

# TOWN OF CEDAR LAKE, LAKE COUNTY, INDIANA

## MINUTES OF THE REDEVELOPMENT COMMISSION



November 18, 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 School
Present	Eric Burnham RDC Vice President	Present	Robert Carnahan Town Council
Present	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
Absent	Dennis Wilkening RDC Liaison – Hanover School	Present	Sarah Rutschmann Recording Secretary

\*arrival at 6:26 pm

- I. **Presentation of “Explore Everyday Community Recognition” to Dragobobs:** Dennis and Cindy Portega from Dragobobs were present tonight to receive recognition from the RDC as the Explore Everyday recipient. Dennis gave background on the Dragobob company dating back to its origin in 1983 in a small southeast suburb of Chicago called Hegewisch, its changes in ownership and move to 7502 Lake Shore Drive in Cedar Lake. Their store sells marinated shish kabob meats. Portega’s plan is for continued improvement and growth. Members took a photo with the Portegas.

### II. Consent Agenda

- a. **Approval of Meeting Minutes: October 21, 2019**
- b. **Claims – Fund #404 - \$3,279.94 and Fund #804 - \$36,469.50**

Vis reviewed items included in Fund #404 and 804 with Murr, seeking clarification on American StructurePoint and JMA for the gateway design over the viaduct.

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	Yes	Absent	Yes	Yes	4-0

### III. New Business

- a. **“Explore Everyday” Community Recognition:**
  - i. **Nomination – Dick Henn:** Rutschmann read the anonymous nomination for the property improvements located at 13301 Lincoln Plaza. The board suggested deferring this nomination until the building obtained occupancy.
  - ii. **Recommendation – Top It Off:** Burnham recommended the coffee shop of Top It Off. Vis directed Rutschmann to construct the letter and invitation to the owner.

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- iii. **Discussion - Frank's BBQ:** Spencer stated he had seen where the BBQ place is moving to the old Midway Rental and suggested watching for this in the future and possibly a presentation to them.
- iv. **Discussion - Subway:** Spencer noted to members that Subway had updated its look to incorporate the Hanover School colors and the building looked nice.

Vis recognized Rutschmann's efforts and work in the recognition program. He thanked her and Murr for their time they put into it to make it look nice and meaningful.

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

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

#### IV. Old Business

- a. **Cedar Lake TIF Expenditure Policy:** Vis recommended tabling this until after the holidays.

Vis asked for Sandberg to provide an update on the financial report. Sandberg provided members with a report. She indicated most of the larger costs pertained to construction and engineering. She is awaiting final distribution of fall TIF monies. Sandberg suggested a meeting to discuss budget for the year and indicated the report she provided gave an estimate for 2020 so the commission can be better planned. Vis recommended meeting in January to allow Sandberg time to finalize the dollars received from fall TIF distribution. Sandberg clarified the \$450,000 forecasted revenue not balance for Carnahan's inquiry.

#### V. Project Updates

- a. **Lake Shore Drive/Cline Avenue Roundabout:** Murr stated work continues on the retaining walls. Once the NIPSCO lines are moved, curbing will be completed at the Chamber. They are still on schedule to open in December. Final coat will not be placed until spring. Signage will be installed. Lighting is on its way. Murr said five crews were out there working. Temporary painting and signage will be in place prior to opening. Vis addressed concerns presented to him regarding sloping near the pizza place and the trees by the Chamber. Murr stated she would address this with the engineer. Vis asked if electrical was able to be run into the middle; Murr indicated no. Austgen addressed an inquiry that came out of the Town Hall regarding the property owner on the east side. He assured the board that appraisals were made, legals reviewed and provided, lawyers provided and panel made a report. He stated the board authorized and deposited the funds through the Clerk's office and the funds sat in an account for 2 years. Austgen stated earlier this year in a pro se fashion, indicating written on paper, to release the funds. He noted the Town followed all statutory requirements.

Murr passed out drawings of the proposed rendering from JMA Architects for the board's review. Murr indicated staff had suggested the possibility of the arch being more square than round to allow heavy equipment on trailers to pass through safely. She asked the board to review and provide her with any feedback. Members like the artwork on the walls. Vis indicated with the plan to incorporate more walkability in the Town over the next 10 years, would it be prudent to assess widening that area. Murr stated putting sidewalks in that the area would be challenging due to the railroad tracks.

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Vis suggested engineering review at the beginning of the year. Spencer inquired if the Town owned the property. Murr said they were looking into Community Crossing grants and looking into the ownership issue.

- b. **133<sup>rd</sup> & King Intersection and Crosswalk:** Murr stated INDOT came back with more questions. Oliphant has reviewed and they are compiling a response. The project will need to be rescored. By reducing the scale, they will still qualify for funding either at 80% or 90%. Vis stated he would update the school.
- c. **Crosswalks: Fraternal Order of Eagles:** Murr stated signage has been ordered and installation will be in the spring.
- d. **Hood – LUST Damages Update:** Austgen stated he has been in communication with Hood's lawyer and the issue is still in process.
- e. **SVT Bond Update:** Austgen reported this item as status quo. He stated a response was made to the State Board of Accounts on allotted items. He reported the matter was handled properly internally by the nonpayment of funds as the Town does not have invoicing and do not know who to pay the funds to. He had US Bank weigh in on this regarding the bond issues. Vis asked if the funds could be invested while they were being held onto. Austgen stated they could and clarified for Vis that amount being held was in excess of \$45,000. Vis suggested to the board to invest in a CD to earn 3-4% while holding the funds. Austgen recommended the board direct the Clerk-Treasurer and Legal to handle the request. Members agreed on the investment of funds and directed them as such.
- f. **Façade Grant:** Vis reported he spoke at the Chamber luncheon on November 14 to explain projects the Redevelopment Commission has been working on including the new Façade Improvement Program to 40-50 attendees. Vis indicated they have received their first applicant. The application was distributed to members and Vis recommended they take time to review then discuss at the next meeting. Niemeyer suggested careful review and setting an upper limit, providing balance and using fairness to distribute funds. Vis encouraged members to review the applicants carefully so they can evaluate best dollars spent for the Town. Vis stated the program cap set was \$25,000/year or \$30,000 over the course of 5 years. Carnahan stated Corky's inquired during the luncheon about voluntary annexation. Austgen stated the BZA has regularly discussed façade improvements during Business Use Variance and zoning reviews and good emphasis to be in line with this RDC project.

**VI. Written Communications:** None noted.

**VII. Public Comment:** Carnahan announced the Chamber of Commerce is putting up the Christmas trees.

**VIII. Adjournment** –Meeting adjourned at 6:44 pm (motion by Eric Burnham; second by Doug Spencer).

*Next meeting: December 16, 2019 at 6:00 pm.*

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**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.*