



**CEDAR LAKE REDEVELOPMENT COMMISSION PUBLIC MEETING MINUTES**  
**Cedar Lake Town Hall, 7408 Constitution Avenue**  
**March 21, 2022, at 6:00 pm**

**CALL TO ORDER:**

Mr. Nathan Vis called the meeting of the Redevelopment Commission to order on Monday, March 21, 2022, at 6:27 pm, with its members attending on-site. The Pledge of Allegiance was recited by all.

**ROLL CALL:**

**Members Present:** Nathan Vis, President; Eric Burnham, Vice-President; Doug Spencer, Secretary. 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:** Randy Niemeyer, Member; Greg Parker, Member; and Brian Smith, Crown Point School District Liaison.

**CONSENT AGENDA:**

Mr. Vis advised the first item on the agenda is the Consent Agenda for approval of the February 28, 2022, Public Meeting Minutes and the February 28, 2022, Joint RDA-RDC Meeting Minutes, and approve the monthly claims, Fund No. 404: \$0.00 and Fund No. 804: \$10,764.29 and entertained a motion for the consent agenda. A motion was made by Mr. Burnham and seconded by Mr. Spencer to approve the consent agenda. Motion carried unanimously by roll-call vote:

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|--------------|-----|
| Doug Spencer | Aye |
| Eric Burnham | Aye |
| Nathan Vis   | Aye |

**NEW BUSINESS:**

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

Mr. Vis asked the Commission if they wanted to have a nomination for next month or if they wanted to defer for another month again. Mr. Spencer discussed Cedar Lake being known for having numerous pizza joints and the potential of nominating a pizza restaurant. Discussion was had by the Commission of which pizza restaurant to nominate for April. A nomination was made by Mr. Spencer and seconded by Mr. Burnham to nominate Aurelio's Pizza. The nomination passed unanimously by voice vote.

## **2. 133<sup>rd</sup> & King Construction Observation Contract Amendment: CBBEL**

Mr. Vis stated the next order of business was for the 133<sup>rd</sup> and King Construction Observation Contract amendment for CBBEL and asked Mr. Salatas for some information regarding this matter. Mr. Salatas advised the intersection is taking longer than anticipated due to delays. This has caused for additional engineering fees in an amount not to exceed \$10,800.

A motion was made by Mr. Burnham and seconded by Mr. Spencer to approve the contract amendment not to exceed \$10,800. The motion passed unanimously by roll-call vote:

|              |     |
|--------------|-----|
| Doug Spencer | Aye |
| Eric Burnham | Aye |
| Nathan Vis   | Aye |

### **PROJECT UPDATES:**

**Clerk-Treasurer's Funds Report:** Ms. Sandberg advised the Commission their current fund is around \$1.3 million and there is a list of outstanding façade projects that have been previously awarded, the anticipated TIF participation in the Community Crossing for Parrish Avenue project, and the monthly funds. Included was the estimated June distribution and an estimate for the Eco Restoration project. The Eco Restoration project number could change.

Mr. Vis asked if the funds saved from the Strack and Van Til Bonds have been returned into their operating account. Ms. Sandberg advised the bond is still active and listed under investment on their spreadsheet.

**Attorney's Update on Potential TIF District Changes:** Mr. Vis asked Mr. Austgen if he had any updates regarding this item. Mr. Austgen advised they are working on the project as directed by the Commission. Town staff and himself are currently conducting an analysis of the parcels and reviewing what would be the most beneficial way to conduct the changes to the TIF District.

Mr. Vis asked if part of the discussions had between Mr. Austgen and Mr. Salatas included evaluating which parcels to remove from the TIF District. Mr. Austgen responded in the affirmative.

**Façade Grants Updates:** Mr. Vis advised there has been no applications received at this time.

**Financial Analysis; TIF Projects:** None was had.

**WRITTEN COMMUNICATIONS:** None was had.

**PUBLIC COMMENT:** Mr. Vis opened the floor for public comment.

Mr. Carnahan advised Lake County Solid Waste will be holding a household hazardous waste collection on Saturday, March 26, 2021, at the Fair Grounds from 9 am to 2 pm.

**ADJOURNMENT:** Mr. Vis adjourned the meeting at 6:43 pm.

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 March 21, 2022*