

TOWN OF CEDAR LAKE, LAKE COUNTY, INDIANA

MINUTES OF THE REDEVELOPMENT COMMISSION



August 17, 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, we have arranged a live stream of tonight's meeting at <https://cedarlakein.org/view-town-meetings/>. You must join the meeting through the link to participate during public comment. If you have a question or comment about an item on the agenda, please email jill.murr@cedarlakein.org by 4 pm. 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; # denotes late arrival after roll call (6:05 pm)*

Presentation of "Explore Everyday" Community Recognition – Vito's Italian Ice (David & Amy Larson):

Vis provided a brief the history of the recognition noting the desire to bring the recipient in to recognize them and their business, to thank them, allow them about their business and dreams for the area and it allows the Commission to post it on social media to enable recognition and growth of the business. At the July 20, 2020 Redevelopment Commission meeting, members selected Vito's. The Larsons provided samples and David thanked the Commission and community for an amazing last three months of support. Amy explained they grew up in the suburbs of Chicago and her dad's middle name is Vito and she was raised on Italian ice. She recalled having 3 or 4 locations to go to when she was a child and then as a teenager, she met David and they frequented ice locations and took their kids back. She felt it was nostalgic and moved to this area because they liked this area for a family experience like they had with good memories over a simple dessert. Niemeyer stated that during this extremely strange time in history, where many traditional restaurants have seen high failure rate, they have been doing extremely well. He told them the mural being painted on the side of the building was absolutely amazing. David noted the artist was one of his employees who is a student at Hanover and offered to do the artwork. Amy stated they currently employ 6, which many are students in the community. David noted on Wednesday they are doing a fundraiser for Jane Ball where 15% of proceeds will be given to the school and hoping to do more fundraisers to give back to the community. A certificate was given to the Larsons and a photo was taken to be shared on social media. Vis mentioned the façade grant program to them as they are moving forward.

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Consent Agenda

1. **Approval of Meeting Minutes: July 20, 2020**
2. **Claims – Fund #404 - \$0 and Fund #804 - \$46,304.93**

Vis stated the fund 804 was for Austgen's legal work, Christopher Burke engineering work, American StructurePoint for roundabout, and first disbursement to Kubal for Façade Improvement Reimbursement in the amount of \$10,000 and expressed he was glad they went to reinvest in the community. Murr confirmed for Vis final closeout documents with INDOT are in progress.

A motion was made by Eric Burnham, 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

New Business

1. **"Explore Everyday" Community Recognition:** Niemeyer recommended Grit Fitness, noting they have done a fabulous job throughout COVID despite other gyms struggling. They've found a way to keep things running, provided a safe environment for individuals and have been positive part in the community. He noted they are family-friendly and also have a variety of classes available and child care.

A motion was made by Randy Niemeyer, seconded by Doug Spencer, to recognize Grit Fitness 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

2. Façade Grants

- a. **New Application: #20-9 Perfetti/Lawrence Property Group, LLC:** Sean Perfetti, present electronically, gave an overview of his proposed project including asphalt and sealcoating he hoped to begin in September due to weather as well as window seals and signage, with a total cost of for the asphalt and sealcoating of \$11,000. He stated he would like to return in September to review the signage and windows as he was still working on obtaining a quote. Perfetti confirmed for Burnham the work would be completed by Town & Country out of Demotte. Perfetti clarified for Carnahan the \$25,000 was an estimate for the item he is in the process of obtaining a quote for signage. Vis confirmed for Niemeyer his request met the qualifications in criteria. Perfetti confirmed for Spencer the plaza contained Lake Nutrition, Head Games, Farmers Insurance and Illiana Eyecare, Great Oaks, and Early Learning Academy and the age of the building was 12 years old. Perfetti indicated to Vis with the \$11,000 quote, \$7800 was for resealing and the \$3500 difference came from an additional quote he just received for asphalt repairs that was sent to Town Hall after 5 pm today.

A motion was made by Doug Spencer, seconded by Randy Niemeyer, to grant \$2,200.00 toward their \$11,000 parking lot project.

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

Vis stated if he had a second portion of the grant to submit it to Rutschmann for consideration at the September meeting. Perfetti thanked the Commission for their support. Vis thanked Perfetti for making the investment in the community.

- b. New Application: #20-10 Hoffman:** Michael Vaidik of Castle Construction was present tonight on behalf of Dr. Hoffman. He stated the location was the old Denny's Barbershop and would become a dental office. Vaidik gave an overview of the proposed project including landscaping has started taking place along with seal coating, restriping, replace signage with lighted sign, cultured stone with lighting, replace single pane windows, dress up the awning in cedar, cultured stone and ceramic to dress up the frontage, painting front door and updated hardware, and replace side-entry door. He stated a tree was removed in the back that hung over the building. Burnham agreed with Niemeyer that the tree removal is not consistent with the criteria and would not be included in the consideration. Vis stated it would be a significant upgrade. Rutschmann and Murr reminded the applicant and Commission they may need to consider a variance for the lighted sign and the fence regarding setbacks. Vaidik told Niemeyer they had turned in their permit to the State and were awaiting the design release from them.

A motion was made by Doug Spencer, seconded by Randy Niemeyer, to grant \$10,120.00 contingent upon Building Department approval with zoning compliance, subject to the 1-11 and removal of the \$900.00 tree removal.

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

- c. New Application/Request for Additional Funds: #20-11 Kubal:** Niemeyer stated that despite the unfortunate event with the fire, Kubal has done a great job with the transformation. Brian Kubal stated they put a lot of money into the project to make it look good and are completed with the project. He indicated he spent more than anticipated with his previous request with unknowns they encountered during the project including window framework replacement and Gleaners needed all new brickwork. Murr confirmed for Niemeyer the \$38,553.40 remains after the two just granted. Kubal confirmed for Vis the cost of the windows were higher than originally requested, plus the framing and seal work. Rutschmann confirmed for Niemeyer that Kubal's original request in 2019 was \$47,568 that included window replacement and \$8,063 for three doors and the awarded grant amount was \$10,000.00 on January 27, 2020. Niemeyer stated the original application estimate was \$55,631 and now cost \$83,622.96. Covaciu indicated they awarded less than 20% for the first request.

A motion was made by Jolie Covaciu to award an additional \$5600. Niemeyer stated they awarded around 18% originally and they did not award 20% to Kubal the first time as they have done consistently lately.

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Members discussed the difference and Covaciu amended her motion, seconded by Eric Burnham, to award \$6800.00 additional funding.

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

Vis thanked Kubal for his significant investment in the Town. Kubal thanked the Commission for their support. Covaciu asked Kubal for feedback regarding the crosswalk. Kubal stated the signage was removed due to someone hitting it and there has been some confusion on the crosswalk. Murr clarified the sign had been hit three times.

- d. Request for Reconsideration: #20-7 DeYoung:** Vis gave a brief history of DeYoung's previous request that was for a sign, which received grant funding, and the other request was for the improvements to the stairwell/deck to the apartments over the commercial portion of the building. Vis stated he had dialogue with DeYoung earlier today. Vis confirmed for Covaciu that he told DeYoung the request would be deferred to September due to him being on vacation and not present tonight. Burnham felt it has already been discussed and did not meet the criteria; Spencer agreed.

A motion was made by Randy Niemeyer, seconded by Eric Burnham, to deny the request.

Jolie Covaciu	Doug Spencer	Randy Niemeyer	Eric Burnham	Nathan Vis	Vote
No	Yes	Yes	Yes	No	3-2

Project Updates

- 1. Hood – LUST Damages Update:** Austgen reported hearing scheduled the third week in September.
- 2. Lake Shore Drive/Cline Avenue Roundabout:** Murr stated they were closing the project out and received the draft of Notice of Intent to close out the project. They are doing additional markings to identify the triangles as you approach the roundabout to avoid wrong-way entrance, which would be participatory with INDOT.
- 3. Crosswalks:** Niemeyer indicated Indy Gonzales had requested a crosswalk by the middle school due to the increased traffic. Murr stated anticipating crosswalk once Rose Garden and Centennial completion. Murr reminded the Commission the Dairy Bell, High School and Eagles crosswalk requests would wait until the Hot-In-Place asphalt project. She stated INDOT applications went in this week. Wilkening inquired if the sidewalk would extend to the railroad tracks and if an arm would be possible; Murr indicated she would review the plans.
- 4. 133rd & King Drive Intersection Improvement:** Vis stated he and Murr met with the school board last week and agreed to the Letter of Intent including up to \$27,000 contribution towards improvements at the intersection, which would be approximately 1/3 of the cost.

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Vis indicated discussion took place regarding the previous commitment for installation of a crosswalk at the High School. Murr stated a project cost from Oliphant at Christopher Burke Engineering for striping, curb cuts, ADA compliance, and signage is pending. Niemeyer expressed his concern about investing the money twice but stated he would be in favor of the project if not doing it twice. Vis inquired to Austgen about approaching Armani Development for contributions towards the improvements. Austgen stated it would be legally problematic as they have already obtained plat approval, have their bonds, received checkoffs and obtained permits. Niemeyer stated he previously met with the developer along with Carnahan and Greg Parker and they seemed agreeable at that time to participate in this. Niemeyer inquired if a community partnership could be approached for their participation in the project willingly to benefit their development for ease of entry and exit. Austgen stated they could ask for a voluntary partnership. Vis stated he would work with Murr. Niemeyer suggested possible wording to include going back to the initial meeting, we are not ready to move forward in commencing the project and wanted to include you in the project, noting the estimated total cost, this is how we would like to see you participate, this is how it would benefit your development and remind them how it would benefit them and ease the access to their development. Carnahan suggested this be in the form of a motion so the Commission agrees to it.

A motion was made by Randy Niemeyer, seconded by Jolie Covaciu, (as indicated directly above) so moved.

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

Wilkening stated that during the school board meeting, there had been discussion regarding solar signs or additional signage to alert of children crossing. Vis asked Wilkening to convey the Commission's thanks and appreciation to the school board. Wilkening thanked the Commission.

- 5. Commercial Center Property Extend Roadway:** Vis asked Austgen if anything else needed to be completed on this project. Austgen stated the survey was being completed, working on a combined legal description, update appraisals and some delay in coordination. Niemeyer stated there was Town Council support in moving forward with the expansion of Industrial Park Drive as long as we are working with the property owners, acting as partners and everyone is being treated fairly.

Vis provided a brief update on the land acquisition for the Lake Bluffs property. He stated Austgen's office provided the proposed Letter of Intent and the has received the revised version. That letter has been sent to the partner for review and is anticipating calling an Executive Session to discuss additional details.

- 6. Newsletter:** Murr reminded the Commission that previously this item had been reviewed due to changes with COVID and the review of determining relevant information for residents. She noted consideration of cost-savings measures by changing to a double-sided, single regular-sized sheet of glossy paper, with a cost of approximately \$600-800, and the possibility of designing it in-house to save additional funding. She stated quite a bit of news is occurring before the print copy is distributed.

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Murr stated she had received a request. The Summerfest Committee had donated some paint for the stage. Upon review, it was determined there were some repairs and updates needed to the stage. As we continue the rebranding effort, Murr stated there was a request to install a 4'x4' sign, similar to that of the Welcome Signs around town. An estimate of \$1120 was provided by Safari Marketing, a local company, for installation on the front of the stage. Murr stated Sandberg confirmed there were funds available to do this under branding. Murr confirmed for Niemeyer the product would be a high-density urethane, would continue with the Cedar Lake branding, and she requested \$1200, to include the hardware. She stated Master Graphics out of Lynwood that supplied them with previous signs was no longer in business.

A motion was made by Eric Burnham, seconded by Doug Spencer, to approve the request not to exceed \$1200.00.

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

Written Communications

- 1. Clerk-Treasurer Funds Report:** Vis reviewed the note from Sandberg and stated he provided her communication from the Commission thanking her for her work. If there are any questions or requests for her to be at a meeting to explain something, he recommended reaching out to himself and Sandberg a few days ahead of time.

Public Comment: None.

Adjournment –Meeting adjourned at 7:13 pm.

Next meeting: *September 21, 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

Randell C. 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.*