

Town of Cedar Lake

Lake County, Indiana

Redevelopment Commission Regular Meeting

March 11, 2013

Cedar Lake Town Hall – 6:00 pm

Pledge of Allegiance

Cedar Lake Redevelopment Commission: Present were: President Patrick Conlon, Vice President Nathan Vis, Secretary Becky Davis, Member Tony Bender and Member Jeff DeVries.

Also present were: Town Council Committee Member John Foreman, Town Administrator Ian Nicolini and Crown Point School District Liaison Jerry Caravana.

Motion:

Patrick Conlon entertained a motion to approve regular meeting minutes from February 11, 2013 as written.

Motion made by Nathan Vis and seconded by Tony Bender.

Jeff DeVries	Tony Bender	Becky Davis	Nathan Vis	Patrick Conlon
YES	YES	YES	YES	YES

Vote: 5-0

Monthly Vendor Invoices: NONE

Written Communications: NONE

Monthly Reports: 2nd Phase 133rd

Ian Nicolini: We have made some good strides with the right of way acquisitions. In the mean time we have closed on two (2) parcels. This still leaves us open ended on four (4), but we have made a lot of progress within the last couple weeks. The Design is 98% complete. We are waiting on INDOT check off on how the railroad design is finalized.

133rd Avenue PII Funding – Local Share itemization:

This shows our local costs without the Federal Funding. This shows how it balances out with construction. The remaining right-of-way to purchase, the remaining amount on the engineering contract, the betterment of the water main and construction inspection shows us at about \$1,680,000.00 and the project budget shows about \$1,742,000.00. Therefore we have about \$62,000.00 for contingencies.

Jerry Caravana: Question the line item of the casino gaming fund.

Ian Nicolini: We have not spent out of our casino gaming appropriations based on where we end up in this project. We thought that it wouldn't hurt to build up a fund balance while we are doing the design for the two years. If there was something catastrophic we would have a local source identified.

East 133rd:

Ian Nicolini: The surveying is complete. The geotechnical work will start this week. We should have the first review of the line work for the design this week. We have met and went over scope with the design team about a week and a half ago. We have continued to minimize our list of potential underwriters for the bonds. We do have a couple of financial institutions that are interested in the TIF bond, but we have not received their terms for comparison purposes. We are still proceeding with a bond anticipation note, but we wanted to have a solid idea of what source of financing options may be available for straight TIF financing. We hope to have a clear picture on all of this next week. We will be taking a look at 70% plans in the next week. We are still hoping for fall construction, this depends on the right-of-way, utilities and environmental permitting.

We are still looking at thermoplastic options for the intersection of 133rd and Morse. We have found some good technology that is available now that was not available at the time of original construction. We are still looking at what is available.

Pending of Future Developments:

Ian Nicolini: A construction permit from O'Reilly will be coming shortly. There have been varying entities looking at commercial spaces within Cedar Lake, but nothing available as of yet.

New Business:

Patrick Conlon entertained a motion to approve future candidates for the way-finding/branding selection committee from the Hanover Township School District

Motion made by Nathan Vis and seconded by Becky Davis.

Jeff DeVries	Tony Bender	Becky Davis	Nathan Vis	Patrick Conlon
YES	YES	YES	YES	YES

Vote: 5-0

Joint meeting with the Town Council and the Redevelopment Commission tentatively for April 8, 2013.

Ian Nicolini: We are working on a funding request to NIRPC to re-align and re-construct the intersection of Lake Shore Drive and Cline. This will be 80% Federal funding. This is a long term prospect but we are working on it. We are proposing a re-alignment, it would likely be a good candidate for a round-a-bout.

2nd Phase 133rd:

Patrick Conlon: The scoring committee for the design of second phase of 133rd included me, Ian and Rex Sherrard. We scored the design firms for the construction observation and the results have been submitted.

John Foreman: regarding the utilities or the east side 133rd project is there a possibility of finding another way of relocating the electric poles.

Patrick Conlon: This has been brought up in past meetings and there is a large cost that would be incurred in this relocation.

(group discussion regarding utility relocations)

Motion:

Patrick Conlon entertained a motion to adjourn.

Motion made by Nathan Vis Motion seconded by Becky Davis.

Jeff DeVries	Tony Bender	Becky Davis	Nathan Vis	Patrick Conlon
YES	YES	YES	YES	YES

Vote: 5-0

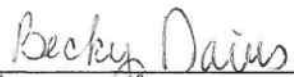
Town of Cedar Lake

Regular Public Meeting

Cedar Lake Redevelopment Commission

March 11, 2013

Patrick Conlon – President



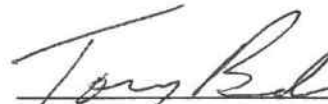
Becky Davis – Secretary



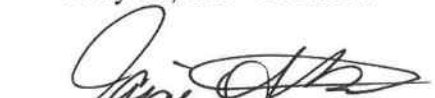
Jeff DeVries – Member



Nathan Vis – Vice President



Tony Bender – Member



Jaime Bertola – Recording Secretary