

**Town of Cedar Lake
Redevelopment Commission Minutes
March 10, 2014**

**Call to Order 6:00pm
Pledge of Allegiance
Roll Call:**

Present	Jeff Devries Member	Present	Dennis Wilkening Hanover School District Liaison
Present	Becky Davis Secretary	Present	Jerry Caravana Crown Point Community School Corporation Liaison
Present	Eric Burnham Member	Present	Ian Nicolini Town Manager
Absent	John Foreman Town Council	Present	Patrick Conlon President
Absent	Greg Wornhoff Town Council	Present	Nathan Vis Vice-President
Absent	Randy Niemeyer Town Council	Absent	David Austgen Town Attorney

I. Minutes from Regular Meeting –January 27, 2014

Pat Conlon asked to strike the date of January 27th. The Minutes were actually from February 3, 2014 due to no regular meeting in January.

Motion made by Nathan Vis,seconded by Jeff Devries to approve the February 3, 2014minutes as written.

Roll Call Vote:

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

Vote: 5-0

Minutes from regular meeting December 9, 2013 were deferred due to them needing to be revised.

II. New Business

- A. 2014 RDC Meeting Schedule-schedule was approved, no conflicts with any dates. It will be posted.
- B. The award of the bid for 133rd Eastside was brought up by Ian Nicolini. Ian stated that due to this being an RDC project, the commission is able to award the bid, and the apparent low bidder is Walsh & Kelly. Ian Nicolini stated that favorable pricing was given for the crosswalk addition. The intersection will be resurfaced, the center streetscape will not be addressed immediately but there is an option to do something later with a street print or similar product.

Motion was made by Nathan Vis and seconded by Becky Davis to award the 133rd Ave reconstruction project from Morse to Colfax to Walsh & Kelly construction in the amount of \$ 1,287,842.80.

Roll call vote:

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

Vote: 5-0

- C. Project overviews were gone over by Ian Nicolini in great detail and touching on all areas of the budget. Revenue and expenses were covered as well in great length. Water main came in at \$ 677,333. It is 100% local so no federal funds are involved. Water main portion was estimated at \$808,000, and came in under budget. Spreadsheets were reviewed with engineering costs, construction costs, local match as well as railroad improvements. TIF allocations were reviewed .Remaining debt service payments were also covered. Explanation of projects and spending on several topics such as right-of-way for Lincoln Plaza, local construction, and roundabout design.

- D. TIF budget was discussed; Ian Nicolini stated that we are in a pretty favorable fiscal position, leaving flexibility for other projects.

INDOT hasn't awarded yet but apparent low bidder is LGS Plumbing out of Crown Point in the amount of 3,285,981.31

Substantial completion for west side is 10-31-2014 and 5-31-2015 for the final.

Substantial completion for east side is 6-28-14 and 8-1-14 for the final.

- E. Cost estimate and proposal for improvements on 133rd Ave. west of US 41 was discussed. Mark Kaiser from Christopher Burke reviewed the four options and some adjustments were made. Mark stated he believes we got favorable asphalt pricing with prices around what they were three years ago. Mark will have a set of specs for next meeting.

Motion was made by Nathan Vis to accept option # 1 as presented by Mark tonight and seconded by Jeff DeVries not to exceed \$15,430.

Roll call vote:

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

Vote: 5-0

- F. A proposal from NEIS engineering for design services to extend water main to south property boundary of McDonalds, south of 133rd on US 41 for an amount not to exceed \$15,280.

Motion to approve made by Nathan Vis to approve proposal as stated and seconded by Eric Burnham.

Roll call vote:

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

Vote: 5-0

III. Monthly Vendor Invoice Review

Motion to approve the Austgen Kuiper Associates invoice # 62966 for \$230 was made by Nathan Vis and seconded by Becky Davis

Roll call vote:

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

Vote: 5-0

IV. Written Communication

- A. 2013 RDC Executive Report was shared for review and Pat Conlon will be sending the report in on Friday.

V. Monthly Reports

- A. Phase II was previously discussed earlier in the meeting.
B. East 133rd is all good probably to start in a month.
C. Cline/Lake Shore Drive received favorable response.
D. Pending/Future Developments - Water main extension, Faith Church, and road projects of 133rd eastside were briefly discussed.

VI. Old Business

- A. Lincoln Plaza Right of Way still in negotiations.
B. Potential RDC Grants were discussed also the details of what it includes
1. Beautification Grants
2. Façade Grants
3. Water Utility Connection Fee- Rolling Agenda Item

- C. Nathan Vis will finalize the Facade title/wording to possibly include Beautification .Nathan will prepare a few options for the next meeting.
- D. Lake Shore Drive Master Plan will stay on the agenda.

VII. Other Business

- A. Nathan Vis asked for the Buxton Proposal to be added to the next agenda.

VIII. Adjournment

Motion made by Eric Burnham and seconded by Becky Davis to adjourn at 7:30pm.

Roll call vote:

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

Vote: 5-0

**Town of Cedar Lake
Redevelopment Commission Minutes
March 10, 2014**

Patrick Conlon – President

Nathan Vis – Vice President

Becky Davis – Secretary

Eric Burnham– Member

Jeff DeVries – Member

Attest: _____
Shelly Myers, Recording Secretary