

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



September 17, 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	David Warne RDC Liaison – Crown Point
Present	Eric Burnham RDC	Present	David Austgen Town Attorney
Absent	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 Clerk-Treasurer/Recording Secretary

\*Also in attendance was Ralph Miller, Town Council

**I. Consent Agenda**

**a. Claims – Fund #404 - \$1158.22; Fund #804 - \$16,291.60**

Fund #404 for branding and printing services; Fund #804 for NIES Engineering and Barnes and Thornburg in regards to redevelopment Strack VanTil.

A motion to approve the claim was made and seconded. A voice vote followed and passed 4-0.

**II. New Business**

**III. Project Updates**

- a. Lake Shore Drive/Cline Roundabout** – Jill Murr noted INDOT sent out bids and received 4 bids. Walsh & Kelly was selected as the contractor with lowest bid in the amount of \$1,834,216.54. The cost is approximately 1.5% below estimate of \$1,861,025. The cost was originally more than estimated due to having the traffic light with optic com because of it being an ambulance route. No start date has been stated. \$1.5 million has been federally funded as a grant. 20% will need to be paid, however the property has already been paid for. The town administrator has been able to secure extra funds for this project as well. Construction inspection engineer has not yet been selected. INDOT would select a bid. Before the next meeting, it was asked that Jennifer Sandberg obtain an anticipated cost of the roundabout and suggest how much to set aside for overage, such as 10% (\$400,000), with each input of taxes from now through next year.
- b. 133<sup>rd</sup> Avenue** – David Austgen addressed the ongoing lawsuit regarding the Brownfield site. Judgement and resolution will take place in November.
- c. Lincoln Plaza** – Jill Murr noted generally business feedback was positive. Discussion transpired among members regarding poor signage and landscaping in the past. Three issues to be brought up in future: 1) signage, 2) art/landscaping, and 3) thank you letters for investment in our community. Suggestions were made for community engagement and invite business owners to attend to obtain feedback on what they would like to see in the plaza.
- d. Bartlett Wahlberg Park** – Robert Carnahan talked about revisiting the idea of wood timbers in the area. The area is covered with vegetation and causing obstruction to pedestrians. Don Oliphant had reviewed and noted the area was stable. Considerations to be made included public safety and beautification including possibly incorporating the roped design used, seasonal lighting, picnic/shelter, pier safety, additional parking possibilities. No funding was granted at this time since property was private.
- e. Hanover Community School Stop Light** – Ms. Murr asked for direction on a 3-way stop light at the Hanover School. Hanging light \$225,000 estimated cost. Controlled cross walk and traffic controlled device discussion for safety and better flow of traffic for entrance to school and subdivision.

**IV. Written Communications**

- a. Summer Winds Commercial LLC** – Company would like to receive tax abatement. Nathan Vis would like Ms. Murr and Eric Burnham to work with Tim Jensen at Verdus Group to obtain more information. Mr. Neimeyer noted TIF factors and investment relation to funds requested at a rate of 5:1 ratio; the types of businesses needed to fill void; and jobs created.

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- b. Commission Comments:** Dave noted incident at MacArthur had an excellent response.

**V. Public Comment**

**VI. Adjournment**

A motion to adjourn was made by Nathan Vis with second by Doug Spencer. A voice vote followed and passed.

Next meeting: October 8, 2018 at 6 pm.

**TOWN OF CEDAR LAKE REDEVELOPMENT COMMISSION**

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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

\_\_\_\_\_  
Doug Spencer, RDC Member

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Randy Niemeyer, RDC Member

**ATTEST:**

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Jennifer Sandberg, Clerk-Treasurer/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.