

# TOWN OF CEDAR LAKE, LAKE COUNTY, INDIANA

## MINUTES OF THE REDEVELOPMENT COMMISSION



**October 21, 2019**

**Called to order 6:13 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
Absent	Doug Spencer RDC Secretary	Present	Jill Murr Town Administrator
Present	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: September 16, 2019**
- b. **Claims – Fund #404 - \$6,841.92 and Fund #804 - \$33,329.52**
- c. **Clerk-Treasurer Funds Report**

Murr replied to Vis that all of the invoices were in order. Sandberg reviewed the funds report, discussed the monthly expenses and noted project costs. Vis asked for clarification on the balance. Sandberg indicated the \$321,288.29 was the projected balance including the project expenses. The current cash balance is just over \$500,000.

A motion was made by Eric Burnham 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	Absent	Yes	Yes	3-0

### II. New Business

#### a. “Explore Everyday” Community Recognition:

- i. **Recommendation – Dragobobs:** Rutschmann read the nomination from Ed O’Donoghue recommending Dennis Portega, owner/operator of Dragobobs, stating “Dennis is an all-round great guy and the food is amazing. I would like to endorse his nomination for community recognition.”

A motion was made by Eric Burnham and seconded by Jolie Covaciu to accept Dragobobs as the next Explore Everyday Community Recognition recipient.

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

Carnahan stated Tech Credit Union had obtained a frame and posted theirs in the facility.

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- ii. **Delivery in person:** Murr mentioned to members it was brought up to deliver the letter to the recipient. Members discussed the possibility and recommendation of delivering the letter in person instead of email, offering the entity to come to the meeting to present in person and the option of a certificate instead of and/or in addition to the letter.

- b. **Veridus Work Order #7 Developer Representation:** Vis stated Veridus had been an entity hired in the past. Vis read the project work order description, estimate of \$18,000, and noted it was pursuant to information discussed in Executive Session.

A motion was made by Eric Burnham and seconded by Jolie Covaciu to approve the Veridus Work Order #7 Developer Representation in the amount of \$18,000.

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

### III. Old Business

- a. **Cedar Lake TIF Expenditure Policy:** Vis stated we will hold off until next month for this.
- b. **Façade Grant:** Vis reviewed the changes made by Austgen and read the last two paragraphs. Members discussed moving forward as it stands. Austgen stated this was very well done and will work well for administering and monitoring. Vis thanked Austgen and Rutschmann for reviewing the document. Discussion took place about notation of Exhibit B on page 18 regarding easement. Murr noted correction of page 7, item 8 – change Plan to Redevelopment Commission. Vis stated page 19, section 15 correction of Redevelopment spelling. Vis expressed his appreciation and excitement for this project which had been 5 years in progress. Vis suggested members return in November with ideas of dissemination, plans and include it on the newsletter, Chamber meeting and website. Carnahan stated Jostes would like Vis to come to speak at a Chamber luncheon.

A motion was made by Jolie Covaciu and seconded by Eric Burnham to approve the Façade Grant.

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

- c. **Park Improvement Projects:** Vis stated we will hold off on this.

### IV. Project Updates

- a. **Lake Shore Drive/Cline Avenue Roundabout:** Murr handed out the Weekly Construction Report from American StructurePoint noting work is continuing and on schedule. They will continue driveways, sidewalks, curb ramps and aggregate base. Paving will begin soon. Checks have been made for concrete regarding the temperature and it is within range without additives. Murr stated Kubiak has been in the area regularly checking on items. Murr gave appreciation to a resident that has been posting updates with photos and positive thoughts on the local community social media page.
- b. **Hood – LUST Damages Update:** Austgen reported there was an environmental cleanup company on site. IDEM had been pressuring them for noncompliance.

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Vis asked Austgen for a Strack and Van Til update. Austgen stated there had been no movement.

- c. **133<sup>rd</sup> & King Intersection:** Murr stated she is working with NIRPC on this. INDOT is still working on their highway/safety improvement project review. They had asked for additional crash data on the site. Murr is working with the Police Department on obtaining that data for them.

d. **Crosswalks:**

- i. **Fraternal Order of Eagles:** Murr stated this time of year, the ground temperature needs to be a certain temperature. She stated the painting could be done in house. She noted that with the time of year, time to order the sign and outdoor work, suggested this as a spring project. She indicated this project could be tied into another project offset the costs.

A motion was made by Eric Burnham and seconded by Jolie Covaciu to approve the funding of the crosswalk for the Fraternal Order of Eagles up to \$4,000.

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

- ii. **Hanover High School:** Murr reviewed the two options presented in the members' packets. The first proposal was with RRFBs and cost was \$20,810.53 for each crossing (3 total crossings) totaling approximately \$62,000. The second proposal was without RRFBs and cost was \$12,743.87 for each crossing (3 total crossings) totaling approximately \$38,000. Murr stated the stoplight will be an anticipated 2022 project. Vis discussed the joint meeting with the school on proposing it as a 3-way intersection due to safety reasons, waiting to hear back from NIRPC on review. Wilkening asked if the light would remain with the crosswalk. Vis stated one would be left. Vis recommended members review the material, Wilkening take it back to the school board for their thoughts, then review and make a decision on which way to go at the meeting next month. It was noted the RRFBs are solar powered and are mobile, so they can be relocated/reused for future projects.

V. **Written Communications:** None noted.

VI. **Public Comment:** Carnahan announced the Chamber of Commerce is doing 125 trees this year and had cancelled the parade.

John Foreman inquired about a blank tube or PVC pipe run under the roundabout for lighting.

VII. **Adjournment** –Meeting adjourned at 6:39 pm (motion by Eric Burnham; second by Jolie Covaciu).

*Next meeting: November 18, 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.*