

**Town of Cedar Lake
Redevelopment Commission Minutes
October 13, 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	Absent	Jerry Caravana Crown Point Community School Corporation Liaison
Absent	Eric Burnham Member	Present	David Austgen Town Attorney
Absent	John Foreman Town Council	Present	Patrick Conlon President
Absent	Greg Wornhoff Town Council	Absent	Nathan Vis Vice-President
Absent	Randy Niemeyer Town Council		

Minutes of Regular Meeting-September 8, 2014

Motion was made by Becky Davis and seconded by Jeff Devries to approve the minutes from September 8, 2014.

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

Vote: 3-0

I. New Business

A. Bobb Auto Group- Tax Abatement Proposal- Jimmy Shanahan spoke to the commission and presented a copy of an application for tax abatement .The request includes a 10 year abatement that steps down 5% each year of the ten years. He stated that the Redevelopment Commission is not a part of the abatement process, but it is responsible for economic development. That is why they are present tonight to bring the commission up to speed. Tony Tiritilli spoke on behalf of Bobb Auto Group; he explained the project and plans as well as the improvements to the water main. He also discussed currently there are 30 FTE (full time equivalents) and it is anticipated that an additional 10 FTE will be added. Pat Conlon thanked both Mr. Shanahan and Mr. Tiritilli for their attendance. David Austgen shared several concerns to the commission. In summary it was determined that without further review of the Towns financial consultants and further discussion with the Town Council, no recommendation would be forthcoming from the RDC.

B. Branding “Reveal”-October 21, 2014 -7:00pm – Patrick Conlon asked members to attend the reveal of the new Town logo if they can. He stated that due to financial constraints we will be limited to only one or two signs to be purchased at this time instead of the original five signs as originally agreed upon. Diane Jostes and Patrick Conlon are still working on exact sign placement locations.

C. Lake of the Red Cedars Museum: Tim Cook, former president of the RDC called Pat Conlon; he was inquiring about future donations. Pat Conlon told him that now is not the time but it can be added to an upcoming agenda and they may want to come to a meeting and address the commission in the future.

II. Monthly Vendor Invoice Review

A. Austgen Kuiper-Invoice# 65000 \$380.00
B.-Austgen Kuiper-Invoice # 64720 \$770.50

A Motion was made by Becky Davis and seconded by Jeff Devries to approve the two Austgen Kuiper Invoices #65000 for \$380.00 and # 64720 for \$770.50.

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

Vote: 3-0

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Mark Kaiser updated the commission on the Walsh & Kelly Invoice- Pay Request #3
Motion was made by Becky Davis and seconded by Jeff Devries to approve the Walsh & Kelly for Pay Request #3 in the amount of \$212,865.22.

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

Vote: 3-0

III. Written Communications

A. 133rd West-Center Garage -Soil Contamination

David Austgen spoke to the commission about several topics including the update regarding the compensation for the cost of the removal and remediation of contaminated soil found at the 133rd east project location. Relief will be sought through the Excess Liability Trust Fund (ELTF) administered by IDEM Leaking Underground Storage Tank (LUST) program if an agreement is not made with property owner. David Austgen also explained the solutions for contract delay claim filed by the general contractor on the 133rd Ave. Phase II project. Final recommendations and revisions will be made by the Town Council to include two change orders that can alter and or extend contract dates could reduce or remove claims and mitigate the issues created by earlier utility delays. David Austgen also addressed inquiries into underground storage tanks on the former Center Garage Property stating it is not a town issue or problem and supporting documents are in place. Pat Conlon and Becky Davis commended David Austgen on great documentation.

Review of the 2014 TIF Distribution Shortfall was a very lengthy discussion, originally believed the shortfall was created by 12 parcels with reduced assessed values. Further investigations revealed data reflected many issues including; 14 parcels which were captured in 2013 with assessed valuations greater than \$100,000 and 108 parcels with valuations less than \$100,000 but greater than \$10,000 were not captured in 2014. In addition, at least one parcel was captured at more than \$1.7 million less than the previous year. Pat Conlon stated this is incredible, absurd and crazy. He also noted that the responsibility lies with county whose system for accurately capturing TIF parcels is totally dysfunctional. He also noted that in 2013 the Town Manager worked diligently to recapture missing parcels and what is our path going forward? David Austgen stated missing revenue from the distribution can not be retrieved; inconsistencies can be corrected for next year’s distribution. He is also recommending to the Town Council software and a designated trained person to own this and be responsible for capturing every dollar of increment.

IV. Monthly Reports

- A. 133rd Phase II- Update**-Previously discussed
- B. East 133rd-Update**-Mark Kaiser will have final numbers by the next meeting.
- C. Cline / Lake Shore Drive**-Roundabout construction is delayed; however utility relocation can still be done ahead of time.
- D. Pending /Future Developments**-Still working on Lincoln Plaza Project.

V. Old Business –The closing of the Wahlberg property has taken place. Additionally the HCHS Traffic Study Warrant Analysis only supports one signal not two. The school system is requesting a meeting to further discuss the findings.

VI. Other Business-Bob Carnahan mentioned the Demolition of Wahlberg Property. David Austgen suggested Amy Gross attend the next RDC meeting to provide a financial report.

VII. Adjournment: Becky Davis made a motion seconded by Jeff Devries to adjourn the meeting at approximately 7:36 pm.

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

Vote: 3-0

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Patrick Conlon – President

Nathan Vis – Vice President

Becky Davis – Secretary

Eric Burnham– Member

Jeff DeVries – Member

Attest: _____
Shelly Myers, Recording Secretary