

Town of Cedar Lake

Lake County, Indiana

Meeting of the Cedar Lake Redevelopment Commission

April 11, 2011

Cedar Lake Town Hall – 6:05pm

Pledge of Allegiance

**Cedar Lake Redevelopment Commission:** Present were: President Pat Conlon, Vice President George Vukmirovich, and Secretary Helen Johns, member Becky Davis and Member Dominick Kortokrax.

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

**Motion:**

Pat Conlon Entertained a motion to approve minutes of the public meeting of March 14, 2011 as written.

Motion made by Dominick Kortokrax and seconded by Helen Johns as written.

Roll Call Vote:

Patrick Conlon	George Vukmirovich	Becky Davis	Helen Johns	Dominick Kortokrax
YES	YES	YES	YES	YES

Passed 5-0

**Motion:**

Pat Conlon Entertained a motion to approve minutes of the public meeting of February 14, 2011 as written.

Motion made by Becky Davis and seconded by Dominick Kortokrax as amended.

Roll Call Vote:

Patrick Conlon	George Vukmirovich	Becky Davis	Helen Johns	Dominick Kortokrax
YES	YES	YES	YES	YES

Passed 5-0

**Motion:**

Pat Conlon Entertained a motion to approve minutes of the joint meeting of the RDA and RDC for February 17, 2011 as written.

Motion made by Dominick Kortokrax and seconded by Becky Davis as written.

Roll Call Vote:

Patrick Conlon	George Vukmirovich	Becky Davis	Helen Johns	Dominick Kortokrax
YES	YES	YES	YES	YES

Passed 5-0

**Written Communications:**

None

**Monthly Reports:**

Ian Nicolini: We are a little ahead of schedule for the design of the 2<sup>nd</sup> phase of 133<sup>rd</sup>, so we will be getting the proposal from American Structure Point for the right of way engineering. Through the 2009 TIF Bond proceeds or a combination of our utility funds and casino revenue that will be able to cover that portion of design. NIRPCY had performed a traffic score in which they determined the traffic score was not high enough for funding. We had testified to NIRPCY to why we disagreed with their decision. The committee agreed with our arguments on why we should be funded, so we are still eligible for federal funding. NIRPCY will be

giving a staff recommendation stating that this is a continuation of a project that has already started; therefore the funding should be eligible. *(group discussion)* For NIRPCY to be responsible for assigning Federal funds they have to meet certain criteria, on a long term project stands a much easier chance of getting funded if you make it into that plan that is a priority funded project. There is also a short term plan, congressional funding, that looks at four (4) year increments and you open it up every year, we are now in the 2009 to 2013 timeframe. This is still federal money.

Pat Conlon: In terms of right of way proposal includes just design?

Ian Nicolini: This proposal includes everything except the purchasing of the properties, i.e. platting, staking, legal description etc. As far as the platting and staking they have shown us that their cost came in less than what was to be expected.

Pat Conlon: Once the right away engineering is completed, at what point in time can we be proactive with the utilities.

Ian Nicolini: All utilities have been invited to the meetings and have had a chance to review and comment on the designs. The process of utility coordination has changed since the standards were set for the first phase.

Ian Nicolini: The funding that we are asking for assuming we get approved in this TIF we are eligible for \$250,000.00 in federal funds of which we would be responsible for 20%. The design is its own separate costs, so on this round we may be able to use federal funds to purchase the land itself.

Ian Nicolini: Road Improvements: We had our first design meeting about a week ago; the design will be ready for the first part of May. We will have two (2) seven (7) year notes at \$1.95 million each, which will close April 21, 2011. We have until July 15, 2012 to reach completion on the projects.

### **Pending & Future Developments:**

Ian Nicolini: There have been some interests about US 41, but it is too soon to speculate. We are also still in discussions with Strack & Van Til with TIF incentives and designs for the property. Once we have the plans in hand we will disclose

them, but until then we cannot speculate. Given the easements in the area and property owners, Stracks has come a long way. *(group discussion)*

### **Old Business:**

Pat Conlon: Annual report completed, there will be a hard copy at the next meeting after approval from the Clerk Treasurer.

Pat Conlon: RDA of Indiana, we contacted Rhonda Cook and the membership is \$25.00 per member for the first year in which we get the RDC guide and all their pertinent information. This is a great opportunity to talk to other towns/cities and also to help promote our Town as far as businesses.

### **Motion:**

Pat Conon entertained a motion to become members to this organization.

Motion made by Dominick Kortokrax and seconded by Becky Davis.

Roll Call Vote:

Patrick Conlon	George Vukmirovich	Becky Davis	Helen Johns	Dominick Kortokrax
YES	YES	YES	YES	YES

Passed 5-0

### **New Business:**

TIF District anilization in process by secretary of the redevelopment commission based on data available from the Lake County Tax Records and the Lake County GIS. Once completed the report will be evaluated by Ian Nicolini for further direction.

Ian Nicolini: May 17<sup>th</sup> and 18<sup>th</sup> NIRPCY is having plan commissioners training and have invited the RDC to attend.

**Motion:**

Pat Conlon entertained a motion to adjourn.

Motion to adjourn made by Dominick Kortokrax and seconded by Becky Davis at 7:00.

Roll Call Vote:


Patrick Conlon	George Vukmirovich	Becky Davis	Helen Johns	Dominick Kortokrax
YES	YES	YES	YES	YES

Passed 5-0

TOWN OF CEDAR LAKE REDEVELOPMENT COMMISSION

TOWN OF CEDAR LAKE, LAKE COUNTY, INDIANA

April 11, 2011

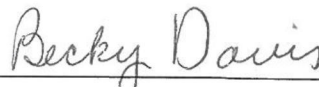


Patrick Conlon – President

George Vukmirovich – Vice President



Helen Johns – Secretary



Becky Davis – Member

Dominick Kortokrax - Member



Jaime Bertola – Recording Secretary

