



CEDAR LAKE REDEVELOPMENT COMMISSION PUBLIC MEETING MINUTES

Cedar Lake Town Hall, 7408 Constitution Avenue

December 20, 2021, at 6:00 pm

CALL TO ORDER:

Mr. Nathan Vis called the regular meeting to order at 6:00 PM., on Monday, December 20, 2021, with its members attending on-site. All recited the Pledge of Allegiance.

ROLL CALL:

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

Also present: Robert Carnahan, Town Council Liaison (via Zoom); 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: and Brian Smith, Crown Point School District Liaison.

CONSENT AGENDA:

Mr. Vis advised the next item on the agenda is the Consent Agenda for approval of the November 15, 2021, Public Meeting Minutes, and approve the monthly claims, Fund No. 404: \$0 and Fund No. 804: \$36,026.14.

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

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

NEW BUSINESS:

A. Removal of Residential Properties from TIF District Update – Corby Thompson, O.W. Krohn & Associates

Mr. Vis stated the first item for the agenda was for the removal of residential properties from the TIF District update and asked Mr. Thompson for his update.

Mr. Thompson stated since the last time he had talked with the Redevelopment Commission, they received an update from Lake County. This allowed them to take the parcel list they have and add additional information, such as the property tax class. This would help with the analysis. They have updated their spreadsheets. Mr. Eberly and other Town staff members should have received copies of the update. He will provide a copy to Mr. Austgen. They were not able to meet and review the properties due to medical issues. They determined it would be better to review it in January and ensure they have more time to review the properties.

Mr. Vis asked if there had been a deadline they were wanting to achieve by the end of the year. Mr. Thompson responded in the affirmative and stated the Declaratory Resolution would have needed to pass by the end of the year for the changes to take effect for 2023. Mr. Thompson further commented that it would be better to ensure everything is in order for 2024 would be for the best.

Mr. Niemeyer asked if there were any properties of concern and if they have consulted with the Attorney's Office regarding some of the historical parts of Town. Mr. Thompson responded in the affirmative and stated they had been set to meet and review the parcel list, prior to the health circumstances occurring. They have 107 non-residential parcels identified. If those parcels were to be removed from the TIF District, it would generate an additional \$98,766 in revenue. Regarding the residential parcels, it would help with the neutralization factor.

Mr. Niemeyer asked Mr. Thompson to explain how removing the parcels will increase the TIF Revenue. Mr. Thompson stated there are certain parcels in the TIF District that have assessed value loss. Whenever assessed value loss occurs, other parcels in the TIF District have to make up part of the AV loss before any increase in assessed value can be captured through TIF Revenues. By removing any properties with an AV loss, it is increasing any capturable AV.

Mr. Niemeyer asked Mr. Thompson if he has done any assessment on how other taxing units would be impacted by removing the identified properties from the TIF District. Mr. Thompson stated it should not impact the other taxing units. The base AV of the properties could reduce down to the new AV.

Mr. Niemeyer asked if the properties would go back to their base formula of distribution. Mr. Thompson responded in the affirmative.

Mr. Vis asked if Mr. Thompson's recommendation is to wait on this item to ensure that everything is done correctly and that it is not rushed. Mr. Thompson responded in the affirmative and stated there are other benefits to waiting.

Mr. Austgen advised the Redevelopment Commission the plan is to have a holistic and strategic assessment of the TIF District because of the process of bond financing a portion of the Lake Eco-Restoration Project and strategic planning moving forward. It is better to do this one time, versus having to go back and forth in the assessment of the TIF District. He has a meeting with Mr. Thompson on January 10, 2022. The Redevelopment Commission should have a substantive report by the next meeting, and possibly a Confirmatory Resolution recommendation with an action plan.

Mr. Vis entertained a motion to defer this item. A motion was made by Mr. Niemeyer and seconded by Mr. Burnham to defer this item to the next Redevelopment Commission meeting. The motion passed unanimously by roll-call vote:

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

B. Explore Everyday Community Recognition Nomination:

Mr. Vis asked the Commissioners if they had a nomination suggestion for next month. Mr. Niemeyer suggested the B.P. Gas Station on the corner of 133rd and U.S. 41. It currently has the only car wash in town and the only 24-hour gas station in Town.

A motion was made by Mr. Niemeyer and seconded by Mr. Burnham to nominate the B.P. Gas Station for the Explore Everyday Community Recognition Award. The motion passed unanimously by roll-call vote.

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

C. Police Department Request for Funds for Police Department Remodel

Mr. Vis stated the next item on the agenda was a request for funds by the Police Department to remodel the department.

Chief Fisher stated he was requesting some funds to do some minor updates at the station. The Police Station was remodeled back around 1994. Since the remodel, it has deteriorated but they do not want to do too much due to the potential of a new police station being constructed. They are wanting to replace some ceiling tiles that have broken or become stained, fix a few of the light fixtures in one of the hallways that does not work, and paint various areas of the station.

Chief Fisher advised the Redevelopment Commission he included pictures of what he would like to repair in their packets.

Chief Fisher stated he wants to fix the private bathroom utilized by the Police Department and update it just a little bit. The total cost is estimated to be approximately \$2,200. They are going to do the work in-house.

Mr. Parker asked if the bathroom is ADA compliant. Chief Fisher responded in the negative and stated it is not a bathroom open to the public.

Mr. Vis entertained a motion for this item. A motion was made by Mr. Burnham and seconded by Mr. Spencer to approve the \$2,200 for the remodel. The motion passed unanimously by roll-call vote.

Greg Parker	Aye
Doug Spencer	Aye

Randy Niemeyer	Aye
Eric Burnham	Aye
Nathan Vis	Aye

D. Façade Grant Extension Request - #21-6 Midway, LLC, Eric Lindemulder

E. Façade Grant Extension Request - #20-13 Legacy Insurance Group, Eric Lindemulder

Mr. Vis stated the next item of business was for the façade grant extension request for #21-6 Midway, LLC and there is a letter in the submission. It was determined to address both Façade Extensions Requests concurrently.

Mr. Eberly stated Mr. Lindemulder is making a request for an extension for both of his project. He sent a letter for both requests.

Mr. Vis discussed the location of both properties and asked the Commissioners for their thoughts on both items. Mr. Niemeyer stated he has noticed significant progress on the Midway building and asked if there has been any progress on the Legacy Insurance building. Mr. Vis stated the landscaper put in a significant amount of turf.

Mr. Vis entertained a motion for both extensions. A motion was made by Mr. Burnham and seconded by Mr. Spencer to approve the extension for both items for six months. The motion passed by 4 Ayes to 1 Abstention by roll-call vote.

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

PROJECT UPDATES:

Clerk-Treasurer's Funds Report: Ms. Sandberg advised the Commission they are waiting on the fall settlements and she does not anticipate that arriving until the end of the month. Mr. Vis requested for Ms. Sandberg to send the Commissioners the report once she receives it.

Ms. Sandberg advised the Redevelopment Commission she would give them a final 2021 review at the January 2022 meeting.

Fire House Repairs: Mr. Eberly advised the Redevelopment Commission that he has been advised by Fire Chief Wilkening that the Fire House Repairs are about 85% complete. They are anticipating having the Commissioners come out in January to see the Fire House.

Hood – LUST Damages: None.

Industrial Park Property Roadway: Mr. Austgen advised the Redevelopment Commission to remove this item from the agenda. Mr. Vis agreed and direct this item to be removed from the agendas until further directive is received from the Town Council.

Façade Grants Updates: Mr. Vis reviewed the updates on TIF Grants in the Commissioner's packet and asked if there were any further updates. Mr. Eberly responded in the negative.

Financial Analysis: None.

TIF Projects: Mr. Vis stated he would like to combine TIF Projects and Financial Analysis and discussed the list provided by Mr. Eberly regarding upcoming projects for the Town.

Mr. Vis asked Mr. Niemeyer if there should be plans to meet early in 2022 for some planning dialogue with some of the upcoming projects. Mr. Niemeyer responded recommended scheduling a joint Work Session between the Town Council, RDC, Plan Commission, and Public Safety to review future projects within the first quarter.

Mr. Vis asked Mr. Austgen from a legal perspective when the bonding that needs to occur for the Lake Eco Restoration should start. Mr. Austgen stated he believe financing is going to be closing in March and is currently being worked on.

Mr. Eberly advised the Commissioners that the Public Safety building was not included on the list. It has not been identified on how it will be funded at this time.

WRITTEN COMMUNICATIONS: None was had.

PUBLIC COMMENT: None was had.

ADJOURNMENT: Mr. Vis adjourned the meeting at 6:45 P.M.

TOWN OF CEDAR LAKE REDEVELOPMENT COMMISSION

Nathan D. Vis, President

Eric Burnham, Vice-President

Doug Spencer, Secretary

Parker, Greg

Randell C. Niemeyer, Member

ATTEST:

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 December 20, 2021