



**Town of Cedar Lake  
Redevelopment Commission Minutes  
May 9, 2016**

**Call to Order 6:02pm**  
**Pledge of Allegiance**  
**Roll Call:**

Present	Nathan Vis	Absent	Randy Niemeyer
	Member		Town Council
Absent	Jeff DeVries	Absent	John Foreman
	Member		Town Council
Absent	Jolie Covaciu	Present	Robert Carnahan
	Member		Town Council
Present	Eric Burnham	Absent	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

**Minutes of the April 2016 Public Meeting:**

A motion to approve the minutes of the April 2016 Public Meeting was made by Eric Burnham with a second by Doug Spencer.

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

**I. New Business**

**A. Resolution 1166 Temporary Loan**

Clerk-Treasurer Gross discussed receiving an invoice from INDOT for the Change Order for 133<sup>rd</sup> Avenue Phase II Project. The TIF Fund does not have the cash to pay for the invoice in the amount of \$345,269.46. A Temporary Loan from the Wastewater Utility to the TIF Fund is needed. A brief discussion occurred on repayment. A motion to approve a temporary loan from the Wastewater Utility to the TIF Fund in the amount of \$345,269.46 was made by Eric Burnham with a second by Doug Spencer.

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

**II. Monthly Vendor Invoice Review**

**A. Approve Expenses**

A motion to approve the vendor expenses from 04/12/16 – 05/06/16 out of Fund 804 for a total of \$396,982.34 was made by Doug Spencer with a second by Eric Burnham.

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

A motion to approve the vendor expenses from 04/12/16 – 05/06/16 out of Fund 404 for a total of \$5,586.49 was made by Eric Burnham with a second by Doug Spencer.

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

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**III. Written Communications - None**

**IV. Monthly Reports**

- A. 133<sup>rd</sup> Avenue Phase II** – Paving is scheduled for Wednesday. Striping will occur shortly thereafter. Concrete punch list items started last week.
- B. Cline/Lake Shore Drive Project** – Of the 14 Right of Way Parcels, 7 have been acquired, 4 are in the process of eminent domain, 2 are being discussed with property owners, and 1 is owned by the Town. Town Administrator Murr met with NIRPC last week and it was offered to move the project up to Fiscal Year 2018. A brief discussion occurred on the possibility. President Vis asked how the relationship was with the engineer from American Structurepoint on the project. Town Administrator Murr answered it was good.
- C. Pending/Future Developments** – None

**V. Old Business**

- A. Status 133<sup>rd</sup> East – IDEM/UST Contamination** – Pleadings to compel discovery on file.
- B. Park Improvement Project** – The building is down and the ground has been graded and seeded. Looking to work with an engineer and landscape architect to develop a plan.
- C. Façade Grant Program** – Will review next month due to financial obligations. A brief discussion occurred on the big box stores and possibility of diminished TIF funds.
- D. New Intersection 133<sup>rd</sup>/Hanover** – No response from Tom Taylor, Superintendent of Hanover Community School Corporation. Town Administrator Murr added that this project has not been designed yet. It’s just a concept idea, no design engineering has occurred.
- E. Resolutions** – Town Attorney Austgen discussed two resolutions for the annual TIF increment capture notices and authorization. The first is for the consolidated 133<sup>rd</sup> Avenue economic development area and the second for the Strack and Van Til area. This needs to be adopted so that 100% of the TIF increment can be captured.

A motion to approve Resolution 2016-1 was made by Eric Burnham with a second by Doug Spencer.

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

A motion to approve Resolution 2016-2 was made by Eric Burnham with a second by Doug Spencer.

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

**VI. Public Comment** – Mr. Carnahan added that Douglas MacArthur Elementary School will be having a Spaghetti Dinner on Wednesday. All proceeds go towards purchasing new playground equipment.

**VII. Other** – Town Attorney Austgen added a brief report.

**VIII. Adjournment**

A motion to adjourn was made by Eric Burnham with a second by Doug Spencer at approximately 6:32 PM.

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

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\_\_\_\_\_  
Nathan Vis – President

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

\_\_\_\_\_  
Eric Burnham – Member

\_\_\_\_\_  
Jolie Covaciu – Secretary

\_\_\_\_\_  
Doug Spencer – Member

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