



CEDAR LAKE REDEVELOPMENT COMMISSION PUBLIC MEETING MINUTES
Cedar Lake Town Hall, 7408 Constitution Avenue
February 28, 2022, at 6:00 pm

CALL TO ORDER:

Mr. Nathan Vis called the regular meeting of the Redevelopment Commission to order on Monday, February 28, 2022, with its members attending on-site, directly following the Joint RDA and RDC Public Meeting.

ROLL CALL:

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

Also present: Connie Sterkowitz, Hanover School District Liaison; Robert Carnahan, Town Council Liaison; Chris Salatas, Town Manager; David Austgen, Town Attorney; Jennifer Sandberg, Clerk-Treasurer and Ashley Abernathy, Recording Secretary.

Absent: Brian Smith, Crown Point School District Liaison.

“Explore Everyday Community Recognition” – B.P., Charlene Vidaurri, Manager

Mr. Vis stated the first order of business was for the Explore Everyday Community Recognition award and the recipient was not present at this time. Ms. Abernathy advised the Commissioners Ms. Margaret Abernathy sent communication to the RDC stating if it is the pleasure of the Commissioners, they can present the award and she would deliver or mail the award to B.P. Mr. Vis responded if the Town would get the award to the recipients it would appreciated.

Mr. Niemeyer stated the B.P. at US 41 and 133rd Avenue has been recognized as their recipient, as the only 24-hour gas station in the community, as well as having the only car wash in Town. It is an important business for the community.

CONSENT AGENDA:

Mr. Vis advised the next item on the agenda is the Consent Agenda for approval of the January 24, 2022, Public Meeting Minutes, and approve the monthly claims, Fund No. 404: \$0.00 and Fund No. 804: \$11,898.53 and entertained a motion for the consent agenda. A motion was made by Mr. Parker and seconded by Mr. Niemeyer to approve the consent agenda. Motion carried unanimously by roll-call vote:

Greg Parker	Aye
Doug Spencer	Aye

Randy Niemeyer	Aye
Eric Burnham	Aye
Nathan Vis	Aye

OLD BUSINESS:

**A. Removal of Residential Properties from TIF District Update – Corby Thompson, O.W. Krohn & Associates
Deferred on December 20, 2021**

Mr. Vis stated the next order of business was for an update for the Removal of Residential Properties from TIF District Update by Mr. Corby Thompson, O.W. Krohn & Associates.

Mr. Thompson provided packets to the Commissioners and discussed the contents. The first packet is their letter of recommendation to remove all of the parcels listed on pages one through six, which would generate approximately \$86,000 in TIF Revenue.

Mr. Thompson advised the yellow highlighted parcels are commercial parcels that are being recommended for removal due to having AV losses. There are some additional commercial parcels with AV losses that have not been included, due to their location on US 41 or 133rd Avenue. These are areas where there has been commercial development. As such, they have not included all the commercial property with AV loss. The ones they have recommended are larger AV losses that they know will not generate an income by the time the TIF District ends.

Mr. Thompson advised he has also included two additional attachments, and a couple of maps have been provided. The first attachment is a map that is Cedar Lake Hanover Township, and they highlighted in blue some of the main parcels they are looking to remove. Mr. Vis commented there are some significant amount of residential parcels near where he lives that have been included into the TIF District.

Mr. Thompson stated one of the items they did in the list is highlight the commercial properties with AV losses and the blue is for the largest AV losses, and the non-highlighted parcels are all the residential parcels within the TIF District they are proposing to remove. TIF Revenue cannot be captured from residential parcels. However, the neutralization factor can increase if the residential properties increase in value.

Mr. Vis asked if there is the potential someone could build upon the lot and decrease the AV loss for that property when there are commercial lots with AV losses. Mr. Thompson stated there is, and he has provided a list after the map as some of the properties they are reviewing. Mr. Thompson discussed the parcels they selected at length and the increase in TIF Revenues that could be gained by removing the selected properties.

Mr. Thompson recommend having the Commission review the packet for future discussion on parcels that they feel should not be removed that has been recommended for removal due to potential growth.

Mr. Thompson commented the parcels could be removed, if they anticipate something happening for the parcel, it can be pulled back into the TIF District, especially since the TIF District ending in seven years.

Mr. Vis asked Mr. Thompson what his estimation of AV losses are. Mr. Thompson stated there are currently \$3.7 million in AV losses. If all the parcels were removed, there would be an additional \$98,766 generated.

Mr. Austgen asked Mr. Thompson to discuss the large findings made on a few of the parcels. Mr. Thompson stated there are a few parcels that are the largest AV losses. For example, one highlighted parcel would generate approximately an additional \$4,800 in TIF Revenue. Mr. Thompson discussed the different incomes that could be generated if specific parcels were removed.

Mr. Vis asked about the cost of removing the parcels from the TIF District. Mr. Thompson responded Mr. Austgen will need to prepare Declaratory Resolutions, and meetings will need to occur, but he does not remember what the fees are at this time. Discussion ensued about the potential fee for this project and the additional revenue that will be generated by the removal of properties.

Mr. Niemeyer commented on the business park being created on US 41 and asked with the TIF District coming to an end, would establishing a new TIF District be beneficial. Mr. Niemeyer discussed his idea of pulling out the parcels along the US 41 Corridor and utilizing them in the establishment of a potential US 41 Corridor TIF District. Discussion ensued about creating a new TIF District and the potential growth for the area.

Mr. Vis asked Mr. Thompson if they could remove the US 41 Corridor parcels as well. Mr. Thompson responded in the affirmative.

Mr. Niemeyer asked Mr. Austgen about the creation of the new TIF District in the US 41 Corridor. Mr. Austgen stated a Declaratory Resolution would be needed. Mr. Niemeyer asked if one could be prepared. Mr. Austgen responded in the affirmative.

Mr. Vis advised Mr. Thompson to look at the removal of the parcels along US 41 and asked Mr. Salatas to work with the Building Department to analyze the parcels identified. Once there has been some identification aid, discussion could occur of which parcels should not be removed due to potential growth.

Mr. Niemeyer asked how long would it would take for a reset to occur from a parcel removed from one TIF District and to be added into a new District. Mr. Austgen advised there is not a specific time set in the Statutes, except for separation. Mr. Thompson commented once they are removed, they could be pulled directly into the new TIF District. Discussion ensued about when to put the removed parcels into the new TIF District and the parcels reset to their current AV.

Mr. Vis asked if there were any further questions for Mr. Thompson. None were had.

NEW BUSINESS:

A. Explore Everyday Community Recognition Nomination:

Mr. Vis asked the Commission if they wanted to defer this item to March for the next nomination. It was the determination of the RDC to not nominate a business until the March meeting. Mr. Vis deferred this item to the March meeting based on the conversation of the Commission.

B. Creation of a New TIF District on US 41 Corridor.

Mr. Vis amended the agenda to allow for a motion to be made to direct Mr. Austgen to begin the process of creating a new TIF District. A motion was made by Mr. Niemeyer and seconded by Mr. Burnham to allow Mr. Austgen to begin the process of creating a new TIF District for the US 41 Corridor by way of drafting a Declaratory Resolution. The motion passed unanimously by roll-call vote:

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

PROJECT UPDATES:

Clerk-Treasurer's Funds Report: Ms. Sandberg advised the Commission she has provide them an updated report. There has not been a lot of activity to report on at this point and time.

Mr. Vis asked Ms. Sandberg if there were any major funds still outstanding from the King Drive project. Ms. Sandberg responded she did not believe there was any major funds still outstanding. There may be a couple more engineering bills to be received, but she did not anticipate them being large bills.

Mr. Vis asked if there was an estimate amount per year that would be removed from the TIF funds for the Lake Eco-Restoration project. Mr. Niemeyer stated he believed Mr. Berry stated it was around \$800,000. Discussion ensued about the estimated amount and the amount reported by Mr. Berry being approximately \$835,000 per year out to 2029.

Mr. Vis asked Ms. Sandberg their average revenue for the past couple of years. Ms. Sandberg stated it was approximately \$1 million the past couple of years. Discussion ensued about the RDC's attention to other projects until new revenue sources start and the spending of the RDC.

Façade Grants Updates: Mr. Vis noted the updated include in their packet outlined there were currently no new applications, with a total of three on extension. Mr. Vis advised waiting on awarding any grant funds until the bond issuance is completed.

Financial Analysis; TIF Projects: None was had.

WRITTEN COMMUNICATIONS: None was had.

PUBLIC COMMENT: None was had.

Mr. Niemeyer discussed the importance of the role of the Town Manager and the Town Council has entrusted Mr. Salatas to be a representative of the Town of Cedar Lake. He has the utmost faith in Mr. Salatas' capabilities due to his background and stated he is qualified to lead the Town into the Town's next chapter.

Mr. Vis welcomed Mr. Salatas to the Town of Cedar Lake.

ADJOURNMENT: Mr. Vis adjourned the meeting at 7:03 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 February 28, 2022