

**Town of Cedar Lake  
Redevelopment Commission Minutes  
September 8, 2014**

**Call to Order 6:02pm**  
**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
Absent	Eric Burnham Member	Present	David Austgen <b>*Arrived at 6:08 pm</b> Town Attorney
Absent	John Foreman Town Council	Present	Patrick Conlon President
Absent	Greg Wornhoff Town Council	Present	Nathan Vis Vice-President
Absent	Randy Niemeyer Town Council		

**Minute Approval – July 7, 2014, July 14, 2014, and August 11, 2014**

Motion was made by Becky Davis and seconded by Jeff Devries to approve the minutes from July 7, 2014, July 14, 2014, and August 11, 2014.

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

**Vote: 4-0**

**\*The motion to approve the minutes was done at the end of the meeting after the commission members had time to review them.**

**I. New Business**

**A. Lake County-TIF Parcel Reconciliation-** David Austgen updated the commission indicating that the reduction in the anticipated amount of TIF funds received by the RDC after the revenue distribution by the County was created by the appeal of the assessed valuations by the 12 property owners within the TIF district. We are still waiting for documentation and once all information is gathered the next step will be decided. London Witte Group is still working on getting documents. Dave Austgen would like there to be a meeting with the Lake County Assessor to review where things are at.

**B. Mix Design Proposal-Brand audit/Brand Rollout-\$14,500**

Motion was made by Nathan Vis and seconded by Becky Davis to approve the Mix Design Proposal for brand audit development and conceptual brand rollout.

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

**Vote: 4-0**

**C. Mix Design Proposal-Cedar Lake Signs:** Placement of signs is still an issue; however Public Works can install them. Patrick Conlon mentioned we do not need to acquire property, just easements but must get an agreement.

Motion was made by Nathan Vis and seconded by Jeff Devries to purchase five single faced signs 72 x77 the price not to exceed \$4,104 a piece, and then entertain a request later from Public Works to reimburse for the costs of posts.

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

**Vote: 4-0**

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**II. Monthly Vendor Invoice Review**

**A. Walsh & Kelly Invoice-**Mark Kaiser updated the commission with information regarding the invoice.

Motion was made by Nathan Vis and seconded by Jeff Devries to approve for payment as submitted to Walsh & Kelly in the amount of \$231,381.28

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

**Vote: 4-0**

**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 133<sup>rd</sup> Avenue Roadway Improvements.

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

**Vote: 4-0**

**III. Written Communications**

**A. 133<sup>rd</sup> East-IDEM/UST Contamination Analysis**

Dave Austgen updated the commission about the project and the action taken by the Town Council. He explained that the Town expended at the direction of the Town Council \$3,900 for further analysis. The Council also approved the time and cost to correct the issues. It was estimated at \$14,503 to remove the contaminated soil, but has already exceeded and they are still hauling. Mark Kaiser discussed the area and the expanded area of contamination. He also explained that the soil must be done by a trucking company licensed to haul contaminated soil. Several discussions continued about who is financially responsible, underground tanks and current conditions. Becky Davis voiced her concerns, that she was very surprised that there are no checks and balances in place. Dave Austgen assured Becky Davis that Pursuit of recovery from responsible parties will be sought. Mark Kaiser said hopefully the road may be re-opened in both directions by the end of the month.

**B. 133<sup>rd</sup> Hanover Central High School-Traffic Study**

The traffic warrant analysis was funded by the RDC and the warrant analysis was done by American Structurepoint. The school provided the traffic count, however there is no action to take at this time.

**IV. Monthly Reports**

**A. 133<sup>rd</sup> Phase II- Update**

Utilities are set except Comcast. LGS is out there working and they are installing the temporary westbound lane. There will be some delay claims. They will present letters to the Town Council.

**B. East 133<sup>rd</sup>-Update**

This item was previously discussed earlier in the meeting. Due to delays the two way traffic is still about a month out.

**C. Cline / Lake Shore Drive**

American Structurepoint was not present to discuss.

**D. Pending /Future Developments**

The Dentist office is coming along behind the funeral home. Bobb Auto Group was discussed A ten year Tax Abatement was requested. David Austgen explained the situation in great detail discussing communication and improvements. He explained that they would be reviewed annually. Neither the Redevelopment Commission nor the Town Council thinks that the terms are favorable, and no action is to be taken. Patrick Conlon asked Dave Austgen to keep the Commission updated on this item.

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**V. Old Business** –The closing of the Wahlberg property has taken place.

**VI. Other Business-** Nathan Vis asked what the status is on replacing the Town Manger. Bob Carnahan said the Council is now seeking a new Town Administrator.

**VII. Adjournment:** Nathan Vis made a motion seconded by Jeff Devries to adjourn the meeting at approximately 7:11 pm.

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

**Vote: 4-0**

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

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Nathan Vis – Vice President

\_\_\_\_\_  
Becky Davis – Secretary

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Eric Burnham– Member

\_\_\_\_\_  
Jeff DeVries – Member

Attest: \_\_\_\_\_  
Shelly Myers, Recording Secretary