

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



June 11, 2018

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

Roll Call:

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| Present | Nathan D. Vis RDC President | Absent | Amy J. Gross, IAMC, MMC, CPM Clerk-Treasurer |
| 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 |
| Absent | Dennis Wilkening RDC Liaison - Hanover | Present | Ralph Miller Town Council |
| Present | David Warne RDC Liaison – Crown Point | Absent | Jennifer Sandberg Recording Secretary |

**Present Via Telephone, Will Not Vote*

I. Consent Agenda

a. 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.

b. Claims – Fund #404 - \$3,941.78; Fund #804 - \$1,006.90

A motion to approve the consent agenda as listed was made by Eric Burnham with second by Doug Spencer. A voice vote followed and passed 3-0.

II. New Business

a. Context Design Proposal

Mr. Niemeyer briefly discussed Context Design. He explained Fred Prazeau is with them this evening to discuss services in relation to redevelopment in Town. Mr. Prazeau visited a few months ago based on a recommendation from Veridus Group. The proposal is to take a deeper look at the planning process to see whether or not the current development concepts are feasible. It will help give them a better understanding of what the best possible projects are for the Town. Mr. Prazeau stated the goal is to walk through what a visioning process for Cedar Lake might look like. Context Design is a land planning and landscape architecture firm. They have a lot of experience. Whiting is one of their premier clients. As far as redevelopment planning goes some of their experience ranges from a variety of communities with low to high growth. Their approach includes four fundamentals: community engagement, land planning and site design, cost management, and economic development. He discussed the importance of those fundamentals and how easy it can be to miss a few and have projects not come to fruition. He discussed the diverse mix of things in Cedar Lake. If the Town has developers interested they believe it is beneficial to have planners like Context Design work with developers to test fit. They can test fit how, where, or why their particular development interests fit or don't fit in the Town. President Vis asked about their experience with lakeside communities. Mr. Prazeau stated Cedar Lake is unique. They've worked a lot with Whiting and where Lake Michigan and Cedar Lake are different, the fundamentals are similar. Mr. Prazeau discussed the importance of public input. People have valuable insight that can help shape and mold where the community goes. Mr. Spencer discussed Cedar Lake's lack of a downtown area. Mr. Prazeau stated this is where the connectivity comes into play. Mr. Prazeau presented a slide show and discussed some of the unique communities and projects Context Design has been a part of. President Vis asked about the visioning process for Cedar Lake. Mr. Prazeau discussed needing to be present where people are going to be. He discussed pop up events. Taking the design team out and gathering input from locals. A lengthy discussion continued on the vision, the proposal, and future meetings and steps.

A motion to approve the proposal from Context Design as presented for Tasks 1 and 2 was made by Eric Burnham with second by Doug Spencer. President Vis stated he is whole-heartedly in favor of this. They would do well to get an outside company to engage in what he called a listening tour and vision how they may want to redevelop. This is an important step to continue the listening process. Mr. Niemeyer added this is also about the branding process and the tag line of explore everyday. This is an important thing to incorporate. The branding process was a community event. He thinks they'll see something similar come out of this. A voice vote followed and passed 3-0.

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III. Project Updates

- a. **Lincoln Plaza** – Concrete and curb work is continuing. Paving is anticipated the week of June 25th. The entrance is anticipated to open up the week of July 2nd. Mrs. Murr has notified business owners. Letters will be sent to property owners of the vacant buildings. That opening date puts the project two weeks ahead of schedule.
- b. **Lake Shore Drive/Cline Roundabout** – No update.
- c. **Hanover Community School Crosswalk/Signalization** – A meeting was held with the school corporation, Town Council, Redevelopment Commission, and the developer. Another proposed plan was discussed. They narrowed down a design idea they like. They asked Don Oliphant to come back with some proposed designs and costs. Those numbers came back late this afternoon. It will be sent to everyone and they plan to meet in the coming weeks to discuss the willingness of the partners. A brief discussion continued on the design.
- d. **Downtown Developments** – No update.

IV. Public Comment

Mr. Austgen stated the TIF capture notices have been completed.

Mr. Carnahan stated that Flag Day services will be at 6PM at the American Legion on June 14th.

V. Adjournment

A motion to adjourn was made by Eric Burnham with second by Doug Spencer. A voice vote followed and passed 3-0.

TOWN OF CEDAR LAKE REDEVELOPMENT COMMISSION

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.