



**CEDAR LAKE REDEVELOPMENT COMMISSION PUBLIC MEETING MINUTES**  
**Cedar Lake Town Hall, 7408 Constitution Avenue**  
**August 15, 2022, at 6:00 pm**

**Call To Order:**

Mr. Nathan Vis called the meeting of the Redevelopment Commission to order on Monday, August 15, 2022, at 6:01 pm, with its members attending on-site and electronically. The Pledge of Allegiance was recited by all.

**Roll Call:**

**Members Present:** Nathan Vis, President; Eric Burnham, Vice-President; Doug Spencer, Secretary; Jim Hunley, Member. A quorum was attained.

**Members Present Via Zoom:** Randy Niemeyer, Member.

**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:** Brian Smith, Crown Point School District Liaison.

Mr. Vis welcomed Mr. Hunley to the RDC. Mr. Hunley thanked Mr. Vis for the welcome.

**Presentation: “Explore Everyday Community Recognition” – Yancey’s House of Carpet, Linda Sharp (May nominee)**

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

Ms. Sharp stated her parents opened the store in 1980 and were at their original US 41 location for approximately 18 years before purchasing and building their own store. This store was constructed in 1992, and they have been operating from this location since that time. She is the second-generation owner, and her parents are going to be retiring. They plan on continuing to operate in Town and provide flooring to the community and neighboring communities.

Mr. Vis asked Ms. Sharp how many individuals does Yancey’s employ. Ms. Sharp responded they currently have six employees.

Mr. Carnahan stated that he previously discussed that Yancey's has installed the new flooring for the new Lake County Solid Waste Building. Ms. Sharp commented on the same and advised they do both residential and commercial flooring.

Mr. Niemeyer thanked Ms. Sharp for their dedication and service to the Town and commented on the rarity of a family business lasting more than one generation. Mr. Niemeyer commended Ms. Sharp for carrying on with the family business.

**Presentation: "Explore Everyday Community Recognition" – The Lighthouse Restaurant, Shane Keeton (June nominee)**

Mr. Vis invited Mr. Shane Keeton to come to the podium. He briefly summarized the history of the "Explore Everyday Community Recognition" award program. Mr. Vis thanked Mr. Keeton on behalf of the Redevelopment Commission for the work they do in town, especially employing residents of the Town, being a destination spot for the Town, and the fine dining offered at the restaurant. Mr. Vis invited Mr. Keeton to discuss how they survived the pandemic and any plans for the future.

Mr. Keeton stated they had been lucky in regards that patrons of the restaurant were anxious to be able to come back and dine at the Lighthouse and discussed their anticipated number of patrons versus the total number of patrons they received when they reopened the restaurant. They had been lucky in regards to the space they have available to them in order to space patrons out, which other restaurants were not as fortunate to have.

Mr. Vis commented he is always impressed by the professionalism of the staff and the quality service received at the restaurant.

Mr. Keeton discussed the vision Dean White had when he built the Lighthouse Restaurant and their desire to try and continue the vision to the best of their abilities. Mr. Carnahan stated Dean White had had a discussion with him regarding the restaurant and he built it to thank Cedar Lake for the fond memories he had.

Mr. Niemeyer stated there has been a tremendous partnership between the Town and the Lighthouse Restaurant, including the creation of the public beach. They have worked together and conducted land swaps to allow for continued growth for the Lighthouse and for the Town to improve their municipal water for generations to come. Mr. Niemeyer thanked Mr. Keeton for the partnership that has benefitted both the Town and the Lighthouse.

**Consent Agenda:**

Mr. Vis advised the first item on the agenda is the Consent Agenda for approval of the July 18, 2022, Meeting Minutes and approve the monthly claims, Fund No. 404: \$1,282.18 and Fund No. 804: \$133,696.56 and entertained a motion for the same. A motion was made by Mr. Spencer and seconded by Mr. Burnham to approve the consent agenda. Motion carried by 4-Ayes to 0-Nays to 1-Abstention by roll-call vote:

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|----------------|---------|
| Jim Hunley     | Abstain |
| Doug Spencer   | Aye     |
| Randy Niemeyer | Aye     |

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| 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. Spencer to nominate Midwest PGM Recovery Specialists, Inc. as the next recipient of the "Explore Everyday" Recognition Award. Motion passed unanimously by roll-call vote:

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| Jim Hunley     | Aye |
| Doug Spencer   | Aye |
| Randy Niemeyer | Aye |
| Eric Burnham   | Aye |
| Nathan Vis     | Aye |

Mr. Spencer discussed the potential of nominating L&M Dance Studio for the award. Mr. Vis noted to have this on the agenda for the following month's nomination.

**2. Approval to Disburse True-up Monies to Summer Winds Plaza for Contribution of Public Improvements (Deferred on July 18, 2022)**

Mr. Vis stated the next order of business was for the approval to disburse true-up monies to Summer Winds Plaza for contribution of Public Improvements, that had been deferred on July 18, 2022. Mr. Vis discussed the history of this project and the agreement that was reached.

Mr. Burnham inquired if they would have to vote on this item every time for disbursement of the funds. Mr. Vis responded he felt they voted on the disbursement in April due to waiting on disbursement at the advice of their financial advisors. Mr. Vis suggested a memorialization of this item moving forward and asked Mr. Austgen to create a memorandum for the same. Mr. Austgen agreed to the same.

Mr. Salatas recommended a formal agreement be drafted with the potential the members of the Board could change.

Mr. Vis stated he received some invoices from Ms. Margaret Abernathy and asked Ms. Sandberg if she has received any invoices for the project. Ms. Sandberg responded in the negative. Mr. Salatas advised if what had been received was only invoices, then it was not proof of receipts paid.

A motion was made by Mr. Spencer and seconded by Mr. Burnham to approve the disbursement of the funds in the amount of \$9,250.00 and \$19,250.00 contingent upon proof of paid invoices being provided to the Town and with the creation of a memorandum. Motion passed by 3-Ayes to 1-Nay to 1-Abstaintion by roll-call vote:

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|----------------|---------|
| Jim Hunley     | Abstain |
| Doug Spencer   | Aye     |
| Randy Niemeyer | Nay     |

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| Eric Burnham | Aye |
| Nathan Vis   | Aye |

**Project Updates:**

**Clerk-Treasurer's Funds Report:** Ms. Sandberg updated the Commission on their funds and noted that payouts have begun occurring for the Parrish Avenue project and is anticipating another payout soon. They will be conducting the 133<sup>rd</sup> Avenue repaving in the near future, and she anticipates a payout occurring within approximately 30 days.

Ms. Sandberg advised with payouts still occurring on various projects, funds will be tight towards the end of the year.

Mr. Vis asked Mr. Austgen if they could borrow funds from the Utility Funds if necessary. Mr. Austgen advised they could. However, it needs to be approved by the Town Council.

Mr. Burnham asked Ms. Sandberg what expenditures she was anticipating. Ms. Sandberg responded there are ongoing road projects, and she is anticipating Parrish Avenue having change orders occurring. She has not received a change order at that time to report on the anticipated amount for the project.

Mr. Salatas advised with the Parrish Avenue project they found approximately 3 feet of mud. This increased cost of the Parrish Avenue, for additional excavation that was not anticipated. In lieu of the soil needed to be dug up, 2 to 3 feet of No. 2 stone was installed to solidify the subgrade for the road.

**Façade Grants Updates:** Mr. Vis commented on the upgrades to Burdan Funeral Home and they are waiting on invoices to submit for their reimbursement request. Mr. Eric Lindemulder is still awaiting on his contractors to submit required documents.

**Financial Analysis; TIF Projects:** Mr. Corby Thompson stated he provided a 5-year projection for the TIF Revenues and expenditures based off of what has been received in the past couple of years and with simple projections moving forward. Mr. Thompson discussed at length how he determined the projections and expenditures with the Commission.

Mr. Thompson advised the Commissioners to focus on the change in cash line, which discusses how the cash flow occurs on a year-to-year basis. The assumed cash flow for the year is \$400,000 a year, and this is without any projects to be paid out. This is based off of the debt services requirements.

Mr. Vis asked Mr. Thompson when he created his projections, if he took into consideration the anticipated 50 or more new commercial lots in addition to proposed new capture along the US 41 Corridor. Mr. Thompson responded this projection is just for existing locations and advised outside of an additional 5% per year, no additional increment is assumed for financial capture.

Mr. Austgen asked if there was any concern of running afoul or coming close to the statutory provision regarding TIF Increment Capture. Mr. Thompson responded in the negative and discussed a community that came close to the statutory provisions. That community's TIF Revenue is approximately \$440 million. Discussion ensued.

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Mr. Vis asked Mr. Thompson for an update on the TIF Project. Mr. Thompson responded a discussion occurred earlier in the day with Mr. Salatas, Mr. Austgen, Mr. Phil Faccenda, and himself regarding this project and talked about what is still left to be accomplished. He will be having a meeting with Mr. Salatas and discussing the parcels along US 41 to determine if they should remain in the existing TIF District or be removed.

**Attorney Update:** Mr. Austgen advised they are still working on the Hood Case.

**School Update:** Ms. Sterkowitz advised school will be starting this week and urged the community to pay attention to school buses and the children traversing to the schools.

Mr. Carnahan advised Crown Point Community School Corporation is moving forward with the renovations and improvements to MacArthur Elementary School.

**Written Communications:** None was had.

**Public Comment:** None was had.

**Adjournment:** A motion was made by Mr. Burnham and seconded by Mr. Hunley to adjourn the meeting. Mr. Vis adjourned the meeting at 6:46 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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Jim Hunley, Member

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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 August 15, 2022*