



REDEVELOPMENT COMMISSION SPECIAL MEETING AGENDA November 7, 2024 – To follow Special Town Council Meeting

PLEDGE OF ALLEGIANCE

MOMENT OF SILENCE

CALL TO ORDER/ROLL CALL:

- ___ Robert H. Carnahan, Ward 1
- ___ Julie Rivera, Ward 2
- ___ Nick Recupito, Ward 3
- ___ Chuck Becker, Ward 4
- ___ Greg Parker, Ward 5
- ___ Mary Joan Dickson, At Large
- ___ Richard Thiel, At Large

- ___ Tracy Haskell, HCSC Liaison
- ___ Tim Vassar, CPCSC Liaison
- ___ Jennifer Sandberg, Clerk-Treasurer
- ___ Jeff Bunge, Town Manager
- ___ David Austgen, Town Attorney
- ___ Cheryl Hajduk, Recording Secretary

NEW BUSINESS:

1. Approve Annual Spending Plan

Motion: _____ 1st _____ 2nd: _____

Carnahan	Rivera	Recupito	Becker	Parker	Dickson	Thiel	Vote
Yes No	Yes No	Yes No	Yes No	Yes No	Yes No	Yes No	-

2. Consider the use of TIF funds for the guard rail at Sunset Harbor in the amount of **\$16,525.00**

Motion: _____ 1st _____ 2nd: _____

Carnahan	Rivera	Recupito	Becker	Parker	Dickson	Thiel	Vote
Yes No	Yes No	Yes No	Yes No	Yes No	Yes No	Yes No	-

WRITTEN COMMUNICATIONS:

PUBLIC COMMENT:

ADJOURNMENT: _____ PM

Next Meeting: December 3, 2024 at 6:30 pm

The Town of Cedar Lake is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding accessibility of the meeting or the facilities, please contact the Town Hall at (219) 374-7400.

**TOWN OF CEDAR LAKE
REDEVELOPMENT COMMISSION
2025 ANNUAL SPENDING PLAN**

To: Indiana Department of Local Government Finance

From: Town of Cedar Lake Redevelopment Commission

Date: November 7, 2024

Re: Annual Spending Plan of Town of Cedar Lake Redevelopment Commission for Calendar Year 2025

SPENDING PLAN FOR 2025

The following total amounts represent maximum anticipated expenditures

A. Debt & Lease Rental Payments

- i. Redevelopment Authority Lease Rental Refunding Bonds of 2020
- ii. Redevelopment District Refunding Bonds Series 2017
- iii. Redevelopment Authority Lease Rental Revenue Bonds of 2022

Total: \$775,000

B. Payments to Eligible Entities for Educational and Training Programs

Total: \$0.00

C. Capital Expenditures Contemplated by the Economic Development Plan(s) or Redevelopment Plan(s), as amended

- i. Morse Street Corridor/East Side Sidewalk Improvements
- ii. 2025 Road Projects

Total: \$625,000

D. Grants and Contributions

- i. Façade Improvement Program

Total: \$50,000

E. Professional Expenses:

- i. Attorney
- ii. Engineer
- iii. Professional Services
- iv. Other Services & Charges

Total: \$175,000

F. Expenditures Related to Capital and Operating Expenses for Police or Fire Services

Total: \$0.00

G. Payment of Operating Expenses, Including Employee Expenses (payable from non-TIF funds):

- i. Salaries, Wages, & Benefits
- ii. Operating Supplies
- iii. Professional Services
- iv. Other Services & Charges

Total: \$89,000

H. Expenditures Related to Military Bases

Total: \$0.00

I. Payments Related to Eligible Efficiency Programs

Total: \$0.00

J. Permissible Reimbursements for Employee Training Expenses of Industrial Facilities

Total: \$0.00

K. Permissible Reimbursements of the Town

Total: \$0.00

L. Expenditures from Proceeds of Bonds, Lease Financings or Tax Anticipation Warrants

Total: \$0.00

M. Expenditures from Property Tax Levy

Total: \$0.00

N. Expenditures from State or Federal Grants or Loans, Foundation Grants or Loans, or Funds Provided to Redevelopment Commission by Other Political Subdivisions

Total: \$0.00

O. Other Anticipated Expenditures

- i. Summer Winds Commercial Development Agreement

Total: \$37,000

TOTAL OF (A)-(O): \$1,751,000

The Redevelopment Commission recognizes that this Spending Plan has been prepared using information currently available to the Redevelopment Commission, and that unexpected opportunities or needs may arise in 2025 making it appropriate for the Redevelopment Commission to make expenditures not anticipated by this Spending Plan.

Examples could include, among others:

(1) unanticipated opportunities for interest rate savings on debt, which may make it appropriate for the Redevelopment Commission to use revenues on hand to pay down the debt prior to its scheduled maturity, or to issue refunding bonds and spend the proceeds thereof to refinance the debt;

(2) unanticipated economic development opportunities making it appropriate for the Redevelopment Commission to make expenditures not anticipated by this Spending Plan in order to provide an incentive for attractive economic development and redevelopment opportunities;

(3) the expenditure of gifts from philanthropic individuals, organizations, or business entities;

(4) the expenditure of funds from unanticipated State or federal grants; or

(5) the expenditures of funds to provide matching funds required for unanticipated State or federal grants.

In such an event or other similar events, or if amendments to the Spending Plan are otherwise needed, the Redevelopment Commission will comply with the instructions set forth in the Memorandum attached hereto, which provides as follows:

“If a redevelopment commission determines that a previously submitted TIF Spending Plan needs to be amended, the commission will proceed with uploading the amended spending plan.”

**ALL OF WHICH IS ADOPTED AND APPROVED THIS 7th DAY OF NOVEMBER, 2024,
BY THE REDEVELOPMENT COMMISSION OF THE TOWN OF CEDAR LAKE, LAKE
COUNTY, INDIANA.**

**TOWN OF CEDAR LAKE
REDEVELOPMENT COMMISSION**

Richard C. Thiel, Jr., President

Chuck Becker, Vice-President

Robert H. Carnahan, Member

Julie Rivera, Member

Nicholas Recupito, Member

Greg Parker, Member

Mary Joan Dickson, Member

ATTEST:

Jennifer N. Sandberg, IAMCA, CMC, CPFIM
Clerk-Treasurer



MEMORANDUM

Redevelopment Commission Annual Spending Plan Submissions

As referenced in the Department of Local Government Finance's ("Department") previously released memo regarding 2023 legislation affecting local budget matters, Section 172 of House Enrolled Act 1454 (P.L.236-2023) ("HEA 1454") specified additional reporting requirements for the redevelopment commissions.

I. Redevelopment Commission Annual Reporting

Section 172 of HEA 1454 adds Ind. Code § 36-7-14-12.7 specifies that redevelopment commissions will be required to submit a spending plan for the upcoming year by December 1 to the Department. The required spending plan must be submitted in a manner prescribed by the Department.

The new redevelopment commission reporting under HEA 1454 will be *in addition to* the annual reporting required under Ind. Code § 36-7-14-13 and Ind. Code § 36-7-14.5-9, which must be submitted through the TIF Management Application no later than April 15 each year.

Spending plans adopted by redevelopment commissions should be uploaded to the Gateway File Transmission Application, as outlined in Section II of this memo.

II. Spending Plan Upload Instructions

All redevelopment commissions should already have an existing Gateway account; however, any redevelopment commissions that currently do not have access to Gateway will need to establish a user account and log in at: <https://gateway.ifionline.org/login.aspx>.

After logging into Gateway, the commission will select the File Transmission application.

After selecting the File Transmission application, the user will need to select the applicable unit. Similar to how redevelopment commissions complete submissions through the TIF Management Application, commissions will need to select the unit of government that originally established the redevelopment commission.

Then select the “TIF Spending Plans” destination button.

The user will then select the “+ Upload Plan” button to upload the TIF Spending Plan.

After selecting the “+ Upload Plan” button, the user will select the appropriate Fiscal Year, enter the File Name, and upload the TIF Spending Plan. TIF Spending Plan submissions should use the following File Name format:

[YEAR] [RDC Name] TIF Spending Plan

If a redevelopment commission determines that a previously submitted TIF Spending Plan needs to be amended, the commission will proceed with uploading the amended spending plan. The original spending plan submission should not be removed or deleted. Amended TIF Spending Plan submissions should use the following File Name format:

[YEAR] [RDC Name] TIF Spending Plan (Amended [DATE])

Contact

If you have any questions about uploading the TIF Spending Plan, please contact support@dlgf.in.gov.

Attachments:

- [Redevelopment Commission Annual Spending Plan Submissions \[Information Systems\] - August 28, 2024](#)

Indiana Department of Local Government Finance

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