

# TOWN OF CEDAR LAKE, LAKE COUNTY, INDIANA

## MINUTES OF THE REDEVELOPMENT COMMISSION



**May 18, 2020**

**Called to order 6:07 PM at the Cedar Lake Town Hall**

Vis read the following information off of the agenda, "In accordance with the Governor's Executive order relating to COVID-19, in-person attendance of tonight's Redevelopment Commission meeting will be limited. We have arranged a live stream of the meeting so those interested can view it from home. The meeting is slated to start at 6 pm. You can view the meeting via our website at <https://cedarlakein.org/view-town-meetings/>, then click on "View Broadcast" under the Live Broadcast. You must join the meeting through the link to participate during public comment. You can raise your hand electronically to participate during Public Comment. Due to the unique nature of this meeting, the Town of Cedar Lake will accept public comment submitted electronically. If you have a question or comment about an item on the agenda, please email that question or comment to [jill.murr@cedarlakein.org](mailto:jill.murr@cedarlakein.org). Mrs. Murr will ensure that all submissions are shared with the elected officials of the Town and that the submission will also be entered into the minutes of the meeting. Please keep your comments civil and constructive to the policy issues on the agenda."

### **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
Present	Jolie Covaciu RDC Member	Present	David Austgen Town Attorney
Present	Randy Niemeyer RDC Member	Absent	Jennifer Sandberg Clerk-Treasurer
Absent	Dennis Wilkening RDC Liaison – Hanover School	Present	Sarah Rutschmann Recording Secretary

*\*denotes member participated electronically*

### **I. Consent Agenda**

- Approval of Meeting Minutes: March 16, 2020**
- Claims – Fund #404 - \$2112.57 and Fund #804 - \$6625.59**
- Clerk-Treasurer Funds Report**

A motion was made by Jolie Covaciu and seconded by Randy Niemeyer 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

Murr confirmed to Vis the spring tax draw anticipated to be deposited to Fund #404 was accurate. Niemeyer indicated late fees had been waived and the amount was not completely certain. Murr stated the spring distribution last year was \$15,000.

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### II. New Business

- a. **Resolution No. 2020-01: TIF Revenues for Consolidated Cedar Lake 133<sup>rd</sup> Avenue Economic Development Area:** Vis read the resolution by title only. Austgen stated this was part of the annual procedure as required. He noted Exhibit A is an attachment reflecting items to be delivered according to the statute and ministerial in the sense of wanting to capture all of the increment.

A motion was made by Doug Spencer and seconded by Jolie Covaciu to approve Resolution No. 2020-01: TIF Revenues for Consolidated Cedar Lake 133<sup>rd</sup> Avenue Economic Development Area.

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

- b. **Resolution No. 2020-02: TIF Revenues for Consolidated Cedar Lake SVT Allocation Area:** Vis read the resolution by title only. Austgen noted this was a sub-allocation area for Strack and VanTil project. This requires similar action the resolution noted above. He stated it was set up originally as two TIF districts (one on the east side and one on the west) that were consolidated. He said this was segregated out so it there could be capture for debt service to the Strack and VanTil property improvements from the TIF revenue. Austgen confirmed for Carnahan that the Clerk-Treasurer was maintaining those funds.

A motion was made by Doug Spencer and seconded by Jolie Covaciu to approve Resolution No. 2020-02: TIF Revenues for Consolidated Cedar Lake SVT Allocation Area.

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

### c. Façade Grants

- i. **Applicant #19-1 Kozlowski – extension request:** Vis read the email from Kozlowski requesting an extension due to complications and delays due to COVID.

A motion was made by Eric Burnham and seconded by Jolie Covaciu to grant the request for an additional 180 days extension.

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

It was clarified the 180 days extension would start from the time of the end date of the 180 days prior extension granted.

- ii. **Applicant #20-7 DeYoung – exterior deck replacement update:** Vis read the email from DeYoung requesting a follow up on the deck replacement request of his prior Façade Grant Application. Vis stated that it was discussed that residential would not apply to the grant. Niemeyer indicated the interpretation was simple that only the commercial part of the application was eligible. Spencer agreed the residential portion was not eligible. Carnahan stated the stairs were the only point of access to the apartments and not part of the business.

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A motion was made by Doug Spencer and seconded by Jolie Covaciu to remove this item from being tabled for discussion.

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

Murr read an excerpt from the February 24, 2020 minutes, “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.” She stated, “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 Randy Niemeyer and seconded by Doug Spencer to deny the stairway request portion of the application.

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

Murr stated one of the items that was stated earlier with the Consent Agenda approval was cash flow and collections. One of the items on the RDC general budget is the newsletter, which was approximately \$1200 a month for the cost and design cost. She said the information by the time it is received is already dated. As the commission is looking at cash flow, she recommended the newsletter be quarterly or electronic. A calendar of events can be maintained on the website and special events posted on the website. She stated it would be posted on the utility bill that information will be available on the website. Niemeyer stated moving the newsletter to quarterly could provide individuals with update items and provide a happy medium. Murr confirmed for Spencer the \$1200 included the cost of mailing the newsletter. Murr suggested a single page insert or possibly pay for advertising. She stated the Town has engaged financial advisors regarding this matter. Covaciu suggested a printed calendar possibly being available for those who may not have access. Carnahan recommended eliminating it altogether and if someone wanted information printed, they could come to Town Hall to pick up. Niemeyer felt this type of communication would still be useful for connectivity and a good first step. Niemeyer confirmed for Carnahan that the newsletter is paid out of the RDC general fund. Vis stated since the RDC had voted to approve the newsletter funds, he felt they should vote to approve the change to quarterly.

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A motion was made by Randy Niemeyer and seconded by Jolie Covaciu to amend the RDC funding of the newsletter from a monthly basis to a quarterly basis.

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

Murr said they would not see the tax collection until the end of June. She clarified for Niemeyer the next newsletter would be prepared in August for September distribution. Vis felt the newsletter was a positive tool, with Murr adding that because of COVID and the stay at home restrictions, more people are reading the information on the newsletter.

### III. Project Updates

- a. **Lake Shore Drive/Cline Avenue Roundabout:** Murr stated drive entrances are down and concrete works has been completed. Landscape work has started. Lights are in the process of being installed. Asphalt is down with temporary striping. The schedule calls for them to work on the punch list items the first week in June. Street Committee members will be joining on the final walk through and Murr extended the invitation to the Redevelopment Commission. She anticipated, weather permitting, the walk through would be the first week of June.

Niemeyer stated ample notice was not provided by the contractor when the road closed, stating it was given Friday afternoon for closure on Monday morning. Niemeyer expressed his negative opinion of the project manager and reminded the commission that the scoring process is objective but history of other projects should be considered and remembered. Niemeyer stated the Town was able to open the road for Mother's Day weekend to allow more convenient traffic flow for businesses.

- b. **Hood – LUST Damages Update:** Austgen stated he had no update.
- c. **Crosswalk – 13115 Lake Shore Drive:** Murr stated the Town was able to obtain a Community Crossing Matching Grant that would include asphalt replacement down Morse, Lake Shore Drive, up to the Fire Department, and out Lauerman around the south end of Town. Part of that falls into the areas where the crosswalks are being proposed. Murr is having engineer Oliphant review what striping and signage could be put in. She recommended holding off on the crosswalk requests at this time, as they would end up tearing it out for this road project and it would be a waste of money. The project will be put out to bid soon. Murr indicated monies were set aside in order to work with these individuals requesting the crosswalks. She would like to incorporate them into the design, if they can.

Vis stated he had three additional update items he wanted to share.

1. Vis stated he and Niemeyer had a conference call with Veridus group this afternoon in regards to them assisting RDC with a project that had been discussed previously during RDC Executive Sessions. A proposed work order was provided and an economic development process. The Commission is aware of where they stand with the Lakefront Development Project. Vis asked for approval from the Commission. Niemeyer stated it was necessary for there to be a professional point person, separation of interest and an entity that specializes in economic development moving forward to be in line with

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strategic planning and the Town’s vision. Vis stated Schillings and Jack Slager ask routinely for updates on the status.

A motion was made by Jolie Covaciu and seconded by Doug Spencer to approve Veridus Work Order #8 to provide representation with a \$15,000 cap.

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

Niemeyer suggested holding a work session to look at details, put out visions and goals, and do some strategic planning. Vis provided a “Guiding Principles” handout to members and asked them to bring back to the next meeting five thoughts/dreams for the community. Spencer stated the Town has a lot of great players in town. Covaciu spoke about accessibility and walkability goals and expressed her thanks for acquiring consultants that had wisdom to collaborate on projects.

2. Niemeyer spoke about Genovis, created by the Indiana Economic Development Corporation, and their expertise to line up economic development projects with the right State support. He recommended moving slowing during the current economy, but suggested they be considered. He reminded the Commission the State is a partner and Farm Bureau would have interest. Niemeyer recommended Spencer connect with Rick Niemeyer to engage Genovis. Spencer noted partnerships with local businesses and the possibility of utilizing them and the golf course regarding the lake dredging.
3. Vis spoke about the possibility of expanding Morse to make a walkable area/sidewalk with possible paint. Niemeyer and Carnahan spoke about the heat scarification project and the expansion of the footprint was not in the budget. Niemeyer felt the area needed infrastructure work, the projects scope was for the Community Crossing Grant and does not include that.

**IV. Written Communications:** None.

**V. Public Comment:** None.

**VI. Adjournment** –Meeting adjourned at 7:07 pm.

**Next meeting:** June 15, 2020 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.*