

Town of Cedar Lake

Lake County, Indiana
Redevelopment Commission
Regular Meeting
May 13, 2013

Cedar Lake Town Hall – 6:00 pm

Pledge of Allegiance

The Redevelopment Commission for the Town of Cedar Lake held its regular meeting on May 13, 2013. The meeting was called to order at approximately 6:03 p.m. Members present were : Jeff Devries, Becky Davis, Anthony Bender, Robert H. Carnahan, and Nathan Vis. Staff present were Ian Nicolini ; Town Administrator and April Allande ; Recording Secretary.

I. Minutes of Regular Meeting :

- a. January 14, 2013
- b. March 11, 2013
- c. April 8, 2013

Motion to approve minutes by Becky Davis and seconded by Jeff Devries.

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

Vote: 4-0

II. Monthly Vendor Invoice Review : None

III. Written Communications :

- A. Barnes & Thornburg – 2013 RDC Legislation.

The General Assembly made some changes to their reporting requirements. The annual reporting date is moved back to August instead of year end requirement, stated Ian Nicolini. Ian Nicolini to update board members at the next Redevelopment Commission Meeting due to a missing page of information.

IV. Monthly Reports :

A. 133rd Avenue Phase II – Update

Several parcels were closed on. Three (3) parcels remain. One of which is still in its thirty (30) day review period for the offer; expected to be wrapped up quickly. The other two are in subjective litigation for condemnation proceedings. One of which the court appointed appraisal report has been filed with the court. The other has yet to have initial hearing date. Of the twenty-six (26) parcels the Town is down to twenty-three (23). Project is waiting for right-of-way clearance so the final grades can be submitted. The railroad right-of-way is on-going, but on schedule as is the utility coordination. Nothing new to report.

B. East 133rd Avenue – Update

Per Ian Nicolini the thirty (30) percent complete design is finished. Plats and Legal's are currently being developed entailing specific legal description needed for right-of-way for widening road. Ian Nicolini has contacted all eight (8) of the property owners, (five (5) owners for eight (8) parcels) and has gone through the plans with each individually to explain how their property will be impacted. All seem to be aboard, just waiting on appraisal of offer to be made to acquire right-of-way.

C. Pending/ Future Developments :

The Environmental Permitting work is under way. Ian Nicolini signed contract addendum already and is asking the Redevelopment Commission to ratify the decision due to time constraints. Designs are wrapping up. Hoping to have designs in hand by June 1, 2013 and pushing to have offers out and accepted by the end of July 2013.

Some to begin/ and or beginning: Strack and Van Til Grand Opening on Thursday May 16, 2013. The Redevelopment Commission was responsible for partial funding.

Faith Church has closed on the Sterns parcel; Southeast corner of 133rd Avenue and Fairbanks. Preliminary plans call for a new church as well as two (2) commercial frontage lots that will be subdivided in hopes to sell to help with financing. This will bring additional economic development to the East side of Cedar Lake. The Town of Cedar Lake is working with Faith Church to establish a driveway location.

West side: McDonalds and BP will be going before the Plan Commission to construct new sites on their existing locations (corner of 133rd and U.S 41). Complete tear-downs and rebuild to renovate and modernize. McDonalds to be enlarged.

A current major employer in town has contacted Ian Nicolini about relocating on U.S 41.

CVS was sold and is now home to the Sportsman Den.

- D. The demolition at the former car wash site has begun. This is the site of the new O’Riellys Auto Parts Store. All the plans and specifications have been approved and permit is out subject to a few contractors being licensed.

V. Old Business

A. Way Finding/ Branding

First meeting is on Thursday May 16, 2013 at 6:30 p.m. It is an introduction/ organizational meeting, talking about the scope of the job.

VI. New Business

A. Environmental Permitting Addendum – Ratify Contract

Ian Nicolini is asking the Redevelopment Commission to ratify the Environmental Permitting Addendum to existing contract for the reconstructing project for 133rd Avenue on the East side. The contract addendum is valued at seventeen thousand seven hundred and seventy five dollars (17,775) and accounts for all on site/ off site environmental permitting. Project requires stream mitigation. The Town owns a site at the Robins Nest Park where the mitigation is intended to be performed. Both require a design and are approved as part of permit. Permits take approximately six (6) months. Motion by Becky Davis to approve an increase of seventeen thousand and seven hundred seventy five dollars (17,775) to approve Amendment #2 to the owner/ engineer agreement for 133rd Avenue. Motion seconded by Jeff Devries.

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

Vote: 4-0

B. Contract for Professional Services with Steven Kovachevich, IFAS – Appraisal Services for 133rd Avenue East.

Intends to begin almost immediately as soon as plats and legals are done. Ian Nicolini requests that The Redevelopment Commission allocate, not to exceed ten thousand dollars (10,000) for appraisal services per parcel; and by type, not an hourly rate. Eight (8) parcels total. Five (5) owners, eight (8) parcels. Twenty five thousand was budgeted.

Motion by Becky Davis to approve ten thousand dollars (10,000) for appraisal fees to Steven Kovachevich for the services of eight (8) parcels on 133rd Avenue. Authority to sign contract with Steven Kovachevich the amount not

to exceed ten thousand dollars (10,000) subject to approval at the next Redevelopment Commission Meeting. Motion seconded by Anthony Bender.

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

Vote: 4-0

C. Newsletter

The Town's strategic plan is to engage the community. Intent to inform people of upcoming plans/ projects. In an effort to provide people with more timely updates the Town of Cedar Lake has started: Facebook, Twitter, and starting a YouTube type channel showing: "how to have", tours of the lake, and important events. Newsletters will be sent out in June's sewer/ water bills. The cost to print and package is approximately ten thousand dollars (10,000) per year. Ian Nicolini requests the Redevelopment Commission to authorize and budget to allocate funds to the Redevelopment commissions General Fund to pay for the development and distribution of newsletter. Ian Nicolini would be responsible for final cut, department's heads would be responsible for content, and Nicole Hoekstra; Administrative Assistant would be responsible for editing and format.

Motion by Becky Davis to allocate ten thousand dollars (10,000) for colored newsletter to go out with monthly sewer/ water bills. Motion seconded by Jeff DeVries. Motion carries 4-0.

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

Vote: 4-0

VII. Other Business

Per Robert H. Carnahan, the American Legion Post 261 will be having a parade starting from Dairy Queen East back to the Legion on Monday May 27, 2013 at 10:30 am.

June 1, 2013 The Chamber of Commerce is hosting a children's fishing derby.

June 14, 2013 there will be a Flag Day parade. Times to be announced.

July 3-7, 2013 is this year's annual Summerfest. Fireworks will be on: July 3rd, 5th, 6th, and 7th.

VIII. Adjournment

Motion to adjourn at 6:54 p.m. by Jeff DeVries and seconded by Becky Davis.

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


Vote: 4-0

Town of Cedar Lake

Regular Public Meeting

Cedar Lake Redevelopment Commission

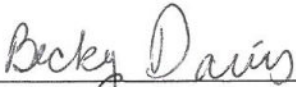
May 13, 2013



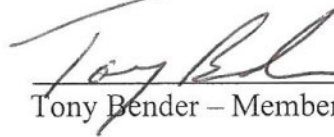
Patrick Conlon – President



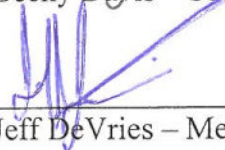
Nathan Vis – Vice President



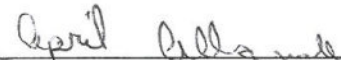
Becky Davis – Secretary



Tony Bender – Member



Jeff DeVries – Member



April Allande – Recording Secretary