

TOWN OF CEDAR LAKE, LAKE COUNTY, INDIANA

MINUTES OF THE REDEVELOPMENT COMMISSION



December 21, 2020

Called to order 6:07 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	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

PRESENTATION OF “EXPLORE EVERYDAY” COMMUNITY RECOGNITION – Henn Construction (Richard Henn): Vis gave a history of the Explore Everyday recognition program and introduced Richard Henn, owner of Henn & Sons Construction as recipient of the recognition. Henn spoke of the history of his company, noting his family being part of the Town since 1870 and his grandfather starting the business in 1915 that services multiple surrounding communities and has 62 individuals working daily. He currently has three retail units in town including the Gard Laundromat, King Building and the Storage Units, which he indicated he has an offer to purchase and has enjoyed seeing the growth in the community over the last 10 years. Vis thanked Henn for investing in the Town and mentioned the Façade Grant program for his properties. Niemeyer thanked Henn for being a company that has not only existed for multiple generations within the community, but also paid decent wages, paid their taxes and utility bills and provided stayed in the community. A certificate was presented to Henn and a photo was taken.

CONSENT AGENDA

1. Approval of Meeting Minutes: November 16, 2020

2. Claims – Fund #404 - \$285.00 and Fund #804 - \$128,325.64

Murr clarified for Vis that the amount referenced was for the TIF area portion of the Community Crossing Matching Grant that went around the lake for the Hot In Place. Sandberg confirmed to Austgen she had not seen anything yet from Barnes and Thornburg.

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:** Vis reported that the Sandbar who was selected last month had appreciated the recognition and respectfully declined attendance of the meeting. A certificate will be mailed to them. Carnahan stated he recommended The Dock last month.

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Niemeyer recommended Harry O's noting their good food and long-standing business in the community under new ownership and new direction.

A motion was made by Randy Niemeyer, seconded by Jolie Covaciu, to approve the Harry O's for the December Explore Everyday Community Recognition.

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

PROJECT UPDATES

- 1. Clerk-Treasurer's Funds Report:** Sandberg reported an update from Lake County should be available tomorrow regarding fall settlements. The anticipated TIF amount was \$570,152.97, which was \$8,000 more than last spring. Vis asked what the percent of the total was of revenue. Sandberg stated she would research more information. Vis asked if Austgen does analysis of the property tax break. Austgen indicated they just monitor the filings and payments.

Niemeyer expressed the importance of watching legislation session, especially regarding TIF, encouraging Commission members and residents to reach out to their Senators and Congress representatives. Niemeyer indicated he would share with the Commission the correspondence he had written. Vis suggested writing a letter to the Governor. Carnahan noted the potential for school board members to be voting members and Niemeyer felt if that becomes the case, then a Town presence should be on the school board. Austgen stated that without TIF, the community would struggle.

- 2. Hood-LUST Damages Update:** Austgen reported he has personal account numbers from Mr. Hood and information is to be provided on or before January 4.
- 3. Industrial Park Property Roadway:** Vis indicated there was nothing new to report, but this was to remain on the agenda as an update item.
 - a. Façade Grants:** Vis noted his appreciation to Moore on the spreadsheet update she provided and noted the three reimbursement requests including DeYoung (\$1,996.50), Perfetti (\$2,200.00) and Samuelson (\$2,130.00). Moore stated two other requests had come in and would be coming before them for the January meeting.
- 4. Marketing of Explore Everyday Recipients:** Niemeyer recommended gathering data, reviewing the law and determining the use of the TIF dollars for this after legislation determined. Vis suggested leaving this item on the agenda and reviewing it next month.
- 5. Light Pole/Banners:** Eberly reviewed pricing obtained from Banners.com. Banners, estimates size at 24"x36", 26 poles with brackets, \$35.91 per banner, printed double-sided on 13-ounce vinyl would total \$1,014.78, including shipping. Carnahan indicated Lakeside's brackets were smaller than on 133rd. He stated they did have one fabric heavier, but did not obtain a price. Covaciu asked for pricing on the heaving material. Carnahan and Spencer spoke about banners in the past being damaged by and not-withstanding the heavy winter winds. Vis explained this program would be used to feature local veterans and inquired about a partnership or supporting an organization or entity that might spearhead the project. Niemeyer indicated it would be a good Eagle Scout project. Austgen suggested the Historical Association as a possibility. Multiple discussions transpired of possible entities that could do this project.
- 6. Future Items - Lincoln Plaza Signage, High School Crosswalk, JMA-Gateway and Hill Stability:** Vis felt these items could be deferred until next month; all members agreed.

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WRITTEN COMMUNICATION: None.

PUBLIC COMMENT: Vis noted the wild ride of the 2020 year, welcomed Eberly, thanked everyone for their work and wished everyone a very Merry Christmas and Happy New Year.

ADJOURNMENT: 6:47 pm (Motion to adjourn by Randy Niemeyer/Seconded by Eric Burnham)

Next meeting: *January 25, 2021 at 6:00 pm.*

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.*