

Town of Cedar Lake

Lake County, Indiana

Meeting of the Cedar Lake Redevelopment Commission

July 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 Council Liaison Bob Carnahan, Town Administrator Ian Nicolini, Hanover School District Liaison Mary Joan Dickson and Crown Point Community School Corporation Liaison Jerry Caravana.

Introduction: Jerry Caravana

Pat Conlon introduces changes to the Agenda to allow for public Comment after roll call

Public Comment:

Mary Joan Dickson: Regarding previous conversation regarding the Park Department maintaining the beautification on 133rd & Morse, the budget does not include the maintenance of the planters. Ian Nicolini: Within the TIF District there is a good source of revenue to maintain the project. Randy Niemeyer: There was a conversation regarding the maintenance, it was not the intent that the Park Department take full responsibility of the beautification upkeep, that was just a conversation to find out what department will be handling that job. *group conversation*

Motion:

Patrick Conlon entertained a motion to approve June 14, 2010 minutes as amended.

Motion made by Helen Johns and seconded by Becky Davis.

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:At the last Town Council meeting the contract for design right of way and engineering services with American Structure Point was approved for approximately \$383,000.00 which came out of the TIF BAN (bond anticipation note) from 2008. We have issued the notice to proceed on Friday, but we still have not received INDOT's,FMIS, funding authorizations allocation. If you recall from the last meeting \$920,000.00 project funding is group 3 funds, designated for rural projects. When Cedar Lake went from being considered a rural community to an urban community according to the 2000 Census sometime thereafter the switch was made the funding was cancelled. Sometime in December of last year we were able to finally re-secure that \$920,000.00 in group 3 funds. Which that funding which is capped, we need the FMIS authorization because at some point during this process the group 3 funds are eligible for match credits. Match credits mean that you are allowed what you spend locally to be used as a credit towards your local share. So group 3 funds are 80% Federal and 20% local however by getting your local expenses approved and going through the process, everything we have done has been INDOT local public agency process from selecting the firm to negotiating the contract to the contract itself. The reason we did all this is because the funds that we spent locally can account for an additional 10% essentially making that \$920,000.00 of group 3 funding 90/10 rather than 80/20 which is a savings to the Town of \$92,000.00. Tomorrow at the Transportation Policy Committee meeting and then Thursday at the Executive

Board meeting, NIRPC is going to approve amending the transportation improvement plans, which is their list of approved funded projects for their jurisdiction. Then sent to INDOT. We expect all of the amendments to pass. Discussion between Ian and Pat regarding the utility easements and placements. Ian Nicolini: Given the status of Walsh & Kelly's final claim and given the additional amounts of inspection costs, the 80/20 funding should not be used for street scapes, because of those costs. The planters and benches have been ordered and could not be sent back. To have them delivered and installed by Walsh & Kelly is \$25,000.00, but to have them installed by Public Works would be \$16,000.00. Randy Niemeyer: How was this ordered without contract. Ian Nicolini: All of the authorizations had passed, then INDOT had come back with extended costs. Randy Niemeyer: How many benches and planters? Pat Conlon: We will have to check on those figures. Randy Niemeyer: The materials have already been purchased, we should move forward.

Motion:

Patrick Conlon entertained a motion to approve the procurement of benches and planters on 133rd Street in unspecified locations with the cost of \$16,000.00.

Motion made by Helen Johns and seconded by Becky Davis to proceed with the bench and planter procurement as discussed.

Roll Call Vote:

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

Passed 4-1

Ian Nicolini: As previously discussed in the last meeting in more detail the Council is currently working on road improvement plans. We are 98% complete with the 2007 bond. These were used for Meyer Manor, Surprise Park, Hilltop, 136th PL, Lemon Lake Estates, West Lake Shore Dr., Vermillion, 129th, Huseman, 126th Ave and Reeder Rd. There is a work session on the 27th to discuss the projects. Pat Conlon: Water Expansion. Ian Nicolini: We are waiting for the State

Revolving Fund approval process to move forward. We are still going to issue BAN's but for the long term funding will be with the Revolving Fund.

New Business:

Ian Nicolini: There are three (3) non residential developments in the TIF District. The new Cedar Lake Kitchen, the new Funeral Home and at the Tastee Top for additional parking.

Monthly Vendor Invoices:

Motion:

Patrick Conlon entertained a motion to approve invoice from Barnes & Thornberg # 1319604 in the amount of \$668.18.

Motion made by Randy Niemeyer and seconded by Helen Johns to approve invoice as stated by Pat Conlon.

Roll Call Vote:

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

Passed 5-0

Motion:

Patrick Conlon entertained a motion to approve invoice from Austgen Kuiper & Associates # 49374 in the amount of \$495.00.

Motion made by Helen Johns and seconded by Beck Davis to approve invoice as stated by Pat Conlon.

Roll Call Vote:

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

Passed 5-0

Written Communications:

Pat Conlon: Cedar Lake TIF Capture Funds estimations received form Lake County for 2010. Last year our revenue stream was approximatley \$284,000.00. We have since increased about \$22,000.00 to \$23,000.00 in our assesed values, but this is an estimation.

Old Business:

Pat Conlon: TIF Project list update to include Salesian property.

Open Discussion:

Randy Niemeyer: The reason I vote no for that sort of project is that it is \$16,000.00 which doesn't seen like much, but we have as a commission a duty to evaluate projects in my opinion based on maximum public usage and value for each dollar spent, and I don't deem those items as something that is going to give the public the most bang for thei buck. There is alot of very worthy TIF projects out there and those are just lower on the list. I support the commissions decision, but I maintain my stance.

Motion:

Patrick Conlon entertained a motion to adjourn.

Motion to adjourn made by Becky Davis and seconded by George Vukmirovich at 7:07.

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

July 12, 2010

Patrick Conlon – President

George Vukmirovich – Secretary

Randy Niemeyer – Vice President

Becky Davis – Member

Helen Johns – Member

Jaime Bertola – Recording Secretary