

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



October 8, 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	David Warne RDC Liaison – Crown Point
Present	Eric Burnham RDC	Present	David Austgen Town Attorney
Present	Jolie Covaciu RDC	Present	Jill Murr Town Administrator
Absent	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 Clerk-Treasurer/Recording Secretary

\*present via phone/unable to vote

**I. Consent Agenda**

- a. **Minutes** – June 11, 2018 and August 20, 2018
- b. **Claims** – Fund #404 - \$147.00; Fund #804 - \$366,843.31

A motion to approve the claim was made by Jolie Covaciu and seconded by Randy Niemeyer. A voice vote followed and passed 3-0.

Motion: Jolie Covaciu 2<sup>nd</sup>: Randy Niemeyer

**II. New Business**

- a. **Lincoln Plaza** – Jill Murr sent out letters Oct 1, 2018 to businesses in the area regarding signage. Multiple conversations and input occurred regarding signage and landscaping of the 6 current units in the Lincoln Plaza and 3 in the rear, noting the possibility of including the 12 units from Summer Winds. Things of importance that were brought up included: professional, sharp, clean, illuminated, visible, modern, flexible (if businesses change, can be updated), and proximity to the plaza or entrance to the building. Other discussion took place regarding the ingress/egress, sidewalks, and alley. Randy Niemeyer suggested that this issue be brought up at the next Town Council meeting to have the Town Council direct the town attorney do some research on the title work of the plaza and deed conveyance needed. Randy Niemeyer suggested that location of the water mains for Lincoln Plaza, improvements for them and documentation be addressed at the next Town Council meeting.
  - i. Jim Samuelson, owner of units 5 & 2 and the manager of the complex, was present. Mr. Samuelson noted Allstate has grown and will be moving from unit 5 to unit 2 soon; unit 5 will be available. Mr. Samuelson asked about water mains (see note above).
  - ii. Worth Setmier, general manager of Pizza Hut representing EYM Pizza of Indiana, was present. Mr. Setmier was in favor of better signage and the potential of splitting the cost among businesses.
  - iii. Terry McDermott, owner/dentist at McDermott Dental, was present. Dr. McDermott was in favor of signage. Dr. McDermott asked about alleyway (see note above).

**III. Project Updates**

- a. **Lake Shore Drive/Cline Roundabout** – Jill Murr noted this will be an agenda item for the next several meetings. Construction inspection contract to be negotiated. It was approved through INDOT but in early stages. Ms. Murr noted she would report back when she had more information. Randy Niemeyer and Nathan Vis both noted Scoring Panel with American Structurepoint where the designer and inspector were the same. Nathan Vis noted that American Structurepoint had significant history with development and oversight of roundabouts and history with review of sets of plans and a second engineer reviewed/approved. David Austgen suggested that the commission direct Jill Murr and staff communicate to American Structurepoint that the town wants an approval of input on personnel side to this task on that firm.

A motion was made by Randy Neimeyer by recommendation of the town attorney to direct staff to be involved with American Structurepoint in the appointment of personnel and review of engineering and inspection documents. Seconded by Jolie Covaciu. A voice vote followed and passed 3-0.

Motion: Randy Neimeyer 2<sup>nd</sup>: Jolie Covaciu

**IV. Written Communications**

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**V. Public Comment**

- a. Jennifer Sandberg announced on October 20, 2018 10 am to 1 pm annual Trunk or Treat. Any child that attends will receive a candy and goodie bag. A couple of gift certificates were available.

**VI. Adjournment**

A motion to adjourn was made by Randy Niemeyer with second by Jolie Covaciu at 6:51 pm.

Next meeting: November 7, 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

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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.