



CEDAR LAKE REDEVELOPMENT COMMISSION PUBLIC MEETING MINUTES

Cedar Lake Town Hall, 7408 Constitution Avenue

September 5, 2023, at 6:30 pm

Call To Order:

Mr. Foreman called the meeting of the Redevelopment Commission to order on Tuesday, September 5, 2023, at 6:45 pm, with its members attending on-site. The Pledge of Allegiance was recited by all.

Roll Call:

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

Members Present Via Zoom: None.

Also present: 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: Nick Recupito; Tracy Haskell, Hanover School District Liaison

Presentation: Introduction of Residential Housing and Age-Restricted Development Programs

Mr. Salatas stated Mr. Phil Faccenda, our Attorney from Barnes & Thornburg and Mr. Steve Kil, were present via Zoom representing LBL Development and J3 LLC. The Town wants to do seven housing TIF areas throughout the community. One of the areas is a Federal Program called Age-Restricted Housing, which is a 55 and older program. This is designated to be in the Bay Bridge Subdivision which is proposed by a Developer and his representative Mr. Kil. As part of the program, we need to have two informational meetings, which this is one of the meetings to present it. The 55 and older Housing Program will last for approximately 25 years of the residential TIF Districts. The other TIF Districts were authorized by the State Legislature effective July 2023 and the other six will be in the new Residential Housing Programs which will run for 20 years. It covers all three school districts that the community covers. The Federal Program requires 80% of the community be 55 or older so there would be little impact the schools, because there shouldn't be any children in these subdivisions and the Town can capture all of that increment that is generated by the development of that project to use to build out other infrastructure in the community as allowed by State Statute.

Mr. Carnahan asked if the 80% of 55 and older and the other 20% can have families. Mr. Salatas commented it can be, but the goal of the residential housing of 55 and older is to have 100% of people 55 or older. The builder will conduct a survey to the people of the community to make sure there is compliance to the Federal Housing Program.

Mr. Faccenda stated there is a program that goes along with it, and Mr. Salatas is referring to that program. There is a survey that is done every two years to ensure they are in compliance with the requirements for the federal qualifications, which are laid out in the plan.

Mr. Carnahan asked who does the survey. Mr. Faccenda commented it would be completed by the owner and they would provide the survey verification at the time that the residence is occupied. They are required to do the survey every two years.

Mr. Foreman asked, since the Residential TIF was passed July 1, 2023, if anything changed within this document versus the prior document. Mr. Faccenda commented that the Age Restricted Housing would be no, but the Legislature changed the structure of the residential housing. Age Restricted Housing and Residential Housing has been in the TIF Statute and Age Restricted Housing did not change. The Residential Housing has less requirements than it used to have.

Consent Agenda:

Mr. Foreman advised the next item on the agenda is the Consent Agenda for approval of the August 1, 2023, Regular Meeting Minutes and the monthly claims, Fund No. 404: \$0 and Fund No. 804: \$28,257.34 and entertained a motion for the same.

A motion was made by Ms. Schieben and seconded by Ms. Rivera to approve the consent agenda. Motion passed unanimously by roll-call vote:

Robert Carnahan	Aye
Julie Rivera	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 Mr. Carnahan nominated People's Bank.

A motion was made by Mr. Carnahan and seconded by Mr. Miller to approve the Explore Everyday Community Recognition Nomination of People's Bank. Motion passed unanimously by roll-call vote:

Robert Carnahan	Aye
Julie Rivera	Aye
Ralph Miller	Aye
Colleen Schieben	Aye
Richard Sharpe	Aye
John Foreman	Aye

2. Approval of Publication of Notice of Public Hearing

Mr. Salatas stated this is a request for approval to publicize the Notice of Public Hearing for a joint meeting of the Redevelopment Plan Commission and Town Council to vote on the Resolutions that will establish the Housing TIF Projects that we are looking to consider. The meeting will be on October 17, 2023. We requested performance for four of the seven Housing TIF's. We have approximately one million dollars that will be captured over the lifespan of those four TIF Districts.

Mr. Foreman commented the Residential TIF is enabling us to put in infrastructure.

Mr. Carnahan commented one of the uses could make Morse Street a three-lane road. Mr. Salatas responded in the affirmative, but the uses of the funds will be written very broadly to be able to undertake significant number of projects that are facilitated or necessary on the east side of the community where infrastructure lacks. Discussion ensued regarding the various uses the TIF money can be used for. The State Legislature expanded the use of TIF Funds to be authorized for police and fire capital and operating expenses.

A motion was made by Mr. Miller and seconded by Ms. Rivera to approve to publicize a joint meeting to vote on the resolutions to house TIF's. Motion passed unanimously by roll-call vote:

Robert Carnahan	Aye
Julie Rivera	Aye
Ralph Miller	Aye
Colleen Schieben	Aye
Richard Sharpe	Aye
John Foreman	Aye

Written Communications: None was had.

Public Comment:

Ms. Mary Joan Dixon, 8711 West 132nd Place, asked if TIF can be explained. Mr. Foreman stated TIF stands for Tax Increment Financing and it takes a parcel of property and whatever it is appraised at today, that tax structure stays the same. Once it is improved, the captured comes into effect and over the next 20 years, any improvements get captured by the Town to be used for infrastructure. The schools will be informed, but they may not be affected. Mr. Salatas commented the City of Carmel, Indiana, has a video on their website explaining how TIF Districts work.

Ms. Gail Brannon, 7014 West 139th Place, commented she was at the meeting with a petition to have the four lakefront parks put into a Conservative Land Trust to prevent greenspace from being used for commercial or private development.

We want greenspace and not condominiums and shops. Ms. Schieben commented we will not take a park from anyone.

Mr. Foreman commented the goal is to keep park space public and the concept of condominiums at Potawatomi Park was a proposal only.

Ms. Brannon commented she will bring more petition signatures next month.

Ms. Pamela Davenport, 13035 Schubert Street, commented there was an article that stated Schilling Development was wanting to put condominiums by Potawatomi Park. Ms. Schieben stated the plan was to put condominiums where the funeral home used to be and if it were to happen, the road would have been moved to give more greenspace to the park. This idea was never presented to the Plan Commission.

Mr. Kevin Toth, 9725 B. West 129th Place, asked does the homeowner fill out the survey for the Age Restricted Housing and after the survey is filled out, what is the enforcement.

Mr. Faccenda stated Federal Law requires this and is recorded with the Town and a Federal recording. The Age Restricted Housing qualifies under Federal Statute. The Town also has a vested interest under State Law to receive the surveys and the recording because it needs to continue to qualify for Age Restricted Housing.

Mr. Foreman commented it is up to the Town to enforce the age restricted. Mr. Toth commented this will be an expense to the Town to ensure when a property is sold, that it is sold to someone who qualifies for age restricted. Mr. Salatas commented it would fall under the HOA to enforce.

Mr. Toth commented he was concerned about residential TIF and how it is going to affect the tax bases for a lot of agencies down the road.

Mr. Richard Thiel, 11363 West 135th Place, asked if the Residential TIF goes through, how much of the funds will be used to finish the lake dredge. Mr. Foreman stated none.

Mr. Terry Broadhurst, 14513 Morse Street, commented the TIF money should be used for existing parts of town and not for new development.

Adjournment: Mr. Foreman adjourned the meeting at 7:15 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

These Minutes are transcribed pursuant to IC 5-14-1.5-4(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.

Minutes of September 5, 2023