

# TOWN OF CEDAR LAKE, LAKE COUNTY, INDIANA

## MINUTES OF THE REDEVELOPMENT COMMISSION



**FEBRUARY 18, 2019**

**Called to order 5:59 PM at the Cedar Lake Town Hall**

**Pledge of Allegiance**

**Roll Call:**

Present	Nathan Vis RDC President	Present	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
Present	Jolie Covaciu RDC Member	Present	David Austgen Town Attorney
Present	Randy Niemeyer RDC Member	Present	Jennifer Sandberg Clerk-Treasurer
Present	Dennis Wilkening RDC Liaison – Hanover	Present	Sarah Rutschmann Recording Secretary

\*Late arrival – arrived after Consent Agenda items

Introductions: Nathan Vis introduced new members Sarah Rutschmann as Secretary and Brian Smith as Liaison representing Crown Point Schools.

### I. Consent Agenda

#### a. Minutes: January 21, 2019

A motion was made to approve the minutes as stated.

Motion: Randy Niemeyer 2<sup>nd</sup>: Doug Spencer

Jolie Covaciu	Doug Spencer	Randy Niemeyer	Eric Burnham	Nathan Vis	Vote
Yes	Yes	Yes	Yes	Yes	5-0

#### b. Claims: Fund #404 - \$2,604.57

Nathan Vis stated Fund #404 contained 2 bills for legal services, Christopher B. Burke Transportation Improvement Project, Minuteman Press for February newsletter, Lithographic Communications for February newsletter, and reimbursement funds to Jill Murr for meeting. Murr clarified items contained.

A motion was made to approve the claims as stated.

Motion: Eric Burnham 2<sup>nd</sup>: Jolie Covaciu

Jolie Covaciu	Doug Spencer	Randy Niemeyer	Eric Burnham	Nathan Vis	Vote
Yes	Yes	Yes	Yes	Yes	5-0

#### c. Claims: Fund #804 - \$43,232.93

Vis stated Fund #804 contained the final payment to Walsh & Kelly for the Broadway/Lincoln Plaza construction. Murr clarified the item.

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A motion was made to approve the claims as stated.

Motion: Eric Burnham 2<sup>nd</sup>: Randy Niemeyer

Jolie Covaciu	Doug Spencer	Randy Niemeyer	Eric Burnham	Nathan Vis	Vote
Yes	Yes	Yes	Yes	Yes	5-0

Vis asked Jennifer Sandberg if she had the available balance for RDC funds. Sandberg noted the fund contained slightly over \$456,000. Vis asked if this balance excluded the Lake Shore/Cline Roundabout money that was set aside. Murr stated the money set aside was for construction itself, not for the construction engineering. Vis asked for Sandberg to have available for the next meeting a print out of where monies were located.

## II. New Business

### a. Development of Cedar Lake TIF Fund Policy & Procedure Usage:

Guest presenter contact information:

Name/Title: **Marlon Webb, Project Executive**

Company: **Veridus – Government Services**

Address: 6280 N. Shadeland Ave, Suite A, Indianapolis, IN 46220

Website: [www.theveridusgroup.com](http://www.theveridusgroup.com)

Email: [mwebb@theveridusgroup.com](mailto:mwebb@theveridusgroup.com)

Office phone: 317-598-6647

Mobile: 219-629-9322

Schererville TIF standards handouts were given as guidelines for Cedar Lake's use. Vis is working on altering these for Cedar Lake to utilize. Niemeyer introduced Marlon Webb, Project Executive from Veridus group. Niemeyer asked Webb to come tonight to speak with the Commission in regards to developing standards for TIF funds. Webb stated he works primarily with towns for economic development. Webb noted his boss Tim Jensen comes from a developer background. Webb stated Veridus created a matrix that was developed and used for every project that scores priorities within the organization. Vis asked Webb about a timeframe for developing a matrix for Cedar Lake. Webb stated it would take a couple of weeks. Niemeyer noted using the Comprehensive Master Plan, which was last reviewed in 2018, as a starting point to refer back to the Town's goals. Niemeyer stated Cedar Lake was not as robust as some of the towns Webb noted working with, i.e. Plainfield. Multiple discussions took place and members suggested utilizing Veridus' matrix plan to help them make decisions to incentivize development. Vis asked Webb if he had a proposed range of cost to create the matrix. Webb stated it would not exceed \$6200 for 2 months or 50 hours of time with the highest cost being \$165/hour. Webb also stated that the contract between Veridus and the Town of Cedar Lake had expired in January 2019 and would need renewed. Vis had Webb give the services agreement renewal application to Murr.

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A motion was made to hire Veridus group, not to exceed \$6200.00 to assist in the development of TIF fund usage policy and procedures.

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

Jolie Covaciu	Doug Spencer	Randy Niemeyer	Eric Burnham	Nathan Vis	Vote
Yes	Yes	Yes	Yes	Yes	5-0

- b. **Summer Winds TIF Application:** Presenting tonight on behalf of Summer Winds Commercial are project attorney James Wieser and developer Brad Lambert. Wieser reports telephone conference on November 27, 2018 including Tim Jensen, Marlon Webb, Jim Wieser, and Jill Murr. Another phone conference occurred on December 10, 2018 with London Witte. Wieser noted after hearing Webb's presentation tonight and seeing this matrix used in other towns, he feels this would make sense for Cedar Lake's TIF funds. Wieser notes Summer Winds commercial property would be multipurpose retail development, not just a single stand-alone establishment, which would bring more jobs, shopping, and possible living to Cedar Lake and would benefit from the infrastructure improvements requested through TIF financing. Wieser noted Lambert has been able to acquire 2 alcoholic beverage permits. Lambert went over handouts members received. Lambert referred to the map handout with orange indicating major thoroughfares. Lambert noted the North/West alleyway needed dug up and reconstructed. Vis asked Lambert about the alleyway being privately owned. Lambert and Wieser noted DVG told them it was a platted public easement, not private owned. Lambert went over the Bid Form for Public Road Improvement he created. Several discussions occurred regarding 8" water main and storm sewer work needing to be upgraded. Lambert stated he has had discussions with Jack Huls, DVG, and Don Oliphant regarding the water main issue. Lambert went over the Projected Pro Forma tax grid. He noted he spoke with Bob Metz at the Lake County Tax Assessor's office to create the 20 year projected tax revenue table. He projected \$4 per square foot in taxes per year for the commercial plaza. Niemeyer asked if he had researched comps for the area. Lambert stated Metz referred to Dyer's commercial property on Highway 30. Covaciu noted the 3% maximum property tax for commercial development. Lambert spoke of Randall at American Valuation Services in projecting the project's worth, noting it would still need a 2<sup>nd</sup> plat approval. Niemeyer asked Lambert what inspired him to do this project in that location. Lambert noted he is a commercial real estate developer and has interests in food processing in Illinois as well. He feels the Town of Cedar Lake is growing, especially that area. He likes the Beacon Pointe West and Armani Development growth and potential to find businesses create a financial investment. Niemeyer clarified he wants to maximize potential, follow policy, and create a benchmark for more development. Lambert referred back to Wieser's comment about the liquor permit. He would like to bring in some nice restaurants, similar to that of Lighthouse, to draw people for a North West Indiana group hub. Vis asked if the location and accessibility was an issue if the commercial plaza becomes a big success. Lambert noted right lane in; right lane out and entrance to the west which would also be a good access point. Lambert noted the light off of Parrish as an access point. Lambert felt that he was not concerned about access. Vis asked if parking was

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sufficient for the plaza. Lambert felt parking was sufficient. Lambert confirmed to Vis's inquiry that the \$589,000 proposed was being used for public improvements. Niemeyer directed inquiries at Lambert and Webb regarding terms for the financing and best practices on how that is paid out. Lambert noted he was new to the process but referred to a concrete project he's work on with in Munster, stating that town completes the transactions as a line item at the time of the draw. Webb stated the size of the request was not large and the funds could be paid through TIF or other avenues. Niemeyer stated some of the money in the TIF fund has been allocated and noted Morse Street, which is within the TIF district, was in need of repair. Covaciu inquired about types of businesses Lambert would like to see in the plaza. Lambert is open to the Town's needs and checking with the Chamber of Commerce. Covaciu stated trading off daytime and nighttime parking. Lambert predicts full plaza capacity within the next 5 years. Wieser stated the Development Agreement, which had not been finalized, highlighted some of the minimal design criteria such as Business Zoning with a maximum of 4 restaurants, all entertainment indoors, conducive to family use, and approved for neighborhood zoning. Niemeyer asked Carnahan if the Chamber has any studies for marketing development. Carnahan was not aware and will follow up with the Chamber. Lambert notes he has been utilizing social media marketing for the development. Lambert noted Summer Winds Residential does not have a connecting walkway to the commercial plaza, but this could also be a future possibility. Vis asked if there was a motion or feedback from the commission. Niemeyer would like to see the commission consider awaiting communication from Veridus before addressing Lambert's request. Niemeyer suggested providing the Comprehensive Master Plan to Webb and communication from Vis and Murr for review and having a guideline or policy available for the next meeting. Vis thanked Lambert for his desire to grow Cedar Lake and noted the board needs to remain cognizant of infrastructure and commercial growth long-term.

A motion was made to defer Summer Winds request for TIF funds until an outline is available from Veridus group.

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

Jolie Covaciu	Doug Spencer	Randy Niemeyer	Eric Burnham	Nathan Vis	Vote
Yes	Yes	Yes	Yes	Yes	5-0

A copy of the Summer Winds handouts are incorporated at the end of the minutes.

Vis asked Austgen to submit to the board within the next 14-21 days an outline of other avenues of assistance he has seen other redevelopment commissions offer to incentivize businesses to develop and grow. Austgen stated he could provide this. Niemeyer addressed Lambert stating the commission would work with urgency towards his request but care for the best interest of the Town.

- c. **Develop Funding Guidelines:** See II. a. "Development of Cedar Lake TIF Fund Policy & Procedure Usage" previous discussion noted above.

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### III. Project Updates

- a. **Lake Shore Drive/Cline Avenue Roundabout** – Jill Murr reported the start of utility relocation and tree removal. She will provide an update when she is able to obtain more information from American StructurePoint Engineering. Murr is planning a community meeting in an evening after Spring Break, possibly in April. Burnham and Murr spoke about the timing of the project and timeline of start being after Summerfest. Vis asked that updates be posted in the Town's newsletter for the next few months.
- b. **Hood – LUST Damages update** – David Austgen stated dialogue has taken place with the office of legal counsel in Indianapolis.
- c. **Summer Winds** –Vis stated this was addressed above.

### IV. Written Communication – Schererville TIF standards handouts were given to members to review as a guideline.

### V. Public Comment: Vis felt it was important that the Town Council the town grow commercially as well as residentially. Niemeyer referred to Land Map Use. Vis asked about annexation of property outside of the town for commercial development. Austgen noted this had occurred in the past, but not approved through court rulings. Wilkening noted Plan Commission goals. Multiple discussions took place about zoning availability, land use, annexation, and concerns about residential versus commercial development. Vis asked Murr to obtain for the next meeting maps that shows where zoning board is receiving proposals for residential development. Niemeyer noted Redevelopment Commission setting policy, where BZA and Plan Commissions enforce the policy.

Wilkening stated a meeting was being held about building another school. He asked about Primary Election in May. Niemeyer and Sandberg confirmed Board of Elections was not having an election due to the fact that contestants were unopposed. If the school needed the election due to the referendum, Niemeyer stated the school would have to provide the funding for the polling. Wilkening felt that waiting until the November election was too late. Wilkening stated the proposed school was estimated at \$25M and bus barn at \$10M.

Smith stated he was glad to be part of the group and if the commission had anything to take back to Crown Point Schools, to let him know. Niemeyer and Smith noted TIF returns providing for schools and increment recapturing.

Murr updated the status on an application submitted to NIRPC. The Town had been looking for funding in regards to safety improvements at Hanover School and Summer Winds residential intersection. One of the items that was applied for was part of the roadway improvement application. The application was part of the roadway improvement category ordered by the Service Transportation Committee. There were 20 roadway improvement applications submitted. Our construction cost was estimated at \$627,000. The funds were a 90/10 match, so

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the town will fund 10%. The request federal share was approximately \$550,000, with a local share at \$80,000. The Town did not request preliminary engineering funds. The Town has right of way. Financial partnership would be with Hanover Schools and Armani Development. NIRPC full commission board would have to approve the project at their meeting in May. Project could be seen as early as July 2020.

**VI. Adjournment** – Nathan Vis asked for a motion adjourn. Doug Spencer made the motion and Eric Burnham seconded the motion. Meeting adjourned at 7:29 pm.

Next meeting: March 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.