



**Town of Cedar Lake
Redevelopment Commission Minutes
July 13, 2015**

***An executive session was held at 5:45 PM**

**Call to Order 6:15pm
Pledge of Allegiance
Roll Call:**

Present	Nathan Vis Member	Absent	Randy Niemeyer Town Council
Present	Jeff DeVries Member	Absent	John Foreman Town Council
Present	Jolie Covaciu Member	Absent	Robert Carnahan Town Council
Present	Eric Burnham Member	Absent	Connie Sterkowitz Hanover School District Liaison
Present	Doug Spencer Member	Present	Jerry Caravana Crown Point Community School Corporation Liaison
Present	David Austgen Town Attorney	Present	Shelly Myers & Jennifer Sandberg Recording Secretary

**Amy Gross, Clerk-Treasurer and Jill Murr, Town Administrator were present at the meeting.
No public present for the meeting.

Minutes of June 2015 Public Meeting:

A motion to approve the minutes of the June 2015 Meeting was made by Jeff DeVries with a second by Jolie Covaciu.

Jolie Covaciu	Doug Spencer	Eric Burnham	Jeff DeVries	Nathan Vis	Vote
YES	YES	YES	YES	YES	5-0

Minutes of June 2015 Executive Session:

No motion was made. Item deferred until next meeting.

Minutes of July 6, 2015 Special Public Meeting:

A motion to approve the minutes of the July 6, 2015 Meeting was made by Eric Burnham with a second by Jolie Covaciu.

Jolie Covaciu	Doug Spencer	Eric Burnham	Jeff DeVries	Nathan Vis	Vote
YES	YES	YES	YES	YES	5-0

I. New Business

A. Cedar Lake Town Sign Purchase

Discussion occurred about a previous motion in 2014 to purchase 4 signs. The committee discussed whether to continue with the motion or to rescind it and make a motion to purchase one sign only. Discussion continued about the current financial status and funds being previously allocated for the purchase. The proposal was approximately \$25,000 for 5 signs.

A motion was made by Eric Burnham to rescind the previous motion and move forward with the purchase of one sign for in front of the Town Complex. A second was made by Doug Spencer.

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Jolie Covaciu	Doug Spencer	Eric Burnham	Jeff DeVries	Nathan Vis	Vote
YES	YES	YES	YES	YES	5-0

B. 133rd West Storm Water Assessment – Christopher B. Burke Engineering, LLC

Town Administrator Murr stated that this was an agreement with Christopher B. Burke Engineering to do an assessment of storm water on West 133rd Avenue, from the railroad tracks to Industrial Avenue. The proposal is for \$10,490. The analysis has already begun on good faith. This would help with deciding how to best handle storm water repairs on 133rd Avenue. It was discussed that this would be a 50/50 split pay between RDC and Storm Water Operating.

A motion to approve the proposal was made by Jolie Covaciu with a second by Jeff DeVries.

Jolie Covaciu	Doug Spencer	Eric Burnham	Jeff DeVries	Nathan Vis	Vote
YES	YES	YES	YES	YES	5-0

C. SVT TIF Payment - Update

Clerk-Treasurer Gross stated that clarification came from a financial consultant that payment would need to be made. Twice annually, will need to go to County Auditor’s Office and request the TIF District Distribution Worksheet for Real Property. On there one parcel listed is SVT, and the money that was captured by the TIF District, is the money that will need to be paid from TIF Allocation to the trustee, US Bank. The rest of it is owed by SVT, approximately \$4,800. We received \$39,066 that was wired to the bank.

II. Monthly Vendor Invoice Review

A. Approve Expenses

Nathan Vis stated as previously indicated, state is requiring specific approval of all Commission expenses.

A motion to approve the expenses was made by Doug Spencer with a second by Jolie Covaciu.

Jolie Covaciu	Doug Spencer	Eric Burnham	Jeff DeVries	Nathan Vis	Vote
YES	YES	YES	YES	YES	5-0

B. Review Expenses/Income

Nathan Vis asked for Clerk-Treasurer Gross’s input on where the Commission stands. Clerk-Treasurer Gross suggested that the commission finish with the current projects, take a break, and then see where the commission stands financially before making further commitments. The Commission still has more than \$400,000 annually in obligated debt payments. And being that the Spring Installment was less than \$400,000, she would recommend stepping back and reassessing. Clerk-Treasurer Gross further discussed on-going conversations with the Lake County Assessor’s and Auditor’s Office about the TIF District Collections.

III. Written Communications

None

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IV. Monthly Reports

A. 133rd Avenue Phase II – Update

Town Administrator Murr discussed paving, weather pending, should begin Wednesday. Paving West of US 41 is anticipated to begin end of this week or beginning of next week, following curb repairs.

B. East 133rd Avenue – Update

Town Administrator Murr stated that punch list items are starting to be worked through. Redoing Handicapped ramps, looking at bricking that was done with the concrete.

C. Cline/Lake Shore Drive Project

Town Administrator Murr commented that the project is on hold per Town Council until further financing options are known.

D. Broadway Project

Town Attorney Austgen stated it was discovered that we own the easement at King Medical Building. Deed has been executed and accepted, just need to record the original. Check has been paid to the property owner. Waiting for a signature from Mr. Doug Vandernord.

E. Pending/Future Developments

No Report.

V. Old Business

A. Status – 133rd East – IDEM/UST Contamination

Town Attorney Austgen stated it was still in discovery.

B. Update – Doug Spencer – Branding Rollout

Mr. Spencer stated that he talked with Simko Signs and Shelly Faber regarding the signs. They went ahead and got the logo on the signs and put them up.

C. Park Improvement Project

Town Administrator Murr stated that she met with the Park Committee to discuss the concept idea. It was decided to leave it a greenspace for now. Concept was put together to include a future restroom. Parking will be parallel or diagonal, place a sidewalk in, and have a future concept of a boardwalk for fishing and picnic tables. Discussed avoiding a playground because of the traffic in the area. Further discussed future concept of different phases and what could be tied-in. The Wahlberg Memorial Plaque has been approved. Upon receipt of the plaque will have it placed on a decorative stone. Nathan Vis mentioned previous discussions on using the company for taking a look at other parks in the town. Town Administrator Murr stated that for now focus was just on the one park and seeing how things proceed. She continued that most of the fill is coming at no cost other than our employees supplying trucking. As developers are digging foundations, we are getting that fill for free.

Town Administrator Murr reported that the Wetland Mitigation on East 133rd is on hold. Had a contract ready to go but the water level is too high to continue. It is being monitored weekly.

VI. Other Reports

Jolie Covaciu reported on meeting with the Town Council and discussing having a RDC liaison at future Town Council meetings.

VII. Public Comment

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No public comment.

VIII. Adjournment

A motion to adjourn was made by Eric Burnham with a second by Jeff DeVries at approximately 7:00 PM.

Jolie Covaciu	Doug Spencer	Eric Burnham	Jeff DeVries	Nathan Vis	Vote
YES	YES	YES	YES	YES	5-0

Nathan Vis – President

Jeff DeVries – Vice President

Eric Burnham – Secretary

Jolie Covaciu– Member

Doug Spencer – Member

Attest: _____
Jennifer Sandberg, Recording Secretary