



CEDAR LAKE REDEVELOPMENT COMMISSION PUBLIC MEETING MINUTES
Cedar Lake Town Hall, 7408 Constitution Avenue
January 3, 2023, at 6:30 pm

Call To Order:

Mr. Foreman called the meeting of the Redevelopment Commission to order on Tuesday, January 3, 2023 at 6:30 pm, with its members attending on-site.

Roll Call:

Members Present: Robert Carnahan, Member; Julie Rivera, Member; Nick Recupito, Member; Ralph Miller, Member; Colleen Schieben, Member; Richard Sharpe, Vice President; John Foreman, President. A quorum was attained.

Members Present Via Zoom: none

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

Absent: Brian Smith, Crown Point School District Liaison.

Mr. Foreman commented he wanted to thank all the past RDC Members; especially Nathan Vis. General discussion ensued.

Consent Agenda:

Mr. Foreman advised the first item on the agenda is the Consent Agenda for approval of the December 19, 2022, Regular Meeting Minutes and approve the monthly claims, Fund No. 404: \$0 (zero) and Fund No. 804: \$159,484.68 and entertained a motion for the same. A motion was made by Ms. Rivera and seconded by Ms. Schieben to approve the consent agenda. Motion carried unanimously by roll-call vote:

Mr. Carnahan	Aye
Ms. Rivera	Aye
Mr. Recupito	Aye
Mr. Miller	Aye
Ms. Schieben	Aye
Mr. Sharpe	Aye
Mr. Foreman	Aye

New Business:

1. Explore Everyday Community Recognition Nomination:

Mr. Foreman asked the pleasure of the Commission.

Mr. Salatas advised this is a practice the Redevelopment Commission has been doing since 2019. The Commission nominates a business in the town to highlight the good work they have done, longevity and participation in the community. The new Redevelopment Commission to now carry on the tradition. At the next meeting a representative from the nominated company will attend and give a presentation of their business and be presented with an award. The Board can nominate another business at that time if they chose to do so.

A motion was made by Mr. Carnahan and seconded by Mr. Recupito to nominate James Auto.

Motion carried unanimously by roll-call vote:

Mr. Carnahan Aye

Ms. Rivera Aye

Mr. Recupito Aye

Mr. Miller Aye

Ms. Schieben Aye

Mr. Sharpe Aye

Mr. Foreman Aye

2. Summer Winds Commercial Disbursement

Mr. Salatas stated that at the last Redevelopment Commission Meeting, previous to this Board being seated, a motion was made and carried to give a disbursement of \$29,500 to Summer Winds Commercial as part of a Reimbursement Agreement for a set amount of funds and equally of 14 payments. The last distribution was not made in the Fall of 2022 due to concerns with the budget. It had rolled over to this month by recommendation of the Clerk Treasurer at the last meeting and now that we are caught up, we will have equal disbursements moving forward. An agreement will be coming from Attorney Austgen's office stating this.

Mr. Carnahan asked what the fee is that we owe them from last year. Mr. Salatas commented about \$9,500 and \$10,000 for the Spring distribution. Ms. Sandberg stated we need to hash those numbers out because a disbursement of only \$10,000 was made last year and because we do not have a written agreement in place that spells out how exactly it is. At this point it is up to the Commission. Discussion ensued.

Mr. Foreman asked if we are under a timeline. Mr. Austgen stated a payment should be made that the Redevelopment Commission authorized last December. The minutes needed to be corrected, and we were going to draft and present a Development Agreement that had the corrected number, and the minutes said something else and that had to be corrected. The suggestion is to follow that from last December with a true-up. Discussion ensued. Mr. Foreman asked based on the minutes \$10,000 is the recommendation. Mr. Austgen responded in the affirmative with the true-up, coming sometime before July.

RDC Public Meeting

January 3, 2023

A motion was made by Ms. Schieben and seconded by Ms. Rivera for the commercial disbursement in the amount of \$10,000, as read in the record. Motion carried unanimously by roll-call vote:

Mr. Carnahan Aye
Ms. Rivera Aye
Mr. Recupito Aye
Mr. Miller Aye
Ms. Schieben Aye
Mr. Sharpe Aye
Mr. Foreman Aye

Mr. Austgen requested the Commission consider a motion to authorize signatures on the Development Agreement documented by the current Officers to have proper legal signatures by virtue of the change of membership.

A motion was made by Mr. Miller and seconded by Ms. Rivera a motion to authorize current Officers' signatures per past Redevelopment Commissioners' actions. Motion carried unanimously by roll-call vote:

Mr. Carnahan Aye
Ms. Rivera Aye
Mr. Recupito Aye
Mr. Miller Aye
Ms. Schieben Aye
Mr. Sharpe Aye
Mr. Foreman Aye

Project Updates:

Clerk-Treasurer's Funds Report: Ms. Sandberg noted she doesn't have an 804 status yet with TIF Funds. We received the Fall settlement at the end of December. Before the next meeting, she'll email the status of funds 804, including how we ended the year and how we are beginning this year.

Façade Grants Updates: Mr. Salatas stated there are two projects that have received extensions from the previous Board that are awaiting invoices for those projects. Midway LLC and Legacy Insurance Group. There is a moratorium on the Façade Grant program until June of 2023 to do an analysis of the TIF Funds that can be generated and align the TIF Funds and revenues expected with the projects that the Board would like to undertake.

Mr. Foreman asked if there were any applications. Mr. Salatas responded in the negative.

Written Communications: None was had.

Public Comment: none

Adjournment: Mr. Foreman adjourned the meeting at 6:47 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 January 3, 2023