



CEDAR LAKE REDEVELOPMENT COMMISSION PUBLIC MEETING MINUTES

Cedar Lake Town Hall, 7408 Constitution Avenue

August 16, 2021, at 6:00 pm

CALL TO ORDER:

Mr. Nathan Vis called the regular meeting to order at 6:02 pm, on Monday, August 16, 2021, with its members attending on-site. All recited the Pledge of Allegiance.

ROLL CALL:

Members Present: Nathan Vis, President; Eric Burnham, Vice-President; and Jolie Covaciu, Member. A quorum was attained. **Also present:** Tracy Haskell, Hanover School District Liaison; Robert Carnahan, Town Council Liaison; Rick Eberly, Town Manager; David Austgen, Town Attorney; Jennifer Sandberg, Clerk-Treasurer and Margaret Abernathy, Recording Secretary Pro Tem.

Absent: Doug Spencer, Secretary; Randy Niemeyer, Member; and Brian Smith, Crown Point School District Liaison.

PRESENTATION OF “EXPLORE EVERYDAY COMMUNITY RECOGNITION” AWARDS

Mr. Vis invited Mr. Dustin Sheehy to come to the podium. He briefly summarized the history of the “Explore Everyday Community Recognition” award program. Mr. Vis requested that Mr. Sheehy speak a little bit about his business, Sheehy Well and Pump Co.

Mr. Sheehy stated that they had been in business for many years. The operation was started by their grandfather, and it is now a third-generation business being run by the grandchildren. Four of them are field technicians, and two are office personnel, all of which is family. Mr. Sheehy noted that their service territory has grown quite a bit to the south and east. Mr. Carnahan memorialized the business history between Frank Sheehy, Sr., and Al Bunge.

CONSENT AGENDA:

Mr. Vis advised the next item on the agenda is the Consent Agenda requesting the deferral of the July 19, 2021, Regular Meeting Minutes and approval of the monthly claims, Fund No. 404: \$870.97 and Fund No. 804: \$9,764.14.

A motion was made by Mr. Burnham and seconded by Ms. Covaciu to approve the consent agenda. Motion carried unanimously by roll-call vote:

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| Jolie Covaciu | Aye |
| Eric Burnham | Aye |
| Nathan Vis | Aye |

NEW BUSINESS:

A. Explore Everyday Community Recognition Nomination:

Mr. Carnahan recommended Rise & Roll. The Commissioners had a brief discussion on who to nominate and ultimately decided to go with a service company rather than another restaurant.

A motion was made by Ms. Covaciu and seconded by Mr. Burnham to nominate Action Plumbing as the next Explore Everyday recipient. Motion carried unanimously by roll-call vote:

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| Jolie Covaciu | Aye |
| Eric Burnham | Aye |
| Nathan Vis | Aye |

B. Fire Department Request for Additional Remodeling Funds

Mr. Vis advised that the next item on the agenda is to discuss the request for additional funds for the Fire Department Remodel project.

Chief Todd Wilkening, Fire Chief, stated that he appreciates the Commission hearing his request and advised that they had run into some issues during the remodeling work and require additional funding to complete the project. He explained what was still needed, including remodel and repair to the mid-room, interior staircase, the back wall of the truck bay, removal of the carpeting on the stairs and replacing it with tread plates, and replacement of the egress deck. Chief Todd Wilkening and the Commissioners discussed the proposal from Henn & Sons.

Mr. Vis asked if the \$17,201.85 covers everything that needs to be taken care of or if there is anything extra that will be needed. Chief Todd Wilkening responded that they have an abundance work due to the age of the building, but the current renovations will get them through for now and hopefully until a new facility is built in the next few years. He further responded that they need to buy appliances to replace the old ones, which is estimated to cost another \$5,000 to \$6,000. Mr. Burnham asked what appliances are included in the cost estimate. Chief Wilkening responded that it includes a stove, microwave, a dishwasher, and three refrigerators, one for each crew.

Ms. Covaciu asked where the funds for the Fire Department comes from. Chief Wilkening responded that they are funded by the Town tax base and a contract with Hanover Township. Discussion ensued wherein the Commission opted to include the appliance package into the funding request. When asked if there will be an open house after the remodeling is done, Chief Wilkening responded that the Fire Department will try to do something, possibly on Thanksgiving Weekend.

The Members and Chief Wilkening discussed the potential of a new facility. Ms. Covaciu commented on the great facilities that the other communities in the have and asked where Cedar Lake dropped the ball. Mr. Vis explained how large projects like a new government complex are typically funded.

A motion was made by Mr. Burnham and seconded by Ms. Covaciu to grant additional funding in the amount not to exceed \$23,201.85 to complete the Fire Department Remodel including the appliance package. Motion carried unanimously by roll-call vote:

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| Jolie Covaciu | Aye |
| Eric Burnham | Aye |
| Nathan Vis | Aye |

C. Potential Investment Ideas

The Commission discussed potential investment ideas for a 1-to-5-year process. Ms. Sandberg advised that she has been working with the Town's financial advisor, Corby Thompson, C.P.A. of O.W. Krohn & Associates. Mr. Thompson has calls out to numerous local banks to see what they can provide in terms of investment options and is waiting to hear back from them. She further advised that they have discussed updating an investment policy. The investment ordinance is quite old, and we need something in place to establish reserve requirements, balances to keep, what to do with excess balances, and what investment accounts can be used.

Mr. Vis thanked Ms. Sandberg for the update and noted that he spoke with the bank president at Providence Bank that works with municipalities, which can be included in the mix of potential investment firms.

PROJECT UPDATES:

Clerk-Treasurer's Funds Report: Ms. Sandberg reviewed the funds reports and noted that the cash balances are good. The amount of \$1.5 million includes what is in Trust Indiana. The spring settlement was satisfactory, the anticipated fall settlement was included, but that amount could be higher.

Mr. Carnahan stated that he did not see anything in the reports for the money that was allocated to Brad Lambert for Summer Winds Commercial for a 7-year period. Mr. Eberly stated that it starts next year. Mr. Carnahan asked if it is still a go. Mr. Vis responded that it is still a go. Near the end of the year, the Commission will ask Mr. Austgen's office to prepare that agreement. We will be doing a budgetary session in September/October. Mr. Eberly stated that Mr. Thompson intends to attend the September meeting, most likely via Zoom, to discuss those things.

Hood – LUST Damages: Attorney Austgen advised that they are moving forward with settlement discussions and documentation.

Industrial Park Property Roadway: None.

Joint Town Council, RDC, and Plan Commission Meeting on August 17, 2021: Mr. Vis reminded everyone that the joint meeting of the Town Council, Plan Commission, and the RDC will take place at 7 p.m. The outline of the meetings prepared by Attorney Austgen are in the packet. Mr. Vis briefly reviewed the schedule. Attorney Austgen advised that it is to cover what they had discussed in the past and the consolidation of the SVT LLC and the Bultema parcel, "Lakeview" that was recently annexed into the Consolidated 133rd TIF District.

Façade Grants Updates: The Commissioners reviewed the report document. Ms. Abernathy reported that there has been no change other than Sean Perfetti's project has been updated to completed status. There are a couple of project expirations coming up that may need an extension: Building and Planning reported that the Legacy Insurance has had no movement on the landscaping yet, and Gard Laundromat has only the asphalt left and may be completed on time. Mr. Vis advised that Mr. Lindemulder informed him that the landscaping crew was supposed to start last Friday, after a three-month delay, and that he would follow up with Mr. Lindemulder.

Mr. Burnham asked for confirmation that we are not awarding any more grants this year. Mr. Vis confirmed the same and stated that in September and October, we will be addressing if it is the Commission's desire to set aside grant funds for 2022 and how much. If yes, then we will make a policy decision which says we will only start accepting applications on January 1, 2022. Mr. Burnham commented that he does not want to increase the amount.

Light Pole Banners: Mr. Eberly advised that he ordered the banners preliminarily. He learned that there was a price increase for the material used to make the banners since receiving the quote in April. The representative is checking to see if we can get them at or close to the original quoted price. He requested a quote from Jack Adams of Safari Marketing today. Neither Jack Adams nor the rep from Banners.com felt there would be no problem getting the material by the date needed.

Mr. Eberly commented that he also discussed the sign the Town has been wanting to replace at Lincoln Plaza, and Mr. Adams will price that as well. It would likely take two to three variances to put up. One, it would likely be installed in a right-of-way, and the sign ordinance requires that signs be at least 10 feet outside of a right-of-way; two, a size variance because there are approximately 14 businesses in that plaza, and the maximum size allowed for a sign is 60 square feet, which won't be large enough for that number of businesses; and three, a height variance.

Mr. Burnham asked if it would cover the new businesses in the Strack-&-Van-Til Plaza. Mr. Eberly confirmed the same. Mr. Eberly advised that Mr. Adams recommended using a flagship store at the top with seven rows having two sign spaces each for the other units, which will cover 15 units in total. Mr. Vis asked Mr. Eberly to move forward with exploration, but he is a bit hesitant as to whether it is feasible to have a sign of that magnitude there. Mr. Burnham stated that if the Town took the sign down, replacing it should be considered. Discussion ensued. At the close of the discussion, Mr. Vis stated that this group didn't make any agreement to replace it, and he doesn't believe any of businesses that are there right now made a decision that they would stay there contingent upon the sign being put back up again.

Mr. Vis requested an update on King Drive. Mr. Eberly reported that it is expected to be completed in the next week. We are waiting for the street light poles, which were on backorder and should be in on Friday.
Financial Analysis: Mr. Vis advised that this is kept on the agenda as an update item to keep it in mind. It will be discussed more in September.

Ms. Haskell reported that school starts on Wednesday.

Mr. Carnahan reported that the Chamber of Commerce is preparing for the Parade of Lights and Wonderland of Christmas Trees on Display for November 20, 2021. John from State Farm in Cedar Lake is the chair. They are waiting to hear from Steve Govert from Leo's to inform them what the price will be

for the Christmas trees. Mr. Govert is having a hard time getting trees and is trying to get enough for the Chamber of Commerce and his store.

Mr. Vis requested that an Executive Session for land acquisition at 5:30 p.m. and a Work Session after the regular September meeting to discuss future infrastructure ideas be noticed. Mr. Niemeyer and others have brought forward some long-term plans for the Town. He would like to discuss that and asked each member to bring ideas to the table to start formulating direction of the Redevelopment Commission for 2022 and beyond. Mr. Vis commented that what comes to mind for him is extending water lines down U.S. 41 in both directions, bicycle lanes, and an extension of the Façade Grant Program into 2022.

Mr. Eberly advised that the Town is planning a Labor Day event this year on Sunday, September 5, 2021. We will have music. It will be the last of five performances by the Lakeside Artists Guild. We anticipate having some food booths and other booths, and a beer garden. This is funded with the grant funds the Town received from the South Shore Convention and Visitors Authority.

Mr. Vis commented on the steam ship tours that the Museum had.

WRITTEN COMMUNICATIONS: None was had.

PUBLIC COMMENT: None was had.

ADJOURNMENT: Mr. Vis adjourned the meeting at 6:47 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:

Margaret R. Abernathy, Recording Secretary

The Minutes of the Cedar Lake Redevelopment Commission 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.*

Cedar Lake Redevelopment Commission: Minutes of August 16, 2021