

Town of Cedar Lake

Lake County, Indiana

Meeting of the Cedar Lake Redevelopment Commission

December 12, 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, and Town Administrator Ian Nicolini.

**Minutes of November 14, 2011 deferred:**

**Monthly Vendor Invoice:** Austgen Kuiper & Associates invoice # 54900 - \$100.00.

Patrick Conlon entertained a motion to approve Austgen Kuiper & Associates invoice # 54900 in the amount of \$100.00

**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: 2<sup>nd</sup> phase 133<sup>rd</sup> – Public hearing Thursday November 17, 2011 was held for the environmental document and the level one categorical exclusion which had a good attendance hearing and at the open house. There are

conceptual plans available. There are also a set of 60% plans available for review. The appraisals process begins in February. There were some questions, but ultimately we set out to minimize the impact of that corridor and minimize the damages to the properties. The INDOT rules on the public hearing are to take comments and incorporate them in the document. All the questions were answered after the meeting, but technically the procedure dictates the hearing.

Pat Conlon: Appraisal process: Ian Nicolini stated that it could be up to a year to fifteen (15) months.

**Town wide road improvements:** The binder course is down and set for final coat will be in the spring. The stretch down Foster did not have any work because that is where the storm sewer is going to be tied in and we expect that work to be in February. That is where we will be able to take all of the existing structures which are flumed up right now. Everything we needed to pave before winter was completed. Pat Conlon questioned why 128<sup>th</sup> Avenue had curb and gutter already: Ian Nicolini: All of 128<sup>th</sup> is the funnel point to all of the drainage there that then crosses Lake Shore Drive. The new storm sewer will be upsized for additional capacity.

### **Pending Future Developments:**

Ian Nicolini: TIF: The twenty-eight (28) parcels that we have already gone through with the auditor's office were submitted to them for collection. The estimated impact of that for 2010 pay 2011 would be worth approximately \$118,000.00 in the TIF. There is at least about that much of an expectation to how much the TIF can increase. The letter from London Witte Group states that we continue our analysis. As far as decrement, we do not have a solid recommendation on how to address that situation. Most of the decrement is in the residential parcels. We may want to identify some commercial properties within our TIF that have decremental impact on the TIF, and this is what we are working on at this point. We have identified the pin (tax key number); whether it is in the Lake County data base and whether it is shown as being a part of the TIF district. Showing the base assessed value (increment) and showed codes for the county to identify correctly if a parcel is commercial or residential so we will be able to capture our TIF. The current AV (assessed value) may not serve as the correct base, the AV that should be the base is the AV when the TIF district was adopted. We had to turn over

building permit records to try to figure out what these values are. To summarize the 157 parcels that should be coded to be part of the TIF district either as commercial or residential. We can issue debt based on assessed AV, we can issue bonds based on the anticipated collections. (group discussion) We currently have a means of comparison with the all the documentation currently at Lake County and will help with further review.

Pat Conlon commended Ian Nicolini for all of his hard work and diligence in this process.

**Old Business: Commission applications due.**

**Other Business:**

Pat Conlon inquired about donations of flags for the Chamber. Bob Carnahan stated they are currently looking for flag pricing that are made only in the United States.

**Motion:**

Pat Conlon entertained a motion for solicitation of bids for the flags for the flagpoles to the Chamber of Commerce.

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

**New Business:**

Ian Nicolini: WPPI Infrastructure: This recital does not include the replacement costs but as we presented and as we recommended the value of the public infrastructure and improvements from the water within the TIF District parcel, they have requested that we concur with the \$90,000.00 reimbursement. I believe that this removed the interest provision but it is still a fifteen (15) year payback. For the purposes of moving forward if the commission is still comfortable with allowing their TIF contribution to pay back \$90,000.00 in

reimbursement for the water mains extensions, that this can be directed back to staff and we can relay this back to the developer prior to finalizing this agreement. We recommend an amount not to exceed \$90,000.00 for public improvements to be paid for out of the parcels improved. This has been proposed and suggested. If it pleases the RDC to direct the staff to respond to the request from the developer in the amount not to exceed \$90,000.00 to be paid out of the parcels TIF.

**Motion:**

Pat Conlon entertained a motion to direct the staff to finalize the request from the developer in the amount not to exceed \$90,000.00 to be paid out of the parcels TIF captured based on the EDA (economic development agreement) for the term of not to exceed fifteen (15) years.

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

Roll Call Vote:

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

Passed 5-0

**Old Business:**

JoJo's: Ian Nicolini: Amy Sund indicated that there was adequate funding for the demolition of the property. There is no need to act on this project as of now.

**Other Business:**

Pat Conlon: Expanding the Town limits North on US 41:

**Motion:**

Pat Conlon entertained a motion to adjourn.

Motion to adjourn made by Dominick Kortokrax and seconded by Helen Johns at 6:52.

**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**

**December 12, 2011**

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Patrick Conlon – President

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George Vukmirovich – Vice President

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Helen Johns – Secretary

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Becky Davis – Member

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Dominick Kortokrax - Member

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Jaime Bertola – Recording Secretary