

TOWN OF CEDAR LAKE, LAKE COUNTY, INDIANA

MINUTES OF THE REDEVELOPMENT COMMISSION



DECEMBER 10, 2018

Public Meeting Advertised for 6:00 PM

Called to order 6:08PM at the Cedar Lake Town Hall

Pledge of Allegiance

Roll Call:

Absent	Nathan Vis RDC President	Present	David Austgen Town Attorney
Present	Eric Burnham RDC Vice President	Present	Jill Murr Town Administrator
Present	Doug Spencer RDC Secretary	Present	Robert Carnahan Town Council
Present	Jolie Covaciu RDC Member	Absent	John Foreman Town Council
Present*	Randy Niemeyer RDC Member	Present	Jennifer Sandberg Clerk-Treasurer
Present	Dennis Wilkening RDC Liaison – Hanover	Present	Sarah Rutschmann Recording Secretary
Absent	David Warne RDC Liaison – Crown Point		

*present via phone/unable to vote

I. Consent Agenda

a. Minutes – September 17, 2018; October 8, 2018; November 7, 2018

A motion to approve the minutes was made by Doug Spencer and seconded by Jolie Covaciu. A voice vote followed and was passed 3-0.

Motion: Doug Spencer 2nd: Jolie Covaciu

Jolie Covaciu	Doug Spencer	Randy Niemeyer	Eric Burnham	Nathan Vis	Vote
Yes	Yes	-	Yes	-	3-0

b. Claims – Fund #404 - \$4230.04; Fund #804 - \$366,957.31

Jill Murr clarified Fund #804 amount was higher than normal because it included the 20% for construction for the INDOT roundabout project.

A motion to approve the minutes was made by Jolie Covaciu and seconded by Doug Spencer. A voice vote followed and was passed 3-0.

Motion: Doug Spencer 2nd: Jolie Covaciu

Jolie Covaciu	Doug Spencer	Randy Niemeyer	Eric Burnham	Nathan Vis	Vote
Yes	Yes	-	Yes	-	3-0

II. New Business

- a. **Summer Winds Commercial TIF request** – David Austgen noted Summer Winds has been approved as a residential and commercial developer. They have solicited interest in attracting

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themselves to the town's TIF money. Presenting: Jim Wieser from Wieser and Wyllie LLP at 429 W Lincoln Highway, Schererville, IN 46375. Mr. Wieser represents Summer Winds LLC on behalf of principals Brad Lambert and Tim Dinga, who are also present. Mr. Wieser noted background information on the project including 4 acres south of 133rd, west of SVT, and east of Elmwood Funeral Home; has been approved by Plan Commission for construction of 2 retail buildings totaling 23,000 square feet; project is a \$4 million development, which will create new jobs and some infrastructure work including alleyway improvement. With the significant investment of this project in the community, Summer Winds is attempting to seek tax increment financing. Jill Murr noted she has not distributed the documents on this to RDC members yet. Based on the tax increment from this project, Summer Winds is requesting approximately \$460,000 in TIF funds. They realize they are not here tonight for final approval, but rather would like direction from RDC to Jill Murr, the financial advisor and the legal advisor to direct them to move forward with the planning process, reviewing figures, and recommendations so that they can return to the next meeting and attempt to obtain the appropriate formal resolutions to obtain TIF funding. Doug Spencer asked that we get more information from Jill. Jolie Covaciu commented that this was the first time while on this committee that something of this nature came before her. Ms. Covaciu noted she was not clear on the policy and wants better understanding and clarification with the town and building before a decision is made. Randy Niemeyer (per phone) noted there is currently no guiding policy in making an objective decision. Mr. Niemeyer recommended that moving forward there be a comprehensive master plan and develop a policy in writing for future requests.

Eric Burnham recommended the motion to extend the item to the next meeting's agenda and seconded by Jolie Covaciu. A voice vote followed and was passed 3-0.

Motion: Eric Burnham 2nd: Jolie Covaciu

Jolie Covaciu	Doug Spencer	Randy Niemeyer	Eric Burnham	Nathan Vis	Vote
Yes	Yes	-	Yes	-	3-0

- b. **Commercial Development/Growth – advertisement** – Jill Murr noted after the November meeting Nathan Vis solicited the idea of commercial growth and development by having a contact person, how to promote Cedar Lake, and advertising. This could be a work session item and asked to be placed on the agenda for January's meeting.

III. Project Updates

- a. **Lake Shore Drive/Cline Avenue Roundabout** – Jill Murr commented at the last meeting the committee approved the agreement with American Structurepoint for the construction inspection/construction engineering. Contracts are in place and The Notice to Proceed has been issued. The purchase order has been received from INDOT and Ms. Murr is working with NIRPC to secure additional funding. TROC has approved adding that additional funding into the TIP (Transportation Improvement Plan). The next step will be at TPC (Transportation Policy Committee) tomorrow and then the Executive Committee to be approved. We did not have all of the funding for the construction engineering/inspection. The \$155,000 is waiting to be

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finalized. Bob Carnahan stated that the committee was not able to approve yet because they would have to wait until the full commission was present. Ms. Murr stated they are working on utility relocation for the project, issuing the notice to proceed and obtaining approvals. It is anticipated those items occurring over the winter and early spring. She will follow up with updates as they become available.

- b. **Hood – LUST Damages update** – David Austgen motion for summary judgment was filed, debriefed, and argued November 19th. It is under advisement in Gary, IN and just waiting on the judge.

IV. Written Communications – None

V. Public Comment

- a. **Broadband Wireless** – Randy Niemeyer stated he attended a roundtable event sponsored by AIM (Accelerating Indiana Municipalities) last week that addressed bringing broadband wireless to rural areas and availability of \$100 million dollars. He stated communities are using TIF for WIFI access, giving more high technology access. He would like this to be added to the agenda next year to discuss best practices and has made a contact through that event that would be willing to come and present at a meeting what type of monies are available. Bob Carnahan asked if there was a match on the grant. Mr. Niemeyer noted he does not have a lot of information but would follow up on this with his contact.
- b. **Grant Façade Program** – Randy Niemeyer stated this program should be reviewed again in regard to property taxes and reinvestment and generate funds for upgrading current businesses to benefit the local community.
- c. **School Signage** – Jill Murr commented there has been discussion between the Police Chief, school administration, resource officers, and the Town Council meetings. Chief Coulson is working with the school's safety staff on different safety options available, signage, and identifying hot spots. Once there is a proposal in place, it will be brought back to the Town Council for signage improvements. Dennis Wilkening noted two cameras have been installed on two buses, with the hope to eventually install on all buses in time, but there was costs of approximately \$30,000. Bob Carnahan talked to Jim Powers at the NIRPC meeting about obtaining signs on Hwy 41.

- VI. **Adjournment** – Eric Burnham asked for a motion to have the meeting adjourned. Doug Spencer made the motion and Jolie Covaciu seconded the motion. Meeting adjourned at 6:38 pm.

Next meeting: January 14, 2018 at 6 pm.

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TOWN OF CEDAR LAKE REDEVELOPMENT COMMISSION

Nathan D. Vis, President

Eric Burnham, Vice-President

Doug Spencer, Secretary

Jolie Covaciu, Member

Randy Niemeyer, Member

ATTEST:

Sarah Rutschmann, 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.