

**LOWELL REDEVELOPMENT COMMISSION  
REGULAR MEETING  
FEBRUARY 25, 2019**

Chair Matt Felder called the Lowell Redevelopment Commission meeting to order at 6:30 P.M. The Pledge of Allegiance was recited. Clerk Treasurer Judith Walters called the roll. Members present were Christopher Salatas, Will Farrellbegg, Matt Felder, and Mike Gruszka. Edgar Corns was absent. Also present were Town Attorney Dave Westland, Town Manager Jeff Sheridan, Director of Public Works Kevin Gray, Tri-Creek School Representative Doug Ward, SEH Representatives Craig Hendrix and Brian Schuch and three interested citizens.

**SWEARING IN -**

Clerk-Treasurer Judith Walters swore in Matthew Felder as member of the Lowell Redevelopment Commission.

**APPROVAL OF MINUTES**

January 28<sup>th</sup> regular meeting - Mr. Farrellbegg moved to approve the minutes, seconded by Mr. Salatas and carried with four ayes.

**OLD BUSINESS**

Welcome to Lowell Signs - Mr. Salatas stated due to staff changes that will make an impact on this, he suggested having the Town Manager and Public Works Director take a look at options previously discussed and come up with some recommendations. He suggested to discuss next month. Town Manager Sheridan asked if there was a cost estimate range to stay within. Mr. Salatas stated the amount last year was under \$40,000.00. Mr. Gruszka stated he thought these signs had been approved last year. Mr. Sheridan stated it was his understanding the Redevelopment Commission had asked staff to put this on hold. Clerk-Treasurer Walters stated they were waiting on a distribution of funds from Lake County Solid Waste to see if recycle money could be used not TIF money. Mr. Salatas stated the discussion last year was there were not as many funds available to use than this year. Mr. Salatas stated a former staff member had worked out the design, and stated it would be smart and wise to revisit the design making sure its proper and not oversized. Town Manager stated they will be review and present updated costs and estimates. Mr. Sheridan stated the location decided was on the east and west end of town where the current welcome signs are. Mr. Farrellbegg stated the Town of Cedar Lake has signs through out and suggested maybe the Town of Lowell can look at doing something like that. Mr. Felder stated he would like to review the designs proposed.

## **NEW BUSINESS**

Lump Property - Town Manager Sheridan stated all paperwork was previously completed and the appraisal was the only thing he was waiting on. He stated he is now received the appraisal for the grassy area on the corner of Mill Street and Commercial Avenue. The appraisal was for \$55,000.00 and a verbal offer was made to the owner for \$50,000.00. Town Attorney Westland asked why only one appraisal was done rather than two. Mr. Sheridan stated he thought only one appraisal was needed for the Redevelopment Commission not two. Attorney Westland stated a second appraisal is needed. Mr. Sheridan will seek another appraisal. Clerk-Treasurer Walters asked where the purchase would be paid from and stated an additional appropriation would be needed in the TIF Fund. An additional appropriation will be prepared.


West Side Utility Easement - Town Manager Sheridan stated proposals were received from both SEH and Cender & Company to provide certain services to the Redevelopment Commission. Mr. Sheridan suggested since he just received the SEH proposal today, to avoid an overlap, asked the Commission and staff to review and discuss at the next meeting. Ms. Walters stated if the Commission doesn't act on this until the next meeting, which is March 25<sup>th</sup>, the TIF Management report is due to Gateway by April 15<sup>th</sup>, which doesn't leave a lot of time to know which consultants will be working on report. A special meeting of the Redevelopment Commission will be held on March 11<sup>th</sup> to act on proposals.

## **PUBLIC COMMENT**

Doug Ward, Tri-Creek School Board, asked about the scope of the West Side Utility project was and how far out it is being extended. Town Manager Sheridan stated an option is to extend water and sewer to Route 41 and perhaps further. Mr. Ward asked what the timeline of this project is. Mr. Sheridan stated sooner than later and told Mr. Ward they will be meeting with school representatives on Wednesday.

## **ADJOURNMENT**

With no further business, Mr. Farrellbegg made a motion to adjourn at 6:46 P.M., seconded by Mr. Gruszka and carried with four ayes.

  
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Matt Felder, Chairman  
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Michael Gruszka, Secretary