

TOWN OF CEDAR LAKE, LAKE COUNTY, INDIANA
MINUTES OF THE TOWN COUNCIL



September 15, 2020

Special Public Meeting Advertised for 6:00 PM
Conducted at the Cedar Lake Town Hall
Pledge of Allegiance & Moment of Silence

In an effort to maintain transparency and accessibility while keeping accordance with the Governor’s Executive Orders relating to COVID-19, the Town Council meeting limited in person attendance but the live broadcast was streamed and can be viewed at <https://cedarlakein.org/view-town-meetings/>. Questions and comments were accepted electronically and instructions can be found on the Public Meeting Agenda, a copy of which can be found at

Roll Call:

Town Council

Present*	Robert H. Carnahan	Ward 1	Present	Colleen Schieben	Ward 6
	Council Member			Council Member	
Present	John Foreman	Ward 2	Present	Richard Sharpe	Ward 7
	Council Member			Council Member	
Present	Julie Rivera	Ward 3	Present	Jennifer N. Sandberg, IAMC	
	Council Member			Clerk-Treasurer	
Present	Ralph Miller	Ward 4	Present	Jill Murr, CPM, IAMC, MMC	
	Council Member			Town Administrator	
Present	Randell Niemeyer	Ward 5	Present	David Austgen	
	Council Member			Town Attorney	

**Council member Carnahan participated remotely.*

Redevelopment Commission

Present Nathan Vis, President
Present Eric Burnham, Vice-President
Present Doug Spencer, Secretary
Present Jolie Covaciu, Member
Present Randy Niemeyer, Member

Redevelopment Authority

Present Robert Gross, President
Present Pete Blagojevic, Vice-President
Present Brian Kubal, Secretary

**Bond Counsel, Phil Faccenda of Barnes and Thornburg was also present.*

A. Project Introduction

Phil Faccenda, bond counsel, stated the resolutions before each body this evening are for the same subject matter. This is for refunding the 2007 and 2013 Redevelopment Authority Bonds. Those bonds were issued as lease-rental revenue bonds. The lease is primarily roads. The Town transferred ownership of the roads to the Redevelopment Authority so they could turnaround and be leased to the Redevelopment Commission. The three bodies have to take action because that is what happened in 2007 and 2013. The Redevelopment Authority is going to be the entity that refinances its own bonds. They are the issuer of the bonds. The Town Council has to approve any bonds issued by the Redevelopment Commission or the Redevelopment Authority. The Redevelopment Commission, the Lessee, has to approve the amendment to the leases that exists. The lease-rental sets the debt service on the bonds. It is anticipated that net present value savings will be approximately 7%-8%. This will equate to somewhere north of \$200,000. That will be the net savings. The resolutions lay out the parameters for the bonds. They talk about a 4.5% interest rate but it is expected to be lower than that. They set the parameters so they don’t have to return for an amendment. The current bonds are bearing interest rates of approximately 4%. They are moving as steadily as they can. Assuming positive approval tonight, they are hoping to move forward and sell the bonds in October. They are hoping to price before the Election and will close the bonds after.

B. Resolutions

1. Redevelopment Authority

Resolution No. 2020-01 Redevelopment Authority (RDA)

Mr. Gross read Resolution No. 2020-01 by title only.

A RESOLUTION OF THE CEDAR LAKE REDEVELOPMENT AUTHORITY AUTHORIZING THE ISSUANCE OF ONE OR MORE SERIES OF REDEVELOPMENT AUTHORITY LEASE RENTAL REVENUE REFUNDING BONDS, AUTHORIZING THE EXECUTION OF ADDENDA TO CERTAIN LEASE AGREEMENTS AND APPROVING CERTAIN MATTERS RELATED THERETO.

**TOWN OF CEDAR LAKE, LAKE COUNTY, INDIANA
MINUTES OF THE TOWN COUNCIL**

A motion to approve Resolution No. 2020-01 was made by Brian Kubal with second by Pete Blagojevic. Roll call vote: Robert Gross – Yes, Pete Blagojevic – Yes, Brian Kubal – Yes. Vote 3-0.

2. Redevelopment Commission

Resolution No. 2020-03 Redevelopment Commission (RDC)

Mr. Vis read Resolution No. 2020-03 by title only.

A RESOLUTION OF THE TOWN OF CEDAR LAKE REDEVELOPMENT COMMISSION AUTHORIZING THE EXECUTION OF ADDENDA TO CERTAIN LEASE AGREEMENTS BETWEEN THE CEDAR LAKE REDEVELOPMENT AUTHORITY AND TOWN OF CEDAR LAKE, LAKE COUNTY, INDIANA, REDEVELOPMENT COMMISSION, AND THE ISSUANCE OF BONDS IN CONNECTION THEREWITH, AND APPROVING CERTAIN MATTERS RELATED THERETO.

A motion to approve Resolution No. 2020-03 was made by Eric Burnham with second by Doug Spencer. Roll call vote: Jolie Covaciu – Yes, Doug Spencer – Yes, Randy Niemeyer – Yes, Eric Burnham – Yes, Nathan Vis – Yes. Vote 5-0.

3. Town Council

Resolution No. 1268 - Y2020 Bonds

Mrs. Rivera read Resolution No. 1268 by title only.

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF CEDAR LAKE, LAKE COUNTY, INDIANA, APPROVING AN ADDENDUM TO CERTAIN LEASE AGREEMENTS BETWEEN THE CEDAR LAKE REDEVELOPMENT AUTHORITY AND THE TOWN OF CEDAR LAKE, LAKE COUNTY, INDIANA, REDEVELOPMENT COMMISSION, AND THE ISSUANCE OF BONDS IN CONNECTION THEREWITH, AND TAKING OTHER ACTIONS RELATED THERETO.

A motion to approve Resolution No. 1268 was made by John Foreman with second by Robert Carnahan. President Niemeyer asked Clerk-Treasurer Sandberg about the current make-up of the debt service on the bonds and what the new debt service make-up will be as far as distribution. Ms. Sandberg stated currently, the 2007 bond has a tax levy and the 2013 bond is paid from TIF. As for the new bonds, I have not been brought up to speed on the anticipated debt service make-up. Mr. Faccenda stated it would be the same. They would pledge the levy in the case of both bonds. The Town chose to institute the levy for the 2007 and not the 2013. The primary source of security is the levy. Mr. Niemeyer stated theoretically it should reduce some pressure on the levy. Mr. Faccenda stated it can if they choose to. Roll call vote: Carnahan – Yes, Foreman – Yes, Miller – Yes, Schieben – Yes, Sharpe – Yes, Rivera – Yes, Niemeyer – Yes. Vote: 7 - 0.

C. Other Business for the Joint Public Meeting.

Mr. Austgen added as a reminder for all of the officials present, the Town Council received a report from the Hanover Community School Corporation attorney about the debt service of the school corporation. They reported that for their \$79 million project they financed at 1.85%. There is a lot of optimism with this refunding. Mr. Faccenda added that the marketplace is exceptionally good. They are hopeful when they get to pricing that they are able to see numbers like that.

Mr. Vis asked if rates are this low, would it make sense to take out additional dollars at the low rates. Mr. Faccenda stated a new financing procedure would have to be done. You cannot borrow more on a refinancing. A brief discussion continued on additional financing.

ADJOURNMENT Council President Niemeyer called the meeting to adjournment at approximately 6:15 PM.

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COUNCIL OF THE CIVIL TOWN OF CEDAR LAKE, LAKE COUNTY, INDIANA

Randell Niemeyer, President

Julie Rivera, Vice President

Robert H. Carnahan

John Foreman

Ralph Miller

Colleen Schieben

ATTEST:

Richard Sharpe

Jennifer N. Sandberg, IAMC
Clerk-Treasurer

The Minutes of the Cedar Lake Town Council 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 IC 5-1.5-2-2

REDEVELOPMENT COMMISSION

Nathan Vis, President

Eric Burnham, Vice President

Doug Spencer

Randy Niemeyer

Jolie Covaciu

REDEVELOPMENT AUTHORITY

Robert Gross, President

Brian Kubal, Vice President

Pete Blagojevic