

TOWN OF CEDAR LAKE, LAKE COUNTY, INDIANA  
MINUTES OF THE REDEVELOPMENT COMMISSION



December 14, 2017

Public Meeting Advertised for 6:00 PM  
Conducted at the Cedar Lake Town Hall  
Pledge of Allegiance

**Roll Call:**

Present	Nathan D. Vis RDC President	Absent	Amy J. Gross, IAMC, MMC, CPM Clerk-Treasurer
Absent	Jeff DeVries RDC	Absent**	David Austgen Town Attorney
Present	Jolie Covaciu RDC	Present	Jill Murr Town Administrator
Present	Eric Burnham RDC	Present	Robert Carnahan Town Council
Present	Doug Spencer RDC	Absent	Randy Niemeyer Town Council
Absent	Dennis Wilkening RDC Liaison - Hanover	Absent	John Foreman Town Council
Present*	David Warne RDC Liaison – Crown Point	Present	Jennifer Sandberg Recording Secretary

*\*Arrived late. \*\*Mr. Ryan Deutmeyer was present.*

**I. Approval of November 29, 2017 Meeting Minutes**

A motion to approve the minutes of the November 29, 2017 Public Meeting was made by Doug Spencer with a second by Jolie Covaciu. A voice vote followed and passed 4-0.

**II. New Business**

**a. Lincoln Plaza Bid Award**

Town Administrator Murr stated that the bids were opened on November 30<sup>th</sup> at 10am. Four contractors bid on the project. The engineer's opinion of cost was \$419,870.50. Walsh and Kelly was the lowest most responsive and responsible bidder at \$393,481.70. Staff reviewed the bids as well as the engineer and it was recommended to award the project for the spring 2018 construction season to Walsh and Kelly. President Vis asked about Walsh & Kelly's bid being lower than the estimate. Town Administrator Murr stated that is tied into the change order allowance of \$45,000. Town Administrator asked for a motion to approve and asked for approval to sign the notice of award.

A motion to approve the bid award to Walsh and Kelly in the amount of \$393,481.70 was made by Jolie Covaciu with second by Doug Spencer. A voice vote followed and passed 4-0. Mr. Vis briefly discussed a client that asked about giving the Town a quote for aggregate. Town Administrator Murr told Mr. Vis he could share her contact information with him.

A motion to approve the Town Administrator to sign the notice of award on behalf of Mr. Vis was made by Eric Burnham with second by Doug Spencer. A voice vote followed and passed 4-0.

Town Administrator Murr added that there were no further updates. The bonds will be closing between Christmas and New Year's.

**III. Written Communications**

None

**IV. Old Business**

**a. Status Update – 133<sup>rd</sup> East – IDEM/UST Contamination** – Mr. Deutmeyer gave an update. He stated that currently the defendants are unrepresented and they are preparing a motion for summary judgement. Once a judgement is in hand they can go down state and attempt to recoup. The unknown at this point is how much they will be able to recoup. Even if they get a judgement for the maximum amount there is a deductible that will come out of it. A brief discussion continued on recouping monies. Council Member Carnahan asked if they could go after previous property owners. Mr. Deutmeyer stated the difficult thing is to pinpoint when the leak occurred.

**b. Livable Town Center Update** – President Vis discussed the proposed town centers and conversation he had with Mr. Niemeyer. The Veridus Group is putting together a proposal for the Town Council to review. Shortly after, the Town Council will want to meet with the Redevelopment Commission and the Veridus Group to discuss vision, implementation, and funding for these projects. Mr. Spencer asked about the vision for the Town Grounds project. Council Member Carnahan stated according to the material he was given, the project would include a new bandshell, baseball fields, and businesses on the northeast corner. Mr. Vis stated the vision is to keep the greenspace and enable them to

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use it more prudently. Parking would be added as well as business opportunities. Two separate conversations occurred at this time between commission members. A lengthy conversation continued on the project, potential TIF districts, and new subdivisions in Town.

**V. Public Comment**

Council Member Carnahan updated the Commission on the recent NIRPC meeting and the re-assessed value of big box stores. Mr. Warne briefly discussed a demography study on the growth of Crown Point district schools. He added that MacArthur received a top notch letter grade given by the state and the community hours are outstanding. Mr. Carnahan added that in 2012 they received the national blue ribbon award.

**VI. Adjournment**

A motion to adjourn was made by Eric Burnham with second by Jolie Covaciu. A voice vote followed and passed 4-0.

**TOWN OF CEDAR LAKE REDEVELOPMENT COMMISSION**

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Nathan D. Vis, RDC President

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Eric Burnham, RDC Vice-President

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Jolie Covaciu, RDC Member

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Doug Spencer, RDC Member

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Randy Niemeyer, RDC Member

**ATTEST:**

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Jennifer Sandberg, Recording Secretary

The Minutes of the Cedar Lake Redevelopment Public Meeting are transcribed pursuant to IC 5-14-1.5-4(b), which states:

- (b) As the meeting progresses, the following *memoranda* shall be kept:
- (1) The date, time and place of the meeting.
  - (2) The members of the governing body recorded as either present or absent.
  - (3) The general substance of all matters proposed, discussed, or decided.
  - (4) A record of all votes taken, by individual members if there is a roll call.
  - (5) Any additional information required under IC 5-1.5-2-2.5.