



Cedar Lake Redevelopment Commission Meeting Minutes
Cedar Lake Town Hall, 7408 Constitution Avenue
February 22, 2021 at 6:00 pm

Nathan Vis - President
Eric Burnham - Vice President
Doug Spencer - Secretary
Jolie Covaciu - Member
Randy Niemeyer - Member
Tracy Haskell - Hanover School District Liaison

Brian Smith - Crown Point School District Liaison
Robert Carnahan - Town Council Liaison
Rick Eberly - Town Manager
David Austgen - Town Attorney
Jennifer Sandberg - Clerk-Treasurer
Teri Knowles - Recording Secretary

CALL TO ORDER:

Mr. Vis called the regular meeting to order at 6:01 p.m., on Monday, February 22, 2021, with its members attending on site, and led all in the Pledge of Allegiance.

ROLL CALL:

Members present: Eric Burnham, Randy Niemeyer, Doug Spencer, and Nathan Vis. A quorum was attained. Also present: Tracy Haskell, Robert Carnahan, Rick Eberly, David Austgen, Jennifer Sandberg, and Teri Knowles. Guests present: Margaret Abernathy, Administrative Assistant to the Town Manager, and Sarah Moore, Administrative Assistant to the Chief of Police.

Absent: Jolie Covaciu and Brian Smith.

PRESENTATION OF “EXPLORE EVERYDAY COMMUNITY RECOGNITION” AWARDS”

Mr. Vis explained the history and purpose of the “Explore Everyday Community Recognition” program and presented two awards.

1. Harry O’s:

Mr. Vis noted that the first recipient was selected to be a recipient at the December meeting and invited Tomas Jaimes, owner of Harry O’s, to come forward to say a few words.

Mr. Jaimes stated that he has been a resident of Cedar Lake for 35 years and that he came here from Mexico in 1985 and started working at Harry O’s. He lost his job for a couple of years due to a fire and

returned when it reopened. When the owner retired, he bought the business. He said his theme is “always work with the community.” Mr. Jaimes has a taco stand at Summerfest every year and donates the proceeds to his parish. He stated that he is proud to be an American and living in this country. He introduced his wife Linda and his grandson, who were present with him.

Mr. Vis presented Mr. Jaimes his award and thanked him for giving to the community the way he does. Mr. Vic concurred that this is the greatest country and presented his award to him.

2. The Dock:

Mr. Vis introduced the second recipient, Denise Slevnik, owner of The Dock, and invited her to come forward to say a few words.

Ms. Slevnik stated that she raised her two children in Cedar Lake. She obtained a culinary degree 32 years prior and has been working in the restaurant industry. Since her children are grown, she decided it was time to give back to the community and opened The Dock. The Dock was named as such as she wanted it to be an anchor for the town. She noted that all the recipes used are her own and made from fresh ingredients.

Mr. Vis presented Ms. Slevnik with her award and thanked her for her contribution to Cedar Lake.

CONSENT AGENDA:

Mr. Vis advised that the January 25, 2021, Meeting Minutes, claims of \$102.55 from Fund No. 404, and claims of \$1,225.00 from Fund No. 804 are on the agenda for action and entertained a motion for the same. Mr. Burnham made a motion to approve the consent agenda; Mr. Spencer seconded the motion. Motion carried unanimously by roll-call vote:

Mr. Burnham	Aye
Mr. Niemeyer	Aye
Mr. Spencer	Aye
Mr. Vis	Aye

NEW BUSINESS:

A. Explore Everyday Community Recognition Nomination:

Mr. Vis advised that the next item on the agenda is to nominate a recipient for the Explore Everyday Community Recognition award and further advised that an anonymous recommendation was received nominating Ms. Lynette Kubal, Beach Palette, and the same was read at the meeting.

Mr. Vis entertained a motion. Mr. Burnham made a motion to approve Lynette Kubal, Beach Palette, as the next recipient; Mr. Spencer seconded the motion. Motion carried unanimously by roll-call vote:

Mr. Burnham Aye
Mr. Niemeyer Aye
Mr. Spencer Aye
Mr. Vis Aye

B. Façade Grant Applications:

1. Applicant #21-2: Lawrence Property Group, 13115 Wicker Avenue, (Petitioner: Sean Perfetti):

Mr. Vis advised that the first applicant is the Lawrence Property Group, Mr. Sean Perfetti, and called on Mr. Perfetti to present to the Board.

Mr. Perfetti explained that he is requesting the grant funding to modernize the signage at 13115 Wicker Avenue, which is the same location he received grant funds in 2020 of \$2,200 to repave and restripe the parking lot. He referenced the quotes he submitted in the amount of \$14,151, with an additional \$1,815 for the electrical for a total of \$15,991. He noted that the only thing that is left to be done is to pick up the permit, which will be done as soon as his contractor gets registered with the Town.

Mr. Vis brought the matter back to the board for discussion.

Mr. Vis entertained a motion. Mr. Niemeyer made a motion to approve a façade grant in the amount of \$3,200 for signage work at 13115 Wicker Avenue; Mr. Spencer Seconded the motion. Motion carried unanimously by roll-call vote:

Mr. Burnham Aye
Mr. Niemeyer Aye
Mr. Spencer Aye
Mr. Vis Aye

2. Applicant #21-4: Kubal Rental Property, 13129 Lake Shore Drive, (Petitioner: Brian Kubal):

Mr. Vis advised that the next application is Kubal Rental Property, Mr. Brian Kubal, and called on Mr. Kubal to present to the Board.

Mr. Kubal explained the updates that he would like to make to the exterior of the structure at 13135 Morse Street include a new building façade with paint and siding, windows, doors, an overhead garage door, and soffit repair. He commented that his tenant builds gun cases that are sold through a third-party seller. Mr. Dick Henn, Henn & Sons, who was present with him, will be doing the proposed work and that the building permit application has been submitted. Discussion ensued wherein Mr. Kubal received endorsements and support from Mr. Carnahan, Ms. Moore, and others.

Mr. Vis entertained a motion. Mr. Burnham made a motion to approve a façade grant in the amount of \$7,000 for façade improvements at 13135 Morse Street; Mr. Niemeyer. Motion carried unanimously by roll-call vote:

Mr. Burnham	Aye
Mr. Niemeyer	Aye
Mr. Spencer	Aye
Mr. Vis	Aye

3. Extension #20-10: Ian Hoffman DDS, 13136 Lake Shore Drive, (Petitioner: Ian Hoffman):

Mr. Vis advised that the next application is an extension request by Dr. Hoffman. Neither Dr. Hoffman nor his contractor were in attendance to present the request for the extension to the Board, so Mr. Vis entertained a motion to defer. Mr. Niemeyer made a motion to defer; Mr. Spencer seconded the motion. Motion carried unanimously by roll-call vote:

Mr. Burnham	Aye
Mr. Niemeyer	Aye
Mr. Spencer	Aye
Mr. Vis	Aye

C. Potential TIF Projects:

Mr. Eberly provided a list of potential projects as requested at a prior meeting.

Mr. Vis stated a joint work study session with the Town Council would be advisable. He further stated that it would be appropriate to do a five (5) to ten (10) year assessment to prioritize the larger projects. Mr. Vis thanked Mr. Eberly for providing the list; as Staff, his input helps due to having ground-level knowledge what is needed.

Mr. Vis asked Mr. Niemeyer about doing a joint meeting with the Town Council in the next two months. Mr. Niemeyer agreed and suggested waiting until the Town Council receives the Sustainability Report from the Town's financial advisor for a more productive meeting. Mr. Eberly advised that April 20th is

when that report is to be received. Mr. Niemeyer recommended a meeting in the first part of May so that the that report can be reviewed. Mr. Vis asked Mr. Eberly to facilitate the meeting. Mr. Eberly agreed to the same.

Attorney Austgen advised the Board that there are two critical items for Town Council and Redevelopment Commission to address jointly. One is the consolidation of the 133rd and the SVT-LLC TIF district initiative, which will require a joint meeting of the Plan Commission, Redevelopment Commission, and the Town Council with a public hearing by this body. Secondly, a brand-new extension of allocation area for a 28-acre parcel that's about to be annexed into the town will be considered by the Town Council on Tuesday by way of an annexation ordinance, with a completion of said annexation in April after the remonstrance period. Attorney Austgen further advised that he has worked out a schedule in anticipation of the same. He requested that they piggyback on what is going on.

The Board discussed the potential for joint meetings. Mr. Niemeyer notated that they only need one more Plan Commissioner to have a quorum of Plan Commission as three of the members are also Councilmen. He noted that it makes sense to have the Plan Commission sit in with the Town Council and Redevelopment Commission as they are working through updating the Comprehensive Plan.

Mr. Vis advised that the RDC should develop a list of capital projects to bring to the table. Mr. Niemeyer stated that he will coordinate with the Town Council for an early May meeting.

PROJECT UPDATES:

A. Clerk-Treasurer's Funds Report:

Ms. Sandberg reported that the TIF Fund has a healthy balance of just over \$1.1 million, that she is completing the Y2020 Annual Financial Report, and that she will have an updated TIF report at their next meeting. She noted that they received \$27,000 from Hanover Community School Corporation last month for their contribution towards the 133rd and King Project as well as just over \$45,000 in reimbursements for the roundabout project. Ms. Sandberg advised that in analyzing the bond obligations, she found one slightly over-funded obligation, which will result in a bit more money in Fund No. 804.

B. Hood - LUST Damages: None was had.

C. Industrial Park Property Roadway: None was had.

D. Façade Grants Updates:

Mr. Eberly reported that there are some revisions to the program documents: He has identified Exhibits A and B and clarified that the grants are only for tax-paying business; Ms. Moore has corrected the errors; Ms. Abernathy is working on a checkbox for the Building Department's review for any variances or waivers

needed; and the document has been sent to Attorney Austgen for review. It should be on the agenda for adoption after Attorney Austgen completes his review of the same.

Mr. Vis noted that there are still three outstanding projects: one that terminated on February 18, 2021; one that will terminate on March 21, 2021; and one on June 1, 2021.

E. Marketing of Explore Everyday Recipients: None was had.

F. Light Pole/Banners:

Mr. Eberly advised that the banners by Sunbrella are made from a heavier-duty material with greater weather resistance. The cost is \$89.31 per banner, and there are 26 poles that will hold banners. Tim Kubiak, Director of Operations, will measure the bracket area to confirm the proper size once the snow melts for the exact size. The price is based on a 24"X36" sign, which is an estimated size. If the size differs, Mr. Eberly will obtain an updated price quote.

G. Future Items (for March Work Session):

Mr. Vis advised that they will wait for the March Work Session to discuss the Lincoln Plaza signage, and the high-school crosswalk. He asked Mr. Eberly to report on the crosswalk update he received from the state for that crosswalk.

1. Lincoln Plaza Signage: None was had.

2. High School Crosswalk:

Mr. Eberly reported that he received a letter from the state regarding the two crosswalks planned at the 133rd and King intersection. Their findings of the bid review noted that Walsh & Kelly are the low bidder at \$286,890.66. Reith-Riley was the other bidder in an amount just over \$334,000. The engineer's estimate was in the amount of \$342,000, approximately \$70,000 more than the low bid.

Mr. Eberly advised that Jill Murr, Planning Director, is the INDOT ERC and requested that the board approve her as the authorized signer for the INDOT documents. She needs to sign the LPA Recommendation Letter.

Mr. Eberly advised that the cost does not include construction inspection as INDOT takes care of that. INDOT puts out bids for work, contractors respond to them directly, and INDOT gives the Town their recommendation. The Town chooses who the best firm to do the work is and enters negotiations with them for the cost of construction, which is typically 12% of the cost of the project. The Town's match is 20% of \$286,890.66, which is \$57,378. Including construction inspection costs of \$33,000 to \$34,000, the cost amount to the Town is approximately \$90,000, which is roughly \$25,000 less than expected.

Furthermore, the school corporation submitted a check in the amount of \$27,000 to help pay for the crosswalk project and some other items. Attorney Austgen cautioned the Town to be vigilant.

Mr. Vis entertained a motion. Mr. Burnham made a motion to authorize Jill Murr to sign the LPA Award Recommendation Letter; Mr. Spencer seconded the motion. Motion carried unanimously by roll-call vote:

Mr. Burnham	Aye
Mr. Niemeyer	Aye
Mr. Spencer	Aye
Mr. Vis	Aye

3. JMA Gateway:

Mr. Vis requested that a 30-minute work session follow the March regular meeting to discuss these particular agenda items.

4. Hill Stability: None was had.

Mr. Vis asked Ms. Haskell if she had any reports from the school corporation. Ms. Haskell responded in the negative. Mr. Vis requested that she pass along the status regarding the crosswalks to the school corporation, and she agreed to the same. The Board discussed the importance of the collaboration of all regarding the stoplight at the 133rd and King intersection.

Mr. Vis asked Mr. Carnahan if he had any reports. Mr. Carnahan reported that the Chamber of Commerce would like to know if they should be encouraging businesses to submit applications for the Façade Grant program. Mr. Vis responded in the affirmative.

H. Written Communications: None was had.

I. Public Comment:

Jacob Rooda, 13913 Huseman Street, noted that he has been attending and admiring what's going on.

J. Adjournment:

Mr. Vis entertained a motion to adjourn. Mr. Burnham made the motion; Mr. Niemeyer seconded the motion. Mr. Vis adjourned the meeting at 7 p.m.

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:

Teri Knowles, 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.*

The Town of Cedar Lake is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding accessibility of the meeting or the facilities, please contact the Town Hall at (219) 374-7400.

Cedar Lake Redevelopment Commission: minutes of February 22, 2021

