

# TOWN OF CEDAR LAKE, LAKE COUNTY, INDIANA

## MINUTES OF THE REDEVELOPMENT COMMISSION



September 21, 2020

Called to order 6:00 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
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*

Guest: Town Engineer Don Oliphant

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](mailto: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."

**PRESENTATION OF "EXPLORE EVERYDAY" COMMUNITY RECOGNITION - Grit Fitness (Bo DePaoli):** This item was deferred until Mr. DePaoli was present. After the two façade grant items, members returned to this item for presentation. 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 August 17, 2020 Redevelopment Commission meeting, members selected Grit Fitness. DePaoli stated he has been there for 6 years this month. Originally, he was a World Gym franchisee and disbanded, then creating his own brand Grit. He stated they closed in December 2019 to do a complete remodel of the space including new equipment. They reopened January 1 for two months, then had to close because of COVID for about 10 weeks then reopened when the Governor permitted. He stated it had been a slow start reopening, but stated it has been a great community and were happy to be open. He stated they provide regular gym services; classes including yoga, Zumba, Pilates, etc.; personal and small group training; child care and tanning. Niemeyer stated DePaoli has provided a great service in the community especially with the child care being offered for families. DePaoli stated his pricing starts at \$14.99, next tier at \$24.99 which includes child care and group, and the final tier was \$54.99 which includes unlimited training. Niemeyer asked DePaoli to speak about a program the gym was doing on Town Grounds. DePaoli stated their small group training was called Grit Labs and they would be providing small group training in the park for more exposure. Vis stated if there was a way to promote their business or if they had interest in the Façade Grant program, to reach out to the Commission.

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Niemeyer stated there was an energy level within the gym that was personal and helpful from beginners to body builders and no one is there to make fun of anyone or bullying. He encouraged individuals to give it a try stating he felt people were knowledgeable and it was a fun place. He provided a personal story of him working out with his son and the son having a change in his body and confidence, indicating his son is having a great year academically as well at school. He contributes it to understanding his own physicality, confidence through a consistent workout program that not only built his body but as well as his mind. DePaoli indicated that is why he named it Grit so that people push through. Photos were taken to be shared on social media.

**CONSENT AGENDA**

1. **Approval of Meeting Minutes: August 17, 2020**
2. **Claims – Fund #404 - \$1,271.06 and Fund #804 - \$7,926.12**

Vis noted the façade reimbursement for Kubal Rentals in the amount of \$6800, stating it was good to see those dollars.

A motion was made by Eric Burnham, seconded by Doug Spencer, 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:** Vis read a nomination application for Richard Henn, noting the reason for nomination as, “Henn Construction has made numerous contributions and improvements to this Town, most recently, the beautiful restoration of the King Building in Lincoln Plaza.”

A motion was made by Jolie Covaciu, seconded by Randy Niemeyer, for Henn Construction for September.

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

Niemeyer noted the success of the Explore Everyday recognition and suggested taking it a step further by working with a professional marketing firm, such as Safari Marketing, a local firm, to make a 5 to 10-minute video promoting the history of the business and what they offer. He felt this would help market the businesses recognized to the community, noting Cedar Lake was less of a Big Box community and more of an entrepreneurial, mom-and-pop type, local community. He would like to work on a proposal in the next 30 days for a marketing plan, where the information could be shared on our website, Facebook, the Chamber and various social media to help individuals build their businesses here. suggested what a good promotional use of the video, how long, cost and reminding the commission they are saving \$700 a month by not doing the newsletter monthly that could be reallocated. Spencer and Covaciu indicated they liked the idea.

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2. **Façade Grants:** Vis stated that due to a conflict of interest with his friendship and business affiliation with Lindemulder, he would hand the meeting over to Burnham to run. Lindemulder later clarified for Niemeyer's inquiry that the nature of the relationship between him and Vis as far as business was that they went to college together and he has utilized Vis for legal professional services.
  - a. **New Application #20-12 Lindemulder: Midway LLC, 13050 Wicker Ave:** Burnham asked Lindemulder to present his plan. Eric Lindemulder was present tonight on behalf of Midway LLC and indicated nothing has been done to this property. He indicated he was seeking a tenant that would be good for the Town, growth and location and felt that some assistance to help clean up the location would assist him in attracting a new tenant. He stated he would use some of the funding now to clean up the place enough to attract a tenant, then use the rest later when working with the tenant to suit it to their business, using the example of a sign. He indicated that due to the 180 days completion timeline, he would most likely ask for an extension. Lindemulder clarified for Burnham that the \$70,000 was an approximate cost if they did windows, roof repair, pressure wash, paint, parking lot with striping, fence clean up, signage, siding/gutters, among others. Niemeyer stated this one is unique as it is the first application that was not occupied. He also noted previous application approvals had project estimates as well, i.e. contacting a contractor for an estimate of exact work to be completed. Lindemulder stated he included estimates he had included over the last year he had received but it would be dependent upon what they decide to do. Niemeyer asked if the proposal would be better if they had a tenant and stated he understood Lindemulder wanting to clean up the area to attract a tenant but felt it was unique without the tenant. Niemeyer asked Lindemulder if he would ask the grant be contingent upon him finding a tenant or is part of it going to be invested up front and part left in escrow with the intent of it being invested once a tenant is found. Lindemulder stated he was open for discussion and looking for an opportunity to improve the look of the building. Niemeyer asked Vis to explain if the policy with the grant allows for flexibility with the non-concreteness of the commercial building without an occupant. Vis stated that from a general perspective that the policy allows for either the tenant to apply with the landlords blessing for the changes or for the landlord to apply to make changes to the premises. As for this specific case, Vis indicated this was our first one where we were receiving an application that was vacant, but felt there was enough room in the wording to see it was for the improvement of the look, improve our tax base and could set aside the amount for façade noting the 180 days and if an extension is needed, it could be requested. Niemeyer asked what would prevent Lindemulder from having support of the Town to fix up the building and then it be put on the market for sale. Vis stated there was a portion within the façade grant document that states that we would have the ability to go back on them regarding the improvement. Lindemulder stated he had no intention of selling. Covaciu asked Lindemulder that based on the bad look of the exterior, what was the status of the interior. Lindemulder stated it had previously been a lawnmower shop and there was grease and not kept up. He indicated it needs tuckpointing, painting, general clean up, and windows. She asked Lindemulder what he envisioned going into that location. He stated he's had inquiries from an ice cream place, several lawnmower repairs shops, used car shop, antique car, contractor storage, plumber, photographer, roofing company, and a few calls that were just general information. Niemeyer stated the façade grant program was not intended to be a

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business start up program as it becomes more of an Economic Development Agreement, not a Façade Grant. Lindemulder stated he didn't feel it was helping them start their business but rather making an improvement to the building so if they leave it is still better for the next business. Niemeyer clarified that the nature of the grant is to improve existing buildings and wanting to ensure we are not setting a precedent of becoming a go-to for start up of business. Burnham felt Lindemulder was making an improvement to a building for a business. Niemeyer clarified for Lindemulder that there was a difference between clean up of blight and façade improvement. Niemeyer confirmed for Lindemulder that the Façade Grant program would not go towards demolition of a building for improvements. Carnahan indicated he agreed with Niemeyer. Lindemulder stated the property would need a new furnace, remodel, clean up, sinks/toilets and it was greasy and dirty inside because of the nature of type of previous business. He indicated he would look for a tenant that would want to work on cleaning up the inside/outside of the property. Niemeyer asked Murr how the process worked in regards to receiving the funding. Murr stated receipts would be turned in after everything has been checked off with the building department with any inspections completed and stated anything that would need Plan Commission or BZA approval is outside of the grant. Lindemulder asked about the wording regarding 50% of building or 75% of architectural expense funding for certain items. Niemeyer confirmed the Commission has generally been taking a conservative approach offering 20%, stating if there are additional improvements, an applicant can return for additional funding. Lindemulder inquired if he returned next year, would the commission consider 50% as he would consider holding off until it makes it more economical for him. Vis stated it was an award in the amount up to \$25,000 per year or \$30,000 in a 5-year period. Vis confirmed for Niemeyer funding would not exceed up to 50% of the project cost. Niemeyer indicated 20% of the project cost would be \$14,000 and would allow a little left since they have another application on the agenda tonight as well. Murr confirmed for Niemeyer the amount of funding awarded was \$68,246.50. Niemeyer stated if they awarded him 50%, it would be over the \$100,000 and there would be no money available for his next request. Lindemulder stated he would hold off on this one and wait until next year. Niemeyer stated if he did the grant tonight, it would allow him some funding to assist in making improvement now then he could return later for other improvements. Vis clarified for Niemeyer that Lindemulder could return within the calendar year to request additional funding if it were available no more than the \$25,000 total. Vis clarified for Lindemulder that the \$25,000 was a maximum based on location, not applicant.

Randy Niemeyer made a motion, seconded by Jolie Covaciu, based on the \$70,000 project estimate, at 20% to offer \$14,000.

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

Murr asked that for clarity for the record that confirmation be that the \$14,000 is only for the project descriptions described in #3 of the exterior face lifts including windows, doors, asphalt repair/replace. Niemeyer indicated he concurred; Covaciu agreed and noted making an amended motion.

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Randy Niemeyer made an amended motion, seconded by Jolie Covaciu, to include the project description as the exterior items listed in his application (see attached at end of these minutes).

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

Niemeyer clarified for Lindemulder that he could return within the 12 months up to \$25,000 total. Niemeyer confirmed for Carnahan that Lindemulder understood he would have to spend the money in order to get the \$14,000, noting he would have to invest in order for us to reimburse.

See item "b," noted below. This approval was withdrawn for 13050 Wicker Avenue.

- b. New Application #20-13 Lindemulder: Legacy Insurance Group, 12634 Wicker Ave:** Burnham asked Lindemulder to present his plan. Eric Lindemulder was present tonight on behalf of Legacy Insurance Group. Lindemulder stated he had made quite a bit of improvements already and wanted to put up quality good building with a quality finish, noting his insurance business is in the center unit, physical therapist in the south unit and the north unit is currently vacant. He read what was noted as finishing touches, he was applying for with this application noting: garbage corral, front sign, signs on the building, landscaping, and lighted flag pole. He noted the flag pole was an addition, but he wanted to include one to show appreciation for veterans. Lindemulder clarified for Spencer that a lot went into this building including brick pavers for drainage being kept on the property for underground detention system. Lindemulder confirmed for Niemeyer the total project cost was \$125,000. Niemeyer stated that with the last grant approval tonight, they had only \$17,500 left in the budget. Lindemulder stated he would rather revoke his last request if it is a limitation to this one and he would return the first of the year for the previous request or suggested pre-approval for next year. Niemeyer stated he felt more comfortable granting the request for this one that had tenants than the last one.

Randy Niemeyer made a motion, seconded by Doug Spencer, to withdraw the approval of the first application requested for 13050 Wicker Ave.

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

Niemeyer stated that looking at this request, it included masonry, garbage enclosure, rip rap, benches and post. 20% of the estimate of \$125,000 is \$25,000 and that would take us to \$93,500. Covaciu asked if the flag was included in the \$125,000. Lindemulder stated it was not as it was added on. Lindemulder stated that he could return within the 12 months to include the flagpole.

Randy Niemeyer made a motion, seconded by Jolie Covaciu, for 20% of the project at \$25,000 for the address at 12634 Wicker.

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

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Burnham handed the meeting back over to Vis.

At that time, the owner of Grit Fitness arrived and they went back to the beginning agenda item to present the Explore Everyday Award. (See minutes noted in above timeline)

Vis asked, with anticipation of the 2021 year, was the Commission interested in continuing the Façade Grant program and setting aside funding for next year, and if so, the amount. Covaciu expressed her appreciation to Vis for putting the program together, was grateful for the program being available and suggested the Commission set aside another \$100,000 for next year. Niemeyer stated when he started with the Commission back in 2009 there was not a lot of financial support and thanked the group for making the continuity of vision a reality and making the future a little better than we found it. Spencer noted excitement with the improvements being made providing the example of Kubal's project.

Jolie Covaciu made a motion, seconded by Eric Burnham, to continue the Façade Grant program for the next year with \$100,000 being set aside.

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

Vis requested a motion to be made for a Letter of Intent between the Redevelopment Commission and the fellow entity of Lake Shore Bluff to approve for procuring engineering and architectural services noting a letter had been shared with Redevelopment Commission members. Niemeyer asked for Austgen to reflect his thoughts on legal review. Austgen stated he drafted the letter and approved.

Randy Niemeyer made the requested motion, seconded by Doug Spencer.

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

#### PROJECT UPDATES

- 1. Clerk-Treasurer Funds Report:** Vis stated Clerk-Treasurer Jennifer Sandberg showcased in reports what funds were left and available. He asked if there was any request from the Commission in that Sandberg attend the meeting, noting that due to her schedule, she would not be in attendance unless requested. Murr confirmed for Vis that funds would be added in for next year's budget and it would be provided when available, as it was currently being worked on. She noted updates would be provided in regards to the RDA bond as they become available. Austgen stated she is the fiscal officer and inquired about her lack of attendance. Vis stated she had communicated to the Commission that if they would like her to attend, she would be here, otherwise, she would be submitting items in writing. Vis clarified to Austgen that he has not required her physical attendance. Austgen stated it was his recommendation that the Clerk-Treasurer be present, noting there is money involvement and she is the fiscal officer, but stated it was the Commission's call. Vis asked for the Commission's pleasure to be noted. Covaciu stated she had great empathy for a full-time working mom with a lot of responsibilities in these times and noted it had been communicated to them. She stated she would consider revisiting her attendance at a later time when everyone's times are a little more normal. She noted for the record Sandberg had been excellent in communicating with the Commission via email. Niemeyer stated Sandberg's position was elected and if an elected official does not choose to fulfill their duties, they are up for election every four years and face the voters. He stated if that is her choice,

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she can explain that to the voters. Vis reminded the Commission that anytime the Commission wanted her there, it could be communicated and organized.

2. **Hood—LUST Damages Update:** Austgen stated it was recorded a hearing was set for today and continued on the basis of quarantine of the judgement defendant and family being in quarantine.
3. **Lake Shore Drive/Cline Avenue Roundabout:** Murr confirmed for Vis they were nearing the end. Council had been presented with a close-out item on this and they are working through the final details. Niemeyer clarified for Burnham that no more funds needed to go towards that but a couple items revolving around the apartment building, access to it, and a few final construction items needing addressed.
4. Vis combined **Lincoln Plaza Signage, Crosswalks, JMA-Gateway and Hill Stability**, noting no action needed taken and these could be deferred to next month. Murr added these items were placed in front of the Commission as future projects.
5. **Morse Street RDC Funding:** Vis asked Town Engineer Don Oliphant to present. Oliphant stated that contained in the packet presented to members was a conceptual plan of a site plan view of the corridor on Morse from 133<sup>rd</sup> Ave to 145<sup>th</sup> Ave, which contained a mile and a half stretch. It was conceptual noting curbs throughout the corridor, sidewalk on the east side of the road and providing water main extension from the terminal end Holiday Liquors all the way down to the other side of 155<sup>th</sup> which would be the southern end of Taste Top. The cost estimate of that project with a 20% contingency was roughly \$3.2 million, almost half between water infrastructure and roadway improvements and sidewalk. The project would also include main extension from 141<sup>st</sup> to the corporate limit to eventually serve future development north of 141<sup>st</sup> and south of Robins Nest. He indicated some things to note were some of the right of way constraints, on average noting the corridor is roughly 40 feet wide, the right of way expands out 60 feet in sections, primarily on the west edge and tight on the east edge. He said a sidewalk would fit in the corridor and the water main would be on the west side of the road with the sanitary being on the east edge of the roadway right now. He indicated it would be a pretty substantial project for the corridor, but necessary. Oliphant confirmed for Niemeyer the timeline for design and construction would include waiting for the HIP to finish in the next 2-3 weeks, a corridor survey would take 1-2 months, and designs could be completed during the winter. Niemeyer added there would be a few moving parts to the project including the water supply, IURC rate case that Council is involved in, the YMCA development that he addressed requesting working with the YMCA prior to regarding a partnership but felt there were loose ends to tie up. Oliphant stated the big part of the design is sidewalk, ADA compliance, constructing a curb on an existing roadway with changing profile and tying into existing drainage outlets. He stated nothing could be designed with ADA compliance without a detailed survey. He said the general layout is close to where it would be, but it may change in some respect once a survey is obtained. He stated it would be nice to do a sidewalk on both sides, but without requiring the right of way, he did not feel it was possible. Niemeyer asked if it could be made into a pedestrian lane to allow for bicyclists as well as pedestrians as a vision of the Town was to have a path around the lake. Oliphant stated if they wanted a pedestrian path, a minimum of 10 feet would be needed on both sides and striped. He stated there has been a previous concern that the pedestrian lane would be needed on both sides. NIRPC has also voiced that concern. Oliphant stated that in areas, it would be extremely tight and he would need to review the survey once one is obtained. Niemeyer stressed the opportunity of this being more than a sidewalk. Oliphant clarified for Vis the concern from NIRPC and that NIPSCO had just moved the utility pole 18 months ago unless we pay them to move it. Niemeyer reiterated importance of planning and partnership possibilities moving forward to provide for not only trails in Cedar Lake but connectivity to surrounding trails as well.

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Vis asked Oliphant what was needed from the Commission to move forward. Oliphant indicated it depends on which route they wanted to go, but would need the survey first in order to start a design. Niemeyer confirmed to Vis that it was the intention of the appointed and elected bodies for direction from the engineer to find a way. Oliphant said the key was obtaining a survey to answer more key questions in the design. Oliphant clarified when Niemeyer asked if Oliphant needed official direction, stating he would put together something to submit. Vis thanked him for his work with the Commission.

6. **Commercial Center Property Extend Roadway** (later asked to be changed in title to Industrial Park Property Roadway): Austgen stated he had survey in hand but was awaiting the appraisal.

**WRITTEN COMMUNICATION:** None

**PUBLIC COMMENT:** Covaciu thanked two young guests for wearing masks for the duration of the meeting and sitting so patiently.

Eric Lindemulder asked if he could return back to his previous façade grant request and asked if there was a way to obtain a small amount of funding to at least paint and do doors and windows. Niemeyer recommended he submit an application on the scope of the smaller project.

**ADJOURNMENT:** 7:17 pm


**Next meeting:** October 19, 2020 at 6:00 pm.


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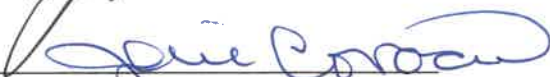


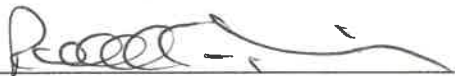
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\_\_\_\_\_  
Nathan D. Vis, President

  
\_\_\_\_\_  
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.*

## **CEDAR LAKE FAÇADE IMPROVEMENT PROGRAM**

### **Application Form**

#### **1. Applicant Information**

NAME: Eric Lindemulder

ADDRESS OF PROPERTY TO BE IMPROVED:

13050 Wicker Ave

Cedar Lake, IN 46303

NAME OF BUSINESS: Midway LLC

TAX ID#/SOCIAL SECURITY #: 84-1906161

HOME ADDRESS: PO Box 2009

BUSINESS PHONE: 708-280-6462 HOME PHONE: \_\_\_\_\_

FAX: \_\_\_\_\_ EMAIL: eric@legacyinsgroup.com

#### **2. Project Information**

BUILDING LOCATION: 13050 Wicker Ave., Cedar Lake, IN 46303

BUSINESS(ES) LOCATED IN BUILDING:

TBD

BUILDING AGE: 72

BUILDING ZONED AS: B3 PIN NUMBER: 45-15-20-426-006.000-014

OWNER OF RECORD: Midway LLC-Eric Lindemulder

IF LEASED: Lease Expires \_\_\_\_\_ Renewal Term \_\_\_\_\_

### 3. Project Description

Describe in detail the proposed scope of work, including design firm and/or contractor(s) selected. In describing the project, be sure to differentiate between interior renovations vs. exterior façade improvements to be undertaken. Use separate sheet(s) if necessary.

Exterior face lift.  
- Paint  
- New Windows / Door  
- Replace eumms, siding, repair fence  
- New Sign  
- Asphalt repair or replace  
Entice a New Occupant / Tenant / Lease.

Anticipated Construction

Start Date: 11/1 Completion Date: 6/1 Total Project Cost: \$70,000 +/-

### 4. Building Information

Will project result in a change of use for the building? YES NO

Uses of the building after completion of the façade project:

1<sup>st</sup> Floor: restaurant / office / retail / contractor store front

2<sup>nd</sup> Floor:

3<sup>rd</sup> Floor:

Other:

### 5. Other Required Documentation

- Property deed with legal description of property
- Proof that all property taxes are paid and current
- Proof of property and liability insurance
- Project budget — See estimates

- e. Two (2)-contractor quotes/construction bids for total façade project (may be waived)
- f. Photographs of proposed project site

I/We certify that all information set forth in this application is a true representation of the facts pertaining to the subject property for the purpose of obtaining funding under the Cedar Lake Façade Improvement Program. I/We understand and acknowledge that any willful misrepresentation of the information contained in this application could result in disqualification from the program, requiring any funds already disbursed to be repaid in full to the Town of Cedar Lake.

The applicant further certifies that he/she has read and understands the Cedar Lake Façade Improvement Program Guidelines. If a determination is made by the Plan Commission that program funds have not been used for eligible program activities, the Applicant agrees that the proceeds shall be returned, in full, to the Redevelopment Commission of the Town of Cedar Lake, and acknowledges that, with respect to such proceeds so returned, he/she shall have no further interest, right, or claim. It is understood that all Cedar Lake Façade Improvement Program funding commitments are contingent upon the availability of program funds.

Signed this 18<sup>th</sup> day of September, 20 20

By:

  
ERIC LINDEMULDER

## Treasurer - Lake County, Indiana

generated on 9/18/2020 1:01:11 PM CDT

## Tax Record

Last Update: 9/18/2020 1:01:11 PM CDT

Property Number	Property Type	Taxing Unit	Tax Year
45-15-20-426-006.000-014	Real Property	Cedar Lake-Han	2019 Pay 2020

## Name / Address:

Midway LLC & Kenneth Wright Sr.  
PO Box 2009  
CEDAR LAKE IN 46303

- Owner

Location: 13050 WICKER AVE, CEDAR LAKE IN 46303

Legal Description: Pl. E. 1/2 SE. 1/4 S. 20 T. 34 R. 9 (110.33x250ft) 0.624Ac

- Legal

## SUMMARY OF YOUR TAXES

Assessed Value And Tax Summary	2019 Pay 2020
1a. Gross Assessed Value (AV) of homestead property (capped at 1%)	0
1b. Gross AV of residential property and farmland (capped at 2%)	0
1c. Gross AV of all other property, including personal property (capped at 3%)	82,700
2. Equals Total Gross Assessed Value of Property	82,700
2a. Minus Deductions	- 0
3. Equals Subtotal of Net Assessed Value of Property	82,700
3a. Multiplied by Your Local Tax Rate	2.7470
4. Equals Gross Tax Liability	2,271.76
4a. Minus Local Property Tax Credits	- 311.12
4b. Minus Savings Due to Property Tax Cap	- 0.00
4c. Minus Savings Due to 65 Years & Older Cap	- 0.00
5. Total Property Tax Liability	1,960.64

## PROPERTY TAX CAP INFORMATION

Property Tax Cap (Equal to 1%, 2% or 3% of Line 2, Depending on Type of Property)	2,481.00
Upward adjustment due to voter-approved projects and charges (e.g., referendum).	239.82
Maximum Tax That May Be Imposed Under Cap	2,720.82

## GROSS PROPERTY TAX DISTRIBUTION AMOUNTS

Taxing Authority	2019 Pay 2020
County	529.44
Township	25.39
School District	1,067.90
City	550.53
Library	78.40
Tax Increment	0.00
Special District	20.10

Total

2,271.76

## OTHER APPLICABLE CHARGES

## APPLICABLE DEDUCTIONS

Levying Authority	2019 Pay 2020	Type of Deduction	2019 Pay 2020
		Blind/Disabled	0
		Geothermal	0
		Homeslead/Standard	0
		Mortgage	0
		Over 65	0
		Veterans	0
		Abatement	0
		Enterprise Zone	0
		Investment	0
		Supplemental Standard	0
		Other	0
<b>TOTAL OTHER CHARGES</b>	<b>0.00</b>	<b>TOTAL DEDUCTIONS</b>	<b>0</b>

## FIRST INSTALLMENT (SPRING)

## SECOND INSTALLMENT (FALL)

## Delinquent After Monday, May 11, 2020

## Delinquent After Tuesday, November 10, 2020

Current Property Tax	980.32	Current Property Tax	980.32
Other Charges (See Table 4)	0.00	Other Charges (See Table 4)	0.00
Delinquent Tax	0.00	Delinquent Tax	0.00
Delinquent Penalty	0.00	Delinquent Penalty	0.00
LESS PREPAYMENTS	-980.32	LESS PREPAYMENTS	-980.32
<b>Amount Due for SPRING</b>	<b>0.00</b>	<b>Amount Due for FALL</b>	<b>0.00</b>

Paid

If there are no prior delinquencies, a five percent (5%) penalty will be added if the installment of the tax bill is paid within thirty (30) calendar days after the due date. A ten percent (10%) penalty will be added if an installment of the tax bill is not paid within thirty (30) calendar days after the due date or there are prior delinquencies.

## PREVIOUS YEAR TAX INFORMATION FOR 2018 PAY 2019 (As of Nov 12, 2019)

## TAX DETAILS

Gross Assessed Value of Land	45,000
Gross Assessed Value of Improvements	36,800
Total Deduction Amount	0
Tax Rate	2.8076
Gross Tax Liability	2,296.62
Minus Total Credit Amount (State, Local and Circuit Breaker)	288.82
Net Tax	2,007.80

## FIRST INSTALLMENT (SPRING)

## SECOND INSTALLMENT (FALL)

Property Tax Amount	1,003.90	Property Tax Amount	1,003.90
Other Charges	0.00	Other Charges	0.00
Delinquent Tax	0.00	Delinquent Tax	0.00
Delinquent Penalty	0.00	Delinquent Penalty	0.00
<b>Amount Paid</b>	<b>1,003.90</b>	<b>Amount Paid</b>	<b>1,003.90</b>



# CERTIFICATE OF LIABILITY INSURANCE

9/18/20  
DATE (MM/DD/YYYY)  
09/18/2020

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER  <b>LEGACY Insurance Group</b> PO BOX 2009 Cedar Lake, IN 46303	CONTACT NAME: <b>Eric Lindemulder</b>	FAX (A/C, No): <b>(219)374-5549</b>	
	PHONE (A/C, No, Ext): <b>(219)374-5544</b>	E-MAIL ADDRESS: <b>eric@legacyinsgroup.com</b>	
INSURED  <b>Midway, LLC</b> PO BOX 2009 Cedar Lake, IN 46303	INSURER(S) AFFORDING COVERAGE		NAIC #
	INSURER A: <b>Auto-Owners Insurance Company</b>		
	INSURER B:		
	INSURER C:		
	INSURER D:		
	INSURER E:		

COVERAGES CERTIFICATE NUMBER: 00000000-0 REVISION NUMBER: 1

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADOL SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR  GEN'L AGGREGATE LIMIT APPLIES PER <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC <input type="checkbox"/> OTHER		3537834	06/01/2020	06/01/2024	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY					COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE					EACH OCCURRENCE \$ AGGREGATE \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N <input type="checkbox"/> N/A				PER STATUTE <input type="checkbox"/> OTH-ER E L EACH ACCIDENT \$ E L DISEASE - EA EMPLOYEE \$ E L DISEASE - POLICY LIMIT \$
A	Property		3537834	4/1/20	4/1/21	Building \$221,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Additional insured:

Location 1: 13050 Wicker Ave, Cedar Lake, IN 46303

→ Insured

## CERTIFICATE HOLDER

**Cedar Lake**  
~~Kenneth P. Wright, Jr and Gerald A. Mahan~~

## CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

9/18/2020

(EJL)

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# Bultema Builders

14942 Sheffield Ave  
Cedar Lake, IN 46303  
(219)781-7995

## Estimate

Date	#
8-8-20	

Estimate to: Lindemulder

Job address: 13050 Wicker Ave

Description	Amount
Install siding, gutters, repairs to exterior of building/detached garage/fence.	\$7,450
Thank you for your business	<b>Total</b> \$7,450

**Dynamic Iron, Inc.**

24001 S. Western Ave.  
Park Forest, IL 60466

Date	Estimate #
7/18/20	

Name / Address
Eric Lindemulder 13050 Wicker Ave

				Project
Item	Description	Qty	Rate	Total
Fab & Install	fabricate and install sign in front of building			10,000
thank you for the opportunity to bid your work:				
Phone # (708) 672-7617 dynamiciron@gmail.com				
Total				10,000

Eenigenburg Roofing - Dyer, IN

For: Eric Lindemulder

Property: 13050 Wicker Ave, Cedar Lake, IN 46303

Work: Repair / maintenance roof, and replace front awning with METAL.

Estimate: \$ 6,500

(If new rubber is needed: \$12,500)

\*Time and Material

# -PROPOSAL- JIF PAVING

September 9, 2019

St. John, IN 219-671-7584  
Crete, IL 708-307-0953  
[jifpaving@rocketmail.com](mailto:jifpaving@rocketmail.com)

Proposal Submitted To: Eric	Phone: 708-280-6462 Email: <a href="mailto:eric@legacygroup.com">eric@legacygroup.com</a>
Street 13050 Wicker Ave	City, State, Zip Code Cedar Lake, IN
Job Number:	Job Location:

We Hereby submit specifications and estimates for:

Excavate grass and dirt 10 inches deep in an area 30 ft by 15 ft.

Furnish, grade and compact 8 inches of 3 inch rock and CA6 stone.

Excavate and haul away all existing asphalt.

Set grades for proper elevations and drainage.

Furnish, grade and compact CA6 stone.

Pave area approximately 8040 square feet using 2.5 inches of surface course asphalt compacted.

Stripe lines, box outs and handicaps.

Secure all pavement after completion.

\$19,993

Option 2: Parking Lot

Clean all asphalt, removing dirt, debris and vegetation.

Prime asphalt using SS1 Emulsion Primer.

Pave a level course of asphalt, filling holes, cracks and low areas.

Pave area approximately 5500 square feet, using 2 inches of surface course asphalt compacted.

Secure all pavement after completion.

\$8,000

We propose hereby to furnish material and labor-complete in accordance with above specifications, for the sum of: SEE ABOVE. Payment to be made as follows: half prior to work, half upon completion.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner in accordance to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

Authorized Signature: \_\_\_\_\_

**Acceptance of Proposal**-the above prices, specifications, and conditions are satisfactory and hereby accepted. JIF Paving is hereby authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance: \_\_\_\_\_ Signature: \_\_\_\_\_ Signature: \_\_\_\_\_

**\*Note: This proposal may be withdrawn if not accepted within 30 days**

[www.jifpavinginc.com](http://www.jifpavinginc.com)



12638 Wicker Avenue  
Cedar Lake, IN 46303  
Phone: 219.374.9900  
Fax: 219.374.9950

### Landscape Estimate

#### Union Landscape and Irrigation Contractors - Local 150

Name/Address	Date
13050 Wicker Improvements - Cedar Lake, IN 46303	08/12/19

Description	Qty	Size	Unit	Total
Property Landscaping & Cleanup, seed	.		\$	\$ 10,000.00
Ditch work, tear out.			\$	\$

			TOTAL	\$ 10,000.00
--	--	--	-------	--------------

Time + Material

Union Landscape and Irrigation Contractors - Local 150

Signature \_\_\_\_\_

Signature \_\_\_\_\_

Dominic Zuccarelli, Estimator

John Schilling

DeMotte Glass, Inc.

6611-A W. State Road 10

DeMotte, IN, 46310

(219) 987-2243 Fax 987-2697

## Estimate

Date	Estimate #
9/1/2020	1544

Name / Address
Erie Lindemulder

			Project
Description	Qty	Cost	Total
PROVIDE AND INSTALL THE FOLLOWING AT 13050 Wicker Ave. Cedar Lake, IN 46303  (3) Tubelite medium stile entrance doors with 1.4" low-e tempered glass, butt hinges, standard push/pull handles, standard locks, threshold, door closers and door sweeps.  (1) Front window opening replacement.  (3) Side window replacements cut-ins.  Color to be black anodized. Glass to be low-e insulated and tempered where required. Price includes tax labor and materials.		6,500.00	6,500.00
		<b>Total</b>	<b>\$6,500.00</b>

Customer Signature \_\_\_\_\_

ERIKS PAINTING & DECORATING INC.  
15618 W. 103rd Lane  
DYER, IN 46311 US  
(219) 313-4496  
erikspainting@hotmail.com

ADDRESS  
Lindemulder  
PO Box 2009  
Cedar Lake, IN 46303

## Estimate

ESTIMATE #      DATE  
block building      09/18/2020

ACTIVITY	QTY	RATE	AMOUNT
24 Paint Pressure wash building Spot prime Paint 3 block walls 2 coats exterior latex	1	3,850.00	3,850.00
25 Cleanup Cleanup & Restoration Sand blast front stone Waterproof stone	1	2,230.00	2,230.00

TOTAL

**\$6,080.00**

Accepted By

Accepted Date

13050 Wicker Ave, Cedar Lake, IN

