
Lake County Commissioners'  
Appointment

ROBERT MARZALEK  
Governor's Appointment

JOHN MROCZKOWSKI  
Governor's Appointment

CHARLIE RAY  
Porter County Commissioners'  
Appointment

VACANCY  
Governor's Appointment

DAN GARDNER  
Executive Director

LOU CASALE  
Attorney

Sandy

Jini

Judy

Dan Repay

12 lunches

14 lunches

745

Bill

rolls?

styro cups

N. of west dept.

1-2 mi.

N. of Mt. Ave

bank

Hamd Cal.

East side

South Side

gate





# Little Calumet River Basin Development Commission

6100 Southport Road  
Portage, Indiana 46368

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

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Porter County Commissioners'  
Appointment

VACANCY  
Governor's Appointment

DAN GARDNER  
Executive Director

LOU CASALE  
Attorney

## LITTLE CALUMET RIVER BASIN DEVELOPMENT COMMISSION Public Meeting/Work Study Session

AT 8:30 A.M. Saturday, October 15, 2005

AT THE HAMMOND SANITARY DISTRICT  
5100 Columbia Avenue, Hammond  
(Directions attached)

Meeting will start promptly at 8:30 a.m. Please try to be there prior to that time. Coffee and rolls available at 8:15 a.m.

### A G E N D A

#### Action Items:

1. Approval of September 7, 2005 minutes 1-4
2. Approval of Financial Status Report and claims for October 5-6
3. Approval of O&M claims for October 7
4. Action for Lawson-Fisher to begin engineering review for Griffith levee certification 8-13

5. view outdoor appraisal

#### Discussion Items:

5. Announcement of State mileage rate change from 34 cents to 40 cents beginning October 1, 2005 14
6. Update on Hammond Cabela/Woodmar issue
7. Army Corps schedule of construction for West Reach 15
8. State Funding situation 16-20
9. Commission schedule of West Reach acquisition w/estimated costs 21-23
10. Hammond Gateways Redevelopment plan map 24-27

Jandy

7

#5 tip  
from 8

Nov. 9  
mtg

Dan  
Jim  
Just  
James  
Lou  
+ Dan Pappas



**MINUTES OF THE LITTLE CALUMET RIVER BASIN DEVELOPMENT COMMISSION**  
**HELD AT 6:00 P.M. WEDNESDAY, SEPTEMBER 7, 2005**  
**6100 SOUTHPORT ROAD**  
**PORTAGE, INDIANA**

Chairman William Biller called the meeting to order at 6:10 p.m. Nine (9) Commissioners were present. Pledge of Allegiance was recited. The guests were recognized.

**Development Commissioners:**

George Carlson  
Bob Marszalek  
Robert Huffman  
William Biller  
Steve Davis  
John Mroczkowski  
Arlene Colvin  
Mark Reshkin  
Sam Dimopoulos

**Visitors:**

Spike Peller – GSD/GSWMD  
Imad Samara – U.S. Army Corps  
Elizabeth Johnson – Congressman's Office  
Mark Lopez – Congressman's Office  
Phil Gralik – R. W. Armstrong Company  
Sandy O'Brien - Hobart

**Staff:**

Dan Gardner  
Lou Casale  
Jim Pokrajac  
Sandy Mordus  
Judy Vamos

A motion to approve the August 3, 2005 minutes was made by Bob Huffman; motion was seconded by Bob Marszalek; motion passed unanimously.

**Chairman's Report** – Chairman Bill Biller announced that we will hold our October board meeting at the Jean Shepherd Community Center in Hammond. Directions will be included in the October agenda packet. Media will be notified.

- Chairman Biller also announced that we will be having a Work Study Session for Board members on Saturday, October 15 at the Hammond Sanitary District. Members will be notified
- A discussion took place on the meeting that was held on August 5 with Gary representatives to discuss pump station turnover, O&M, land transfers, and Burr Street II construction. Mr. Gardner added that the COE also attended the meeting. The focus of the meeting centered on the upgrading of deficiencies of pump stations so that Gary can take over the O&M. The Commission will have the pump stations brought up to "as-built" condition before turnover. It is anticipated that we will turn over the first two pump stations shortly. Attorney Casale is drafting a comprehensive agreement that will address the turnover. The agreement will also have an element to cover the transfer of surplus properties from the Commission to the city of Gary. It was previously agreed upon that we would transfer those surplus properties as part of the exchange for their accepting O&M. Attorney Casale stated that he would have the agreement done in a few weeks and will send it to Jim Meyer, city of Gary attorney, for concurrence. Mr. Gardner thanked Mr. Peller for attending the meeting. Jim Pokrajac added that draft minutes of the August 5 meeting is in the committee report.
- Also discussed was the contract that the city of Gary has with J. F. New, for the development of specs that will address the MS4 issue.
- Attorney Casale stated that we have not been able to reach an agreement with NSRC for railroad easements needed as part of the Burr Street II LCRBDC portion. He has filed condemnation proceedings.

157/15  
10.5

**Executive Director's Report** – Mr. Gardner talked about the meeting on August 24 with the residents of Munster in the area west of Hart Ditch as part of V-2. We are keeping the residents informed as the project moves forward. Imad Samara stated that more detailed engineering would be done after Stage VIII is done, and that the current schedule shows engineering start for V-2 in March 2006 with a March 2007 completion. The residents want to make sure we have their input before that final engineering is done. At the meeting, the Commission agreed to stake out the west toe of the levee as is currently designed to see what the impact will be (Jim Pokrajac said it would be staked out by September 9). The levee has already been moved as far east as possible with minimal impacts to Wicker Park. North Township has been very cooperative in working with us. The town of Munster will have a tree assessment done. We will work with the COE to review design concepts. Chairman Biller added that he thought it was a very good meeting and that it is important that we work with the residents.

- Discussion was held on whether the bike path could be relocated. Commissioner Huffman thought it would be possible with Cabelas coming in and it would not be a golf course any longer. Imad Samara also thought that it would be possible. The residents on Hawthorne Drive have a problem with the bike path anyway. There is also potential that the center line of protection could be moved further north, and a levee could be constructed rather than an I-wall, which could be more appealing to Cabelas. The impacts to Tri-State Bus Terminal could be minimized if Cabelas comes in. As it stands, about 66 parking spaces are impacted with our temporary construction easements.

- Mr. Gardner said that we will continue to meet with Hammond to keep them informed as we move forward. They are very interested in the economic development potential when the floodplain designation is lifted. Chairman Biller asked if we have a list of Hammond residents in the floodplain, and that he would see if he could obtain a list.

**Finance Committee** – Treasurer Arlene Colvin referred to the financial status report and the claim sheet. She proceeded to make a motion to approve the claims for August totaling \$50,174.73, motion seconded by George Carlson; motion passed unanimously.

- Ms. Colvin then proceeded to make a motion to approve the pending O&M claims totaling \$7,207.74; motion seconded by Bob Marszalek; motion passed unanimously.

- Ms. Colvin then presented a request from U.S.G.S. for the partial funding of the O&M of the Hart Ditch gage station. We have funded this gage station in prior years. The proposal runs from October 2005 to September 2006 at a cost of \$5,500. She proceeded to make a motion approving the funding of the station (monies to come out of O&M fund); motion seconded by George Carlson; motion passed unanimously. Imad Samara added that this station provides data that is used for early response as part of the emergency response plan during flooding conditions. The COE also funds other stations. Jim Pokrajac asked about the status of the COE updating the existing, outdated equipment for Little Cal. Imad Samara said it was ongoing.

**Land Acquisition/Land Management Committee** – Committee Chairman Bob Marszalek reported that there are no increased offers and no condemnations.

- Mr. Marszalek announced that we have been in negotiations with the NSRC railroad for the last several months and no progress has been made on reaching a design that all parties find acceptable. This is the last acquisition we need to finish the Burr Street II – Little Cal portion acquisition. Since we have not reached a conclusion with the railroad, advertising for construction will not be in September, as currently scheduled. Attorney Casale added, although we don't like to file condemnation (especially with the railroad), he has filed condemnation with the court. We will continue to talk with the railroad and try to resolve the design issue. He was forced to file so we can move forward. The hearing date is scheduled for November 7.

- Mr. Marszalek reported that we are on schedule with Stage V-2 (Kennedy to Northcote). Appraisals and appraisal review process is currently ongoing. We hope to start easement acquisition in December.

- In Stage VII (Northcote to Columbia), we are two weeks behind our schedule but hope to make it up in the appraisal review process. Offers are scheduled to start going out in March of 2006.

- Mr. Marszalek referred to Dan Gardner to talk about the draw down of the first \$1,000,000. Mr. Gardner stated that, although \$2 million was appropriated to us, the State budget is set up on a tax generation basis to allow only half of the

monies to be allocated in each state fiscal year. The problem is that our schedule of acquisition was based upon using the entire \$2 million. Mr. Gardner stated that we will request the first \$1 million and provide documentation clearly justifying the amount. Mr. Gardner will continue to work with our area legislators and budget analyst to try to get the second \$1 million released earlier. Chairman Biller stated that it is important that we document how we spend this money and also show the State what the financial benefit would be for the local economy as they come out of the flood plain which would allow future development.

- There were no land management issues.

**Project Engineering Committee** – Committee Chairman Bob Huffman reported that Illinois Constructors Corporation was the successful bidder for Stage VI-1 North (Cline to Kennedy, north of the river). This is the same contractor that is doing VI-1 South (Kennedy to Liable, south of the river). Commissioner George Carlson expressed concern that since the same contractor was awarded both contracts, there was potential that the work on the second contract would not be started or finished as fast as if another contractor was awarded the contract. Jim Pokrajac explained that no matter what contractor was awarded the job, that they would have to complete the project within the amount of designated days to complete as stated in the specs or he would be penalized.

- Mr. Huffman reported that a pre-construction meeting was held with Dyer Construction on August 23 for Stage VI-2 (Liable to Cline, south of the river). Construction start is anticipated by the end of September 2005, and a completion date of February 2007.

- It was reported that there is a problem with material sloughing from the side slopes into the concrete ditch bottom in Stage IV-1 North. Staff will write a letter to the COE identifying the problem as an engineering deficiency and ask that they correct it.

- Mr. Gardner talked about the upcoming meeting with the Griffith Golf Center 18-hole golf course and the town of Griffith, in which the Coe will attend. The COE did write a letter to them, explaining the hydrology. The LCRBDC was never requested to obtain a flowage easement from the golf course; the COE is now saying that we will need to obtain one for storage. The owner of the golf course currently wants to sell the property and the potential developer needs to understand what guidelines he must follow to develop there.

- Mr. Huffman inquired whether we have heard from INDOT regarding potential funding ability to help with Stage V-2 so they can pursue their pump station, which is part of their construction project. Staff will check with INDOT.

**Operation & Maintenance Committee** – Committee Chairman Bob Huffman made a motion to ratify the action that was taken in awarding a contract to Austgen Electric to complete emergency repairs at the Grant Street and Ironwood pump stations in Gary; motion seconded by Arlene Colvin; motion passed unanimously.

- A preliminary draft of punch list items has been developed that will be used as the scope of work for the four Gary pump stations. These will be advertised by the LCRBDC. They have been forwarded to Gary for their concurrence or corrections.

- Spike Peller mentioned a Memo of Understanding would be needed (regarding property transfer). Lou Casale will prepare agreement. LCRBDC wants to turn over two stations now; the other four later.

- Staff is still waiting for "as-built" drawings from the COE so we can begin the process of turnover for the lift stations in Stage III Remediation area.

**Legislative Committee** – Committee Chairman George Carlson talked about the \$1 million in each year budget year. The \$2 million will not be released at one time. This new ruling has been applied to all state agencies – not just us. Mr. Gardner will get more information from the State to determine how we can get it released earlier. Commissioner Huffman brought up the fact that the last time we did not receive all of our appropriation in the first year, there was \$2 million rescinded along with numerous others.

**Environmental Committee** – There was no report.

**Recreation Committee** – There was no report.

**Marina Committee** – In Committee Chairman Charlie Ray's absence, Mr. Gardner presented the claim for the October 1<sup>st</sup> marina bond payment. Bob Huffman made a motion to approve the claim and request the funds from the city of Portage; motion seconded by Arlene Colvin; motion passed unanimously.

• Mr. Gardner reported that a meeting was held on August 17 at Portage City Hall regarding the agreement for transfer. The city had a problem with assuming the liability for the Midwest Steel jetty. Attorney Casale has worked out a revised agreement, satisfactory to the city's attorney that eliminates their obligation of the jetty. Attorney Casale presented and read Resolution 05-01 which approves entering into an Interlocal Agreement (as presented) with the city of Portage for the transfer, development, and operation of the portage Public Marina. Bob Huffman made a motion to approve the Resolution; motion seconded by Bob Marszalek; motion passed unanimously. Mr. Gardner added that he has given a draft copy of the agreement to Tim Sanders so he understands the matter and may be able to offer his help in getting it signed by the Attorney General's Office.

**Policy Committee** – There was no report.

**Other Issues/New Business** – No issues.

**Statements from the Floor -** Mark Lopez from Congressman Visclosky's Office thanked the Commission for the cooperation they've received regarding transferring the marina to the city of Portage.

**There being no further business, the next meeting was scheduled for 6:00 p.m. Wednesday, October 5, 2005. Please note that this meeting will be held in Hammond at the Jean Shepherd Community Center.**

LITTLE CALUMET RIVER BASIN DEVELOPMENT COMMISSION  
FINANCIAL STATEMENT  
JANUARY 1, 2005 - AUGUST 31, 2005

CASH POSITION - JANUARY 1, 2005

CHECKING ACCOUNT	
LAND ACQUISITION	120,883.59
GENERAL FUND	34,095.43
TAX FUND	0.00
INVESTMENTS	885,000.00
SAVINGS	224,287.94
ESCROW ACCOUNT INTEREST	1,951.86
	<hr/>
	1,266,218.82

RECEIPTS - JANUARY 1, 2005 - AUGUST 31, 2005

LEASE RENTS	29,300.64
LEL MONIES (SAVINGS)	
INTEREST INCOME (FROM CHECKING & FIRST NATL)	18,852.84
LAND ACQUISITION	1,736,708.09
ESCROW ACCOUNT INTEREST	6,031.63
MISC. RECEIPTS	20,069.97
STEWART TITLE	355.00
CLERK OF SUPERIOR COURT	5,593.00
CHICAGO TITLE	14,121.97
KRBC REIMBURSEMENT RE: TELEPHONE CHARGE	1,169.50
TRANSFERRED FROM SAVINGS	200,139.25
PROCEEDS FROM VOIDED CHECKS	
TOTAL RECEIPTS	2,012,271.92

DISBURSEMENTS - JANUARY 1, 2005 - AUGUST 31, 2005

ADMINISTRATIVE	
2004 EXPENSES PAID IN 2005	92,289.74
PER DIEM	6,150.00
LEGAL SERVICES	2,323.64
NIRPC	90,254.70
TRAVEL & MILEAGE	958.54
PRINTING & ADVERTISING	687.72
BONDS & INSURANCE	6,406.25
TELEPHONE EXPENSE	4,968.34
MEETING EXPENSE	88.90
LAND ACQUISITION	
LEGAL SERVICES	68,452.95
APPRAISAL SERVICES	33,750.00
ENGINEERING SERVICES	24,931.51
LAND PURCHASE CONTRACTUAL	27,370.00
FACILITIES/PROJECT MAINTENANCE SERVICES	
OPERATIONS SERVICES	
LAND MANAGEMENT SERVICES	137,023.92
SURVEYING SERVICES	60,173.89
MISCELLANEOUS EXPENSES	
ECONOMIC/MARKETING SOURCES	9,655.00
PROPERTY & STRUCTURE COSTS	1,375,978.31
MOVING ALLOCATION	
TAXES	
PROPERTY & STRUCTURES INSURANCE	
UTILITY RELOCATION SERVICES	4,701.80
LAND CAPITAL IMPROVEMENT	
STRUCTURAL CAPITAL IMPROVEMENTS	
BANK CHARGES MERCANTILE	74.50
PASS THROUGH FOR SAVINGS	65,794.84
PAYBACK TO SAVINGS	104,150.00
TOTAL DISBURSEMENTS	2,023,894.81

CASH POSITION - AUGUST 31, 2005

CHECKING ACCOUNT	
LAND ACQUISITION	135,624.27
GENERAL FUND	1,700.23
TAX FUND	0.00
TOTAL FUNDS IN CHECKING ACCOUNT	137,324.50

BANK ONE SAVINGS ACCOUNT BALANCE	813,735.95
(LAND ACQ IN HOUSE PROJECT FUNDS)	*490,992.88
(O & M MONIES)	**309,283.61

\*Note: Original \$700,000 note

\*\*Note: O & M Fund comprised of remaining LEL Money, \$185,000 Interest Money, and \$133,721.49 Marina Sand Money

SAVINGS INTEREST	13,459.46
TOTAL SAVINGS	813,735.95
ESCROW ACCOUNT INTEREST AVAILABLE	7,983.49
	<hr/>
TOTAL OF ALL ACCOUNTS	959,043.94

**CLAIMS PAYABLE FOR SEPTEMBER 2005**

ACCT	VENDOR NAME	AMOUNT	EXPLANATION OF CLAIM
5811	CASALE, WOODWARD & BULS LLP	283.33	MONTHLY RETAINER FOR MONTH OF AUGUST 2005
5812	NIRPC	11,164.23	SERVICES PERFORMED AUGUST 2005
5821	SANDY MORDUS	31.82	MILEAGE 9/13/05-9/22/05
5824	AT & T TELECONFERENCE	97.24	CONFERENCE CALL 8/31/05
5824	AT & T	293.81	BILLING PERIOD 8/14/05-9/13/05(TOTAL BILL 310.48 KRBC 16.67)
5824	VERIZON NORTH	124.87	BILLING PERIOD 9/16/05-10/16/05(TOTAL BILL 237.01, KRBC 112.14)
5841	PROFESSIONAL APPRAISAL SERVICES LLC	7,500.00	PROFESSIONAL SERVICES FOR DC-308, DNR 6 & DNR 40
5841	HERITAGE APPRAISAL SERVICE	6,000.00	PROFESSIONAL SERVICES FOR DC834,835,833,832,830A,B, & C & 831
5841	INTEGRA	27,500.00	APPRAISALS FOR DC-1118-DC-1130
5841	INTEGRA	15,000.00	APPRAISALS FOR DC-1101,1103,1104,1107,1115 & DC-1128
5842	GARCIA CONSULTING	2,595.00	PROFESSIONAL SERVICES FOR DC-1182
5842	GARCIA CONSULTING	750.00	PROFESSIONAL SERVICES FOR DC-1183
5842	GARCIA CONSULTING	360.00	PROFESSIONAL SERVICES FOR DC-1182 PARCEL 53
5842	GARCIA CONSULTING	360.00	PROFESSIONAL SERVICES FOR DC-1182 PARCEL 52
5842	GARCIA CONSULTING	1,350.00	PROFESSIONAL SERVICES FOR DC-1181 PARCEL 51
5842	GARCIA CONSULTING	1,800.00	PROFESSIONAL SERVICES FOR DC-1177
5842	GARCIA CONSULTING	1,650.00	PROFESSIONAL SERVICES FOR DC-1175
5842	GARCIA CONSULTING	1,020.00	PROFESSIONAL SERVICES FOR DC-1173
5842	GARCIA CONSULTING	810.00	PROFESSIONAL SERVICES FOR DC-1172
5843	STEWART TITLE SERVICES OF NORTHWEST	400.00	TITLE WORK FOR DC-1220
5843	STEWART TITLE SERVICES OF NORTHWEST	400.00	TITLE WORK FOR DC-1225
5843	STEWART TITLE SERVICES OF NORTHWEST	400.00	TITLE WORK FOR DC-1229
5843	STEWART TITLE SERVICES OF NORTHWEST	400.00	TITLE WORK FOR DC-1236
5843	STEWART TITLE SERVICES OF NORTHWEST	400.00	TITLE WORK FOR DC-1238
5843	STEWART TITLE SERVICES OF NORTHWEST	400.00	TITLE WORK FOR DC-1241
5843	STEWART TITLE SERVICES OF NORTHWEST	400.00	TITLE WORK FOR DC-1242
5843	STEWART TITLE SERVICES OF NORTHWEST	400.00	TITLE WORK FOR DC-1248
5844	JAMES E POKRAJAC	5,276.70	ENGINEERING SERVICES 8/16/05-8/31/05
5844	JAMES E POKRAJAC	232.56	AUGUST MILEAGE
5844	JAMES E POKRAJAC	4,637.10	ENGINEERING SERVICES 9/1/05-9/15/05
5844	JUDITH VAMOS	2,991.30	LAND ACQUISITION AGENT SERVICES 8/16/05-8/31/05
5844	JUDITH VAMOS	19.04	AUGUST MILEAGE
5844	JUDITH VAMOS	3,221.40	LAND ACQUISITION AGENT SERVICES 9/1/05-9/15/05
5844	LORRAINE KRAY	1,084.80	CREDITING TECHNICIAN/LAND ACQUISITION ASST 8/16/05-8/31/05
5844	LORRAINE KRAY	931.20	CREDITING TECHNICIAN/LAND ACQUISITION ASST 9/1/05-9/15/05
5844	SANDY MORDUS	100.00	CREDITING TECHNICIAN SERVICES 8/24/05-8/25/05
5844	SANDY MORDUS	37.50	CREDITING TECHNICIAN SERVICES 9/1/05-9/15/05
5849	CASALE, WOODWARD & BULS LLP	4,292.70	LAND ACQUISITION/LEGAL SERVICES FOR PERIOD ENDED 9/25/05
5861	LAKE COUNTY RECORDER	13.00	TO RECORD CERTIFICATION OF PAYMENT TO CLERK ON DC-582 & 583
	<b>TOTAL</b>	<b>104,727.60</b>	



**APPROVAL TO PAY THE FOLLOWING INVOICES  
FROM O&M FUND  
OCTOBER 5 , 2005**

---

- **\$25.68 to NIPSCO for costs incurred for elec. & gas at 3120 Gerry Street in Gary**
- **\$7,200 to AUSTGEN ELECTRIC INC. for emergency repairs at the Ironwood and Grant Street storm water pumping stations in Gary**
- **\$114.10 to Jim Pokrajac for reimbursement of twelve (12) chains to secure trails and pump stations**

**TOTAL \$ 7,339.78**

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**Balance in O&M account after paying this invoice will be \$298,989.95**



# LAWSON-FISHER ASSOCIATES P.C.

## CONSULTING ENGINEERS

525 WEST WASHINGTON AVENUE • SOUTH BEND, INDIANA 46601

SITE: <http://www.lawson-fisher.com> • E-MAIL: [lfa@lawson-fisher.com](mailto:lfa@lawson-fisher.com)

PHONE: (574) 234-3167 • FAX: (574) 236-1330

DANIEL R. LAWSON, P.E.  
JOHN E. FISHER, P.E.

GREGORY L. HOLDEN, P.E.  
PAUL A. HUMMEL, P.E.

9012.37

JOHN A. MIDDLETON, P.E.  
PIPER C. TITTLE, P.E.  
THOMAS S. SHARP, P.E.  
THERESA E. HARRISON, P.E.  
JON E. RIEMKE, P.E.  
JEFFREY L. MCKEAN, P.E.  
RANDOLPH J. LINDLEY, P.E.  
SKY K. MEDORS, P.E.  
CHRISTOPHER J. JETER, P.E.  
DENNIS A. ZEBELL, P.E.  
BENJAMIN E. HOLDEN, P.E.  
DAN C. DELGADO, P.E.  
MARK H. FOSTER, P.E.  
CHARLES E. FARRELL, P.E.  
MICHAEL J. GUZIK, P.E.  
MICHAEL E. JOHNSTON, P.E.

October 10, 2005

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

RE: River Road Levee – Town of Griffith, Indiana  
Revised Proposal

Dear Mr. Gardner:

In accordance with our recent discussions, this is our revised proposal for the work to be performed by Lawson-Fisher Associates (LFA) associated with the levee certification process for the River Road Levee in Griffith, Indiana. The River Road Levee runs from the EJ & E Railroad west to Cline Avenue and then ties back to the south along the east side of Cline Avenue.

We would suggest that the engineering services be performed in three phases as follows:

### Phase I

LFA will perform a field inspection of the entire River Road levee system to determine deficiencies that will need to be corrected in order for LFA to certify the levee. A memorandum will be prepared and distributed summarizing the inspection results and recommended corrective actions. Upon reviewing the recent topographic survey sent to us by the Chicago District Corps of Engineers and previous site visits to this area, we are aware that portions of the levee will need to be raised to the design elevation of 602.20 and several trees may need to be removed on the tie-back levee. LFA will use the survey received from the Chicago District Corps of Engineers, dated September 14, 2005 for all work on this project. We will also use the levee design elevation of 602.20 as instructed by the Chicago District Corps of Engineers.

After performing the inspection and preparing the memorandum summarizing the items of deficiency known at this time, LFA will attend a meeting with the Little Calumet River Basin Development Commission (LCRBDC), the Federal Emergency Management Agency (FEMA), the Army Corps of Engineers (ACOE) and any other parties deemed pertinent to the certification process.

LFA will perform the above Phase I services at our current hourly rates in place at the time the services are performed in accordance with Attachment "A", with a not-to-exceed cost of \$9,700.00. As requested, attached is a copy of our current fee schedule.



Mr. Dan Gardner  
October 10, 2005  
Page 2

**Phase II**

Phase II consists of performing engineering tasks required by FEMA to obtain levee certification including: freeboard analysis, review of closure devices, analyze embankment protection/erosion potential, embankment and foundation stability analyses, settlement analyses, interior drainage issues and operation and maintenance plans. The Phase II services will be performed at our hourly rates in place at the time the services are performed in accordance with Attachment "A" or by another fee arrangement as agreed to by both parties.

**Phase III**

Phase III services will include the design of remedial work to the levee system required as a result of the field inspection and engineering analyses performed. Permitting services will also be provided as needed. The Phase III services will be performed at our hourly rates in place at the time the services are performed in accordance with Attachment "A" or by another fee arrangement as agreed to by both parties.

If this proposal is acceptable to the LCRBDC, please indicate your acceptance by signing in the space provided below and return one copy to our office. Receipt of a signed copy will be considered our Notice to Proceed.

Thank you for considering LFA to provide engineering services for this project. We look forward to working with you.

If you have any questions or need any further information, please do not hesitate to give us a call.

Very truly yours,

**LAWSON-FISHER ASSOCIATES P.C.**

John E. Fisher, P.E., FASCE  
Chairman

Dennis A. Zebell, P.E.  
Senior Civil Engineer

JEF:DAZ/bsa

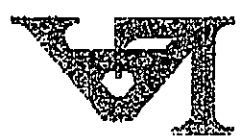
Encl.

c: Jim Pokrajac w/Encl.

P. Corbitt Kerr w/Encl.

10

Mr. Dan Gardner  
October 10, 2005  
Page 3



ACCEPTED AND APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2005.  
LITTLE CALUMET RIVER BASIN DEVELOPMENT COMMISSION



**ATTACHMENT A  
LAWSON-FISHER ASSOCIATES P.C.**

**PAYMENTS TO ENGINEER**

---

1. **Methods of Payment for Services and Expenses of ENGINEER.** OWNER shall pay ENGINEER for professional Services and Expenses as follows:
  - 1.1 **Basic Services:**
    - 1.1.1 **General.** For Services rendered an amount equal to ENGINEER's Salary Costs times a factor of 2.37 for all time for Basic Services rendered by principals and employees engaged directly on the Project.
    - 1.1.2 **Resident Project Services.** For services of ENGINEER's Resident Project Representative (and assistants) furnished for the project on the basis of Salary Costs times a factor of 2.37 for services rendered by principals and employees assigned to resident Project representation.
    - 1.1.3 **Professional Associates and Consultants.** For services and Reimbursable Expenses of independent professional associates and consultants employed by ENGINEER to render Basic Services, the amount billed to ENGINEER therefor times a factor of 1.05.
    - 1.1.4 **Operational Phase Services.** For Operational Phase services furnished, an amount equal to ENGINEER's Salary Costs times a factor of 2.37 for services rendered by principals and employees engaged directly on the Project.
  - 1.2 **Additional Services:**
    - 1.2.1 **General.** For Additional Services of Engineer's principals and employees engaged directly on the Project and rendered (except services as witness), on the basis of ENGINEER's Salary Costs times a factor of 2.37.
    - 1.2.2 **Professional Associates and Consultants.** For services and Reimbursable Expenses of independent professional associates and consultants employed by ENGINEER to render Additional Services, the amount billed to ENGINEER therefor times a factor of 1.05.
    - 1.2.3 **Serving as a Witness.** For services rendered by ENGINEER's principals and employees as consultants or witnesses in any litigation, arbitration or other legal or administrative proceeding at the rate of 1.35 times the rates in Paragraph 1.2.1. Compensation for ENGINEER's independent professional associates and consultants will be on the basis provided in paragraph 1.2.2.
  - 1.3 **Reimbursable Expenses.** In addition to payments provided for in paragraphs 1.1 and 1.2, OWNER shall pay ENGINEER the actual costs (except where specifically provided otherwise) of all Reimbursable expenses incurred in connection with all Basic and Additional Services.
  - 1.4 **Computer Aided Design and Drafting (CADD) and Other Specialized Equipment.** In addition to payments set out above, a charge will be made for computer usage and other specialized equipment usage on the above services equal to the hourly billing rates times the time employed on the project.
2. **Times of Payments.**
  - 2.1 Engineer shall submit invoices covering each calendar month for Basic and Additional Services rendered and for Reimbursable Expenses incurred. OWNER shall pay ENGINEER promptly within thirty (30) calendar days following the ENGINEER's rendering of these invoices to the OWNER.

**3. Other Provisions Concerning Payments:**

- 3.1 If OWNER should fail to make any payment due ENGINEER for services and expenses within sixty (60) calendar days after receipt of ENGINEER's statement therefor, the amounts due ENGINEER will be increased at the rate of 1% per month from said sixtieth day, and in addition, ENGINEER may, after giving seven days written notice to OWNER, suspend services under this Agreement until ENGINEER has been paid in full all amounts due for services, expenses and charges.
- 3.2 In the event of termination by OWNER upon the completion of any phase of the Basic Services, progress payments due ENGINEER for services rendered through such phase shall constitute total payment for such services. In the event of such termination by OWNER during any phase of the Basic Services, ENGINEER also will be reimbursed for the charges of independent professional associates and consultants employed by ENGINEER to render Basic Services, and paid for services rendered during that phase on the basis of ENGINEER's Salary Costs times a factor of 2.37 for services rendered during that phase to date of termination by ENGINEER's principals and employees engaged directly on the Project. In the event of any such termination, ENGINEER will be paid for all unpaid Additional Services and unpaid Reimbursable Expenses, plus all termination expenses. Termination expenses mean additional Reimbursable Expenses directly attributable to termination, which, if termination is at Owner's convenience, shall include an amount computed as a percentage of total compensation for Basic Services earned by ENGINEER to the date of termination, as follows:

20% if termination occurs after commencement of the Preliminary Design Phase but prior to commencement of the Final Design Phase; or

10% if termination occurs after commencement of the Final Design Phase.

- 3.3 Records of ENGINEER's Salary Costs pertinent to ENGINEER's compensation under this Agreement will be kept in accordance with generally accepted accounting practices. Copies will be made available to OWNER at cost, if requested prior to final payment for ENGINEER's services.
- 3.4 Whenever a factor is applied to Salary Costs in determining compensation payable to ENGINEER, that factor may be adjusted periodically and equitably to reflect changes in the various elements that comprise such factor. All such adjustments will be in accordance with generally accepted accounting practices as applied on a consistent basis by ENGINEER and consistent with ENGINEER's overall compensation practices and procedures.

**4. Definitions:**

- 4.1 The Salary Costs used as a basis for payment mean salaries and wages (basic and incentive) paid to all ENGINEER's personnel engaged directly on the Project, including, but not limited to, engineers, architects, surveyors, designers, draftsmen, specification writers, estimators, other technical and business personnel; plus the cost of customary and statutory benefits including, but not limited to, social security contributions, unemployment, excise and payroll taxes, workers' compensation, health and retirement benefits, sick leave, vacation and holiday pay and other group benefits.

The amount of customary and statutory benefits of all personnel of ENGINEER will be considered to be equal to 33% of the salaries and wages, subject to equitable adjustment to reflect changes in ENGINEER's overall compensation procedures and practices.

- 4.2 Reimbursable Expenses mean the actual expenses incurred by ENGINEER or ENGINEER's independent professional associates or consultants directly or indirectly in connection with the Project, such as expenses for: transportation and subsistence incidental thereto; obtaining the bids or proposals from Contractor(s); providing and maintaining field office facilities including furnishings and utilities; subsistence and transportation of Resident Project Representatives and their assistants; toll telephone calls and telegrams; reproduction of Reports, Drawings, Specifications, Bidding Documents and similar Project-related items in addition to those required under Section 1; and if necessary, overtime work required higher than regular rates.



**ESTIMATED SCHEDULE OF RATES  
LAWSON-FISHER ASSOCIATES P.C.  
THRU DECEMBER 31, 2005**

<b><u>CLASSIFICATION</u></b>	<b><u>APPROXIMATE MAXIMUM RATE/HOUR</u></b>
Partner	\$224.00
Senior Structural Engineer	\$174.00
Structural Engineer	\$121.00
Senior Civil Engineer	\$166.00
Civil Engineer	\$127.00
Senior Construction Inspector	\$106.00
Senior Civil Draftsperson	\$106.00
Junior Civil Draftsperson	\$ 76.00
Clerical	\$ 90.00
Project Inspector	\$ 90.00
Survey Party Chief	\$ 70.00
Survey Crewman	\$ 64.00

*Lawson-Fisher Associates P.C*



## STATE OF INDIANA

---

DEPARTMENT OF ADMINISTRATION  
402 W Washington Street, Room W479  
Indianapolis, Indiana 46204  
317 / 232-3150

DATE: Friday September 23, 2005

TO: ALL STATE INSTITUTIONS

FROM: Earl Goode, Commissioner, IDOA  
Chuck Schalliol, Director, OMB

SUBJECT: Increase to state mileage reimbursement rate

Effective October 1, 2005, the Indiana state mileage reimbursement rate will be raised to .40 cents a mile for all business miles driven. The current rate stated in the Travel Financial Management Circular, Chapter 10, Section 3 is .340 cents a mile.

While we recognize that this will be welcomed news to our employees, it will add additional pressures to your agency's travel budget. No additional resources are available to fund this increase. Each agency is encouraged to take the necessary management steps to fund this increase. The Department of Administration, the State Budget Agency and the Government Efficiency and Financial Planning group are prepared to assist each agency as necessary.

While these changes do go into effect on October 1, they will be posted in the revised Travel Financial Management Circular which is expected to be released in mid-October.

If you have any questions, please do not hesitate to call the State Travel Coordinator, Minnie Hoskins at 317-232-4258 or your Budget Analyst at (317)232-5610.



[illegible]



# Little Calumet River Basin Development Commission

6100 Southport Road  
Portage, Indiana 46368

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

WILLIAM BILLER, Chairman  
*Governor's Appointment*

ROBERT HUFFMAN, Vice Chairman  
*Governor's Appointment*

ARLENE COLVIN, Treasurer  
*Mayor of Gary's Appointment*

DR. MARK RESHKIN, Secretary  
*Governor's Appointment*

GEORGE CARLSON  
*Mayor's of Hammond Appointment*

STEVE DAVIS  
*Dept. of Natural Resources Appointment*

SAM DIMOPOULOS  
*Lake County Commissioners' Appointment*

ROBERT MARSZALEK  
*Governor's Appointment*

JOHN MROCZKOWSKI  
*Governor's Appointment*

CHARLIE RAY  
*Porter County Commissioners' Appointment*

VACANCY  
*Governor's Appointment*

DAN GARDNER  
*Executive Director*

LOU CASALE  
*Attorney*

September 28, 2005

Mr. Charles E. Schalliol  
State Budget Director  
State Budget Agency  
212 State House  
Indianapolis, Indiana 46204  
Attn. Terri Falker

Re: Little Calumet River Basin Development Commission 2005-07 Allocation

Dear Mr. Schalliol:

The Little Calumet River Basin Development Commission respectfully requests to be placed on the agenda of the next State Budget Committee meeting for approval of allocation of the \$1,000,000 listed in year one of the State budget for claim draw-down to provide cash match for the ongoing Federal levee construction contracts in Hammond/Highland, between Kennedy Avenue and Cline Avenue (Stage VI - Phase 1 South, Stage VI- Phase 1 North, and Stage VI Phase 2), Burr Street levee contracts, and allow for some continued real estate acquisition/utility relocations in the next area in Hammond/Highland. The project map is included identifying these areas.

The allocation is needed now to meet the expected October 2005 call for the required non-Federal funds to be placed in the project escrow account to keep the construction contracts active. A letter from the U.S. Army Corps of Engineers Project Manager Imad Samara is included as Attachment A to document the need to make these funds available early in Federal FY06. The amount required is \$866,635 and is highlighted in the letter and on the chart detailing use of the funds by contract. Currently, State allocations are depleted and the Development Commission does not have sufficient funds remaining to cover those costs. The \$866,635 will leverage \$1,400,000 of city of Gary funding committed to the Burr Street II levee (Gary) and toward continuing \$6,953,865 of Federal construction contracts.

The previous biennial allocations were utilized for the real estate, utility relocations, and cash contribution to pump station 1A contract; to initiate flood control construction in Stages VI-1 North, VI-1 South, and VI-2; and to provide the required wetland mitigation acreage needed to achieve IDNR permit conditions to

Mr. Charles E. Schalliol  
September 28, 2005  
Page 2

construct the remainder of the project west of Kennedy Avenue to the Illinois state line. In total, 68 easement parcels were acquired as well as 352 acres in five parcels for wetland mitigation. The non-federal funding requested in Attachment A for Federal FY06 is the match to allow the federal construction to continue on these properties. Additionally, in that geographic segment, the city of Hammond, the Hammond Sanitary District, the Hammond Park Board, the town of Highland and the Highland Park Board donated real estate easements appraised in excess of \$500,000 as local contribution. One private business also donated easements where appraised value was nearly \$400,000. These donations are creditable and extend the non-federal capability to maximize non-federal resources and show strong local support. We will continue to seek added ways to involve the local communities and businesses that will benefit in order to extend the non-federal resources.

The Development Commission is also including an expedited project completion schedule requested of the Army Corps of Engineers and the Development Commission by Congressman Peter Visclosky. The schedule shows construction completion of the flood control protection by the end of 2009 (Attachment B). This schedule has been accelerated to: (1) set a definite end date and define needed financial commitments for the project completion; (2) bring needed flood control at the earliest date to the most heavily populated stretch of the river in Hammond, Highland, and Munster (over 6,500 homes, businesses, and public buildings); (3) accelerate commitment of over \$56,000,000 Federal construction dollars; (4) and contain escalating project costs brought about by project delays. This expedited schedule also greatly accelerates the need for non-federal funding commitments and active local community's participation if this timeline is to be achieved. The Development Commission has shared the schedule with the local municipal officials in Hammond, Highland, and Munster and is appealing to the local officials for increased donations toward the project non-federal requirements. The Development Commission is further working with Mayor Tom McDermott of Hammond and his development officials toward private sector developers contributing needed easements and items of cooperation.

The Development Commission is committed to working with the Budget Committee and Budget Agency staff to meet the accelerated schedule and successfully complete the longstanding project. Your favorable approval of the \$1,000,000 allocation is critical to keeping the Federal construction progressing.

Thank you for your consideration.

Sincerely,

  
Dan Gardner  
Executive Director

/sjm  
Attachments

**Mr. Charles E. Schalliol**  
**September 28, 2005**  
**Page 3**

**Cc: Congressman Peter Visclosky**  
**Senator Frank Mrvan**  
**Senator Earline Rogers**  
**Representative John Aguilera**  
**Representative Ralph Ayres**  
**Representative Chet Dobis**  
**Representative Earl Harris**  
**Representative Linda Lawson**  
**Representative Dan Stevenson**  
**Mayor Scott King**  
**Mayor Tom McDermott**  
**Highland Town Council President Mark Herak**  
**Munster Town Council President John Edington**

5.



**DEPARTMENT OF THE ARMY**  
**CHICAGO DISTRICT, U.S. ARMY CORPS OF ENGINEERS**  
**111 NORTH CANAL STREET**  
**CHICAGO IL 60608-7208**

20 September 2005

**Planning, Programming and  
Project Management Division**

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

**Dear Mr. Gardner:**

This letter will provide the Little Calumet River Flood Control Project funding needs for fiscal years (FY) 2006 and 2007. Enclosure 1 is a table that shows the project funding breakdown (federal and non-federal) for the next two fiscal years. These funding projections are based on continuing the ongoing construction contracts of Stage VI-1 South, VI-1 North, VI-2 and Landscaping Contract 2.

These projections also include the award of Burr Street Betterment Levee Phase II construction contracts. And continue design work on Stages V and VIII. The total local funding (non-federal) cash contributions for FY 2006 and FY 07 are \$866,635, \$1,315,300 respectively.

I hope the information enclosed will assist you in your effort of obtaining funds from the state for the project. Please let me know if you have any questions, you can call me at 312-846-5560.

A handwritten signature in black ink, appearing to read "Imad N. Samara", is written over a rectangular area that has been shaded with a cross-hatch pattern.

**Imad N. Samara  
Project Manager**

**Enclosure**

# LITTLE CALU PRO

20-Sep-05		Enclosure 1				
CONTRACT	TOTAL CONTRACT COST	FY 05 Fed	2007 Fed	Total Per FY	Acquisition Cost Non-Fed	Relocation Cost Non-Fed
Burr Street 2 (Gary)*	\$1,400,000					
Burr Street 2 (LCRBDC)	\$2,200,000		0,000	\$2,200,000		
Pump Station 1A	\$4,900,000					
North 5th Pump Station						
Stage VI-1 S	\$6,733,500	\$3,111,250	1,000	\$1,300,000		
Stage VI-1 N	\$5,567,000	\$18,600,000		\$3,400,000		
Design/CWPM Effort		\$665,000	9,000	\$700,000		
A/E Contracts	\$100,000	\$47,500	3,500	\$50,000		
Stage VI-2	\$4,206,000	\$95,000	7,800	\$1,956,000		
Stage V-3	\$2,455,000		2,750	\$455,000		
Stage V-2	\$9,614,000		0,000	\$3,000,000		
Stage III Remediation						
Wetland Mitigation*	\$1,170,000					
Landscaping 2	\$650,000	\$18,000	1,250	\$265,000		
Pump Station 2	\$2,500,000		7,000	\$2,100,000		
Wetland Mitigation (Hobart)	\$1,000,000		1,000	\$300,000		
Total		\$3,956,350	300	\$15,726,000		

# LITTLE CALUMET RIVER BASIN DEVELOPMENT COMMISSION

## FLOOD PROJECT ESTIMATED COST BY STAGE/PHASE (6/05 to 9/07) (revised 6/27/05)

**GRAND TOTAL = \$ 12,609,318 (plus recreation contract at project end)**

First Priority is Burr Street:

### **BURR STREET BETTERMENT LEVEE: \$ 900,000**

Deadline 9/05

Burr Street (Gary Phase I) Construction =	\$ 300,000 (\$ 1.4 mil contribution from Gary)
Burr Street (Little Cal Phase) Construction =	\$ 600,000
<b>TOTAL ESTIMATED</b>	<b>\$ 900,000</b>

### **STAGE V-2 TOTAL = \$ 3,742,603 (see page 3 for explanation)**

Start 6/05 end 10/06 for 43 acquisitions

Title Work: 43 @ \$385 per	\$ 16,555
Surveys: 43 @ \$2,000 per	\$ 86,000
Appraisals: 43 @ \$2,500 per	\$ 107,500
Appraisal Reviews: 43 @ \$750	\$ 32,250
Land Acquisition:	
Residential: 16@ \$3,500	\$ 56,000
Corporate: 17@ varied amounts	\$ 840,500
Municipal: 5 @ \$10,000	\$ 50,000
NIPSCO: 2@ \$9,000	\$ 18,000
INDOT: 2 @ \$5,000	\$ 10,000
Railroads : 2 @ \$45,000	\$ 90,000
Unknowns: 0	\$ 0
*Condemnations: 21@ \$7,500	\$ 157,500
**Utility Relocation: 75 relocations	\$1,728,298 <i>600,000</i>
Local Spon. 5% Construction Cost Share	\$ 550,000 <i>12</i> (Fed. construct. contract \$11 mil)
<b>TOTAL ESTIMATED</b>	<b>\$ 3,742,603</b>

### **STAGE V-3 TOTAL = \$ 1,259,445**

Start 6/05 end 1/07 for 7 Acquisitions

Title Work: 7 @ \$385 per	\$ 2,695
Surveys: 7 @ \$2,000 per	\$ 14,000
Appraisals: 7 @x \$2,500 per	\$ 17,500
Appraisal Reviews: 7 @ \$750	\$
Land Acquisition: 7 @ \$750	\$ 5,250
Residential: 0	\$ 0
Corporate: 1 (Woodmar C.C.)	\$1,000,000
Municipal: 2 @ \$10,000	\$ 20,000
NIPSCO: 0	\$ 0
INDOT: 3 @ \$5,000 per	\$ 15,000
Railroads: 1 @ \$45,000	\$ 45,000
Unknowns: 0	\$ 0
*Condemnations: 1 @ \$15,000	\$ 15,000
**Utility Relocations: 0	\$ 0
Local Spon. 5% Construction Cost Share:	\$ 125,000 (Fed. construct. contract \$2.5 mil)
<b>TOTAL ESTIMATED</b>	<b>\$ 1,259,445</b>

**STAGE VII TOTAL = \$ 1,815,005****Start 1/06 end 3/07 for 63 Acquisitions**

Title Work: 63 @ \$385 per	\$ 24,255
Surveys: 63 @ \$2,000 per	\$ 126,000
Appraisals: 63 @ \$2,500 per	\$ 157,500
Appraisal Reviews: 63 @ \$750	\$ 47,250
Land Acquisition:	
Residential: 29 @ \$3,500	\$ 101,500
Corporate: 1@ est. amount	\$ 200,000
Municipal: 13 @ \$10,000	\$ 130,000
NIPSCO: 2 @ \$9,000	\$ 18,000
INDOT: 0	\$ 0
Railroads: 0	\$ 0
Unknowns: 18 @ \$3,500	\$ 63,000
*Condemnations: 25 @ \$7,500	\$ 187,500
**Utility Relocation: total	\$ 460,000
Local Spon. 5% Construction Cost Share	\$ 300,000 (Fed. construct. contract \$6 mil)
<b>TOTAL ESTIMATED</b>	<b>\$1,815,005</b>

**STAGE VIII = TOTAL \$ 3,351,065****Start 4/06 end 9/07 for 119 Acquisitions**

Title Work: 119 @ \$385 per	\$ 45,815
Surveys: 119 @ \$2,000 per	\$ 238,000
Appraisals: 119 @ \$2,500 per	\$ 297,500
Appraisal Reviews: 119 @ \$750	\$ 89,250
Land Acquisition:	
Residential: 79 @ \$3,500	\$ 276,500
Corporate: 5 @ est. amounts	\$ 312,000
Municipal: 29 @ \$10,000	\$ 290,000
NIPSCO: 0	\$ 0
INDOT: 3 @ \$5,000 per	\$ 15,000
Railroads: 1 @ \$45,000	\$ 45,000
Unknowns: 2 @ \$3,500	\$ 7,000
*Condemnations: 50 @ \$7,500	\$ 375,000
**Utility Relocation:	\$ 910,000
Local Spon. 5% Construction Cost Share	\$ 450,000 (Fed. construct. cost \$9 mil)
<b>TOTAL ESTIMATED</b>	<b>\$3,351,065</b>

**OTHER COSTS = \$ 1,541,200**

Mitigation Construction Cost Share =	\$ 175,000
Pump Stations Cost Share =	\$ 375,000
**Professional Services = 28 mon.x \$35,400 per =	\$ 991,200
<b>TOTAL ESTIMATED</b>	<b>\$ 1,541,200</b>

\* Condemnations are \$7,500 per acquisition (\$1,500 for 3 court appraisers = \$4,500 plus \$3,000 for attorney fees calculated at 50% condemnation rate of total acquisitions per stage/phase)

\*\* Utility Relocations are based on 2/94 drawings and will be brought up-to-date as the project progresses

\*\*\* Professional Services of \$35,400 per month for 28 months calculated from 6/05 to 9/07



**STAGE V-2 is actually two sections:**

**Kennedy to the N.& S. Railroad**

Title Work:	23 @ \$385 per	\$	8,855	(complete)
Surveys:	23 @ \$2,000 per	\$	46,000	(complete)
Appraisals:	23 @ \$2,500 per	\$	57,500	(appraisal process started)
Appraisal Reviews:	23 @ \$750	\$	17,250	
Land Acquisition:		\$		
Residential:	14 @ \$3,500	\$	49,000	
Corporate:	3 @ varied amounts	\$	150,500	
Municipal:	3 @ \$10,000	\$	30,000	
NIPSCO:	2 @ \$9,000	\$	18,000	
INDOT:	0	\$	0	
Railroads :	1 @ \$45,000	\$	45,000	
Unknowns:	0	\$	0	
*Condemnations:	11 @ \$7,500	\$	82,500	
**Utility Relocation:	75 relocations		\$1,728,298	
Local Spon. 5% Construction Cost Share		\$	550,000	(total contract \$11 mil)
TOTAL ESTIMATED =			\$2,782,903	

**N.& S. Railroad to Northcote Avenue**

Title Work:	20 @ \$385 per	\$	7,700	(complete)
Surveys:	20 @ \$2,000 per	\$	40,000	(already started)
Appraisals:	20 @ \$2,500 per	\$	50,000	(to be assigned)
Appraisal Reviews	20 @ \$750	\$	15,000	
Land Acquisition:				
Residential:	2 @ \$3,500	\$	7,000	
Corporate:	14 @ varied amounts	\$	690,000	
Municipal:	2 @ \$10,000	\$	20,000	
NIPSCO:	0	\$	0	
INDOT:	2 @ \$5,000	\$	10,000	
Railroads :	1 @ \$45,000	\$	45,000	
Unknowns:	0	\$	0	
*Condemnations:	10 @ \$7,500	\$	75,000	
**Utility Relocation:		\$	0	(in Stage V-2 Kennedy Ave. to Railroad)
Local Spon. 5% Construction Cost Share		\$	0	(in Stage V-2 Kennedy Ave. to Railroad)
TOTAL ESTIMATED =			\$ 959,700	

27 June 05

received  
10/5/05  
gr.

CITY OF HAMMOND, INDIANA  
HAMMOND REDEVELOPMENT COMMISSION

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REDEVELOPMENT PLAN  
FOR THE  
GATEWAYS REDEVELOPMENT AREA

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Prepared For The

Hammond Redevelopment Commission for a Declaratory Resolution (April 19, 2005)  
Hammond Redevelopment Commission Resolution Modifying and Amending the Plan (May 17, 2005)  
Hammond Plan Commission Review and Approval, (June 20, 2005)  
Hammond Common Council Review and Approval of Plan Commission Order (June 27, 2005)  
Public Hearing Review and Comment (July 20, 2005)  
Hammond Redevelopment Commission for a Confirmatory Resolution (July 20, 2005)

Adopted and Confirmed By

City of Hammond Redevelopment Commission  
Declaratory Resolution No. 06-2005, Dated April 19, 2005  
Amending Declaratory Resolution No. 09-2005, Dated May 17, 2005  
Confirmatory Resolution No. 10-2005, Dated July 20, 2005

Prepared By

Cender & Company  
LLC

**Redevelopment Plan for the Gateways Redevelopment Area**

**Description of the Redevelopment Area – General Boundaries of the Area (continued)**

BEING THE EAST LINE OF THE SOUTHWEST  $\frac{1}{4}$  OF SECTION 16 TOWNSHIP 36 NORTH RANGE 9 WEST AND THE CENTERLINE OF KENNEDY AVENUE); THENCE CONTINUING WEST APPROXIMATELY 2,800 FEET, MORE OR LESS, ALONG THE CITY OF HAMMOND AND TOWN OF HIGHLAND CORPORATE LIMITS ALONG THE LITTLE CALUMET RIVER AS IT MEANDERS TO ITS INTERSECTION WITH THE WEST LINE OF THE SOUTHWEST  $\frac{1}{4}$  OF SECTION 16 TOWNSHIP 36 NORTH RANGE 9 WEST (ALSO BEING THE EAST LINE OF THE SOUTHEAST  $\frac{1}{4}$  OF SECTION 17 TOWNSHIP 36 NORTH RANGE 9 WEST); THENCE APPROXIMATELY 975 FEET, MORE OR LESS, ALONG THE CITY OF HAMMOND AND TOWN OF HIGHLAND CORPORATE LIMITS ALONG THE LITTLE CALUMET RIVER AS IT MEANDERS TO ITS INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF INDIANAPOLIS BOULEVARD (U.S. ROUTE 41), BEING THE POINT OF ORIGIN.

THE BOUNDARY DESCRIPTION AS IDENTIFIED ABOVE EXCLUDES FROM THE AREA THE FOLLOWING PARCELS AS LOCATED IN THE WHITECO FIRST ADDITION AS FOUND IN PLAT BOOK 82 PAGE 95 BY REAL PROPERTY KEY NUMBER AND LEGAL DESCRIPTION:

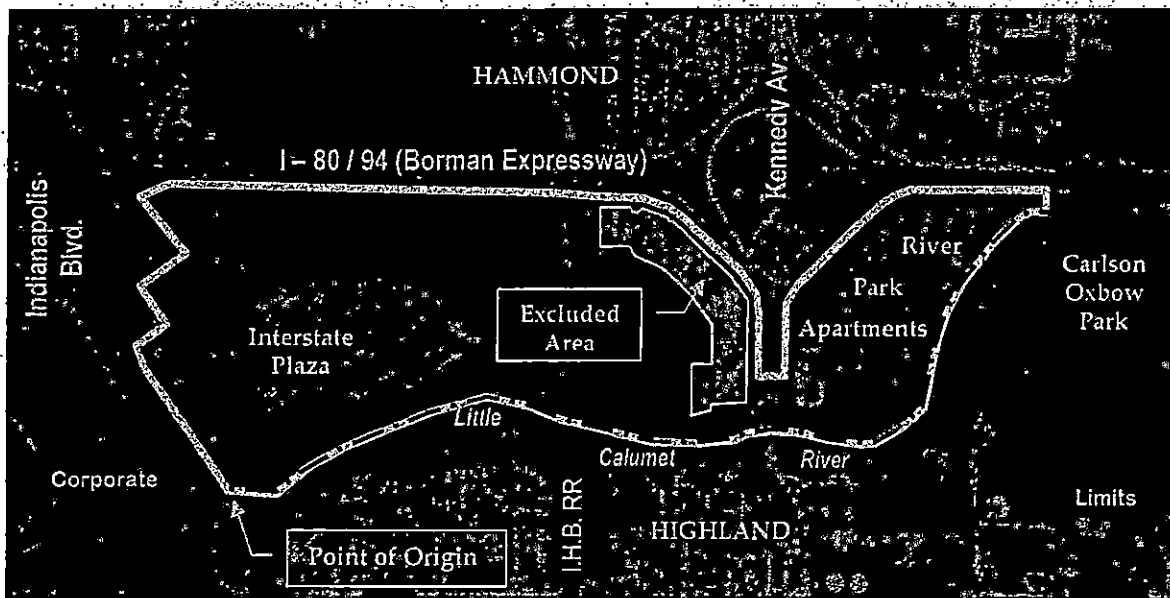
**REAL PROPERTY  
KEY NUMBER**

26-36-0524-0001  
26-36-0524-0002  
26-36-0524-0003  
26-36-0524-0004  
26-36-0524-0005  
26-36-0524-0006  
26-36-0524-0007  
26-36-0524-0008

**LEGAL DESCRIPTION**

WHITECO FIRST ADDITION LOT 1  
WHITECO FIRST ADDITION LOT 2  
WHITECO FIRST ADDITION LOT 3  
WHITECO FIRST ADDITION LOT 4  
WHITECO FIRST ADDITION LOT 5  
WHITECO FIRST ADDITION LOT 6  
WHITECO FIRST ADDITION LOT 7  
WHITECO FIRST ADDITION LOT 8

**MAP 3: Gateways Redevelopment Area Boundaries**



CITY OF HAMMOND, INDIANA  
HAMMOND REDEVELOPMENT COMMISSION

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ECONOMIC DEVELOPMENT PLAN  
FOR THE  
WOODMAR GATEWAY  
ECONOMIC DEVELOPMENT AREA

FURTHER DESIGNATING AND ESTABLISHING THE FOLLOWING:

Woodmar Gateway Allocation Area  
For the Purpose of Tax Increment Financing ("TIF")

AND THE

Woodmar Gateway Economic Development Project District  
For the Purpose of Sales Tax Increment Financing ("STIF")

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Prepared For The

Hammond Redevelopment Commission for a Declaratory Resolution (October 4, 2005)  
Hammond Plan Commission Review and Approval (October \_\_, 2005)  
Hammond City Council Review and Approval of Plan Commission Order (\_\_\_\_\_, 2005)  
Indiana State Board of Finance Approval of the Declaratory Resolution (for STIF) (\_\_\_\_\_, 2005)  
Hammond Redevelopment Commission Public Hearing (\_\_\_\_\_, 2005)  
Hammond Redevelopment Commission Confirmatory Resolution (\_\_\_\_\_, 2005)  
Hammond City Council Ordinance Approving the Economic Development Project District (\_\_\_\_\_, 2005)

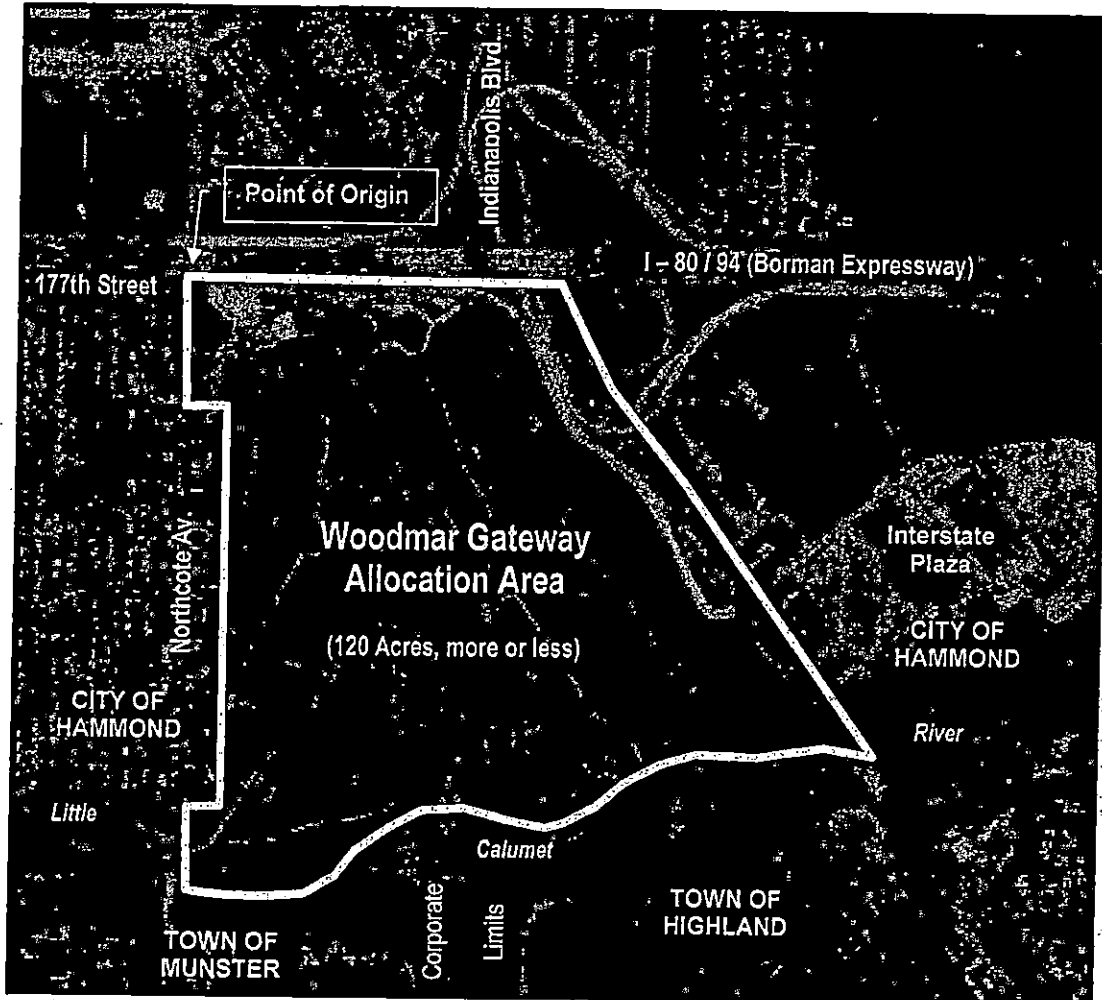
Adopted and Confirmed By

City of Hammond Redevelopment Commission  
Declaratory Resolution No. 15-2005, Dated October 4, 2005  
Confirmatory Resolution No. \_\_-2005, Dated \_\_\_\_\_, 2005

Prepared By

*Cender & Company*  
LLC

MAP 6: Woodmar Gateway Allocation Area Boundaries



The Allocation Area is further described in detail by a meets and bounds boundary description as follows (which is coterminous with the Woodmar Gateway Economic Development Area).

PARTS OF THE SOUTHWEST  $\frac{1}{4}$  AND SOUTHEAST  $\frac{1}{4}$  OF SECTION 17, TOWNSHIP 36 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN IN THE CITY OF HAMMOND, LAKE COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THAT PART OF THE SOUTH  $\frac{1}{2}$  OF SECTION 17 AND THE NORTH  $\frac{1}{2}$  OF SECTION 20 AT A POINT 33 FEET EAST AND 42 FEET SOUTH OF THE NORTHWEST CORNER OF THE EAST HALF OF THE SOUTHWEST  $\frac{1}{4}$  OF SECTION 17, SAID POINT ALSO BEING THE INTERSECTION OF THE EAST LINE OF NORTHCOTE AVENUE AND THE SOUTH RIGHT-OF-WAY LINE OF THE TRI-STATE HIGHWAY (CURRENTLY KNOWN AS INTERSTATE 80/94, THE BORMAN EXPRESSWAY HIGHWAY AND FORMERLY THE SOUTH LINE OF 177TH STREET), BEING THE POINT OF ORIGIN:

THENCE SOUTH 89 DEGREES 55 MINUTES EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE OF THE TRI-STATE HIGHWAY (CURRENTLY KNOWN AS INTERSTATE 80/94, THE BORMAN EXPRESSWAY HIGHWAY AND FORMERLY THE SOUTH LINE OF 177TH

placed order w/ Britany

Neenah, Wis

Pete de Y'ear

924-1177

Meeting 11-11:10 a.m.

5100 Columbia

(\$8 delivery fee)

15 Box lunches

6 ham (3 meatballs)

6 turkey (meat pie)

3 chicken salad (meatballs)

7 diet coke  
4 cake  
4 Apple

15 assorted cookies  
4 pasta  
4 potato salad  
7 cake flour

GAIPS.

John Mink  
613-5077



MICHAEL REYNOLDS  
8840 14th Blvd

800-600-8840

838-0200

(make reservation w/ Mike)

after talking to Kathy, manager)

\$72.99

100 mi. free

20¢/mi. after that

\$200. security deposit

\$100 deposit waived - guaranteed w/ my Discover credit card.

SAT. OCT. 15 8:00 a.m. pickup

6:00

(5:00)

SAT. Oct. 13 p.m.

(Columnet River)



