



**Town of Cedar Lake
Redevelopment Commission Minutes
October 12, 2015**

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

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

**Rex Sherrard, Professional Engineer was present at the meeting.*

Minutes of July, August, and September 2015 Executive Session:

A motion to approve the minutes of the July, August, and September 2015 Executive Sessions was made by Jolie Covaciu with a second by Doug Spencer.

Jolie Covaciu	Doug Spencer	Eric Burnham	Jeff DeVries	Nathan Vis	Vote
YES	YES	YES	ABSENT	YES	4-0

Minutes of the September 2015 Public Meeting:

A motion to approve the minutes of the September 2015 Public Meeting was made by Jolie Covaciu with a second by Doug Spencer.

Jolie Covaciu	Doug Spencer	Eric Burnham	Jeff DeVries	Nathan Vis	Vote
YES	YES	YES	ABSENT	YES	4-0

I. New Business - None

II. Monthly Vendor Invoice Review

A. Approve Expenses

A motion to approve the vendor expenses from 9/12 – 10/12/2015 out of Fund 404 for a total of \$4,251.25 was made by Eric Burnham with a second by Doug Spencer.

Jolie Covaciu	Doug Spencer	Eric Burnham	Jeff DeVries	Nathan Vis	Vote
YES	YES	YES	ABSENT	YES	4-0

A motion to approve the vendor expenses from 9/12 – 10/12/2015 out of Fund 804 for a total of \$40,699.20 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	ABSENT	YES	4-0

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B. Review Expenses/Income

After communication with the Town Council, they are requesting payment to be made to American Structurepoint for outstanding invoices for a total of \$68,397.48. A resolution has been reached.

A motion to approve payment of invoices to American Structurepoint for a total of \$68,397.48 was made by Jolie Covaciu with a second by Doug Spencer.

Jolie Covaciu	Doug Spencer	Eric Burnham	Jeff DeVries	Nathan Vis	Vote
YES	YES	YES	ABSENT	YES	4-0

III. Update from Rex Sherrard on TIF Study

Mr. Sherrard updated the Commission on the TIF districts. He gave an overview of the number of parcels within the districts. He stated a majority of the parcels are residential which do not give any revenue. Overall there is growth in the assessed value of Hanover Township but not very much in Center Township. He stated he addressed issues with property tax code errors with the Assessor’s office and they made corrections in their system.

Clerk-Treasurer Gross provided a copy of revenue disbursements and is projecting that prior to the TIF settlement in December, there will be a cash balance of \$56,000. That does not include any further invoices for acquisition of the roundabout.

IV. Monthly Reports

A. 133rd Avenue Phase II – Update

Town Administrator Murr discussed an agreement being reached between the Town and American Structurepoint. She has been in contact with INDOT, LGS Plumbing, and Christopher B. Burke Engineering. Hold-up is with a box culvert design. Once approved, it will take three weeks to build. NIPSCO and AT&T lines are being relocated as needed. Talks are on-going with Hanover School officials regarding design for expanding their practice fields and retention pond.

B. East 133rd Avenue – Update

Punch list items have been completed. Closing up paperwork at this time.

C. Cline/Lake Shore Drive Project

Right of way has begun. Town Administrator Murr met with NIRPC in regards to the funding cycle. Conversation moved towards a possible turn arrow being installed at 133rd Avenue and US 41. That will need to be requested to INDOT.

D. Pending/Future Developments

Town Administrator Murr discussed wayfinding signage. The two-sided sign has been ordered and will take approximately five weeks. She asked for authority to work directly with sign companies to get other wayfinding signage created.

A motion to approve authority to Town Administrator and staff to solicit and obtain proposals from local sign companies for wayfinding signage made by Eric Burnham with a second by Jolie Covaciu.

Jolie Covaciu	Doug Spencer	Eric Burnham	Jeff DeVries	Nathan Vis	Vote
YES	YES	YES	ABSENT	YES	4-0

Discussion continued on on-going local projects such as the BP gas station and the pending Schilling Development.

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Town Administrator Murr added that 7509 Lake Shore Drive is anticipated to close at the end of the week. This will increase the size of Bartlett-Wahlberg Park.

V. Old Business

- A. Status – 133rd East – IDEM/UST Contamination**
Still in the process of discovery.
- B. Park Improvement Project**
No Update.

VI. Public Comment

Council Member Carnahan briefly discussed the design for the sign for Senator Sue Landske Memorial Park.

VIII. Adjournment

A motion to adjourn was made by Doug Spencer with a second by Jeff DeVries at approximately 6:50 PM.

Jolie Covaciu	Doug Spencer	Eric Burnham	Jeff DeVries	Nathan Vis	Vote
YES	YES	YES	ABSENT	YES	4-0

Nathan Vis – President

Jeff DeVries – Vice President

Eric Burnham – Secretary

Jolie Covaciu– Member

Doug Spencer – Member

Attest: _____
Jennifer Sandberg, Recording Secretary