

# TOWN OF CEDAR LAKE, LAKE COUNTY, INDIANA

## MINUTES OF THE REDEVELOPMENT COMMISSION



January 27, 2020

Called to order 6:00 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
Absent	Eric Burnham RDC Vice President	Present	Robert Carnahan Town Council Liaison
Present	Doug Spencer RDC Secretary	Absent	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 School	Present	Sarah Rutschmann Recording Secretary

\*Chief Deputy Clerk Margo Nagy was present in Jennifer Sandberg's absence

- I. Oaths of Office:** Vis noted for the record and welcomed back the Hanover School Corporation Board of School Trustees appointee Dennis Wilkening as the School Board Liaison. Chief Deputy Clerk Margo Nagy collectively swore in the present members for their one year term.

### II. Nomination of President, Vice President and Secretary:

**President:** A motion was made by Jolie Covaciu and seconded by Doug Spencer to retain Nathan Vis as Redevelopment Commission President. Randy Niemeyer called for the close of the ballot; seconded by Doug Spencer.

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

**Vice-President:** A motion was made by Doug Spencer and seconded by Jolie Covaciu to retain Eric Burnham as Redevelopment Commission Vice-President. Randy Niemeyer called for the close of the ballot; seconded by Jolie Covaciu.

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

**Secretary:** A motion was made by Jolie Covaciu and seconded by Randy Niemeyer to retain Doug Spencer as Redevelopment Commission Secretary. Jolie Covaciu called for the close of the ballot; seconded by Randy Niemeyer.

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

- III. Presentation of "Explore Everyday Community Recognition" to Frank's BBQ/Rob Schrum:** Vis briefly mentioned the history of the recognition including some of the past recipients. At the December 16, 2019

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Redevelopment Commission meeting, members selected Frank's BBQ as the next recipient. Vis noted the phenomenal business, phenomenal food and the significant investments made in the town. He thanked them for their work. Schrum noted he had a passion for smoking meat and left an industry job he had for 28 years to do something he loved. He first started with a small place to see if it would take off and was pleased with the results. He said he works harder than he ever has before, but is well worth it as he gets a lot of satisfaction and gratitude from the support of family and patrons. Schrum said his plans for the future include growth and keeping up with demands as the Town continues to grow. Vis presented Rob Schrum with a certificate and members took a photo with the Schrum family.

### IV. Consent Agenda

- a. **Approval of Meeting Minutes: December 16, 2019**
- b. **Claims – Fund #404 - \$1,485.06 and Fund #804 - \$30,116.78**
- c. **Clerk-Treasurer Funds Report**

A motion was made by Doug Spencer and seconded by Randy Niemeyer 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	Absent	Yes	4-0

### V. New Business

#### a. "Explore Everyday" Community Recognition:

- i. **Nomination – Cedar Lake Florist:** Vis nominated Cedar Lake Florist as the next recipient noting they are long-standing members of the community, always contributing to different events and provide great service. Niemeyer added the florist has received several years of the "Best Awards" in the region.

A motion was made by Randy Niemeyer and seconded by Doug Spencer to accept Cedar Lake Florist as the next Explore Everyday Community Recognition recipient.

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

#### b. Façade Grant Applicants:

- i. **Applicant #19-2: Kubal:** Brian Kubal was present tonight to present his application. Kubal distributed a sample of the window pane, stating it was top of the line, would provide for better efficiency and provide a better aesthetic look. He stated he has received some money from insurance to repair the fire damage, but it does not cover certain things, such as the windows. He would plan to replace the windows and many had rotten areas around the window that would need repaired or replaced as well. He plans to paint in the spring and expand the one parking lot to include another potential 20 spots. He expressed his desire to obtain the right tenant in the former convenience store location. Sip coffee shop will be added to the corner unit that will have sandwiches and seating area. The Sammie's hair salon and Gleaners will return. Kubal's wife will be opening a shop where Cash in a Flash was located that hosts crafting/painting entertainment board & brush-like events. The businesses will be ADA compliant with upgrades

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and codes being updated. Kubal spoke of the long family history associated with the building and the expansion over the generations. He plans to remove the fence and add a nautical rope look to the exterior. Covaciu asked if the tenants were on board with matching his beautification project, specifically Dollar General. Kubal said most of the tenants were appreciative and happy about the updates. He stated Dollar General was a corporate tenant and it was difficult to communicate with an individual entity directly. His cost related to the window project application is \$44,000, however Kubal added that with all of the total costs to complete the complete project of the commercial plaza, his investment would be well over \$200,000, excluding insurance. Kubal thanked the board for their time and consideration.

Members discussed the application, how they figured the last application. Niemeyer mentioned that although the project application was for \$44,000, after discussion with Kubal, they felt the project encompassed more façade items as it relates to tax collections through the TIF district and felt the percentage given back could be more than the 15% granted to the last applicant.

A motion was made by Randy Niemeyer and seconded by Doug Spencer to grant Kubal \$10,000 towards his project.

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

Vis explained how the process worked, how money would be reimbursed and suggested sending photos of the finished project to Rutschmann.

- ii. **Applicant #19-3: Bunge:** Al Bunge and Brian Smith were present tonight to present their application for Sportsman's Den. Bunge gave an overview of the application's contents. Smith discussed the doors being in bad shape and blowing open. They mentioned they did not have a cost for the sign when they put together the application. The cost of the sign would be \$5,200.50. They are not going to remove or replace the sidewalk; it can be repaired. Doors would be ADA accessible. They would make the building look more sporty and less like a bar. Smith said for security reasons, they wanted to install windows to see outside. The cost of the initial application was \$45,500 plus the \$5200.50 for the sign would be a total of \$50,700.50.

Members spoke about nostalgia related to prior stores in that location and Bunge's involvement in the community. Carnahan noted Bunge's various stores in Cedar Lake, Crown Point and Lowell. Niemeyer gave recognition to the mom and pop stores, especially retail stores, which continue to flourish. Covaciu spoke about how it was nice to give back to store owners who have longevity in the community and their hearts are in the community.

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A motion was made by Randy Niemeyer and seconded by Jolie Covaciu to grant Bunge \$10,000 towards his project.

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

### VI. Project Updates

- a. **Lake Shore Drive/Cline Avenue Roundabout:** Rutschmann reported Murr had reached out to American StructurePoint in regards to the placement of the yield signs and in the financial report from Sandberg, there is notation of payment from American StructurePoint for the roundabout. Members shared their experiences related to the roundabout. Generally comments received were all positive. Wilkening expressed concerns about the width. Carnahan noted when the final top coat would be present it would be 19 feet in width. Niemeyer spoke about land acquisition retained to put the roundabout into the area.

- b. **Hood – LUST Damages Update:** Austgen stated he is awaiting reports from IDEM.

Carnahan expressed concerns about the hill across from Bartlett Wahlberg Park. He asked members to look at this area between now and the next meeting. Niemeyer noted Christopher Burke completed a report in the past and inquired if we could obtain a copy. Carnahan suggested some landscaping and noted some of the railroad ties sliding. Vis asked Rutschmann to connect him and Christopher Burke to obtain the report and address concerns and the possibility of hill stabilization in order to allow for beautification and pedestrian traffic.

Vis stated that he would have Murr provide a report at the next meeting from NIRPC regarding the approval of the King Drive project.

Niemeyer reported Council had a conference call with Carpere Canada during closed Executive Session to discuss land acquisition. He stated despite it being slow, progress has been made. Veridus has been working hard at obtaining more project details from Carpere to develop a pro forma of that first initial investment being requested from the Town. The Town is not comfortable contributing in-kind or cash to a project without having a scope in place. What has been provided has only been conceptual.

Carnahan reminded everyone that April 1 is Census Day. He expressed the importance of being counted noting that when businesses consider coming to Cedar Lake, they use the population of St. John and Cedar Lake. He stated that if the counts are good, it won't promote more businesses. Carnahan said that in speaking with members of the community, they would like to see a Taco Bell and Kentucky Fried Chicken. Diane Jostes from the Chamber mentioned there has been talk about Culvers as well. Niemeyer stated the interest in commercial investments will continue in the next 2-5 years. Vis recommended calling an executive session for about an hour to discuss land acquisition.

Diane Jostes from the Chamber thanked the board for the façade grant program. She wished more money was available to be given but noted her appreciation. Members felt there would be more applicants as the weather starts to improve. Jostes mentioned a few Chamber members that were looking to apply.

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**VII. Written Communications:** Vis noted written communication from Hanover School Corporation appointing Denny Wilkening as school liaison, as previously noted above in the oath section.

**VIII. Public Comment:**

**IX. Adjournment** –Meeting adjourned at 7:07 pm (motion by Jolie Covaciu; second by Doug Spencer).

*Next meeting: February 24, 2020 at 6:00 pm.*

**TOWN OF CEDAR LAKE REDEVELOPMENT COMMISSION**

\_\_\_\_\_  
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

\_\_\_\_\_  
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.*