



**CEDAR LAKE REDEVELOPMENT COMMISSION PUBLIC MEETING MINUTES**  
**Cedar Lake Town Hall, 7408 Constitution Avenue**  
**October 17, 2022, Immediately Following a Special Joint Meeting at 6:00 pm**

**Call To Order:**

Mr. Nathan Vis called the meeting of the Redevelopment Commission to order on Monday, October 17, 2022, at 6:46 pm, with its members attending on-site and electronically.

**Roll Call:**

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

**Members Present Via Zoom:** Eric Burnham, Vice-President.

**Also present:** Chris Salatas, Town Manager; David Austgen, Town Attorney; Jennifer Sandberg, Clerk-Treasurer; and Margaret Abernathy, Recording Secretary.

**Absent:** Connie Sterkowitz, Hanover School District Liaison; Robert Carnahan, Town Council Liaison; and Brian Smith, Crown Point School District Liaison.

**Presentation: “Explore Everyday Community Recognition” – LM Premier Dance, Lynn Marie Gelatka, Owner**

Mr. Vis invited Ms. Erin Salamon, present on behalf of Ms. Lynn Gelatka, to the podium and explained the history of the “Explore Everyday Community Recognition” award program. Mr. Vis thanked Ms. Salamon for attending the meeting in Ms. Gelatka’s stead.

Ms. Salamon gave a synopsis from Ms. Gelatka: LM Premier Dance was formerly Lynn Marie School of Dance in Beecher, Illinois, for 16 years. When Lynn Gelatka was ready for a move, she considered Cedar Lake a great place to be because it is family friendly, up-and-coming with many new families moving in and a wonderful school system. They moved here in 2021 and had a lot of participation in their first year with children ranging in age from 2 1/2 to 18 at the studio. In addition, they have a competitive dance team. When they first started in Cedar Lake, they had approximately 28 dancers to a dance team, and now they have 48 to a dance team and are experiencing incredible growth. They have gotten to know many new people and Cedar Lake has been wonderful and welcoming to them. They are happy to be here.

Mr. Niemeyer stated that his daughter started as a dance student for a different studio at the age of 2 1/2 and attributed the discipline of her dance to her current successes as a nursing student at Alabama. Discussion ensued about the value of dance’s impact on future successes due to having to perform under pressure and the confidence and self-esteem that result from “nailing it” when they are competing.

Mr. Spencer noted his granddaughter, who is 4 years old, attends their dance studio and already has self-confidence. He attended a recital and was impressed with all the children's level of confidence.

**Consent Agenda:**

Mr. Vis advised the first item on the agenda is the Consent Agenda for approval of the September 19, 2022, Meeting Minutes and approve the monthly claims, Fund No. 404: \$1,100.54 and Fund No. 804: \$17,186.75 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
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. A motion was made by Mr. Hunley and seconded by Mr. Niemeyer to nominate All Tire Service. Motion passed unanimously by roll-call vote:

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

**2. Façade Grant Assessment:**

Mr. Vis advised that the next item on the agenda was to discuss the matter of the Façade as the Commission had put off expending any funds until after midway through the year as advised by several persons involved. Mr. Vis asked for the pleasure of the Commission for 2022, and if they wish to continue with an amount they would like to set aside for 2023 disbursements.

Mr. Niemeyer recommended not restricting the cash flow with the Façade Grant program until they know the full scope of the financial impact of the major projects and bonding matters that are currently ongoing, which could cause an issue when it comes to debt service.

Ms. Sandberg advised the Commission that funds have very limited balances and that she had to pull funds back that they had in Indiana Trust and that are still outstanding projects that will pull from the TIF Funds. First and foremost, debt obligations have to be honored. She further advised that at this time they do not have the cash to do anything. Mr. Niemeyer concurred with Ms. Sandberg and advised using what the Commission has "on hand" as a way to ensure 2023 starts with a cash balance from the fall draw, which will make management of the first half of the year much easier.

Mr. Vis asked if the RDC can borrow from the Utility Fund if necessary. Mr. Niemeyer and Ms. Sandberg both advised that the Town Council can. Mr. Austgen noted there would have to be a temporary loan transfer between the Town Council, as the fiscal body, and the RDC.

Mr. Spencer asked if any requests were coming in for Façade Grants. Ms. Sandberg responded that there has been a pause put on accepting any applications; at this time, there are three applications that were approved previously that are awaiting finishing their projects and requesting disbursements, and she has funds set aside in the event the payout is requested before the end of the year. Ms. Abernathy commented that only one other entity reached out this year regarding a grant application, which was within the last two weeks.

Mr. Vis recommended holding off on opening up the Façade Grant Program until 2023. Mr. Niemeyer encouraged the Commission to wait to see what the 2024 disbursements may look like before deciding when to open the program again. Mr. Salatas reminded the Commission there would be a draw for the Summer Winds Commercial disbursement in the spring.

A motion was made by Mr. Niemeyer and seconded by Mr. Burnham to put the Façade Grant Program on a hold until July 2023 at which time the Commission will reassess the Program. Motion passed unanimously by roll-call vote:

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

#### **Project Updates:**

**Clerk-Treasurer's Funds Report:** Ms. Sandberg noted she had nothing further and gave a reminder she would be pulling the funds from Indiana Trust to carry them through the remainder of the year.

**Façade Grants Updates:** Ms. Abernathy advised Mr. Burdan is waiting for paid invoices from his vendors. Cedar Lake Storage is trying to finish their project items and will attend the November meeting if they will need an extension.

**Financial Analysis; TIF Projects:** Mr. Vis advised that everything they have been working on over the past year had culminated earlier this evening during the special meeting where they approved amending the existing TIF District and creating a new one. Mr. Austgen commented that he had described it in his office as "the most important week in Cedar Lake in a long time." Mr. Salatas mentioned that what had taken place would set up the Town for the next 25 years.

Mr. Vis extended kudos to Mr. Niemeyer for having the vision to bring in consultants and coordinate that with Mr. Austgen's and Mr. Salatas' strengths to move this forward and have the financial wherewithal to do major endeavors. Mr. Vis further thanked Mr. Niemeyer for moving onward and upward to the Lake County Council where he will still be representing the Town, along with other municipalities in the county.

Mr. Niemeyer thanked Mr. Vis, and commented that it is because of the great teamwork here in Cedar Lake that these endeavors can be achieved. He noted Ms. Sandberg is on a very rapid growth in being a

October 17, 2022

business manager and added it will take the internal folks in managing this massive effort. Mr. Niemeyer is looking forward to being on the outside and watch how it takes shape and develop over the next decade.

Mr. Salatas complimented Ms. Sandberg on being the best clerk-treasurer with whom he has worked in his various municipalities and noted he likens what is happening to Cedar Lake like "Rudy" or "Hoosiers" where it is a perfect story that is not yet done. Cedar Lake's golden era is going to be in the 2020s.

Mr. Vis concurred. Mr. Niemeyer noted there are few markets hotter than Cedar Lake at this time and people want to be a part of that.

Mr. Vis requested to have an Executive Session before the next meeting and requested all Members to please try to attend.

**Written Communications:** None was had.

**Public Comment:**

Mr. Austgen advised that he is very close to bringing an agreement that is being negotiated with IDEM's attorneys on the LUST case.

**Adjournment:** A motion was made by Mr. Niemeyer and seconded by Mr. Spencer to adjourn the meeting. Mr. Vis adjourned the meeting at 7:20 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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Margaret R. 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 October 17, 2022*