

MINUTES OF THE LITTLE CALUMET RIVER BASIN DEVELOPMENT COMMISSION
 HELD AT 6:30 P.M. THURSDAY, APRIL 7, 1994
 AT THE COMMISSION OFFICES
 6100 SOUTHPORT ROAD
 PORTAGE, INDIANA

Chairman George Carlson called the meeting to order at 6:35 p.m. Seven (7) Commissioners were present. Quorum was declared and guests were recognized.

Development Commissioners:

George Carlson
 Charles Agnew
 Steve Davis
 Robert Huffman
 Robert Trelo
 Arlene Colvin
 William Tanke

+ Nalbanis

Staff:

Dan Gardner
 Lou Casale
 Sandy Mordus
 Jim Pokrajac

Visitors:

Rick Markley - The Times
 Bill Petrites - Highland
 Kenneth Smith - DNR
 Emerson Delaney - Hammond
 Jim Flora - R.W. Armstrong
 Pete Zak - South Shore Marina
 Ray Young - Contract & Community
 Services
 Jeff Bartoszek - Abonmarche
 Don Scott - Urban League

The minutes of the March 3, 1994 meeting were approved by Robert Trelo; seconded by Robert Huffman; motion passed unanimously.

Executive Director's Report - Mr. Gardner reported that the contractor, Dyer Construction, has begun work in Wicker Park Manor in Highland. A status briefing sheet was mailed to property owners living on River Drive to inform them of the construction start. Dyer has submitted a construction schedule to the Corps. Some residents have expressed concern about the old levee being removed; they are also concerned with the drainage. The Corps needs to finalize their position on removing the old levee once the new levee is in place.

Mr. Gardner again reported that there was a verbal commitment by the Corps for a 40% minority participation in the Little Calumet River construction project but no official Corps correspondence has yet been received. Ray Young, Contracting & Community Services, stated he had received a letter from the Congressman regarding minority participation on a federal level. He emphasized the importance of being able to provide construction projects to the 8A firms. The Development Commission has supported his position from the beginning and has relayed that support to the Corps many times.

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Mr. Gardner referred to the federal FY95 federal budget for Indiana Corps projects. Out of the six projects to receive federal money in Indiana, the largest item is the \$11.3 million total for the Little Calumet River project. \$3.3 is new money; the rest being a carryover from the \$16 million appropriated in FY93.

Mr. Gardner emphasized how important it was that this upcoming state legislative session is critical in the budget process to receive state money. He displayed a chart which showed the various remaining phases of construction to be started within that two year period. One concern that needs to be addressed is the \$4 million of Build Indiana Funds that was never released to the Commission. Mr. Gardner will be contacting the State Budget Agency to be placed on their next agenda so we can gain access to the remaining \$2 million from the General funds previously appropriated. A meeting with the State Budget staff and area legislators will be organized to emphasize the current situation.

Land Acquisition Committee - Land Acquisition Chairman Chuck Agnew made a motion authorizing staff to increase the offered price from \$3,300 to \$4,500 on DC192, 195, 196 to avoid condemnation; motion seconded by Nathaniel Leonard; motion passed unanimously.

Mr. Agnew then made a motion to allow Ed & Tim Bult, current lessees on farm property, to sub-lease a portion of the leased land to the N.W. IN Foodbank; motion seconded by Nathaniel Leonard; motion passed unanimously. The Bults will maintain control over the pump and the Foodbank will provide insurance on that portion they will lease.

Mr. Agnew then made a motion to approve Mike Bush of Chase Street Produce to rent the store that Gary Meat Market just vacated for one half year, from 5/1/94 to 2/28/95, for \$575/mo and then have the option to pick up the rest of the 4 year lease at a later date; motion seconded by Nathaniel Leonard; motion passed unanimously.

Mr. Gardner referred to the letter from Mayor Duane Dedelow from Hammond transmitting the Phase One Design Development Report of the Hammond Oxbow Park area. The Mayor is requesting the Commission's participation in the recreational development of this parcel. Staff will forward the letter and report to the Corps to see how they can work the plan into their overall Corps recreational features. A copy of this report is available if anyone is interested.

Mr. Gardner reported that a monthly Corps real estate meeting was held March 30.

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Project Engineering Committee - Mr. Huffman reported that construction at Wicker Park Manor in Highland is ongoing.

Mr. Huffman referred to the letter from the town of Griffith approving the construction of a levee along the south line of the NIPSCO right-of-way from Cline Avenue on the west to Colfax Ave. on the east. He explained why the levee was needed for complete flood protection and showed on a map the affected area. Mr. Huffman made a motion supporting the construction of a levee in this area; motion seconded by Nathaniel Leonard; motion passed unanimously.

Marina/Breakwater Committee - Committee Chairman Bill Tanke gave the marina report. He referred to the NIPSCO lease agreement just received from NIPSCO. We had engaged Milo Vale to update his previous appraisal of the surplus lots lying outside of NIPSCO right-of-way. His revised value of \$8,400 is satisfactory to us and to the city of Portage. The new draft lease agreement will be reviewed by us and the city. Mr. Tanke made a motion to approve and sign the lease agreement if the document is satisfactory and acceptable by the attorney, staff, the city of Portage and Mr. Tanke himself and needs only minor clarifications/changes; motion seconded by Bob Huffman; motion passed unanimously. Lou stated that the lease is based on 25 years; \$6,300 is the yearly base rent; one time purchase price of lots is \$8,400; and there would be no vacation of streets or alleys. If changes need to be made, it would be ratified at the next meeting. The lease agreement would also have to be approved by the Portage Board of Public Works at their next meeting.

Jeff Bartoszek from Abonmarche gave a report on the sand status. We probably will not be able to get a real accurate accounting of the sand removal until all the sand is removed and an elevation contour map is developed.

There was discussion of the landscape plan presented by Abonmarche. Mr. Tanke questioned the plan presented. He made a motion to approve the concept of a landscaping plan (not necessarily the one presented - it needs revision); motion seconded by Chuck Agnew; motion passed unanimously. Mr. Tanke reminded Abonmarche that the city had stated they would complete the fencing on the site.

Mr. Tanke made a motion to approve additional engineering services for Abonmarche for a total not to exceed \$10,117 (1/2 of total amount of \$20,234; the other half to be picked up by the city) for the completion of final engineering sheet piling plans and bid plans, sandmining contract construction administration, and the preparation of overall project development schedule/cost estimates; motion seconded by Robert Trelo; motion passed unanimously.

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Mr. Zak from South Shore Marina informed the Commission that the handrails on the breakwaters were in place.

Finance/Policy Committee - In Treasurer John DeMeo's absence, Mr. Gardner presented the financial status report for February as well as the claims for approval. Mr. Trelo made a motion to approve the pending claims; motion seconded by Bob Huffman; motion passed unanimously.

Other Business - There was none.

Statements from the floor - Emerson Delaney requested a copy of the Oxbow report.

There was no other business. The next Commission meeting was scheduled for Wednesday, May 11, 1994. Please note that this is not the regular meeting date of the first Thursday of each month.

/sjm