



**CEDAR LAKE REDEVELOPMENT COMMISSION PUBLIC MEETING MINUTES**  
Cedar Lake Town Hall, 7408 Constitution Avenue  
November 15, 2021, at 6:00 pm

**CALL TO ORDER:**

Mr. Nathan Vis called the regular meeting to order at 6:08 PM., on Monday, November 15, 2021, with its members attending on-site and electronically via Zoom. All recited the Pledge of Allegiance.

**ROLL CALL:**

**Members Present:** Nathan Vis, President; Doug Spencer, Secretary; Greg Parker, member; and Randy Niemeyer, Member. A quorum was attained.

**Also present:** Tracy Haskell, Hanover School District Liaison; David Austgen, Town Attorney; Rick Eberly, Town Manager; Jennifer Sandberg, Clerk-Treasurer; Corby Thompson, Krohn & Associates Consultant (via Zoom); and Ashley Abernathy, Recording Secretary.

**Absent:** Eric Burnham, Vice-President; Robert Carnahan, Town Council Liaison; and Brian Smith, Crown Point School District Liaison.

Mr. Vis welcomed Mr. Parker to the Redevelopment Commission. Mr. Vis advised the Commissioners Mr. Brian Smith has e-mailed him stating he reads all the minutes and if there are any questions to reach out. He responded in kind and advised Mr. Smith if he had any questions or concerns to direct them to him and they will be discussed in the next RDC meeting.

**PRESENTATION OF “EXPLORE EVERYDAY COMMUNITY RECOGNITION” AWARDS**

Mr. Vis invited Ms. Nikki VanKalker to come to the podium. He briefly summarized the history of the “Explore Everyday Community Recognition” award program. Mr. Vis requested that Ms. VanKalker discuss why they chose Cedar Lake and their plans moving forward. Ms. VanKalker responded they opened their first Rise’n Roll Bakery in Schererville about 2 years ago, and when they decided to expand and open a new store, they decided Cedar Lake is where they wanted to go due to its new development and growth. Ms. VanKalker stated they are excited to be in Cedar Lake and to be serving the Town of Cedar Lake.

Mr. Vis thanked Ms. VanKalker for her words and asked how many employees currently work there. Ms. VanKalker responded they have 7 employees, in addition to her husband and herself.

Mr. Vis asked if the Commissioners had any comments. Mr. Spencer asked if they bake at a different location. Ms. VanKalker stated they do not bake in the store and they are part of an Amish franchise. Everything is made in Middlebury where the original bakery is located and they deliver to all the stores in the morning. The Commissioners thanked Ms. VanKalker for contributing to the community.

Mr. Vis thanked Ms. VanKalker for attending and presented the Explore Everyday Community Recognition Award to her.

**CONSENT AGENDA:**

Mr. Vis advised the next item on the agenda is the Consent Agenda for approval of the October 18, 2021, Public Meeting Minutes, and approve the monthly claims, Fund No. 404: \$0 and Fund No. 804: \$90,257.96.

Mr. Vis asked Mr. Eberly or Ms. Sandberg for the 133<sup>rd</sup> Avenue and King improvements, if this is the extent of the bills they are going to receive. Mr. Eberly stated the project is not closed out yet. The decorative poles that are on back order have not come in. Last he had been advised, they were supposed to be delivered this month. He expects a small bill for those poles.

Mr. Vis asked if the Barnes & Thornburg claims were for the positive legislative efforts received the past season. Ms. Sandberg responded it was for services from 2020 up until October 2021. Mr. Vis discussed the funding for the Firehouse. Ms. Sandberg stated this closes out the purchase order for what was approved by the RDC.

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

Doug Spencer	Aye
Randy Niemeyer	Aye
Greg Parker	Aye
Nathan Vis	Aye

**NEW BUSINESS:**

**A. Explore Everyday Community Recognition Nomination:**

Mr. Vis asked the Commissioners if they had a nomination suggestion or would like to take a month off. The Commissioners discussed the matter and decided to take a break for a month.

**B. Façade Grant Extension Request - #21-8 Cedar Lake Storage**

Mr. Vis advised the next order of business was for the Façade Grant extension request from Cedar Lake Storage. Mr. Porter stated they are requesting a 1-year extension to their grant from the approval of their plat, which occurred October 20, 2021.

Mr. Vis asked Mr. Porter for an explanation as to the reason for their request. Mr. Porter stated they had been limited on the work they could do until the approval of their plat. The weather has been an issue for excavating and preparing the property. They have a grant for painting and exterior work, which they would not be able to do during the winter.

Mr. Vis asked the Commissioners if they had any questions. Mr. Spencer commented he has seen the Petitioner making some progress. Mr. Niemeyer stated he listened to the Plan Commission and BZA meetings, and there had been a lot of details to work through with this process. Mr. Parker commented on the shortage of building supplies.

Mr. Porter responded they have been having trouble with obtaining building supplies and the weather has caused issues. They tried to get in with the asphalt company before they closed for the winter, and they were unable to get scheduled.

Mr. Parker advised documenting their challenges if they require an extension in the future.

Mr. Vis entertained a motion for this item. A motion was made by Mr. Spencer and seconded by Mr. Niemeyer to approve a 1-year extension on their façade grant. Mr. Vis advised due to occasionally providing legal advice to the Petitioner he would be abstaining from voting. The motion passed 3-Ayes to 1-Absent on a roll-call vote:

Doug Spencer	Aye
Randy Niemeyer	Aye
Greg Parker	Aye
Nathan Vis	Abstain

### **C. O.W. Krohn & Associates – Proposal for an Initial Look at Tracking Assessed Values**

Mr. Vis stated the next order of business was for the proposal from O.W. Krohn & Associates for an initial look at tracking assessed values.

Mr. Corby Thompson stated last time they had discussed how there were some properties in the TIF district that have AV losses. Eliminating those properties from the TIF District could potentially generate \$98,000 in TIF Revenues. They want to go through a list of all the assessed value losers and pull them out if there is going to be no assessed growth. They would do this with the Town and Mr. Austgen. The other thing they would look at is pulling out all of the residential parcels. The benefit of doing that is potentially lowering the neutralization factor. Mr. Thompson commented the current neutralization factor is 7.4 percent, and this can contribute to an increase in loss in AV.

Mr. Vis asked if the proposal they submitted has the rough amount of time needed to work with Mr. Austgen and come back with a report in December, and if it will be \$2,500 to \$3,500 for the initial assessment. Mr. Thompson responded in the affirmative, and stated the \$2,500 to \$3,500 should cover through all follow-up meetings after the initial assessment. By the December meeting they should have a list together that has been reviewed by the Town.

Mr. Vis asked the Commissioners if they had any questions. Mr. Niemeyer asked if it would be fair stipulate an amount to not exceed \$3,500. Mr. Thompson responded in the affirmative.

A motion was made by Mr. Niemeyer and seconded by Mr. Spencer to approve the proposal in an amount to not exceed \$3,500. The motion passed unanimously by roll-call vote:

Doug Spencer	Aye
Randy Niemeyer	Aye
Greg Parker	Aye
Nathan Vis	Aye

Mr. Vis advised Mr. Thompson he had the proposal and was going to sign it and he had asked Mr. Austgen to assist with the project. Mr. Vis further stated Mr. Austgen advised him a Special Meeting may be called in December for the removal of the properties if necessary.

**PROJECT UPDATES:**

**Clerk-Treasurer's Funds Report:** Ms. Sandberg advised the Commission in their packet was the updated Fund #804 report and she has no further updates at this time.

Mr. Vis asked about the Fund Balance Investment of \$233,901 and what it is invested in. Ms. Sandberg responded it is in Trust Indiana. Mr. Vis asked what the ROI is on this one. Ms. Sandberg stated she is not sure what the ROI is at this point and time. There were no further comments from the Commissioners.

**Hood – LUST Damages:** None.

**Industrial Park Property Roadway:** None.

**Façade Grants Updates:** Mr. Eberly stated other than the extension granted tonight, there was no further update. Mr. Eberly discussed the reduction for the grant funds available for 2022 to start at \$61,500, and based upon analysis of potential tax collections from the Summer Winds Project not to exceed \$80,000 and the taxes paid were \$33,000 and there is justification to go to the \$80,000. Mr. Vis advised doing a press release of some form before the December meeting.

Mr. Niemeyer advised the Commissioners the Town Council had adjusted the Lake Eco Restoration fund to ensure the Stormwater Utility is not overstressed. They are going to need to issue a larger TIF Bond to incorporate engineering. Mr. Niemeyer also discussed looking at other projects that will need to be looked at within the next five years.

Mr. Vis asked Mr. Austgen to get the RDC a timeline of events regarding the TIF District. Mr. Austgen agreed to the same. Mr. Vis asked Mr. Eberly if the Town could provide them with the top five to eight items the Town Council has been assessing. Mr. Eberly responded in the affirmative and stated they have identified some of those already in the Sustainability Report. Mr. Eberly stated Mr. Niemeyer is correct; they are preparing a bid package for the Parrish project. They did get CCMG grant money for this project, which is a 50 percent matching grant. There is also Vermillion Road projected funded as part of that. Mr. Eberly explained that INDOT is allowing for the combination of projects for funding.

Mr. Niemeyer discussed the federal infrastructure project and noted that funding will be made available to the State of Indiana for infrastructure and investing in infrastructure for the Town of Cedar Lake. Discussion ensued about a new RDA head being appointed and if the RDA has been advised of projects in Cedar Lake. The RDC was advised Senator Niemeyer is attempting to get an audience for the Lake Eco Restoration project, and once that has occurred, an introduction can potentially be made.

**Light Pole Banners:** Mr. Eberly stated the project has been completed and thanked Public Works for their work in getting the Banners up. The banners will remain up for a couple of more weeks.

**Financial Analysis:** None.

**Anticipated Funding for the Lake Ecosystem Restoration Project:** Mr. Vis stated Mr. Bob Gross provided a letter to the RDC and asked Mr. Spencer or Mr. Niemeyer if they had anything to add. Mr. Niemeyer stated he hopes that there is attendance for the fundraiser and discussed potential continued investment by the Town through TIF Revenues.

Mr. Spencer commented there will be a presentation at the fundraiser to give an insight on the size of the project.

Mr. Eberly advised the Commission in addition to the \$3.9 million bonds, there has been \$2 million identified in wastewater funds that will be set aside for this project. They are applying for a grant for \$150,000 a year in LARE Grant Moneys through DNR for each year of the project. There is a match, but the Town exceeds the match. Mr. Eberly stated CLEA reported to him they have approximately \$270,000 to put towards the project. He would have a more accurate number after the next fundraiser event.

Mr. Vis asked if there was a way to capture revenue to go towards the project from people who live off the lake that come to the lake. Discussion ensued about the Town paying the bill for the Ecosystem Restoration when there is public use of the lake and if a launch fee can be charged at a private launch. Discussion also ensued about potentially working with legislators for legislations for fee structures for public lakes.

Mr. Austgen advised the Commission there may be a legislative measure for a recurring fee structure that permits for sustaining and maintaining the lake. Mr. Vis asked Mr. Eberly to craft a communication to Senator Niemeyer to have a dialogue within the next year regarding what has been discussed.

**School Update:** Ms. Haskell advised the Commissioners they got back the state test scores and Hanover is ranked second out of Lake County and Porter County. They have not had to quarantine any students during the first semester. The Football team made it to Regionals, but they did not win. The Girls Soccer and Volleyball teams both won Sectionals.

**WRITTEN COMMUNICATIONS:** None was had.

**PUBLIC COMMENT:** None was had.

**ADJOURNMENT:** Mr. Vis adjourned the meeting at 7:00 P.M.

TOWN OF CEDAR LAKE REDEVELOPMENT COMMISSION

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Nathan D. Vis, President

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Eric Burnham, Vice-President

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Doug Spencer, Secretary

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Parker, Greg

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Randell C. Niemeyer, Member

ATTEST:

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Ashley C. Abernathy, Recording Secretary

*The Minutes of the Cedar Lake Plan Commission Meeting are transcribed pursuant to IC 5-14-15-4(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 section 3.5 or 3.6 of this chapter or any other statute that authorizes a governing body to conduct a meeting using an electronic means of communication.*

***Cedar Lake Redevelopment Commission: Minutes of November 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 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.*