

TOWN OF CEDAR LAKE, LAKE COUNTY, INDIANA

MINUTES OF THE REDEVELOPMENT COMMISSION



MARCH 18, 2019

Called to order 6:01 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	Present	Robert Carnahan Town Council
Present	Doug Spencer RDC Secretary	Present	Jill Murr Town Administrator
Absent	Jolie Covaciu RDC Member	Present	David Austgen Town Attorney
Present	Randy Niemeyer RDC Member	Present	Jennifer Sandberg Clerk-Treasurer
Absent	Dennis Wilkening RDC Liaison – Hanover	Present	Sarah Rutschmann Recording Secretary

I. Consent Agenda

- Approval of February 18, 2019 Meeting Minutes**
- Claims – Fund #404 - \$1,466.41 and Fund #804 - \$4,928.41**
- Veridus Group Invoice**
- Austgen RDC Invoice**

A motion to accept and waive the reading of the Minutes and accept the Consent Agenda as listed.

Motion: Randy Niemeyer 2nd: Doug Spencer

Jolie Covaciu	Doug Spencer	Randy Niemeyer	Eric Burnham	Nathan Vis	Vote
Absent	Yes	Yes	Yes	Yes	4-0

II. New Business

- Cedar Lake TIF Expenditure Policy Draft & Cedar Lake Master Project Matrix:** Nathan Vis and Doug Spencer have been working on developing categories being weighted for projects within the matrix that Veridus supplied. Vis asked if members felt the town was too youthful, clarifying RDC had not had much experience with businesses asking for use of TIF funds, to utilize the matrix as originally intended but possibly use it more so as an assessment tool. Randy Niemeyer asked where the numbers had been obtained from in the spreadsheet. Vis stated that they came from Veridus, who pulled them from various municipalities. Niemeyer stated that utilizing the matrix, which he felt was a great model, along with the TIF Expenditure Policy would make each case not only fair across the board, but also raise the bar for standards. He stated this would provide guidelines noting there would be exclusions at times needing consideration. Vis asked members if a minimum should be considered and verbiage such as “Projects shall strive to achieve no less than ____ score”. Multiple discussions took place and was decided members should reconvene to discuss developing the policy, looking at verbiage, revising standards for uniformity and not excluding small businesses, and reviewing standards for the matrix at more length for a Work Session.

Work Session scheduled for Monday, March 25, 2019 at 6 pm. Murr confirmed Marlon Webb from Veridus was available to be present. Vis asked members to be brainstorming the following items to

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bring to the Work Session: types of investments Cedar Lake would want to see in Town, journal items to be included in the policy objective ideas, and ideas to develop within the “Development Requirements” section of the TIF Expenditure Policy Draft.

Niemeyer asked that a draft be provided to the Town Attorney for legal review. Austgen provided handouts for members that included how other towns utilized TIF funds within their RDCs.

- b. **Summer Winds TIF Application:** Brad Lambert was in attendance on behalf of Summer Winds Commercial Development. Lambert asked for a timeline on the Policy so he could better determine his plans. Vis felt a commitment could be made in the next 2 months/60 days.
- c. **Morse Street:** Niemeyer stated this item was discussed at Town Council and noted a large section of Morse Street is within the TIF district. Carnahan talked about the heat scarification process; how it was done in the past on Fairbanks, Lauerman, and 149th to the fire station; and stated it would solve the immediate problem for 8-10 years. Multiple discussions took place regarding improvements needing made to Fairbanks and Morse Streets, possibility of a 3rd/turn lane, walk/bicycle lane possibility, and interceptor work needing done. Austgen noted the 19 year history of the Cedar Lake RDC, the 133rd corridor development, and its projects that enhanced the quality of life for the Town. Murr and Niemeyer talked about VS Engineering scoring projects for road improvement and Niemeyer asked about obtaining estimates of probable costs. Spencer stated at the last South Shore Visitors Convention Center meeting there was quite a bit of conversation about bike lanes and he would research this more in his attendance of their next meeting. Niemeyer and Carnahan discussed NIRPC 2040 plan and encouragement of multi-use roadway/trails. Carnahan stated realtors are looking for access and bike/walk trail availability. Niemeyer felt connectivity to other trails could easily be made possible over time.

Sandberg provided copies of a TIF Allocation Funds spreadsheet to members and noted two bonds. Niemeyer asked if there were specific mechanisms for internal audits. Murr conveyed communication with the Austgen Law Office, giving example to Tech Credit Union. She stated the Town also received quarterly reports from Lake County for review. Spencer asked for clarification on the construction engineering costs. Murr stated \$234,645 was the total amount from American StructurePoint for construction engineering. Vis inquired about bond obligations. Austgen stated the pro forma balance was \$581,208.21.

III. Project Updates

- a. **Lake Shore Drive/Cline Avenue Roundabout** – Murr stated utility relocation was still in progress and a Utility Coordination Meeting was taking place next week. Everything is on track and actual construction for the roundabout is slated to start after the 4th of July. Updates will be available in the Town’s monthly newsletter to inform the public. Murr stated when construction begins, a one lane traffic light will be present with an opticom for safety vehicles. Multiple discussions took place on how the look of the area will change and people should expect delays until the project’s completion.
- b. **Hood – LUST Damages update** – Austgen stated they are attempting to collect judgement.
- c. **Veridus Agreement** – Murr stated the Master Services Agreement had been approved at Town Council.

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IV. Written Communication – Niemeyer stated he had attended an AIM Roundtable with Murr where members of Comcast were promoting access to WIFI as part of their daily infrastructure. He noted Bernie Doyle has implemented the Broadband WIFI for the town of Chesterton and offered his assistance to Cedar Lake. Niemeyer stated he had been in contact with someone from Comcast and would like him to come as a guest to speak about costs and provide an overview in a meeting to come.

V. Public Comment: Carnahan talked about the Chamber of Commerce Business Showcase at the HCHS Fieldhouse on Saturday, March 23, 2019 from 11 am to 3 pm. He noted many of the business vendors providing food samples, the school's robotics team doing a demonstration, and invited everyone to come.

Murr stated she has been working with CBBEL engineer Oliphant on the 133rd and King Design Proposal. She stated NIRPC executive board would make decisions at the May TIP meeting and that bids would be sent out by INDOT. She clarified for Spencer's inquiry the location was at HCHS and Summer Winds Residential. There would be some cost sharing involved with our cost at about \$150,000.

VI. Adjournment – Vis asked for a motion to adjourn. Burnham made the motion with a second from Spencer. Meeting adjourned at 7:05 pm.

Next meeting: Work Session March 25, 2019 at 6 pm.

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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.