



Little Calumet River Basin Development Commission

6100 Southport Road
Portage, Indiana 46368

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

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

~~ROBERT MARSZALEK, Vice Chairman~~
~~Governor's Appointment~~

~~R. KENT GURLEY, Treasurer~~
~~Lake County Commissioners' Appointment~~

~~CHARLIE RAY, Secretary~~
~~Porter County Commissioners' Appointment~~

~~ARLENE COLVIN~~
~~Mayor of Gary's Appointment~~

~~STEVE DAVIS~~
~~Dept. of Natural Resources' Appointment~~

~~MARK GORDISH~~
~~Mayor of Hammond's Appointment~~

~~ROBERT HUFFMAN~~
~~Governor's Appointment~~

~~JOHN MROCZKOWSKI~~
~~Governor's Appointment~~

~~DR. MARK RESHKIN~~
~~Governor's Appointment~~

~~VACANCY~~
~~Governor's Appointment~~

~~DAN GARDNER~~
~~Executive Director~~

~~LOU CASALE~~
~~Attorney~~

MEETING NOTICE

THERE WILL BE A MEETING OF THE
LITTLE CALUMET RIVER BASIN
DEVELOPMENT COMMISSION
AT 6:00 P.M. WEDNESDAY, SEPTEMBER 5, 2007
AT THE COMMISSION OFFICE
6100 SOUTHPORT ROAD
PORTAGE, IN

ONE-HALF HOUR WORK STUDY SESSION – 5:30 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 August 1, 2007
5. Chairman's Report
 - Appointment of Mark Gordish to Commission
 - Announcement of meeting with Colonel Drolet, Roy Deda, and Imad Samara on September 10
 - Summary of meetings
 - > Munster Town Council – release of up to \$302,000
 - > Mayor McDermott/Marty Wielgos re: project schedule in Hammond
6. Action Required:
 - Finance:
 - Approval of claims for August 2007
 - Approval of O&M claims for August 2007
7. Executive Director's Report
 - Summary of recent flooding issues of August 22 – August 25
 - > Operation and maintenance coordination by LCRBDC
 - > Future actions/initiatives
 - Project briefing of funding strategy and progress/contributions for Mark Lopez on August 22

*budget print sheet
for Cal. -
email Hall 15+*

*Elizabeth +
Imad
Petratos*

*sign
SEP
LK*

*beige knit pants
w/ yellow lining
blogger*

11-12

*8-9
10*

1-5

6

7

8. Standing Committees

A. Finance Committee – Report by Treasurer Kent Gurley

- Financial status report for end of August 2007
- Issues for discussion

13

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

Land Acquisition

- Appraisals, offers, acquisitions
- Status of activity for Stages V-2, VII, and VIII
 - > Pre-bid meeting held August 17 on Stage V-2
- Appearance at Griffith Planning Comm & Griffith Town Council regarding rezoning of Griffith golf course

Land Management

- RFP update for 32 acres east of Clay Street
- Issues for discussion

C. Project Engineering Committee – Committee Chair Bob Huffman

- Update on SV-2 pipeline corridor
- Received letter from Army Corps declining engineering for Griffith levee
- Issues for discussion

14-15

D. Operation & Maintenance – Committee Chair Bob Huffman

- Status of O&M turnover
- Levee inspections were held on August 13, 15, 16
- Pump station inspections held Sept. 4, 5, 6
- Sluice gate/flap gate inspections will be scheduled in late September
- Issues for discussion

E. Legislative Committee – Committee Chair

- Issues for discussion

F. Environmental Committee – Committee Chair Mark Reshkin

- Issues for discussion

G. Recreational Development Committee – Committee Chair Bob Huffman

- Issues for discussion

H. 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, AUGUST 1, 2007
6100 SOUTHPORT ROAD
PORTAGE, INDIANA

Chairman William Biller called the meeting to order at 6:05 p.m. Eight (8) Commissioners were present. Pledge of Allegiance was recited. The guests were recognized.

Development Commissioners:

Arlene Colvin
Robert Huffman
Steve Davis
William Biller
Mark Reshkin
Charlie Ray
John Mroczkowski
Bob Marszalek

Visitors:

Bill Petrites – Highland resident
Imad Samara – Project Manager, Corps of
Engineers
Elizabeth Johnson – Congressman
Visclosky's Office
Todd Dust – Highland resident

Staff:

Dan Gardner
Sandy Mordus
Lou Casale
Jim Pokrajac
Judy Vamos

The minutes of the meeting held on July 11th were approved by a motion from Bob Huffman; motion seconded by Arlene Colvin; motion passed unanimously.

Chairman's Report – Chairman William Biller reported that he and Dan Gardner attended the State Budget Committee hearing in Ft. Wayne on July 27. The allocation of our \$2 million budget request from the 07/09 biennium budget was approved for drawdown. Mr. Gardner added that Tony Armstrong of the SBA had supported us for the entire \$2 million approval and that is what was approved.

Action Required – In Treasurer Kent Gurley's absence, Mr. Gardner presented several items for approval. He presented a request to transfer \$250,000 from Line Item 5882 (Utility Relocation expense) into Line Item 5860 (Project Land Purchase expense) in order to correct a negative in the monthly budget report. Bob Huffman made a motion to approve the transfer as presented; Arlene Colvin seconded the motion; motion passed unanimously.

• Arlene Colvin made a motion to approve the claims for July as presented in the amount of \$39,112.14; motion seconded by Bob Huffman; motion passed unanimously.

• Mark Reshkin made a motion to approve the O&M claims in the amount of \$5,552.87; motion seconded by Bob Huffman; motion passed unanimously.

• Mr. Gardner referred to the revised 2007 Operating Budget where the additional \$2 million just allocated from the 07/09 biennium was added into the Professional/Consultant Services & Land Acquisition/Easement line, revising the budget from \$776,000 to \$2,776,000. This is the project local cooperation line, from which we contract for surveys, title work, appraisals, and pay for needed land/flowage easements and fund utility

relocations. Revised 2007 operating budget was approved by a motion from Bob Huffman; motion seconded by Arlene Colvin; motion passed unanimously.

Executive Director's Report – Mr. Gardner, as well as Jim Pokrajac and Judy Vamos, met with the town of Munster staff to discuss town contributions to the project. The town staff recommended approving up to \$301,280 to finance the “just compensation” offers to private landowners in Stage VII (Northcote to Columbia, south of the river). There are 26 private landowners in this area. This will be a tremendous help to the Commission meet the current completion schedule. A motion was made by Bob Huffman to authorize the LCRBDC to create an inter-local agreement with the town of Munster for the town to commit a total not to exceed \$302,000 to be utilized by LCRBDC contractors in acquiring the Stage VII easements; motion seconded by Mark Reshkin; motion passed unanimously. The staff will recommend to the Town Council at their next Council meeting on August 13 that Munster finance these offers. Mr. Gardner added that Munster also committed to do some additional landscaping, in addition to what the Army Corps will do.

- Mr. Gardner stated that the properties on the north side of the river in Stage VII that are owned by different Hammond agencies are expected to be donated. Paperwork is being prepared.

- Mr. Gardner reported that a meeting was held at the Chicago Corps office on July 17 with FEMA to discuss what needs to be done to start the paperwork to remove the municipalities from the flood plain. Jim Pokrajac and Sandy Mordus attended the meeting. The Army Corps has assigned a person in their office to work with FEMA. Mr. Gardner added that there are three independent areas which will have their construction completed at different time intervals, that FEMA needs to consider. They are (1) Cline to Martin Luther King; (2) Cline to Northcote, including Cabelas'; and (3) Northcote to Stateline.

- Imad Samara will be writing us a letter regarding the Griffith levee. Although it was thought that the Army Corps could identify what was needed for the Griffith levee certification, it appears they cannot do the work. The LCRBDC will need to hire an engineering firm, let them define what needs to be done, and the LCRBDC will assume responsibility and remediate what needs to be done to make the levee certifiable. We had identified an estimated \$500,000 for this work. At this time, costs are not known.

- Chairman Biller questioned whether or not the area can come out of the floodplain when the levee reaches the NSRR. The original thought was that the railroad embankment was used to remove Wicker Park Manor from the floodplain and could also be used for lands to the east. The Army Corps indicated that it has to go all the way to Northcote.

Mr. Gardner added that he will be meeting with Hammond Mayor McDermott and will inform him of this.

- Mr. Gardner informed the Commissioners that two staff members from the Office of Management & Budget in Washington visited the area on July 19. There was an opportunity for staff to meet with them to discuss the project area and to visit some of the area; i.e. Stage VI in Highland, the Wicker Park Manor area, and the Cabelas site. Chairman Biller added that it was a good meeting and he seemed to understand the benefits of the project.

- Commissioner Bob Huffman commented that it appears the Cabelas' tie-back levee along Northcote is almost done. After discussion, Imad Samara said he would check with the

anticipate having up to \$1,250,000 of remaining IEDC funds to help pay for the utilities. The Army Corps Huntington District is reviewing the costs to determine fair and reasonable cost.

Operation & Maintenance Committee – Committee Chairman Bob Huffman referred to Jim Pokrajac for a report. Mr. Pokrajac reported that he is coordinating with the Corps to have the 2 day levee inspections performed the week of August 13; levees are mowed. The inspection for the pump stations will be the end of August. In mid September, the sluice/flap gates inspection will be done. We are hoping for a mid to end of September completion of inspections and the process of entering into a written agreement with the city of Gary for O&M acceptance should be coming to a close. Mr. Gardner will work with attorney Casale and Gary attorney Hamilton Carmouche; they will also contact the Attorney General's office to talk about transfer of property. Commissioner Colvin offered to coordinate a meeting with GSD when we are ready.

- Jim Pokrajac reported that we will be working on an O&M agreement soon with the town of Highland for pump station and levee features turnover in Stage VI-1 South and Stage VI-2. Both segments will be completed in the very near future.
- Commissioner Huffman asked if the new pump station in VI-1 South was in operation. Imad Samara replied that the new pump station will be completed under a separate contract. Another contract will do the outfalls. The town of Highland is retaining the old pump station for additional pumping capacity.

Legislative Committee – Legislative issues have already been discussed.

Environmental Committee – Dan Gardner reported that an IDEM notification for Cabelas has been received. They are seeking to do minor wetland mitigation on their site. The notice from IDEM was incorrect; that is being corrected.

Recreation Committee – There was no report.

Policy Committee - There was no report.

Other Business – Mr. Gardner referred to the letter he wrote to the Army Corps to keeping all engineering changes within the same work limits, and not to modify the easements for Stage VII. Survey work has been completed, appraisals are done, and offers ready to go out. Any changes to design will cause the Commission to redo the survey and appraisal and any delay will set back the completion schedule.

- Mr. Gardner also talked about the resignation of George Carlson. Mr. Gardner will be meeting with Mayor McDermott next week to see what we can do in conjunction with the city. He is also contacting the Times so they can do an article on George's career in politics.

Statements from the Floor – Highland resident Todd Dust, who lives in the VI-1South construction segment, expressed his concern about the area of construction. He stated that some mowing has been done but there are still problems in the area. Imad Samara asked Mr. Dust to send him a letter or email stating his concern. Imad will take that letter to his

LCRBDC Minutes

August 1, 2007

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Real Estate department and have them make a determination if any correction needs to be done, such as fencing. As far as the "messy" area of construction, the contractor is within his work limits and the contract is not complete yet. Chairman Biller asked him to at least make a phone call to the Griffith Army Corps to see if there is anything the contractor can do, stressing to him the safety and liability issues. Imad stated that this issue will be addressed in future contracts.

There being no further business, the meeting was adjourned. The next scheduled Board meeting is set for 6:00 p.m. on Wednesday, September 5, 2007.



Thomas M. McDermott, Jr. **RECEIVED AUG 09 2007**
Mayor

CITY OF HAMMOND

MARTY J. WIEGLOS
Chief of Staff

July 31, 2007

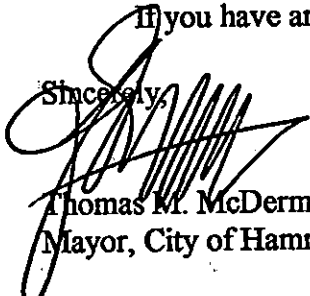
Mr. Dan Gardner
Executive Director
Little Calumet River Basin Commission
6100 Southport Road
Portage Indiana 46368

Dear Mr. Gardner:

Let this letter serve as my appointment of Mr. Mark Gordish to the Little Calumet River Basin Commission. Mr. Gordish's appointment will expire on December 31, 2009.

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

Sincerely,


Thomas M. McDermott, Jr.
Mayor, City of Hammond

TMMc:smd

cc: Mr. Mark Gordish
7638 Montana Avenue
Hammond Indiana 46323
(219) 853-6336

5925 Calumet Avenue
Hammond, Indiana 46320

219.853.6301
fax: 219.931-0831
www.gohammond.com
e-mail: WielgosM@hmdin.com

WORK STUDY SESSION
5 September 2007

LAND ACQUISITION COMMITTEE
Robert Marszalek, Chairman

There are no increased offers or condemnations tonight.

STAGE V UPDATE: new deadline 15 September 2007
(Kennedy to Northcote)

The right-of-entry was signed on 11 July with 11 parcels still in the closing stages. Since then four have been closed. The remaining seven acquisitions are:

DC 1112/1113 NIPSCo
DC 1169 Norfolk Southern Railroad
DC 1180 INDOT
DC 1130-A, DC 1131, DC 1171-A, DC 1176 private landowners.

STAGE VII UPDATE: deadline 30 March 2008
(Northcote to Columbia)

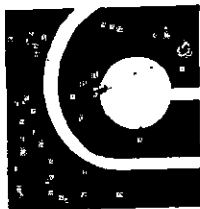
acceptance lobby
Offers to 33 Munster landowners are being mailed since Munster agreed to cooperate with our project (\$352,000 approved). Landowners are responding with questions about the offers and the project. *about calls*

STAGE VII UPDATE: deadline 30 March 2008
(Columbia to Illinois state line)

put in
Two meetings (8/15 and 8/21) with seven appraisers were conducted in August to develop a team concept for appraising Stage VIII. Each appraiser is responsible for 15 to 20 appraisals with a completion date of 30 October 07. With the plan on schedule offers to landowners could be sent by late December 07 or early January 08. *Oct 30 deadline*

EAST REACH UPDATE:
(I-65 to Cline Avenue)

There are 26 flowage acquisitions still to be acquired in the East Reach Stage. These are not high-priority and will be acquired as time permits.



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GEORGE CARLSON
Hammond Mayors' Appointment

ARLENE COLVIN
Gary Mayors' Appointment

STEVE DAVIS
IN. Dept. of Natural Resources Appointment

ROBERT HUFFMAN
Governors' Appointment

JOHN MROCZKOWSKI
Governor's Appointment

DR. MARK RESHKIN
Governors' Appointment

VACANCY
Governor's Appointment

DAN GARDNER
Executive Director

LOU CASALE
Attorney

8 August 2007

Mr. Steve Ingram, Owner
Valuation Services, LLC
289 North State Road 2
Valparaiso, IN 46383

RE: An appraisers meeting for the Little Calumet River Flood Project

Dear Mr. Ingram,

My letter today is a reminder of the appraisers meeting to contract and complete appraisals for the Little Calumet River Basin Development Commission:

Wednesday

15 August 2007

10:00 am (note the time change)

Office of the Little Calumet River Basin Development Commission

6100 Southport Road

Portage, IN 46368

Telephone: 219-763-0696

The assignment is to complete 90 (+) Value Findings for \$1200 each in six to eight weeks. There will be approximately five appraisers and representatives of Allstate Appraisals, Inc. (for appraisal review) at the meeting to coordinate the distribution of the work. Mr. Bob Gorman of Gorman Appraisal Group will have a spreadsheet and comparables of the areas between Columbia Avenue and the Illinois/Indiana state line, both sides of the river, to keep land values consistent through the last phase of the Little Calumet River Flood Control and Recreation Project.

Your work is crucial to the flood project's completion and I realize this is a big assignment to complete in such a short time. I sincerely believe, however, that if we work together for everyone's benefit at day's end we will be proud of our accomplishments. I send my sincere thanks for your cooperation with the Little Cal Project and ask that you call me if you can not attend the meeting.

Respectfully,

Judy Vamos

Judith (Judy) Vamos, Real Estate
Little Calumet River Flood Control and Recreation Project

* also sent letter to:

Dom Buchowski

Jeff Vale

Alan Landis

Jon Landis

Dave Davis

Bob Gorman

Personal meeting held 8/21/07
Jm.
8/21/07

NON-FEDERAL PROJECT CONTRIBUTIONS STATE, COUNTY, TOWNSHIP, MUNICIPAL, LOCAL SANITARY DISTRICTS, PRIVATE DONATIONS

BACKGROUND AND PROJECT COST SHARING AGREEMENT

The Little Calumet River project is a Federally-authorized local flood control and recreation project. Extensive Federal studies were done leading to the inclusion of the project in the 1986 Water Resources Development Act. The actual plan for the improvements was developed by the U. S. Army Corps of Engineers in conjunction with the state of Indiana Department of Natural Resources and the local communities, at that time presented by the Little Calumet River Basin Commission. The 1986 Water Resources Development Act specified, to effect the Federal funding and construction, there must be in place a Local Cooperation Agreement between the Federal government and a responsible and local non-federal single entity. In 1980, the LCRBDC was created to act for the state of Indiana and the local communities in this manner. The Local Cooperation Agreement specified that the Federal government will participate at 75% of the total project cost with the remaining 25% being the responsibility of the non-federal interest. The Federal 75% funding is spent on: (1) project design; (2) project engineering; (3) plans and specifications; (4) Federal bidding procedures; (5) construction of the flood control improvements; and (6) management and oversight of the contractors. The non-federal 25% funding is spent on: (1) acquiring the necessary public easements to allow construction and for the purpose of continued operation and maintenance after construction; (2) relocation as specified in the engineering plan of any highway bridges; (3) the relocation of project identified utilities at no cost to the Federal government; and (4) a cost share of each contract equal to 5-7% of the total contract cost. The total cost calculations are finalized in an audit at the end of project with the non-federal interest being required to meet the 25% obligation.

Following are the funding and donation contributions of the non-federal entities that the LCRBDC has coordinated toward meeting the Federal schedule and the required 25% cost share.

STATE AGENCY CONTRIBUTIONS

- Indiana General Assembly - The principal financial contribution of the state of Indiana has been the funding of the majority of the non-federal project share (25%) by the Indiana General Assembly for claim draw-down to the LCRBDC. The appropriations and allocations to the LCRBDC began in the 1981/83 biennium and General Assembly funding has been provided every biennium, including the most-recently completed one. The amount funded to the LCRBDC currently is \$29,500,000.
- Indiana Department of Natural Resources - In addition to the Indiana General Assembly funding to the LCRBDC, the Indiana General Assembly began funding the project as early as 1975/77 biennium at the request of then area State Senator and

Budget Committee member Adam Benjamin. These appropriations between 1975 and 1981 went to the Indiana Department of Natural Resources (IDNR) for an initial state site master plan and funding for the initial real estate acquisition identified as needed for the project. Total dollars appropriated to the IDNR between 1975 and 1981 was \$5,300,000. Once the LCRBDC was created in 1981, the IDNR donated the 962 acres acquired for the project to the LCRBDC for use as non federal contribution.

- Indiana Department of Transportation (INDOT) – One of the major items of non-Federal cooperation in the Local Cooperation Agreement with the U. S. Army Corps of Engineers is the necessary re-construction consistent with the Army Corps plans and specifications of state highway bridges and crossings over the Little Calumet River. A total of five major INDOT river crossings and bridges were required and were constructed by INDOT on an accelerated schedule compatible with the Army Corps schedule. The five state projects are: Georgia Street/I-80/94; Broadway interchange/bridge; Grant Street interchange/bridge; Cline Avenue interchange/ roadway extension and bridge; and Indianapolis Blvd. bridge re-construction and raising. An inter-agency team comprised of Corps of Engineers staff, LCRBDC staff, and INDOT staff is currently beginning the detailed “crediting of the value of these required improvements”. INDOT has cooperated, not only with the accomplishment of these projects on schedule, but also has committed the use of Indiana bond proceeds from Crossroads 2000 as the primary funding source to maximize the State’s eligible contribution for the non-Federal credit. This is extremely important because INDOT can and has used interstate highway funds (Federal) along the I-80/94 corridor which are not eligible for match with Corps of Engineers Federal dollars. (Current early estimates of the value of the INDOT improvements eligible for credit is put at \$7-9 million).

- Indiana Economic Development Corporation (IEDC) – The IEDC, as part of negotiations for the Cabela’s development commitment to the old Woodmar site in Hammond, provided significant “off-budget funding” in April 2006 for needed infrastructure for non-Federal project commitments to the segment (Stage V-2) required to get half of Hammond and all of Highland into Cabela’s development site out of the floodplain at an earlier date. The commitments by the IEDC were in the amount of not-to-exceed \$6 million and are shown on Chart 1 included after this summary. This \$6 million commitment has enabled the LCRBDC to continue to meet the aggressive project completion schedule required by Congressman Visclosky.

LAKE COUNTRY NON-FEDERAL PROJECT COMMITMENTS

- Lake County Council/Drainage Board – In the early 1980’s, over \$250,000 of river improvement funds were allocated by the Lake County Council to make river flow improvements to the river compatible to the Federal project. The largest single project was the addition of twin 6’ diameter culverts to the twin culverts already in place at the Conrail RR crossing of the river just east of Martin Luther King Drive in Gary. This construction doubled the capacity of the river flow at critical flood periods by 50%, yet restricted the down stream impacts to under the allowable limits and maintained wetland conditions in low flow periods. Total cost of that project was in the range of \$165,000.

- Lake County Parks & Recreation Department (LCPD) – The LCPD has been an active partner with the LCRBDC in addressing the non-Federal responsibilities on this project. The LCPD has contributed in three separate ways:

- (1) The LCPD provided the excavation site for several of the first levee segments from their Deep River Park. Big Maple Lake was created from approximately 1.3 million cubic yards of clay that was donated at no cost to the project. The benefits to the county park system was a graded-to-specification recreation lake and to the LCRBDC project the 1.3 million cubic yards of clay valued at a savings to the project of over \$1,625,000 (\$1.25 per cubic yard).

- (2) LCPD also donated small lots and larger parcels of land they had acquired over the years along the Little Calumet River. Approximately 85 acres in total was donated to the LCRBDC as needed project lands, and the estimated value of that land is approximately \$200,000. The easement rental value of the Deep River borrow site was credited by the Army Corps at \$104,000.

- (3) The LCPD contributed over \$100,000 of county funding for recreation improvements at the Lake Etta County Park, which is owned by the state of Indiana/ LCRBDC and operated by the LPPD. In addition, the LCPD permitted use of their land and water grant eligibility for three separate Lake Etta grants at a 50/50 matching ratio to obtain Federal funds. Significant public recreation facilities, lake improvements, and public picnic and community use buildings were built as part of these improvements. The LCRBDC was not eligible to apply directly for land and water conservation funds.

The LCPD also financed an early recreation feasibility study for the Hammond Carlson/ Oxbow Park site which subsequently resulted in the development of the site by the LCRBDC and the city of Hammond.

- Lake County Highway Department (LCHD) – The LCHD has cooperated on the county bridge crossings over the Little Calumet River in regards to bridge raisings, river flow improvements, and traffic flow and safety improvements compatible with the flood control project. County bridge improvements were made at: Calhoun Street, Burr Street, Colfax Street, Kennedy Avenue, and Hohman Avenue. Value of these improvements eligible for project crediting is in the preliminary estimation stage and will be completed following the model developed by the inter-agency team for the State Highway bridge improvements. It is hoped eligible credits of over \$1 million can be documented for project match.

- Lake County Commissioners (LCC) – The LCC donated lands identified as needed for project use that they controlled to the LCRBDC in the amount of approximately 168 acres at a total estimated value of \$353,000.

- Lake County Convention and Visitors Bureau donated the necessary easement along the river on the southern portion of their property for the project levee construction and trail system valued at \$3,750.

NORTH TOWNSHIP TRUSTEE'S OFFICE

- The North Township Trustee's Office donated permanent levee and temporary work area easements valued and credited at \$423,000, necessary for the project construction in Wicker Park.

The North Township Trustee's Office has offered additional free clay material available at the Wicker Park site that could provide levee construction material and aide the golf course upgrade.

MUNICIPAL GOVERNMENTS

- City of Gary – The city of Gary has contributed \$1.4 million of city funds to fund the "betterment portion" of the Burr Street levee in the east reach.

The city of Gary has also demolished three structures on Commission-owned property in the east reach. The value of these demolitions, if they had been contracted for by the LCRBDC, would have total approximately \$18,000.

The city of Gary has also donated \$50,000 as a contribution to one of the land and water conservation grants in the Lake Etta park site.

The Gary Sanitary District has contributed a total of \$326,139 toward the construction of the Burr Street Gary betterment levee which is in the critical path to providing flood protection to the east reach.

- Town of Griffith – The town of Griffith is cooperating with the LCRBDC, the Army Corps of Engineers and the IN Dept. of Natural Resources in pursuing incrementally the re-construction of what is known as the Griffith "betterment" levee located from the EJ&E RR on the east to Cline Avenue on the west – approximately 2500' of levee that will provide the connection between the Highland portion of the levee and the Burr Street "betterment" levee east of the EJ&E. To date, the town of Griffith has built an elevated access way to their north pump station along the levee area in 1996 approximately 1200' at a cost of approximately \$400,000. This segment will form the core of the levee to be built up to Federal standards.

Additionally, the town of Griffith extended that levee approximately 700' in 1978 at a cost of about \$300,000.

Additionally, a private developer Richard Kortenhoven spent \$100,000 to build to Federal standards a levee to tie into the EJ&E RR, a length of approximately the remaining 600' in 2001. These commitments will form the basis for certifying any additional improvements to bring this total 2500' segment up to Federal standards. Donation of easement for drainage ditch in IV-1 for .11acres at a total estimated savings of \$300.

- City of Hammond – The city of Hammond and its Redevelopment Commission, Park & Recreation Department, and Sanitary District has fully cooperated by donating all municipally owned properties for needed easements. The civil city donations to the project total 15 acres valued at \$30,938 in Stages V and VI.

Additional needed easements in Stage VII are currently being submitted before the various Boards in Hammond for donation totaling 10 acres valued at \$19,310.

The city of Hammond also contributed \$300,000 to complete the recreation features at the Carlson/Oxbow Park in conjunction with the Federal Little Calumet River project.

The Hammond Parks & Recreation Department has donated easements for the flood control project construction valued at \$32,500 in Stage V and VI.

The Hammond Sanitary District has made significant contributions to the project in the form of real estate easements valued at \$365,319; five pump station easements at a total value of \$45,000; and the Sanitary District has constructed up front of the Federal construction west of Hohman Avenue, a Federally-approved levee and a major pump station at a total value (and credited by the Army Corps) of \$1,667,200.

- Town of Highland – The town of Highland cooperated fully with the LCRBDC by donating 53 acres of publicly owned easements valued at \$134,024 in Stages V Phases 1 and 2 and Stage VI.

The Highland Parks Department also donated 41 acres of easements valued at \$104,000.

The town of Highland donated an easement for the Wicker Park Manor levee construction valued at approximately \$12,000.

The town of Highland also donated easements for two pump station re-habilitations for a total cost savings of approximately \$18,000.

- Town of Munster – For the upcoming segment known as Stage VII (Northcote to Columbia, south of the river), the town of Munster has committed to several items: (1) they are committed to donating needed levee easements at a value of \$19,500; (2) they have authorized sewer infrastructure funds within the town budget to finance the cost of the acquisition of easements needed from private landowners along the river in Munster up to \$302,000 (about 33 parcels); and (3) they have committed to hire a landscaping architectural firm to plan appropriate additional plantings for the public and private landowners to be specifically identified after the Army Corps plan is reviewed. Munster has committed to funding additional landscaping.

PRIVATE CONTRIBUTIONS AND DONATIONS

- NIPSCO – NIPSCO has donated easements at I-65 & 80/94, approximately 57 acres, valued at \$103,000 as well as various easements along the corridor.

- WHITECO – WHITECO Development Corporation donated needed easements for levee construction and trail connection south of their three hotel complex on the old Optimist park site valued at \$45,400.

- Cardinal Services (Tri State Bus terminal) – Cardinal Services donated the easement necessary for the construction of the sheet piling in Stage V-1 (when Wicker Park Manor flooded) instead of levee construction (\$25,000)

- 25 local residents donated easements for the construction of the Wicker Park Manor levee construction in Highland after the Wicker Park Manor flood in the early 90's at a total value of approximately \$25,000.

- For the owners of the 8,000 homes, the project will:
 - (1) provide the structures with 200 year flood protection
 - (2) significantly increase the value of the structure
 - (3) increase the sale potential to the owner
 - (4) eliminate the need for costly flood insurance payments
- Estimate of savings for the flood insurance:
 - 8,000 homes -
 - > 60% mortgages paying flood insurance \$1,000-\$1,200 per year average payment
 - > Individual savings estimated between \$4 million per year to \$4.8 million per year.
 - 500 businesses -
 - > Estimated 80% paying flood insurance at \$2,500 - \$3,000 per year
 - 100 public structures

3. Economic Development Potential as the result of the Project

- Currently, 9,500 acres along the river are in the 200 year flood plain in Gary, Griffith, Hammond, Highland, and Munster.
 - > 5,000 acres containing the 8,600 homes, businesses and public structures, will be protected by the levee, pump stations, and flood retention system.
 - > 1,500 acres will provide the Army Corps public lands of the flood control system consisting of 22 miles of levees, 20 pump stations (seven new and fourteen existing stations upgraded, and numerous gravity protected site drainage structures.
 - > 550 acres of wetlands will be preserved/restored for flood water storage and environmental preservation.
 - > 200 acres of newly created wetlands are being proposed from existing farm land for additional environmental purposes with Soil Conservation Service funds.
 - > 17 miles of continuous recreation trails will be created tying into other regional trail systems.
 - > 6 major county and municipal parks are tied together by the river/ trail system: 3 Rivers Park (Lake County); Gleason Park (city of Gary); Lake Etta (Lake County); Homestead Park (town of Highland); Carlson/OxBow Park (city of Hammond); Riverside Park (city of Hammond).
 - > 3,500 acres of urban land along the I-80/94 Borman corridor will be protected from flooding and available for development and re-development. Significant economic and land development opportunities exist at the interchanges along the Borman Expressway. Some of the opportunities include:
 - (1) I-65/Clay Street area (over 180 acres) of surplus land is dedicated to be donated to the city of Gary and will join with over 500 acres of city empowerment zone property to form an eastern light industrial park opportunity.

- (2) Broadway interchange/corridor – Significant opportunities exist east of Broadway in the newly protected area for compatible development as part of the University Park development.
- (3) Grant Street interchange/corridor – Over 200 acres of surplus Commission land are being donated to the city of Gary for urbanized development along the Grant Street and 35th Avenue corridors. Light industrial and warehousing opportunities, as well as business commercial developments, are potential. Also, the project will protect on the current flood plain fringe an area north of the Borman Expressway along 25th Avenue in Gary. This area is beginning significant development with an upscale grocery store complex, a medical clinic facility, and the new Truck City business development. Others will follow.
- (4) Burr Street interchange/corridor – Significant acreage in the Black Oak area and the Burr Street corridor will be made available for future development and redevelopment. Currently, the Burr Street corridor is primarily residential but it has potential for economic development. With additional local infrastructure of water and sewer, the Black Oak section of Gary can now realize improved residential conditions and developments.
- (5) Cline Avenue interchange/corridor – At the Cline Avenue/Borman interchange, a significant opportunity exists in the Griffith area with the proposal for the conversion of the Griffith golf course for urban development. This development is viable due to providing calculated amounts of drainage storage and project flood waters. The project will protect and allow build-out of the Kennedy Industrial Park.
- (6) Kennedy Avenue interchange/corridor – At the Kennedy Avenue interchange and corridor running south of the Borman, an economic development plan is in the works with the collaboration of the Hammond Redevelopment Commission and the Highland Redevelopment Commission. With the clearing of the Kennedy Park Apartments, 26 acres on the Hammond side of the river and a potential 68 acres is being planned on the Highland side of the river in an unique river walk and upscale development. On the west side of Kennedy Avenue, the existing three hotels, Lake County Convention & Visitors Welcome Center, and several restaurants will benefit from these new developments. In the long term planning, the town of Highland Redevelopment commission is contemplating additional commercial opportunities on the west side of Kennedy south of the river.
- (7) Indianapolis Blvd. interchange/corridor – The Indianapolis Blvd. interchange is being upgraded with \$3 million of committed funds from INDOT as part of the state of Indiana, city of Hammond, LCRBDC agreement with Cabela's Inc. for

the purchase of and development of the 120 acres of the former Woodmar County Club property. In addition to the \$3 million INDOT dollars, up to \$6 million Indiana Economic Development Corporation dollars was made available to the LCRBDC to assure Cabelas' store and outlot developments are protected in a timely manner from potential flooding. In addition to the 180,000 sq.ft. Cabelas' store, the store will generate 150 full time jobs and 300 part time jobs, out lots will be available for development as early as the start of 2009 for hotels, restaurants, water parks, as part of a true destination facility. This development will significantly enable the under-developed interstate plaza 67 acres to be redeveloped.

- (8) Calumet Avenue interchange/corridor – Calumet Avenue interchange and corridor currently has viable businesses on the Munster side. The Hammond Clinic, Med Inn, and the Calumet shopping plaza will be protected by the project which has significant economic as well as social value. The Hammond area has some significant development potential west of Calumet once the area is out of the flood plain.

CLAIMS PAYABLE FOR AUGUST 2007

ACCT	VENDOR NAME	AMOUNT	EXPLANATION OF CLAIM
5811	CASALE,WOODWARD & BULS LLP	283.33	MONTHLY RETAINER THROUGH AUGUST 23,2007
5812	NIRPC	12,534.13	SERVICES PERFORMED JULY 2007
5812	UPS	15.66	OVERNIGHT MAIL
5812	UPS	23.71	OVERNIGHT MAIL
5812	UPS	4.24	OVERNIGHT MAIL
5812	OFFICE DEPOT	358.34	FILE FOLDERS & PRINTER
5812	LOWE'S	80.56	2 TABLES FOR PROJECT USE
5812	SANDY MORDUS	15.88	REIMBURSEMENT FOR CD'S,CD HOLDER & CALCULATOR
5812	JAMES E POKRAJAC	36.82	REIMBURSEMENT FOR FILM & DEVELOPING
5821	SANDY MORDUS	31.60	MILEAGE FOR AUGUST 2007
5821	WILLIAM BILLER	111.20	MILEAGE TO STATE BUDGET MEETING 7-27-07
5821	JAMES E POKRAJAC	13.00	REIMBURSEMENT FOR PARKING FOR FEMA MEETING 7/17/07
5824	AT & T	429.62	BILLING PERIOD 7/16/07-8/15/07(TOTAL BILL 443.85 KRBC 14.23)
5824	VERIZON	130.14	BILLING PERIOD 8/16/07-9/16/07(TOTAL BILL 242.58,KRBC 112.44)
5825	CARDMEMBER SERVICES	20.55	EXPENSE FOR JULY 31, 2007 MEETING
5825	DAN GARDNER	39.12	REIMBURSEMENT FOR LUNCH FOR 7/27/07 BUDGET MEETING
5841	HERITAGE APPRAISAL SERVICES	750.00	APPRAISAL RE: DC-750
5841	HERITAGE APPRAISAL SERVICES	6,000.00	APPRAISAL RE: DC-1131,1130A,1176,1171A
5841	GORMAN GROUP	10,000.00	APPRAISAL RE: DC-1199
5843	STEWART TITLE SERVICES	490.00	TITLE WORK RE: DC-620 (1 OF 3)
5843	STEWART TITLE SERVICES	540.00	TITLE WORK RE: DC-620(2 OF 3)
5843	STEWART TITLE SERVICES	490.00	TITLE WORK RE: DC-620 (3 OF 3)
5843	STEWART TITLE SERVICES	540.00	TITLE WORK RE: DC-829(1 OF 4)
5843	STEWART TITLE SERVICES	490.00	TITLE WORK RE: DC-829(2 OF 4)
5843	STEWART TITLE SERVICES	490.00	TITLE WORK RE: DC-829(3 OF 4)
5843	STEWART TITLE SERVICES	550.00	TITLE WORK RE: DC-829(4 OF 4)
5843	STEWART TITLE SERVICES	100.00	TITLE WORK RE: DC-1231
5843	STEWART TITLE SERVICES	100.00	TITLE WORK RE: DC-1242
5844	JAMES E POKRAJAC	5,855.55	ENGINEERING/LAND AGENT 7/16/07-7/31/07
5844	JAMES E POKRAJAC	262.00	JULY MILEAGE
5844	JAMES E POKRAJAC	5,571.30	ENGINEERING/LAND AGENT 8/1/07-8/15/07
5844	JUDITH VAMOS	3,783.53	LAND ACQUISITION AGENT SERVICES 7/16/07-7/31/07
5844	JUDITH VAMOS	48.80	JULY MILEAGE
5844	JUDITH VAMOS	3,721.50	LAND ACQUISITION AGENT SERVICES 8/1/07-8/15/07
5844	G. LORRAINE KRAY	991.70	CREDITING TECH & LAND ACQUISITION ASST 7/17/07-7/31/07
5844	G. LORRAINE KRAY	1,181.60	CREDITING TECH & LAND ACQUISITION ASST 8/1/07-8/15/07
5844	SANDY MORDUS	187.50	CREDITING TECHNICIAN SERVICES 7/19/07-7/25/07
5844	SANDY MORDUS	62.50	CREDITING TECHNICIAN SERVICES 8/13/07-8/15/07
5847	TORRENGA SURVEYING LLC	195.00	PROFESSIONAL SERVICES RE: DC-1364A
5847	TORRENGA SURVEYING LLC	195.00	PROFESSIONAL SERVICES RE: DC-1362
5847	TORRENGA SURVEYING LLC	195.00	PROFESSIONAL SERVICES RE: DC-1367
5847	TORRENGA SURVEYING LLC	195.00	PROFESSIONAL SERVICES RE: DC-LOT 7
5847	TORRENGA SURVEYING LLC	195.00	PROFESSIONAL SERVICES RE: DC-1363
5847	TORRENGA SURVEYING LLC	195.00	PROFESSIONAL SERVICES RE: DC-1361
5847	TORRENGA SURVEYING LLC	195.00	PROFESSIONAL SERVICES RE: DC-1365
5847	TORRENGA SURVEYING LLC	195.00	PROFESSIONAL SERVICES RE: DC-1357
5847	TORRENGA SURVEYING LLC	195.00	PROFESSIONAL SERVICES RE: DC-1359
5847	TORRENGA SURVEYING LLC	195.00	PROFESSIONAL SERVICES RE: DC-1358
5847	TORRENGA SURVEYING LLC	195.00	PROFESSIONAL SERVICES RE: DC-1356
5847	TORRENGA SURVEYING LLC	195.00	PROFESSIONAL SERVICES RE: DC-1355
5847	TORRENGA SURVEYING LLC	195.00	PROFESSIONAL SERVICES RE: DC-1351
5847	TORRENGA SURVEYING LLC	195.00	PROFESSIONAL SERVICES RE: DC-1364
5847	TORRENGA SURVEYING LLC	195.00	PROFESSIONAL SERVICES RE: DC-1352
5847	TORRENGA SURVEYING LLC	195.00	PROFESSIONAL SERVICES RE: DC-1366
5847	GARCIA CONSULTING	3,610.00	PROFESSIONAL SERVICES RE: SV-2 DC-1112
5847	GARCIA CONSULTING	2,035.00	PROFESSIONAL SERVICES RE: SV-2(13 PIPELINE LOCATIONS)
5847	GARCIA CONSULTING	875.00	PROFESSIONAL SERVICES RE: SV-2 DC-1010C
5847	GARCIA CONSULTING	737.50	PROFESSIONAL SERVICES RE: SV-2 DC-1174
5847	GARCIA CONSULTING	752.50	PROFESSIONAL SERVICES RE: SV-2 DC-1131
5847	GARCIA CONSULTING	2,377.50	PROFESSIONAL SERVICES RE: SV-2 DC-1130
5849	CASALE.WOODWARD & BULS LLP	9,425.04	LAND ACQUISITION/LEGAL SERVICES FOR PERIOD ENDED 8/23/07
5849	CASALE WOODWARD & BULS LLP	671.00	LAND UTILITY RELOCATION/LEGAL SERVICE THROUGH 8/23/07
5861	LAKE COUNTY RECORDER	98.00	RECORDINGS FOR DC-1172,1185 & 1210
5882	SHORT ELLIOTT HENDRICKSON INC	2,801.88	UTILITY RELOCATION RE: SV111 FOR APRIL
5882	SHORT ELLIOTT HENDRICKSON INC	1,470.65	UTILITY RELOCATION RE: SV111 FOR MAY
5882	SHORT ELLIOTT HENDRICKSON INC	2,801.88	UTILITY RELOCATION RE: SV111 FOR JULY
5882	NIPSCO	38,074.86	UTILITY RELOCATION COSTS FOR SV1-1N & SV1-1S

TOTAL

125,184.69

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**APPROVAL TO PAY THE FOLLOWING INVOICES
FROM O&M FUND
September 5, 2007**

- # 1,302.87*
- \$52.87 to T-Mobile for costs incurred for cell phone for engineer field work; monthly service 7/11/07 – 8/10/07
 - \$3,750.00 to C&H Mowing Inc. for mowing and trimming levees for 1st cycle levee mowing 2007
 - \$3,500.00 to Tallgrass Restoration for weed control, herbicide application to weeds growing within levee control structures
 - \$12,753.03 to Austgen Electric Inc. for cleaning grates, repair of pump stations, fixing vandalized fencing
- put on draw*

TOTAL \$ 20,055.90

Raise the Borman, build levees, and other lessons

The issue: After the flood

Our opinion: Consider this disaster a harsh teacher, but let us learn so the lesson isn't repeated often

Now that the floodwaters are receding, it's time to look not just at the immediate needs but also the lessons that must be learned from last week's storm.

● One of the easiest lessons is a familiar refrain — quickly finish the Little Calumet River Basin Development Commission's levee work. That project has dragged on many years longer than it should have.

The state has historically been too slow to provide the local funding match that the federal money required.

And find out why the levee near Cabela's broke. Was it a structural problem or just the result of the project not being finished?

● It is now obvious the Little Calumet isn't the only stream to cause flooding in urban areas.

Hart Ditch also needs work to prevent the massive flooding of the kind that caused St. Margaret Mercy Healthcare Centers' Dyer campus to be evacuated and suffer damages in the millions. It

Your opinion, please

What lessons have you learned from the flooding? Share your thoughts at www.nwi.com/opinion

now will be an estimated four to eight weeks before the hospital is fully operational.

Lake County Surveyor George Van Til should press hard to build consensus on the Hart Ditch solution and the way to fund it.

● The flooding on the Borman Expressway is inexcusable. This is the region's main transportation thoroughfare, the main entrance to the Chicago area from the East Coast, and yet the Indiana Department of Transportation allowed a portion of the roadway to be built in a floodplain.

INDOT needs to apologize for its apparent unwise design and say how it plans to raise the roadway and channel the displaced water more efficiently.

If INDOT drags its feet, Gov. Mitch Daniels should name a panel to review the expressway.

design and identify solutions.

● The Borman flooding, which closed the expressway for days and forced heavy traffic onto local streets, also reinforces the need for alternative highways like the Indiana Expressway.

These additional highways must be quickly engineered and constructed to handle the growing traffic and to provide alternatives when one of the area's main roads must be fully or even partially closed.

● Finally, where have Governor Daniels, U.S. Rep. Pete Visclosky, U.S. Sens. Dick Lugar and Evan Bayh and other politicians been?

Flood victims in Northwest Indiana saw Illinois Gov. Rod Blagojevich, U.S. Sen. Dick Durbin and others tour flooded areas west of the Indiana state line.

The Indiana politicians' absence has been noticed. Showing they care requires showing up after a major natural disaster.

Consider this flood a harsh teacher, but let us learn so the lesson isn't repeated.

LITTLE CALUMET RIVER BASIN DEVELOPMENT COMMISSION
FINANCIAL STATEMENT—
JANUARY 1, 2007 - JULY 31, 2007

CASH POSITION - JANUARY 1, 2007

CHECKING ACCOUNT

LAND ACQUISITION	180,024.55	
GENERAL FUND	52,129.93	
TAX FUND	0.00	
INVESTMENTS		
SAVINGS	760,563.12	
ESCROW ACCOUNT INTEREST	4,411.06	
		997,128.66

RECEIPTS - JANUARY 1, 2007 - JULY 31, 2007

LEASE RENTS	129,313.06	
INTEREST INCOME(FROM CHECKING)	1,141.56	
LAND ACQUISITION	781,370.73	
ESCROW ACCOUNT INTEREST	765.40	
MISC. RECEIPTS	1,165.00	
KRBC REIMBURSEMENT RE: TELEPHONE CHARGE	858.24	
TRANSFERRED FROM SAVINGS	488,416.20	
PROCEEDS FROM VOIDED CHECKS		
TOTAL RECEIPTS		1,403,030.19

DISBURSEMENTS - JANUARY 1, 2007 - JULY 31, 2007

ADMINISTRATIVE

2004 EXPENSES PAID IN 2005	150,159.58	
PER DIEM		5,100.00
LEGAL SERVICES		1,983.31
NIRPC		86,880.40
TRAVEL & MILEAGE		1,002.60
PRINTING & ADVERTISING		36.82
BONDS & INSURANCE		6,481.25
TELEPHONE EXPENSE		4,542.15
MEETING EXPENSE		374.95

LAND ACQUISITION

LEGAL SERVICES		68,825.66
APPRAISAL SERVICES		123,650.00
ENGINEERING SERVICES		31,066.25
LAND PURCHASE CONTRACTUAL		48,710.00
FACILITIES/PROJECT MAINTENANCE SERVICES		
OPERATIONS SERVICES		44,603.90
LAND MANGEMENT SERVICES		129,546.11
SURVEYING SERVICES		156,264.80
MISCELLANEOUS EXPENSES		
ECONOMIC/MARKETING SOURCES		
PROPERTY & STRUCTURE COSTS		277,680.86
MOVING ALLOCATION		
TAXES		
PROPERTY & STRUCTURES INSURANCE		
UTILITY RELOCATION SERVICES		4,691.32
LAND CAPITAL IMPROVEMENT		
STRUCTURAL CAPITAL IMPROVEMENTS		
BANK CHARGES MERCANTILE		46.00
PASS THROUGH FOR SAVINGS		374,973.33
PAYBACK TO SAVINGS		
TOTAL DISBURSEMENTS		1,366,459.71

CASH POSITION - JULY 31, 2007

CHECKING ACCOUNT

LAND ACQUISITION	148,133.89	
GENERAL FUND	***119,825.67	
TAX FUND		
TOTAL FUNDS IN CHECKING ACCOUNT		267,959.56

CHASE SAVINGS ACCOUNT BALANCE

(LAND ACQ IN HOUSE PROJECT FUNDS)	*38,054.35	99,495.01
(O & M MONIES)	**59,421.03	

*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	2,019.63	
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***Note: Interest deposited from Savings 25,700; Escrow Interest 4,418; Burr St Interest 5,220

CHASE SAVINGS ACCOUNT

BURR ST PHASE II GARY	80,251.07	96,579.13
INTEREST	16,328.06	

TOTAL SAVINGS

ESCROW ACCOUNT INTEREST AVAILABLE		196,074.14
		758.46

TOTAL OF ALL ACCOUNTS

464,792.16

regionNews

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First ladies
First Ladies of the Midwest will take place at 6 p.m. Aug. 15 in Whiting Public Library's meeting room, 1735 Oliver St.
More local news, A11

WE2 | TUESDAY, AUGUST 14, 2007 | PAGE A7

FLOOD CONTROL PLANS ADVANCE

Munster OKs \$302K for land acquisition in Little Cal levee project

BY CAROLYN THOMPSON
cthompson@nwtimes.com
219.933.3229

MUNSTER | The Town Council on Monday approved up to \$302,000 for land acquisitions that would further the next phase of levee flood control along the Little Calumet River.

The 5-0 vote authorizing the

expenditure of sewer funds gave a shot in the arm for right-of-way land acquisition between the Northcote bridge and Columbia Avenue.

But not without multiple questions from residents and council members.

Questions and concerns relating to property values, and aesthetics.

"The town has stepped up and

we're committed to leaving the project certainly better protected but also with good landscaping," said Dan Gardner, executive director of Little Calumet River Basin Development Commission, who attended the meeting with team members.

Gardner said closing costs are not applied to residents for payment and added, work sessions can be

planned as the acquisition dates come closer.

He said no houses, garages or permanent swimming pools would be compromised in the easement project. A few sheds would be taken, but owners will be compensated.

When the project is completed, 800 Munster residents could become exempt from flood insurance.

5. Modifying the Kennedy Avenue bridge has resulted in five new acquisitions: 4 private and 1 NIPSCO. Appraisals have been received and reviewed; offers were mailed on 8/30/07. We will personally visit each private landowner to hand deliver the easements for signing and to distribute checks. This will save time to meet the 9/15/07 deadline. We are in negotiations with NIPSCO regarding easement language. We have added the additional easement to the original offer.

STATUS (Stage VI-Phase 1 South) – Kennedy to Liabe - South of the river:

Land Acquisition deadline July, 2004

1. Construction is continuing on this segment. (July 28, 2007 projected completion date)

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

Land Acquisition deadline April 30, 2005

1. Construction is continuing on this segment. (October 6, 2007 projected completion date)

STATUS (Stage VI-Phase 2) – Liabe to Cline – South of the river:

Land Acquisition deadline April 15, 2005

1. Construction is continuing on this segment. (June 1, 2007 projected completion date)

STATUS (Stage VII) – Northcote to Columbia: The designation for this Stage is Stage VII – Hammond (North of the river) and Stage VII-Munster (South of the river)

1. All 14 offers for properties north of the river have been made. Three private landowners have accepted and the bulk of these offers (to Hammond) will be presented to the city, parks, redevelopment council and person.
2. Offers for 33 landowners on the south side of the river (Munster) were sent in August. We are receiving calls to explain the project and the offers.

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

1. A meeting with seven appraisers and one appraisal reviewing firm was held 8/15/07 to create a team with the goal of completing 89 appraisals by 10/30/07. Each appraiser has approximately 15 – 19 appraisals for \$1,200 each. These are major assignments for each appraiser. Each will work directly with the reviewing company to save time.
2. A follow-up meeting was held 8/21/07 with the team to discuss consistency of land values and comparables.
3. Contracts were mailed 8/24/07 and are being sent back.
4. The one hold-up that costs time is the absence of half of the surveys. Corps real estate revisions added extra time to the surveyors. Appraisers were given 49 surveys and the remainder are being mailed as they come in.
- Received major revisions from the Buffalo Corps for easements and work limits on July 17, 2007. These were forwarded to the (3) surveyors on July 18th, 2007. 9-10
 - Over 80% of the completed legals needed to be revised and re-done. 11
 - > 23 of 27 easements need to be changed by DLZ west of Calumet Avenue, south of the river, in Munster.
 - > 31 of 43 easements need to be changed by GLE at an anticipated additional cost of \$23,700. 12
 - 16 of 27 modified easements by DLZ delivered on August 14, 2007. Remainder (including modified legal descriptions) due by the end of August. 13

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

Land Acquisition is completed.

1. Project currently completed

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. The ROE was signed by the LCRBDC on July 24th, 2006, and forwarded to the Army Corps.
2. Construction started mid June 2007.

PUMP STATION REHABILITATION – CONTRACT 2

1. Received 50% engineering review set on June 20 with comments due on July 6.
 - LCRBDC contracted SEH (Dean Button) on a cost/hour basis to submit.

GRIFFITH GOLF CENTER (North of NIPSCO R/W, East of Cline Avenue)

1. LCRBDC was directed by the COE to obtain a flowage easement on the entire property in a letter dated October 7, 2005. **Appraisal was completed and reviewed. Offer was sent 8/16/06, landowner rejected offer and requested modifications to the design for future development.**
2. Landowner met with Corps and LCRBDC on 1/10/07 to discuss modifications to the real estate requirements. Owner's possible buyer **submitted** plans that address hydrology concerns **and the CORPS has approved.**
3. LCRBDC wrote a letter of support to the IDNR on June 22, 2007 indicating that the landowner's plan is compatible with the Little Calumet River Flood Control Project and provides additional (compensatory) storage for flood waters.
 - LCRBDC received a public notice for permit application from V3 (Realty agent) dated May 7, 2007 and received May 25, 2007. **(Ongoing.)**

+CREDITING:

1. INDOT CREDITING

- A. LCRBDC has requested credit to the project for the bridges reconstructed as part of the project - Indianapolis Blvd., Cline Avenue, Grant and Georgia Streets.
 - B. The Army Corps from Detroit agreed to help the LCRBDC with INDOT bridge crediting coordination.
 - A meeting, and field inspection, was held with their representative on July 31 and August 1, 2007, to familiarize them with the INDOT construction.
 - They have already obtained some data for Indianapolis Boulevard, Cline Avenue, Grant St., and Georgia.
2. Total land acquisition costs that are creditable equal \$6,717,024. We still have 30 tracts submitted to the Detroit Corps for approval. These 30 tracts total \$809,506.24 **(Ongoing.)**
 3. We submitted an appraisal to the Corps on Cabela's totaling 3.3 million dollars for credit to the project. The Corps refused and requested a second appraisal value using the day before Cabela's bought the golf course and the day after. We acquired Cabela's property on 6/28/07 as a donation. The LCA states that credit is allowed for on the day of acquisition. The second appraisal will be submitted after further discussions with the Corps.
 - Detroit Real Estate in monthly Real Estate meetings with LCRBDC has stated they will probably accept this second appraisal. Our appraiser is nearly finished with the appraisal. We will schedule a meeting with Detroit Real Estate, the appraiser, and LCRBDC to discuss the methodology used in this second appraisal.

**AUTHORIZATION FOR ENTRY FOR CONSTRUCTION
LITTLE CALUMET RIVER FLOOD CONTROL PROJECT
STAGE V, PHASE 2**

I, Dan Gardner, Executive Director of the Little Calumet River Basin Development Commission, Portage, Indiana, do hereby certify that, with the exception of Tract Numbers DC1112/1113 (NIPSCO), DC1130-A (Shirley Schreier), DC1131 (Susan Rae), DC1169 (NSRR), DC-1171-A (Virginia Young), DC-1176 (Delores Adams), DC1180-A, B, C (State of IN, INDOT), DC1201 (Hammond Parks & Recreation), and DC1211 (Hammond Redevelopment Commission), which are options to Stage V Phase 2, the Little Calumet River Basin Development Commission, Portage, Indiana, has acquired the real estate interests required by the Department of the Army for construction of Stage V, Phase 2 at the Little Calumet River Flood Control project and otherwise is vested with sufficient title and interest in lands to support construction of Stage V Phase 2 that is described in the attached map. Further, I hereby authorize the department of Army, its agents, employees and contractors to enter upon said lands as identified on the attached map to construct the features as set forth in the plans and specifications held in the U. S. Army Corps of Engineers' Chicago Office, Chicago, Illinois.

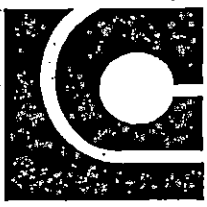
Witness my signature as Executive Director of the Little Calumet River Basin Development Commission, Portage, Indiana, this 11th day of July 2007.

Little Calumet River Basin Development Commission
6100 Southport Road
Portage, IN 46368



By: Dan Gardner

/



Little Calumet River Basin Development Commission

6100 Southport Road
Portage, Indiana 46368

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

WILLIAM BILLER, Chairman
Governor's Appointment

ROBERT MARSZALEK, Vice Chairman
Governor's Appointment

R. KENT GURLEY, Treasurer
Lake County Commissioners' Appointment

CHARLIE RAY, Secretary
Porter County Commissioners' Appointment

GEORGE CARLSON
Hammond Mayors' Appointment

ARLENE COLVIN
Gary Mayors' Appointment

STEVE DAVIS
IN, Dept. of Natural Resources Appointment

ROBERT HUFFMAN
Governors' Appointment

JOHN MROCZKOWSKI
Governor's Appointment

DR. MARK RESHKIN
Governors' Appointment

VACANCY
Governor's Appointment

DAN GARDNER
Executive Director

LOU CASALE
Attorney

Mr. Stan Dostatni
City Engineer
City of Hammond
5925 Calumet Avenue
Hammond, Indiana 46320

July 20, 2007

Re: Critically-needed easements for Stage V-2 construction award
(Cabela's segment)

Dear Stan:

Enclosed please find two copies each of the Uniform Easement Acquisition Offer that accompanies two copies of each respective easement needed for the Little Calumet River flood control/recreation project. These are easements that are needed from several, various departments of Hammond for the levee segment in Stage V-2 (Kennedy to Northcote). I have enclosed an overall map showing where these properties are located. All of the properties are identified with DC numbers, which is our way of tracking the easements. The following easements are:

	<u>Easement needed</u>	<u>Owner</u>
DC-1185	Flood Protection Levee easement	City of Hammond, Board of Public Works
DC-1201	Flood Protection Levee easement Temporary Work Area easement	Hammond Parks
DC-1210	Flood Protection Levee easement Temporary Work Area easement	City of Hammond, Board of Public Works
DC-1211	Temporary Work Area easement	Redevelopment Comin.

We respectfully request the City of Hammond, the Hammond Parks & Recreation Department, and the Hammond Redevelopment Commission donate these easements to the Development Commission to enable the Federal construction to move forward. The donation would show considerable municipal support and help in leveraging the 75% Federal construction dollars being secured by Congressman Visclosky. The donation of Hammond easements in the past have helped the Commission considerably and are very much appreciated. In this case, they are needed immediately to allow the Cabela's segment to proceed this Federal fiscal year.

If agreeable to a donation, kindly draw a line through the Acceptance Offer (page 5 of the offer) and write "Reject" on the offer page and sign it. This will acknowledge the rejection of the offer. Then, on page 2 of the levee and temporary work area easements, please have the appropriate person sign and date the easements, including the notary. Please return all documents back to our office and, after recording the easements, we will return a full set of each easement back to you for your records.

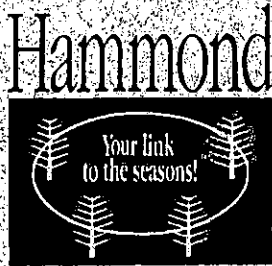
The Development Commission appreciates your willingness to work with us and thank you for your consideration of our request. The Commission is working on an accelerated scheduled and would appreciate whatever you could do to expedite the execution of these agreements. If you have any questions or need any other information, please feel free to call me at any time.

Sincerely,

Dan Gardner
Executive Director

cc: Congressman's Office, Mayor Tom McDermott, Bill Biller (LCRBDC Chairman)

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Parks and Recreation

Hammond
Parks and Recreation
5825 Sohl Avenue
Hammond, Indiana 46320

Patrick Moore, Administrator

Charles Blaine, Superintendent

HAMMOND PARK BOARD OF COMMISSIONERS

Regular Meeting
August 14, 2007

- I. Call the Regular Meeting to Order**
 - A. Roll Call**
 - B. Motion to Approve Agenda**
 - C. Motion to Approve Minutes From Previous Meeting**
 - D. Motion to Approve Payment of Bills**
 - E. Motion to Approve Receipts**
- II. Contracts**
 - A. Jean Shepherd Community Center**
- III. New Business**
- IV. Public Comment**
- V. Schedule of Next Meeting (September 11th) / Adjournment**

Phone 219.853.6378
Fax 219.853.6504
Fax 219.933.4000



Thomas M. McDermott, Jr.
Mayor

CITY OF HAMMOND

STAN DOSTATNI
City Engineer

July 25, 2007

Dan Gardner, Executive Director
LCRBDC

Vic Kotwicki, Chief of Real Estate
USACOE

Re: Easements

Gentlemen:

As Assistant Engineer for the City of Hammond, I am writing to you after a meeting held Friday with myself, City Engineer Stan Dostatni, Dan Gardner, and Jim Pokrajac. We are taking the needed easements to the appropriate City boards at the earliest possible date. The Engineer's Office has technically reviewed the request and is recommending approval of the easements and the donation of the easements to the Redevelopment Commission. We are further making contact with the directors of the various boards to seek the easements inclusion on the agenda and approval at the earliest meeting possible.

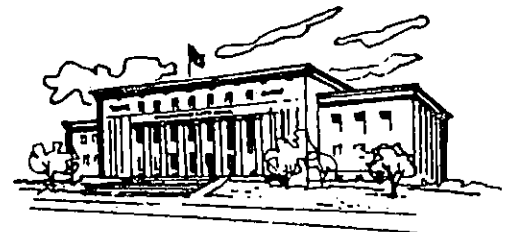
Knowing that a public meeting date is need for signing the written approvals, we believe this is the best we can do in light of the extreme deadline. We are targeting an August 7 Hammond Redevelopment meeting and an August 14 Park Board meeting for the actual signatures. We stand ready to answer any questions and offer the City's continued support for this critically needed construction.

Sincerely,

Mark Gordish, Assistant City Engineer
City of Hammond, Engineering Department

/lel

5925 Calumet Avenue
Hammond, Indiana 46320
219.853.6336
fax: 219.853.6304
www.ci.hammond.in.us



AGENDA
BOARD OF PUBLIC WORKS & SAFETY
JULY 26, 2007

1. **MEETING CALLED TO ORDER.**
2. **ROLL CALL.**
3. **CONFLICT OF INTEREST STATEMENT**
4. **APPROVAL OF MINUTES OF MEETING OF JULY 19, 2007.**
5. **CORRESPONDENCE:**
 - A. Bid recommendation for the 3rd District Street – Vine Avenue – Reconstruction Project submitted by Robinson Engineering, Ltd.
 - B. AT&T MIS Commitment Form submitted for approval.
 - C. Licensing Agreement with Witham Sales & Service, Inc. 7452 Indianapolis Boulevard, for groundwater sampling, submitted for approval by Environmental Management.
 - * [D. Two (2) Uniform Easement Acquisition Offers, for flood control, submitted for approval by The Little Calumet River Basin Development Commission.
 - E. Correspondence received from Northern Indiana Public Service Company requesting permission to replace ten (10) poles on Erie Street, Carroll Street, Eaton Street and Mulberry Street and to replace three (3) poles on State Street and Russell Street.
 - F. Correspondence from Chief of Police Brian Miller requesting approval of the Revised Petition for Retirement of Sergeant R. Raskosky, effective September 11, 2007, the appointment as a permanent member of the Hammond Police Department and promotion to 2nd Class Patrol of Officer T. Dillner effective July 27, 2007, and the appointment of Martin Garza as a Probationer member of the Hammond Police Department effective July 27, 2007.
 - G. Correspondence received from the Hammond College Bound Scholarship Program to Purdue University, Division of Financial Aid, regarding payment of tuition for eligible students.
 - H. Request for permission to pay TroCor Corporate Services submitted by the Hammond Port Authority.
 - I. Agreement Regarding Park Improvement submitted by 6th District Councilman Homero Hinojosa for approval of \$5,000 of gaming revenue to be used for Public Safety for Festival of the Lakes.
 - J. Agreement Regarding Park Improvements submitted by 4th District Councilwoman Cynthia Berdine-Matasovsky for \$1,800 of gaming revenue to be used for tree cutting in the 4th District.

- K. Correspondence received from St. John A.M.E. Zion Church requesting permission to have the east and west ends of the 1200 block of Field Street blocked on August 18, 2007 for the Annual Real Men Grill Cookout and school supply giveaway.
- L. Correspondence received from the Whiting-Robertsdale Chamber of Commerce requesting street closure for the Annual Pierogi Fest Parade, Friday, July 27, 2007.
- M. Correspondence received from resident Marilyn Norwood-Brooks requesting permission to have Bertram Avenue, from 175th Street to 176th Street, blocked off July 28, 2007, from 11:00 a.m. to 3:00 p.m. for a Care for Your Community event.
- N. Correspondence received from Mrs. Connie Bryant requesting permission to have Golfway Court and Baring Avenue blocked off from 2:00 p.m. to 11:00 p.m. for a block party.
- O. Correspondence received from resident Jamie Kostelyk requesting the 7200 block of Tapper Avenue be blocked off on August 4, 2007, from 11:00 a.m. to 11:00 p.m. for a block party.

6. MATTERS FROM OTHER BOARD MEMBERS.

7. MATTERS FROM OTHER DEPARTMENT HEADS/THEIR REPRESENTATIVES.

8. NEW BUSINESS:

9. OLD BUSINESS:

10. MEETING OPENED TO THE PUBLIC.

11. MEETING ADJOURNED.

Jim Pokrajac

From: "Jim Pokrajac" <jpokrajac@nirpc.org>
To: "Samara, Imad LRC" <Imad.Samara@lrc02.usace.army.mil>; <glh@garcia-consulting.com>;
 "Groboski, John A LRC" <John.A.Groboski@lrc02.usace.army.mil>
Cc: "Kotwicki, Victor L LRE" <Victor.L.Kotwicki@lrc02.usace.army.mil>; <dgardner@nirpc.org>; "Lou Casale" <lcasale@cwblawfirm.com>; <jvamos@nirpc.org>; "Sandy Mordus" <smordus@nirpc.org>; "Lavicka, Kelsey W CPT LRC" <Kelsey.W.Lavicka@lrc02.usace.army.mil>
Sent: Friday, July 06, 2007 4:49 PM
Subject: Stage V- Phase 2- Real Estate For ROE

To All,

In an initial conversation with Gregg Heinzman from GLE this afternoon (July 5, 2007) regarding the attachment drawing for the ROE that would show which properties we had in ownership or had an easement thereon, and also to show the 9 options we had all agreed upon, he indicated to me that there were some areas that appeared to extend onto properties we had not acquired. We had a discussion to clarify and Gregg indicated that the real estate overlay provided by John Groboski did not coincide entirely with what we had already obtained through our acquisition process. Some initial examples would be the tri-state bus terminal, Stan Petrides and a residential or two. Also, some properties that we have already obtained agreements with are now appearing to be different from what we already pursued.

Imad indicated that he, John Groboski, and Gregg Heinzman would talk Monday morning to assure several things.

1. We need to assure the interpretation of the real estate property and right-of-way lines in the background mapping overlay properly to show their relationship.
2. If the mapping is correct we assume that the lines showing real estate are also the work limits, which should coincide with real estate already obtained by the LCRBDC.
3. If the work limits extend beyond these limits, then they will have to be modified accordingly to make the engineering fit onto the available real estate. If not, the schedule will not be met.
4. The engineering drawings will be required to be modified immediately to allow the corps to advertise as scheduled on July 18th.
5. It is the intention of the LCRBDC to sign the ROE at the upcoming board meeting on Wednesday, July 11th. If this map is to be used as an attachment showing the lands acquired as well as the lands that will be an option, this must be addressed immediately.
6. If the corps absolutely needs any additional land, or modifies any existing parcels, these will also need to be considered as options, and identified immediately. Consideration must be given to whether any of these additions will allow us to stay on schedule.

Unfortunately I will be out of town next week and hope all this can be resolved in a timely manner. All questions regarding the technical and construction aspects would be directed through Imad, any local real estate issues to Judy, agreements to be through Lou and Vic, and scheduling with Imad and Dan Gardner.

Jim

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7/6/2007

Jim Pokrajac

From: "Jim Pokrajac" <jpokrajac@nirpc.org>
To: <mmcguire@indot.in.gov>
Sent: Tuesday, August 28, 2007 5:08 PM
Subject: Easement Status

Mike,

With our tight schedule I was requested to check on the status of the easements we need on Indianapolis Boulevard just North and South of the Little Calumet River. We already advertised with the bid opening scheduled for September 7th. We were hoping to eliminate options to real estate so we could inform the contractor/contractor's that this land is available.

Thanks,

Jim Pokrajac

8

8/28/2007

Jim Pokrajac

From: "Jim Pokrajac" <jpokrajac@nirpc.org>
To: "Lane, Janet R LRB" <Janet.R.Lane@lrb01.usace.army.mil>; <glh@garcia-consulting.com>; <rkeilman@dlz.com>; <alex.fabian@torrenga.com>; "Stuart Allen" <stuart.allen@torrenga.com>
Cc: "Cunningham, Matthew W LRC" <Matthew.W.Cunningham@lrc02.usace.army.mil>; "Samara, Imad LRC" <Imad.Samara@lrc02.usace.army.mil>; "Ackerson, Rick D LRC" <Rick.D.Ackerson@lrc02.usace.army.mil>; <jvamos@nirpc.org>; "Lou Casale" <lcasale@cwblawfirm.com>; "Kotwicki, Victor L LRE" <Victor.L.Kotwicki@lrc02.usace.army.mil>; <dgardner@nirpc.org>
Sent: Wednesday, July 18, 2007 10:00 AM
Subject: Re: Little Cal Stage 8 RE revisions

Surveyors,

Please keep me in the loop as to status, scheduling, and costs. Recently, the LCRBDC has been informed that additional monies will be made available for work West of Northcote Avenue (Stage V-2), and we would like to begin the normal process of acquisition which begins with the legal descriptions. Any questions, please let me know.

Jim

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

From: Lane, Janet R LRB
To: glh@garcia-consulting.com ; rkeilman@dlz.com ; alex.fabian@torrenga.com ; Stuart Allen
Cc: Jim Pokrajac ; Cunningham, Matthew W LRC ; Samara, Imad LRC ; Ackerson, Rick D LRC
Sent: Tuesday, July 17, 2007 1:06 PM
Subject: RE: Little Cal Stage 8 RE revisions

Attached is the lines and points file for all the revised RE for Little Cal Stage 8. Please let me know if you have any questions.

Janet R. Lane, P.E.
 U.S. Army Corps of Engineers
 Buffalo District
 1776 Niagara Street
 Buffalo, New York 14207
 PH: (716) 879-4241
 FAX: (716) 879-4355

From: Gregg Heinzman [mailto:glh@garcia-consulting.com]
Sent: Tuesday, July 17, 2007 8:12 AM
To: Lane, Janet R LRB
Cc: Jim Pokrajac
Subject: FW: Little Cal Stage 8 RE revisions

Janet,

Could you please send me a DGN file of the latest real estate limits for Stage 8. We don't need the background, just the work easement points and fill outlines.

Thanks,

Gregg L. Heinzman PE SE LS
Vice President

Garcia Consulting

7501 Indianapolis Boulevard 219.989.1954
Hammond, IN 46324 Fax: 219.989.3321

From: Jim Pokrajac [mailto:jpokrajac@nirpc.org]
Sent: Monday, July 16, 2007 12:21 PM
To: glh@garcia-consulting.com; Ray Keilman; Alex Fabian; John Stuart Fabian
Subject: Fw: Little Cal Stage 8 RE revisions

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

From: Lane, Janet R LRB
To: Samara, Imad LRC ; Jim Pokrajac ; Ackerson, Rick D LRC ; Cunningham, Matthew W LRC ; Kotwicki, Victor L LRE
Cc: Marranca, Carm LRB ; Tellinghuisen, Dustin D LRB ; Lewandowski, Frank T LRB
Sent: Thursday, July 12, 2007 1:09 PM
Subject: Little Cal Stage 8 RE revisions

Attached are the revised RE drawings for Stage 8. This revision is primarily to ensure that there is a minimum 15 feet permanent easement for vegetation management. Let me know if you have any questions or comments.

<<LitCal RE (rev).pdf>>

Janet R. Lane, P.E.
U.S. Army Corps of Engineers
Buffalo District
1776 Niagara Street
Buffalo, New York 14207
PH: (716) 879-4241
FAX: (716) 879-4355

Jim Pokrajac

From: "Ray Keilman" <rkeilman@dlz.com>
To: "Jim Pokrajac" <jpokrajac@nirpc.org>; <prj+0650.70xx@dlz.com>
Sent: Monday, July 23, 2007 4:12 PM
Subject: stAGE VIII revisions

Jim

After reviewing the recent revisions to the Stage VIII temporary & permanent easements, it appears that 23 of parcels we've submitted will need to be changed, (out of a total of 27).

--

Raymond Keilman, L.S.
Senior Project Manager
DLZ INDUSTRIAL, LLC
316 Tech Dr.
Burns Harbor, IN
Phone: (219) 764-4700
Fax: (219) 764-4156
Cell: (219) 405-3442

Jim Pokrajac

From: "Gregg Heinzman" <glh@garcia-consulting.com>
To: "Jim Pokrajac" <jpokrajac@nirpc.org>
Sent: Wednesday, July 25, 2007 1:35 PM
Subject: RE: Revised Little Cal Stage 8 RE, sheets RE-1 and RE-2

Jim,

We currently have 43 DC numbers in our Stage 8 scope of work. We have written legal descriptions for 39 of the 43. Due to the revised real estate limits received from the Buffalo Corps last week, we currently estimate that real estate requirements will change on 31 of the 43 DC numbers. We will also need to add one new DC number due to these Corps revisions. Based on an estimated average cost of \$ 700.00 to revise each of the 31 parcels, and a cost of \$2000.00 for the additional DC parcel, we anticipate a total cost increase of approximately \$23,700.00 due to the revised real estate limits.

Gregg L. Heinzman PE SE LS

Vice President

Garcia Consulting

7501 Indianapolis Boulevard 219.989.1954

Hammond, IN 46324 Fax: 219.989.3321

From: Jim Pokrajac [mailto:jpokrajac@nirpc.org]
Sent: Tuesday, July 24, 2007 3:31 PM
To: glh@garcia-consulting.com;
Subject: Re: Revised Little Cal Stage 8 RE, sheets RE-1 and RE-2

Gregg,

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7/27/2007



TRANSMITTAL

Date: 8-14-2007

To: Judy Vamos
Agent, Land Management/Engineering
Little Calumet River Basin development Commission

Re: Stage 8
DLZ Account No.: 0550-7003

WE ARE TRANSMITTING HERewith THE FOLLOWING MATERIAL:

Date	Copies	Description
8-14-07	5 ea	Land Plats for DC 1368 through DC 1383 formatted for appraisers use. (sheets 1, 2, and 3 only). Descriptions to follow at a later date.

REMARKS:

Judy,
This delivery represents 16 of a total of 27 parcels we are contracted to complete.
Ray

DLZ INDUSTRIAL, LLC

Ray Keilman
Project Manager

cc: KSS, J Pokrajac

ENGINEERS ☐ SURVEYORS ☐ DRILLERS

316 TECH DRIVE

BURNS HARBOR, IN 46304

PHONE: (219) 764-4700

FAX: (219) 764-4156

Continuing The Tradition of Cole and Porter-Lakes Excellence



Little Calumet River Basin Development Commission

6100 Southport Road
Portage, Indiana 46368

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

WILLIAM BILLER, Chairman
Governor's Appointment

ROBERT MARSZALEK, Vice Chairman
Governor's Appointment

R. KENT GURLEY, Treasurer
Lake County Commissioners' Appointment

CHARLIE RAY, Secretary
Porter County Commissioners' Appointment

GEORGE CARLSON
Hammond Mayors' Appointment

ARLENE COLVIN
Gary Mayors' Appointment

STEVE DAVIS
IN. Dept. of Natural Resources Appointment

ROBERT HUFFMAN
Governors' Appointment

JOHN MROCZKOWSKI
Governor's Appointment

DR. MARK RESHKIN
Governors' Appointment

VACANCY
Governor's Appointment

DAN GARDNER
Executive Director

LOU CASALE
Attorney

August 8, 2007

Mr. Steve Wyrembelski
U.S. Army Corps of Engineers
477 Michigan Avenue
Detroit, Michigan 48226

Dear Steve:

The Little Calumet River Basin Development Commission appreciates the help with the INDOT bridge crediting that is a remaining critical item toward our non Federal responsibilities as local sponsor for the Little Calumet River flood control project. The coordination meeting on July 31, 2007, and the field inspections on July 31 and August 1, were intended to familiarize you with what has been constructed by INDOT. We realize you have some of the as-built drawings and will pursue additional cost information, contractual documents, or as-built drawings from INDOT. To supplement this, we have enclosed a chronology of correspondence regarding the history of the highway credits that may be used in your task.

Also from our meeting on July 31, it was indicated that you would try to provide all of the data you have accumulated regarding the four state highway credits at Cline Avenue, Georgia Street, Indianapolis Blvd, and Grant Street by mid-September 2007. As we also discussed in this meeting, we will follow this up with information regarding crediting for the county bridges that were improved to either help river flow or for raising the bridges above the 100 year level flood level of protection.

The Development Commission will provide you a draft matrix of associated tasks for each location that will help in the organization of costs related to individual project features. We are looking forward to finalizing this information and are ready to assist you as needed.

Sincerely,


Dan Gardner
Executive Director

sjm
/encl.

cc: Andy Wadysz, ACOE Detroit
Vic Kotwicki, ACOE Detroit
Imad Samara, ACOE Chicago
Ed Kawatka, ACOE Griffith

OPERATION AND MAINTENANCE REPORT

For meeting on Wednesday, September 5, 2007

**(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 July 6 – August 29, 2007)**

GENERAL SUMMARIZATION (EAST REACH TURNOVER)

1. A meeting was held with the city of Gary, and their new representatives on July 20th, 2006 to familiarize the new administration with our project, explain O&M responsibility to be assumed by Gary, and to determine what they will require for the O&M turnover process. Some of these items include:
 1. Six (6) pump station turnover
 2. Levee, sluice gate, flap gate turnover
 3. Transfer of LCRBDC excess lands
 4. Coordination for emergency responseMaps, pump station reports, O&M detail for maintenance breakdown and costs were distributed and discussed. (Copies available upon request.)
 - Mailed handouts of this meeting to Geraldine Tousant (Deputy Mayor), Gwen Malone (Public Works Director), and Luci Horton (GSD Director) on September 6.
2. A coordination meeting was held at the Gary City Hall on February 28, 2007 to discuss status of O&M and what will be required to turn over excess lands.
 - A follow-up meeting was held on March 22, 2007 and the LCRBDC submitted a "repair" commitment schedule along with a modified "Sluice Gate/Flap Gate Inspection Report"
3. Scheduling of inspections (and remediation prior to inspections)
 - A. **A letter was sent to the city of Gary and the Army Corps on August 7, 2007 with the schedule of all upcoming inspections in the East Reach.** 1-3
 - **Levees and floodwalls (August 13, 14, 15)**
 - **Pump stations (August 27, 28, 29)**
 - **Sluice gates and flap gates (Sept. 12, 13, 14)**
 - B. **Austen Electric submitted prices for all remediation to get features up to "as-built" condition prior to the inspections.**
 - Email sent to Army Corps on June 6 indicating we are currently getting prices from Austgen Electric to complete miscellaneous items for pump stations, sluice gates, and flap gates and will notify them when we're ready for inspections.
 - Gave authorization to Austgen to remediate pump station items (copy of their inspection results available upon request) on June 15.
 - Received cost estimates from Austgen Electric to clean & test remaining sluice

gates for (10) gates for a total of \$30,690; and to clean and install lift cables for (11) flap gates for \$38,460 for a total cost of \$69,150.

- Authorization to proceed was given to Austgen on July 5, 2007.
4. A meeting was held with the LCRBDC on May 23 to discuss funding and strategies to get additional money due to the shortfall in the State Budget.
- Separate funds are needed to be used to complete the remediation of East Reach features before the final inspections and before the final turnover.
 - A schedule was put together on March 22, 2007 and estimated costs to repair were put together on May 23, 2007. **(Ongoing)**

OPERATION AND MAINTENANCE BREAKDOWN STATUS

A. PUMP STATION TURNOVER (Will be first items to turn over)

1. Six (6) pump stations will be turned over to Gary. These include Burr Street, Grant, Broadway, and Ironwood. It also includes two (2) lift stations at 32nd & Cleveland and Marshalltown. (Tentative schedule to complete & turn over July 13, 2007)
2. An inspection of the six (6) pump stations in Gary was held on August 22 and 23, 2006 with the COE, representatives from Gary, and the LCRBDC.
 - Each of the three (3) parties have submitted results of the inspection which included accepted items, items to be put on a punch list, and any questions/clarifications regarding safety or intent of design.
 - A letter was sent to GSD on September 18 indicating the LCRBDC will provide the material for telemetry and a one year subscription in the amount of \$10,490 based upon Commission approval at our September 6 Board meeting.
3. Survey work for the six (6) pump stations has been completed and was provided to the LCRBDC attorney on March 23, 2007, and will require coordination with the city of Gary attorney as part of the O&M turnover.
4. Austgen has been given authority to get current status of all (6) stations and do necessary remediation. An inspection with GSD, COE, and LCRBDC will follow shortly.
 - **All remediation has been completed by Austgen Electric and they are ready for inspections**
5. **Inspections scheduled for September 4, 5, and 6, 2007**

B. SLUICE GATE/FLAP GATE TURNOVER

1. General Note: There are a total of 51 different closure areas in the East Reach.
 - Gary (41 sluice gates/41 flap gates)
 - Griffith (4 sluice gates/4 flap gates)
 - INDOT (6 sluice gates/6 flap gates)
 - INDOT gates were included as part of this inspection
 - Griffith gates will be inspected in the near future as part of the overall O&M turnover to Griffith
2. It is the intent to complete remediation of sluice gates, and flap gates separately from the pump stations and will include lubrication, clean-up, and repair, as noted in inspection reports.

- Minor items for lubrication or gear boxes are scheduled to be completed by United Water. (Ongoing)
3. Agreements were signed on March 21, 2007 authorizing Austgen Electric to clean, and assure seal for (5) flap gates. This should leave (8) to be completed by May 18 (which is the LCRBDC "repair" commitment to Gary).
 - The inspection of the (5) flap gates were completed on April 9 and were found to seal.
 - The remaining sluice/flap gate work has been authorized on July 5, 2007 for (10) sluice gates and (11) flap gates for a total cost of \$69,150. (Refer to General Summarization in this report on page 1 for status).
 - LCRBDC had Austgen install cables to the flap gates (fastened overhead to the handrails) to ease opening & cleaning in the future.
 - **Sluice/flap gate work ongoing and is delayed because of flood waters from August 22-25.**
 4. **Current schedule was for September 11, 12, and 13; but will probably re-schedule at a later date.**

C. LEVEE, I-WALL TURNOVER

1. **Levee inspections were held on August 13 (August 14 was a rain-out), August 15, and August 16, 2007.**
 - **Stage V-1 (Wicker Park Manor), located between Indianapolis Blvd and the NSRR, south of the river, was held with Highland on August 13.**
 - **Burr Street betterment levee (EJ&E to Colfax) south of the NIPSCO r/w, was held with Griffith on August 13.**
 - **The remainder of completed levee segments were in Gary and were completed in the afternoon of August 13, 15, and 16.**
2. **The general observation was that some levee tops were rutted and needed to be filled and graded, seeding was needed in many areas due to herbiciding for the landscaping Phase II project, and some trees needed to be removed from side slopes that could be impacting the structural portion of the levees.**
 - **LCRBDC awaiting written Corps report to take actions.**

D. TRANSFER OF EXCESS LANDS TO CITY OF GARY

1. Transfer of excess lands (approximately 359 acres) were discussed as part of a meeting held with the city of Gary on March 22, 2007. Gary is in concurrence with the format of the agreement. (Ongoing)
2. A letter was sent to City of Gary attorney requesting that we proceed with coordination of agreements and what is required for land transfers of LCRBDC properties on September 22, 2006. (Ongoing)
3. Surveys were completed on April 25, 2006 for excess lands which include acreage west of Clay Street, south of the NIPSCO R/W, east of I-65, and north of and adjacent to Burns Ditch. (This is approximately 196 acres)
 - The other area is between Chase and Grant adjacent to both sides of 35th Avenue (This is approximately 189 acres).

E. TURNOVER OF SPARE PARTS, MANUALS, AND "AS-BUILT" DRAWINGS (COMPLETED)

1. Spare Part Turnover Process

- A meeting was held with Debra Harris (United Water – Purchasing/Warehouse Manager) on June 13 to pick up inventory list of “spare parts for pump stations”, which were stored on GSD facilities in November 2005.
 - Received a letter from GSD on August 30, 2006 acknowledging receipt of spare parts lists and assigning a GSD representative to work with Debra Harris to confirm inventory.
2. A letter was sent to city of Gary on October 3, 2006 indicating that the LCRBDC has the (6) electric sluice gate operating drills for inspections.
3. **An inspection of their levee was completed on August 13 and found to be satisfactory. After sluice gate inspections are done, LCRBDC will remediate, then enter into an agreement.**

F. GRIFFITH – O&M TURNOVER (GENERAL)

1. A meeting was held on June 30, 2005 at the Griffith Town Hall regarding the Process of Griffith being removed from the flood plain. (Refer to Engineering Report - Griffith levee)
2. In addition to the certification of the existing Cline to EJ&E RR levee, Griffith will also be required for O&M responsibility from EJ&E RR to Colfax (Burr St. Phase I & southern part of Stage IV-1 South).
 - A meeting will be scheduled to discuss O&M responsibilities and turnover coordination. (Ongoing)

GENERAL SUMMARIZATION (WEST REACH TURNOVER)

A. North 5th Pump Station Turnover

1. A final inspection was held with Highland on February 28, 2006 (Contractor was Overstreet)
 - This letter also summarized their contractual obligations, and a sequence of events to complete the punch list. They demonstrated an unsatisfactory performance on this contract and have failed to complete these items in a timely manner.
2. Pump Station turnover coordination
 - An email was sent to the COE on December 22 requesting information on turnover; Overstreet legal problems, COE requirements, and inspection requirements. (Ongoing)
 - Turned over (2) sets of “as-built” drawings along with a set of Volumes 1 & 2 of the Operation & Maintenance Manual on March 23, 2007
3. Final pump tests are currently ongoing.
4. **Training, spare parts, and final testing was completed in late July, 2007 and a coordination meeting will be held with Highland to begin the O&M turnover process.**

EMERGENCY RESPONSE COORDINATION

- A. Acceptance of Emergency Response by each project municipality
 - 1. A meeting was held with the COE, LCRBDC, USGS, the National Weather Service, and representatives from all five (5) communities on April 24, 2006.
 - COE requires turnover, and sign-off, by each municipality to assume responsibility for their community to comply with COE plan during a flood, and to submit a plan as part of their overall community emergency response plan.
 - 2. It was mutually agreed that the closures throughout the project could be expedited by supplementing 2'x2'x7' concrete blocks, with plastic and sandbags at each location.
 - **LCRBDC to facilitate**
 - Received information from the COE in mid-June 2006 to determine how many concrete barriers will be needed for each location throughout the project.
 - LCRBDC will coordinate with each municipality to locate these concrete barriers on each individual site. (Ongoing)
 - 3. A meeting will be scheduled with all the municipalities in the summer of 2007 to provide updated emergency response plans and to incorporate the Little Cal plan accordingly.
- B. Replace river data loggers by the COE and USGS
 - 1. LCRDAN upgrades (river data loggers) in conjunction with the USGS has been agreed upon by the COE to be provided to replace existing outdated units in Crown Point, Hammond, and Gary.
 - A conference call was held on May 24, 2005 with the COE, LCRBDC, USGS, National Weather Service, and the communities to discuss updating current river level monitoring equipment.
 - A summary of this call was distributed by the COE on May 24 (afternoon).
 - COE provided an update of the status on August 24, 2006. (COE anticipates completion by end of September) (Ongoing)

MISCELLANEOUS

- A. Received a letter and prints from GRW Engineers, Inc. on February 19, 2007 requesting coordination, and easements on LCRBDC property (where flood protection has been completed west of Grant Street) to install a pump station and 30" water line to expand water service in Lake County.
 - 1. This will be the responsibility of the LCRBDC in the future, after all construction is completed, to coordinate any construction, easements, agreements, as part of the O&M turnover.
 - 2. Information has been forwarded to the Corps for engineering review and comments on February 24, 2007.

3. Received a letter from GRW on May 11 following up on their original request. This was faxed to the Corps on May 16.
 - Received a letter from the Corps dated April 12, 2007 on May 18, 2007 regarding Corps comments and recommendations for their installation of a 30" water line.
 - > This was forwarded to GRW on May 20, 2007. Suggested a conference call to discuss.
4. Met with GRW on June 28, 2007 (Doug Corey) and reviewed their modified plans, real estate requirements, and did a site visit for field familiarization.
 - LCRBDC submitted a summarization of the upcoming coordination required with them, the Corps, and the LCRBDC.
- B. LCRBDC executed the agreement with C&H Mowing on June 27, 2007 to mow all levee segments not included in the Landscaping Phase 2 project by July 6, with a second mowing to be done no later than October 8, 2007.
 - First mowing cost \$3,750; second mowing cost \$3,250 – with total cost not to exceed \$7,000 without written approval.



Little Calumet River Basin Development Commission

6100 Southport Road
Portage, Indiana 46368

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

WILLIAM BILLER, Chairman
Governor's Appointment

ROBERT MARSZALEK, Vice Chairman
Governor's Appointment

R. KENT GURLEY, Treasurer
Lake County Commissioners' Appointment

CHARLIE RAY, Secretary
Porter County Commissioners' Appointment

GEORGE CARLSON
Hammond Mayors' Appointment

ARLENE COLVIN
Gary Mayors' Appointment

STEVE DAVIS
IN. Dept. of Natural Resources Appointment

ROBERT HUFFMAN
Governors' Appointment

JOHN MROCZKOWSKI
Governor's Appointment

DR. MARK RESHKIN
Governors' Appointment

VACANCY
Governor's Appointment

DAN GARDNER
Executive Director

LOU CASALE
Attorney

TO: Geraldine Tousant, Deputy Mayor of Gary
Luci Horton, Director, Gary Sanitary District
Arlene Colvin, City of Gary and LCRBDC
Hamilton Carmouche, Attorney for city of Gary
Dwain Bowie, United Water
Jay Niec, Greeley and Hansen
Don Smales, Greeley and Hansen

FROM: Dan Gardner, Executive Director

SUBJECT: Little Calumet River Basin Development Commission
Flood Control Project
O&M Turnover to City of Gary

DATE: August 7, 2007

The Little Calumet River Basin Development Commission has contracted with Austgen Electric to restore all of the pump stations and other drainage structures to "as-built" condition. This is a condition of the acceptance by the city of Gary for the operation and maintenance for the completed Federal flood control system. The acceptance by the city of Gary/Gary Sanitary District for operation and maintenance of these features is a critical remaining item for the city of Gary to be re-designated out of the flood plain by the Federal Emergency Management Agency (FEMA). We are now at that point where a comprehensive inspection can be done to certify the flood control features to be in "as-built" and functional condition. We hope to sign off on these features as soon as possible, after punch list items are completed. Following is a breakdown of the upcoming inspections that involve scheduling and coordination to complete the process:

A. Levees and Floodwalls

- The schedule to inspect levees and floodwalls is for **August 13 and 14 and, if necessary, the 15th.**
- The inspections on the 13th will begin in Highland and Griffith and we will contact your representatives prior to starting in Gary. (We will meet at 35th and Chase in the parking lot at the NE corner approx. 11:30 a.m.)
- We will begin inspections for the south line of protection first (This includes Chase to MLK Drive). We will follow up with inspections for the north line of protection from the EJ&E RR to I-65)

LITTLE CALUMET RIVER BASIN DEVELOPMENT COMMISSION
MONTHLY BUDGET REPORT,

	2007							ALLOCATED	UNALLOCATED
	BUDGET	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	TOTAL	BUDGETED
									BALANCE
5801 PER DIEM EXPENSES	7,500.00	0.00	0.00	0.00	0.00	0.00	2,450.00	2,450.00	5,050.00
5811 LEGAL EXPENSES	3,500.00	283.33	283.33	283.33	283.33	283.33	283.33	1,699.98	1,800.02
5812 NIRPC SERVICES	145,000.00	11,742.56	12,743.90	12,536.24	13,188.58	12,475.34	12,586.25	75,272.87	69,727.13
5821 TRAVEL/MILEAGE	2,500.00	38.40	41.00	12.40	14.00	24.40	489.20	619.40	1,880.60
5822 PRINTING/ADVERTISING	2,000.00	0.00	0.00	0.00	0.00	0.00	36.82	36.82	1,963.18
5823 BONDS/INSURANCE	8,000.00	0.00	150.00	0.00	6,406.25	0.00	0.00	6,556.25	1,443.75
5824 TELEPHONE EXPENSES	6,500.00	469.54	472.65	527.86	553.80	506.48	584.25	3,114.58	3,385.42
5825 MEETING EXPENSES	5,000.00	79.50	188.50	106.95	0.00	0.00	0.00	374.95	4,625.05
5840 PROFESSIONAL SERVICES	700,000.00	35,139.96	72,326.12	77,003.90	163,308.17	56,647.33	101,469.82	505,895.30	194,104.70
5860 PROJECT LAND PURCHASE EXP.	326,000.00	1,783.00	49,686.00	15,109.00	15.00	0.00	109,517.86	176,110.86	149,889.14
5882 UTILITY RELOCATION EXP.	1,000,000.00	0.00	0.00	0.00	3,229.90	1,196.16	265.26	4,691.32	995,308.68
5883 PROJECT LAND CAP. IMPROV.								0.00	0.00
5884 STRUCTURES CAP. IMPROV.								0.00	0.00
5892 PROJECT COSTSHARE/ESC ACCT	1,442,583.00							0.00	1,442,583.00
	3,648,583.00	49,536.29	135,891.50	105,579.68	186,999.03	71,133.04	227,682.79	776,822.33	2,871,760.67

8

	2007							ALLOCATED	UNALLOCATED
	BUDGET	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	TOTAL	BUDGETED
									BALANCE
5801 PER DIEM EXPENSES	7,500.00	0.00	0.00					2,450.00	5,050.00
5811 LEGAL EXPENSES	3,500.00	283.33	283.33					2,266.64	1,233.36
5812 NIRPC SERVICES	145,000.00	12,055.26	13,069.34					100,397.47	44,602.53
5821 TRAVEL/MILEAGE	2,500.00	30.80	155.80					806.00	1,694.00
5822 PRINTING/ADVERTISING	2,000.00	0.00	0.00					36.82	1,963.18
5823 BONDS/INSURANCE	8,000.00	0.00	0.00					6,556.25	1,443.75
5824 TELEPHONE EXPENSES	6,500.00	549.22	559.76					4,223.56	2,276.44
5825 MEETING EXPENSES	5,000.00	0.00	59.67					434.62	4,565.38
5840 PROFESSIONAL SERVICES	700,000.00	26,077.53	65,809.52					597,782.35	102,217.65
5860 PROJECT LAND PURCHASE EXP.	326,000.00	116.00	98.00					176,324.86	149,675.14
5882 UTILITY RELOCATION EXP.	1,000,000.00	0.00	45,149.27					49,840.59	950,159.41
5883 PROJECT LAND CAP. IMPROV.								0.00	0.00
5884 STRUCTURES CAP. IMPROV.								0.00	0.00
5892 PROJECTCOSTSHARE/ESC ACCT	1,442,583.00							0.00	1,442,583.00
	3,648,583.00	39,112.14	125,184.69	0.00	0.00	0.00	0.00	941,119.16	2,707,463.84

The Times
Sunday, August 5, 2007

Local officials roll on Little Cal project

State funds move levee closer to completion

BY CAROLYN THOMPSON
cthompson@nwitimes.com
219.933.3229

MUNSTER | Now that state officials have approved \$2 million for flood control levee work along the Little Calumet River, local officials are preparing final stage productions.

"That's good news," said Dan Gardner, executive director of the Little Calumet River

Basin Development Commission. "We survived, and we are very pleased."

The allocation brings more than 8,000 households closer to a more secure buffer from flooding and a release from costly flood insurance, said state Sen. Frank Mrvan, D-Hammond.

Gardner said the commission plans to start an aggressive acquisition of the remaining 90 parcels with the recent funding.

Munster Town Manager Tom DeGiulio said the town budgeted \$300,000 for the

land acquisitions and is working with the commission for right of way land acquisition between the Northcote bridge and Columbia Avenue.

The commission and Munster leaders drew up an inter-governmental agreement, and the matter is on the council's agenda for its Aug. 13 meeting.

"That will allow them to acquire the right of way and help them get the backyard easements and help them with the money," DeGiulio said. "We will pay for the acquisition so they can use their funds for the construction."

"We have to speed this thing up, the sooner it's done, the sooner everybody can get relief."

Gardner said the commission plans to make offers to the property owners within a couple of months.

But final dollar calculations for the projected 2009 completion date, set by U.S.

Rep. Pete Visclosky, D-Ind., still runs short, Gardner said.

"We will develop a schedule of expenditures to prove we are going to run out of money, and then we can justify the \$6 million funding gap," he said.

Mrvan called the project "a high priority."

"We are hoping that the commission is successful, and we will try to get more money if they fail," he said. "It will be great for Northwest Indiana."

Mrvan said the finished project is a key to increased economic development for the region.

"Cabela's will be like a magnet to draw more big commercial business in that area," he said.

New development would bring in more tax revenues and lower property taxes, Mrvan said.

Gardner said, "We're at the point where we can see completion."

LCRBDC Minutes

August 1, 2007

Page 3

Griffith office to see who is the quality assurance person that is making sure that Cabelas is building the levee to Federal regulations and specifications.

- Mr. Gardner talked about the funding strategy he outlined to obtain an additional \$6 million needed for project completion. The only funding mechanism is the RDA. Dan will be meeting with Mark Lopez so we will have the Congressman's support. The Governor and John Clark (Governor's appointment to the RDA board) have been briefed and we feel support our request. The Federal money is in place for the project; they have received \$13 million for this year and \$15 million was approved by the House for FY08 next year. Mr. Gardner distributed an Economic Benefits estimate list; discussion was held. It lists out the federal benefits; the individual benefits; and the economic development benefits. Commissioner Reshkin asked if we had a benefit cost ratio analysis. Imad Samara answered that the Army Corps updates the benefit cost ratio every year. Chairman Biller asked the Board members to look the document over and make any comments they may have to Dan so he can finalize. Mr. Gardner also distributed a draft Local Project Contributions list which needs to be finalized.

Finance Committee – Finance action was already taken. The financial statement for end of June can be found on page 11 of the agenda packet.

Land Acquisition/Land Management Committee – Committee Chairman Bob Marszalek referred to the letter from NSRR saying they are in the process of having the easement offer signed. Judy Vamos stated that the NSRR will be an option to the right-of-entry. We have already eliminated four of the eleven options we had. Once we receive the railroad easements, it can be eliminated as an option also. NIPSCO and INDOT are still options, as well as the private landowners that were added at the last minute.

- Mr. Gardner talked about the letter we had sent to the Colonel last month regarding lack of funds needed to start appraisals in Stage VIII. With receiving the \$2 million allocation from the State Budget Committee, we are authorizing seven appraisers to start on the \pm 90 appraisals. The cost of the appraisal services will be about \$220,000; most of the surveys are complete. Jim Pokrajac added that 50% review will be out on August 3. We will "push" the appraisals turn-around to catch up to the schedule.

- Mr. Gardner said that INDOT has identified a person to work with an Army Corps Detroit representative for the INDOT bridge credits. INDOT has done considerable work on the bridges and we should receive credit for some of that work. Jim Pokrajac added that the team physically went out in the field to look at the bridge work, gather information, and determine which will help to determine a dollar value for the work done as part of our project.

- Jim Pokrajac stated that 3120 Gerry Street finally has tenants.

- Mr. Gardner said he would have a draft RFP for the surplus 32 acres for the next meeting.

- Chairman Biller asked if Stage V-2 was advertised on July 31st as we expected it to be. Imad Samara stated it was advertised on August 6.

Project Engineering Committee -- Committee Chairman Bob Huffman referred to Jim Pokrajac for a report. Mr. Pokrajac reported that cost estimates are coming in from the utilities and pipeline companies for V-2. We have received about five estimates. We

Little Calumet River Flood Control/Recreation Project

Economic Benefits Estimate

The Little Calumet River flood control/recreation project is a major Federal construction project in northwest Indiana. The 75% Federal funding goes principally to funding the construction of flood control measures, pumping stations, levees, channel improvements, and recreation along the Little Calumet River in Gary, Hammond, Griffith, Highland, and Munster. The total amount of the Federal construction contracts is \$80,279,366. These contracts provide needed flood control infrastructure; and they are also providing jobs and local material purchases for northwest Indiana residents and businesses.

1. Federal Economic Benefits and Justification

A. Federal benefits/cost ratio – Federal project justification

- For the Federal project to be authorized by Congress to qualify for Federal funding, the project must prove a better than 1 to 1 benefit to cost ratio. This analysis is done by the U. S. Army Corps and must be approved by the Office of Management and Budget.
- Little Calumet River Flood Control Project currently has a 1.9 to 1 benefit to cost ratio (2007 figures).
- Federal flood control benefits of this project provide 200 year flood protection which provides over \$12 million per year in annual savings from flooding.
- 8,600 homes, businesses, and public buildings will be protected as the result of the Federal project construction. All are located along the heavily-urbanized I-80/94 Borman Expressway.
- I-80/94 Borman Expressway will be protected by the project to the 200 year level of flooding.
 - > Travel modeling in the project analysis indicated a 200 year level flood could totally shut down traffic for 3-4 days.
 - > Traffic interruption for any extended period of time has crippling impacts upon the local economy, public safety in northwest Indiana, and as well as broader work trips traveling north to the urbanized industries.
- Over 160,000 vehicles per day currently use the Borman with as many as 35-40% being heavy haul trucks, many on interstate commerce business.

2. Individual Economic Benefits/Personal Savings

A. A rough breakdown of the 8,600 structures in the floodplain follows:

8,000 homes
500 businesses
100 public buildings

- Krosan Corporation – As part of an agreed-to engineering construction change by the Army Corps, Krosan Industries negotiated and settled on a lesser easement value of \$25,000 which provided a potential savings of \$357,000 to the LCRBDC.
- Cabela's – As part of the Cabela's/Hammond/State of Indiana/LCRBDC construction agreement, the Cabela's Corporation donated the easements needed for the Federal flood control project construction, maintenance, and flowage at a currently-valued amount of \$3,319,000.
- Izaak Walton League – The local chapter of the Izaak Walton League donated properties, totaling about two acres, along the Little Calumet River they owned and were need for the flood protection project in the amount of \$4,200.

August 15, 2007



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

REPLY TO
ATTENTION OF:

August 2, 2007

Programs and Project
Management Branch

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

Dear Mr. Gardner,

I am writing this letter in response to the Commission request to hire USACE to develop a design document that would identify the steps that the Commission would need to obtain FEMA Certification of the Griffith Levee. I have discussed this request with USACE Office of Counsel, and have concluded that it would not be prudent to pursue the requested services by USACE for both time and cost considerations.

Since USACE signed the betterment design agreement with the Commission in the early nineteen nineties, additional laws have been passed by Congress that added more restrictions on USACE's ability to perform design work for local entities. There are essentially two authorities under which USACE could accept payment by the Commission for the FEMA Certification design work. One authority is 33 U.S.C. §701(h), as discussed in ER 1165-2-30, which authorizes construction work related to Civil Works projects, as well as any design work necessary for that construction, and requires the approval of the Assistant Secretary of the Army for Civil Works (ASA(CW)). Because the request is for design work and not construction work, it is unlikely that the request would be granted ASA(CW) approval. The other applicable authority is the Support for Others program under 31 U.S.C. §6505, as amended by Section 211 of WRDA 2000 and Section 109 of EWDAA 2002, as discussed in ER 1165-2-30, which requires that the work requested be "not reasonably and quickly available through ordinary business channels" and that the Corps is uniquely equipped to perform such services. The approval authority for this program is at the Division level within USACE, however, it is unlikely to be approved because of the two requirements described in the previous sentence.

Thus, USACE is unlikely to obtain the necessary approval under the above authorities while the same time and money can be better spent by the Commission soliciting a consultant to perform this task.



Therefore, I recommend that the Commission should solicit the help of a consultant to identify the steps that the Commission would need to obtain FEMA Certification of the Griffith Levee. USACE is ready to help the commission in any way possible given the restrictions described above to get this task done. If you have any questions regarding this matter please contact me at 312-846-5560 or on my Cell Phone 312-860-0123.

Sincerely Yours,

A handwritten signature in black ink, appearing to read 'Imad N. Samara', with a long horizontal flourish extending to the right.

Imad N. Samara
Project Manager

Dan Gardner

From: "Dennis Simala" <simalad@ntto.net>
To: "Dan Gardner" <dgardner@nirpc.org>
Cc: "Lori Polgar" <POLGARL@ntto.net>; "Jim Pokrajac" <jpokrajac@nirpc.org>; "Jan Orlich" <orlichj@ntto.net>; "Brett Bierman" <biermanb@ntto.net>; "Frank J Mrvan" <fjmrvan@comcast.net>
Sent: Wednesday, September 05, 2007 2:01 PM
Subject: Temporary Protection of silt discharge onto Wicker Memorial Park Golf Course

September 5, 2007

Dan Gardner
Executive Director
Little Calumet River Basin
Development Commission

Dear Dan,

Thanks for calling this morning. As you know, I talked to Jim Pokrajac yesterday about how the heavy rains on August 30th and 31st caused Hart Ditch to over flow its banks and left literally thousands of pounds of silt on Wicker Park golf course. Over the years the golf course has seen its share of floods but none as devastating. Numerous golf course experts have visited the course and given us their professional opinion.

They have told us that basically most of the golf course will need the two to four inches of silt removed, new soil added and then grass seed applied. We are in the process of receiving cost estimates. Needless to say, it is expected to be costly and funding sources are questionable. The course will lose revenues for the remainder of this year and consensus of those experts is that it will not be open until June or July of next year. This in it self is devastating, as the golf course generates most of the revenue needed to operate the entire park.

As you are aware, we recently completed a drainage project on the golf course which was funded through a federal appropriation secured by Congressman Peter Visclosky. In addition the township sought bonding earlier this year for an irrigation system and golf cart paths.

The irrigation system is in its eight week of installation which was scheduled for twelve weeks. Naturally this is now up in the air as to how or when to proceed. In addition, the successful bidder for the cart path project was notified a couple of weeks ago and contracts have been sent. Again, this project has its own issues and concerns.

Our biggest fear is that until the levee project is completed this scenario could happen again and again.

We are looking for some assistance. We realize that the golf course is

9/5/2007

designed as flood protection for the neighboring homes. That is clearly understood and accepted. But we are looking for assistance in a temporary fix by designing a method to control the direction the water flows on our property and a means to capture the silt before it flows on the golf course.

It is very difficult to spend any amount of money to repair the golf course without trying to reduce a risk of reoccurrence.

We do hope NIRPC and the Army Corps of Engineers will assist us with any means possible to reduce our risk until the levee is completed.

Thanks for your concern. I do look forward to a response.

Sincerely,

Dennis Simala
Project Coordinator
North Township Trustee Office

Enclosure 1

21-Aug-07						
CONTRACT	TOTAL CONTRACT COST	FY	10/06-9/09 Non-Fed	Total Per FY	Acquisition Non-Fed	Relocation Cost Non-Fed
Burr Street 2 (Gary)*	\$2,400,000					
Burr Street 2 (LCRBDC)	\$3,300,000	\$1,1				
Pump Station 1A	\$4,900,000					
North 5th Pump Station						
Stage VI-1 S	\$6,733,500	\$1,1				
Stage VI-1 N	\$5,567,000	\$3,1				
Design/CM/PM Effort		\$1,000	\$35,000	\$500,000		
A/E Contracts	\$100,000	\$500	\$3,500	\$50,000		
Stage VI-2	\$4,206,000	\$1,1				
Stage V-2 & V-3	\$12,199,700	\$2,000	\$77,000	\$1,100,000		
Stage V-2 Bridge	\$1,500,000	\$1,000				
Stage VIII	\$9,000,000	000	\$623,000	\$8,900,000		
Stage VII	\$6,176,500	680	\$425,320	\$6,076,000		
Stage III Remediation						
Wetland Mitigation*	\$1,170,000	1				
Landscaping 2	\$650,000	000	\$10,000	\$200,000		
Pump Station 2	\$7,705,000	\$000	\$280,000	\$4,000,000		
Wetland Mitigation (Hobart)	\$2,500,000	\$000	\$21,000	\$300,000		
Recreation Cont 2	\$600,000	000	\$225,000	\$450,000		
Total		\$13,180	\$1,699,820	\$21,576,000		

**LITTLE CALUMET RIVER BASIN
DEVELOPMENT COMMISSION
APPOINTMENT STATUS
11-member board
(AS OF 8/9/07)**

<u>Name</u>	<u>Appointing Authority</u>	<u>Term Expiration</u>
-------------	---------------------------------	----------------------------

DEMOCRAT

Robert Marszalek	Governor	12-31-07
Mark Gordish	Mayor of Hammond	12-31-09
Arlene Colvin	Mayor of Gary	12-31-10
Dr. Mark Reshkin	Governor	12-31-07
John Mroczkowski	Governor	12-31-07
R. Kent Gurley	Lake County Commissioners	12-31-09

REPUBLICAN

Vacancy	Governor	(12-31-03)
Robert Huffman	Governor	12-31-07
Charlie Ray	Porter County Commissioners	12-31-06
William Biller	Governor	12-31-06

INDEPENDENT

Steve Davis	IDNR Director	12-31-08
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LITTLE CALUMET RIVER BASIN DEVELOPMENT COMMISSION ATTENDANCE ROSTER

NAME OF MEETING: LCRBDC DATE: Sept. 5

LOCATION: 6100 Southport Rd. CHAIRMAN: Bill Biller

PLEASE SIGN IN

	NAME (PLEASE PRINT)	ORGANIZATION, ADDRESS, PHONE NUMBER
1	<i>William H. J. Smith</i>	<i>Congressman Vucelja</i>
2	<i>Bill Petrites</i>	<i>HIGHLAND RESIDENT</i>
3	<i>Imad Samara</i>	
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Sandy

WORK STUDY SESSION
SEPTEMBER 5, 2007

5:30 – 6:00 p.m.

ACTION ITEMS:

Finance

Approval of claims for September 2007

Approval of O&M claims for September 2007

ITEMS OF IMPORTANCE/POLICY:

- Update on Funding Strategy

LAND ACQUISITION REPORT

For meeting on Wednesday, September 5, 2007

(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 July 6 – August 29, 2007)

EAST REACH – REMAINING ACQUISITIONS

1. This stage still has about 25 flowage easements that need to be acquired. They are not high-priority and can be acquired as time permits.
2. Condemnation was filed 5/10/07 on DC 813, landowner WLTH Radio Station. The hearing in August was continued to October because the landowner desires to come to a negotiated settlement before then. The landowner contends that the project has increased water on his tower, causing off-the-air time. Problems with the FCC ensue.

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

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

1. We signed the right-of-entry on 7/11/07, with 11 acquisitions still in the closing stage. Corps advertised contract on 7/16/07, and will award on 9/15/07. By that time, we expect to have 9 of the 11 closed. Only NIPSCO and the NS RR may be options to the contract. We have closed on five just in the last month. 1
2. A letter was sent to the City of Hammond on July 20, 2007, along with the uniform easements offers for (4) different parcels with (4) different Hammond agencies, requesting donation of these easements, and to sign and notarize the documents. 2
 - A meeting was held with the Hammond Parks and Recreation Board on August 14, 2007. (They approved, and donated the easement West of Northcote.) 3
 - LCRBDC received a letter from the Hammond Engineers office, which recommends easement approval for (3) separate agreements after their technical review. 4
 - A meeting was held with the Hammond Board of Public Works on July 26, 2007; they approved (2) easements. 5-6
 - An e-mail was sent to the Corps on July 6, 2007, to clarify ongoing real estate/engineering coordination. It appears some extra parcels may be needed. 7
 - The LCRBDC signed the authorization for entry on July 11, 2007, including the land exclusions for this segment.
3. NIPSCO easements
 - NIPSCO submitted comments to the COE on July 2 and indicated several of their engineering concerns were not addressed from our April 20, 2007 technical coordination meeting.
4. INDOT easements on both sides of U.S. 41, north of the river, are being coordinated with the INDOT LaPorte District.
 - Legals and descriptions of required easements, along with the perpetual easement agreement, were submitted to Mike McGuire (INDOT Real Estate Coordinator) for review and comment on June 18, 2007.
 - Follow-up was sent to INDOT on August 28, 2007, as to status of agreements. 8

B. Pump Stations

- The schedule for the inspection of the pump stations is for **August 27 and 28, if necessary, on the 29th**.
- These pump stations include:
 - > North Burr Street storm water pumping station, located east of Burr Street north of the Little Calumet River
 - > Grant Street storm water pumping station, located east of Grant Street north of the Steel City truck stop
 - > Broadway storm water pumping station, located east of Broadway directly south of the Little Calumet River
 - > Ironwood storm water pumping station, located west of Martin Luther King Drive north of the Conrail railroad
 - > 32nd and Cleveland lift station, located west of Grant Street and 32nd Avenue on the platted, but vacant, Cleveland Street right-of-way, adjacent to the existing levee
 - > Marshalltown lift station, located near the southwest corner of the Marshalltown sub-division

C. Sluice/Flap Gates

- The schedule for the inspection for the sluice/flap gates is **September 12 and 13, with an additional day, if necessary, on the 14th**.
- As, in the past, the city of Gary will be requested to provide manpower and equipment (portable generator, electric operators, and a truck) along with a representative to do the inspection with the LCRBDC and the Army Corps.
- The LCRBDC will provide a map along with cross reference for all of the sluice/flap gates in Gary that may be used as a tool for cross reference of the inspections.

The Army Corps will have their representatives on the site to complete their "punch list" of items that need to be completed to be in compliance with their operation and maintenance requirements. Representatives from the city of Gary will also compile a "punch list". Upon completing the inspections and the punch list items, a meeting will be scheduled with all involved parties to review and discuss these items. Any remaining punch list items will be addressed, coordinated, and paid for by the LCRBDC.

To facilitate Gary's operation and maintenance process, the LCRBDC will provide the city with the current Army corps O&M Manuals, which will outline the expectations for maintenance and the written reports needed on an annual basis. The LCRBDC will also provide as-built drawings, spare parts (if provided by the Corps), or any guarantees or warranties as part of the original submittal by the Army Corps contractor. The Local Cooperation Agreement between the LCRBDC and the Army Corps specifies that the Commission, as local sponsor, perform oversight functions and coordinate reporting of the required inspections to assure quality control of the flood protection system to remain out of the floodplain.

In conclusion, please mark your calendar with these important inspection dates and please make arrangements for the appropriate representatives from the City/Gary Sanitary District to attend. Please coordinate the details with Jim Pokrajac (phone 219-763-0696; cell phone 805-9397; jpokrajac@nirpc.org). Thank you for your immediate attention to this request.

We look forward to working with the city of Gary to finalize these items and will work with you to assure compliance after your acceptance of these features.

/sjm

cc: Elizabeth Johnson, *Congressman's Office*
Shamel Abou-El-Seoud, *Army Corps*
Imad Samara, *Army Corps*
Bill Rochsford, *Army Corps*
Rick Ackerson, *Army Corps*
Doug Anderson, *Army Corps*
Mike Austgen, *Austgen Electric*
William Biller, *Chairman, LCRBDC*
Bob Huffman, *O&M Committee Chairman, LCRBDC*
Lou Casale, *Attorney for LCRBDC*

Jim Pokrajac

From: "Jim Pokrajac" <jpokrajac@nirpc.org>
To: "John Bach" <jbach@highland.in.gov>; "Richard Underkofler" <runderkofler@highland.in.gov>
Cc: <dgardner@nirpc.org>
Sent: Tuesday, August 07, 2007 5:42 PM
Subject: Wicker Park Manor- Levee Inspection

John

As per our conversation yesterday, the LCRBDC and the army corps would like to meet with representatives from Highland to do the inspection of the flood protection system in Highland from the West end of the Tri-State Bus Terminal Eastward to the NSRR. We intend on meeting at 9:00 A.M. at the 81st St. Pump Station. It is a requirement of the Federal Government to have annual inspections with the Corps to assure that these project features meet criteria established by the Corps to assure the landward side of this protection stays out of the floodplain.

It is our intent to work with you in the near future to get together O&M agreements for the maintenance of these facilities. Currently, the LCRBDC has an agreement in place with Highland for the 81st. Pump Station and needs to work with your Public Works Dep't. to review these.

Upon completion of the next construction segment which extends from Kennedy Ave. to Hart Ditch in Highland, and from Kennedy Ave. to Northcote in Hammond, all of Highland will be eligible to come out of the floodplain after certification, and re-mapping by FEMA is finalized. Ultimately, all of the features in Highland will need to be maintained according to army corps Operations Manuals and we will work with you on these as we proceed.

Any questions regarding floodplain issues or operations and maintenance may be addressed at an upcoming meeting. We look forward to coordinating this with you. Any questions regarding the upcoming inspection please let me know.

Thank you,

Jim Pokrajac
Agent, Engineering/Land Management
Little Calumet River Basin Development Commission

Jim Pokrajac

From: "Jim Pokrajac" <jpokrajac@nirpc.org>
To: <griffithpublicworks@comcast.net>
Cc: <dgardner@nirpc.org>
Sent: Tuesday, August 07, 2007 5:00 PM
Subject: Griffith Levee Inspection- Scheduling

Rick,

As per our conversation today, the LCRBDC and the Army Corps Inspection Team will be doing inspections of the completed levee segments which include Wicker Park Manor (from Indianapolis Boulevard to the NSRR) with the Town of Highland, and then the Griffith segment (from the EJ&E RR eastward to Colfax, along the NIPSCO R/W). We intend on calling you at the number you gave me (924-3838) as soon as we complete the Highland inspection. I anticipate it may take 1- 1 1/2 hours, so we should probably be calling around 10:00 to 10:30 A.M. and meet you shortly thereafter at the North end of Arbogast adjacent to the Mansards Apts. Please bring your key that would give us access to any town locks. If you need to contact me that morning you can reach me on my cellphone at (219) 805-9397.

This is the first interaction between the LCRBDC, the army corps, and Griffith regarding mandated inspections of these facilities by the Federal Government to assure that the flood protection features meet the design criteria to assure that landside features stay out of the floodplain. The process of getting Griffith out of the floodplain is ongoing and one of the requirements by FEMA is that the O&M is agreed to locally and a signed agreement will be in place. We will be working with the Town of Griffith in the near future to discuss the coordination. In addition, we would like to keep you informed that the LCRBDC is working with the corps and FEMA to get the line of protection between Cline Ave. and the EJ&E RR certified to allow the land south of this line to come out of the floodplain. We will be meeting with you in the near future to discuss the coordination and see what data Griffith can provide us to assist in moving along with the first phase of this process.

Any questions, please let me know.

Thanks,

Jim Pokrajac
Agent, Engineering/Land Management
Little Calumet River Basin Development Commission

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8/7/2007