



**CEDAR LAKE REDEVELOPMENT COMMISSION SPECIAL PUBLIC MEETING MINUTES**  
**Cedar Lake Town Hall, 7408 Constitution Avenue**  
**December 17, 2024 at 6:30 pm**

**Call To Order:**

Mr. Thiel called the meeting of the Redevelopment Commission to order on Tuesday, December 17, 2024, at 6:30 pm, with its members attending on-site. The Pledge of Allegiance was recited by all.

**Roll Call:**

**Members Present Via Zoom:** None

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

**Also present:** David Austgen, Town Attorney; Jennifer Sandberg, Clerk-Treasurer; Jeff Bunge, Town Manager

**Absent:** Tracy Haskell, Hanover School District Liaison; Tim Vassar, Crown Point School District Liaison; Cheryl Hajduk, Recording Secretary

**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**

Mr. Austgen advised all legals are in order.

Mr. Austgen commented as a Council, Plan Commission and Redevelopment Commission have each identified the Storsafe property project parcel on Route 41, South of 135<sup>th</sup> Street where storage buildings are presently located and more to come. The area was identified to connect to the current existing 133<sup>rd</sup> consolidated TIF District to add that parcel to the allocation area. There will be an increased in base assessed value over the current existing assessed value when the improvements are made at that property, as promised. This is a developer driven project and is commercial for storage units. There will be a change in the assessed value after the permits are pulled and occupancy issued and that is the point in time you want to capture the increment, the difference between vacant ground and full improvement. The initial meetings were already had.

Mr. Carnahan asked for Section 2 to be read and asked for an explanation.

Mr. Austgen commented this is on Resolution No. 2024-03 RDC, Section 2. This is statutory language that can be found in 36-7-14.5, 39 B & C. You will find that these criteria are applied to review of whether the property qualifies for or not on TIF increment capture.

Mr. Carnahan commented it talks about gainful employment of citizens and it sounds like we need to take care of businesses. Mr. Austgen commented that is what the Redevelopment Statute is about. This was considered by your consultants and your staff as this project was put together and it will happen as part as a consequence of the development of the property. There will be carpenters, tradesmen and builders out there doing the building and improving of the property and it will qualify for increment capture.

Mr. Austgen commented it will be an improvement and it will enhance the area. It will put brand new improvements in an area that is partially residential and commercial. It is also adjacent to industrial commercial parks that are on the southside of this and the connection improvement piece to that development. It is in the Master Plan that identifies the Route 41 Corridor and these areas that are underdeveloped, dilapidated, or deteriorated. They will improve and enhance those properties and their value. Nobody that pays taxes will be affected by this, other than the property owner from whom the increment will be captured.

Mr. Becker read by title only Resolution No. 2024-03 RDC.

Mr. Thiel asked if there were any Remonstrators for this item. Seeing none; public commented was closed.

Mr. Austgen commented as a reminder, this is a consolidation and appendage of Storsafe property to the existing Town 133<sup>rd</sup> Consolidated TIF District. This is in connection with the Comprehensive Plan of how the TIF District will expand and how you will raise the funds for improvements and for all of the things that are talked about.

Mr. Carnahan asked is it connected on the East and West side. Mr. Austgen responded in the affirmative.

Mr. Carnahan commented any money generated can be used at any portion in the TIF District.

A motion was made by Mr. Recupito and seconded by Mr. Parker to approve Resolution No. 2024-03-RDC. 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

**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”**

Mr. Austgen commented this is in companion to the previous item and it makes plan work and connects the properties.

Mr. Becker read by title only Resolution No. 2024-04 RDC.

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A motion was made by Mr. Parker and seconded by Mr. Recupito to approve Resolution No. 2024-04-RDC.  
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

**Public Comment:** None was had.

**Adjournment:** Mr. Thiel adjourned the meeting at 6:42 pm.

**TOWN OF CEDAR LAKE REDEVELOPMENT COMMISSION**



Robert H. Carnahan, Member




Nicholas Recupito, Member



Greg Parker, Member



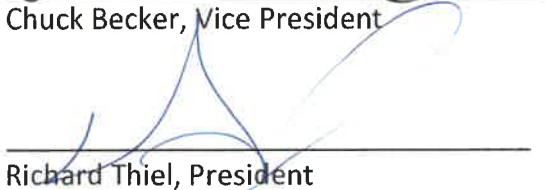
Mary Joan Dickson, Member



Julie Rivera, Member

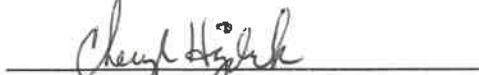


Chuck Becker, Vice President



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 December 17, 2024*