

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



May 14, 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
Absent	Dennis Wilkening RDC Liaison - Hanover	Present	Jennifer Sandberg Recording Secretary
Present	David Warne RDC Liaison – Crown Point		

I. Approval of May 14, 2018 Meeting Minutes

A motion to approve the minutes of the May 14, 2018 Public Meeting was made by Eric Burnham with a second by Doug Spencer. A voice vote followed and passed 5-0.

II. Claims

a. Fund 404

A motion to approve the monthly invoices from Fund 404 in the amount of \$5,188.24 was made by Randy Niemeyer with second by Eric Burnham. President Vis asked about the response to the monthly newsletter. Town Administrator Murr stated she's received positive feedback. Mr. Carnahan added he's very pleased with what is distributed to residents. A voice vote followed and passed 5-0.

b. Fund 804

A motion to approve the monthly invoices from Fund 804 in the amount of \$3,441.13 was made by Eric Burnham with second by Jolie Covaciu. A voice vote followed and passed 5-0.

III. New Business

a. Resolution No. 2018-01

A RESOLUTION OF THE CEDAR LAKE REDEVELOPMENT COMMISSION CONCERNING THE 2019 BUDGET YEAR DETERMINATION FOR THE NEED TO CAPTURE INCREMENTAL ASSESSED VALUATION WITHIN THE CONSOLIDATED CEDAR LAKE 133RD AVENUE ECONOMIC DEVELOPMENT AREA ALLOCATION AREA, AND ALL MATTERS RELATED THERETO.

Town Attorney Austgen stated this is the annual declaration of determination to capture increment next year for purposes of paying expenses. Attached to the resolution is a worksheet filled out by the Clerk-Treasurer. That worksheet is verification that they are not capturing more than 200% of the increment available to them.

A motion to approve Resolution No. 2018-01 was made by Randy Niemeyer with second by Eric Burnham. A voice vote followed and passed 5-0.

b. Resolution No. 2018-02

A RESOLUTION OF THE CEDAR LAKE REDEVELOPMENT COMMISSION CONCERNING THE 2019 BUDGET YEAR DETERMINATION FOR THE NEED TO CAPTURE INCREMENTAL ASSESSED VALUATION WITHIN THE SVT ALLOCATION AREA, AND ALL MATTERS RELATED THERETO.

Mr. Austgen stated this is the area around Strack and Van Till. It is a sub allocation area within the allocation area. Like the previous item this is for increment capture.

A motion to approve Resolution No. 2018-02 was made by Eric Burnham with second by Jolie Covaciu. A voice vote followed and passed 5-0.

c. Context Design Proposal

Mr. Niemeyer stated he spoke with Fred PrazEAU from Context. Mr. PrazEAU will attend the June meeting to further discuss services offered. A motion to defer to the next meeting was made by Randy Niemeyer with second by Doug Spencer.

Mr. Niemeyer briefly explained the \$20,500 proposal from Context Design. Context Design provides planning, policy development, and cost analysis to help

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further economic development plans. Base Services include community engagement, land planning, site design, and meetings and coordination. Optional services are available as well. Mr. Niemeyer added he would like to see the Commission go with the base service proposal to start with land planning. This would help foster a possible partnership for development. A lengthy discussion continued on economic development in Town and how Veridus and Context would work together with the Town.

IV. Project Updates

- a. **Lincoln Plaza** - Town Administrator Murr stated work is underway. Weather will play a role in the closure of the road. She has been communicating with business owners. Mr. Niemeyer asked about signage. Mrs. Murr stated signage was to go in the back of Strack's parking lot. There is a sign on a NIPSCO pole letting folks know where to park. Business owners are helping with directing customers as well. A brief discussion continued on communicating with business owners in Lincoln Plaza. Mr. Niemeyer asked about a possible business marquee. Mrs. Murr stated it was discussed but advised by the engineer that it would be better as separate project cost wise. Discussion continued on signage, businesses in the plaza, and addresses.

President Vis stated he would like to see a future improvement idea list created. First item would be signage for Lincoln Plaza. He would like to see thank you letters sent to businesses in Lincoln Plaza thanking them for their patience and working with them during the project. A motion to send thank you letters was made by Eric Burnham with second by Randy Niemeyer. A voice vote followed and passed 5-0. President Vis stated he would draft the letter.

- b. **Lake Shore Drive/Cline Roundabout** – A quarterly tracking meeting is tomorrow with NIRPC. They are still on track for letting this fall.
- c. **Hanover Community School Crosswalk/Signalization** – Mr. Niemeyer stated he spoke with the school superintendent as well as the Hanover school board president to talk about the urgency of the project. The window is narrowing to work with the developers as a partner in this project. If no action is taken, the development will be too far ahead to change. It was discussed that the committee would meet again before the end of the month. Mr. Austgen stated he's been in contact with the developer and their attorney's. They are waiting for further information on this project. Mr. Niemeyer discussed the possibility of a joint work session among the three school districts with the Town Council and Redevelopment Commission. The growth of the Town is putting pressure on all the school districts. Mr. Warne stated it would be helpful. He discussed a previous demographic study done for Crown Point schools and the forecast of the growth. Discussion continued on growth in the Town and the impact on the school systems.
- d. **Downtown Developments** – Mr. Niemeyer updated a member of the public on the Context Proposal previously discussed. He stated Mr. Prazeau of Context Design will be at the June meeting to discuss what services offered. He encouraged the gentleman to attend the next meeting. A lengthy discussion continued on the next steps of planning for economic development.

V. Public Comment

Mr. Carnahan stated 16+ will be meeting on May 25th in Schererville. Chief Coulson has obtained the United States District Attorney as the speaker.

VI. Adjournment

A motion to adjourn was made by Eric Burnham with second by Jolie Covaciu. A voice vote followed and passed 5-0.

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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.