

**Town of Cedar Lake
Redevelopment Commission Minutes
August 11, 2014**

Call to Order 6:02pm
Pledge of Allegiance
Roll Call:

Present	Jeff Devries	Present	Dennis Wilkening
	Member		Hanover School District Liaison
Present	Becky Davis	Present	Jerry Caravana
	Secretary		Crown Point Community School Corporation Liaison
Present	Eric Burnham	Present	David Austgen *Arrived at 6:10 pm
	Member		Town Attorney
Absent	John Foreman	Present	Patrick Conlon
	Town Council		President
Absent	Greg Wornhoff	Present	Nathan Vis
	Town Council		Vice-President
Absent	Randy Niemeyer		
	Town Council		

Minutes from Meeting – July 14, 2014

This item will be deferred until the next meeting.

I. New Business

A. Lake County-TIF Parcel Reconciliation- Patrick Conlon spoke about several emails from David Austgen’s office for the TIF Parcel Reconciliation and on the Bobb Auto Group Bond Financing Strategies. No action to be taken tonight, it is just for the record. The Town’s financial advisor, London Witte Group has engaged Policy Analytics to assist in researching the data analysis. When more information is available it will be forwarded out to all. David Austgen stated that he had hoped to have more information; however, there is none at this time.

B. Mix Design Proposal-Brand audit/Brand Rollout-\$14,500- Concerns with the dollar amount and overall clarification needs to be obtained before any action is taken. David Austgen did explain the timeline of the branding/logo etc. for a map with the Chamber Of Commerce. Several discussions continued on this item.

Motion was made by Nathan Vis and seconded by Becky Davis for the funding of Branding/Logo work for the Chamber for the purpose of maps, not to exceed \$2,000.

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

Vote: 5-0

II. Monthly Vendor Invoice Review:

A. Austgen Kuiper-Invoice #64416- \$1395

Motion was made by Nathan Vis and seconded by Eric Burnham to approve Austgen Kuiper Invoice # 64416 .

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

Vote: 5-0

B. Walsh & Kelly-Pay Request #1-\$332,899.59

Motion was made by Nathan Vis and seconded by Eric Burnham to approve Walsh & Kelly Invoice for 133rd Avenue Roadway Improvements.

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

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Vote: 4-0

Vote: 5-0

III. Written Communications

A. Austgen Kuiper Letters-TIF Shortfall

Several emails from the TIF Shortfall and the Bobb Auto Group were distributed for your information, again no action required tonight. Patrick Conlon will continue to send them out to the commission members.

IV. Monthly Reports

Mark Kaiser, Civil Engineer for Christopher B. Burke Engineering stated that 133rd Ave. Phase II utilities are still under relocation AT &T is out there, wire work is almost complete. They are still waiting on Comcast and railroad permits. We have contacted the railroad about the permits they have it, and they will send it out when they can. In speaking with Comcast, they have about seven days left of work to do but can't start the work until the permit is received. We are hoping for Comcast to be done and out by the end of the month. Mark Kaiser continued stating that he met with INDOT discussing what we can complete this year. He said we hope to have the temporary lanes on the outside in, and then Phase II with sewer and water down the middle can still begin this year. Weather permitting, and if we have a good November then continue on to Phase III to have two-way traffic on paved roads. The railroad track improvements have started as of today through Saturday. While the closure is in progress LGS is working to get the water main boring underneath the railroad to try and save time without traffic. Multiple concerns were discussed about the deadlines and the utilities timelines and if it is a rule or a law. Mark Kaiser stated that it is included in the contracts. LGS can be fined for delays and it will be up to the state to decide. Pat Conlon stated he feels the state should be flexible. As far as the Eastside, there was a smell of gas detected and the gas station will be accountable for soil testing to be done, the town also thought it would be a good idea to do our own testing as well. It is a possibility that the project could be shut down temporarily based on the findings. Mark Kaiser said we are hoping to have results by Friday. David Austgen explained several items in regards to the testing protocol etc. Multiple concerns were discussed amongst the commission members. Mark Kaiser did explain that the schools both Crown Point and Hanover are aware of the lane closures during the construction. Pat Conlon stated that as far as Cline and Lake Shore drive, the public hearing was held on 7-30-2014. He mentioned approximately 6-8 people attended and it was mostly adjacent property owners that showed up. Structurepoint is in the process of the right of way engineering. Structurepoint will also formerly respond to all questions within the designated timeframe as required from the meeting. David Austgen spoke about the letter that was sent to the Bobb Auto group for purposed bond financing and issues. He continued discussing the issues and other challenges we are dealing with from the previous RDC Meeting. David Austgen hopes to hear from them soon with a tax abatement proposal. The Wahlberg parcel did close on July 16, 2014 as planned and went smooth.

V. Old Business

A. Façade/ Beautification Grants-Pat Conlon stated the item will remain on the agenda however doesn't feel the timing is right for rolling it out.

B. W. 133rd Ave. Traffic Control at High School- When the study/signal warrant analysis is complete we will all get together and discuss. A possible meeting to discuss the findings could be held the week of the 18th -22nd.

VI. Other Business- Robert Carnahan mentioned the condition of several of the American Flags are in bad shape and are being removed ,he said we may need to plan on getting them replaced next year

VII. Adjournment: Eric Burnham made a motion seconded by Becky Davis to adjourn the meeting at approximately 7:00pm.

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Vote: 4-0

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

Vote: 4-0

Vote: 4-0

Patrick Conlon – President

Nathan Vis – Vice President

Becky Davis – Secretary

Eric Burnham– Member

Jeff DeVries – Member

Attest: _____
Shelly Myers, Recording Secretary