



CEDAR LAKE REDEVELOPMENT COMMISSION PUBLIC MEETING

March 15, 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
Ryan Deutmeyer, Town Attorney
Jennifer Sandberg, Clerk-Treasurer
Teri Knowles, Recording Secretary

CALL TO ORDER:

Nathan Vis called the regular meeting to order at 6:00 pm., on Monday, March 15, 2021, with its members attending on-site, and led all in the Pledge of Allegiance.

ROLL CALL:

Members Present: Nathan Vis, Eric Burnham, Doug Spencer, Jolie Covaciu, Randy Niemeyer. A quorum was attained. **Also present:** Tracy Haskell, Robert Carnahan, Rick Eberly, Ryan Deutmeyer, Jennifer Sandberg, and Teri Knowles. **Guest present:** Margaret Abernathy, Administrative Assistant to the Town Manager.

Absent: Brian Smith – Crown Point School District Liaison

PRESENTATION OF “EXPLORE EVERYDAY COMMUNITY RECOGNITION” AWARDS

Nathan Vis explained the history and purpose of the “Explore Everyday Community Recognition” program and presented the award.

1. Beach Palette (Lynette Kubal)

Nathan Vis noted the recipient was nominated at the February meeting and invited Lynette Kubal, the owner of Beach Palette, to come forward to say a few words.

Lynette Kubal stated they opened the business on June 5, 2020. The business offers a lot of handmade goods made by local artists and crafters from wood making to pottery. Classes are offered, like board and brush, paint night for adults, recycling projects, and classes for the children. There is a tie-dye class on Tuesday weekly. Group sign-ups and private parties are offered by appointment. They offer American Sign Language courses, which have been very successful. She has a passion for working with children and she stated that she feels blessed to do something so rewarding.

Nathan Vis stated that it's incredible and that he appreciates the different and unique variety of projects and types of classes offered for all ages.

CONSENT AGENDA:

Nathan Vis entertained the approval of February 22, 2021, meeting minutes as well as the claims- Fund #404 - \$0.00; Fund #804 - \$70,739.95. Commissioner Vis noted the second item of the Comp. Plan Update was paid for out of Fund #804. Jennifer Sandberg explained that it's divided between Town Council, TIF District, and Utilities. He stated that it was already submitted in this year's budget.

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A motion was made by Eric Burnham to approve the consent agenda and seconded by Doug Spencer. Motion carried unanimously by roll-call vote:

Jolie Covaciu	AYE
Eric Burnham	AYE
Randy Niemeyer	AYE
Doug Spencer	AYE
Nathan Vis	AYE

NEW BUSINESS:

A. Explore Everyday Community Recognition Nomination:

Nathan Vis directed the next item on the agenda is to nominate a recipient for the “Explore Everyday Community Recognition” award. A motion was made by Jolie Covaciu to nominate “TJT Tires” to be the next recipient and seconded by Doug Spencer. Motion carried unanimously by roll-call vote:

Jolie Covaciu	AYE
Eric Burnham	AYE
Randy Niemeyer	AYE
Doug Spencer	AYE
Nathan Vis	AYE

B. Façade Grant 2021 New Applicants:

1. Applicant #21-5 Cedar Lake Early Learning Academy, 13410 Wicker Ave – Clarissa Regula:

Nathan Vis directed Clarissa Regula, the first applicant, of Cedar Lake Early Learning Academy to step up to the podium and present her project to the Commission.

Clarissa Regula purchased the building and has spent a huge part of their budget getting the inside reformatted by Henn and Sons to fit about 100 students. The walls are getting painted, and the flooring is going down. She worked hard to make the inside safe. Clarissa heard of the Façade Grant through the town and applied to make the outside of the building look as good as the inside. John Henn stepped up and stated what they had planned for the exterior. They are looking to put a 4’x12’ pitch roof right off the front with Cedar posts, with new metal on the top and bottom of posts, they plan to redo the landscaping.

Nathan Vis advised that the final amount of the project is \$46,205.33 for all exterior costs and landscaping.

A motion was made by Eric Burnham to approve the Façade Grant of 25% of the cost which is the amount of \$11,551 and seconded by Doug Spencer. Motion carried unanimously by roll-call vote:

Jolie Covaciu	AYE
Eric Burnham	AYE
Randy Niemeyer	AYE
Doug Spencer	AYE
Nathan Vis	AYE

2. Applicant #21-6 Midway, LLC, 13050 Wicker Ave. – Eric Lindemulder:

Nathan Vis called on Eric Lindemulder to present to the Commission and relinquished the chair due to his business relationship.

Eric Lindemulder stated that he is here for the second time to request approval of funds. He noted that funds were short at the end of last year so he revoked his petition. He owns the building that he wants to update and has a potential renter who has a gun shop. Eric went through what he needed to improve the exterior of the building with all new commercial-grade windows, replacing the bricks throughout the front of the building, front overhang, all exterior doors, roof depending on the damage, repaving the front parking, and the back parking just needs patching and sealing. The existing signage needs replaced with new signage on the front of the building. The estimated cost is \$100,000 - \$150,000. The Commission felt the estimates were not detailed and were informal.

A motion made by Randy Niemeyer to approve a Façade Grant of \$10,000 of only the detailed cost of \$49,093, for the estimated costs of Demotte Glass, Affordable Garage door, Boersma Electric, Jif Paving, and Erik's Painting and Décor, and seconded by Jolie Covaciu. Motion carried 4 ayes to 1 abstention by roll-call vote:

Jolie Covaciu	AYE
Eric Burnham	AYE
Randy Niemeyer	AYE
Doug Spencer	AYE
Nathan Vis	ABSTAIN

C. Façade Grant Extension Requests:

1. Applicant #20-12 Legacy Insurance Group, 12634 Wicker Ave., - Eric Lindemulder

Eric Burnham called upon the Third Applicant, Legacy Insurance Group, Eric Lindemulder to present to the Commission because he needs an extension of time for the Façade Grant. Eric Lindemulder explained that the landscaping of exterior frontage is not complete as the artificial grass that was supposed to be used is no longer produced, so he needs to adjust the landscaping.

A motion was made by Jolie Covaciu to grant an extension and seconded by Doug Spencer. Motion carried 4 ayes to 1 abstention by roll-call vote:

Jolie Covaciu	AYE
Eric Burnham	AYE
Randy Niemeyer	AYE
Doug Spencer	AYE
Nathan Vis	ABSTAIN

2. Applicant #20-10 Ian Hoffman, DDS, 13136 Lake Shore Dr. – Ian Hoffman

Nathan Vis stated that Ian Hoffman, DDS, was deferred last month by Randy Niemeyer. Dr. Hoffman still is not present for this Commission meeting and Nathan Vis suggested that if he doesn't arrive at the next meeting to relinquishes the funds.

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A motion made by Randy Niemeyer to defer and seconded by Eric Burnham. Motion carried 4 ayes to 1 nay by roll-call vote:

Jolie Covaciu	AYE
Eric Burnham	AYE
Randy Niemeyer	AYE
Doug Spencer	AYE
Nathan Vis	NAY

D. RFPs for Construction Inspection Services for 133rd and King Street Intersection:

Rick Eberly suggested to Nathan Vis that this be moved back to a Study Session item as the RDC does not have to make a motion for its recommendation. They only have to score it. Jill Murr will compile the results and send those to INDOT.

E. Façade Grant Document Revisions:

Nathan Vis indicated the Commission hasn't received the proposed revision yet.

A motion was made by Eric Burnham to defer and seconded by Doug Spencer. Motion carried unanimously by roll-call vote:

Jolie Covaciu	AYE
Eric Burnham	AYE
Randy Niemeyer	AYE
Doug Spencer	AYE
Nathan Vis	AYE

PROJECT UPDATES:

- A. **Clerk-Treasurer's Funds Report:** Jennifer Sandberg stated that we received another roundabout reimbursement and recently sent out the check for the 133rd and King project. The fund balance is about the same. Moving forward with the Façade Grant Program, give or take, the Grant is around \$77,700.
- B. **Hood – LUST Damages:** Attorney Ryan Deutmeyer stated that some of Mr. Hood's assets might be collectible. There is nothing concrete at this time to report.
- C. **Industrial Park Property roadway:** Attorney Deutmeyer stated no updates at this time.
- D. **Façade Grants Update:** None was had.
- E. **Marketing of Explore Everyday recipients:** None was had.
- F. **Light Pole/Banners:** Rick Eberly updated the Commission noting that Tim Kubiak measured the poles, and they are 24'X48'. He will contact the banner company and update at the next meeting.

WRITTEN COMMUNICATIONS: None was had.

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PUBLIC COMMENT:

Robert Carnahan indicated that the Chamber of Commerce will host a business showcase on June 12, 2021, on the grounds, of a make-up date of June 19, 2021, if needed.

Rich Thiel, a resident of Cedar Lake, questioned how the percentages are determined for estimates. Randy Niemeyer explained the procedure. Mr. Niemeyer also indicated, for public knowledge, that any estimate can be doubled-checked for pricing.

The Regular Meeting was Adjourned at 7:35 PM

Next Meeting: April 19, 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:

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 are 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 Redevelopment Commission: Minutes of March 15, 2021

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 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.

