



**Town of Cedar Lake  
Redevelopment Commission Minutes  
August 10, 2015**

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

**Call to Order 6:01pm  
Pledge of Allegiance  
Roll Call:**

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

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

**Minutes of July 2015 Public Meeting:**

A motion to approve the minutes of the July 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	ABSENT	ABSENT	YES	3-0

**Minutes of July 2015 Executive Session:**

No motion was made. Item deferred until next meeting.

**I. New Business**

**A. Cedar Lake Town Sign Purchase**

Nathan Vis stated that at last meeting, a motion was approved to place a one-sided sign at Constitution Avenue and Morse Avenue, in front of the Town Complex. After further discussion, it was decided that a two-sided sign with wayfaring signage, would better serve. It would cost approximately \$8,500 with an added \$500 for the wayfaring signage.

A motion was made by Doug Spencer to rescind the previous meeting motion and move forward with the purchase of a two-sided sign with wayfaring signage in front of the Town Complex. A second was made by Jolie Covaciu.

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

**B. Yearly Submission to Council**

Clerk-Treasurer Gross stated that by August 1<sup>st</sup> there is an annual report due to the Town Council. It was submitted on July 31. It contains a summary of the TIF evaluation worksheet, fund balances, and long-term debt services. Town Administrator Murr gave an

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update from the attorney’s office, that they are working on the TIF evaluation and compiling the information for a report.

**II. Monthly Vendor Invoice Review**

**A. Approve Expenses**

A motion to approve the vendor expenses from 7/18 – 8/10/2015 out of Fund 404 for a total of \$25,216.04 was made by Jolie Covaciu with a second by Doug Spencer.

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

A motion to approve the vendor expenses from 7/18 – 8/10/2015 out of Fund 804 for a total of \$45,386.50 was made by Doug Spencer with a second by Jolie Covaciu.

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

**B. Review Expenses/Income**

Clerk-Treasurer Gross was previously asked to put together a review of the TIF Allocation Fund #804. As of July 15, 2015, the Cash Balance is \$521,997. After monthly invoices, debt obligation, and anticipated reimbursements, there is an ending 2015 projected cash balance of \$143,020.

**III. Written Communications**

None

**IV. Monthly Reports**

**A. 133<sup>rd</sup> Avenue Phase II – Update**

Town Administrator Murr discussed there being substantive communication on the project trying to come up with a solution for the area east of the railroad tracks.

**B. East 133<sup>rd</sup> Avenue – Update**

Town Administrator Murr stated that Walsh & Kelly and Christopher Burke Engineering are working on additional punch list items. The project is anticipated to close out soon.

**C. Cline/Lake Shore Drive Project**

Town Administrator Murr commented that the project is temporarily on hold.

**D. Broadway Project**

Town Administrator Murr commented that project acquisition is finalized, the last property is being recorded, and there is no new action at this time. Town Council Member John Foreman discussed getting the area in the Town’s possession and being able to properly maintain the area. A lengthy discussion continued on the area and future plans for sidewalks, safety upgrades, and drainage in the area to the west.

**E. Pending/Future Developments**

Town Council Member Robert Carnahan discussed a damaged concrete pillar at 133<sup>rd</sup> Avenue and Morse Avenue, across from Sunset Harbor Condo’s. It has been damaged a while and asked about getting it fixed. Town Administrator Murr stated she will look into this and work towards a solution. Council Member Foreman discussed water studies being done on the area east of Robin’s Nest. He stated it was quite extensive on trying to figure out what size water tower would best serve that area. Until then, the proposed Lakeside Subdivision is on hold. A lengthy discussion continued on putting a turn lane in and sidewalks near the proposed subdivision. Town Administrator Murr stated that Lemon

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Lake has plans to possibly move their entrance to the west and it could tie in with that subdivision. Further discussion occurred on water in the area.

**V. Old Business**

**A. Status – 133<sup>rd</sup> East – IDEM/UST Contamination**

No Update.

**B. Park Improvement Project**

Town Administrator Murr discussed the Park Committee’s initial design for Bartlett-Wahlberg Park is to leave most of it greenspace and develop it in phases. The idea for parking is parallel or diagonal depending on how many spaces can fit and meet ADA requirements. Anticipated cost for the phases is unavailable at this time. Council Member Foreman discussed initial ideas to put some basketball courts in possibly at Kiwanis Park but needing to level it out first. Town Administrator Murr stated fill is being donated from local contractors for both parks. Council Member Carnahan discussed keeping the streetlight in front of Hanover Central High School on the agenda.

**VI. Public Comment**

No public comment.

**VII. Other Reports**

Clerk-Treasurer Gross stated the budget for 2016 is currently being worked on. The Council Affairs Committee will be meeting soon to discuss the budget. She recommends the Commission have access to it to review and approve at one of their public meetings. She stated she would forward the information to Nathan Vis. She also discussed that in the past a small percentage of the Town Manager’s salary was paid out of Redevelopment Commission and asked if the Commission would be willing to review that again and have a small portion of the Town Administrator’s budget and the Clerk-Treasurer’s budget paid out of Redevelopment Commission. Nathan Vis agreed, stating both are vital to what the Commission does.

**VIII. Adjournment**

A motion to adjourn was made by Jolie Covaciu with a second by Doug Spencer at approximately 6:45 PM.

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

\_\_\_\_\_  
Nathan Vis – President

\_\_\_\_\_  
Jeff DeVries – Vice President

\_\_\_\_\_  
Eric Burnham – Secretary

\_\_\_\_\_  
Jolie Covaciu– Member

\_\_\_\_\_  
Doug Spencer – Member

Attest: \_\_\_\_\_  
Jennifer Sandberg, Recording Secretary