

TOWN OF CEDAR LAKE, LAKE COUNTY, INDIANA

MINUTES OF THE REDEVELOPMENT COMMISSION



September 16, 2019

Called to order 6:07 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	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	Absent	Jennifer Sandberg Clerk-Treasurer
Present	Dennis Wilkening RDC Liaison – Hanover	Present	Sarah Rutschmann Recording Secretary

I. Consent Agenda

- a. **Approval of Meeting Minutes: August 19, 2019**
- b. **Claims – Fund #404 - \$2,682.93 and Fund #804 - \$24,319.63**
- c. **Clerk-Treasurer Funds Report**

Vis asked Murr for clarification on the mailbox cost. Murr stated temporary mailboxes costs were purchased to be placed outside of the constructions zone in order for the postal service to have better access.

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
Yes	Yes	Yes	Yes	Yes	5-0

II. New Business

- a. **“Explore Everyday” Community Recognition:** Vis gave recognition to Jolie Covaciu for publishing the letter of recognition for Dykstra on the Cedar Lake Community Facebook page. Vis asked for nominations for this month. Spencer wanted to recognize Anytime Fitness. He read a report obtained from the manager that included many different event donations including the Cedar Lake Firefighters Association’s Fireman’s Ball, events attended, challenges where prize money was given to local charity, corporate wellness partnerships (including the Town of Cedar Lake), and various other community events. Vis read the recommendation request from Ed O’Donoghue for Dennis Portega who owns and operates Dragobobs stating “Dennis is an all-round great guy and the food is amazing.” Members discussed the nominations and decided to select Anytime Fitness this time and put Dragobobs on the agenda for next month to review.

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A motion was made by Doug Spencer and seconded by Eric Burnham to accept Anytime Fitness as the next recognition recipient.

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

Vis reviewed the Tech Credit Union letter to be sent out. Members agreed it looked good.

- b. Survey Proposal – 10833 W 133rd Town Property:** Murr stated she had obtained a quote from DVG for boundary and topographic survey. Total cost was \$2100 and they could have the project completed within 15 business days. Murr indicated DVG has done quite a few surveys in the past for the Town. Niemeyer asked Austgen if he felt the price was fair. Austgen said the price and timeline were fair.

A motion was made by Eric Burnham and seconded by Jolie Covaciu to accept the DVG proposal not to exceed \$2100 and to include authorization for Nathan Vis to sign.

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

- c. 133rd & Morse Repair Proposal(s):** Vis stated a post façade brick and fence structure had been hit by a vehicle a few years ago at the corner of 133rd & Morse and needs repaired. Murr stated she reached out to two local masonry in town. One was not responsive. The other Chavez Tuckpoint provided a quote at \$4800. FFC Fencing quoted fencing materials only for \$572.40; they were not quoting installation. Murr stated she also reached out to Henn & Sons who has done some repairs around Town including the clubhouse and fire department who quoted \$4148.33. Multiple conversations took place regarding the repair and different quotes.

A motion was made by Randy Niemeyer and seconded by Jolie Covaciu to retain Henn & Sons quote for the masonry and fence repair at the quoted price of \$4,148.33.

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

- d. Economic Development – Carpere Canada:** Niemeyer stated he and Matt Saltanovitz of the Indiana Economic Development Commission met with Carpere Canada in Vancouver, BC on September 9th and 10th. Niemeyer thanked the RDC for funding the trip. Niemeyer stated the company shared the portfolio of projects they have worked on that focus primarily on industrial parks that utilize local agricultural products to be processed into finished food products to then be exported. He said the company showed great streetscapes and urban development. They showed urban developments, one specifically stood out, called Duck Island. It is a multifaceted, multiuse livable center with living space, office space, hotel space, conference space, restaurants, and riverfront walk that was a \$2.5 billion development. All together, they showed a \$5 Billion project. They are Chinese Nationals who have established their citizenship and business in Canada and they are looking to make their footprint in the United States as well. They are looking to build up to an 800 acre industrial park in the Cedar Lake area. They like the connectivity to Chicago, the railways, US highway, and the possibility of

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building a US Headquarters in Cedar Lake. They are funded by a Morris Chen who started a business called the Morrison Group of Companies. They spoke about how the Town could best support that type of project which would require a lot of focus on utility investment. An industrial park would utilize a lot of water and sewer and possible Stormwater issues. They are also interested in redevelopment efforts on the Town Grounds site. They will be putting together some estimates. Niemeyer stated his rough numbers look at half billion dollars with ground breaking in the spring. They are motivated and awaiting Town Council's approval to move forward. Carpere Canada would be submitting project concepts with estimated values. Engineering of utilities would need to be evaluated. Project Management would be turned over to Veridus Group, who Town Council and RDC have retained for economic development, and Veridus would be the point of contact for the Town and Developer to make sure that the processes are being followed and everyone has the same information. Carpere's plan is to utilize items grown locally and creating up to 300 jobs of middle class income. As more details become available, Niemeyer will report back. Niemeyer indicated there may be some months where there will be two meetings needed to keep things updated and moving smoothly as the projects take place and items are phased in. Vis asked what the next step will be for RDC. Niemeyer indicated Veridus will be working with RDC in the planning process, turning items over to Veridus, getting them zoning they need, land acquisition, site plans, and engineering. In working with RDC, work with them on economic development corporation models and TIF generation after baseline area established. Matt Saltanovitz from the IAEDC will be getting the governor's office involved after concrete agreement in place between the Town and Carpere. The IAEDC will assist the company with relocation, workforce development, and marketing of the business. Vis stated it is great that the State wants this as much as we do and the possibility of timelier roadway improvement due to the scope of the project.

- e. **Open for Investment:** Vis stated this was something he was thinking of in order to market Cedar Lake to the surrounding communities, possibly using the introduction of the Façade Grant Program, once approved, to combine that with a marketing program.

III. Old Business

- a. **Cedar Lake TIF Expenditure Policy:** Vis stated he is working on this.
- b. **Façade Grant:** Vis stated he has been working on this and trying to simplify the original one presented. The \$10,000 was dropped to \$7500 of improvements in the hope to incentivize as much as possible with reimbursement up to 50% up to \$25,000 any one particular application in a 5 year period. He indicated he took out references to Town Council and made it solely RDC run agreement. The application would be submitted to the RDC; RDC would review and approve/deny the application; and RDC would remit the money. Vis stated initially what has been set aside is \$100,000 for cap. Vis clarified for Niemeyer that the building department would handle all of the ADA compliance and building permits. Austgen will review the document and give redline feedback to Vis within the next month to be approved at the next meeting. Vis recommended a start date of January with marketing in December or sooner.
- c. **Park Improvement Projects:** Vis reviewed different park maps and message boards in the agenda packet. Niemeyer clarified for Vis that the Town Council oversees the parks budget. Spencer noted the Park Foundation was a separate entity. Murr stated Kiwanis Park will be the designated park area for Beacon Pointe East. Austgen clarified for Niemeyer that it will be considered as a new park, if improvements. Murr stated one of the thoughts for that area was soccer fields. As the soccer

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program continues to grow, they could hold games in that location. Niemeyer stated in order for park impact fees to be used, new use has to be established. Vis stated park impact fees are controlled by Town Council. Niemeyer stated there is a bit of an overlap between Town Council and Redevelopment Commission as it relates to park property. Niemeyer asked how TIF revenues have been used to support the community especially in regards to quality of place. Austgen stated this was a totality of circumstance, similar to that example of wastewater funds for development, improvement and enhancement and there are funds available. Multiple conversations took place of examples around town and other communities regarding improvement projects. Murr indicated a list of all of the parks were on our Town webpage. Niemeyer stated that unfortunately most of the parks have been designated but not improved. Vis stated if the funds held by the Town Council could be used for the playgrounds and such where RDC could use their funds for improvement of parking lots and access. Wilkening stated in the past the developers had to put parks in the subdivisions for the kids. Austgen clarified that in the subdivision ordinances that developers must set aside land suitable for a park area and size related. Covaciu indicated she has noticed Schererville is doing parks well. They not only have play areas but also walking areas with benches. Vis asked members to visit parks over the next month, take some pictures, and return with ideas for improvements. Vis will work with Rutschmann and Murr on updating the list.

IV. Project Updates

- a. **Lake Shore Drive/Cline Avenue Roundabout:** Murr stated they are 3 days behind of schedule. They have been putting in sand. They had a meeting on site today. There are a couple NIPSCO poles that are not in the right location that are going to need to be relocated. She said they are outside of the curb, so work can still continue. Niemeyer asked if the inspection team was doing anything and if anyone was looking out for the Town. Niemeyer asked Murr if they were coming to the Town Council meeting tomorrow; Murr indicated they were being invited. Niemeyer stated the performance was unsatisfactory and ridiculous who are paid to be looking out for our interest. Niemeyer explained how the scoring of the contractors took place and American StructurePoint. Scoring was completed by 2 staff members, Niemeyer, Vis, and Murr. Due to scoring, they ranked high enough that they were selected to inspect their own designs. Niemeyer expressed his frustration with the selection what he noted as incompetent people who are not looking out for the Town's interests. Vis inquired if it was prudent to amend motion for payment mentioned during the consent agenda. Niemeyer indicated they were under contract and in order to avoid litigation he was not sure if there was anything they could do. Murr stated they were already past the pole problem with payment remission. Vis and Niemeyer expressed their concerns regarding having to redo things and more delays &/or costs. Vis asked why this was not caught. Vis and Murr acknowledged Dana Wheeler for taking great photos and being a great advocate of the project.
- b. **Hood – LUST Damages Update:** Austgen reported he has talked to the attorney for Tony Hood to get to the end.
- c. **Arterial Infrastructure Development – Morse Street:** Niemeyer stated heat scarification or a process similar to that would be done to make repairs to the road. However, he felt it did not fit with the Lauerman interceptor from a sewer standpoint, indicating they would be returning in 7 years. He felt this should be planned more so as a larger INDOT project. Murr stated estimated cost of heat scarification of \$800,000 which would go around the lake including the sections just outside of the South Shore project, up to the Fire Department, then back to the conference grounds. Vis inquired about incorporating the walk/bike trail. Niemeyer stated it would have to be a larger INDOT project.

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Murr stated at NIRPC during their last call for projects, an application was submitted but the Town did not score high enough. Vis indicated this would be noted as to be determined project.

- d. **133rd & King Intersection:** Wilkening stated they were awaiting more answers from the Town and if the developer was going to go in on the project. Wilkening requested setting up a meeting with Murr, Vis, the school Superintendent and another board member to work out some issues. Wilkening stated the tax cap and referendum affected them at the cost of \$300,000. Murr stated the Town could not move the engineer forward with design if they did not have the commitment of the easement of working and extending into the school's parking lot. What Murr needed to know was that they were ok to move forward with the project. Whether there was a financial commitment or not, Murr stated they would discuss that, but the project cannot be moved forward with NIRPC at 90/10 or 80/20 without the commitment that the project will be continued as applied for. The project was applied for as a joint project effort and without the easement approval, they could possibly use possible funding for the project for the Highway Safety Improvement or NIRPC. Wilkening indicated the easement was not a problem. His concern is for the cost and timeline. Murr stated it was a 2021 project, so the project would not start until July of next year. Niemeyer stated he was ok and comfortable with the Town committing 2/3 of the cost and the school committing to their third when the time comes and the Town will work on the developer to get them to contribute. Wilkening felt that was fair and agreed that the easement could be obtained. Vis and Murr requested the school put in writing to the Town or RDC that they agree that Christopher Burke will be the sole engineer, easement permission, and 1/3 cost sharing with a cap contribution of \$45,000. Vis agreed a payment plan option could be made for the school.

e. **Crosswalks:**

- i. **Dairy Bell:** Murr stated RDC had previously approved a not to exceed amount of \$2000. The crosswalk with buzz strips cost was \$3837.60 not including the signage. Murr stated the increase in cost was a total of \$1837.60. Niemeyer stated he felt these things were small investments but good community investments like previously discussed that give better walkability.

A motion was made by Randy Niemeyer and seconded by Doug Spencer to approve the change order at the increase of \$1,837.60 for the cross walk.

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

- ii. **Fraternal Order of Eagles:** David Villalobos was present tonight on behalf of FOE petitioning for a crosswalk in the hopes that it might be available for their 3-day fall conference at the end of October. Villalobos stated they anticipate a lot of elderly from around the state coming to the building for the event. He stated Eagles has Bingo on Tuesday and Friday and the crowd for that has grown as the town has grown. Murr stated that 20 year old GIS photos prior to the last heat scarification showed crosswalk present. Vis read the email from Oliphant dated July 30, 2019 and noted we were awaiting drawings and report from the engineer. Vis will reach out to Oliphant to the drawings and locations noting the recognized timeframe. Burnham asked for clarification from Villalobos if funding would be

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shared or solely the Town. Villalobos indicated he was not part of that conversation. Vis recommended Villalobos coordinate with Rutschmann, Murr and Public Works for temporary additional signage to alert for the area during the event. Villalobos thanked the group for the suggestions.

- iii. **Hanover High School:** Vis received an email from the Superintendent stating she would like them. He contacted Oliphant to ask about the cost of them and if the locations requested were feasible. Murr confirmed Oliphant is reviewing the requirements and requests and they are awaiting his response. Multiple discussions took place regarding state requirements, costs, solar powered light activation and safety of the locations.

V. Written Communications: Addressed previously.

VI. Public Comment: Murr stated she has been attending the Chamber of Commerce meetings and updating them on the projects.

VII. Adjournment –Meeting adjourned at 7:32 pm.

Next meeting: October 21, 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.