

# TOWN OF CEDAR LAKE, LAKE COUNTY, INDIANA

## MINUTES OF THE REDEVELOPMENT COMMISSION



August 19, 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

a. **Approval of Meeting Minutes: July 15, 2019**

b. **Claims – Fund #404 - \$1,659.31 and Fund #804 - \$18,208.02:** Vis stated Fund #404 contained legal fees and publication costs; Fund #804 contained costs paid out to American StructurePoint and Burke Engineering.

A motion was made by Randy Niemeyer and seconded by Eric Burnham 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	Yes	Yes	Yes	4-0

### II. New Business

a. **“Explore Everyday” Community Recognition:** Vis stated the board started something last month that provided recognition for local leaders and businesses that are doing their part to improve economic development in Town. It was noted the first recipient was last month: Kelly Dykstra who started the Cedar Lake Farmers Market. Bob Carnahan recommended last month that Tech Credit Union receive recognition. Vis told members he would work with Rutschmann on getting that letter out. Members asked what the letter stated. Rutschmann said she would email the board a copy of what was sent to Dykstra. Austgen suggested other avenues of letting others know who those are being recognized. Vis suggested posting the recognition on social media and the newsletter, Carnahan recommended the Lowell Tribune and Austgen suggested the idea could go hand in hand with the Chamber.

A motion was made by Eric Burnham and seconded by Doug Spencer to accept Tech Credit Union as the next recipient.

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

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- b. **Economic Development:** Niemeyer spoke about a company out of British Columbia, Canada called Carpere Canada that are developers of agriculturally based industrial parks. They are interested in acreage on US41 that connects to Cedar Lake to work on developing an agriculturally based industrial park and some residential with it. They have also expressed interested in redevelopment of the site the Town sits on and possibility of partnership. Niemeyer stated the company invited a delegation to visit them in Canada. He had a meeting with the Indiana Economic Development Corporation. The governor has expressed a lot of interest in attracting foreign investment into Indiana. Niemeyer and Matt Saltanovitz will meet with the company in Vancouver, BC on September 9<sup>th</sup> and 10<sup>th</sup>. Austgen is drafting a MOU. Niemeyer felt it will be a great opportunity for local development. He stated the item was on the agenda because of funding the trip. Murr stated hotel and flight would cost \$1244, did not include meals or rental car. Niemeyer stated he would not include his meals in the cost. Members felt this project falls within the lines of goals of economic development.

A motion was made by Doug Spencer and seconded by Eric Burnham to approve up to \$2000 funding for Niemeyer's trip to British Columbia, Canada to meet with Carpere Canada.

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

Vis asked if Carpere Canada had any other references to communities they have worked with. Niemeyer indicated this would be their first US project. They have done work in Manitoba and British Columbia. Niemeyer clarified for Vis that the company does agricultural processing, giving example where raw agricultural input, processing them into packaged goods that can be exported, which would provide an export market for farmers goods as well. Spencer said it would be great for South Lake County and more jobs. Niemeyer stated the concept is one that contains high class light industrial park but also include a residential development so that people that work there can live there as well. Niemeyer will give a report upon his return.

### III. Old Business

- a. **Clerk-Treasurer Funds Report:** Sandberg reported not much has changed. A 2019 Activity report was distributed to members to review. She reviewed the estimated projects costs noted in the report. Murr stated that the Building Administrator and Town Attorney are coordinating when closing out building permits that occupancy on those parcels that are going to be added into the TIF collection. All entities are monitoring this process. Austgen stated he will be contacting the Assessor's office this week, they have been alerted to this, and are monitoring the new structures and new occupancies.
- b. **Development of Town Owned Commercial Real Estate:** Murr stated this property has uniqueness to it. She recommended obtaining a survey to know the layout, what the easements are and to obtain lot restrictions before a decision is made on what to do with the parcel. Niemeyer spoke about advice from Tim Jensen from Veridus regarding RFQs and Jensen's advice was not to be involved in owning, developing or renting property. Vis suggested we obtain more information and a cost before moving forward. Austgen asked if there was an appraisal to know the value of the parcel. Murr stated two appraisals were done a year and a half ago when the parcel was put up for sale. Murr and Austgen discussed the possibility of updating the appraisal. Members had multiple conversations regarding possible contents underground. Vis suggested before getting into more appraisals, it might be more beneficial to conduct a Phase I Environmental to see what is under the ground.

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A motion was made by Randy Niemeyer and seconded by Eric Burnham to obtain a survey prior to appraisal.

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

- c. **Cedar Lake TIF Expenditure Policy & Façade Grant:** Vis combined these two items, stating he apologized for the delays but has been very busy and will work to get this finished.
- d. **Park Improvement Projects:** Murr stated at the last Town Council meeting they wanted to look at Bartlett-Wahlberg Park, possibly a shelter and restrooms, and the possibility of utilizing park impact fees. The concept previously prepared by GenMoves was a bit too large for the area. Niemeyer stated there were too many things proposed in such a small area. He suggested a picnic shelter with a grill stand, seating area while fishing, a 2-hole restroom that is simple open space and user-friendly and possibly a pier. Niemeyer asked Sandberg for a balance of park impact fees; Sandberg indicated it was a little over \$822,000.

Vis spoke about signage to be used at the different parks and it would showcase the locations. Rutschmann will dispense this to members in the coming week.

Niemeyer stated another Town initiative is building a water tower in Krystal Oaks. Some of the residents there are unhappy because it is going into designated park property, but is owned by the Town. Part of what the residents would like is some useable park facility, not just open space and land. Members had multiple conversations about using creativity in this area and funding sources.

### IV. Project Updates

- a. **Lake Shore Drive/Cline Avenue Roundabout:** Murr stated American StructurePoint is providing weekly updates. One reason is to notify Public Safety of access and they will be tied into Facebook and webpage posts. Another reason is to update communication for Public Safety, Director of Operations, and Town Administrator. Murr reminded the board that when items are posted in the newsletter, there is at least a two week lag period of time. She reported police are continuing to monitor the area and notifying school buses. At the time of this meeting, only one school had started. She was notified by the parent that there is one student within the project that is a special needs student who was directed over to Zip Foods for pick up. She stated that parent is working with the school for a better option. Murr stated a speedbump has been placed on Hilltop and one on 128<sup>th</sup>. She stated there will be discussion tomorrow night at Town Council for instituting the possibility of installing another temporary stop sign at Vermillion and Hilltop with early warning and possibly another in front of Waters Edge Condos/Schane's. Murr stated there is a Business Open sign on 133<sup>rd</sup> and Parrish and possibility of listing the businesses then duplicating the sign on this side of the detour. Carnahan reported the storm drain cover is a lot higher than the parking lot in the Chamber and expressed the Chamber's concern for flooding. Murr stated she would pose that inquiry tomorrow. Carnahan also stated where the sidewalk used to be, the Chamber has an elevated catch basin and the concern if that is going to be that height. Multiple conversations took place about the elevation changes in that area and the change in topography. Murr stated she has seen great progress photos from residents in the surrounding area and they have been asked for permission to use the photos. She stated there will be progress meetings held every other week; the next one is

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scheduled for Wednesday at 9:30. Board members will be invited, but she asks that members use caution that there is not a quorum present. Vis asked Niemeyer to let the Town Council know the appreciation for this project despite the difficult decision as it will be beneficial to the Town with the hope that residents will get past a few months of discomfort for significant benefit to the roadway. Murr confirmed to Spencer that the boat launch and Chamber are still open and can be accessed through the east entrance. Murr stated temporary mailboxes have been placed outside of the construction zone for those within the construction zone. Murr also spoke about the timing of the project. She stated the road project was originally scheduled with a late construction start due to the 4<sup>th</sup> of July festivities in our community to have the road open for the parade and activities of the busy season. Fortunately, festivities occurred but utilities had delays. Carnahan expressed his concern for more crews and possibly Saturdays. Murr said the underground work needed completed first and that was being done by a subcontractor. The agreement for Saturdays was with Walsh & Kelly and she will approach this at the progress meeting on Wednesday.

- b. **Hood – LUST Damages Update:** Austgen reported they have run into a snag in Indianapolis related to performance of Mr. Hood's business operation. They have been in dialogue with the legal team there. There has been problem with access due to inaction of Hood. Austgen reminded the group there had been discovery of soil contents, had a problem with workers in the trenches and had to verify within 24 hours there had been release. Business was taken care of and legal procedures were followed. Right of Way was cleaned up but IDEM has indicated the source was not taken care of. Austgen is preparing strategic negotiation. A foreclosure lawsuit is on file. Niemeyer asked Austgen when there will be more time and money spent in efforts than what would be collected. Austgen stated we are not close to that yet.
- c. **Arterial Infrastructure Development/Fraternal Order of Eagles Crosswalk:** Murr stated the Community Crossing Grant was applied for. She worked with Oliphant from Christopher Burke Engineering on heat scarification as well as an overlay. Tied into that was the Fraternal Order of Eagles crosswalk, paint, signage, etc. The timing would make this a spring project.

After item d below was discussed, Niemeyer asked to return to the Arterial Infrastructure Development in regards to Morse Street. Niemeyer spoke about the discussion at the last Town Council meeting about future infrastructure projects and Morse Street being #1 on the list. They had discussed the widening the road and having a pedestrian/bike lane in addition to a center turn lane. Niemeyer indicated there would be a lot of moving parts to this project including tying into water and sewer projects and requiring a lot of coordination. Niemeyer indicated this project would be one that we would apply for funds through NIRPC and TIF match. Niemeyer clarified to Vis regarding a walkability plan that there was a park and recreation comprehensive plan that includes some walkability. Niemeyer clarified to Burnham that the scope would include 133<sup>rd</sup> to 145<sup>th</sup> of Morse Street. Carnahan stated a Band-Aid would be placed over it with a Community Crossing Grant since funding is not currently available.

- d. **133<sup>rd</sup> & King Intersection/Hanover High School Crosswalk:** Vis combined these two agenda items. Vis stated that he, Oliphant and Murr went before the Hanover School Corporation and made the request of them with a brief history of that intersection; they were close to having a deal with them years ago to pay \$180,000 or more to put in the intersection and now it is \$45,000; as well as presenting the Town's desire to implement crosswalks there and requested a response back in 30

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days of yes or no as far as their participation in that development. Questions had been raised at the school board meeting and it was felt all the answers were addressed. Vis has not heard back from anyone since. Vis is awaiting reply from the school to they find out if the intersection will be 3-way or 4-way before they go to the developer. Murr stated it would be considered a joint project with Christopher Burke Engineering, design and engineered by one engineer, and then the easement that is needed to do the construction on the school property. That easement would be a construction easement and revert back to the school after the project's completion. Vis and Murr agreed that everyone wins and the safety of the kids. Vis stated that even though the delay was unintentional, because of Murr's efforts, there has been a significant cost savings associated with the delay. Multiple discussions took place regarding the school's participation. Murr stated there is a potential to lose the federal funding if the project scope changes. She stated if all were in agreement, the project would be slated for fiscal year 2021 and preferably scheduled when school was not in session. Vis clarified from question at the school board that this is not considered a package deal and he stated they were concerned about the safety of this Town, good flow of traffic, and crosswalk placement. Vis noted Dennis Wilkening's support in favor of the project and Murr stated school board member Sterkowitz was also the liaison for RDC years ago when this first started.

### **V. Written Communications:** none.

**VI. Public Comment:** Carnahan stated that at the corner of Morse and 133<sup>rd</sup> by True Value there are brick pillars that were hit by vehicles 4-5 years ago and never repaired. Carnahan said it has looked bad for years. Vis felt it needed to be fixed. Niemeyer asked if an estimate had been prepared. Murr stated an estimate would be obtained.

### **VII. Adjournment** –Meeting adjourned at 7:01 pm.

Next meeting: September 16, 2019 at 6:00 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.*