

Town of Cedar Lake

Lake County, Indiana

Meeting of the Cedar Lake Redevelopment Commission

November 14, 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, member Dominick Kortokrax and member Becky Davis.

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

Motion:

Patrick Conlon entertained a motion to approve the minutes of the regular meeting of September 12, 2011 as amended.

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

Roll Call Vote:

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

Passed 5-0

Monthly Vendor Invoice: Austgen Kuiper & Associates invoice # 53999 - \$2,420.00.

Patrick Conlon entertained a motion to approve Austgen Kuiper & Associates invoice # 53999 in the amount of \$2,420.00.

Motion:

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

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: 2nd phase 133rd – Public hearing Thursday November 17, 2011 at 6:00pm for the open house and at 7:00 there will be a public hearing to discuss the environmental documents. There are 24 affected properties that the right of way is needed from, and questions and comments will be heard from them at the public hearing and at the open house. The environmental document is available at the Town Hall and the Public Library for review. We did settle the law suit with CL Ventures and the delay claim with the first phase. Having these two issues resolved helps us identify what local class we anticipate having and sources and uses to pay for that, we will be able to use our utilities to participate in this as well. June to July of 2013 will be our letting date for this project.

Town Road Improvements: We were able to increase the scope of work by about 20% due to the final pricing being less than anticipated. In Cedar Point Park we were able to reconstruct additional roads that were originally called for an overlay. Also in the Shades we replaced a failing trunk line to Cedar Lake, we are replacing a crushed 42" sink holes and things with a reinforced 60" concrete pipe which also allows for additional drainage connection opportunities on Lake Shore Drive further down the road. We feel confident that the flooding in that area will be mitigated.

Pending Future Developments:

Ian Nicolini: Strack & Van Til: The subdivision approval is set for preliminary plat for November 13th they did get their variance of use with a favorable recommendation.

Ian Nicolini: WPPI development: We have been approached by the developer about extending the water main from MacArthur. Austgen Kuiper & Associates have been working on a draft economic development agreement for that project.

David Austgen: The Town acquired the water utility and the developer was informed that no commercial developments would happen in this area of the Town without an extension of the water utility. The water main needs to be extended from approximately 129th and Fairbanks to 133rd and East into Morse Street at a value in the approximate range of \$90,000.00. The developer asked for any considerations of reimbursement, they did their engineering assessment and their cost assessment and they asked for an amount of not to exceed \$90,000.00 to be paid to them on an annual basis over a not to exceed 15 year period in the event that the TIF generated from the improvements come from their extension will cover it. We have drafted an agreement regarding this situation and request that the commission discuss this draft.

Ian Nicolini: When additional customers connect there is a fee that reimburses the developer for their capital cost. These reimbursements for the developers have happened in many subdivisions within this town. (group discussion)

Old Business: None

Other Business:

Ian Nicolini: CVS: The southeast corner of 133rd and US 41 is the new proposal site. They will be going for preliminary plat and variance of use this week.

New Business:

Pat Conlon: JoJo's Restaurant: Ian Nicolini: In June a public hearing was conducted with the Unsafe Building Committee. There was a permit on file to replace the roof, the contractor was unable to get a license therefore the permit was withdrawn. The order allotted 60 days for the improvements to be completed, an additional 60 days was given then there was a public hearing held in October to issue an order of demolition. The bid opening was today, but the property owner has filed a verifying complaint with the court to review the actions of the Unsafe Building Committee. (group discussion) The demolition work itself will be placed as a lien on the property. We will be able to with some grant funds be able to take down three (3) properties. It is our recommendation that the RDC allocate funds from the TIF to complete these demolitions. (group discussion)

Pat Conlon: 2012 Applications are to be completed if the current commission would like to be reappointed.

Discussion regarding county road paving down 133rd.

Pat Conlon: Town of Munster allocated flags and ornamental decorations within the TIF district and would like the Commission to consider supplying the town with new flags.

Motion:

Pat Conlon entertained a motion to adjourn.

Motion to adjourn made by Dominick Kortokrax and seconded by Becky Davis at 7:25.

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

November 14, 2011

Patrick Conlon – President

George Vukmirovich – Vice President

Helen Johns – Secretary

Becky Davis – Member

Dominick Kortokrax - Member

Jaime Bertola – Recording Secretary