

**Town of Cedar Lake
Redevelopment Commission Minutes
November 10, 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
Present	Eric Burnham Member	Present	David Austgen Arrived 6:04pm 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		

Minutes of Regular Meeting-October 13, 2014

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

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

Vote: 5-0

I. New Business

- A.** RDC Financial Review- Amy Gross discussed the report details with all the financial information, obligations and fund balances for the Redevelopment Commission. She stressed the importance of not over obligating to any projects. She advised the commission to sit down and review current and future projects. She also stated that she did a projection sheet of the projects that are planned thus far and it is at 1.2 million dollars if all goes as planned. Patrick Conlon asked if the debt service and our debt in general are pacified? Amy Gross stated that it is true. Patrick Conlon mentioned that the commission may email Amy Gross with any concerns going forward.
- B.** Water Main Extension-US 41-Mark Kaiser spoke to the commission Nies Engineering will extend the water main to Mc Donald’s, a contract for design services not to exceed \$ 15,280. It was suggested to get an estimate from LGS. This estimate exceeds the amount allowed and statute requires at least three proposals. Multiple conversations took place, some inaudible. A lengthy discussion took place about the cost, time constraints and completion.
- C.** A motion was made by Nathan Vis and seconded by Eric Burnham to engage Nies Engineering in the amount of \$15,280 for the engineering of the water main extension on US 41 South.

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 # 65365 \$695.00

Motion was made by Nathan Vis and seconded by Becky Davis to approval Invoice #65365 in the amount of \$695.00.

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
November 10, 2014**

Motion was made by Nathan Vis and seconded by Jeff DeVries to approve a pay request for Walsh & Kelly for construction services in the amount of \$ 116,754.

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

Vote: 5-0

III. Written Communications

A. 133rd East & West- Construction Memorandums

Mark Kaiser updated the commission on the projects. He discussed the plans for paving and concrete on the east side. On the west side they are starting to install water main services and the plan is to resurface the center trench before November 25, 2014. We are still in negotiations as a result of utility delays on time extension of the LGS contract.

IV. Monthly Reports

- A. 133rd Phase II- Update-**Previously discussed
- B. East 133rd-Update-** Previously discussed
- C. Cline / Lake Shore Drive-** Eric Wolverton updated the commission on the roundabout construction being delayed. He discussed information from NIRPC. He mentioned strategy, right of way acquisition and suggested a plan to be ready when funds become available.
- D. Pending /Future Developments-**Still working on Lincoln Plaza Project.

V. Old Business

- A. Status-133rd East-IDEM/UST Contamination-**Patrick Conlon mentioned this item will be removed going forward as contamination has been removed.
- B. 133rd HCHS Traffic Study-**Patrick Conlon is working on getting a meeting set up to discuss all findings.
- C. Bobb Auto Group-**David Austgen updated the commission on a meeting with the Bobb Auto Group financial advisor and the attorney .He also spoke with London Witte, the Towns Financial Advisors they are going to review the numbers. It would be a 100% tax abatement which would be reduced 10% annually over a ten year period. David Austgen suggested it be reviewed by the commission and be an actionable item for the next meeting and it would also be presented to the Town Council.
- D. Lake of the Red Cedar Museum-** Tim Brown addressed the commission with plans and desires of the Historical Association. He asked for the RDC to keep them in mind in the future as they are in need of assistance with funding for structural rehab work. Patrick Conlon explained the financial situation and concerns of the RDC and told them the commission will keep them in mind in the future.

VI. Other Business-Bob Carnahan mentioned the Demolition of Wahlberg Property.

VII. Adjournment: Eric Burnham made a motion seconded by Becky Davis to adjourn the meeting at approximately 7:11 pm.

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

Vote: 4-0

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

Patrick Conlon – President

Nathan Vis – Vice President

Becky Davis – Secretary

Eric Burnham– Member

Jeff DeVries – Member

Attest: _____
Shelly Myers, Recording Secretary