

MINUTES OF THE LITTLE CALUMET RIVER BASIN DEVELOPMENT
COMMISSION MEETING HELD MONDAY, APRIL 25, 1983 IN
THE CONFERENCE ROOM OF THE REGIONAL PLANNING COMMISSION,
8149 KENNEDY AVENUE, HIGHLAND, INDIANA

1. The meeting was called to order at 6:40 p.m.

COMMISSIONERS PRESENT:

William Tanke, Chairman; Martin Behnke; John DeMeo; Doyle Niemeyer; Michael Doyne; Charles Agnew; Philip Jaynes; and Jerry Pajac.

STAFF PRESENT:

Dan Gardner, Executive Director; Louis Casale, Attorney, and Mary Jane Lewis.

2. Staff presented communications for consideration by the Board. After discussion, staff was directed to send a letter to Robert Nickovich, superintendent of the Lake County Park Department requesting a meeting to discuss Lake Etta and the status of acquisition in the Tolleston Gun Club property in Gary.

3. Chairman's Report

Chairman Tanke asked for preferences for committee assignments. He also reported that no replacement had been named to replace Earline Rogers and he directed Mr. Casale to again write the mayors.

4. Committee Reports

- a. Legislative Committee:

Commissioner Jaynes reported that the recently passed State budget contained \$1.768 Million for the Burns Waterway breakwater and \$400,000 for project land acquisition. He reported that only through a concerted effort by our area legislators were we able to obtain the continued funding. Discussion by the Commissioners of the budget appropriation followed.

- b. Finance/Policy Committee

Finance chairman DeMeo reported on the current financial status of the Commission. He discussed the claims for March, 1983 and moved for their approval. It was seconded by Commissioner Jaynes and passed.

Mr. Gardner reported that the new budget appropriation by the State General Assembly was general fund monies for the first time, as opposed to cigarette tax funds.

c. Land Acquisition/Management Committee:

A report was given by Mr. Agnew on the status of the Chase Street Produce leases. The Land Acquisition Committee recommended advertising for bids on two parcels, one parcel (199 acres) to be leased for either two or four years and a second parcel (43 acres) to be leased for three or five years and requiring bidders to submit proposals on both parcels.

The Commission concurred in the recommendations and directed the staff to prepare the bid packets and to accept any proposals submitted before 12:00 noon, May 4, 1983.

Commissioner Agnew reported that negotiations have been carried out concerning the parcels listed under 4(c) of the agenda and offers of the fair market value as determined by the Commission's appraisers and approved by the Commission have been made and rejected. The Committee recommendation is to authorize the attorney to send Uniform Land or Easement Acquisition Offers to the owners of said listed Parcels for the Appraised, Approved Fair Market Value and report back to the Commission with results and further authorization with regards to acquisition and/or Eminent Domain.

After recommendations of the Land Acquisition Committee, it was moved by Commissioner Agnew, seconded by Commissioner Niemeyer, and unanimously approved that the attorney be authorized to send Uniform Land or Easement Acquisition Offers to the owners of the Parcels listed in 4(c) of this meeting's agenda, said offers to be made for the Fair Market Value as determined by appraisals; a list of said Parcels, Values and Owners appearing as follows:

<u>Parcel #</u>	<u>Offer Rejected</u>	<u>Acreage</u>
DC46	\$ 2,800	.45
DC47	950	.20
DC48	2,000	.42
DC50	4,000	1.50
DC51	14,000	12.64
DC54 & 55	38,100	24.42
DC58	21,000	5.03
DC60	27,000	22.22
DC65	2,400	1.50
DC69	9,600	8.00
DC71-75	51,000	5.28
DC83	714,450	124.67
DC96	64,340	25.74
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TOTAL	\$955,640	232.07 acres

and that the attorney report back to the Commission at its next meeting regarding the results of said Offers and for further authorization for acquisition and/or Eminent Domain. Attorney to send the owners of those properties a Uniform Land or Easement Acquisition Offer.

Mr. Agnew summarized the bids received on the demolition and boarding of Commission owned vacant property. The Commission directed the staff to obtain three demolition bids before proceeding with the demolition of the Reding property.

Staff reported that Mr. Milchak, owner of Parcel DC97 had called to request an appraisal of his property. After some discussion, the Commission rejected his request as it has not been determined by the Corps whether the property was necessary to the project or not.

A request by the Whole Truth True Holiness Church to use Commission owned land for picnic and camping purposes was discussed and deferred until such time as the 2nd Oak Park addition is appraised. The Commission directed the staff to obtain ownership information on the property and have it appraised.

The Commission directed staff to obtain an estimate of rental value on the 199 acres parcel currently leased to Chase Street Produce from Wille and Associates.

5. Maintenance Project Report

Staff director Dan Gardner updated the Commission on the maintenance proposals, stating that no further permits or approvals had been received, but that staff was in contact with the permitting authorities and he hoped a favorable response would be forthcoming soon. He said he would inform the Commission of all major happenings.

6. There was no other business and the meeting was adjourned at 7:45, with the next Commission meeting scheduled for May 11 at 6:30 p.m.

/tvp