

# TOWN OF CEDAR LAKE, LAKE COUNTY, INDIANA

## MINUTES OF THE REDEVELOPMENT COMMISSION



**February 24, 2020**

**Called to order 6:10 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 Liaison
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
Present	Dennis Wilkening RDC Liaison – Hanover School	Present	Sarah Rutschmann Recording Secretary

- I. Presentation of “Explore Everyday Community Recognition” to Cedar Lake Florist/Charlie Kaper:** Vis briefly mentioned the history of the recognition including some of the past recipients. At the January 27, 2020 Redevelopment Commission meeting, members selected Cedar Lake Florist as the next recipient. Kaper stated he and his wife have had Cedar Lake Florist for 32 years. The business originated in 1953 at the same location. Kaper stated he and his wife Marilyn are the 4<sup>th</sup> and longest owners of the establishment. He stated they are a full service florist and gift shop, they love what they do and their community and try to give back to the community whenever they can. Vis thanked them for their continued involvement in the community and their donations to events in the surrounding community. Vis presented Kaper with a certificate and Commission members took a photo with Kaper.

### **II. Consent Agenda**

- a. Approval of Meeting Minutes: January 27, 2020**
- b. Claims – Fund #404 - \$1,164.73 and Fund #804 - \$19,167.58**
- c. Clerk-Treasurer Funds Report**

A motion was made by Doug Spencer 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

Murr confirmed to Vis everything is in order and the engineering costs for American StructurePoint were paid in arrears. Sandberg explained one of the reimbursements. She also reviewed the Clerk-Treasurer’s report, noting the beginning of the year as estimates. Vis stated property value increases were noted as the highest in Lake County. Sandberg stated that Cedar Lake has a smaller commercial count compared to other surrounding communities and that she was conservative in her estimates reminding the Commission that spring monies received were always more than fall.

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### III. New Business

- a. **“Explore Everyday” Community Recognition:** Carnahan recommended Tom McAdams/Great Oaks Banquets as the next recipient noting it was a long-standing establishment in the community

A motion was made by Randy Niemeyer and seconded by Eric Burnham to accept Great Oaks Banquets as the next Explore Everyday Community Recognition recipient.

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

b. **Façade Grant Applicants:**

- i. **Applicant #20-1 Stark; Applicant #20-2 Samuelson; Applicant #20-3 Peters; Applicant #20-4 Tong & Le; Applicant #20-5 Samuelson; Applicant #20-6 EYM Realty of Indiana LLC:** Jim Samuelson, Property Manager for Lincoln Plaza, was present tonight representing applications #20-1 through #20-6. Samuelson stated he owns units 2 and 5 and that the total project would include painting, tuck pointing and the parking lot. He clarified the \$14,200 project cost would be total for all six units, not \$14,200 each. Samuelson responded to Burnham’s inquiry regarding that he would shop local but the quote from Crete was significantly less expensive. Samuelson clarified for Vis that the only area of asphalt that was not new was their back parking lot.

Members discussed the application and how they figured some of the last applications. Niemeyer asked if the project would qualify since it is in the rear of the building. Vis clarified that it would qualify since the side or back is visible from a roadway. Niemeyer questioned how the enhancements would improve the TIF revenue stream other than aesthetics. Samuelson stated it would provide improvement and create less of an eye sore to surrounding buildings and the future Summer Winds Commercial development that would be looking to attract owners/renters. Multiple discussions took place with suggestions on how to figure amount to be granted.

A motion was made by Doug Spencer and seconded by Eric Burnham to grant applicants #20-1 through #20-6 collectively 15% of the total project cost in the amount of \$2130.00.

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

Vis directed Samuelson to coordinate with Rutschmann as his project moves forward.

- ii. **Applicant #20-7: DeYoung:** Jerry DeYoung was present tonight to discuss his application. DeYoung gave an overview of the application’s contents including replacing the deck and stairs that had been damaged by a vehicle and replace broken signage. DeYoung clarified for Burnham that because of unknown identity of the vehicle damage to the stairs and the cost of the deductible exceeding the repair, an insurance claim was not filed. DeYoung clarified for member inquiry that the stairs are the only entrance for the residential apartments that are located above the commercial businesses below. He noted there were three apartments above and three commercial entities below that included H&R Block,

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Acorn Insurance and Boost Mobile. Members recommended DeYoung install bollards to provide more security around the stairwell to avoid a vehicle hitting them in the future.

Murr clarified on the application, the tax breakdown, noting the difference between the apartments and the commercial entity. After multiple discussions taking place regarding the apartments being considered residential and the grant included only commercial repairs, it was recommended by Vis and seconded by Spencer that the wood deck and stairs portion of the application be tabled for further review. Murr read an excerpt of the Façade Grant Guidelines, stating “while exterior stairs, railings and replacements are eligible and included, your ineligible would be single family residential and multi-family residential.” DeYoung confirmed for Niemeyer that the stairs are the only access point for the residents.

Members discussed the sign portion of the application and the total of the project as \$13,310. DeYoung clarified for Vis that the sign is still secured on the pole and clarified for Austgen that it had been like that since approximately December.

A motion was made by Doug Spencer and seconded by Eric Burnham to award 15% of the sign replacement portion of the project in the amount of \$1,996.50.

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

Mr. DeYoung suggested the Commission consider H&R Block as an Explore Everyday nomination as they were a long-standing community member and a great tenant.

- c. **Hill Stability:** Vis stated at the last meeting and at previous meetings, questions have been raised regarding the hill across from Bartlett Wahlberg Park with concern to the hill eroding. Vis stated the last report completed by Christopher Burke was completed in 2013 and photos were taken and provided to members from the past week. Niemeyer read an excerpt from the report noting no action was needed due to no immediate danger and stated a geotechnical evaluation of the slope stability analysis be done which could impact deviation efforts to the wall. He noted the extensiveness of the process and no action was taken at that time. Niemeyer suggested revisiting the geotechnical analysis to decide if there is more of an eminent problem and determining the expense for stabilization. Wilkening and Niemeyer discussed Robert Kubiak owning the property and the possible public safety concern regarding the hill. Vis recommended meeting with Spencer, Oliphant and the owners of the land and return in 30 days with a follow up.

#### IV. Project Updates

- a. **Lake Shore Drive/Cline Avenue Roundabout:** Murr reported she spoke with Todd Rozycki from American StructurePoint today. He received and is reviewing a schedule from Walsh and Kelly to determine when construction will resume. She mentioned there would be relocation of Comcast and removal of poles by NIPSCO. Murr clarified for Vis that closures in the area or having a detour may be required for to install the final coat and driveways.

Vis asked for Murr to provide an update on the 133<sup>rd</sup> & King. Murr stated she had been in touch with NIRPC today and the project would not be a 90/10 project as a road safety audit would needed. Due to the cost of the road safety audit versus the savings of the additional 10%, we would spend more

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than what we would save. Murr noted they are working on letting coordination which will be around February or March of 2021 and the project to take place when school is out in 2021. Murr confirmed to Vis the project has been approved and the INDOT contract would be presented to Town Council approval at their next meeting.

- b. **Hood – LUST Damages Update:** Austgen reported court filing for March court hearing. We have computed a judgement lien for the Tony Hood case of \$90,800 accruing at 8% from January of last year.

### V. Written Communications: None.

### VI. Public Comment: None.

Carnahan reported the Chamber of Commerce Business Showcase will be held March 21 from 11 am to 3 pm at Hanover Central High School Fieldhouse and the theme is It's Raining Cats & Dogs. He indicated there would be cats and dogs available for adoption.

Niemeyer thanked the commission for utilizing conservative approach to the Façade Grant program. He felt this was creating momentum and encouraging any size of improvement with a slow approach to the bigger picture long-term.

### VII. Adjournment –Meeting adjourned at 7:11 pm.

**Next meeting:** March 16, 2020 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.*