

TOWN OF CEDAR LAKE, LAKE COUNTY, INDIANA

MINUTES OF THE REDEVELOPMENT COMMISSION



October 19, 2020

Called to order 6:05 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. 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	Absent	Dennis Wilkening RDC Liaison – Hanover School
Present	Doug Spencer RDC Secretary	Present	Robert Carnahan Town Council Liaison
Present	Jolie Covaciu RDC Member	Present	David Austgen Town Attorney
Present	Randy Niemeyer RDC Member	Present	Sarah Moore Recording Secretary

Guests: Clerk-Treasurer Jennifer Sandberg, Town Manager Rick Eberly, Planning Director Jill Murr*

**Denotes participant was present electronically*

PRESENTATION OF "EXPLORE EVERYDAY" COMMUNITY RECOGNITION – Henn Construction (Richard Henn): Mr. Henn notified Town Hall he had an unexpected emergency occur and asked for this to be deferred. A motion was made by Randy Niemeyer, seconded by Eric Burnham, to defer this item until the November 16, 2020 meeting; all were in favor.

CONSENT AGENDA

- 1. Approval of Meeting Minutes: September 21, 2020**
- 2. Claims – Fund #404 - \$150.00 and Fund #804 - \$28,657.75**
- 3. Clerk-Treasurer's Funds Report:** Sandberg reported the roundabout was wrapping up and they were awaiting confirmation of the fall settlement, noting she used a conservative estimate. Sandberg clarified the amount of \$233,901.00 being the Strack and VanTil money that was invested, which Austgen noted was subject of a pending court order. Sandberg clarified the façade grant balance to Carnahan.

A motion was made by Jolie Covaciu, 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

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NEW BUSINESS

1. "Explore Everyday" Community Recognition:

- a. **Nomination:** Since Henn's recognition (noted above) was being deferred until November, Covaciu suggested holding off on selecting another recipient until next month. Carnahan recommended The Dock, as they have done a lot of work to the building. Covaciu recommended Carnahan present this in November. A motion was made by Jolie Covaciu, seconded by Eric Burnham, to defer a selection of another recipient until November.
- b. **Marketing Proposal:** Niemeyer stated he had been in touch with Jack Adams of Safari Marketing, a local market company in Cedar Lake, and they were putting together a proposal. When one is available, Niemeyer will share with the Commission. He explained the idea of the marketing was to give history, tell the story of the company/business and make a connection. This video clip would be created by Safari to highlight the Explore Everyday recipients, tie into the Town's branding and we would promote their video on social media and our website along with the business utilizing it for their marketing purposes.

2. Façade Grants:

a. Y2020 Grant Status

- i. **Updates:** Vis reported status of past applicants that have not come to us seeking reimbursement. A letter was supplied to those individuals. Moore provided an update on those pending applicants including: Samuelson present tonight requesting an extension; Kubal was completed; Bunge will be coming in November requesting an extension; and all others have obtained permits and started but not completed within their 180 days, noting that if they were not complete within the next month, to please reach out to us with an update of status. Vis clarified for Niemeyer the consideration of no activity was deemed after 180 days from the date of approval to get the work completed. Vis felt due to COVID and materials shortage, cases would need to be reviewed on a case-by-case basis. Moore confirmed for Niemeyer that she has had correspondence with each applicant.
- ii. **Applications for Y2021:** Moore addressed the Commission requesting direction on when to start receiving applications for 2021 funding. Multiple conversations ensued regarding first come/first serve basis, funding availability and priority of applications based on how they are received. Members decided to hold any applications in the order in which they are received until the first meeting in January 2021 for consideration upon which they will decide on approving funding.

- b. **Extension Request - #20-1 to #20-6 Lincoln Plaza (Jim Samuelson et al):** Jim Samuelson, present tonight on behalf of the #20-1 through #20-6 applications, noted the parking lot was complete but painting was had been delayed, pending weather. Samuelson confirmed to Niemeyer he felt it could be completed in no more than 30 days. Upon inquiry from Samuelson, Sandberg requested that he hold off on submitting the parking lot reimbursement request until the paint was complete and submit the two items together for reimbursement.

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Randy Niemeyer made a motion, seconded by Eric Burnham, to grant the extension as per the petitioners' request for 30 days.

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

- c. **New Applicant: #20-14 Leo's:** Justin and his father Steve Govert presented their application to the Commission, noting they had been a 3rd generation business since 1970. He stated they are always looking at ways to better improve themselves, noting they completed their \$50,000 parking lot last month which had not been replaced since 1989. Niemeyer expressed his appreciation for the detail in the preparation and thoroughness of their application. Justin Govert indicated the LED sign and 2 automatic door project total was in the amount of \$67,333.34. Govert confirmed for Vis that they would like to start their project in the next 6-10 weeks. Niemeyer felt 20%, which is what they normally have been granting other applicants in the past, would be within the remains of the Y2020 funding for the first part of the request towards the doors and. After discussion with the Commission, it was decided to award Leo's for part of the application now and have him return in January for the second portion when more funding is available. Govert indicated he would like to complete the work on the books for 2020 and asked if he could complete the work. Austgen clarified that the application was made in 2020 and there is a record of what is being done and he could just return in January for the rest of the funding request.

Randy Niemeyer made a motion, seconded by Doug Spencer, to award Leo's \$6,743.50 to be applied towards Item #2 in their application which is the automatic sliding doors, understanding the Govert family will be doing the entire project and we will consider the grant of the other remaining part at the first meeting in January.

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

3. **Morse Street Survey Proposal:** Murr stated Christopher Burke Engineering prepared a proposal for the Commission and recommended that they approve only the survey corridor to get that work completed over the winter. Murr confirmed for Vis the fee was \$38,700. Niemeyer questions spending TIF dollars on a project he felt was more recreation in nature and felt Park Impact Fees might be a better source of funding. Members discussed this idea and felt it should be sent to the Town Council for consideration and felt it met the criteria.

Eric Burnham made a motion, seconded by Doug Spencer, to send recommendation to the Town Council to pay for this development proposal out of the Park Impact Fees.

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

Niemeyer asked Murr and Eberly to add this to the Town Council agenda for tomorrow's meeting with the proposal from tonight's meeting for consideration.

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PROJECT UPDATES

1. **Hood–LUST Damages Update:** Austgen reported it is subject of court order and the hearing was moved one month to November 18, 2020 due to a service issue.
2. **Industrial park property Roadway:** Austgen confirmed appraisal work is in process.
3. **Lake Shore Drive/Cline Avenue Roundabout:** Murr reported they are at completion and Town Council approved the close out of the project at the last meeting.
4. **Lincoln Plaza Signage, Crosswalks, JMA-Gateway and Hill Stability:** Upon recommendation from Vis, Jolie Covaciu made a motion, seconded by Randy Niemeyer, to defer these future items of consideration. All members were in favor.

WRITTEN COMMUNICATION: None

PUBLIC COMMENT:

Niemeyer stated while in this meeting he received feedback from Adams at Safari Marketing. He read the pricing on a variety of different items to the Commission and stated he would forward the information to the Commission members.

Spencer shared with Murr that the work completed in Noble Oaks was appreciated and they did an excellent job.

Carnahan reported the State required the Chamber to install a handicap-accessible fishing pier. The Chamber spent \$15,000 on a modernized, accessible pier. He reported the parking lot had been seal-coated and they currently have a 50-50 raffle going on.

ADJOURNMENT: 6:57 pm

Next meeting: November 16, 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 Moore, 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.*