



CEDAR LAKE REDEVELOPMENT COMMISSION PUBLIC MEETING MINUTES
Cedar Lake Town Hall, 7408 Constitution Avenue
June 20, 2022, at 6:00 pm

Call To Order:

Mr. Nathan Vis called the meeting of the Redevelopment Commission to order on Monday, June 20, 2022, at 6:02 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; Randy Niemeyer, Member. A quorum was attained.

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

Absent: Greg Parker, Member; and Brian Smith, Crown Point School District Liaison.

Presentation: “Explore Everyday Community Recognition” – Yancey’s House of Carpet, Linda Sharp

Mr. Vis advised the recipient of the “Explore Everyday Community Recognition” award is not present and tabled the award for the next month.

Mr. Carnahan advised the RDC the Lake County Solid Waste has moved to a new building, and Yancey’s House of Carpet received the contract to install all of the new flooring.

Consent Agenda:

Mr. Vis advised the first item on the agenda is the Consent Agenda for approval of the May 16, 2022, Meeting Minutes and approve the monthly claims, Fund No. 404: \$0.00 and Fund No. 804: \$16,262.75 and entertained a motion for the same. A motion was made by Mr. Burnham and seconded by Mr. Spencer to approve the consent agenda. Motion carried unanimously by roll-call vote:

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 for next month. A nomination was made by Mr. Niemeyer and seconded by Mr. Burnham to nominate the Lighthouse for July. The nomination passed unanimously by roll-call vote:

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

2. Façade Grant Extension Requests

a. #21-6 Lindemulder – Midway

b. #20-13 Lindemulder – Legacy

Mr. Vis stated the next order of business was for the Façade Grant Extension Requests for #21-6 Lindemulder – Midway and #20-13 Lindemulder – Legacy.

Mr. Eric Lindemulder advised he was requesting an extension. Façade Grant #21-6 Lindemulder – Midway is waiting for the completion of the asphalt and for the landscaping to be installed. Otherwise, the project is near completion. They have an individual ready to file for occupancy, which cannot be achieved until the project is completed.

A motion was made by Mr. Burnham and seconded by Mr. Niemeyer to allow an extension of 90 days for Façade Grant #21-6 Lindemulder – Midway. The motion passed 3-Ayes to 1-Abstention by roll-call vote:

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

Mr. Lindemulder advised with Façade Grant #20-13 Lindemulder – Legacy, most of the work is complete. He is waiting on invoices and receipts to complete this project.

A motion was made by Mr. Burnham and seconded by Mr. Niemeyer to allow an extension of 90 days for Façade Grant #20-13 Lindemulder – Legacy. The motion passed 3-Ayes to 1- Abstention by roll-call vote:

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 have received an updated report. They have received the spring settlement from Lake County and the TIF District received a settlement of \$616,751.69.

Mr. Vis asked Ms. Sandberg if the settlement amount exceeded the anticipated amount. Ms. Sandberg responded her original projection was for approximately \$551,000.

Mr. Vis asked if there were any outstanding bills for the King Drive and 133rd Avenue project. Ms. Sandberg responded if anything was still outstanding it would be engineering bills. Mr. Salatas stated this project should be coming to a close.

Façade Grants Updates: Mr. Salatas advised to continue waiting on applications until July, at earliest. Due to outstanding projects from the TIF District, and then make a determination.

Mr. Vis indicated having this on the agenda for July with a note to re-evaluate.

Financial Analysis; TIF Projects: Mr. Corby Thompson stated the TIF Parcel Analysis is continuing to evolve with the sunset of the TIF District and the discussions of creating a US 41 Corridor TIF District. Attorney Phil Faccenda is working on completing his analysis. Hopefully, they should have an update at the July meeting.

Written Communications: None was had.

School Update: Ms. Sterkowitz advised the Administrative Office is open during summer and urged new residents to reach out for placement for their children.

Mr. Niemeyer asked if they had a prediction for what the student population would be for the 2022 to 2023 school year. Ms. Sterkowitz advised they do not have a prediction at this time. They intend to have Red Cedar and the Kiddie Academy opened by the start of school in the Fall.

Discussion ensued on the history of the Hanover School Football program and its growth.

Public Comment: None was had.

Adjournment: Mr. Burnham motioned to adjourn. Mr. Vis adjourned the meeting at 6:20 pm.

TOWN OF CEDAR LAKE REDEVELOPMENT COMMISSION

Nathan D. Vis, President

Eric Burnham, Vice-President

Doug Spencer, Secretary

TBD

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 June 20, 2022