

TOWN OF CEDAR LAKE, LAKE COUNTY, INDIANA

MINUTES OF THE REDEVELOPMENT COMMISSION



July 20, 2020

Called to order 6:02 PM at the Cedar Lake Town Hall

Pledge of Allegiance

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. 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. Mrs. Murr will ensure that all submissions are shared with the board members 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."

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. Presentation of "Explore Everyday" Community Recognition – Cedar Lake True Value(s) – Al & Jeff Bunge:

Vis briefly mentioned the history of the recognition including some of the past recipients. At the March 16, 2020 Redevelopment Commission meeting, members selected the Cedar Lake True Values as the next recipient. Al Bunge stated his father started the Lake Shore Hardware business in Cedar Lake in 1946 and they have been operating 75 years later. The business started in what is now the State Farm Building on Lake Shore Drive. Members took a group photo with McAdams. They stated that in 1950, the one family member went into the well business and the other stayed in hardware. That year, the building burned and they became part of the True Value co-op in the 1950s. Niemeyer indicated that with all of the big box retailers, the Bunges have found a way to navigate the marketplace, continue to service the community and grow their business. He felt that they value the community and the community values them. He expressed his appreciation for having a local hardware store. Carnahan noted they also operate a store in Lowell and Crown Point and the family also operates the Sportsman's Den. Vis shared with them information on the availability of façade grants the Commission is offering. A certificate was supplied to the Bunges and a photo was taken.

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II. Presentation of “Explore Everyday” Community Recognition – Pine Crest Marina – Bob Gross: Vis briefly mentioned the history of the recognition including some of the past recipients. At the June 15, 2020 Redevelopment Commission meeting, members selected Pine Crest Marina as the next recipient. Gross stated his grandfather started the business in 1948. His father, who went to Lowell High School, built row boats in high school shop class and got into a row boat business that flourished from there. Gross stated his little brother operated their second location in Fishers, Indiana. He indicated it has been a banner year for the marina business. He stated he has been grateful for his health and that of his coworkers during this time of uncertainty with COVID. Niemeyer stated that as times have changed, they have found a way to service the market and do an excellent job. He stated he has never heard bad words about his marina, the sales or service. He thanked Gross for his and his family’s work in the community, his philanthropy and supporting other local organizations in this town. Gross stated his heart is in the lake and is hopeful for the future. Carnahan stated Gross had expanded LaTulip and bought Thornburg’s property to improve. A certificate was supplied to the Gross and a photo was taken.

Niemeyer stated that the Bunges and the Gross families are to be commended for their contributions to the “Explore Everyday” branding.

III. Consent Agenda

- a. **Approval of Meeting Minutes: June 15, 2020**
- b. **Claims – Fund #404 - \$3208.00 and Fund #804 - \$24,311.80**

A motion was made by Doug Spencer, seconded by Jolie Covaciu, to approve 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

IV. New Business

- a. **“Explore Everyday” Community Recognition:** Carnahan recommended Vito’s Italian Ice as they have excellent product and have been very popular. Niemeyer agreed they have been doing a great job and creating a lot of local business.

A motion was made by Eric Burnham, seconded by Randy Niemeyer, to recognize Pine Crest Marina as the next Explore Everyday Community Recognition recipient.

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

V. Project Updates

- a. **Clerk-Treasurer Funds Report:** Vis read the email correspondence provided by Sandberg provided to members.
- b. **Hood – LUST Damages Update:** Austgen reported things were status quo.

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- c. **Lake Shore Drive/Cline Avenue Roundabout:** Murr stated the final walk through went well. There were some minor hairline cracks in the concrete. All of the work was completed by Walsh & Kelly that needed to be done. She stated Director of Operations Tim Kubiak, herself, the project engineer as well as representatives from Walsh & Kelly. Final work to be done by Comcast is outside of the project. They are working on closing this item out. Carnahan inquired about the sprinkler outside of Sue Lanske Park. Murr indicated it was outside of the project and she and Kubiak will be working with the Chamber on that. Murr confirmed for Niemeyer that there have been no reported accidents she knows of in the roundabout, but reported some traffic backups when there is boat traffic. Murr clarified for Carnahan that the \$86,983.52 was the contract amount for the construction engineering. She stated reimbursements from INDOT that are rolling in will appear on that report from Sandberg.

Vis asked Murr to provide an update where they had recommended last month the Town Council to explore the creation of either a walkway or a pedestrian walkway along the re-scarification of Morse. Murr stated that upon further review, it could be tied into the Community Crossing Grant and do some road striping. NIRPC reached out to the Town with a resident concern regarding the striping, requirements needed to meet that, engineering required to do the project, and the timing for the engineering. Murr stated that an engineers' probable cost for putting in sidewalk with curbing was included in their packet including separation of vehicles at just over \$1 million which would include adjusting swales, ditch work, surveying and making sure ADA compliance is met. Niemeyer indicated that during Town Council discussion, they talked about utilizing park impact fee monies to invest in that since it's a recreational trail. Murr stated it could be done as a separate project. Murr clarified for Niemeyer it would be done as a separated project alongside that Community Crossing project. Multiple discussions occurred regarding surveying, storm drainage, parcel owners in the right of way, and different design possibilities including paved asphalt sidewalk with a berm instead of concrete and several neighboring communities within the county that had bicycle/pedestrian examples. Murr clarified for Burnham that the area of impact would be from 133rd Place to 145th Avenue. Members agreed with Vis in continuing to explore feasibility in using RDC dollars. Covaciu mentioned the advantageousness of having the trail for commercial development possibilities.

A motion was made by Jolie Covaciu, seconded by Doug Spencer, not to exceed \$2500 to further explore and come forward with ideas to create a proposed bike/pedestrian walkway along Morse and have Engineer Don Oliphant come back in two months with suggestions.

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

- d. **133rd & King Intersection:** Vis provided an update, indicating he, Murr and school officials had met and agreed to contributions of up to one-third at \$27,000 towards the project. The school is excited and signed off on the Easement Agreement. Vis received a call from the school's legal counsel that they approved the easement as well as approved up to spending \$27,000 as a contribution towards the project. Vis requested Austgen to develop a Letter of Intent between us and the school for the approval this evening. Austgen went over the Letter of Intent, identified the contribution amount and noted the Town being responsible for the project design, construction, bids, etc. Payment would be accepted at the time of signing of the document. Vis stated Nick Otis who is the legal counsel for the school corporation wanted him to convey to the RDC their appreciation for how well they have been working together over the past couple of years and working on this particular project. Carnahan asked Murr if NIRPC was going to be providing \$150,000 for this project. Murr indicated

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the \$150,000 is the cost estimate that would be RDC's expense on the full project. She stated they are getting 80% of the project from NIRPC on the project. She clarified for Carnahan the 80% was not on the \$150,000. Vis noted anticipated out-of-pocket cost at \$85,000-90,000 tops and the total project anticipated at \$400,000.

A motion was made by Eric Burnham, seconded by Randy Niemeyer, to approve the Letter of Intent.

Jolie Covaciu	Doug Spencer	Randy Niemeyer	Eric Burnham	Nathan Vis	Vote
Yes	Yes	Unavailable at the time of rollcall	Yes	Yes	4-0

Spencer asked Murr what the anticipated timeframe was on the project. Murr stated the 133rd & King project is anticipated to let in March of next year and construction season when school is out, possibly in June, anticipating a normal school schedule next year. She reminded the Commission that INDOT would award the project, not the Town, since it is a federally funded project. She stated meetings have taken place with INDOT and stage 2 submittals have been going in and stage 3 is due in September.

VI. Written Communications: None.

VII. Public Comment: None.

VIII. Adjournment –Meeting adjourned at 6:48 pm (motion made by Covaciu, seconded by Spencer).

Next meeting: August 17, 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.*