

**Cedar Lake Redevelopment Authority
Public Meeting Minutes
August 13, 2013**

Call to Order: 6:00 pm

Roll Call:

Present: Brian Kubal, Chair

Present: Ian Nicolini, Town Manager

Present: Bob Gross, Vice Chair

Present: David Austgen, Town Attorney

Present: Pete Blagojevich, Secretary

Present: Robert Carnahan, Town Council

Present: Jessica Chick, Recording Secretary

New Business:

1. Resolution 2013-2: Authorizing Issuance of Redevelopment Lease Rental Revenue Bonds:

Town Attorney's Comments: This is the second of two meetings that the Redevelopment Authority needs to facilitate the financing that is contemplated by this resolution. There are water utility improvements contemplated for the west side of town on 133rd, phase two project, as well as a road improvement project on the east side of town, Morse St. to Fairbanks. The authority has already approved June 10th the declared resolution, authorizing issuance of bonds, indicating the use of these bonds for these projects. This resolution is the final authorization of the issuance of the bonds, not to exceed two point nine million dollars (\$2.9 million), not to exceed six percent (6%) interest, not to exceed twenty (20) years in term or duration. The trust indenture, enclosed in the packet, is a specified document that governs how the money is to be spent, collected, and dispersed when the bonds are issued. When moneys are raised by the bond issue, they will be processed through the accounts that are set up by the direction of this indenture. This indenture will be overseen by a trustee that will be appointed for that responsibility, as well as a paying agent that will issue the funds for the purposes needed once the construction begins. The land acquisition is nearly complete, with only one parcel on the east side of town, and with that acquisition proceeding on the road improvement project, it may be considered to begin. The time table for this project, financing, was the end of this month or the beginning of September, the interest economy and bond market are being watched closely so we can get the best return to the town. This financing can close any time after the expiration of thirty (30) days from July 22, 2013, when the lease between the RDC and RDA was published. This date of publication gave the citizens of the town thirty (30) days to remonstrate or object. After this action is taken on this resolution and the thirty (30) days elapse, we can go to close bond financing. There is no interest rate established, bonds have yet to be priced. The bonds issued are not to exceed six percent (6%) interest.

Town Manager's Comments: The improvements to 133rd phase two are to begin fall 2014, possibly earlier if there is right of way clearance sooner than expected. The bids will begin in July and work to start in September/October. The east side improvements will be an early spring start date. Permits are not in hand yet from IDEM or DNR, per revisions. We could start this fall but concern would be that we are maintaining one lane of traffic through the winter. The east side project is anticipated to take about three (3) months and a full construction season for phase two. Both projects will look similar to 133rd, three (3) lane sections, decorative street lights, curbs, gutters, sidewalks, new driveway aprons, storm drainage, sanitary improvements as needed, water main on the west side. The sidewalks will be the length of the improved pavement in the reconstruction area. Resurfacing will be completed in between Fairbanks and Colfax. The section of sidewalk and aproning will have to be removed in front of the medical center. There are some issues with the grade and whether or not it will comply with the ADA. AT&T is anticipating with their relocation the removal of their utility poles on the north side of the road. Included in the design are improved storm water sewers, as well as work to be completed in the stream and wetland for enhancements as to where the ditch begins. During construction the maintenance of traffic will be one way eastbound, the two way traffic will go up to the eastern edge of the western most driveway for Luke gas station. This will allow for traffic both ways, in and out to True Value, Holiday Liquors, and Luke gas station. From that point it will be eastbound only, so the detours will be posted for the people detouring around either north or south. Fairbanks to 129th to Hilltop then to the south it will be 133rd to Cedar Lake Rd. to 141st. That will cover about ninety percent (90%) of construction; it will restrict at Morse St., when construction is being completed in front of True Value, Holiday Liquors, or

Luke gas station. In those instances there will not be the two way traffic, that will be about three (3) weeks' worth out of the total construction time. Traffic will need to be coordinated with the school, it is east bound, and therefore it is not a detriment to get the children there. However, MacArthur and children going to Crown Point will be close to the detour routes heading west so there shouldn't be much of a problem. The water main project starts in the fall, the underground and excavation is the first phase. The water main installation will take place fall/winter of 2014 and into the early year of 2015. The BP and McDonald's have agreed as a part of their redevelopment, to connect to the water municipality by platting easements for that purpose. The contract prices will depend on the intersection options available within the budget. The most likely cost effective option will be to mill, resurface, and to do a stamped street print within the intersection. We have not found an effective means of resurfacing the intersection that will provide any longevity. Given the condition of the asphalt, although it was just constructed in 2009, there is a legitimate need to assess it and if there are good milling and resurfacing prices we can include it as a change order. It has been our direction that citizens want to keep it but there has been no clear direction as to what method to use to do so. Financing and right of way permitting are needed to get underway as well as design since mill work and street prints will not take much design efforts. We had anticipated a fall construction; the permitting is what has prevented that from occurring. We have had an engineer's estimate on the probable costs of these construction projects, which has sized our bonds given the payment capacity regarding the town's TIF revenue. We are six to eight months from construction as it stands. The two point nine million dollars (\$2.9 million) was not the original amount presented to the board, we had thought and discussed not exceeding two point eight million dollars (\$2.8 million). The extra one hundred thousand dollars (\$100,000) was added for purposes of having an additional cushion concerning costs given the amount of time that it has taken for permitting. The design/engineering is ninety-eight percent (98%) complete and bidding can occur at any moment, bidding will most likely late winter to take advantage of some good prices.

Board Discussion: See above.

Motion made to accept Resolution 2013-2 Authorizing Issuance of Redevelopment Lease Rental Revenue Bonds made by Bob Gross and seconded by Pete Blagojevich.

Brain Kubal	Bob Gross	Pete Blagojevich
YES	YES	YES

Vote: 3-0

2. Resolution 2013-3: Approving Transfer of Certain Properties to the Redevelopment Authority.

Town Attorney's Comments: This resolution accepts the transfer of the project property in ownership to the Redevelopment Authority. For previous projects, the ownership of the roadway was transferred to the redevelopment Authority under a transfer by deed conveyance and is partial security for the funding. The Town Council has adopted a resolution authorizing the transfer of the road project parcel. The roads together with the trust indenture secure to the bond holders the financing that is being raised by this bond issue. There is an enclosed packet that addresses the simplicity of this. This request has been deemed acceptable by Bond Council for purposes of the attachments needed to the financing documents. This accompanies Resolution number one.

Town Manager's Comments: none.

Board Discussion: see above.

Motion made to accept Resolution 2013-3 Approving Transfer of Certain Properties to the Redevelopment Authority made by Bob Gross and seconded by Pete Blagojevich.

Brian Kubal	Bob Gross	Pete Blagojevich
YES	YES	YES

Vote: 3-0

Town Attorney, David Austgen
*There have been tremendous reports regarding the Town's TIF revenue, the assessed evaluation, the increment it has grown with new businesses and commercial property; it has all yielded a tremendous amount of additional revenue. This method of going about financing has amounted to be very fruitful for Cedar Lake. The Authorities are appreciated in allowing the staff to do this work for the town.
Town Manager, Ian Nicolini
*The town has one point six million dollars (\$1.6 million) in funding as a part of the surface transportation plan; it is Federal funds at 80/20. The RDC approved the design

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contract with American Structure Point, therefore within the next couple of months we will be scheduling our next public information session for feedback. The town also has two hundred thousand dollars (\$200,000) in federal funds for right of way acquisition. At thirty three percent (33%) the town can start to buy property. This is a project that can be started in 2015-2016, depending on how right of way and the design process goes. We had applied for enough funding to adjust some of the sight distances carved down the hill on Cline Avenue, the intent of a roundabout is to get people to drive carefully through it. There will be some acquisition activities because it will extend out beyond where the intersection is now. Given the size of the project, we may not need to finance it. Just three years ago, the town was collecting a little more than three hundred thousand dollars (\$300,000) in TIF revenue, and this year we are looking to surpass one million dollars (\$1 million). The town had received a sixty thousand dollar (\$60,000) grant from (recording inaudible) for the sleepy hollow ditch from 142nd to the lake. Land will also be donated for the flood plain with hopes of alleviating flooding in that area.

Public Comment: none

Adjournment:

Motion to adjourn: Vote 3-0

Brian Kubal, Chair

Pete Blagojevich, Secretary

Bob Gross, Vice Chair

Attest:_____
Jessica Chick, Recording Secretary