

TOWN OF CEDAR LAKE, LAKE COUNTY, INDIANA

MINUTES OF THE REDEVELOPMENT COMMISSION



November 16, 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. 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 | 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 was not present tonight. Will wait until December to present to him.

CONSENT AGENDA

- 1. Approval of Meeting Minutes: October 19, 2020**
- 2. Claims – Fund #404 - \$175.00 and Fund #804 - \$51,985.74**
- 3. Clerk-Treasurer's Funds Report:** Sandberg reported to Vis the November distribution is received around the 28th or 29th of December.

Murr stated the claims were in order and clarified for Vis that the two change orders were on the Lake Shore Drive/Cline roundabout project with some rollbacks will occurring. Sandberg stated fall settlement distributions are anticipated around December 28 or 29.

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 |

TOWN OF CEDAR LAKE, LAKE COUNTY, INDIANA

MINUTES OF THE REDEVELOPMENT COMMISSION



NEW BUSINESS

1. **“Explore Everyday” Community Recognition:** Carnahan recommended The Dock, noting their food was good and the building was beautiful. Vis stated their pizza was phenomenal. Covaciu recommended the Sandbar noting their good food and long-standing business in the community.

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

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

2. Façade Grants:

- a. **#19-3 Bunge (Sportsman’s Den) Extension Request:** Al Bunge, present tonight, requested an extension to his proposed project due to having to postpone his renovation. He noted he has had staffing shortages, building/material costs and contractor trouble due to COVID. Vis stated Bunge was approved January 27, 2020 for \$10,000. Bunge confirmed for Niemeyer’s request for timeline the hope to start in the spring and completion within a year. Bunge indicated he had talked to Henn & Sons about completing the project, but indicated their waiting list was 2 years.

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

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

- b. **Updates:** Vis read the request from Justin Govert of Leo’s asking to have boring added to the request. Committee members discussed this was part of the sign request being decided at the January meeting and agreed it would be added to the request for January.

PROJECT UPDATES

Vis asked Sandberg for a Financial Update. Sandberg stated she was working on a preliminary report financial report to review the project expenses for 2021 including the façade grant, 133rd & King claims and the \$150,000 budget. She encouraged the Commission to be mindful of their cash flow. Sandberg clarified for Carnahan as the year rolls over, she would split out the 2020 and 2021 Façade Grant allocation. Niemeyer expressed the importance of placing timelines on items.

1. **Hood–LUST Damages Update:** Austgen reported it was pending court hearing in December.
2. **Industrial park property Roadway:** Austgen reported appraisals were received and he is compiling them for December’s meeting, noting there were four parcels involved. He provided a handout showing the layout.
3. **Lake Shore Drive/Cline Avenue Roundabout:** Murr reported the project is completed and it can be removed from the agenda.
4. **Marketing of Explore Everyday Recipients:** Niemeyer reported he was looking into what funding would be appropriate for this project, noting the possibility of TIF, RDC general funds or Town promotional funds. He shared the information in costs from local marketing company Safari Marketing and felt their prices were reasonable. He stated by providing this service, it would not only highlight the recipients of the Explore Everyday program, but also show the attraction towards the Town, why individuals would want to check out Cedar Lake and provide attraction

TOWN OF CEDAR LAKE, LAKE COUNTY, INDIANA

MINUTES OF THE REDEVELOPMENT COMMISSION



for other businesses interested in locating. He stated he would keep pursuing budget and legal options and report back. Niemeyer confirmed for Spencer the video would be used as a promotional tool to enhance the award, have a bio available, mention the company mission and be available to share with others via social media 365 days a year. Covaciu asked if Niemeyer could determine an average price and cost. Niemeyer felt each one would be slightly different and use an ala cart approach with the hope to keep each one under \$500.00. Vis asked Niemeyer to approach Safari Marketing about creating a 30-60 second video too that highlights the Town that Town officials could share with others including real estate officials for marketing the Town.

5. **Future Items - Lincoln Plaza Signage, Crosswalks, JMA-Gateway and Hill Stability:** Murr stated the Lincoln Plaza sign was to include a business listing displayed of those businesses in Lincoln Plaza similar to that of Schilling's sign. Members asked for this to be placed on the January agenda. Murr confirmed for Vis the painting of the roadways was complete and with that the completion of the crosswalk at Dairy Bell and Eagles; Hanover High School is still to be completed. JMA-Gateway and Hill Stability would be considered future projects.

Niemeyer spoke about having a consistent approach to deliverables and some items were easy to get lost that needed acted upon. Vis agreed in mapping out timelines.

Vis spoke about a program he saw in Momence and Highland that had flagged banners in town honoring Veterans. Spencer expressed his concerns about a previous project with the Chamber and Town where the banners ordered were too large and the area was too windy causing the banners to be destroyed. Carnahan spoke about smaller brackets and the expense. Members agreed to look into this more and report back any findings next month.

WRITTEN COMMUNICATION: None

PUBLIC COMMENT: Niemeyer stated where Wilkening was not successful in being reelected to the Hanover School Board for 2021, it has been a pleasure serving with him on this commission. He noted Wilkening got him started with RDC in 2009, something of which he has never forgotten, along with Wilkening's support and help during transition. He expressed his sincere appreciation for Wilkening's love for the community, mentorship and being a true public servant that makes us and the community better. Vis also thanked Wilkening for his work and invited him to return anytime for input. Wilkening thanked the board.

ADJOURNMENT: 6:41 pm

Next meeting: December 21, 2020 at 6:00 pm.

**TOWN OF CEDAR LAKE, LAKE COUNTY, INDIANA
MINUTES OF THE REDEVELOPMENT COMMISSION**



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.*