

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



**April 9, 2018**

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

**Roll Call:**

Absent	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	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	Present	Jennifer Sandberg Recording Secretary
Present	David Warne RDC Liaison – Crown Point		

**I. Approval of March 12, 2018 Meeting Minutes**

A motion to approve the minutes of the March 12, 2018 Public Meeting was made by Jolie Covaciu with a second by Doug Spencer. A voice vote followed and passed 4-0.

**II. Claims**

**a. Fund 404**

A motion to approve the monthly invoices from Fund 404 in the amount of \$3,477.22 was made by Doug Spencer 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 \$2,774.98 was made by Randy Niemeyer with second by Doug Spencer. A voice vote followed and passed 4-0.

**III. New Business**

**a. Redevelopment Commission Annual Report**

Clerk-Treasurer Gross stated this is an annual report due to the state. It was submitted on April 6<sup>th</sup>. It has to do with the TIF allocation fund. It has information about the board members and those who are compensated through the Redevelopment Commission General Fund. It gives a breakdown of the TIF monies and what was spent, cash balances, and includes a list of all the parcels in the TIF district. Mr. Burnham asked if there was someone who oversees all the TIF parcels. It was stated Mr. Rex Sherrard does. Mr. Niemeyer asked about the report and the revenues listed. Mrs. Gross stated the \$900,000 for 2018 is a conservative estimated. Mr. Niemeyer asked about 2017 activity and if there was any margin left. Mrs. Gross stated there is. The ending balance for 2017 was approximately \$708,000. She reminded them of the money asked to be set aside for the roundabout project. Once they deduct that they have approximately \$384,000 to begin the year with. Mr. Burnham asked if they have the funds for Lincoln Plaza. Mrs. Gross stated yes. It was discussed that they can go ahead with the project because the roundabout wouldn't begin until the fall. A lengthy discussion continued on upcoming projects, fund balances, and assessed values.

A motion to approve the Redevelopment Commission Annual Report as submitted was made by Randy Niemeyer with second by Doug Spencer. A voice vote followed and passed 4-0.

**IV. Project Updates**

**a. Lincoln Plaza** – Town Administrator Murr stated she is working with Neil from NIES Engineering to coordinate the schedule for the project. They will be coordinating a meeting with business owners to discuss how the project will progress and access during construction. They anticipate construction to start the first week of May.

**b. Lake Shore Drive/Cline Roundabout** – Mrs. Murr stated they are working on the engineering for the next stage of design for INDOT approval. Once that is done they will get the project ready to go out to bid. Quarterly tracking meetings won't be until May. They'll look at the numbers and make sure they are still near the estimate. If need be they'll ask NIRPC for some more money. The numbers they were working with were from 2010. They want to make sure they are still current. Mr. Spencer discussed the idea of not only using TIF monies to fund the roundabout. They discussed the possibility of using motor vehicle highway. Mrs. Murr stated they'd also look at what utilities are in there. Mr. Niemeyer stated there may be an opportunity to use more than just TIF money to support the

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project. Further discussion continued on utility relocation and possible road closures during construction.

- c. **Hanover Community School Crosswalk** – Mrs. Murr stated the school sent over another possible layout with a delayed signal. Mr. Burnham stated he’s been to the meetings and he thinks all parties involved are working well together. Mr. Wilkening discussed cutting down on the cost. He stated they need to look at the cost and the design. Mrs. Murr asked if the school board met. Mr. Wilkening stated they did meet and the newest layout is what came out of the meeting. Mrs. Murr asked if the school was okay with using one engineer. Mr. Wilkening stated yes. A brief discussion occurred on whether the new development’s engineer or the Town’s would be utilized for the project.
- d. **Downtown Developments** - Mr. Niemeyer stated on April 17<sup>th</sup> at 6pm the Veridus Group will be here to finish the Visioning. This will tie everything together and put together a summarized vision for the project based upon the information given by the Council and public. Mrs. Murr stated Mr. Jensen and staff looked at what they do from a plan and building level. How people find information on the comprehensive plan and other items, whether it be online or in office. Also, they are looking at how things are done internally and how they can make it more productive. Mr. Niemeyer asked for specifics on what they have found that may need modernization. Mrs. Murr stated they haven’t got that far yet. They are waiting on a report back. Mr. Niemeyer stated there are no other major developments. They are awaiting a proposal from a marketing firm called Context.

V. **Written Communications**

- a. **TIF Fund Report** – Previously reported by Clerk-Treasurer Gross.

VI. **Public Comment**

Mr. Austgen stated they can expect on the next agenda the TIF increment capture resolutions. That will anticipate capturing 100% of the eligible TIF revenue for the district. It will also have the TIF worksheet so they know the percentage being captured. Keith Piszro, South Side Pizza, voiced concerns with Lincoln Plaza and if the project would shut down the whole street. Mrs. Murr stated it is one of the things they are looking at and would discuss with the business owners. Mr. Piszro commented on the other businesses being Lincoln Plaza but his address is Broadway. He voiced concerns with a large truck that was unable to get under the viaduct last week.

VII. **Adjournment**

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

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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.