

**Town of Cedar Lake
Redevelopment Commission Minutes
February 3, 2014**

Call to Order 7:00pm

Roll Call:		Present	Patrick Conlon President
Absent	Randy Niemeyer Town Council	Present	Nathan Vis Vice President
Absent	John Foreman Town Council	Present	Becky Davis Secretary
Absent	Greg Wornhoff Town Council	Present	Jeff DeVries Member
Present	Ian Nicolini Town Manager		
Present	David Austgen Town Attorney	Present	Eric Burnham Member

I. Appointments/Elections

Patrick Conlon opened the floor for nominations of the three open positions. President , Vice President, and Secretary.

Becky Davis nominated Patrick Conlon for President, seconded by Nathan Vis

Patrick Conlon accepted the nomination.

Becky Davis nominated Nathan Vis for Vice President, seconded by Eric Burnham

Nathan Vis accepted the nomination.

Nathan Vis nominated Becky Davis for Secretary, seconded by Eric Burnham

Becky Davis Accepted the nomination.

Patrick entertained the motion to accept Patrick Conlon as President, Nathan Vis as Vice President and Becky Davis as Secretary. Nathan Vis made the motion; it was seconded by Becky Davis and then a roll call vote.

Jeff DeVries	Becky Davis	Eric Burnham	Nathan Vis	Patrick Conlon
YES	YES	YES	YES	YES

Vote: 5-0

II. Previous Meeting Minutes

The minutes from the December meeting will be deferred to the next meeting once they are located . Patrick Conlon asked that all the members take a moment to review the November 18, 2013 meeting minutes briefly and see if any revisions are needed since they were not available prior to the meeting . Patrick Conlon stated all members are to sign off on the November 18, 2013 minutes prior to the adjournment .Motion made by Nathan Vis to approve the November 18, 2013 minutes, Jeff DeVries seconded the motion.

Patrick Conlon called for a vote.

Jeff DeVries	Becky Davis	Eric Burnham	Nathan Vis	Patrick Conlon
YES	YES	YES	YES	YES

Vote: 5-0

III. New Business

- A. Buxton representative was scheduled to present at the last RDC Meeting that was canceled due to the weather. Both Ian Nicolini and Patrick Conlon felt that since the representative (John Rice) had traveled all the way from Dallas they still met with him. Ian Nicolini and Patrick Conlon both shared the information with the commission. In summary it is a retail recruitment strategy .It makes a more customized match between retailer, developer and community. Nathan Vis indicated it will be great information to have and it will be very important that we use it .He stated he would also like to identify a partner, maybe the Chamber of Commerce to work on project with us. Ian stated we can set up and schedule a webinar to go over the information.

Jeff DeVries	Becky Davis	Eric Burnham	Nathan Vis	Patrick Conlon
YES	YES	YES	YES	YES

- B. Mark Kaiser from Christopher Burke Engineering presented the cost estimate and proposal for the roadway and drainage improvements on 133rd Avenue west of U.S. 41. There were four (4) options that were presented, from a full reconstruction to a simple milling and resurfacing of the existing pavement. Several variations offered as well. Costs ranged from \$111,070 to \$338,935. Questions were addressed and detailed discussion of each option was explained. It was determined that the Commission will need to review the budget before decisions will be made. This will be placed on the agenda for further discussion in March. Discussion also included the suggestions to be sure to use as much “in house” help with project to help with some of the expense. Ian will be prepared to discuss the budget in a presentation at the next meeting in March.
- C. 133rd Avenue Construction Inspection Contract – Highest scoring firm was Christopher Burke. RDC made recommendation to the Town Council to approve contract with Christopher B. Burke Engineering in the amount of \$349,868.94. Since 80% is funded by INDOT we are responsible for the other 20%. It would also be Mark in the field. Motion to accept the contract made by Nathan Vis, seconded by Becky Davis.

Jeff DeVries	Becky Davis	Eric Burnham	Nathan Vis	Patrick Conlon
YES	YES	YES	YES	YES

Vote:5-0.

- D. US 41 Water Main Extension to McDonald’s Design Proposal- It is not eligible for federal funds. This is a 100% locally funded project not to exceed, \$54,922.50. Motion recommendation to adopt this contract made by Nathan Vis, seconded by Jeff Devries.

Jeff DeVries	Becky Davis	Eric Burnham	Nathan Vis	Patrick Conlon
YES	YES	YES	YES	YES

Vote: 5-0

- E. 2014 RDC Meeting Schedule-RDC agreed to not meet next week, however the March 10, 2014 meeting will be epic, lots to cover.

IV. Monthly Vendor Invoice Review- nothing was discussed

V. Written Communications-None received

VI. Monthly Reports-

- A. 133rd Phase II- Update- Completion expected date October 31, 2014 and final June 2015.
- B. East 133rd- Update- Bid opening to be held March 3rd at 4:00pm. The project to then be awarded to the lowest bid. Town Council adopted an honorary part of Fairbanks to be called Obadiah Taylor Way it will be signed in honor of one of the first settlers of Cedar Lake in the 1830’s.
- C. Cline/ Lake Shore Drive- Meeting to be held on February 12, 2014 at 6:00pm .Ian encouraged attendance from RDC members if at all possible.
- D. Pending/ Future Developments-Ian stated we are in anticipation of Bob Auto Group for a new Chrysler Dealership. Ian mentioned the success story of La Gaviota great for a local business

VII. Old Business

- A. Lincoln Plaza- Right of Way- Ian commented that this was covered in the executive session and is all good.
- B. Potential RDC Grants-Nathan Vis will resend information with questions, concerns and key areas for review to all before the next meeting.
- C. Lake Shore Drive Master Plan-Patrick Conlon stated it was left on the agenda but not necessarily a discussion topic.

VIII. Other Business- None to discuss.

IX. Adjournment

Motion to adjourn made by Nathan Vis, seconded by Becky Davis. Meeting adjourned at 8:00pm

Jeff Devries	Eric Burnham	Becky Davis	Nathan Vis	Patrick Conlon
YES	YES	YES	YES	YES

Vote: 5-0

Patrick Conlon – President

Nathan Vis – Vice President

Becky Davis – Secretary

Eric Burnham– Member

Jeff DeVries – Member

Attest: _____
Shelly Myers, Recording Secretary