

# TOWN OF CEDAR LAKE, LAKE COUNTY, INDIANA

## MINUTES OF THE REDEVELOPMENT COMMISSION



JANUARY 21, 2019

Called to order 6:02 PM at the Cedar Lake Town Hall

Pledge of Allegiance

### Roll Call:

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

\*Late arrival

- I. **Oaths of Office:** This item was delayed until all members were present. Clerk-Treasurer Jennifer Sandberg swore in all members of the Cedar Lake Redevelopment Commission.

### II. Nominations of President, Vice President, and Secretary

- a. **President:** Motion to select Nathan Vis as President.

Motion: Doug Spencer 2<sup>nd</sup>: Eric Burnham

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

- b. **Vice President:** Motion to select Eric Burnham as Vice President.

Motion: Doug Spencer 2<sup>nd</sup>: Nathan Vis

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

- c. **Secretary:** Motion to select Doug Spencer as Secretary.

Motion: Eric Burnham 2<sup>nd</sup>: Nathan Vis

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

Nathan Vis commented this was a great group and thanked the Town Council for putting them back on and revitalizing 2019.

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**III. Consent Agenda**

**a. Minutes: December 10, 2018**

A motion was made to approve the minutes as stated.

Motion: Eric Burnham 2<sup>nd</sup>: Doug Spencer

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

**b. Claims – Fund #404 - \$3,536.29; Fund #804 - \$50,652.45**

Jill Murr clarified Lincoln Plaza funds were final at total of \$332,776.61. Nathan Vis asked Jill Murr for perception on the cost of the publication of the monthly newsletter. Murr stated the cost is approximately \$1100-1200/month total. Minuteman Press puts the newsletter together at approximately \$300/month and Lithographic Communications prints them at approximately \$873/month depending on the amount of bills sent out. It is distributed through the monthly bills on paper, electronically and put online on the website. Murr stated that at this time she and the Town Council still feel it is a good investment.

A motion was made to approve the claims as stated.

Motion: Eric Burnham 2<sup>nd</sup>: Doug Spencer

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

**IV. New Business**

- a. Change Order – Broadway Reconstruction:** Town Administrator Jill Murr asked for an amendment to the agenda to include a Change Order from Nies Engineering for the Broadway Reconstruction Project. Murr stated she will need the Redevelopment Commission President's authorization. It is a negative \$60,705.09, which the project came in under bid. It is a change order to reduce the total cost of the project from \$393,481.70 to \$332,776.61.

A motion was made to approve the change as presented by the Town Administrator.

Motion: Eric Burnham 2<sup>nd</sup>: Doug Spencer

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

**V. Project Updates**

- a. Lake Shore Drive/Cline Avenue Roundabout** – Jill Murr reported that she worked with NIRPC and through the TROC committee, she was able to secure the 80/20 funding to increase the funding. American StructurePoint Engineering was approved as the construction engineering firm at a cost of \$234,645.00. \$46,429.00 is the balance owed. Nathan Vis asked when that would be due. Murr stated it will be considered as a

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reimbursement. American StructurePoint will bill this year on what is completed; the Clerk-Treasurer will process the claim; RDC approves the claims; once the cancelled check is received, it is sent to INDOT for reimbursement. The whole process takes approximately 60-90 days. Murr stated preconstruction meeting with the engineers, contractor and utilities next Wednesday for the roundabout. She will follow up with updates from this at next month's meeting. Murr reported Director of Operations Tim Kubiak will also be involved in this project and present at the meeting. Denny Wilkening asked Murr for the total cost. Murr stated total construction cost is \$1.8 million; with construction and inspection was just over \$2 million. Nathan Vis asked when groundbreaking would be anticipated. Murr stated June was the anticipated timeframe for groundbreaking; lane closures would occur after Summerfest. Murr anticipated the road opening in late fall/before Christmas with landscaping continuing into 2020. Murr stated Walsh & Kelly is the contractor doing the construction.

- b. **Hood – LUST Damages update** – David Austgen stated he has supplied the town with the judgement. The amount total was approximately \$83,000. This will be taken to Indianapolis and apply to recover funds. Eric Burnham asked Austgen what the anticipated timeframe would be. Austgen hopes is to recover the funds by the end of the year. Nathan Vis asked Austgen if Austgen had been supplying the town with invoices for the work on this. Austgen stated he stopped billing once it was over \$20,000. It will be held as part of the judgement and recovered as part of the fund.
- c. **Summer Winds** – Nathan Vis stated Summer Winds had come to RDC in September requesting approximately \$460,000 in TIF funds. Preliminary feedback as to the cost amount to bond out this project at \$150,000. Vis reached out to them to seek justification for economic benefit that this would provide to the community to grant them the funding. Vis stated he sent members an email with bullet points on what resulted from this. Vis stated he met with the attorney Jim Wieser and Brad, one of the investors. They would like to break ground this April and would like to solicit tenants by this fall. They indicated they could attract up to 12 new businesses, estimate up to 200 job opportunities and once fully operational, property tax revenues would exceed \$100,000 annually. Vis asked if their bank requested financial lending with us and they stated they have not approached this yet with their bank. They expressed redoing the water main along the road as they noted it needed updating. Denny Wilkening asked for clarification. Vis stated Summer Winds was told the water supply was insufficient and might need new piping all the way to Parrish, which Vis noted to them he needed to get more information as he was not aware of this. Vis suggested to Murr that we retain a financial consultant. Doug Spencer stated he felt that if the water main was an issue, then the \$460,000 should not be given. Vis and Murr spoke to a consulting firm referred through the financial advisors. They felt the cost benefit did not show enough return. Niemeyer reminded the group that during the last meeting he recommended the group create policies or guidelines on how to allocate funds. Niemeyer suggested engaging someone in helping us set guidelines, find a fit for Cedar Lake, help grow the community and supports the tax base long term. Multiple discussions occurred on

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precedents being set for one group and not another. Vis asked Murr to follow up with engineers on the allegation of insufficiency on the water main.

A motion was made by Randy Niemeyer and seconded by Doug Spencer to defer this item pending further discovery and good guidelines for the commission to go by. Motion carried with voice vote.

- d. **Funding Guidelines-** Nathan Vis had asked David Austgen in January on an overview on how to creatively spend their money. Vis will forward this outline out to the committee via email. Something included was the Town of Schererville's TIF fund process and purposes. Randy Niemeyer stated AIM, Tim Jensen at Veridus and local firms have specialists that do consulting for this work and suggested reaching out to them. Multiple discussions occurred on evaluating this and help to develop a cohesive framework to develop further actions for commercial projects and growth. David Austgen clarified the history behind the guidelines information supplied for the committee from the Town of Schererville. Vis stated he would like to utilize creativity and networking communication streams for commercial development. Niemeyer stated creating a community that grows and is able to have sustainability is critical. Multiple discussions continued about growth of the community and sustainability.
- e. **School Safety:** Denny Wilkening reported cameras are being installed on up to 10 buses. Vis noted he and Bob Carnahan have been working with INDOT on traffic speeds. Evaluation is taking place from Mr. Jims to Walgreens on the speed and signage. Jill Murr stated a spot has been identified with the new addition of Birchwood/Olthoff. A presence and enforcement of officers will be taking place in the next few weeks. David Austgen noted an article where a school partnered with a local community foundation for signage. Wilkening and Austgen spoke of educating the public regarding school buses and emergency vehicles.

**VI. Adjournment** – Nathan Vis asked for a motion adjourn. Doug Spencer made the motion and Eric Burnham seconded the motion. Meeting adjourned at 7:02 pm.

Next meeting: February 18, 2019 at 6 pm.

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Nathan D. Vis, President

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Eric Burnham, Vice-President

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Doug Spencer, Secretary

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Jolie Covaciu, Member

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Randy Niemeyer, Member

ATTEST:

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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.