



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

Call To Order:

Mr. Foreman called the meeting of the Redevelopment Commission to order on Tuesday, June 6, 2023, at 6:33 pm, with its members attending on-site. The Pledge of Allegiance was recited by all.

Roll Call:

Members Present: Ralph Miller; Colleen Schieben; Nick Recupito; Julie Rivera; 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: Robert H. Carnahan

Presentation: “Explore Everyday Community Recognition” – PhysioPoint Physical Therapy – Nate Kloosterman, PT, DPT, OCS, Founder of PhysioPoint, Blake Anders, PD, DPT, Clinic Coordinator, Cedar Lake

Mr. Foreman stated they would like to do a presentation “Explore Everyday Community Recognition” and this particular award is going to PhysioPoint Physical Therapy – Nate Kloosterman and Blake Anders.

Mr. Blake Anders commented he is the Clinic Coordinator at PhysioPoint. Mr. Ralph Miller is one of his clients, and he has been working with him for a while. It is a small clinic with passion and provide world-class care. If you know of anyone that has aches and pains, they will check them out to help to move and feel better.

Mr. Foreman read the award letter dated June 6, 2023 to the recipients.

Consent Agenda:

Mr. Foreman advised the next item on the agenda is the Consent Agenda for approval of the April 4, 2023, Regular Meeting Minutes and the monthly claims, Fund No. 404: \$0 and Fund No. 804: \$56,299.36 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:

Julie Rivera	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 the Commission discussed the potential of nominating Holiday Liquors for this month. A brief discussion ensued. A motion was made by Ms. Schieben and seconded by Ms. Rivera to nominate Holiday Liquors. Motion passed unanimously by roll-call vote:

Julie Rivera	Aye
Nick Recupito	Aye
Ralph Miller	Aye
Colleen Schieben	Aye
Richard Sharpe	Aye
John Foreman	Aye

2. Resolution No. RDC 2023-1, a Resolution to Capture Incremental Assessed Values within the 133rd Consolidated TIF District

Mr. Salatas stated this is an annual resolution that needs to be done by the Redevelopment Commission. There are two resolutions. We broke up the TIF District into two districts. Resolution No. 2023-1 is for the consolidated 133rd TIF District, which starts after the 41 District stops along 133rd and continues around the lake and comes down to the east side Corridor on Morse Street. That TIF District for 2024 will be expected to bring in a revenue of \$1.4 million, and we have an expected expenditure out of that TIF District of \$1.38 million.

Mr. Sharpe read Resolution No. RDC 2023-1.

Mr. Recupito asked what is not expected to generate more than 200% and what would that trigger. Mr. Salatas stated if the TIF District was collecting more money than was expected to expend the 200% expenditures, we would then be required to give it back to the taxing entities that would be entitled to that money. Very few TIF Districts ever meet that threshold. Discussion ensued.

A motion was made by Mr. Recupito and seconded by Ms. Rivera to approve Resolution RDC 2023-1. Motion passed unanimously by roll-call vote:

Julie Rivera	Aye
Nick Recupito	Aye
Ralph Miller	Aye
Colleen Schieben	Aye
Richard Sharpe	Aye
John Foreman	Aye

3. Resolution No. RDC 2023-2, a Resolution to Capture Incremental Assessed Value within the Route 41 South TIF District

Mr. Salatas stated this is an annual resolution that needs to be done by the Redevelopment Commission. The revenues expected in this District will be \$50,000 and at this time, we do not have any expected expenditures. This is a newly created District.

Mr. Foreman commented this year the State House voted on new rulings for TIF Districts and asked Mr. Austgen to give a summary of the changes that will be coming.

Mr. Austgen stated the primary change in General Legislation on TIF has to do with the expansion of the TIF benefit to certain types of uses or improvements, e.g., residential. Opportunity may exist by new statute that has been enacted. All of the changes that occur with this is Tax Law, which is looked at by budget people and technical financial people. The small adjustments and modifications have not affected Cedar Lake; however, it is one of the things to do carefully. The Town Manager's team, my team and myself will make certain we are not adversely affected and will make certain that none of those law changes might happen or will adversely impact us.

Mr. Austgen explained this approval allows transmitting of these documents to the Department of Local Government Finance and to give notice to the overlapping taxing units.

A motion was made by Ms. Schieben and seconded by Mr. Miller to approve Resolution RDC 2023-2. Motion passed unanimously by roll-call vote:

Julie Rivera	Aye
Nick Recupito	Aye
Ralph Miller	Aye
Colleen Schieben	Aye
Richard Sharpe	Aye
John Foreman	Aye

Written Communications: None was had.

Public Comment: Mr. Terry Broadhurst, 14515 Morse Street, asked about the consolidated 133rd Street District location. Mr. Salatas stated the TIF map is located on our website on the Town documents page.

Adjournment: Mr. Foreman adjourned the meeting at 6:52 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 June 6, 2023