

Town of Cedar Lake

Lake County, Indiana

Redevelopment Commission Regular Meeting

November 10, 2012

Cedar Lake Town Hall – 6:00 pm

Pledge of Allegiance

Moment of Silence for Mary Joan mothers passing.

Cedar Lake Redevelopment Commission: Present were: President Patrick Conlon, Member Tony Bender and Member Nathan Vis.

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

Patrick Conlon entertained a motion to approve the November 19, 2012 minutes as noted.

Motion:

Motion made by Tony Bender and seconded by Nathan Vis as written.

Becky Davis	Tony Bender	George Vukmirovich	Nathan Vis	Patrick Conlon
	YES		YES	YES

Vote: 3-0

Monthly Vendor Invoice Review:

Patrick Conlon Entertained a motion to approve Austgen Kuiper & Associates Invoice # 58313 in the amount of \$125.00 and 58612 in the amount of \$75.00.

Motion made by Tony Bender and seconded by Nathan Vis as stated.

Becky Davis	Tony Bender	George Vukmirovich	Nathan Vis	Patrick Conlon
	YES		YES	YES

Vote: 3-0

Written Communications:

TIF bonding capacity – preliminary data: Patrick Conlon: We received a draft format bonding capacity of the TIF district. This preliminary data is within the \$5,000,000.00 range. We do not have the definite numbers yet from county this is why this report is still a draft. We do need to think about future improvements based on this draft bonding capacity. We will have some work sessions with the Town Council and the Planning Commission.

Ian Nicolini: There is support from the Redevelopment Commission and the Town Council to proceed with the widening of the East side of 133rd. We will get an informal opinion from the bond council about going a bond anticipation note for a portion of a larger issuance. This will give us time to do capital planning and not necessarily increase the closing costs of an issuance.

Monthly Reports:

Second Phase 133rd: Ian Nicolini: County reviewed the project budget where we stand with the second phase of 133rd, it is recommended that we leave between \$500,000.00 and \$525,000.00 for the project locally. The fund balance today after the allocation area after this years debt service payment is about \$479,000.00. Budget wise we are in really good shape for the second phase of 133rd, and the right of way acquisitions are progressing smoothly. We have approximately eighteen (18) out of twenty-four (24) parcels completed to date.

Pending and Future Developments: The Medical Clinic opened this week. The new gas station has done well with the opening. O'Reilly Auto Parts stated that the bid packages will be out in March. They decided to wait till after winter for construction. Strack & Van Til is progressing as planned.

Old Business:

Letters have been sent out for committee members for a way-finding committee. We will have meetings possibly six times during this process. The members will be selected by the Redevelopment Commission.

Pat Conlon: The Master Plan talks about the north shore and redevelopment space. They are talking about property from the Chamber around to the condominiums. The study group talks about was the town center concept which is essentially the Dairy Queen and the Dollar Store. This concept is very ambitious and shows an uninterrupted view of the lake from that property. This will affect the future of the Town not only for us but for our children. A livable center will be captured in the TIF district, so this would be something to keep in mind as something in our future as far as something to consider down the road.

Ian Nicolini: This focuses on implementing mixed use, development strategy, walkability and residential and commercial property. (group discussion regarding 2012 master plan)

Motion:

Patrick Conlon entertained a motion to adjourn.

Motion made by Tony Bender and seconded by Nathan Vis.

Becky Davis	Tony Bender	George Vukmirovich	Nathan Vis	Patrick Conlon
	YES		YES	YES

Vote: 3-0

Town of Cedar Lake

Regular Public Meeting

Redevelopment Commission

November 10, 2012

Patrick Conlon – President

Georg Vukmirovich – Vice President

Becky Davis – Member

Tony Bender – Member

Nathan Vis – Member

Jaime Bertola – Recording Secretary