



CEDAR LAKE REDEVELOPMENT COMMISSION PUBLIC MEETING MINUTES
Cedar Lake Town Hall, 7408 Constitution Avenue
July 2, 2024, at 6:30 pm

Call To Order:

Mr. Thiel called the meeting of the Redevelopment Commission to order on Tuesday, July 2, 2024, at 6:35 pm, with its members attending on-site. The Pledge of Allegiance was recited by all.

Roll Call:

Members Present: Robert H. Carnahan; Julie Rivera; Nick Recupito; Chuck Becker, Vice President; Greg Parker; Mary Joan Dickson; Richard Thiel, President. A quorum was attained.

Members Present Via Zoom: None

Also present: Tim Vassar, Crown Point School District Liaison; Jennifer Sandberg, Clerk-Treasurer; David Austgen, Town Attorney; Jeff Bunge, Town Manager; and Kirsten Smith, Administrative Assistant.

Absent: Tracy Haskell, Hanover School District Liaison

Presentation: “Explore Everyday Community Recognition” – Melody Hill Resort & Marina, Recipient

Mr. Thiel stated they would like to do a presentation “Explore Everyday Community Recognition” and this particular award is going to Melody Hill Resort & Marina.

Mr. Thiel read the Explore Everyday Community Recognition letter and handed the Sumara’s the Community Recognition Certificate.

Ms. Marie Sumara commented the resort is 100 years old and the cottages were added in 1924. This made it a resort. We would like to add a couple of tiny houses to do an Airbnb. We are doing well.

Mr. Thiel commented we were going to do this quarterly, but the last one got pushed back because of the Election. We will vote in September who the next recipient will be.

Consent Agenda:

Mr. Thiel advised the first item on the agenda is the approval of the June 4, 2024, Meeting Minutes and the monthly claims, Fund No. 404: \$433.95 and entertained a motion for the same.

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

Robert Carnahan	Aye
Julie Rivera	Aye
Nick Recupito	Aye
Chuck Becker	Aye
Greg Parker	Aye
Mary Joan Dickson	Aye
Richard Thiel	Aye

School Board Liaison Comments:

Mr. Vassar commented we are finishing up with MacArthur and then we will get to the punch list and we will be ready by the time school starts.

Update/Discussion:

Mr. Thiel commented there will be a discussion about the Annual Spending Plan. Ms. Sandberg commented in 2023, House Enrolled Act #1454 was passed and on December 1, 2024, and not later than December 1 of each year thereafter, the Redevelopment Commission must prepare an annual spending plan for the following calendar year. The Redevelopment Commission can only use the money in the TIF Allocation Fund and any other RDC maintained funds according to its annual spending plan. The Redevelopment Commission must submit the plan to the Unit Executive and the fiscal body. The Redevelopment Commission will need to adopt their spending plan and ensure they give it to the Town Council President and Board. We have two funds, one is Fund #804 TIF money and Fund #404, which we call RDC General. There hasn't been much activity in that fund, mostly TIF related. The quarterly newsletter comes out of there and some salaries and wages. We are waiting for more guidance from the State because we anticipate more coming out. We will continue with the budget as always and Fund #804 like any other fund. At the next meeting, a report will be given of expenditures of what was spent in the past.

Written Communications: None was had.

Public Comment: None was had.

Adjournment: Mr. Thiel adjourned the meeting at 6:48 pm.

TOWN OF CEDAR LAKE REDEVELOPMENT COMMISSION

Robert H. Carnahan, Member

Nicholas Recupito, Member

Greg Parker, Member

Mary Joan Dickson, Member

Julie Rivera, Member

Chuck Becker, Vice President

Richard Thiel, President

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 July 2, 2024