



**Town of Cedar Lake
Redevelopment Commission Minutes
September 14, 2015**

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

**Call to Order 6:05pm
Pledge of Allegiance
Roll Call:**

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

**Amy Gross, Clerk-Treasurer was present at the meeting.
Rex Sherrard, Professional Engineer & Ralph Miller, Town Council was present at the meeting.

Minutes of August 2015 Public Meeting:

A motion to approve the minutes of the August 2015 Public Meeting was made by Doug Spencer with a second by Jeff DeVries.

Jolie Covaciu	Doug Spencer	Eric Burnham	Jeff DeVries	Nathan Vis	Vote
ABSENT	YES	ABSENT	YES	YES	3-0

Minutes of July & August 2015 Executive Session:

No motion was made. Item deferred until next meeting.

I. New Business

A. Sign Location for School

President Vis stated that Town Administrator Murr asked to bring this item before the Committee. They’re working with the school corporation for the location of a sign on the south entrance of Town off of US 41. What she is looking for is authorization for Mr. Vis to send a letter to Tom Taylor requesting him to work with her to come up with a suitable location.

A motion to approve Mr. Vis to send official communication to Town Administrator Murr and Tom Taylor, Hanover School Corporation Superintendent requesting they work together for the location of a Town sign was made by Doug Spencer with a second by Jeff DeVries.

Jolie Covaciu	Doug Spencer	Eric Burnham	Jeff DeVries	Nathan Vis	Vote
ABSENT	YES	ABSENT	YES	YES	3-0

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B. Proposed 2016 Budget

President Vis discussed the 2016 proposed budget for Redevelopment Committee General Operating of \$101,355. It needs to be sent down to the Department of Local Government to get approved. Clerk-Treasurer Gross stated there’s not much difference from the 2015 budget except having a small percentage of the Town Administrator and Clerk-Treasurer’s salary come from redevelopment’s budget. It was budgeted accordingly. A brief discussion occurred on the possibility of increasing that percentage in the future.

A motion to approve the 2016 Budget as presented was made by Jeff DeVries with a second by Doug Spencer.

Jolie Covaciu	Doug Spencer	Eric Burnham	Jeff DeVries	Nathan Vis	Vote
ABSENT	YES	ABSENT	YES	YES	3-0

II. Monthly Vendor Invoice Review

A. Approve Expenses

A motion to approve the vendor expenses from 8/11 – 9/11/2015 out of Fund 404 for a total of \$1,091.02 was made by Doug Spencer with a second by Jeff DeVries.

Jolie Covaciu	Doug Spencer	Eric Burnham	Jeff DeVries	Nathan Vis	Vote
ABSENT	YES	ABSENT	YES	YES	3-0

A motion to approve the vendor expenses from 8/11 – 9/11/2015 out of Fund 804 for a total of \$75,866.26 was made by Jeff DeVries with a second by Doug Spencer.

Jolie Covaciu	Doug Spencer	Eric Burnham	Jeff DeVries	Nathan Vis	Vote
ABSENT	YES	ABSENT	YES	YES	3-0

B. Review Expenses/Income

Clerk-Treasurer Gross discussed the TIF Allocation Fund having a cash balance of \$311,327. She estimated what would be spent on the various projects on the books with the exception of any possible construction for the roundabout in the future. She projects a 2015 ending balance of around \$32,000. Next draw will be towards the end of December.

III. Update from Rex Sherrard on TIF Study

Mr. Sherrard stated he began with the initial parcel lists. They were on the old parcel numbering system. He converted them to the new system and added in all of the expansions from 2007-2008. Primary tool he’s using is the Lake County Online GIS. There are 382 parcels in Hanover Township of which about 164 are commercial/industrial or vacant industrial/commercial that could give some revenue in the future. He’s located about 15-20 parcels on county’s list that probably should not be there. If they are removed, it could adjust the base a little and may be on the positive side of revenue. He only found one parcel not in the county system that should be and it’s a small vacant commercial that makes very little impact. His next step is to take this to Lake County officials and work out some of the snags. He thinks there may be two dozen parcels that aren’t quite assessed right. When he looks at the property codes and what he sees on the GIS, the usage doesn’t match up. That’s his goal for the next few weeks and then he’ll do the same thing with the Center Township side. He hopes to have a better update at the October meeting.

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IV. Monthly Reports

A. 133rd Avenue Phase II – Update

Mr. Sherrard stated that American Structurepoint has made four submittals on the redesign. It is getting closer to being done. Next step is to get American Structurepoint to commit to a schedule to start construction and get LGS Plumbing to finalize their cost estimate and commit to a mobilization date. President Vis asked if some of the curbing would need to come out. Mr. Sherrard stated almost all of it will come out. They need to redo the dip, replace about half the pipe and most of the structures on the north curb side. Make a modification to the drainage outlet on the south side and put a two foot by three foot box culvert across the road. Will build a retaining wall on the north side because they don't have enough right of way to grade it how they would like. President Vis discussed ongoing talks with school officials on future modifications for the area. Mr. Sherrard said yes talks are ongoing but not going to wait on that. Will probably build this design even though it will cost more but it's something that is achievable this year, just waiting on INDOT to sign off on the review.

B. East 133rd Avenue – Update

No Update

C. Cline/Lake Shore Drive Project

Mr. Sherrard stated all of the conveyance documents have been reviewed and returned to American Structurepoint. They have drafted all the offer letters and are setting up meetings with the property owners. They are ready to start making offers. Acquisition is beginning.

D. Broadway Project

Town Attorney Austgen stated that as soon as the bank checks off on the documents we'll own the CL Ventures easement right of way.

E. Pending/Future Developments

Town Attorney Austgen discussed the Town preparing to make an offer on the property next to Bartlett-Wahlberg Park.

V. Old Business

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

Still in the process of discovery.

B. Park Improvement Project

President Vis discussed the concept and design for Bartlett-Wahlberg Park being in the last newsletter. Council member Carnahan stated he believes the sign has been ordered. Clerk-Treasurer Gross stated the plaque has arrived. President Vis asked about which local contractors have donated fill to the parks. Clerk-Treasurer Gross said she will find out. President Vis mentioned wanting to send out thank you letters to all contractors involved.

VI. Public Comment

Mr. Carnahan discussed the design for the sign for Sue Landske Memorial Park. He stated he spoke with Bill Landske about what he would like on the sign. He said he would like to see Senator Sue Landske Memorial Park on the sign. Mr. Carnahan stated the goal is to have a ribbon cutting ceremony within the next couple months.

Clerk-Treasurer Gross discussed a TIF management report that was due before the end of the month through Indiana's Gateway. She stated it has been submitted.

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VIII. Adjournment

A motion to adjourn was made by Doug Spencer with a second by Jeff DeVries at approximately 6:35 PM.

Jolie Covaciu	Doug Spencer	Eric Burnham	Jeff DeVries	Nathan Vis	Vote
ABSENT	YES	ABSENT	YES	YES	3-0

Nathan Vis – President

Jeff DeVries – Vice President

Eric Burnham – Secretary

Jolie Covaciu– Member

Doug Spencer – Member

Attest: _____
Jennifer Sandberg, Recording Secretary