

TOWN OF CEDAR LAKE, LAKE COUNTY, INDIANA

MINUTES OF THE REDEVELOPMENT COMMISSION



JUNE 17, 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
Absent	Eric Burnham RDC Vice President	Present	Robert Carnahan Town Council
Absent	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

I. Presentation: TIF District Presentation

Presenter: Robert Swintz of LWG (London Witte Group LLC), 1776 N. Meridian St, Suite 500, Indianapolis, IN 46202. Phone: 317-634-4747, ext. 227

Vis introduced Swintz from LWG and noted there has recently been a change in the law requiring 2 meetings as it pertains to the TIF Districts and required to send invitation to surrounding municipal entities. Vis asked anyone in the audience from those entities to state their name and location for the record. Present was Kevin Toth from the Hanover Township Trustee's office.

Swintz stated an annual report was submitted to the department of local government finance. At the last meeting, it was noted through resolutions passed what the committee intended to do with the capture of the assessed value for next year. He indicated in the 2018 legislative session, a bill was passed that required all of the Redevelopment Commissions across Indiana to hold a public meeting for all taxing units. The purpose of that meeting is to supply those units with information about the commission, the commission's finances and the commission's intent as it relates to their allocation areas (TIF district) that have been established within their boundaries. Swintz provided the financial report and copies of the annual report were provided to members of the audience and commission. Swintz went over the handout/report, noting there were three requirements the presentation needed to include: the commission's budget with respect to the allocated property tax proceeds, the long-term plans for the allocation area, and the impact on each of the taxing units. For the budget, he highlighted the Schedule 1A that covered the cash flow that shows debt service and projected tax increment. For the plans, he highlighted Schedule 1D that established allocation areas, noting consolidation in November 2009 of 133rd and Wicker Avenue and Morse Street and 133rd Avenue. The long term plan for the allocation areas are to continue service debt and to do pay-as-we-go projects over time until the expiration of those allocation areas. For the impact on the taxing units, Swintz stated that the requirements were not clear on what they wanted, so they focused on what has been done, which was noted that primarily the focus was on infrastructure (utilities, roads, and streets).

Vis asked why the Indiana legislature add the second prong requiring the follow up presentation and what was the long term goal of them assembling this information. Swintz noted legislature annually goes after

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TIF to reduce the impact to collect and use TIF. Vis asked Swintz if there was anything the RDC should be assembling for him to help with submissions to show down-state the positive benefit of us spending these dollars. Swintz stated reporting is basic showing fund balances and receipt disbursements, noting having a list of projects is beneficial. Toth and Niemeyer inquired if there was a form that would show where funds impact entities. Swintz indicated a person can go into Gateway to plug in rates to see how it affects their entities. Vis asked Swintz if it was proper terminology to indicate that the TIF monies that come in negatively impact the sums that other municipalities receive. Swintz stated we are not negatively impacting taxing units because assessed values would not be there in the first place unless we did this. Tax values change from year to year based on who's increasing tax rates, how are assessed values increasing, what's the circuit breaker impact, and maximum levy issues.

Multiple discussions took place regarding how investment in infrastructure provides a broad gain for the community.

II. Consent Agenda

- a. **Approval of Meeting Minutes: May 20, 2019**
- b. **Claims – Fund #404 - \$1,163.78 and Fund #804 - \$1,758.60**

A motion was made by Randy Niemeyer and seconded by Jolie Covaciu to accept and waive the reading of the Minutes and accept the Consent Agenda as listed.

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

III. New Business

a. **Potential Park Improvement Projects:**

Vis noted the Farmers Market that has been taking place in Cedar Lake and the positive feedback he has received. Carnahan noted the event was being held the 2nd and 4th Wednesday of the month. Niemeyer stated an ambitious resident with a network of people and has shown a lot of energy. Vis stated the first week there were some issues with parking, rain and improvements to that area and the park/basketball court in the proximity. Murr updated the members stating that the first event was held after a large amount of rain, during soccer, and put together in less than 7 days after approval to do the event from Town Council including a holiday weekend. Murr indicated she met with police and public works about what we have and what can be done to make improvements for the next events. Murr stated Lighthouse has allowed use of their back parking lot and noted it has brought them more customers too. A temporary stop sign has been placed at the intersection of Constitution and Morse during the event which has helped with the traffic issues and flow. Murr noted the Town is working on adding additional parking and Dykstra has acquired a parking attendant to assist her. The additional parking and horseshoe lane will be beneficial to future town events, such as Summerfest. The basketball court was looked at and determined it is not legal size. They are looking at possibly putting in a half court for use. Vis asked where the funding was currently coming from. Murr stated that staff was currently working on the projects and they were using the millings the Town had. Multiple conversations took place regarding jurisdiction, park impact fees, Redevelopment Commission assisting in the funding, and TIF funding. Vis stated the Town's motto is "Explore Everyday" and felt that it encourages others to stay awhile with friends and family. He suggested signs that would connect to other parks and the beach and make improvements to the aesthetics of the park to encourage others to "explore everyday" and stay awhile. Austgen spoke

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with members regarding park impact fees, TIF funding, and Town Council governs the use of park impact fees. Niemeyer liked exploring the ideas of connectivity that would affect the community broadly. Vis asked for volunteers in a subcommittee to further explore ideas within the next month; Covaciu volunteered. Covaciu stated she agreed with parking being an issue and wondered about the idea of utilizing parcels across the street for additional parking or even parking in a different location and bringing individuals in on a trolley. Carnahan indicated the lot that used to be Woody's barbershop as another location for additional parking. Covaciu stated Dykstra indicated that in one month the Cedar Lake Farmers Market has turned into the largest one in the county. Murr indicated the number of vendors has increased and the number of attendees has been steady with a large variety providing something for everyone from keto, flowers, goats, dog items, orchestra, food trucks, and more.

IV. Old Business

- a. **Development of Town Owned Commercial Real Estate:** Vis noted the property they were looking into was being researched by Doug Spencer who was absent tonight. This item will be deferred to the next meeting. Niemeyer stated there was favorable discussion with other Town Council members about transfer of property to RDC for development of commercial parcel.
- b. **Cedar Lake TIF Expenditure Policy & Façade Grant:** Vis distributed copies of the façade grant applications for members to review with the hopes of approving at the next meeting. Vis indicated he would have a final review for legal next week for Austgen and will readdress at the next meeting.

Vis stated at the last meeting, RDC approved investment of \$270,000 over 7 years to build Summer Winds Plaza. After that meeting, Brad Lambert from Summer Winds Commercial had email replied to Vis for a request for a 7 year tax abatement, looking for 100% the first 3 years, dropped to 75 then 25, with total abatement over the 7 years at approximately \$150,000. Niemeyer felt that tax abatement would need to go before the Town Council and personally felt that tax abatement requests have never been viewed favorably. Niemeyer stated the \$270,000 was based through multiple revenues (storm water and TIF funds) and based upon its broad public use as far as storm water infrastructure. Covaciu expressed that after reviewing Lambert's first request, what was decided was generous and thoughtful and agreed with Niemeyer that tax abatement was not a good idea. Niemeyer added that what was offered was in line with the matrix and followed the objectives and was approached responsibly. Vis inquired if Lambert would need to request from Town Council or if RDC would recommend to Town Council regarding the tax abatement. Austgen stated he recommended both. Several conversations occurred regarding the multiple revenue entities involved.

A motion was made by Randy Niemeyer and seconded by Jolie Covaciu to consider the application of a tax abatement as request by Summer Winds Commercial Plaza.

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

V. Project Updates

- a. **Lake Shore Drive/Cline Avenue Roundabout:** Murr stated utility relocation is continuing. Start of construction will occur after the 4th of July holiday.

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- b. **Hood – LUST Damages Update:** Austgen stated they are still in touch with IDEM and awaiting the process.
- c. **Arterial Infrastructure Development:** Vis asked Niemeyer to present an update on Morse Street resurfacing at the next meeting. Murr stated that Don Oliphant from Christopher Burke Engineering has been working on this as requested by the Council.

Robert Carnahan stated Bryan Kubal has requested a crosswalk in front of the Dairy Bell and Dollar General, similar to those near Bugaboos and 129th & Parrish. He took Chief Coulson and Tim Kubiak to this location, selected a spot for the crosswalk, and stated the project would need \$2000 to cover the cost of painting the cross walk, installation of rumble strips and caution walk ahead. Multiple conversations occurred regarding engineering studies, estimate of probable cost, the area is a bad spot/poor viewing, better signage and possibility of a complete stop versus caution. Austgen suggested an engineering letter report for identification.

A motion was made by Randy Niemeyer and seconded by Jolie Covaciu to approve Carnahan's request contingent upon reasonable costs for lines, signs, ruble strips not to exceed \$2500 and contingent upon approval of engineering review.

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

Vis asked Carnahan to coordinate a meeting with the two of them and Mr. Kubal within the next few weeks.

VI. Written Communications: none.

VII. Public Comment:

Mary Joan Dickson on behalf of Summerfest Committee inquired about a timeline for the parking lot. Murr indicated there was not a timeline and clarified for Dickson that the lot would be for parking.

Dickson also inquired about a possible crosswalk at Hanover school. Vis indicated this has been discussed several times in the past, federal funding had been secured by the Town Administrator for the intersection and as development has occurred in this past year, it is a plan to put in crosswalks between the school and the commercial development. Covaciu indicated police are present after school for crossing guard. Vis stated Murr had reached out to the school for a meeting about an agreement. Niemeyer suggested Town Engineer Oliphant and Police Chief Coulson look into a simple safety device and collaborate with the school. Members agreed that the safety of the children was important.

VIII. Adjournment – Vis asked for a motion to adjourn. Jolie Covaciu made the motion with a second from Randy Niemeyer. Meeting adjourned at 7:19 pm.

Next meeting: July 15, 2019 at 6:00 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.*