

Town of Cedar Lake

Lake County, Indiana

Meeting of the Cedar Lake Redevelopment Commission

August 9, 2010

Cedar Lake Town Hall – 6:05pm

Pledge of Allegiance

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

Also present were: Town Council Liaison Bob Carnahan, Town Administrator Ian Nicolini and Crown Point Community School Corporation Liaison Jerry Caravana.

Public Comment:

None

Monthly Reports:

Ian Nicolini: 133rd Phase II update; the surveying of the existing property boundaries is nearly complete and the utility coordination letters have been delivered. There was a miscalculation in the contract in the right of way platting and the legal descriptions. The right of way section itself could really be viewed as a separate contract, and the reason for that is because of the design elements is taken into account first. This establishes what is called the 43% plan. This plan will contain all of the design elements (surveys, the existing, the route, how much right of way etc.). Anything that has to do with the right of way is really a guess. That was included in their proposal because we asked for it, we wanted someone who was pre-qualified to do the design, the lighting, the utilities, the railroad coordination and someone to ultimately do the right of way engineering. They used thirty (30) parcels just as an estimate; you won't know what your right of way requirements are until the 43% plans are complete. Then you will know how

the roads are going to be routed. There have been projects where by shifting the roads slightly you only need right of way on one side. Items like appraisals, legal descriptions and the actual purchase have to be approved after the 43% plans are complete. There was a math error that affects a later step in the process, which brings us to have a separate agreement after we have completed the 43% of the project. This agreement is negotiable in the right of way acquisition part of the project. Randy Niemeyer: The commission would like an outline to follow for the 2nd phase of 133rd project to try to avoid any future errors. *group discussion* Ian Nicolini: These services do have a cost and there are also time considerations. The balance has to be between time considerations, getting it done right and saving money. We do have some options on how we can scale this back a little bit. Structure Point is committed to taking their mark up off of the right of way platting which would save about \$12,000.00. We could also request that they hire sub consultants. My recommendation is that we reject the right of way considerations part of the contract until the 43% complete plans are done so we may have an accurate idea what the right of way is. We should hold Structure Point to the 15% reduction on the right of ways. My recommendation was based on the idea of keeping the project on the same time frame and also there is a cost savings.

Motion:

Randy Niemeyer entertained a motion to accept the recommendation from Ian Nicolini as stated.

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

Passed 4-0

Ian Nicolini: Town Road Improvements: We have been working with the Town Council on the specifying roads that are in most need of improvements.

Water Utility Expansion: Bid packets will be going out in the beginning of September.

Pending Future Developments: Cedar Lake Kitchen and the Funeral home are coming into the final plat. Strack & Van Til –conversations were had with the President and the developments are promising.

George Vukmirovich: Traffic for the water: Ian Nicolini: the water line will stop at the highway right of way, so there will be some traffic disruptions. George Vukmirovich: Land acquisitions from the property owners, there is a concern on the possible hostility. Ian Nicolini: There may be less parcels, but there are legal requirements that are to be followed as defined.

Motion:

Patrick Conlon entertained a motion to approve the July 12, 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

Passed 4-0

New Business: None

Monthly Vendor Invoices: None

Written Communications: None

Old Business: TIF Project List 2010: None

Open Discussion: None

Motion:

Randy Niemeyer entertained a motion to adjourn.

Motion to adjourn made by Helen Johns and seconded by Beck Davis at 6:47.

Roll Call Vote:

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

Passed 4-0

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

August 9, 2010

Patrick Conlon – President

George Vukmirovich – Secretary

Randy Niemeyer – Vice President

Becky Davis – Member

Helen Johns – Member

Jaime Bertola – Recording Secretary