



**CEDAR LAKE REDEVELOPMENT COMMISSION PUBLIC MEETING MINUTES**  
Cedar Lake Town Hall, 7408 Constitution Avenue  
April 18, 2022, at 6:00 pm

**Call To Order:**

Mr. Nathan Vis called the meeting of the Redevelopment Commission to order on Monday, April 18, 2022, at 6:08 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; Greg Parker, Member. A quorum was attained.

**Also present:** 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; Connie Sterkowitz, Hanover School District Liaison; and Brian Smith, Crown Point School District Liaison.

**Presentation: “Explore Everyday Community Recognition” – Alex Popplewell, Aurelio’s Pizza**

Mr. Vis invited Mr. Alex Popplewell to come to the podium. He briefly summarized the history of the “Explore Everyday Community Recognition” award program. Mr. Vis thanked Mr. Popplewell on behalf of the Redevelopment Commission for the work they do in town, especially employing residents of the Town.

Mr. Popplewell stated they are happy to be in Town; being in Cedar Lake has been a great opportunity for them. They were able to come in before the large growth started occurring and are grateful to be a part of that growth. Mr. Popplewell thanked the Commission for their nomination.

**Consent Agenda:**

Mr. Vis advised the first item on the agenda is the Consent Agenda for approval of the March 21, 2022, Meeting Minutes and approve the monthly claims, Fund No. 404: \$1,034.50 and Fund No. 804: \$8,102.39 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:

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

**New Business:**

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

Mr. Vis asked the Commission if there was a business they would like to nominate as the next recipient. A nomination was made by Mr. Spencer and seconded by Mr. Burnham to nominate La Gaviota for April. The nomination passed unanimously by roll-call vote:

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

**2. Façade Grant Application #22-1 Burdan Funeral Home – Scott Burdan**

Mr. Vis stated the next order of business was for the Façade Grant Application for Burdan Funeral Home from Scott Burdan.

Mr. Burdan explained that they are seeking a façade grant to help pay for repaving the parking lot, exterior painting, and replace the shutters that face U.S. 41. He commented he feels their building is in an essential location as the “Welcome to Cedar Lake” sign can be seen from his office window. They would like to start right away. The total estimated cost of the project is \$72,915.10. Mr. Burdan noted they would like to have the work done by local professionals, namely Henn & Sons, to keep the money in the community.

Mr. Vis recommended the RDC has been advised to take a time out for the next couple of months as they are working through the bonding for the Lake Eco-restoration Project and asked if Mr. Burdan would be amenable to having a contingency applied to the approval. Mr. Burdan responded he would follow the pleasure of the Commission.

Mr. Spencer expressed he felt it would be prudent to wait until June. Discussion ensued wherein the Commissioners decided to award a grant so Mr. Burdan could lock in the current rates with the timeline of the reimbursement disbursement to be determined at the July meeting, which may be paid in 2023.

A motion was made by Mr. Parker and seconded by Mr. Spencer to award a grant in the amount of 20% of the costs not to exceed \$14,583 with the contingency the disbursement timeline will be determined at the July meeting. The motion passed unanimously by roll-call vote:

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

**3. Approval to Disburse Monies to Summer Winds Plaza for Contribution of Public Improvements**

Mr. Vis stated the next order of business was for the approval to disburse monies to Summer Winds Plaza for Contribution of Public Improvements. Mr. Vis advised the disbursement of \$210,000 is to be paid out in two \$15,000 installments per year over a 7-year period. Mr. Vis recommended apportioning \$10,000 and do a true-up after the first disbursement the RDC receives in June.

A motion was made by Mr. Burnham and seconded by Mr. Parker to approve \$10,000.00 for disbursement to Summer Winds Plaza. The motion passed unanimously by roll-call vote:

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

#### **4. Approval of Attorney Austgen's Hood LUST Damages Invoice**

Mr. Vis stated the next order of business was for the approval of Attorney Austgen's Hood LUST Damages Invoice and gave a brief summary of the lawsuit against a property owner for the contamination found from a liquid underground storage tank during a roadway project in 2014. A \$10,000 check was submitted towards that payment, and Mr. Austgen submitted a contingency invoice. Mr. Vis advised they anticipate potential future payment(s) and contingency remittance(s) to Attorney Austgen.

A motion was made by Mr. Burnham and seconded by Mr. Parker to approve the invoice of \$3,333.33. The motion passed unanimously by roll-call vote:

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

#### **Project Updates:**

**Clerk-Treasurer's Funds Report:** Ms. Sandberg advised the Commission the updated reports are in the packet. She provided a simplified report so the Commissioners can see what has already been committed and what needs to be set aside for debt service already in place, including 2017 Refunding Bonds, 2022 Eco-system Lease Revenue Bonds, and the 2020 Refunding Bonds. Ms. Sandberg advised that the 2020 bonds will be moving to a 100% special benefits tax, so only the 2017 Refunding Bonds and the 2022 Eco-system Bonds will need debt service. A short Q/A ensued.

Ms. Sandberg noted that Ms. Sue Haase, CPA, is present via Zoom as well. Ms. Haase advised she is collaborating with Dave Austgen and Corby Thompson, O.W. Krohn; and they are working towards eliminating parcels that drag on the TIF, that amount cannot be estimated at this time. She advised it is not necessarily the case that revenues increase if the assessed value, AV, increases. It may stay steady because the requirement is being spread over a larger base. The Eco-system debt is a hit right now as you build your reserve for next year's payment in this year. Payments are due in August 2022 and February 2023, which are considered the 2022 year, which was not in the budget as the numbers were not known during the calculation of the 2022 budget.

Ms. Haase advised the money was held for funding the Parrish Avenue project on the CCMG to only \$15,000 more than what was estimated and the rest of the project funding was apportioned across different funds that could handle it.

Mr. Vis thanked Ms. Haase for her input on behalf of the Commission.

**Façade Grants Updates:** Mr. Vis advised on holding off on any further action. While applications will be accepted, they will take a time out.

**Financial Analysis; TIF Projects:** Mr. Austgen advised that documentation for TIF expansion for both Lakeview Terrace and an adjacent parcel that is proposed to come into town by annexation is being prepared. The TIF Increment Recapture Notification Resolution is being drafted. He and Attorney Phil Faccenda, Barns & Thornburg LLC, are working together on determining if multiple or only a single TIF district would be best. They are considering if the U.S. 41 Parcels should be separated into their own district. He recommended the activity report for the last year be made a public record next month when the TIF Resolutions are presented for action.

Mr. Austgen advised the Park Department and Park Board has been re-established by ordinance, and recommended piggy-backing on the newsletter.

**Written Communications:** None was had.

**Public Comment:** Mr. Carnahan advised the Chamber of Commerce would host their Business and Organization Showcase on Saturday, April 23, from 11 to 3.

**Adjournment:** A motion was made by Mr. Burnham to adjourn, and Mr. Vis adjourned the meeting at 6:51 pm.

RDC Public Meeting  
April 18, 2022

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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Greg Parker

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Randell C. Niemeyer, Member

ATTEST:

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Ashley C. Abernathy, Recording Secretary

*The Minutes of the Cedar Lake Redevelopment 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 April 18, 2022*