



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

Call To Order:

Mr. Nathan Vis called the meeting of the Redevelopment Commission to order on Monday, December 19, 2022, at 6:02 pm, with its members attending on-site and electronically.

Roll Call:

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

Members Present Via Zoom: none

Also present: Chris Salatas, Town Manager; David Austgen, Town Attorney; Jennifer Sandberg, Clerk-Treasurer; Robert Carnahan, Town Council Liaison, and Cheryl Hajduk, Recording Secretary.

Absent: Connie Sterkowitz, Hanover School District Liaison; and Brian Smith, Crown Point School District Liaison.

Presentation: “Explore Everyday Community Recognition” – All Tire, Jeff Frazee

Mr. Vis invited Mr. Jeff Frazee to come to the podium. He briefly summarized the history of the “Explore Everyday Community Recognition” award program. Mr. Vis thanked Mr. Frazee on behalf of the Redevelopment Commission for the work they do in town, especially employing residents of the Town and asked him to tell the Commission a bit about All Tire.

Mr. Frazee commented that when he decided to open his business, he believes when you make an agreement, it’s rock solid. He wanted to honor his values in giving back if you are a veteran or public safety personnel. He commented further people give all the time and receive nothing. He has been in business for ten years and will keep doing what he does.

Consent Agenda:

Mr. Vis advised the first item on the agenda is the Consent Agenda for approval of the November 21, 2022, Meeting Minutes and approve the monthly claims, Fund No. 404: \$0 (zero) and Fund No. 804: \$184,486.82 and entertained a motion for the same. A motion was made by Mr. Burnham and seconded by Mr. Spencer to approve the consent agenda. Discussion Ensued. Motion carried 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 pleasure of the Commission.

A motion was made by Mr. Burnham and seconded by Mr. Hunley to defer this item to the next meeting. Motion carried unanimously by roll-call vote:

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

Mr. Niemeyer requested that this item be moved to the proper agenda as Town Council Members will be the Members of the Redevelopment Commission beginning in January 2023.

2. Façade Grant Extension Requests

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

Mr. Vis advised the next item on the agenda is for Façade Grant extensions for Legacy Insurance Group and Midway, LLC, and invited Mr. Lindemulder to the podium to make his request.

Mr. Eric Lindemulder stated that the work is completed and he is just waiting on receiving final invoices. The Commission asked how much time he needed, and he noted that he had been waiting for one invoice for three months.

A motion was made by Mr. Burnham and seconded by Mr. Niemeyer to grant a 90-day extension for the two Façade Grants. Motion carried unanimously by roll-call vote:

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

3. Summer Winds Commercial

Mr. Vis commented that he would like to address a couple of additional items under New Business and stated that in May 2019, the RDC had agreed to an investment of \$270,000 towards the Summer Winds

Commercial Development for public improvements. Mr. Austgen was asked to prepare an agreement for same. In April 2022, the Commission approved an initial disbursement of \$10,000, based upon available funds. Mr. Vis noted that he and Mr. Austgen had a conversation earlier in the day and asked for Mr. Austgen's input.

Mr. Austgen stated that they had been researching the minutes, and the number in the minutes was not the number, and the number in the minutes constitutes your official action. He further stated that he thinks the number needs to be corrected based upon recollection of information so that this transaction can be concluded that was agreed upon here in a public meeting. You should aptly correct the meeting minutes from that meeting so that our record is clean and then complete the transaction as noted. There is a near final draft of an agreement; knowing what the revised number is and authorize that amount by the Commission.

Mr. Vis entertained a motion to correct the April 18, 2022, meeting minutes to mirror the amount in the May 2019 meeting minutes motion in the amount of \$270,000. The motion was made by Mr. Spencer saying "so moved" and seconded by Mr. Burnham. Discussion ensued. Motion carried 4 ayes to 1 nay by roll-call vote:

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

Mr. Vis asked Mr. Austgen if everything is clear and set into motion for the next RDC President to sign off on this matter. Mr. Austgen responded in the affirmative and noted he is clear on it.

Mr. Vis commented that the Clerk-Treasurer had advised that no disbursements could be made until January 2023 at the November meeting. He asked how a motion for those funds to be distributed in 2022 to be paid in January in the amount of \$29,500 should be constructed.

Mr. Austgen asked how many payments Mr. Vis had contemplated. Mr. Vis responded, "Fourteen total." Mr. Vis further clarified that it would be two disbursements each year of \$19,250. Mr. Austgen advised that it may be wise to consider semiannual payments to be disbursed when the distribution has been received by the Clerk-Treasurer's Office. Ms. Sandberg advised that January and July would be the best options for disbursements.

A motion was made by Mr. Burnham and seconded by Mr. Spencer to approve payments being disbursed in January and July, with a true-up installment in January for 2022's disbursements. Motion carried 4 ayes to 1 nay by roll-call vote:

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

Mr. Austgen stated it is unlikely that the RDC would be in the same position going forward. Many laws and procedures have changed, including the utility clause regarding oversizing and reimbursement and contribution of municipalities.

Mr. Carnahan asked if it would be under the purview of the Utility Board or the Redevelopment Commission under the Town Council. Mr. Austgen responded that it would likely be done under the Utility Board as the laws read at this time.

Project Updates:

Clerk-Treasurer's Funds Report: Ms. Sandberg noted she is anxiously awaiting from County for the fall settlement to wrap up the year and move ahead to next year.

Façade Grants Updates: Mr. Vis stated the only open grants are the two that received extensions this evening.

Mr. Austgen stated we are working on the Indianapolis IDEM circumstance with the Hood property at 129th and Fairbanks. It will have a re-submission based upon agreements that have been reached with IDEM Counsel. We are looking at early 2023 for potential recovery. We have confidence that our demand and our initial position of \$100,000 plus can be recovered, mostly.

General discussion ensued regarding the transition of the RDC Membership to the Council as future Members. Thanks, and kudos were shared amongst the members.

Written Communications: None was had.

Public Comment: none

Adjournment: A motion was made by Mr. Burnham and seconded by Mr. Hunley to adjourn the meeting. Mr. Vis adjourned the meeting at 6:35 pm.

TOWN OF CEDAR LAKE REDEVELOPMENT COMMISSION

John Foreman, President

Richard Sharpe, Vice-President

Ralph Miller, Secretary

Robert Carnahan, Member

Julie Rivera, Member

Nicholas Recupito, Member

Colleen Schieben, Member

ATTEST:

Cheryl Hajduk, 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 December 19, 2022