

TOWN OF CEDAR LAKE, LAKE COUNTY, INDIANA

MINUTES OF THE REDEVELOPMENT COMMISSION



March 16, 2020

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 School
Present	Eric Burnham RDC Vice President	Absent	Robert Carnahan Town Council Liaison
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	Present	Jennifer Sandberg Clerk-Treasurer
Absent	Dennis Wilkening RDC Liaison – Hanover School	Present	Sarah Rutschmann Recording Secretary

I. Presentation of “Explore Everyday Community Recognition” to Great Oaks Banquet/Thomas McAdams:

Vis briefly mentioned the history of the recognition including some of the past recipients. At the February 24, 2020 Redevelopment Commission meeting, members selected Great Oaks Banquet as the next recipient. McAdams stated Great Oaks Banquets is celebrating their 27th year of business on April 1. He started in the restaurant business in Riverdale, IL with three different restaurants. He had been looking for a lodge to do wedding receptions in this area and was able to obtain the location with a partner. On March 3, 1999, Great Oaks Banquets started their still very popular chicken dinners. McAdams said they are doing less receptions these days but more fundraisers, church events, 4-H events and organizations. He said he has been grateful for a good manager and pleased with Town turnout which has allowed him to do some charity events. Niemeyer said with the government placing restrictions because of the COVID-19 virus at this time, what could we be doing to help him with his business. McAdams said he felt the community was doing it on their own and still supporting local businesses and commenting they would be back as soon as the restrictions were lifted. He stated he decided before the government told them they needed to close to the public, he made the decision to be closed to the public. He said he had already ordered food for St. Patrick's Day but was offering carry out meals. McAdams stated he appreciated the recognition. Members took a group photo with McAdams.

II. Consent Agenda

- a. Approval of Meeting Minutes: February 24, 2020
- b. Claims – Fund #404 - \$1,289.84 and Fund #804 - \$26,804.76
- c. Clerk-Treasurer Funds Report

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	Yes	Yes	Yes	5-0

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Murr confirmed to Vis everything is in order. Murr clarified for Vis the amount for American StructurePoint was for the construction work and change orders. Murr responded to Burnham's inquiry that coordination of the Comcast relocation and remaining construction was in progress.

III. New Business

- a. **"Explore Everyday" Community Recognition:** Rutschmann reminded members during the meeting last month Mr. DeYoung asked the committee to consider H&R Block. Spencer recommended the Bunge's True Value locations.

A motion was made by Eric Burnham and seconded by Randy Niemeyer to accept both True Values as the next Explore Everyday Community Recognition recipients.

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

- b. **Facade Grant Applicant #19-1 Kozlowski – request for extension:** Vis stated correspondence had been received from Kozlowski. Vis read the request regarding Kozlowski's tax season conflicting with his ability to complete improvements before June 1, 2020.

A motion was made by Randy Niemeyer and seconded by Eric Burnham to grant the request for extension with the 180 days beginning June 1, 2020.

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

- c. **LWG Engagement:** Murr stated LWG had requested the engagement agreement in regards to the TIF requirements and reports completed for the commission along with the annual presentation at a Public Meeting. This was an amount not to exceed \$5000.00 and they would be billing at hourly rates. Murr confirmed for Burnham that LWG was the firm used in the past noting Sue Haase and Bob Swintz as the points of contact. Sandberg said she has a draft report she can distribute to the commission.

A motion was made by Eric Burnham and seconded by Jolie Covaciu to approve and engage LWG.

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

- d. **Crosswalk Request: 13115 Lake Shore Drive:** Vis read the correspondence from Pete Blagojevic requesting a crosswalk from Hunley's at 13115 Lakeshore Drive to the parking lot across the street. Members discussed prior crosswalks brought before the commission including Dairy Bell – which was installed, Eagles – to be completed and 133rd & King – to be completed. Murr stated she would obtain costs from Public Works for signage requirements and report back next month. Vis requested Blagojevic be invited to attend the next meeting.

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A motion was made by Randy Niemeyer and seconded by Jolie Covaciu to defer this item pending the full discovery of cost and discussion of cost sharing with entities.

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

IV. Project Updates

Vis asked Sandberg for a financial update. Sandberg had provided copies of financial reports to the members she reviewed with the commission. She updated the commission on the Strack and VanTil item. She indicated the TIF net tax collected was rounded down to \$200,000.00. She stated, with the commission's blessing, she would like to invest that with Trust Indiana, who offered prompt turnaround time for returning funds. Niemeyer asked for clarification in regards to litigation or appeals conflicts and the impending sale and purchase through bankruptcy. Austgen stated the amount of money involved was the debt service payment for a half year and there was no invoice. He stated the money had been held since then and upon recommendation from the financial advisors at Barnes and Thornburg, funds were to be segregated. It was his recommendation as well to segregate the funds into an escrow account. Austgen confirmed for Niemeyer that the TIF bond generated were based upon their property taxes paid at the time and the taxes are current. Covaciu reported the tax assessment for 2013 was \$2.2 million, then they remodeled and it was updated to \$4.3 million. In 2018, they appealed and won at \$3.7 million, carrying into 2019. Sandberg stated the current interest rate was 1.2%.

A motion was made by Eric Burnham and seconded by Doug Spencer to have Clerk-Treasurer Sandberg invest the money from the SVT case.

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

- a. **Lake Shore Drive/Cline Avenue Roundabout:** Murr reported they are working on coordinating Comcast relocation and noted possibly in mid-April intermittent closures due to traffic patterns to allow for driveway and finishing the punch list items. She confirmed to Vis that the poles have been moved.
- b. **Hood – LUST Damages Update:** Austgen reported the general order of the courts is they have continued all contested hearings until further notice.

V. **Written Communications:** None.

VI. **Public Comment:** None.

VII. **Adjournment** –Meeting adjourned at 6:43 pm.

Next meeting: April 20, 2020 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.*