

**Town of Cedar Lake
Redevelopment Commission
January 9, 2017
Call to Order 6:02pm
Pledge of Allegiance**



Roll Call:

Present	Nathan Vis Member	Present	Randy Niemeyer Council Member
Present	Eric Burnham Member	Absent	John Foreman Council Member
Absent	Jolie Covaciu Member	Present	Robert Carnahan Council Member
Absent	Jeff DeVries Member	Absent	Jill Murr Town Administrator
Present	Doug Spencer Member	Present	David Austgen Town Attorney
Present	Amy Gross Clerk-Treasurer	Absent	Connie Sterkowitz Hanover School Liason
Present	Jennifer Sandberg Recording Secretary		

I. Oaths of Office

Clerk-Treasurer Gross gave the Oath of Office to Commission Members Vis, Burnham, and Spencer.

II. Nomination for President, Vice President, and Secretary

Doug Spencer nominated and made a motion for Nathan Vis for President of the Redevelopment Commission. Eric Burnham seconded that motion. Mr. Vis accepted the nomination. A voice vote followed and passed 3-0.

Doug Spencer nominated and made a motion for Eric Burnham as Vice-President of the Redevelopment Commission. Nathan Vis seconded that motion. Mr. Burnham accepted the nomination. A voice vote followed and passed 3-0.

Discussion occurred on whether or not the post of Secretary was necessary. Town Attorney Austgen stated it is. The item was tabled until the February meeting.

III. Approval of Minutes of the November 2016 Meeting

A motion to approve the minutes of the November 2016 Public Meeting was made by Eric Burnham with second by Doug Spencer. The motion passed 3-0.

IV. Monthly Invoices

a. Fund 404

A motion to approve the monthly invoices from Fund 404 for a total of \$23,047.50 was made by Eric Burnham and seconded by Doug Spencer. The motion passed 3-0.

b. Fund 804

A motion to approve the monthly invoices from Fund 804 for a total of \$55,880.90 was made by Eric Burnham and seconded by Doug Spencer. The motion passed 3-0.

V. New Business

a. Resolution 1180

Clerk-Treasurer Gross explained that last year the TIF fund borrowed \$345,269.46 in order to make a payment to INDOT for a change order. The fall settlement wasn't enough to repay the temporary loan. This temporary loan needs to be extended until June 30, 2017. News has been received that this will be repaid shortly.

A motion to confirming Resolution 1180 was made by Eric Burnham with second by Doug Spencer. The motion passed 3-0.

b. Safari Website

Ryan from Safari Marketing presented the Commission with a brief overview of the newly revamped website. The Commission discussed additional items to possibly add to the site and other items that need to be more user friendly.

c. 133rd West Phase II Resolution

Town Attorney Austgen reported that a resolution is imminent regarding the design issues on 133rd Avenue Phase II. Satisfactory dialogue has occurred recently. They are anticipating receipt of draft release instruments and verification of proceeds for a settlement resolution.

d. Lincoln Plaza

Neil Simstad with NIES Engineering presented the draft design work for Lincoln Plaza/Broadway. He briefly went through the design with the Commission. President Vis asked for an estimate for a project of this size. Mr. Simstad answered that reconstruction is estimated between \$350-375,000. President Vis asked what the engineering costs would be for plans and monitoring during the project. Mr. Simstad stated that an estimate has not been prepared for construction inspection, but the design portion was approximately \$26,000. Typically, they are in the range of 4-6% for construction inspection. President Vis asked for a time frame. Mr. Simstad answered it could be as soon as this spring. Discussion continued on utilities, decorative items, and possible lighting.

VI. Written Communications

President Vis discussed previous correspondence with Clerk-Treasurer Gross. He asked her to present the numbers at the next meeting with thoughts on projected income, repayment of debt, and where the Commission stands for 2017.

VII. Monthly Reports

- a. 133rd Phase II** – Previously updated.
- b. Cline/Lake Shore Drive** - The last parcel has been acquired.
- c. Pending/Future Developments** - None

VIII. Old Business

- a. Status – 133rd East – IDEM/UST Contamination** – Status conference tomorrow. There may be a bit of movement.

b. Park Improvement Project – Costs are being put together for a parking lot at Bartlett-Wahlberg Park, as well as at Kiwanis Park. Council President Niemeyer discussed a recent meeting with VS Engineering and developing a design concept and piecing it out.

IX. Public Comment

None

X. Adjournment

A motion to adjourn was made at 6:55pm by Eric Burnham with second by Doug Spencer. The motion passed 3-0.

Nathan Vis, President

Eric Burnham, Vice-President

Jolie Covaciu, Member

Doug Spencer, Member

Jeff DeVries, Member

Attest:_____
Jennifer Sandberg, Recording Secretary