



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

**Call To Order:**

Mr. Nathan Vis called the meeting of the Redevelopment Commission to order on Monday, July 18, 2022, at 6:02 pm, with its members attending on-site and via Zoom. The Pledge of Allegiance was recited by all.

**Roll Call:**

**Members Present Via Zoom:** Randy Niemeyer, Member. **Members Present On-Site:** Nathan Vis, President, and Doug Spencer, Secretary; 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:** Eric Burnham, Vice-President; Connie Sterkowitz, Hanover School District Liaison; and Brian Smith, Crown Point School District Liaison.

Mr. Vis noted that the RDC is a Member down. Mr. Salatas advised that the Town Council had appointed Greg Parker to the Plan Commission, and he cannot serve both boards. The Town Council may consider appointing a new Member at their next meeting. Mr. Vis asked that the Commission's gratitude for serving on the RDC be passed along.

**Presentation: "Explore Everyday Community Recognition" – Yancey's House of Carpet, Linda Sharp**

**Presentation: "Explore Everyday Community Recognition" – Lighthouse Restaurant, Shane Keeton**

Mr. Vis advised the recipients of the "Explore Everyday Community Recognition" awards are not present and recommended holding off on nominating a new recipient and see if we can get both of these recipients to come to the August meeting.

A motion was made by Mr. Niemeyer and seconded by Mr. Spencer to defer New Business Item 1. Explore Everyday Community Recognition Nomination. Motion carried unanimously by roll-call vote:

Doug Spencer	Aye
Randy Niemeyer	Aye
Nathan Vis	Aye

Mr. Carnahan noted two of the past recipients have since closed and recommended PGM Recycling. Discussion ensued.

**Consent Agenda:**

Mr. Vis advised the first item on the agenda is the Consent Agenda for approval of the June 20, 2022, Meeting Minutes and approve the monthly claims, Fund No. 404: \$2,250 and Fund No. 804: \$10,466.62. Mr. Salatas noted that the fund reports are accurate and advised of a couple other items they will see on those reports in the future.

A motion was made by Mr. Spencer and seconded by Mr. Niemeyer to approve the consent agenda. Motion carried unanimously by roll-call vote:

Doug Spencer	Aye
Randy Niemeyer	Aye
Nathan Vis	Aye

**New Business:**

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

Note: This item was addressed under the *“Presentation: “Explore Everyday Community Recognition”* items on Page 1.

**2. Façade Grant Application #22-1, Burdan Funeral Home – Scott Burdan Time Period for Disbursement**

Mr. Vis stated the next order of business was for the Façade Grant Disbursement time period for Burdan Funeral Home. Mr. Salatas advised now would be an appropriate time to disburse funds for this item and the first distribution for Summer Winds Plaza, the next agenda item.

Mr. Austgen commented that he has a different view as projects stall or are held up and the funding changes because of the economy. Mr. Vis asked if the Town was past the bonding issue. Mr. Austgen responded that the bonds have been closed and issued; however, there have been increased costs that may come out of sewer and potentially RDC.

Mr. Corby Thompson, OW Krohn & Associates, advised of a shortfall and stated they will be looking at it in the Sustainability Plan and find some funding sources to give a couple of options there.

Mr. Vis asked what the anticipated costs are. Mr. Thompson said that there will be a shortfall of about \$800,000 and stated that Mr. Salatas may remember the number. Mr. Salatas advised since the Lake Eco-restoration Project Alternative 2 was awarded, which was contemplated to come out of the Sewer Utility. The Parrish Avenue project will see increased costs due to needing to excavate an addition 3 feet down in the first phase of the project, and we expect similar results in the second phase.

Ms. Sandberg advised that we received the CCMG for the 133<sup>rd</sup> Avenue project running from the tracks to Parrish Avenue, and that will require TIF funding as well. Mr. Vis asked if that will have a payout this year. Ms. Sandberg responded in the affirmative.

Mr. Vis advised the amount of grant monies awarded to Burdan is \$14,483. Mr. Austgen said this amount of money compared to what is being discussed is inconsequential and probably not a big deal. More importantly, looksee ahead and put the brakes on getting through the project that the primary use of funds is intended for versus the attraction towards the commercial community. Mr. Vis concurred and entertained a motion to approve the payout for Façade Grant No. 22-1 for Burdan Funeral Home as previously approved.

Mr. Niemeyer discussed the increased costs, noting the overage is in the range of \$1.2 to \$1.5 million and asked Ms. Sandberg if there are any unencumbered funds that are still carrying over from 2020 or 2021. Ms. Sandberg said she is not sure as she does not do that report. Mr. Vis stated that there are remaining funds from 2020 of \$10,130 and 2021 of \$2,178.58.

A motion was made by Mr. Spencer and seconded by Mr. Niemeyer to pay. The motion passed unanimously by roll-call vote:

Doug Spencer	Aye
Randy Niemeyer	Aye
Nathan Vis	Aye

### **3. Approval to Disburse True-up Monies to Summer Winds Plaza for Contribution of Public Improvements**

Mr. Vis advised the next item was to approve the true-up amount to Summer Winds Plaza. Mr. Niemeyer said that he has not been in support of this from the start, and if there was a motion to approve that today, it would likely not be a positive vote and recommended deferring this item to the next meeting for a broader majority of the body.

A motion was made by Mr. Niemeyer and seconded by Mr. Spencer to defer this item to the August Agenda. The motion passed unanimously by roll-call vote:

Doug Spencer	Aye
Randy Niemeyer	Aye
Nathan Vis	Aye

### **4. Façade Grant Program Re-evaluation**

Mr. Vis advised the next item on the agenda is re-evaluation of the Façade Grant Program and asked for the Commissioners' input on the same. Mr. Spencer felt they should hold back on that for now. Mr. Niemeyer concurred and said it would be best to evaluate the projects that need to be funded and then re-evaluate what is can be utilized going forward.

A motion was made by Mr. Spencer and seconded by Mr. Niemeyer to pause future disbursements. Motion passed unanimously by roll-call vote:

Doug Spencer	Aye
Randy Niemeyer	Aye
Nathan Vis	Aye

**5. Transfer of Property – Resolution No. 2022-04-RDC**

Mr. Vis advised the next item on the agenda is Resolution NO. 2022-04-RDC. Mr. Salatas advised that this is a resolution to transfer the Public Works site and Potawatomi Park site of ownership from the Town of Cedar Lake to the Redevelopment Commission. It is in relation to potentially enhance development of the lakefront property and public infrastructure near it.

Mr. Niemeyer advised that this does not mean any deals have been made. This is more of a prep work. Any deals that are made related to economic development, aside from land acquisition and potential litigation, will be done in a public forum following all Open-Door laws. Mr. Vis commented this gives the RDC a platform should an opportunity arise.

A motion was made by Mr. Niemeyer and seconded by Mr. Spencer to approve Resolution No. 2022-04-RDC. Motion passed unanimously by roll-call vote:

Doug Spencer	Aye
Randy Niemeyer	Aye
Nathan Vis	Aye

**Project Updates:**

**Clerk-Treasurer's Funds Report:** Ms. Sandberg advised they have a report showing the Fund balances, the activity with operations, and the monthly debt transfers. She will like to have a more-detailed report for them in the future on how they are levying. The Fund currently has \$925,413.60 with \$234,103.94 technically being held at TrustIndiana.

Mr. Vis stated we conservatively estimated the May draw to be \$450,000 and in actuality, we drew in \$616,751.69. The same conservative estimate is noted for December.

**Façade Grants Updates:** Nothing new was had.

**Financial Analysis; TIF Projects:** Mr. Thompson reported that a conference call between Phil Faccenda, Chris Salatas, Dave Austgen, and himself was had the prior week and discussed the TIF area goals are and what is desired. They are taking a more active approach, looking at the US 41 parcels in addition to just the losers because the sunset date is coming up in about seven years. Re-establishing the TIF parcels along US 41 is desirable. We want to establish another area and reset the clock for another 25 years on all the US 41 parcels that are pulled out once debt is issued on those parcels. We may lose a bit of revenue now, but there will be a ton of growth for 25 years versus just the next seven. It is a further in-depth analysis, but we are three-fourths of the way there.

Mr. Austgen confirmed what Mr. Thompson stated. They are still reviewing as the ball and target keep moving due to the additional development in the area. There is an annexation petition in front of the Town Council right now that will bring in property that will develop commercially, industrially around 36 acres, with more following. We are trying to capture what we can in one fell swoop.

Mr. Vis said they may be spending a few extra evenings in November and December. Mr. Austgen responded, "Maybe not." Lighthearted discussion ensued.

RDC Public Meeting

July 18, 2022

Mr. Vis stated they may see a Resolution in October or November to either expand the existing TIF District or the creation of a new one, which will encapsulate new commercial areas. Mr. Austgen advised it may be more than one. Mr. Thompson closed by saying this has turned into a full TIF analysis and that they are going to ensure that the cashflow will be the best it can be.

**Written Communications:** None was had.

**Public Comment:** None was had.

Mr. Vis asked if there are any updates on the Hood LUST damages. Mr. Austgen responded that they are mud-wrestling with IDEM.

Mr. Carnahan reported the Cedar Lake Chamber of Commerce will have a golf outing on Saturday, July 30<sup>th</sup>.

Mr. Niemeyer commented that they need to be on time and on task with the TIF analysis to capture the full weight of the improvements of the Lakeview Business Park. He furthered, he hopes we are on task to do that before the end of the year and we get to a point where we're creating a lot less increment. Mr. Vis senses that if the public process is started in late October, it should be sufficient time to capture about 55 to 60 new commercial lots in that area.

Mr. Vis requested that Mr. Thompson take a look at some of the things presented this evening to present to the public next time to benefit everyone and what the capture rate looks like from a TIF perspective. Mr. Thompson agreed to look at the projection.

Mr. Salatas commented that this next year will be a very exciting time for Cedar Lake. Others concurred.

Mr. Austgen advised Mark Adey of Barnes & Thornburg, who helped unbury the Strack and Van Til bond money with a benefit range of about \$800,000, passed away last week. He did a great job for this town.

**Adjournment:** Mr. Vis adjourned the meeting at 6:41 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 July 18, 2022*