



**TOWN OF CEDAR LAKE BUILDING CORPORATION  
SPECIAL PUBLIC MEETING MINUTES  
February 16, 2023 – 5:30 p.m.**

**Call To Order:**

Ms. Sandberg called the meeting of the Board of Directors of the Building Corporation to order on Thursday, February 16, 2023, at 5:30 pm, with its members attending on-site. The Pledge of Allegiance was recited by all.

**Roll Call:**

**Members Present:** Nick Canete, Member; Charles Kouder, Member; Claudia Carlson, Vice President; Larry Nagy, President. A quorum was attained.

**Members Present Via Zoom:** None.

**Also Present:** David Austgen, Town Attorney; Chris Salatas, Town Manager; Ashley Abernathy, Planning Director; Jennifer Sandberg, Clerk-Treasurer; and Cheryl Hajduk, Recording Secretary.

**Absent:** Jeremy McNamer, Secretary

**Approval of Minutes:**

Approval of the October 19, 2022, Special Joint Town Council & Building Corporation Minutes.

Mr. Nagy entertained a motion for the October 18, 2023 Unsafe Building Minutes; a motion was made by Ms. Carlson and seconded by Mr. Kouder to approve the same. Motion passed unanimously by roll-call vote:

Mr. Canete	Aye
Mr. Kouder	Aye
Ms. Carlson	Aye
Mr. Nagy	Aye

**New Business:**

Discussion: New Public Safety Buildings

Mr. Nagy stated the first order of new business is to discuss the new public safety buildings.

Mr. Salatas stated we have an executed Build Operate Transfer Agreement with GM Development who have been working with our architects K2M, throughout the rest of the project, as well as, Core Construction and other individuals regarding the design of building and layout of the site.

Additional features of the building include:

- The Sally Port of the Police Station may be extended to allow for an additional vehicle.
- The Fire Station will have four bays
- The Police Station will have an approximate 10-foot grade change from the Morse Street to the back of the Police Station.
- ADA ramps will be able to access both buildings.
- There will be a training tower at the northwest corner of the Fire Station for training.
- There will be some mixed-use rooms within the buildings.
- There will be an outdoor welcome area.
- The Police side will have a bullet proof entrance area.
- There is room left on the site in case the buildings need expansion in the future.

Mr. Salatas stated the developer is responsible for bringing this project in at a guaranteed maximum price for the Police and Fire Department Project to not to exceed \$16 million which is what was bonded; otherwise, the developer will have to assume the risk of anything beyond that cost.

Mr. Salatas stated the roofline was changed slightly. The original roofline had more architectural flare to it with more sloping. We decided to keep the slope, but make it even across the board and eliminate some of the cost of the architectural designs that weren't needed.

Mr. Salatas discussed the Change Order Process.

Mr. Salatas stated GM Development submit the bills to be paid to the Town, and those are reviewed for a final approval by the Town Council.

Mr. Salatas commented we plan on breaking ground mid-March weather pending and an official ground breaking ceremony in April. The Board will be invited. Core Construction will be working with the Town to coordinate the ceremony. This will be an estimated 18-month project.

Mr. Nagy asked the funds are. Mr. Salatas commented there are a number of funds within the Town that we have currently and the remaining funds are held by Regions Bank, who will do the remaining disbursements once the Town funds have been expended.

**Public Comment:** None was had.

**Adjournment:** Mr. Nagy adjourned the meeting at 5:52 pm

**TOWN OF CEDAR LAKE BUILDING CORPORATION**

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Nick Canete, Member

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Tracy Haskell, Member

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Margaret Jehle

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Jeremy McNamer

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Cheryl Parker

ATTEST:

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Cheryl Hajduk, Recording Secretary

These Minutes are transcribed pursuant to IC 5-14-1.5-4(b) which states:

(b) As the meeting progresses, the following memoranda shall be kept:

- (1) The date, time, and place of the meeting.
- (2) The members of the governing body recorded as either present or absent.
- (3) The general substance of all matters proposed, discussed, or decided.
- (4) A record of all votes taken by individual members if there is a roll call.
- (5) Any additional information required under section 3.5 or 3.6 of this chapter or any other statute that authorizes a governing body to conduct a meeting using an electronic means of communication.

Minutes of February 16, 2023