

# TOWN OF CEDAR LAKE, LAKE COUNTY, INDIANA

## MINUTES OF THE REDEVELOPMENT COMMISSION



**JULY 15, 2019**

**Called to order 6:09 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
Absent	Randy Niemeyer RDC Member	Present	Jennifer Sandberg Clerk-Treasurer
Present	Dennis Wilkening RDC Liaison – Hanover	Present	Sarah Rutschmann Recording Secretary

### I. Consent Agenda

**a. Approval of Meeting Minutes: June 17, 2019**

**b. Claims – Fund #404 - \$4,537.94 and Fund #804 - \$12,502.53**

A motion was made by Eric Burnham and seconded by Doug Spencer 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
Absent	Yes	Absent	Yes	Yes	3-0

### II. New Business

**a. Farmers Market - resolution/appreciation:** Vis indicated he has received great feedback from various individuals regarding the Farmers Market. Vis stated he would like the RDC to start sending letters of recognition to individuals who are providing entrepreneurial spirit, creating business ventures in Town, and are incorporating the “explore everyday” Town motto. Vis read the letter addressed to Kelly Dykstra to recognize and thank her and her team’s efforts with the Cedar Lake Farmers Market.

Vis asked members to be thinking of others in the community to recognize. Carnahan recommended Tech Federal for their brick building and cleaning up the alley way and did not ask for financial assistance from the Town.

A motion was made by Doug Spencer and seconded by Eric Burnham to accept the resolution of thanks.

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

**b. Fraternal Order of Eagles – crosswalk request:** Mr. Kuhn & Mr. Revenach are present on behalf of the Cedar Lake Fraternal Order of the Eagles #2529 located at 13140 Lake Shore Drive in Cedar Lake, IN and are requesting a crosswalk, similar to that of the one recently installed at Dairy Bell. Kuhn

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stated they have quite a bit of individuals crossing Lake Shore Drive in recent years. The Eagles have installed a bench for children in the neighborhood to wait at for the school bus stop and hope at some point to build a shelter for the kids to sit in to wait. He noted they have quite a few individuals on Bingo nights parking in the overflow and crossing the street, which that overflow parking holds 30-40 cars. He indicated the Eagles donate at no charge their building for memorial/funeral services, which at times can create more overflow parking and individuals crossing Lake Shore Drive to access the building. Kuhn and Revenach also indicated there was once a crosswalk located in the area they are proposing, but was never replaced when the road was replaced. Wilkening stated the Eagles were a very philanthropic organization and the location is quite dark at night. Multiple discussions ensued and members felt that safety was a factor. Spencer suggested cost sharing between the Town and the Eagles.

A motion was made by Doug Spencer and seconded by Eric Burnham to obtain the engineering services of Don Oliphant with Christopher Burke Engineering to obtain best practices for installation of the crosswalk at the Fraternal Order of Eagles.

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

### III. Old Business

- a. **Development of Town Owned Commercial Real Estate:** Spencer stated he had reached out to Heather Dessauer who is the realtor for the property the Town was looking into. Dessauer and her husband John were present in the audience. Members asked if Heather or John had ideas for the property. John Dessauer stated that for the Town to follow the comprehensive master plan, he thought a parking lot would be beneficial for a bike route. He stated he had seen "Share the Road" signs and bike logo with striping in the road on 93<sup>rd</sup> recently and thought it would be great for Cedar Lake to have something similar. Dessauers stated the easement limits the size of what would go into that location. Multiple discussions occurred on possibilities of that lot along with another commercial lot located near the railroad track that could possibly be utilized for a tax preparation or legal office.
- b. **Cedar Lake TIF Expenditure Policy:** Vis stated he was working on these items and would forward them to Austgen for review at the end of the month.
- c. **Façade Grant:** Vis stated he was working on these items and would forward them to Austgen for review at the end of the month.
- d. **Park Improvement Projects:** Vis asked Jill about obtaining signs to locate around town to note lake access and park options.

### IV. Project Updates

- a. **Lake Shore Drive/Cline Avenue Roundabout:** Murr stated Comcast has finished splicing. A meeting is being coordinated but the schedule looks tight, possibly pushing the start date back 3 weeks. Construction with signage proposed to start next week.
- b. **Hood – LUST Damages Update:** Austgen reported this item is still at the Attorney General's office in Indianapolis.

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- c. **Arterial Infrastructure Development:** Vis stated Niemeyer was going to report on the Morse street project and they would wait until next month for a follow up. Murr stated they would be discussing options for this project at the meeting tomorrow.
- d. **Hanover High School Crosswalk:** Vis stated that he, Oliphant and Murr were meeting with the superintendent of the school on August 13, 2019 about this.
- e. **133<sup>rd</sup> & King Intersection:** Vis stated that he, Oliphant and Murr were meeting with the superintendent of the school on August 13, 2019 about this.

Vis reviewed the TIF Allocation Fund #804 Activity Balance Sheet prepared and present by Clerk-Treasurer Sandberg. Sandberg stated the spring settlement in the amount of \$518,302.52 had been received. \$450,000 had been conservatively estimated for the fall installment. Sandberg indicated not much else had changed since last presented.

### V. Written Communications: none.

### VI. Public Comment:

Carnahan stated the NWI Symphony hosted by the CL Chamber of Commerce on Saturday, July 20 is planned to take place if the weather cooperates at the location of Town Grounds. There has been some discussion with the maestro that if there is rain or high heat index that the location will be moved to Hanover High School. If the location is changed, this will be announced by the Chamber.

Wilkening announced the Cedar Lake Firefighter's Association was having their annual Fireman's Ball on August 17<sup>th</sup> at Town Grounds with the gates to open at 5 pm. A cash raffle is being held and tickets are available. Murr stated the Cedar Lake Firefighter's Association would be donating the proceeds to the Cedar Lake Fire Department.

Wilkening stated the Hanover School Corporation meeting would be held on August 13 for anyone interested in attending.

### VII. Adjournment –Meeting adjourned at 6:40 pm.

Next meeting: August 19, 2019 at 6:00 pm.

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MINUTES OF THE REDEVELOPMENT COMMISSION**



**TOWN OF CEDAR LAKE REDEVELOPMENT COMMISSION**

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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.*