

Town of Cedar Lake

Lake County Indiana

Meeting of the Cedar Lake Redevelopment Commission

September 12, 2011

Cedar Lake Town Hall – 6:10pm

Pledge of Allegiance

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

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

Motion:

George Vukmirovich entertained a motion to approve the minutes of the regular meeting on July 11, 2011 as written.

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

Roll Call Vote:

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

Passed 4-0

Motion:

George Vukmirovich entertained a motion to approve the minutes of the regular meeting on August 8, 2011 as amended.

Motion made by Helen Johns and seconded by Becky Davis as written.

Roll Call Vote:

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

Passed 4-0

Monthly Vendor Invoice:**Motion:**

George Vukmirovich entertained a motion to approve Austgen Kuiper & Associates Invoice # 53680 in the amount of \$515.00 as presented.

Motion made by Dominick Kortokrax and seconded by Becky Davis.

Roll Call Vote:

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

Passed 4-0

Written Communications: none**Monthly Reports:**

Ian Nicolini: The parcel by parcel TIF analysis has been done. The next step is that London Witte Group will acquire the most up to date list that the county has in terms of their totals for the district. A comparison will be done to see where we are at then turn it over to London Witte Group for some recommendations and a full blown analysis; a recommendation will be presented at the next meeting.

Ian Nicolini: The Lighthouse is just finishing up their fifth expansion, Saint Anthony's and Luke Oil have their sight plans approved, but the final engineering plans are on hold. The old Schreiber Oil site was sold to Schillings after it was decontaminated. The 133rd second phase is still going through the process; we are waiting on the environmental documents. We are on schedule as far as progress. The Shades and Cedar Point Park project are a little behind schedule. The bids came in lower so we were able to add additional work to the existing plans. Elmwood Funeral Home is nearing completion so it will be on the next years TIF.

Old Business: TIF Capture:

Ian Nicolini: After going through the parcels it looks like we have more increment than we had in 2009 pay 2010, but we need to review 2010 pay 2011. There is a considerable amount of residential property that will need to be removed from the district. Once we see 2011 we will know what measures we will need to take, as far as if we need to prune our decrement.

Strack & Van Til: Ian Nicolini: They have preliminarily scheduled demolition for the end of the year. In the spring we will have public hearings about the economic development agreement. At that point bonds will be bought and sold then construction will take place.

Motion:

Helen Johns entertained a motion to adjourn.

Motion to adjourn made by Dominick Kortokrax and seconded by Helen Johns at 6:50.

Roll Call Vote:

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

Passed 3-0

TOWN OF CEDAR LAKE

REDEVELOPMENT COMMISSION

TOWN OF CEDAR LAKE, LAKE COUNTY, INDIANA

September 12, 2011

Patrick Conlon – President

George Vukmirovich – Vice President

Helen Johns – Secretary

Becky Davis – Member

Dominick Kortokrax - Member

Jaime Bertola – Recording Secretary