



CEDAR LAKE REDEVELOPMENT COMMISSION PUBLIC MEETING MINUTES

Cedar Lake Town Hall, 7408 Constitution Avenue

August 6, 2024, at 6:30 pm

Call To Order:

Mr. Thiel called the meeting of the Redevelopment Commission to order on Tuesday, August 6, 2024, at 6:36 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; Mary Joan Dickson (on zoom at 6:39 pm); Richard Thiel, 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; David Austgen, Town Attorney; Jeff Bunge, Town Manager; and Kirsten Smith, Administrative Assistant.

Absent: Greg Parker

Consent Agenda:

Mr. Thiel advised the first item on the agenda is the approval of the July 2, 2024, Meeting Minutes and the monthly claims, Fund No. 404: \$2,250.00 and Fund #804 \$18,500.00 and entertained a motion for the same.

A motion was made by Mr. Recupito 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
Richard Thiel	Aye

Old Business:

1. Nominate the Explore Everyday Community Recognition Q3 Recipient – To Award in September

Mr. Carnahan suggested Kelley's Kernels. Mr. Thiel commented at the next meeting, we will do a nomination for the next recipient to be awarded in December.

A motion was made by Mr. Carnahan and seconded by Mr. Becker to nominate Kelley's Kernels-Popcorn & Candies. Motion passed unanimously by roll-call vote:

Robert Carnahan	Aye
Julie Rivera	Aye
Nick Recupito	Aye
Chuck Becker	Aye
Richard Thiel	Aye

School Board Liaison Comments:

Ms. Haskell commented school for Hanover starts on August 14, 2024 and Mr. Vassar commented Crown Point will start the same day.

Mr. Carnahan asked how is everything going with the Douglas Macarthur Elementary construction. Mr. Vassar commented there are minor items on the punch list.

Mr. Carnahan asked how is the construction going at Jane Ball. Ms. Haskell commented there will be an awning in place when the kids get off of the bus. The air conditioning and heating ducts were done. The gym floor will not be ready for school to start.

Written Communications: None was had.

Public Comment:

Ms. Sandberg commented there has to be a spending plan in place by December, so we can spend any Redevelopment Commission money in 2025. A report was generated to show an historical look at expenditures and revenues for both Fund 404 and Fund 804; as well as, current cash balance of each fund. There is also a summary list of outstanding obligations. There are two potential projects. The TIF's have been utilized for the Cline Avenue and Lake Shore Drive roundabout, Lincoln Plaza improvements and the hot and place heater scarification asphalt around the lake in certain spots and the TIF paid for a portion of that. The 133rd Avenue and Parrish Avenue resurfacing and 133rd and King Street was utilization of TIF money.

Mr. Carnahan asked is there anything projected for 2025. Ms. Sandberg commented the previous Town Council allocated \$276,000 of the Morse water main to TIF and whatever the Council decides to do with the Morse Corridor sidewalks. Discussion ensued regarding how the Spending Plan will be handled and what State Board of Accounts will want.

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 August 6, 2024