

**TOWN OF CEDAR LAKE, LAKE COUNTY, INDIANA MINUTES OF
THE REGULAR MEETING OF CEDAR LAKE REDEVELOPMENT COMMISSION
July 8, 2013
Public Meeting 6:30 PM at the Cedar Lake Town Hall**

Call to Order: 6:02 p.m.

Roll Call:

Absent	Becky Davis Secretary	Present	Jeff DeVries Member
Absent	Anthony Bender Member	Present	Dennis Wilkening Hanover School District Liaison
Absent	John Foreman Town Council	Present	Jerry Caravana Crown Point Community School Corporate Liaison
Absent	Robert Carnahan Town Council	Present	Nathan Vis Vice President
Absent	Randy Niemeyer Town Council	Present	Patrick Conlon President
Present	Ian Nicolini Town Manager	Present	David Austgen Town Attorney

*Anthony Bender, Member, showed up approximately 5 minutes after roll.

*Robert Carnahan, Town Council, showed up approximately 10 minutes after roll.

I. Public Hearing Authorizing Execution of a Lease between Cedar Lake RDC and Cedar Lake RDA

- A. Attorney Review of Legal Notices- Publication made and David Austgen (Town Attorney) verified it on the record that timely proof is in hand. Final step in processing for the approval of financing related to the east side 133rd, west side water main improvement project. Financing for the west side 133rd project not to exceed \$2.9 million, this amount has allowed for a cushion concerning the original report amount of \$2.8 million. This extra cushion is allowing for utility as well as sales bonds.

Motion to approve the reading of the Resolution regarding a lease between the Cedar Lake Redevelopment Authority and the Town of Cedar Lake Redevelopment Commission made by Nathan Vis and seconded by Jeff DeVries.

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

Vote: 4-0

- B. Reading of the Resolution-The Town of Cedar Lake, Lake County, Indiana, Resolution No. 2013-4, Redevelopment Commission authorizing the execution of a lease between the Cedar Lake Redevelopment Authority and the Town of Cedar Lake, Lake County, Indiana, Redevelopment Commission and all matters related thereto.
- C. Commission Discussion-none
- D. Call for Remonstrators-none
- E. Commission Decision (Motion for Approval)

Motion for approval of Resolution 2013-4 made by Nathan Vis and seconded by Jeff DeVries.

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

Vote: 4-0

*David Ausgten (Town Attorney) embarks on the 9 parcels which are ready for process in acquisition of the east side 133rd project. The uniform life acquisition offers, there are some easements that are needed for the project within the scope of the construction. Communication with those land owners will be occurring. The time table for the project is likely to be affected by the Regulatory Permit Review as well as DNR commission of water.

*Ian Nicolini (Town Manager) discusses the west side update of the 133rd project. The last parcel of negotiation owned by NIPSCO has been approved; the Town is still waiting on an order of appropriation from court on the last and final parcel needed for the project. Regarding the water portion of the project, plans are to use the contract prices to extend utility south on US 41 and 133rd. Representatives from McDonalds indicated that the Town is working with them on the specifics of this project, McDonalds has proposed they will give the town some type of instrument which will show that they intend to connect to the municipal water supply when available. This will likely be a TIF funded improvement project; because this project is a local financing project as well as a local betterment, therefore it is regarded as a local project within the budget. This project will be as far south as 600 ft., an additional right of way has also been accommodated so the state highway will not be used.

II. Minutes of Regular Meeting- June 10, 2013

Motion to approve minutes by Nathan Vis and seconded by Anthony Bender.

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

Vote: 4-0

III. Minutes of Joint RDC/RDA Meeting- June 10, 2013

Motion to approve minutes by Nathan Vis and seconded by Anthony Bender.

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

Vote: 4-0

IV. Monthly Vendor Invoice Review- none

V. Written Communications- none

VI. Monthly Reports

- A. 133rd Phase II- Update- Time line still looks promising for the July letting date. Take order has been approved and the panel of appraisers has been named. It has been expected that it could take up to 90 days for panels to be appointed for the project. Money has been paid and waiting for the certificate for the instrument of ownership in the mail regarding the auditors certificate for transfer. INDOT will likely clear right of way with an appropriation from court. Must dedicate an easement on top of right of way which the town is purchasing, NIPSCO can continue to use the area needed.

- B. East 133rd- Update- NIPSCO wants to remove the entire northern pole line side, which is the AT&T phone line, as a part of the relocation for east 133rd. Services can be fed underground, which will alleviate half of the overhead poles in that area. 95% complete for the project design. Army Corp. has been contacted regarding permitting, no reply yet. State has also been contacted and feedback has been that additional notice requirements need to be filed with the division of water notifying the adjacent property owners.
- C. Cline/ Lake Shore Drive-The Town of Cedar Lake has received a \$ 1.6 million Federal grant through the Highway Administration to reconstruct Cline and Lake Shore Drive. Full allocation of funding will not be available until earliest fiscal year 2015, 2016 more likely. \$200,000 available in seed funding available for a right of way acquisition, \$200,000 federal, to be matched with an additional \$50,000 local. In order for federal funding to be available for the project, 30% design must be completed and ready to be cleared as well as the right-of-way engineering completed. A proposal has been made by American Structure work regarding this project, currently in review. A schedule is currently being written which will show the preliminary steps including all of the transportation improvement plan steps; this will show how the steps will be taken then preceding with the funds then being made available. There is currently a 3-6 year wait for projects in the Northwest Indiana Region; projects in which the transportation improvement plan steps have been made will most likely be more likely to get the available funding. This project is 1 of 2 projects in the region to get funded, the 2nd being in Valparaiso. Concern for the Chamber location as well as the boat launch has been brought to attention; Chamber input as well as nearby property owners will be brought to the forefront when the time arises.
- D. Pending/ Future Developments- Refer back to **.
- Branding committee had met prior and had approved the request for proposals for marketing and branding design services Cline/Lake Shore Drive round-about included into each phase of the project. Mention of using the money from the general fund rather than using TIF dollars, belief of an average amount of \$12,000-\$15,000 for the 1st phase. Motion made by Nathan Vis and seconded by Jeff Devries for the approval of allocation of funds for the designs and branding initiative not to exceed \$15,000 from the Redevelopment Commission's general fund.

Jeff Devries	Anthony Bender	Becky Davis	Nathan Vis	Patrick Conlon
YES	YES		YES	YES

Vote: 4-0

VII. Old Business

RDC Annual Report motion for approval for RDC President to sign.

Motion made by Jeff Devries and seconded by Anthony Bender.

Jeff Devries	Anthony Bender	Becky Davis	Nathan Vis	Patrick Conlon
YES	YES		YES	YES

Vote: 4-0

VIII. New Business

A. Potential RDC Grants- Draft Review

Strategic Plan in mind, the Town's action plan focuses on leveraging incentives to help small and growing business develop and stay in Cedar Lake. Goal of \$250,000-\$400,000 to have

collected in TIF revenue in addition to the current debt service, which can be used for additional projects or to fund initiatives projects on a cash basis.

1. Commercial Beautification Grant Program- this program would provide TIF-funded grants to businesses within the Allocation Area to defray the costs for façade improvements and/or landscaping
2. Sustainable Practices and Improvements and beautification. Design standards can be set by the Redevelopment Commission. Funding limit \$5,000-\$7,000 is common. Grant Program- this program would help local business lower the costs of energy. Grants may be awarded to fund the costs associated with energy efficiency improvements. Funding limit, \$2,500 with a 200% private match would fund a substantial project.
3. Local Business Marketing Grant- this program would assist Cedar Lake businesses to defray the costs of advertising and marketing their business/services. Amount of funding, \$500 with a 1:1 match.
4. Employee Training and Readiness Grant- this grant could defray the costs of employee training, job readiness, and leadership capacity. This project could potentially benefit the school districts as well, by underwriting a portion of costs which would promote future economic development and job readiness of high school students. Amount of funding per application, \$1,000 per employee/student.
5. New Water Customer Connections Grant- In an effort to increase the number of commercial water utility connections in existing economic development areas. Currently several insisting businesses depend on private wells for water services, which creates additional costs and regulatory oversight. This project could fund all or a portion of the connection fees associated with connecting to the public water supply. Amount to fund, ¾ connection charge is \$1,500.
6. Walkability Grants- create a matching grant to plat right of way and install or replace sidewalks or multi use paths within the Allocation Area. Ares without sufficient right of way could receive a portion of funding for the platting and dedication of right of way to install the sidewalks as well as construct or replace sidewalks within their property. Funding limit, \$1,500 with a 1:1 match.

IX. Other Business

Bob Carnahan/ Northwest Indiana Symphony July 20, 2013 at Cedar Lake Town Complex at 7:30 p.m.

X. Adjournment

Motion to adjourn at 7:04 p.m. made by Nathan Vis and seconded by Jeff Devries.

Jeff Devries	Anthony Bender	Becky Davis	Nathan Vis	Patrick Conlon
YES	YES		YES	YES

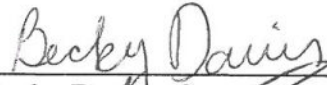
Vote: 4-0

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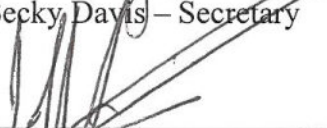
June 10, 2013

Public Meeting 6:3 PM at the Cedar Lake Town Hall


Patrick Conlon – President




Becky Davis – Secretary



Jeff DeVries – Member



Nathan Vis – Vice President



Tony Bender – Member



Jessica Chick – Recording Secretary