



CEDAR LAKE REDEVELOPMENT COMMISSION PUBLIC MEETING MINUTES
Cedar Lake Town Hall, 7408 Constitution Avenue
March 7, 2023, at 6:30 pm

Call To Order:

Mr. Foreman called the meeting of the Redevelopment Commission to order on Tuesday, March 7, 2023, at 6:34 pm, with its members attending on-site. The Pledge of Allegiance was recited by all.

Roll Call:

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

Members Present Via Zoom: None.

Also present: Tracy Haskell, Hanover School District Liaison; Tim Vassar, Crown Point School District Liaison; Jennifer Sandberg, Clerk-Treasurer; Chris Salatas, Town Manager; David Austgen, Town Attorney; and Cheryl Hajduk, Recording Secretary.

Absent: Julie Rivera

Presentation: “Explore Everyday Community Recognition” – Bugaboos, Don Frey, Owner

Mr. Foreman stated they would like to do a presentation “Explore Everyday Community Recognition” and this particular award is going to a business that has created economic development and destination place for the Town of Cedar Lake especially in the summertime. Mr. Foreman would like to recognize Bugaboos Bar and Grill and read a couple of paragraphs from the award letter.

Consent Agenda:

Mr. Foreman advised the next item on the agenda is the Consent Agenda for approval of the February 7, 2023, Meeting Minutes and approve the monthly claims, Fund No. 404: \$212.93 and Fund No. 804: \$227.50 and entertained a motion for the same. A motion was made by Ms. Schieben and seconded by Mr. Miller to approve the consent agenda. Motion passed unanimously by roll-call vote:

Robert Carnahan	Aye
Nick Recupito	Aye
Ralph Miller	Aye
Colleen Schieben	Aye
Richard Sharpe	Aye
John Foreman	Aye

New Business:

1. Explore Everyday Community Recognition Nomination:

Mr. Foreman 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 Hoosier Postal Plus for this month. A brief discussion ensued regarding new businesses that have opened in town eligible for nomination. A motion was made by Mr. Recupito and seconded by Mr. Carnahan to nominate Hoosier Postal Plus. Motion passed unanimously by roll-call vote:

Robert Carnahan	Aye
Nick Recupito	Aye
Ralph Miller	Aye
Colleen Schieben	Aye
Richard Sharpe	Aye
John Foreman	Aye

2. Approval of Special Agreement with Summer Winds Commercial Development

Mr. Salatas stated this is a continuation of a motion that was made at the last Redevelopment Commission Meeting in 2022 for Summer Winds Commercial Development. The motion was for \$270,000 for the infrastructure that was placed by the developer. We made a check payable for \$10,000 as of May 18, 2022, and this is a pay schedule for the remaining balance to be paid. Mr. Salatas explained the disbursement schedule.

Mr. Foreman asked if this was for TIF district funds were for when they built that development. Mr. Salatas responded in the affirmative.

A motion was made by Mr. Carnahan and seconded by Ms. Schieben to approve the Special Agreement with Summer Winds Commercial Development. Motion passed unanimously by roll-call vote:

Robert Carnahan	Aye
Nick Recupito	Aye
Ralph Miller	Aye
Colleen Schieben	Aye
Richard Sharpe	Aye
John Foreman	Aye

Written Communications: None was had.

Public Comment: Mr. Foreman commented a few members visited Carmel, Indiana and met with the small organization within their Redevelopment Commission. They have done a great job with TIF Bonding and building various size projects. We believe Cedar Lake can benefit from the information received. There has been a lot of growth and development starting to happen after many years of being established as a community in Carmel. We saw different concepts they have done with parking garages that were surrounded by facades for businesses and people that live in the community and it's a shared parking garage. They have multiple TIF Districts with connecting walking paths. This could exist here in and around the lake, having some interconnectivity with walking paths. We have the US 41 Corridor which

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we increased our TIF on and some industrial parks on the south side which will add commercial. We can utilize the growth and help the community. There are ways for economic development working with a partner and utilizing TIF dollars to extend infrastructure and help build some establishments. Discussion ensued.

Mr. Carnahan asked who runs the Redevelopment Department. Mr. Foreman responded Mr. Henry Mestetsky, Director of Redevelopment, City of Carmel, Indiana.

Adjournment: Mr. Foreman adjourned the meeting at 6:48 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 March 7, 2023