

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



February 12, 2018

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

**Arrived late.*

I. Oaths of Office

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

II. Nomination for President, Vice President, and Secretary

Eric Burnham nominated and made a motion for Nathan Vis for President of the Redevelopment Commission. Doug Spencer seconded that motion. A voice vote followed and passed 4-0.

Jolie Covaciu nominated and made a motion for Eric Burnham as Vice-President of the Redevelopment Commission. Doug Spencer seconded that motion. A voice vote followed and passed 4-0.

Eric Burnham nominated and made a motion for Doug Spencer for Secretary of the Redevelopment Commission. Jolie Covaciu seconded that motion. A voice vote followed and passed 4-0.

III. Approval of November 29, 2017 Meeting Minutes

A motion to approve the minutes of the December 14, 2017 Public Meeting was made by Eric Burnham with a second by Jolie Covaciu. A voice vote followed and passed 4-0.

IV. Monthly Invoices

a. Fund 404

A motion to approve the monthly invoices from Fund 404 in the amount of \$11,534.12 was made by Eric Burnham with second by Jolie Covaciu. A voice vote followed and passed 4-0.

b. Fund 804

A motion to approve the monthly invoices from Fund 804 in the amount of \$83,122.61 was made by Doug Spencer with second by Jolie Covaciu. A voice vote followed and passed 4-0.

V. Project Updates from David Austgen

Town Attorney Austgen stated the Cline and Lake Shore Drive Roundabout project is ready to go. Town Administrator Murr has been diligent with attending the NIRPC transportation meetings to get the project moved up. President Vis asked if they were in talks with utilities yet. Mr. Austgen stated not yet but the Town has everything ready on their end. The Town is just waiting for the notice to proceed and for funding. President Vis asked about the timeframe. Mr. Austgen stated he believed it would be late summer. Mr. Austgen stated by the time they meet next he will have a summary judgement on file for the 133rd Avenue environmental issue. He added all the work they will be doing in Lincoln Plaza will pay off. A four plus acre commercial project has been to the Plan Commission twice. Mr. Carnahan asked if he was referring to the Summer Winds retail development. Mr. Austgen stated yes.

VI. Update from Randy Niemeyer

Randy Niemeyer gave an update via telephone on the Town Center concepts. He stated the interest in the Town is growing by the day. A business owner from Illinois is interested in possibly moving a light industrial manufacturing facility to Cedar Lake. It could potentially add up to 200 jobs. Conversations are occurring with potential investors and several development groups on the Town Center concepts. They have a conference call Wednesday with the first group. It's based out of Arizona and Vancouver. They are ready

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to talk about taking the next steps towards a partnership. They've also been contacted by a group out of Indianapolis as well as another group based out of Chicago. The interest in Cedar Lake has only grown. Tim Jensen with the Veridus Group is working diligently to keep things organized. They will be participating in the conference call together. He anticipates the development of a robust business district will support the community for years to come. President Vis asked about the next few months. Mr. Niemeyer stated according to conversations with investors they may see a letter of intent by summer. They still need to discuss policy and planning. He stated the Redevelopment Commission will be doing some training with the Veridus Group. There are more mechanisms available to them than they realized. Mr. Spencer stated the Midway Gardens plan is just a concept to start with. A developer will come along and make it fit for them. Mr. Niemeyer stated Midway Gardens was chosen because it was something that was done in the 2007 master plan update. They are looking to create something that currently doesn't exist which is public access to the lakefront. Midway Gardens offers that opportunity. Other areas of Town have been discussed but there are issues with traffic or not much lakefront access. President Vis added he's received a lot of feedback in the last couple of months. People want to know what is going on in Cedar Lake. Interest is growing with this vision. Mrs. Covaciu added maybe they could discuss different transportation ideas like shuttle buses or waterways along with developers. She appreciates the effort and time put into this. She looks forward to working with the Town Council. Mr. Niemeyer stated the Council and Commission will be working together as they move forward with these visions. Mr. Niemeyer stated he's heard a lot of feedback from Town residents and all over the region. Many people are excited about the concepts and future possibilities for the Town.

VII. Financial Update

Clerk-Treasurer Gross discussed the financial activity for 2017. She pointed out to them that the tax settlement went up. It was approximately \$987,000. Currently, they have a balance of \$525,000. That is taking into account the earmarked \$100,000 for the roundabout project. President Vis asked her if they anticipate any major expenses between now and the next tax draw. Clerk-Treasurer Gross stated that Lincoln Plaza will be the next major expense. Mr. Burnham asked if they had a start date for Lincoln Plaza. Mr. Austgen stated they haven't seen a notice to proceed yet. Discussion continued on a potential start date for Lincoln Plaza.

Mr. Wilkening asked about continuing with the crosswalks for the high school. He'd like to continue moving forward with the project. He'd like to see if they can get something done before the next school year. Mr. Austgen suggested they discuss matching up crosswalks with the Summer Winds project. President Vis suggested a meeting with Greg Parker, Mr. Wilkening, and Mr. Taylor. Mrs. Covaciu stressed doing something quickly to create a safe crossing area for the children. Mr. Carnahan agreed. He stated they need something temporarily for safety. He suggested having one designated crosswalk. A lengthy conversation continued on placement of crosswalks, safety, and the potential development.

VIII. Public Comment

Mr. Carnahan stated the Business Showcase will be on March 24th.

Tim Barker stated he's here for information. He's seen a lot of stuff on the internet. He's interested in what's happening, especially with the Midway Gardens concept. He's a lifelong resident and it's about time for something to change. He's hoping it's a good thing.

IX. Adjournment

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

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Nathan D. Vis, RDC President

Eric Burnham, RDC Vice-President

Jolie Covaciu, RDC Member

Doug Spencer, RDC Member

Randy Niemeyer, RDC Member

ATTEST:

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.