

Town of Cedar Lake

Lake County, Indiana

Meeting of the Cedar Lake Redevelopment Commission

November 8, 2010



Cedar Lake Town Hall – 6:05pm

Pledge of Allegiance

**Cedar Lake Redevelopment Commission:** Present were: President Pat Conlon, Vice President Randy Niemeyer Member Becky Davis and Member Helen Johns.

**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

**Minutes:**

Pat Conlon entertained a motion to approve the September 13, 2010 minutes as written.

Motion made by Helen Johns and seconded by Randy Niemeyer as stated.

Roll Call Vote:

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

Passed 4-0

October 11 minutes were deferred.

**Monthly Vendor Invoices:** None

## Written Communications:

Preliminary budget: for 133<sup>rd</sup> budget is broken down into construction, engineering and land acquisition. (*see attached*) In order for us to move forward with our project list we need to make sure where our committed dollars are. The BAN, Bond Anticipation Note that we have right now is in the range of \$970,000.00. That is money that is in the bank for 133<sup>rd</sup> or TIF projects. Of that \$970,000.00, \$450,000.00 is going to come out for the design of Phase II. That leaves approximately \$560,000.00. There is property acquisition for Phase II, easements; we only have estimates on the cost of those. The preliminary estimate of which is \$150,000.00. The easement for drainage to the pond behind Wilco property, in Phase I there were discussions on the use of that easement and the pond. Ian Nicolini: As a matter of public record the court has already determined that a taking took place, that the easements and ponds owner is owed value. Three appraisals are in process in which the court appoints two (2). Pat Conlon: We don't know how much this will cost, so that has to come out of the budget. Ian Nicolini: This is easement and not outright ownership. When this property was owned by the previous owner it was platted as a PUD, the easements were platted, adopted and recorded. The easements had expired and therefore never existed. By virtue of us already having utilities in them, even before the first phase of 133<sup>rd</sup> had even started. We have had sewer and water in there for years, because they occupied those easements and that land, that a take had taken place. That the land was reversely condemned.

Pat Conlon: The remaining claim that Walsh & Kelly has for the first phase of 133<sup>rd</sup> is a part that will take away from the budget. The claims and change orders have not yet fully been approved by INDOT. Ian Nicolini: We have been working on this claim for approximately three (3) years. The claims are utility delays and quantity bust. There is a fundamental disagreement between INDOT and Walsh & Kelly. Pat Conlon: If this commission is to allocate funds from the BAN to resolve that, what would we budget for? Ian Nicolini: There are all sorts of unknowns. What we do have to our benefit is a great deal of increment coming. Becky Davis: Wondering if there is E & O, Errors and Omissions, insurance that would cover mistakes. Pat Conlon: E & O insurance is typically held by the designer or contractor. INDOT typically reviews all plans and puts there approval on the

process to go out to bid. Ian Nicolini: Part of what we have to do is fix the problems that we have inherited. We cannot go back to the past and fix the problems. This is an opportunity to get us back onto a level playing field and get this sorted out and to do it right. Pat Conlon: Our commitment to local dollars to be about 1.4 million. Ian Nicolini: That is high in relation to the percentage of project cost because you have to pay for design and right of way locally. The increment that will be building up is really going to be needed for this project. All of these new businesses coming in are going to make the increment increase. Pat Conlon: We won't know the increment increase dollars until next year. London Witte Group will look at the parcel data and let us know our capacity for the following year.

Patrick Conlon entertained a motion to have London Witte Group assess our increment analysis for the next year.

Motion to adjourn made by Randy Niemeyer and seconded by Becky Davis as stated.

Roll Call Vote:

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

Passed 4-0

Helen Johns: The Chamber of Commerce is going to have a Christmas Tree lighting display. This is a benefit we didn't expect because of the decorative lighting that is able to be used for that purpose.

**Town Road Improvements:**

Ian Nicolini: There are satisfactory proposals from Christopher Burke Engineering to do design work in Cedar Point Park and Oaks Subdivision. Behind Schanes bar. Those two neighbors have been target for roadway improvements. We are talking about doing a redevelopment authority lease rental bond. This is a building commission, where a separate entity owns the improvements and leases them back to the municipality. There is approval from the Redevelopment Commission, Redevelopment Authority and the Town Council. These projects are funded with

their own rate that all owners of real property in Cedar Lake pay. These projects are local so we are not going through the INDOT process. We will have a possible joint hearing about these projects. We are also planning on starting these projects in the construction season of 2011. *group discussion*

### **Water Utility:**

Ian Nicolini: This project is being approved to the State Revolving Fund, a division of the Indiana Finance Authority. We are getting about a 2.4% interest. The purchase itself is under a short term financing right now, as a long term we want to roll it in with the construction project. This extension is on 129<sup>th</sup> and terminating on US 41. There is allotting of discussion about developers wanting to connect to the utility once it is brought to US 41. This enables us to attract a development that is not going to build without municipal water, which could add to the increment.

### **Pending and Future Developments:**

Pat Conlon: Funeral Home project schedule. Ian Nicolini: There had been conversation between buyer and seller, but there will be a conclusion shortly.

Ian Nicolini: We have had meetings from Strack & Van Til and we have made a partnership as far as their proposed economic development agreement. They are estimating what their increment will be based on a per square footage breakdown. This will benefit the corridor. This will generate approximately 110 jobs that will in the long run help the economy of Cedar Lake. Pat Conlon: The Commissions and Council ultimately should be a part of the discussions. Ian Nicolini: When the discussions and a document come to be all of the Commissions and Council will be involved. There are many stake holders involved in the new grocery store, they want to build a new store and has to be cost affective. There are allot of communities that use TIF to encourage growth within the community.

Pat Conlon: This commission wants to be sure that all lines of communications stay open as far as these negotiations.

Ian Nicolini: Every one is on a tight time frame and I am making sure there are checks and balances. The Commissions and Council will be fully aware of their intentions.

### **TIF Project List:**

Pat Conlon: There are 29 potential items on our list that need to be prioritize.

Ian Nicolini: These items should be bracketed which would help decide what is more important. Group them and rate them, then take the top three and rate them from there, it might make them easier to rank. *group discussion*

This is almost like Charette. Getting a group together to have a plan in place.

Mary Joan: Main Street Festivals: The RDC assigned a certain amount of money to a certain area. Then they did a festival and doubled their money. They in turn applied for a grant and design that street with a specific aspect. They offered the businesses a façade improvement program.

Ian Nicolini: This is a really good Indiana Main Street Program. There are some reporting requirements. An application can be started. The RDC can leverage this with the Main Street Fund. There are going to be some years that the increment is accounting for. There also will be years where the increment will not be enough to fund a larger project. This will benefit these business owners.

Randy Niemeyer: The business owners will not fell left out having everything always new around them. They will be able to upgrade their façade also.

*Group discussion*

Pat Conlon: Based on the average ranking these should be categorized. Ian

Nicolini: This will give you an idea on the importance of the projects. *group discussion*

Ian Nicolini: 6: 30 pm Wednesday the 25<sup>th</sup> there is a meeting at Jane Ball regarding the 133<sup>rd</sup> Phase II Project. American Structure Point will be giving the presentation. This is not a public hearing but they are taking any suggestions and comments.

Pat Conlon: Where there is a turning lane to US 41?

Ian Nicolini: There will be a center Lane and parallel parking. There will be a turning lane up to US 41. This meeting will talk about concept and get input from those property owners or citizens with concerns or comments.

**Motion:**

Pat Conlon entertained a motion to adjourn.

Motion to adjourn made by Helen Johns and seconded by Becky Davis at 7:30.

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

November 8, 2010

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Patrick Conlon – President

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George Vukmirovich – Secretary

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Randy Niemeyer – Vice President

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Becky Davis – Member

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Helen Johns – Member

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Jaime Bertola – Recording Secretary