



**SPECIAL REDEVELOPMENT COMMISSION MEETING AGENDA**  
**December 17, 2024 – 6:30 p.m.**

**PLEDGE OF ALLEGIANCE**

**CALL TO ORDER/ROLL CALL:**

- |   |   |
|---|---|
| <input type="checkbox"/> Robert H. Carnahan, Ward 1           | <input type="checkbox"/> Tracy Haskell, HCSC Liaison        |
| <input type="checkbox"/> Nick Recupito, Ward 3                | <input type="checkbox"/> Tim Vassar, CPCSC Liaison          |
| <input type="checkbox"/> Greg Parker, Ward 5                  | <input type="checkbox"/> Jennifer Sandberg, Clerk-Treasurer |
| <input type="checkbox"/> Mary Joan Dickson, At Large          | <input type="checkbox"/> Jeff Bunge, Town Manager           |
| <input type="checkbox"/> Julie Rivera, Ward 2, Secretary      | <input type="checkbox"/> David Austgen, Town Attorney       |
| <input type="checkbox"/> Chuck Becker, Ward 4, Vice President | <input type="checkbox"/> Cheryl Hajduk, Recording Secretary |
| <input type="checkbox"/> Richard Thiel, At Large, President   |   |

**PUBLIC HEARING:**

1. **Amending Declaratory Resolution No. 2024-03-RDC and Plan amendments for the Consolidated Cedar Lake 133<sup>rd</sup> Avenue Economic Development Area**
  - a. Review of Legals
  - b. Opening Remarks
  - c. Reading of **Resolution No. 2024-03-RDC**
  - d. Remonstrators
  - e. Town Council Discussion
  - f. Town Council Decision

Motion \_\_\_\_\_ 1<sup>st</sup> \_\_\_\_\_ 2<sup>nd</sup> \_\_\_\_\_

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

**New Business:**

1. **Consideration of Confirmatory Resolution No. 2024-04-RDC titled “a RESOLUTION OF THE TOWN OF CEDAR LAKE, LAKE COUNTY, INDIANA, Redevelopment Commission Confirming AN Amendment to the Declaratory Resolution and the CONSOLIDATED Economic Development Plan for the CONSOLIDATED CEDAR LAKE 133<sup>RD</sup> AVENUE ECONOMIC DEVELOPMENT AREA, and all matters related thereto”**

Motion \_\_\_\_\_ 1<sup>st</sup> \_\_\_\_\_ 2<sup>nd</sup> \_\_\_\_\_

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

**PUBLIC COMMENT:**

**ADJOURNMENT:** \_\_\_\_\_ PM

**Next Meeting: January 7, 2025, at 6:30 p.m.**

*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, LAKE COUNTY, INDIANA,  
REDEVELOPMENT COMMISSION**

**RESOLUTION NO. 2024-04-RDC**

**A RESOLUTION OF THE TOWN OF CEDAR LAKE, LAKE  
COUNTY, INDIANA, REDEVELOPMENT COMMISSION  
CONFIRMING AN AMENDMENT TO THE DECLARATORY  
RESOLUTION AND THE CONSOLIDATED ECONOMIC  
DEVELOPMENT PLAN FOR THE CONSOLIDATED CEDAR  
LAKE 133<sup>RD</sup> AVENUE ECONOMIC DEVELOPMENT AREA,  
AND ALL MATTERS RELATED THERETO**

**WHEREAS**, the Town of Cedar Lake, Lake County, Indiana, Redevelopment Commission (the “Commission”), the governing body of the Town of Cedar Lake Department of Redevelopment (the “Department”) and the Town of Cedar Lake Redevelopment District (the “District”), has previously adopted and amended its original Declaratory Resolution (as subsequently confirmed and amended, the “Declaratory Resolution”) establishing and expanding an economic development area known as the “Consolidated Cedar Lake 133<sup>rd</sup> Avenue Economic Development Area” (the “Consolidated Area”), approving and amending a Consolidated Economic Development Plan (the “Consolidated Plan”) for the Consolidated Area pursuant to I.C. § 36-7-14, as amended (the “Act”), and designating the Consolidated Area, as so expanded, as a consolidated “Allocation Area,” pursuant to Section 39 of the Act, known as the Consolidated Cedar Lake 133<sup>rd</sup> Avenue Allocation Area (the “Consolidated Allocation Area”); and

**WHEREAS**, pursuant to Sections 15 through 17.5 of the Act, as amended, the Commission, on November 19, 2024, adopted Resolution No. 2024-03-RDC, entitled “A Resolution of the Town of Cedar Lake, Lake County, Indiana, Redevelopment Commission Approving Amendments to the Declaratory Resolution and Consolidated Economic Development Plan for the Consolidated Cedar Lake 133<sup>rd</sup> Avenue Economic Development Area, and All Matters Related Thereto,” a copy of which is attached hereto as Exhibit A (the “Amending Declaratory Resolution”); and

**WHEREAS**, the Amending Declaratory Resolution approves certain amendments to the Declaratory Resolution and further amends the Consolidated Plan to (i) amend the Consolidated Plan as set forth on Exhibit A of the Amended Declaratory Resolution (the “2024 Plan Amendment”) and (ii) expand the boundaries of the Consolidated Area to add the area (the “2024 Expansion Area”) more particularly described at Exhibit B of the Amending Declaratory Resolution (which area includes the property identified at Exhibit B of the Amending Declaratory Resolution and shown on the maps at Exhibit C of the Amended Declaratory Resolution) to the Consolidated Area and the Consolidated Allocation Area (clauses (i) and (ii), collectively, the “2024 Amendments”); and

**WHEREAS**, the Town of Cedar Lake, Lake County, Indiana, Plan Commission (the “Plan Commission”) did, on November 19, 2024, adopt its Resolution No. 2024-02-PC determining that the Amending Declaratory Resolution and the 2024 Plan Amendment conform to the Plan of Development for the Town of Cedar Lake, Lake County, Indiana (the “Town”), approving the

Amending Declaratory Resolution and the 2024 Plan Amendment, and designating such Resolution as the Written Order of the Plan Commission approving the Amending Declaratory Resolution and the 2024 Plan Amendment as required by the Act (the “Plan Commission Order”); and

**WHEREAS**, pursuant to Section 16 of the Act, the Town Council of the Town, on November 19, 2024, adopted a Resolution which approved the Amending Declaratory Resolution, the 2024 Plan Amendment and the Plan Commission Order; and

**WHEREAS**, the Commission has received the written orders of approval as required by Section 17(a) of the Act; and

**WHEREAS**, pursuant to Section 17 of the Act, the Commission caused to be published a Notice of Public Hearing with respect to the Amending Declaratory Resolution and the 2024 Plan Amendment and filed a copy of said Notice in the Offices of all Departments, Bodies or Officers of the Town having to do with Town planning, variances from zoning ordinances, land use or the issuance of building permits, and provided all additional notices and a tax impact statement to the overlapping taxing units as required by applicable law; and

**WHEREAS**, at the hearing (the “Public Hearing”) held by the Commission on December 17, 2024, the Commission heard all persons interested in the proceedings and considered any written remonstrances that were filed and all evidence presented; and

**WHEREAS**, the Commission now seeks to take final action determining the public utility and benefit of the 2024 Plan Amendment and confirming the Amending Declaratory Resolution, in accordance with Section 17 of the Act.

**NOW, THEREFORE, BE IT RESOLVED BY THE TOWN OF CEDAR LAKE, LAKE COUNTY, INDIANA, REDEVELOPMENT COMMISSION, AS FOLLOWS:**

**SECTION ONE.** After considering the evidence presented at the Public Hearing, the Commission hereby confirms the findings and determinations, designations and approving and adopting actions contained in the Amending Declaratory Resolution.

**SECTION TWO.** The Commission hereby finds and determines that it will be of public utility and benefit to proceed with the 2024 Plan Amendment, and the 2024 Plan Amendment is hereby approved in all respects.

**SECTION THREE.** The Amending Declaratory Resolution is hereby confirmed.

**SECTION FOUR.** This Resolution constitutes final action, pursuant to Section 17(d) of the Act, by the Commission determining the public utility and benefit of the proposed projects and confirming the Amending Declaratory Resolution pertaining to the 2024 Plan Amendment.

**SECTION FIVE.** The Secretary of the Commission is directed to record the final action taken by the Commission pursuant to the requirements of Sections 17(d) of the Act.

**ALL OF WHICH IS PASSED AND RESOLVED BY THE TOWN OF CEDAR LAKE, LAKE COUNTY, INDIANA, REDEVELOPMENT COMMISSION, THIS 17<sup>th</sup> DAY OF DECEMBER, 2024.**

**TOWN OF CEDAR LAKE, LAKE  
COUNTY, INDIANA, REDEVELOPMENT  
COMMISSION**

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Richard C. Thiel, Jr., President

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Chuck Becker, Vice-President

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Julie Rivera, Secretary

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Robert H. Carnahan, Member

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Greg Parker, Member

I affirm, under penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document unless required by law and this document was prepared by David M. Austgen, Austgen Kuiper Jasaitis P.C., 130 North Main Street, Crown Point, Indiana 46307.

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David M. Austgen

**EXHIBIT A**

**AMENDING DECLARATORY RESOLUTION**

(See attached)

**TOWN OF CEDAR LAKE, LAKE COUNTY, INDIANA,  
REDEVELOPMENT COMMISSION**

**RESOLUTION NO. 2024-03-RDC**

**A RESOLUTION OF THE TOWN OF CEDAR LAKE, LAKE  
COUNTY, INDIANA, REDEVELOPMENT COMMISSION  
APPROVING AMENDMENTS TO THE DECLARATORY  
RESOLUTION AND CONSOLIDATED ECONOMIC  
DEVELOPMENT PLAN FOR THE CONSOLIDATED  
CEDAR LAKE 133<sup>RD</sup> AVENUE ECONOMIC  
DEVELOPMENT AREA, AND ALL MATTERS RELATED  
THERETO.**

**WHEREAS**, the Town of Cedar Lake, Lake County, Indiana, Redevelopment Commission (the “Commission”), the governing body of the Town of Cedar Lake Department of Redevelopment (the “Department”) and the Town of Cedar Lake Redevelopment District (the “District”), has previously adopted and amended its original Declaratory Resolution (as subsequently confirmed and amended from time to time, the “Declaratory Resolution”) establishing and amending an economic development area known as the “Consolidated Cedar Lake 133<sup>rd</sup> Avenue Economic Development Area” (the “Consolidated Area”), approving and amending a Consolidated Economic Development Plan (the “Consolidated Plan”) for the Consolidated Area pursuant to I.C. § 36-7-14, as amended (the “Act”), and designating the Consolidated Area, as so amended, as a consolidated “Allocation Area,” pursuant to Section 39 of the Act, known as the Consolidated Cedar Lake 133<sup>rd</sup> Avenue Allocation Area (the “Consolidated Allocation Area”); and

**WHEREAS**, pursuant to Sections 15 through 17.5 of the Act, as amended, the Commission seeks to again amend the Declaratory Resolution and the Consolidated Plan to (i) amend the Consolidated Plan as set forth on Exhibit A attached hereto (the “2024 Plan Amendment”), and (ii) expand the boundaries of the Consolidated Area to add the area (the “2024 Expansion Area”) more particularly described on Exhibit B attached hereto (which area includes the property identified on Exhibit B and as shown on the maps at Exhibit C, attached hereto) to the Consolidated Area and the Consolidated Allocation Area (clauses (i) and (ii), collectively, defined herein as the “2024 Amendments”); and

**WHEREAS**, the Commission has caused to be prepared maps and plats showing the boundaries of the Consolidated Area, the location of various parcels of property, streets, alleys, and other features affecting the replatting, replanning, rezoning, redevelopment or economic development of the Consolidated Area and the parts of the Consolidated that are to be devoted to public ways, sewerage and other public purposes under the Consolidated Plan, as amended by the 2024 Plan Amendment; and

**WHEREAS**, the proposed 2024 Amendments and supporting data were reviewed and considered at this public meeting; and

**WHEREAS**, Section 39 of the Act permits the creation of “allocation areas” to provide for the allocation and distribution of property taxes for the purposes and in the manner provided in said section; and

**WHEREAS**, Sections 41 and 43 of the Act have been created to permit the creation of “economic development areas” and to provide that all of the rights, powers, privileges and immunities that may be exercised by this Commission in a redevelopment area or urban renewal area may be exercised in an economic development area, subject to the conditions set forth in the Act; and

**WHEREAS**, the Commission has determined it appropriate and advisable to apply the provisions of said Sections 39, 41 and 43 of the Act to the 2024 Expansion Area;

**NOW, THEREFORE, BE IT RESOLVED BY THE TOWN OF CEDAR LAKE, LAKE COUNTY, INDIANA, REDEVELOPMENT COMMISSION, AS FOLLOWS:**

**SECTION ONE:** The Recitals set forth above are incorporated herein and are approved as if set forth herein.

**SECTION TWO:** The 2024 Amendments will provide significant opportunities for the gainful employment of the citizens of the Town of Cedar Lake, Lake County, Indiana (the “Town”), will assist in attracting major new business enterprises to the Town, may result in the retention or expansion of significant business enterprises existing in the Town, and meets other purposes of Sections 2.5, 41 and 43 of the Act for the 2024 Expansion Area, including without limitation benefiting the public health, safety and welfare, increasing the economic well-being of the Town and the State of Indiana (the “State”), and serving to protect and increase property values in the Town and the State.

**SECTION THREE:** The 2024 Amendments cannot be achieved by regulatory processes or by the ordinary operation of private enterprise without resort to the powers allowed under Sections 2.5, 41 and 43 of the Act for the 2024 Expansion Area because of lack of existing local public improvements and a lack of funding for the needed improvements.

**SECTION FOUR:** The public health and welfare will be benefited by accomplishment of the Consolidated Plan as amended by the 2024 Amendments.

**SECTION FIVE:** It will be of public utility and benefit to further amend the Declaratory Resolution and the Consolidated Plan (as previously amended as described herein) to (i) amend the Consolidated Plan as set forth on in the 2024 Plan Amendment attached hereto as Exhibit A, and (ii) expand the boundaries of the Consolidated Area to add the 2024 Expansion Area, more particularly described on Exhibit B and shown on Exhibit C attached hereto, to the Consolidated Area and the Consolidated Allocation Area (clauses (i) and (ii), collectively, the “2024 Amendments”).

**SECTION SIX:** The accomplishment of the 2024 Amendments will be a public utility and benefit as measured by the attraction or retention of permanent jobs, an increase in the property tax base, improved diversity of the economic base and other similar public benefits.

**SECTION SEVEN:** The 2024 Amendments conform to the Comprehensive Master Plan of development for the Town.

**SECTION EIGHT:** The 2024 Plan Amendment, as described herein, is reasonable and appropriate when considered in relation to the Declaratory Resolution, the Consolidated Plan, this Resolution and the purposes of the Act.

**SECTION NINE:** The findings and determinations set forth in the Declaratory Resolution and the Consolidated Plan, each as previously amended, are hereby ratified and reaffirmed.

**SECTION TEN:** Except as otherwise provided in the Act, before June 15 of each year, the Commission shall take the actions set forth in Section 39(b)(5) of the Act.

**SECTION ELEVEN:** The Commission does not presently propose to acquire any land or interest in land as part of the Consolidated Plan, as amended by 2024 Plan Amendment.

**SECTION TWELVE:** The Officers of the Commission are hereby directed to make any and all required filings with the State Department of Local Government Finance and the Lake County Auditor in connection with the amendments described herein.

**SECTION THIRTEEN:** The provisions of this Resolution shall be subject in all respects to the Act, and any amendments thereto.

**SECTION FOURTEEN:** The Commission hereby finds that it will be of public utility and benefit to adopt the 2024 Amendments, and that the public health and welfare will be benefited by the 2024 Amendments. The Commission further finds and determines that the 2024 Amendments are reasonable and appropriate when considered in relation to the Declaratory Resolution, the Consolidated Plan, this Resolution and the purposes of the Act, and that the 2024 Amendments (including the 2024 Plan Amendment), conform to the Comprehensive Master Plan for the Town. The Commission hereby reconfirms the findings and determinations set forth in the Declaratory Resolution, as modified hereby.

**SECTION FIFTEEN:** The 2024 Expansion Area is hereby designated as an “economic development area” under Section 41 of the Act.

**SECTION SIXTEEN:** The 2024 Expansion Area is hereby designated as an “allocation area” pursuant to Section 39 of the Act to be known as the “Consolidated Cedar Lake 133<sup>rd</sup> Avenue Economic Development Area 2024 Expansion Allocation Area” for purposes of the allocation and distribution of property taxes on real property for the purposes and in the manner provided by said Section, with the related allocation fund to be known as the “Consolidated Cedar Lake 133<sup>rd</sup> Avenue Economic Development Area 2024 Expansion Allocation Area Allocation Fund.” The base assessment date for the Consolidated Cedar Lake 133<sup>rd</sup> Avenue Economic Development Area



2024 Expansion Allocation Area shall be January 1, 2024. The Commission hereby specifically finds and determines, based upon its review of the proposed Consolidated Cedar Lake 133<sup>rd</sup> Avenue Economic Development Area 2024 Expansion Allocation Area and its reasonable expectations relating to expected growth of assessed value in the Consolidated Cedar Lake 133<sup>rd</sup> Avenue Economic Development Area 2024 Expansion Allocation Area following the completion of local public improvements as set forth in the Consolidated Plan as amended by the 2024 Plan Amendment, that the adoption of the allocation provision as provided herein will result in new property taxes in the Consolidated Cedar Lake 133<sup>rd</sup> Avenue Economic Development Area 2024 Expansion Allocation Area that would not have been generated but for the adoption of the allocation provision. Any property taxes subsequently levied by or for the benefit of any public body entitled to a distribution of property taxes on taxable property in said allocation area shall be allocated and distributed as follows:

Except as otherwise provided in said Section 39, the proceeds of taxes attributable to the lesser of the assessed value of the property for the assessment date with respect to which the allocation and distribution is made, or the base assessed value, shall be allocated to and when collected paid into the funds of the respective taxing units. Except as otherwise provided in said Section 39, property tax proceeds in excess of those described in the previous sentence shall be allocated to the District and when collected paid into an allocation fund for said allocation area that may be used by the District to do one (1) or more of the things specified in Section 39(b)(4) of the Act, as the same may be amended from time to time. Said allocation fund may not be used for operating expenses of the Commission. This allocation provision shall expire on the later of twenty-five (25) years from the date of issuance of debt secured by the allocated property taxes, or at such time as no bonds payable from allocated property taxes are outstanding.

**SECTION SEVENTEEN:** The 2024 Amendments (including the 2024 Plan Amendment) are hereby approved in all respects. The Consolidated Plan, as amended by the 2024 Plan Amendment, is hereby confirmed in all respects.

**SECTION EIGHTEEN:** Any Member of the Commission is hereby authorized to take such actions as are necessary to implement the purposes of this Resolution, and any such action taken prior to the date hereof is hereby ratified and approved.

**SECTION NINETEEN:** This Resolution, together with any supporting data, shall be submitted to the Town Plan Commission (the “Plan Commission”) and the Town Council of the Town (the “Town Council”), and, if approved by the Plan Commission and the Town Council, shall be submitted to a public hearing and remonstrance as provided in the Act, after public notice is provided as required by the Act.

**SECTION TWENTY:** This Resolution shall take effect, and be in full force and effect, immediately upon its passage and approval by the Commission in conformance with applicable law.

**ALL OF WHICH IS PASSED AND RESOLVED BY THE TOWN OF CEDAR LAKE, LAKE COUNTY, INDIANA, REDEVELOPMENT COMMISSION THIS 19<sup>th</sup> DAY OF NOVEMBER, 2024.**

**TOWN OF CEDAR LAKE, LAKE COUNTY, INDIANA, REDEVELOPMENT COMMISSION**

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Richard C. Thiel, Jr., President

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Chuck Becker, Vice-President

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Julie Rivera, Secretary

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Robert H. Carnahan, Member

---

Greg Parker, Member

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Mary Joan Dickson, Member

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Nick Recupito, Member

I affirm, under penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document unless required by law and this document was prepared by David M. Austgen, Austgen Kuiper Jasaitis P.C., 130 North Main Street, Crown Point, Indiana 46307.

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David M. Austgen

**EXHIBIT A**

**2024 Plan Amendment**

**AMENDMENT TO THE ECONOMIC DEVELOPMENT PLAN  
FOR THE CONSOLIDATED CEDAR LAKE 133<sup>RD</sup> AVENUE ECONOMIC  
DEVELOPMENT AREA**

The Economic Development Plan (the “Consolidated Plan”) for the Consolidated Cedar Lake 133<sup>rd</sup> Avenue Economic Development Area (the “Consolidated Area”) of the Town of Cedar Lake, Lake County, Indiana (the “Town”), as amended, is hereby further amended to appropriately reflect the amendments set forth in Resolution No. 2024-\_\_-RDC (the “Amending Declaratory Resolution”) of the Town of Cedar Lake, Lake County, Indiana, Redevelopment Commission (the “Commission”), adopted November 19, 2024, which amends the Declaratory Resolution for the Consolidated Area and the Consolidated Plan to expand the boundaries of the Consolidated Area and the Consolidated Allocation Area (as defined in the Amending Declaratory Resolution) to include the area described on Exhibit B to the Amending Declaratory Resolution (which area includes the property identified on Exhibit B to the Amending Declaratory Resolution).

**EXHIBIT B**

**Property to be Added to the Consolidated Area and Consolidated Allocation Area**

The property to be added to the Consolidated Area and Consolidated Allocation Area is set forth below and identified by the parcel number set forth below:


45-15-28-157-004.000-014

**EXHIBIT C**

**Maps Attached Hereto**

Town of N  
**Cedar Lake**  
 INDIANA  
**Town Map**



  
 MAP LEGEND  
 TOWN CORPORATE BOUNDARY  
 CEDAR LAKE CITY LIMITS  
 ADDED TO PARCELS  
 Town Incorporated Area  
 6,507 Acres  
 10.16 Square Miles


**NIES engineering, Inc.**  
 1001 W. 130th Ave., Suite 100  
 Cedar Lake, IN 46515  
 Phone: (219) 932-2200 Fax: (219) 932-2201  
 www.nies-engineering.com

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