

MINUTES OF THE LITTLE CALUMET RIVER BASIN DEVELOPMENT COMMISSION  
HELD AT 6:30 P.M. THURSDAY, SEPTEMBER 5, 1996  
AT THE HIGHLAND TOWN HALL  
3333 RIDGE ROAD  
HIGHLAND, INDIANA

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Chairman William Tanke called the meeting to order at 6:40 p.m.  
Nine (9) Commissioners were present. Pledge of Allegiance was  
recited. Quorum was declared and guests were recognized.

Development Commissioners:

Robert Huffman  
William Tanke  
Robert Trelo  
Steve Davis  
Nathaniel Leonard  
Charles Agnew  
George Carlson  
Emerson Delaney  
John DeMeo

Visitors:

Jim Flora - RWarmstrong  
J. E. Castle - Castle Estates,  
Munster  
Pete Zak - South Shore Marina  
Mary Jane Zak " " "  
R. L. Frum Jr. - Lefty's Coho  
R. Krol - 1 River Drive, Munster  
Denis Buksa - 15 River Drive, "  
Rep. Dan Stevenson - IN House of  
Representatives

Staff:

Dan Gardner  
Lou Casale  
Melissa Stefanovich  
James Pokrajac  
Judy Vamos  
Sandy Mordus

The minutes of the August 6, 1996 meeting were approved by a motion  
from Robert Trelo; motion seconded by Chuck Agnew; motion passed  
unanimously.

Executive Director's Report - Mr. Gardner informed the Board that  
staff is continuing to work with Gary to obtain necessary lands  
needed for the project area. R. W. Armstrong is currently doing an  
engineering alternatives analysis for the east reach remediation  
area at I65-I/80-94. The Mayor had requested an extension of time  
before we proceeded with any acquisition in that area. We need to  
move on in order to obtain an IDNR permit before any further  
construction can happen.

Mr. Gardner stated that the comments that IDNR and R.W. Armstrong put together regarding the Operations & Maintenance Manual (O&M) were sent to the COE. We stressed the need for a management summary with overall cost levels and basic operational points that we can actually work with in an emergency situation.

Land Acquisition Committee - Committee Chairman Chuck Agnew reported there were no increased offers this month or no condemnations. He then proceeded to make a motion to authorize a demolition contract with Congress Enterprises for a bid amount of \$14,000; motion seconded by John DeMeo; motion passed unanimously.

Project Engineering Committee - Committee Chairman Bob Huffman gave the engineering report. He reported that in regard to the bids received for the greenhouse - there were 2 bids received; both bids far exceeded engineering cost estimate and were too high for available monies. Mr. Huffman made a motion to reject both bids, go back and revise the plans & specs and then rebid; motion seconded by Emerson Delaney; motion passed unanimously.

Mr. Huffman made a motion to approve payment of \$9,950 for engineering services provided by Northwest Engineering Company for modifications for the pump station at Burr Street (these modifications were made to accommodate the COE); motion seconded by Emerson Delaney; motion passed unanimously.

Mr. Huffman proceeded to inform the Board of engineering meetings that have taken place this last month. There was a meeting on 8/6 with IDNR and a Griffith developer to review the levee between Cline & EJ&E (soil borings need to be taken to see if the clay will meet federal standards); staff attended the Gary Common Council to review street vacates (approval temporarily on hold); a field meeting was held on 8/21 for the betterment levee.

Commissioner Nathaniel Leonard inquired about the relocation of the greenhouse. Mr. Gardner informed him that we have been working with the Park attorney Greg Reising and their architect Greg Jenkins. It was Gary's choice that the greenhouse be built in M. C. Bennett Park. Access to the greenhouse will be off 25th Avenue. A roadway will have to be built.

Legislative Committee - Committee Chairman Robert Trelo reported that the request of \$4 million for 97/99 biennial state funds has been forwarded in a letter to Kathy Davis, State Budget Director. Mr. Gardner added that the House has approved \$11 million in funding for the project. Approval is needed from the Senate next. Mr. Gardner acknowledged Rep. Dan Stevenson in the audience and thanked him for his interest and support.

Marina/Breakwater Committee - Committee Chairman Bill Tanke gave the Marina report. He reported that staff has received the draft as-builts of the marina site from Abonmarche. It is not in final form yet; latest increased proposal to agreement not approved yet until final as-builts are received.

Mr. Tanke referred to the letter in packet from NBD requesting the first interest payment on the marina bond. Mr. Gardner transmitted a letter to the city of Portage requesting the amount of \$14,387.30 to be approved by the Portage Board of Public Works so we can make our payment to NBD by the due date of October 1. John DeMeo made a motion to pay this amount to NBD; motion seconded by Bob Trelo; motion passed unanimously.

Finance/Policy Committee - Treasurer George Carlson gave the financial report. Mr. Carlson made a motion to approve the financial status statement for July and approve the claims for payment totaling \$76,526.03 plus the marina claim of \$14,387.30; motion seconded by Chuck Agnew: motion passed unanimously.

Mr. Carlson referred to the COE letter requesting NBD Bank to release \$60,000 from the design escrow account.

Other Business - None.

Statements from the floor - Bob Frum from Lefty's Coho Landing asked about the relationship we share with the city in regard to the marina. Mr. Tanke answered that the Commission owns the property the marina site sits upon and the city is the operator and maintainer of the marina through a Joint Venture Agreement signed with the City. Attorney Casale added that it is not a lease agreement but a joint venture agreement which allowed for cost-shared development with eventual pay-back from the city.

Mr. Frum questioned the legality of the "public" marina going into a dock fuel business and thus competing with private operators on the waterway. Mr. Gardner stated there was nothing in the present plan that calls for a fuel dock, but nothing prohibits the City from considering one in the future.

There being no further business, the next regular Commission meeting was scheduled for Thursday, October 3, 1996 in Portage.