



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

I. Approval of February 12, 2018 Meeting Minutes

A motion to approve the minutes of the February 12, 2018 Public Meeting was made by Doug Spencer with a second by Eric Burnham. A voice vote followed and passed 5-0.

II. Project Updates

a. **Lincoln Plaza** – Town Administrator Murr stated she spoke with NIES Engineering and the schedule is being coordinated. They anticipate starting mid-April. Once the timeline is defined they will get notice out to the business owners.

b. **Lake Shore Drive/Cline Roundabout** – Quarterly tracking meeting was held recently. They are on track to begin utility relocation in the fall. Construction is most likely to begin next spring. President Vis asked if they had an idea of the amount of money they should set aside for 2018 expenses. Mrs. Murr stated they will have to pay their 20% of the project up front. They are anticipating that 20% around \$308,000 and a little over \$400,000 plus engineer costs on Lincoln Plaza. President Vis asked about the Community Crossing Grant received last year. Mrs. Murr stated it was for Parrish Avenue. She stated with the roundabout project already in motion it was applied for Parrish. They could apply for the grant and possibly receive it. But she wouldn't want to commit that money to something else and then not have it. Mr. Niemeyer asked what the current TIF obligations were to debt service and anticipated collections. A brief conversation occurred on assessments, appeals, and TIF collections.

President Vis wondered if they should set aside a flat \$320,000 for the year. Mr. Burnham asked if that would leave them enough for Lincoln Plaza. Mr. Niemeyer added there has been discussion about expanding the industrial park. In order to do that, the Town would need to adopt the road. The road is deficient and would need improvement. He thinks they need to consider expansion of the industrial park. They have a general idea of what it may look like that was provided by Schilling Development. The process will begin soon. While they talk about setting money aside they need to think about the next three or four years. He thinks the development will happen quickly. President Vis asked about a timeline. Mr. Niemeyer stated he looks to have the road adoption in the next three to six months. A lengthy conversation continued on the future of the industrial park.

President Vis asked about the TIF income for last year. Mrs. Murr stated \$987,000 was reported by the Clerk-Treasurer at the last meeting. President Vis asked if that was the total for the year. Mrs. Murr stated that is her understanding from the minutes. She didn't get numbers from the Clerk-Treasurer today as she was out of the office. Mr. Niemeyer added he thinks before the Commission considers commitments of funds they need a summarized breakdown of where the funds are committed for debt service and the length of those terms. He thinks they need to take more of a capital planning approach to allocation. President Vis agreed. They already set aside \$100,000 for the Roundabout. Mrs. Murr stated she will have the summary for the next meeting. President Vis added when they prepare the summary to add an additional \$225,000 for a total of \$325,000 set aside for the Roundabout. They know it will be an expense and don't have to worry about it if it's set aside. He asked if there was a consensus. It was agreed. He added it would be prudent once they get a firmer timeline they can talk about what they can set aside for the industrial roadway. Mr. Niemeyer added maybe TIF funds are not the only way to fund their portion of the roundabout. Maybe some Motor Vehicle Highway funds will be available with the increase in the gasoline tax. He stated in order to keep with the momentum of these projects they have to be able to fund them. He discussed looking outside the box and having staff do some projections on different collections to see what they can use for the roundabout. President Vis stated for this year he thinks they will be hard pressed to find some additional for the roundabout. Mr. Burnham added he thinks

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they have enough funds to get done what needs to get done this year and look forward to the industrial park. Mr. Niemeyer stated the industrial park would be just the first step. Some businesses expressing interest in Town are looking for different sorts of economic development packages that would include some TIF financing. They would also need margin in the funds to be able to finance different sorts of EDA's to attract and sustain as well as build infrastructure.

- c. **Downtown Developments** – Mr. Niemeyer stated they had another visioning session with the Veridus Group. They summarized the visioning principles. There will be one more visioning session. Mr. Jensen has scheduled a policy and planning review with staff for March 20th. This is to make sure as they are soliciting and gaining partners that planning policy's match modern day planning and development to where they have a streamlined system. This will help attract businesses to Town. They have been in communication with the first development group they met with. The company is based in Vancouver. They're interest has increased. The development could possible include a hotel and conference space. Many steps still need to occur. The principal of the group had questions on how the Town could help drive customers to his business. This investment could be between fifty and a hundred million dollars. They want to know if they'll see a return on their investment. They are working with Veridus to gather data and demographics for not only this first group but any others that may be interested. They have a meeting scheduled for Thursday with a group from Indianapolis. This will just be an introduction. It is the fifth group to express interest. He suspects as they continue with the Veridus Group and fine tune their plans they'll have more interest. He stated if the economic conditions stay as they are or improve he thinks they're in for a busy few years in Town. President Vis asked what kind of timeline they hope see. Mr. Niemeyer stated the Council will have a proposal in front of them soon from a group called Context. They are an architectural design firm but they do a lot more. They are experienced with redevelopment and branding. They will help with community engagement, land planning, site design, concept refinement, and economic development cost management. Mr. Niemeyer added they have some excellent people working with them on this and helping them through the process to make sure it is done right.
- d. **Hanover School Crosswalk** – President Vis stated two weeks ago he met with the future superintendent of Hanover Schools and Greg Parker to discuss three crosswalk areas and a potential intersection on 133rd Avenue. Mr. Parker went back to the Planning Commission to talk with the developer. They will have a brief committee meeting after tonight's meeting to see what is feasible moving forward. A brief conversation occurred on who would be meeting after the regular meeting. President Vis stated his vision after that first meeting is this would be the entryway to Cedar Lake from US 41. He would like to see them do something more than just crosswalks to indicate this is a school zone. He would like them to consider what else could be done to signal that Cedar Lake places an emphasis on education. Mr. Wilkening added this has been on the radar for a while. The problem is now if they have the entranceway line up with King Drive, the driveway will go up to the middle of the office building. He discussed the congestion in the area when school lets out. Further discussion occurred on increased growth and traffic volume. Mrs. Covaciu added maybe they could also plan for an entrance with an educational focus on the east side by the Lakeside development. That way both schools are represented. Mr. Niemeyer added they could go a step further with that and incorporate Lowell schools as homes on the southern edge of Lynns way attend Lowell schools. He discussed Cedar Lake being a unique community with a mix of demographics and education. Mr. Wilkening stated they recently had a demographic study done and the Town and Township have grown by 40%. Further discussion continued on the possibilities moving forward.

III. Written Communications
None

IV. Public Comment
Mr. Carnahan stated the business showcase will be on March 24th at Hanover Central in the east gym. Mr. Austgen added that Steven Micic is seated number two in the NCAA wrestling championships this weekend.

V. Adjournment
A motion to adjourn was made by Jolie Covaciu with second by Doug Spencer. A voice vote followed and passed 5-0.

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

TOWN OF CEDAR LAKE REDEVELOPMENT COMMISSION

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.