



**CEDAR LAKE REDEVELOPMENT COMMISSION PUBLIC MEETING MINUTES**  
**Cedar Lake Town Hall, 7408 Constitution Avenue**  
**November 21, 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, November 21, 2022, at 6:00 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” – All Tire, Jeff Frazee**

Mr. Vis announced that Mr. Frazee would be in attendance at the December meeting to receive the recognition.

**Public Hearings:**

1. Amending Declaratory **Resolution RDC 2022-05**

Mr. Vis advised the first Public Hearing is for Resolution No. RDC 2022-05, An Amending Declaratory Resolution; Mr. Austgen advised that the legal is in order for this Public Hearing to be conducted.

Mr. Vis opened the floor for public comment; hearing none, he closed the floor and read the Resolution by title only:

A RESOLUTION OF THE TOWN OF CEDAR LAKE, LAKE COUNTY, INDIANA, REDEVELOPMENT COMMISSION APPROVING AMENDMENTS TO THE DECLARATORY RESOLUTION AND CONSOLIDATED ECONOMIC DEVELOPMENT PLAN FOR THE CONSOLIDATED CEDAR LAKE 133<sup>RD</sup> AVENUE ECONOMIC DEVELOPMENT AREA, AND ALL MATTERS RELATED THERETO.

A motion was made by Mr. Niemeyer and seconded by Mr. Spencer to approve Resolution No. RDC 2022-05. Motion carried 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. Vis read Resolution No. RDC 2022-07 Confirming Resolution by title only:

A RESOLUTION OF THE TOWN OF CEDAR LAKE, LAKE COUNTY, INDIANA, REDEVELOPMENT COMMISSION CONFIRMING AN AMENDMENT TO THE DECLARATORY RESOLUTION AND THE CONSOLIDATED ECONOMIC DEVELOPMENT PLAN FOR THE CONSOLIDATED CEDAR LAKE 133<sup>RD</sup> AVENUE ECONOMIC DEVELOPMENT AREA, AND ALL MATTERS RELATED THERETO.

Mr. Vis opened the floor for public comment; hearing none, he closed the floor and entertained a motion.

A motion was made by Mr. Niemeyer and seconded by Mr. Spencer to approve Resolution No. RDC 2022-07. Motion carried unanimously by roll-call vote:

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

2. New Declaratory **Resolution RDC 2022-06**

Mr. Vis advised the first Public Hearing is for Resolution No. RDC 2022-06, A Declaratory Resolution; Mr. Austgen advised that the legal is in order for this Public Hearing to be conducted. Mr. Vis read the Resolution by title only:

A RESOLUTION OF THE TOWN OF CEDAR LAKE, LAKE COUNTY, INDIANA, REDEVELOPMENT COMMISSION DECLARING AN AREA IN THE TOWN OF CEDAR LAKE, LAKE COUNTY, INDIANA AS AN ECONOMIC DEVELOPMENT AREA, APPROVING AN ECONOMIC DEVELOPMENT PLAN FOR SAID AREA, AND ALL MATTERS RELATED THERETO.

Mr. Vis opened the floor for public comment; hearing none, he closed the floor and entertained a motion.

A motion was made by Mr. Burnham and seconded by Mr. Spencer to approve Resolution No. RDC 2022-06. Motion carried unanimously by roll-call vote:

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

Mr. Vis read Resolution No. RDC 2022-08 Confirming Resolution by title only:

A RESOLUTION OF THE TOWN OF CEDAR LAKE, LAKE COUNTY, INDIANA, REDEVELOPMENT COMMISSION CONFIRMING A DECLARATORY RESOLUTION AND THE APPROVAL OF AN ECONOMIC DEVELOPMENT PLAN FOR THE ROUTE 41 SOUTH ECONOMIC DEVELOPMENT AREA, AND ALL MATTERS RELATED THERETO.

Mr. Vis opened the floor for public comment; hearing none, he closed the floor and entertained a motion.

A motion was made by Mr. Hunley and seconded by Mr. Burnham to approve Resolution No. RDC 2022-08. Motion carried unanimously by roll-call vote:

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

**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: \$0 (zero) and Fund No. 804: \$18,335.00 and entertained a motion for the same. A motion was made by Mr. Burnham and seconded by Mr. Hunley to approve the consent agenda. Discussion Ensued. 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 they would like to nominate someone new or table it to the next meeting. The Commission agreed to table it until the December meeting.

**Project Updates:**

**Clerk-Treasurer's Funds Report:** Ms. Sandberg advised the Parrish Avenue Project is being wrapped up and further advised that funds are tight and would be through the end of the year. She will be making two additional debt transfers and there are two Façade Grant reimbursements that have been received and are ready for disbursement. She has received an invoice from Barnes and Thornburg for the TIF-related work they have done. She anticipates receiving the next payout at the end of December.

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**Façade Grants Updates:** Ms. Abernathy advised that Burdan Brothers and Cedar Lake Storage have submitted their reimbursement requests; everything is in order, and they requests have been turned into Jennifer Sandberg's office.

Mr. Austgen advised that he is they are going through the necessary stops for the LUST settlement, it should be in the \$75,00-\$100,000 range.

**Written Communications:** None was had.

**Public Comment:** Mr. Austgen advised that he would record the necessary documents, and commented the developers are motivated. The improvements will be sudden, and the collection of those additional TIF Revenues will begin in 2024.

**Adjournment:** A motion was made by Mr. Burnham and seconded by Mr. Spencer to adjourn the meeting. Mr. Vis adjourned the meeting at 6:20 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 November 21, 2022*