

**Town of Cedar Lake  
Redevelopment Commission Minutes  
August 12, 2013**

**Call to Order:** 6:00 p.m.

**Roll Call:**

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

**I. Minutes of Regular Meeting- July 8, 2013.**

Motion made by Jeff Devries and seconded by Anthony Bender to approve the minutes of the Regular Meeting from July 8, 2013.

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

Vote: 4-0

**II. Monthly Vendor Invoice Review**

- A. Austgen Kuiper Invoice # 60854- \$375
- B. Austgen Kuiper Invoice # 60620- \$50

Motion to approve the Monthly Vendor Invoice Review made by Jeff Devries and seconded by Becky Davis.

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

Vote: 4-0

- III. Written Communications-** RDC Annual Report. This report is on file with the Town Council and a final submission will be made to the State of Indiana for the October deadline on or before August 1<sup>st</sup>. The RDC has to copy in the annual report forum; the parcels included in the TIF district, as well as expenditures in debt in the TIF. This is a new requirement from the State of Indiana which is offered for informational purposes.

**IV. Monthly Reports**

- A. 133<sup>rd</sup> Phase II- Update- Twenty-five out of twenty-six of the parcels needed for the right of way are completed, the last being in condemnation, and an appropriation order is expected soon. In the meantime all of the items that were in the acquisition area of our right of way have been relocated outside of the public right of way. This means that issuance of notice for utilities to begin their relocation will occur well enough in advance before construction will begin, hopefully limiting any delays that may possibly come from a utility problem. A permit from INDOT has been received which will allow work within the right of way at US 41. A letting date will be soon depending on the disposition of the condemnation. The panels of appraisers have been appointed regarding the last parcel needed; the Town is now waiting for the findings to be submitted to the Court. The documents will be finalized by the Redevelopment Authority for the financing aspect of the project on August 13, 2013. INDOT will bill the Town one hundred percent (100%) for the water main portion of the second phase and twenty percent (20%) for the rest of the construction after the bids are led.
- B. East 133<sup>rd</sup>- Update- There are seven (7) property owners with right of way, secured from five (5) of them. The sixth (6) has already agreed to donate their right of way, the Town is now waiting for the board to provide signatory authority, and the seventh (7) property owner’s thirty (30) day offer expires on August 19, 2013. Enclosed in the packet is a contract from Christopher Burke Engineers. This is a contract to handle the in the field construction inspection and engineering activities during construction in an amount not to exceed seventy seven thousand, four hundred and fifty five dollars (\$77,455). It is a recommendation per Town Manager Ian Nicolini that this contract is approved upon so the construction inspection phase can be perceived upon. This will be paid for out of

the bond financing. A lot of the preliminary work by Christopher Burke engineering has already begun by being acclimated with the site.

Motion made by Becky Davis to approve upon the Christopher Burke LPA contract for the East 133<sup>rd</sup> project and seconded by Jeff DeVries.

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

Vote: 4-0

A meeting has been scheduled on August 13, 2013 with the various regulatory agencies. East 133<sup>rd</sup> Avenue requires stream mitigation where the existing conditions will be examined with these agencies. The Army Corp had indicated that as long as IDEM and DNR issue a permit that the Army Corp is acceptable to the scope of work for the project then it will be concluded upon. Construction will most likely begin spring 2014. The mitigation site has been subject to some illegal fill prior to the Town’s ownership therefore it is unknown until the August 13, 2013 meeting as to what will be done regarding the mitigation site. The construction traffic will be one way east bound, the major lane restriction will be set east of the western most drive way at the Luke gas station. This will allow for continued two way traffic out of True Value and Luke gas station excluding the construction period while working on the road in front of those facilities. The bricks at the end of 133<sup>rd</sup> Avenue will depend on where the contract prices come in. Town Manager, Ian Nicolini’s recommendation concerning these bricks at the end of 133<sup>rd</sup> Avenue is to resurface and do a street print either into the street itself or the crosswalks.

- C. Cline/ Lake Shore Drive-Town Manager, Ian Nicolini, had met with INDOT and NIRPC reviewing all of the federally funded projects within the Town. This current contract had been in review for weeks, INDOT and NIRPC had stated that the first two hundred thousand dollars (\$200,000) of funds, which are used for right of way acquisition for this project is appropriated and in place. Projects that score higher on readiness will have access to construction funds. Transportation improvement plans are over programmed in the tri-county area. Although the town has a program that is funded, it is still scored against other projects within the area. NIRPC and INDOT had both stated that given a project of this size, they recommended we get started on designs and acquire the right of way for a better chance to be a fundable project in the 2014-2015 years. There is a proposal before the board for design engineering, right of way engineering, and environmental work in an amount not to exceed two hundred and twenty-eight thousand, six hundred and twenty-five dollars (\$228,625). It is a recommendation per Town Manager, Ian Nicolini that this contract be paid for out of the TIF allocation cash on hand with the current fund balance being one point three million dollars (\$1.3 million) with collections in TIF are nearing one million dollars (\$1 million) per year. Representatives from American Structure Point, Eric Wolverton and John Kennedy, are present to answer any questions about the proposal. This is an intersection improvement at Lake Shore Drive and Cline. A funding application through NIRPC had been completed to go after federal funds for this project. For the 133<sup>rd</sup> federally funded job it is receiving STP funds, which means that during construction and inspection it is paid for eighty percent (80%) federal and twenty percent (20%) local. This project was successful in scoring the highest on an intersection improvement through this funding solicitation through NIRPC. It is estimated that construction will cost around one point five million dollars (\$1.5 million) then with an additional fifteen percent (15%) added to that sum, this is the amount that NIRPC looks at for construction and inspection services, their materials and inspections. Eighty percent (80%) of this will be covered by NIRPC for this project. The contract in front of the board today is the first step, it includes; field survey of the intersection, environmental documentation, roadway design, right of way engineering services, and geotechnical investigations. A roundabout had been proposed for this intersection, as the preferred option. Since there a considerable amount of accidents at this intersection, this has led to this project scoring the highest. There is a learning curve with roundabouts, but once they are known they are much safer then stop sign intersections as well as signal intersections. American Structure Point has designed over one hundred and sixty (160) roundabouts County wide. With the initial funding, a rough cost estimate was around one point five million dollars (\$1.5 million) since then, a more detailed cost estimate has come in and this estimate will allow for the extension to the north to be able to take down the hill. A public information meeting is required when federal funding is included, as well as when

a right of way of this magnitude is happening. American Structure Point states that they are open to working with the town to ensure there is public outreach in order to teach citizens and get their views on the roundabout. Videos, diagrams, and a conceptual layout will be at the public outreach meeting to ensure the citizens understand how the roundabout will work. With regards to the boat ramp off of Lake Shore Drive, it will have to be looked at more closely in order to configure how it will work into the roundabout. Other options will be looked at in regards to the ramp and driveway. A standard semi can navigate around a roundabout; the middle circle of a roundabout is a truck apron. This allows for the semi-truck tires to go up onto the apron and allow for continuous traffic flow.

Motion to approve the proposed contract by American Structure Point for two hundred twenty eight thousand, six hundred and twenty-five dollars (\$228,625) not to exceed, made by Jeff DeVries and seconded by Becky Davis.

- D. Pending/ Future Developments- McDonald's subdivision has been approved and the permit has been issued. The BP project is up for a preliminary plat approval, this project includes a new convenience store, car wash, and a built in Dunkin Donuts within the building. The car wash has been indicated to cost six hundred thousand dollars (\$600,000) while recycling a proposed eighty percent (80%) of the water from the rinse cycle. Provisions will be made for the convenience store once city water is made available to them, their well will be maintained for the carwash. An easement is platted and the plumbing improvements proposed as a part of their permit. In the vicinity of Lincoln Plaza, 133<sup>rd</sup>/Parrish, there is some real estate that is changing hands. More information will be brought forward to the Commission once it is obtained. A project that is currently being worked on is making Broadway, the entrance road into the Lincoln Plaza commercial subdivision a public right of way. This would mean acquiring and dedicating it as right of way, then looking at the scope of improvement by dressing up that commercial area. This will likely encourage economic and redevelopment to the area, while making it more accessible. Maintenance responsibilities are not spelled out very well therefore there are issues with its current position.

## **V. Old Business**

- A. RDC Annual Report- Previously discussed during the Written Communications portion of the meeting.
- B. Potential RDC Grants- It has been discussed within the past few months about different grant opportunities that will recognize the businesses already within our district. Beautification has been the main concern regarding the contribution from the businesses as well as the town. Not all, but a majority of the businesses within the town are in the TIF district. As a recommendation per Town Manager, Ian Nicolini, these grants would only be available to those businesses located within the TIF district. Certain parameters have to be set regarding who would be available for the grant money. Unfortunately, we are bound by the geographical figures that we currently have, but there is no doubt that while they might not get the direct result of being a participant, they will be a recipient of the benefits. Per Indiana Code, the benefits of an economic development area need to be spent within the economic development area. Once a program is initiated and there is interest beyond the scope of the Town's boundaries, legal council could take a look to see if it could be opened up. Two of the ideas brought up at last meeting being, beautification and water connectivity, will most likely show initial positive interest as well as good use of the dollars to benefit the community. Employee education grants have also been brought up; this program would be rather extensive when it comes to staffing and other sorts. Feedback regarding beautification has been positive from businesses around the town. The water utility grant program would also be a positive step towards bringing more business to the town. Both programs would have a tangible and implementable benefit to the town with the oversight not being cumbersome. It is a goal set by the Commission to have these programs set by spring 2014. It is a recommendation per Town Manager, Ian Nicolini, that these be considered forgivable loans instead of grants. It is important that there are stipulations set regarding these programs to help obtain the goals at hand. There are no current entities in the area that offer a water connectivity grant, it is a recommendation per Town Manager, Ian Nicolini, that TIF funds are deposited directly into the system development fund for the water utility, also that the grants are given on a 1:1 match basis. Subcommittees had been created to look at both of these grant options more closely and to come up with ideas concerning them. Town Manager, Ian Nicolini, commends all of the Commission members for getting through this meeting as well as others with many action items that will leave a big impact on the town while being clear, methodical, thoughtful on these action items.

**VI. New Business**

**VII. Other Business:** Robert Carnahan stated that the Chamber of Commerce is hosting a free luncheon Thursday, August 15, 2013 at 12:00 noon. The luncheon is located at the Sandbar Grill and is open to the public. There will also be another luncheon September 12, 2013 at the After Four Club.

The Town had listed and invited qualified local firms to submit for the request for proposals of the branding initiative. A date in October had been set for the return of these proposals.

No date is known for the opening of O’Reilly Auto parts.

**VIII. Adjournment**

Motion to adjourn at 7:07pm made by Anthony Bender and seconded by Jeff Devries.

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

Vote: 4-0

\_\_\_\_\_  
Patrick Conlon – President

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Nathan Vis – Vice President

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Becky Davis – Secretary

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Anthony Bender – Member

\_\_\_\_\_  
Jeff DeVries – Member

Attest: \_\_\_\_\_  
Jessica Chick, Recording Secretary