



CEDAR LAKE REDEVELOPMENT COMMISSION PUBLIC MEETING MINUTES
Cedar Lake Town Hall, 7408 Constitution Avenue
May 16, 2022, at 6:00 pm

Call To Order:

Mr. Nathan Vis called the meeting of the Redevelopment Commission to order on Monday, May 16, 2022, at 6:02 pm, with its members attending on-site. The Pledge of Allegiance was recited by all.

Roll Call:

Members Present On-Site: Nathan Vis, President; Eric Burnham, Vice-President; Doug Spencer, Secretary; Greg Parker, Member; and Randy Niemeyer, 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; and Ashley Abernathy, Recording Secretary.

Absent: Jennifer Sandberg, Clerk-Treasurer; and Brian Smith, Crown Point School District Liaison.

Presentation: “Explore Everyday Community Recognition” – Armando and Teresita Barajas, La Gaviota

Mr. Vis invited the Barajas Family to come to the podium. He briefly summarized the history of the “Explore Everyday Community Recognition” award program. Mr. Vis thanked Armando and Teresita on behalf of the Redevelopment Commission for investing in the town, especially employing residents of the Town.

Ms. Teresita Barajas stated they moved to Cedar Lake in March of 2008. A year later, Armando lost his job in May. She was selling food with her friends at work and selling even more after work. She told her husband they should open a store, and he said, “You’re crazy.” They procured a building on 133rd Avenue, received the zoning for it, started remodeling it in September, and opened on December 18, 2009. The building where they are now was up for sale, but they could not afford to purchase it at that time. It did not sell for over a year and a half; they approached the owners again and made a deal and have been in this location for eight years. They currently employ 21 employees who have become like family to them.

The Commissioners gave them accolades and credit for starting with nothing and growing to what they are and mean to the community now.

Consent Agenda:

Mr. Vis advised the first item on the agenda is the Consent Agenda for approval of the April 18, 2022, Meeting Minutes and approve the monthly claims, Fund No. 404: Zero and Fund No. 804: \$9,748.71 and

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entertained a motion for the consent agenda. A motion was made by Mr. Burnham and seconded by Mr. Spencer to approve the consent agenda. Mr. Vis requested a scrivener's change to the March meeting to correct a misspoken amount paid per half year to Summer Winds Commercial be corrected to \$19,250 each April and each October, if the Commission is all right with that scrivener's change; the Commission agreed to the same and Mr. Vis asked for the roll-call vote. Motion carried unanimously by roll-call vote:

Greg Parker	Aye
Doug Spencer	Aye
Randy Niemeyer	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. Mr. Burnham recommended getting away from the food establishments for a bit. Mr. Carnahan asked if Yancey's has been recognized yet and stated that they are the oldest place in place in town. Mr. Vis responded in the negative.

A motion was made by Mr. Burnham and seconded by Mr. Spencer to nominate Yancey's House of Carpet. The motion passed unanimously by roll-call vote:

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

2. Resolution No. 2022-03 TIF Revenues for Consolidated Cedar Lake 133rd Avenue Economic Development Area

Mr. Vis advised the next item on the agenda is for Resolution No. 2022-03 for the TIF Revenues for the Consolidated Cedar Lake 133rd Avenue Economic Development Area and turned the floor over to Mr. Austgen.

Mr. Austgen advised this is the annual TIF Increment Capture Notification Resolution. Under Title 36 of the Indiana Code, it is the RDC's announcement to the DLGF and tax collection that you intend to capture all of the increment that is collected next year for your use in the identified projects and/or budgets that you have called out for use. It is \$800,000, or thereabouts, in distribution. This needs to be done. The attachment is the worksheet that verifies the more than 200 percent of increment capture exists. Mr. Austgen recommend adoption of the resolution contingent upon the worksheet being completed and verification that the percentage term is met. Mr. Austgen added that they have never not qualified here in Cedar Lake.

Mr. Vis commented that this is the result of us needing to show that we are actively using the funds. Mr. Austgen confirmed the same.

Mr. Vis read the caption of the resolution into the record and entertained a motion for the same.

**A RESOLUTION OF THE CEDAR LAKE REDEVELOPMENT COMMISSION
CONCERNING THE 2023 BUDGET YEAR DETERMINATION FOR THE NEED TO
CAPTURE INCREMENTAL ASSESSED VALUATION WITHIN THE CONSOLIDATED
CEDAR LAKE 133RD AVENUE ECONOMIC DEVELOPMENT AREA ALLOCATION
AREA, AND ALL MATTERS RELATED THERETO.**

A motion was made by Mr. Niemeyer and seconded by Mr. Parker to approve Resolution No. 2022-03. Motion carried unanimously by roll-call vote:

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

Mr. Austgen advised that he and his team gives this careful attention every step of the way. They are working on the TIF parcel audit, and there is a meeting next week on this with Corby Thompson, Phil Faccenda, Mr. Salatas and himself to finalize the review of those parcels and any deletions or additions needed for the effectiveness of the funds collected.

Mr. Vis asked about the TIF expansion of the US 41 corridor. Mr. Austgen responded that is part of the discussion.

Mr. Niemeyer was going to ask that question about the Lakeside Business Park. Mr. Austgen stated that we have this year; he has been assured by Bond Counsel, Plan, and the Council that we are okay, timewise. Discussion ensued regarding the future development and recapturing TIF in that corridor. Mr. Austgen advised that they should expect a substantial report in June.

Mr. Vis requested an that an Executive Session be scheduled before the next meeting.

Clerk-Treasurer's Funds Report:

In Ms. Sandberg's absence, Mr. Vis advised that the report has been handed out, and it appears that everything on the report seems in good order and asked Mr. Salatas if he had anything to add. Mr. Salatas stated that they are waiting until July for a true-up due to the projects that are ongoing. The road projects have had some minor changes.

Façade Grants Updates:

Ms. Abernathy reported that she does not believe Mr. Lindemulder has sent in anything new yet. Mr. Vis advised that there is another sign that will be put out there, and he believes that is all Mr. Lindemulder needs for his project to be completed.

Mr. Vis noted that the Commission has decided to hold off on any distributions until after the July funding is received.

Lake Ecosystem Restoration Project:

Mr. Austgen advised this is status quo from last month. Mr. Salatas noted everything is moving along. There is currently a bid out for phase 2 for the actual dredge contractor. A groundbreaking event is tentatively being planned for the Sediment Dewatering Facility on May 27th. Mr. Carnahan noted that there was a few of them who met with the Post Tribune at the site. Mr. Salatas added that Randy Niemeyer, Julie Rivera, Bob Carnahan, Don Oliphant, Bob Gross with CLEA, and he met them out there, and they and this Board will be invited to that ceremony.

Mr. Salatas commented that when you are out there and look at the farm field, you get a true scale of the magnitude of the project. It will be landscape changing for the duration it is out there and will be an impressive structure.

Mr. Niemeyer stated he was pleased to see the Post Tribune take interest in the project. It had come up as a topic of discussion at some campaign interviews he had done, and the reporter Carrie Napoleon followed up with him on that. It is important to have the press involved in something like this as many still believe it is not happening. He noted Mr. Salatas will be setting this up along with a small reception to celebrate this momentous occasion. He and Greg Parker had put a stop to the US Army Corps of Engineers' project to save money, and many thought it would never get done after that and were upset. Mr. Salatas added that calls are received almost daily at Town Hall asking if it is really happening. Mr. Niemeyer advised that the Town was able to do CCMG projects due to the money that was saved.

Mr. Niemeyer and Mr. Salatas spoke about the area where the dewatering will take place: It will be 10 feet deep, the berms will be 12 feet high, and the pit will be like quick sand and can't be walked on, and it will be fenced. Every precaution is being taken to keep people out of it. The barge that will be pulling the contents from the lake has a grinder on it, so any metal that will be pulled from the lake will likely be ground to dust or close to it. Access to the lake will be continuous throughout the project with the exception of the area they are working on at that time. Mr. Carnahan stated they will start at the south end of the lake.

Financial Analysis; TIF Projects:

Mr. Salatas advised they are waiting for the projects to finalize and then they will have a spreadsheet created by Sue Haase outlining the projects and where the funds are coming from for an accurate depiction of where the funds are being spent and what we have capacity-wise.

Mr. Vis asked Ms. Sterkowitz if she had anything to report. Ms. Sterkowitz stated they had registration for the Hanover Kiddy Academy, which went very well; this weekend is the "Spring Spectacular" event by the

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Choir Department, and the baseball team beat Andrean, the No. 1 3A team in the state, last week 5-1. Mr. Niemeyer commented he is a 4-year member of the Sound Express Show Choir at Hanover Central.

Mr. Carnahan reported it is National Police Week, so please remember our 24 Police Officers; the Chamber of Commerce will host a Fishing Derby where the first 100 kids that show up will get a free cane fishing pole with fishing free that entire weekend.

Mr. Salatas reported there is a meeting on June 19th over the Parrish Avenue project for affected residents and whatnot. It will be done in two phases starting on June 3, 2022, the day after school ends. There have been two ribbon cuttings this month, one of which Congressman Frank Mrvan attended.

Mr. Salatas advised that when the State of Indiana raised the gas tax several years ago, they created a grant opportunity for municipalities and counties to help fund local road projects with that money. The Town falls into a 50-50 category for that grant. The Town has applied regularly to maximize their own dollars with a 50-percent match by the State. We were recently given another award for 133rd Avenue from Parrish Avenue to the railroad. Discussion ensued.

Written Communications: None was had.

Public Comment: None was had.

Adjournment: A motion was made by Mr. Burnham to adjourn, and Mr. Vis adjourned the meeting at 6:36 pm.

TOWN OF CEDAR LAKE REDEVELOPMENT COMMISSION

Nathan D. Vis, President

Eric Burnham, Vice-President

Doug Spencer, Secretary

Greg Parker

Randell C. Niemeyer, Member

ATTEST:

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 May 16, 2022