

Town of Cedar Lake

Lake County, Indiana

Meeting of the Cedar Lake Redevelopment Commission

April 12, 2010

Cedar Lake Town Hall – 6:06 pm

Pledge of Allegiance

Cedar Lake Redevelopment Commission: Present were: President Patrick Conlon, Vice President Randy Niemeyer, Secretary George Vukmirovich, Member Helen Johns and Member Becky Davis.

Also present were: Town Administrator Ian Nicolini, Town Council Liaison Bob Carnahan, Hanover School District Liaison Mary Joan Dickson and Town Engineer Sandra Joseph.

Motion:

Patrick Conlon entertained a motion to approve March 8, 2010 minutes as written.

Motion made by Helen Johns and seconded by Randy Niemeyer.

Roll Call Vote:

Patrick Conlon	Randy Niemeyer	George Vukmirovich	Becky Davis	Helen Johns
YES	YES	YES	YES	YES

Passed 5-0

Monthly Vendor Invoices:

Barnes & Thornburg LLP Invoice # 1306526 in the amount of \$148.00.

Motion:

Patrick Conlon entertained a motion to approve invoice as stated:

Motion made by Randy Niemeyer and seconded by Helen Johns.

Roll Call Vote:

Patrick Conlon	Randy Niemeyer	George Vukmirovich	Becky Davis	Helen Johns
YES	YES	YES	YES	YES

Passed 5-0

Monthly Reports:

Ian Nicolini: Met with American Structure Point officials two (2) weeks ago to go over the scope of work for the second phase of 133rd. They are calculating their price proposal for the work. If the number comes back and we need to negotiate then that is a part of the process. We were hoping we would have a contract by the start of April, but we don't think we are that far off considering that Structure Point started working on the transportation improvement plan amendment, so we have already started the funding even though we don't have a price proposal. If it doesn't work out we still have our active request given our INDOT D.E.S. number that we got when the project was approved in the 90's. Pat Conlon: The negotiated amount or contract with them is not really a predecessor. Ian Nicolini: It is, but we are still moving forward with the bureaucratic process of getting federal funding program. We are doing this concurrently. We are confident that their price proposal will be within a specific range, and that the price is acceptable with the RDC and the Town Council, they will begin the surveys, right of ways, etc. and an actual design. There will be public meetings; scope of work, citizen engagement will then begin. All of the deficiencies that were missed in the first phase of 133rd have been thought of and made sure they are not forgotten in the second phase including some additional items: water main extensions, crossings

and all of the work with the railroad as well. We are hoping to be under contract with the by the end of the month depending on what the price proposal was and the level of negotiation.

Sandra Joseph: Phase 1 Beautification: The price submittals came back from Walsh & Kelly the street scape elements and the lighting elements came in at just under \$195,000.00 our estimates for the same work based on unit prices and items being added our estimate was almost at \$218,000.00 so Walsh & Kelly was almost 11% under what was anticipated. Based on the current status of the claims there will be approximately \$400,000.00 available and based on the maximum cost that if the State were to give them everything they were asking for as an extremely conservative estimate. Randy Niemeyer: What were the inefficiencies Walsh & Kelly had with the first phase of 133rd. Sandra Joseph: Project extension, inefficiency in the project due to the utilities and some other associated items. Randy Niemeyer: Out of the \$400,000.00 part of the money will go to Walsh & Kelly for the change orders on the first phase of 133rd and the balance will then go to the beautification. Ian Nicolini: with the added decorative lighting most of the cobra lights will be located in the town that is in need. Sandra Joseph: the fencing and the columns will be in front of the School Administration building and the benched will be placed on 133rd. Ian Nicolini: The remaining federal funding is either spent or lost. Is it worth 20% of the value coming out of the TIF district to pay for improvements that will ultimately enhance the TIF District? Ian Nicolini: There is an extremely limited amount of funding and a limited amount of uses for this funding, and there is even less of an opportunity of what you can do with it if it doesn't go into this project. Becky Davis: How are we going to explain to the citizens that we are putting up benches and not fixing roads? Ian Nicolini: Whether or not if we do this project it has no affect on the roads in the town. The impact this will have on the assessment of the property value will be higher than if these improvements were not done. *group discussion* Ian Nicolini: If the costs come back and we don't think we can make a substantial improvement we will not recommend continuing.

Motion:

Pat Conlon entertained a motion to continue with the recommendation to proceed with phase 1 beautification project as outlined by the Town Engineer and the Town Administrator with a report of a final cost to be reported upon to the RDC.

Motion made by Becky Davis and seconded by Helen Johns.

Roll Call Vote:

Patrick Conlon	Randy Niemeyer	George Vukmirovich	Becky Davis	Helen Johns
YES	NO	YES	YES	YES

Passed 4-1

Old Business:

Pat Conlon: TIF project list that was discussed last year. The new additions were the signs within the Town, Wi-Fi, etc... Ian Nicolini: Public benefit enhancements at the Town Complex. Becky Davis: Public access beach. Bob Carnahan: Has tried to get the Council to open the access by the Town Complex a swimming. Ian Nicolini: There is a large piece of land that is not being used. There is a lot of developable land. As we grow and develop business owners are going to look for places to re-develop. Becky Davis: We need a camp site, hiking, boating, cottages, etc...Randy Niemeyer: Morse & 133rd. How do we afford to maintain the improvements when they deteriorate? Ian Nicolini: Through some of our zoning ordinances there will be stipulations for beautifications and the upkeep thereof.
group discussion

Other Business:

Pat Conlon: What is the status of the dredging? Ian Nicolini: the Cedar Lake Aquatic Ecosystem Restoration Project (CLAERP) is an approach to restoring the ecosystem of Cedar Lake. We are a couple months away from design engineering on the project. The 114 acres on Parrish that was purchased is where most of the engineering is. The Army Corp of Engineers outline for the Restoration project is mapped as seen in the Council meeting room. *group discussion*

Motion:

Patrick Conlon entertained a motion to adjourn.

Motion to adjourn made by Becky Davis and seconded by Helen Johns at 7:15pm.

Roll Call Vote:

Patrick Conlon	Randy Niemeyer	George Vukmirovich	Becky Davis	Helen Johns
YES	YES	YES	YES	YES

Passed 5-0

TOWN OF CEDAR LAKE REDEVELOPMENT COMMISSION OF THE
TOWN OF CEDAR LAKE, LAKE COUNTY, INDIANA

April 12, 2010

Patrick Conlon – President

George Vukmirovich – Secretary

Randy Niemeyer – Vice President

Becky Davis – Member

Helen Johns – Member

Jaime Bertola – Recording Secretary