

Town of Cedar Lake

Lake County, Indiana

Meeting of the Cedar Lake Redevelopment Commission

August 8, 2011

Cedar Lake Town Hall – 6:00pm

Pledge of Allegiance

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

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

New Member Introduction:

Hanover School District Liaison Julie Mueller.

Minutes:

Minutes of the July 11, 2011 minutes have been deferred until next meeting.

New Member Introduction:

Hanover School District Liaison Julie Mueller.

Pat Conlon: Brief overview on the Redevelopment Commission's duties to the Town of Cedar Lake.

Monthly Vendor Invoice: None

Written Communications:

London Witte Group TIF Reconciliation Engagement Letter:

Ian Nicolini: When we look at TIF assessments of parcels and noticed there were some irregularities. After reviewing some other sample parcels within the TIF districts. We have found that whenever any parcels were sold or transferred or

subdivided as far as five (5) years back have been removed from the TIF district. We postulate that it has been like that for at least a couple years. We have identified about thirty (30) parcels that need to be included, but there may be more. What is not being collected in the TIF would have been distributed in the taxing units according to the relative rate. By having the reduced assessed value of the parcels we are going to have captured has a budgeted impact to the taxing unit. The district itself has been restored and will be distributed next year. We met with the County and found their error in assigning the TIF districts. We have reviewed a big portion of the parcels already, London Witte is asking to go through parcel by parcel and remove any residential and make sure there are parcels included that should be. We have found a lot of errors already and don't feel comfortable asking them to do the same work we have done already. We would like to see items in the scope of work that would remove and replace parcels that are valued below their base assessed value. We need to make sure all commercial businesses are included, and all commercial below the base assessed value be removed and added to establish a better base line. *(group discussion)* We are going to make sure every parcel is included in the TIF district we will review them at least every six (6) months to be assured this issue will not continue to happen. There are parcels included in the TIF district that may or may not be developed in the future that we may want to remove from the district. We don't want to have decrement; we want to keep developable land to keep our increment on the district. I recommend deferring the London Witte Group letter until we further discuss this at staff level and evaluate this issue in office.

Pat Conlon entertained a motion to defer London Witte Group letter.

Motion:

Motion made by George Vukmirovich and seconded by Helen Johns as written.

Roll Call Vote:

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

Passed 4-0

Monthly Reports:

Pat Conlon: Phase II of 133rd: We are in design phase at this point.

Ian Nicolini: We are paying for design locally, once we find out the impact of the assessed value will be we will have a better understating of our 20%. The right of way proposals are moving along and should be done approximately by October. The submittal to INDOT is at 60% and the environmental document went out. We have asked Structure Point to do some boring and soil testing so we may know how much unsuitable soil needs to be removed, we could ask for more federal funding instead of running into change orders like the first phase of 133rd.

Ian Nicolini: Town wide road Improvements: Starting milling in Cedar Point Park and installing storm sewers. Then they will move the crew to the Shades where we have the lift station installed. Final completion still to be slated by November 16th.

Pending Future Developments:

Meeting with Strack & Van Til & WPPI for new development. They are proposing a four (4) lot subdivision next to Kubal's Liquor Store. There are still possible plans of relocating Chela's to the old King's building with a new designed restaurant.

Old Business: None

Other Business:

Motion:

Pat Conlon entertained a motion to adjourn.

Motion to adjourn made by Dominick Kortokrax and seconded by George Vukmirovich at 7:15.

Roll Call Vote:

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

Passed 4-0

TOWN OF CEDAR LAKE REDEVELOPMENT COMMISSION

TOWN OF CEDAR LAKE, LAKE COUNTY, INDIANA

August 8, 2011

Patrick Conlon – President

Helen Johns

Helen Johns – Secretary

Dominick Kortokrax

Dominick Kortokrax - Member

George Vukmirovich

George Vukmirovich – Vice President

Becky Davis

Becky Davis – Member

Jaime Bertola

Jaime Bertola – Recording Secretary