



CEDAR LAKE REDEVELOPMENT COMMISSION PUBLIC MEETING MINUTES
Cedar Lake Town Hall, 7408 Constitution Avenue
September 19, 2022, at 6:00 pm

Call To Order:

Mr. Nathan Vis called the meeting of the Redevelopment Commission to order on Monday, September 19, 2022, at 6:04 pm, with its members attending on-site and electronically. The Pledge of Allegiance was recited by all.

Roll Call:

Members Present: Nathan Vis, President; Doug Spencer, Secretary; Jim Hunley, Member. A quorum was attained.

Members Present Via Zoom: None.

Also present: Connie Sterkowitz, Hanover School District Liaison; Chris Salatas, Town Manager; David Austgen, Town Attorney; and Ashley Abernathy, Recording Secretary.

Absent: Eric Burnham, Vice-President; Randy Niemeyer, Member; Robert Carnahan, Town Council Liaison; Jennifer Sandberg, Clerk-Treasurer; and Brian Smith, Crown Point School District Liaison.

Presentation: “Explore Everyday Community Recognition” – Midwest PGM Recovery Specialists, Inc.

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

Mr. Theil stated they have no more room to grow at their current location and have completed their last retaining wall and concreting of the property to help keep the site clean. In addition to Midwest PGM, they have opened an “as is” resale shop that will sell shovels, home décor, and lawn and garden décor that is sold to Midwest PGM.

Mr. Spencer asked if they have to test the stormwater run-off. Mr. Theil responded in the affirmative and advised he conducts weekly testing and submits weekly and annual reports. They have strict guidelines that they have to follow for stormwater.

Consent Agenda:

Mr. Vis advised the first item on the agenda is the Consent Agenda for approval of the August 15, 2022, Meeting Minutes and approve the monthly claims, Fund No. 404: \$0.00 and Fund No. 804: \$304,115.72

and entertained a motion for the same. A motion was made by Mr. Spencer and seconded by Mr. Hunley to approve the consent agenda. Motion passed unanimously by roll-call vote:

Jim Hunley	Aye
Doug Spencer	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 and advised they had discussed the potential of nominating L&M Dance Studio for this month. A brief discussion ensued regarding new businesses that have opened in Town eligible for nomination. A motion was made by Mr. Hunley and seconded by Mr. Spencer to nominate L&M Dance Studios. Motion passed unanimously by roll-call vote:

Jim Hunley	Aye
Doug Spencer	Aye
Nathan Vis	Aye

2. Façade Grant Extension Requests:

- a. **20-13 Legacy Insurance Group – Eric Lindemulder**
- b. **21-6 Midway, LLC – Eric Lindemulder**

Mr. Vis stated the next order of business was for a Façade Grant extension request for 20-13 Legacy Insurance Group from Mr. Eric Lindemulder and 21-6 Midway, LLC from Mr. Eric Lindemulder.

Mr. Lindemulder advised he changed the sign company for the Legacy Insurance Group and the asphalt company for Midway, LLC, due to the backlog of both companies they had as contractors. The sign should be installed within the next couple of weeks and the asphalt and striping done in a similar timeline.

Mr. Spencer asked if his tenant has occupancy of the building. Mr. Lindemulder responded the interior remodeling is being finished. However, he is unable to obtain occupancy until the asphalt and striping are completed.

A motion was made by Mr. Spencer and seconded by Mr. Hunley to extend the Façade Grant 20-13 Legacy Insurance Group and Façade Grant 21-6 Midway LLC for 3 months. Motion passed unanimously by roll-call vote:

Jim Hunley	Aye
Doug Spencer	Aye
Nathan Vis	Aye

Project Updates:

Clerk-Treasurer's Funds Report: Mr. Vis noted Ms. Sandberg had sent them an updated report and the fund balance for Fund 804 is \$448,039.73 with an investment of \$234,103.94.

Façade Grants Updates: Ms. Abernathy advised Mr. Burdan is waiting for paid invoices from his vendors. In the event he is unable to obtain a paid invoice, is looking into the possibility of providing a copy of the invoice and proof of payment. The Cedar Lake Storage Façade Grant is set to expire soon. Ms. Margaret Abernathy will be reaching out next week to find out the status of their progress and if they will need an extension.

Mr. Spencer commented he had advised Cedar Lake Storage that their date of expiration for their Façade Grant was coming up. Mr. Vis stated he saw them doing work on the property as he had seen contractors working when he was going by the site. Mr. Salatas advised they are working with the Town Engineer to make sure the work is being complete.

Financial Analysis; TIF Projects: Mr. Salatas advised Mr. Austgen and himself have been working with Mr. Corby Thompson and Mr. Phil Faccenda and creating a plan. They are anticipating having a Joint Meeting with the Town Council and Plan Commission at their October meeting.

Mr. Austgen concurred with Mr. Salatas' statement on the Joint Meeting and having the meeting with the RDC's approval. Both the Town Council and Plan Commission will have Declaratory Resolutions to the Redevelopment Commission for the adjustments to the TIF Districts. The Public Hearing will be noticed after the Joint Meeting for the November Public Meeting for adoption and consideration.

Mr. Vis asked what the proposed boundary will be for the US 41 TIF District. Mr. Austgen discussed currently the proposed boundaries for the US 41 TIF District will be from the CLBD Property south along Town Boundary and to the rail road track. They are evaluating US 41 north of the CLBD Property.

Mr. Vis asked if the Joint Meeting will include the parcels to be removed from the TIF District. Mr. Salatas responded in the affirmative. Mr. Vis asked if there was a plan to create a new TIF District or amending the existing TIF District. Mr. Austgen responded that there was a possibility of creating of a new TIF District.

School Update: Ms. Sterkowitz advised they had the ribbon cutting ceremony for Red Cedars the Wednesday prior and allowed the public to tour the school with the student body being the tour guides. The school system had an increase of 120 students for an approximate student body of 2,700 students across the school district. They are waiting on final counts.

Written Communications: None was had.

Public Comment: Mr. Vis opened the floor for public comment.

Mr. Spencer asked Mr. Salatas if progress is being made on the Sediment Dewatering Facility. Mr. Salatas responded in the affirmative and advised the Police Department has been conducting drone fly-overs of the site. The site will be complete before the end of year, in addition with the other preparation work that has been done for the dredging. Pictures have been posted on the Town's Facebook page for the facility and when they are able to make the videos a workable size, they will post the video on the Town Website or Town's YouTube page to allow Town Citizens to view the progress.

Mr. Spencer asked if they could start the dredging in the spring versus the fall. Mr. Salatas responded per Indiana DNR the dredging cannot begin until after July 4th. Discussion ensued.

Mr. Austgen advised the date for the dredging to begin was determined by the DNR to begin after July 4th due to the Summerfest and Independence Day events that occur on the Town Grounds and the Lake.

Mr. Eric Lindemulder asked if there would be any smells coming from the Sediment Dewatering Facility. Mr. Salatas responded it was a possibility. However, the nearest subdivision was Lynnsway.

Mr. Terry Broadhurst asked if what remains will be taken to a different location when the sediment is dry. Mr. Salatas responded once sediment has settled and dewatered, the Town will be allowed to move the sediment. The Town anticipates making that site a sports complex or a park in the future.

Adjournment: A motion was made by Mr. Hunley and seconded by Mr. Spencer to adjourn the meeting. Mr. Vis adjourned the meeting at 6:38 pm.

TOWN OF CEDAR LAKE REDEVELOPMENT COMMISSION

Nathan D. Vis, President

Eric Burnham, Vice-President

Doug Spencer, Secretary

Jim Hunley, Member

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 September 19, 2022