

MINUTES OF THE LITTLE CALUMET RIVER BASIN DEVELOPMENT COMMISSION
 HELD AT 6:30 P.M. THURSDAY, MARCH 3, 1994
 AT THE COMMISSION OFFICES
 6100 SOUTHPORT ROAD
 PORTAGE, INDIANA

Chairman George Carlson called the meeting to order at 6:40 p.m. Six (6) Commissioners were present. Quorum was declared and guests were recognized.

Development Commissioners:

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

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
 Mary Jane Zak - " "
 Mike Vander Heyden - Dyer
 Construction

The minutes of the February 2, 1994 meeting were approved by Chuck Agnew; seconded by Robert Huffman; motion passed unanimously.

Executive Director's Report - Mr. Gardner reported that the contractor, Dyer Construction, has submitted several items required by the Corps before work can begin at Wicker Park Manor, Highland. They include the Accident Prevention Plan, Quality Control Plan, Environmental Protection Plan, Waste Disposal Plan and a Construction Schedule. The Corps must file a Notice of Intent with IDEM so that construction can begin. It is hoped that work can begin by mid March.

Erie R.R. bridge removal permit application is still being processed.

Mr. Gardner reported that we have not yet received a written commitment from INDOT as to the Grant Street interchange reconstruction. We have had a meeting with Gas City whose business is impacted by the levee line. We are attempting to work out an acceptable solution to their loss of parking caused by our project and minimize problems and impact to their business. Another meeting is scheduled.

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Mr. Gardner also stated there was a verbal agreement by the Corps for a 40% minority participation in construction projects for the levee construction. A letter to that commitment has not yet been received.

Mr. Gardner informed the Commission that President Clinton's budget contains a \$3.3 million appropriation for Federal FY95. In the last federal budget, \$16 million was appropriated but \$8 million has been carried over. Only the \$3.3 million is new money this year.

Land Acquisition Committee - Land Acquisition Chairman Chuck Agnew made a motion authorizing staff to increase the offered price to \$10,000 on DC303 to avoid condemnation; motion seconded by Arlene Colvin; motion passed unanimously. (Appraisal value was \$7,000; landowner wanted \$13,000; compromise was set at \$10,000).

Mr. Agnew then made a motion to approve the tenant maximum amount of \$5,250 relocation and \$650 moving expenses for DC312; motion seconded by Arlene Colvin; motion passed unanimously. The Gary Redevelopment office has handled the relocation for us.

Mr. Agnew then made a motion to increase the offered price on DC294 to \$1,250 to avoid condemnation and approve \$550 moving expenses; motion seconded by Arlene Colvin; motion passed unanimously. (Appraisal value was \$1,000).

Attorney Lou Casale read a resolution that will begin the process of a land patent on property that has no recorded patent or ownership and is needed for the flood control project. Mr. Agnew made a motion approving the resolution; motion seconded by Robert Trelo; motion passed unanimously.

Mr. Agnew made a motion to grant Howard Meat Market's a one month extension on their lease for \$300 to allow them to hold an auction to sell off unwanted items left in the building after Gary Meat Market moved out; motion seconded by Robert Trelo; motion passed unanimously. Motion is contingent upon them repairing any damage incurred in moving their equipment from the premises.

Mr. Agnew then made a motion to decrease the lease monies payable to us from Gary Dunlap for farm land he rents from us. Some of the land is not farmable; he lost money due to flooding last season; he rebid the lease at a higher rate than was necessary to insure his keeping the land; he would not rebid again for the current amount of \$11,730. The lease money would be decreased to \$10,000 from \$11,730; motion seconded by Arlene Colvin; motion passed unanimously.

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Project Engineering Committee - Mr. Huffman talked about preliminary work being started at Wicker Park Manor in Highland. We are very optimistic that by next meeting, we will have some progress to report.

Mr. Huffman referred to Corps status sheets contained in the agenda regarding reconstruction work on Cline Ave/I-80/94 interchange, Indianapolis Blvd. bridge, replacement of culverts under Georgia Street and I-80/94. The Commission had asked INDOT to reconsider the elevation height of the interchange to afford at least 100 year flood protection at Cline Ave. We have not heard back from INDOT yet.

Mr. Huffman made a motion to approve an addendum to the Earth Source contract that would approve further engineering services for a cost not to exceed \$6,800; motion seconded by Robert Trelo; motion passed unanimously.

Attorney Lou Casale read a resolution committing the Commission to relocate two billboards for WHITECO (billboards are in levee line) onto Commission owned land and enter into an agreement with WHITECO for same; motion seconded by Robert Trelo; motion passed unanimously.

There was a discussion regarding the adopted policy by the Corps to encase pipelines. Not only do we disagree with this but the utility companies disagree also. They contend some of the pipelines do not require any work to be done and even if more protection were needed, encasing the line is not necessarily the correct method. Jim Flora, project engineer from R.W. Armstrong, will schedule a meeting to bring all entities together to resolve this issue. The time factor is critical.

Marina/Breakwater Committee - In Committee Chairman Bill Tanke's absence, Mr. Gardner reported that we have received the summary report of geotechnical soil conditions on the marina site. The report is available in the office. It defines the sand as being adequate and suitable for support buildings.

Mr. Gardner reported that he has been continually talking to Ron Schults and John Hannon about setting up another meeting with the contractor removing sand. A fast track for sand removal needs to be identified. The existing contract with the contractor has expired; an extension of that contract needs to be put in place.

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Mr. Gardner also reported they have been meeting with NIPSCO in attempting to reach an acceptable lease agreement. We will be updating the appraisal we have on the value of NIPSCO lots being considered for purchase. Hopefully a satisfactory agreement can be reached by April 1.

Mr. Gardner stated that although the Corps permit for marina construction has been approved, some additional work remains to be done by Abonmarche. Mr. Agnew made a motion to approve additional services for February and March for a cost of \$4,500; motion seconded by Arlene Colvin; motion passed unanimously.

Finance/Policy Committee - In Treasurer John DeMeo's absence, Mr. Gardner presented the financial status report for January as well as the claims for approval. Mr. Agnew made a motion to approve the pending claims; motion seconded by Arlene Colvin; motion passed unanimously. Mr. Gardner also referred to the Corps request letter for \$278,800 cash contribution for the design of non-federal improvements for the Burr Street levee.

Other Business - Dan Gardner informed the Commission that Garland Ferrell, State Budget Deputy Director, is retiring. He will be sorely missed as he was an avid supporter of the Little Calumet River project and has been an extreme help to the Commission for years. Mr. Agnew made a motion for staff to send a letter to him commending him for his past support; motion seconded by Arlene Colvin; motion passed unanimously.

Statements from the floor - Mike Vander Heyden informed the Commission that a public works job in Illinois needs about 150,000 yards of sand that we could supply. Mr. Gardner reiterated that we are attempting to keep the sand in Indiana. He will investigate the issue.

There was no other business. The next Commission meeting was scheduled for Thursday, April 7, 1994.

/sjm