

**TOWN OF CEDAR LAKE, LAKE COUNTY, INDIANA
SPECIAL CONSOLIDATED MEETING
REDEVELOPMENT COMMISSION, TOWN COUNCIL, PLAN COMMISSION
November 19, 2024**



**Public Meeting Advertised Directly Following Utility Board Meeting 6:30PM
Conducted at the Cedar Lake Town Hall**

Moment of Silence

Roll Call:

Present Robert H. Carnahan, Ward 1 RDC Member	Present Jerry Wilkening Plan Commission Vice-President
Present Nick Recupito, Ward 3 RDC Member	Present John Kiepora Plan Commission President
Present Greg Parker, Ward 5 RDC Member	Present Robert H. Carnahan, Ward 1 Town Council
Present Mary Joan Dickson, At Large RDC Member	Present Julie Rivera, Ward 2 Town Council
Present Julie Rivera, Ward 2 RDC Secretary	Present Chuck Becker, Ward 4 Town Council
Present Chuck Becker, Ward 4 RDC Vice-President	Present Mary Joan Dickson, At Large Town Council
Present Richard Thiel, At Large RDC President	Present Richard Thiel, At Large Town Council
Present Chuck Becker Plan Commission Member	Present Greg Parker, Ward 5 Town Council Vice-President
Present Greg Parker Plan Commission Member	Present Nick Recupito, Ward 3 Town Council President
Present Robert Carnahan Plan Commission Member	Present Jennifer N. Sandberg, IAMCA, CMC, CPFIM Clerk-Treasurer
Present James Hunley Plan Commission Member	Present Jeff Bunge Town Manager
Present Heather Dessauer Plan Commission Secretary	Present David Austgen Town Attorney

PUBLIC COMMENT

None

NEW BUSINESS

Mr. Thiel asked Mr. Austgen to give an explanation. Mr. Austgen stated it is a rather simple process with a lot of moving parts. The moving parts are required by Indiana Code. They are here for the consideration of adoption process of adding a TIF District parcel to the current and existing 133rd and Consolidated TIF District. He stated there is a long established TIF District and 133rd Avenue started it. He stated the parcel was consolidated when the Henn project came in and the Bultema project came in to the Town. He stated they were parcels that were deemed appropriate for being considered as TIF District parcels. That means an allocation area would be established by enabling resolutions of the Town Council, Plan Commission, Redevelopment Commission and ultimately, back to the Redevelopment Commission. That means tax assessed value would be made and reported to the parcels so petitioned for. That means the ground as it is or the property with the improvements as of right now, are base assessed value property. If there is a vacant piece of land and it is subject of these proceedings, there is already presently imposed property tax based upon valuation established by County government. The parcels when they go through the process of being added to an allocation area in a TIF District, the parcels retain their valuation until improvements are made that increase the base assessed value. The difference between empty land, vacant and unimproved, and fully developed land is the TIF. That is what the process is about. The parcel tonight subject to the proceedings this evening is about to be developed. It is part of a parcel that is butting a parcel north that was brought in when the aforementioned Henn and Bultema parcels became part of the TIF District. It is the intention that increment be captured for purposes of the development activities of the corridor. The comprehensive plan talks about this. The planning that brought the consolidated TIF District to this place talks about this. It has been long planned that as development occurs into the south Route 41 corridor, that this be a consequence of how taxation is handled and collection of revenue. The specific parcel is the Safe Storage property that has been the subject of proceedings before the Plan Commission. Last month, approval of a one-lot subdivision and site plan occurred. Mr. Austgen noted there was also a variance. The parcel is suited for what they are talking about and part of the justification in addition to what the tax impact statement will provide ultimately, is that funding revenue will be available as the South 41 Corridor develops. He discussed the pieces coming together over time. He stated there will be improvements on Route 41 soon. He stated there are long stated concerns from residents in the area of storm drainage problems to address that relate to road improvements and expansion of the Town's commercial and industrial districts. Mr. Austgen stated that everything about capturing increment is good because they will need money to take care of those problems and maintain them thereafter.

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Mr. Carnahan clarified that this is bringing Safe Storage in with Lakeview which is on US 41 and Rainside on 141st with 133rd. Mr. Austgen stated yes. Mr. Becker corrected that the property is Store Safe.

Redevelopment Commission

1. RDC Resolution No. 2024-03-RDC – A Resolution of the Redevelopment Commission Approving Amendments to the Declaratory Resolution and Consolidated Economic Development Plan for Cedar Lake 133rd Avenue.

Mr. Thiel asked Mr. Becker to read Resolution No. 2024-03-RDC by title only. A motion to approve Resolution No. 2024-03-RDC was made by Julie Rivera with second by Mary Joan Dickson. Roll Call: Carnahan – Yes, Recupito – Yes, Parker – Yes, Dickson – Yes, Rivera – Yes, Becker – Yes, Thiel – Yes. Vote 7 – 0.

Plan Commission

1. Plan Commission Resolution No. 2024-02-PC – A Resolution of the Plan Commission Approving a Resolution of the Redevelopment Commission Approving Amendments to the Declaratory Resolution and Consolidated Economic Development Plan for Cedar Lake 133rd Avenue.

Mr. Kiepura asked Mr. Wilkening to read Resolution No. 2024-02-PC by title only. Mr. Wilkening stated that he thinks all the suggested TIF areas are a great idea. A motion to approve Resolution No. 2024-02-PC was made by Greg Parker with second by Jerry Wilkening. Roll Call: Becker – Yes, Parker – Yes, Carnahan – Yes, Hunley – Yes, Dessauer – Yes, Wilkening – Yes, Kiepura – Yes. Vote 7 – 0.

Town Council

1. Town Council Resolution No. 1362 – A Resolution Approving an Order of the Plan Commission Approving a Resolution of the Redevelopment Commission Approving Amendments to the Declaratory Resolution and Consolidated Economic Development Plan for Cedar Lake 133rd Avenue.

Mr. Recupito asked Mr. Parker to read Resolution No. 1362 by title only. A motion to approve Resolution No. 1362 was made by Richard Thiel with second by Chuck Becker. Roll Call: Carnahan – Yes, Rivera – Yes, Becker – Yes, Dickson- Yes, Thiel – Yes, Parker – Yes, Recupito – Yes. Vote 7 – 0.

PUBLIC COMMENT

Gayle Brannon, 7014 W. 139th Place, asked about the exhibit in the packet. She stated it is not legible. She stated she could not read the blue area. She asked about the legend. Mr. Recupito stated it should say added TIF parcels.

ADJOURNMENT Mr. Thiel called the meeting to adjournment at approximately 7:19 PM.

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

Robert Carnahan, Ward 1

Julie Rivera, Ward 2

Nick Recupito, Ward 3

Chuck Becker, Ward 4

Greg Parker, Ward 5

Mary Joan Dickson, At-Large

ATTEST:

Richard C Thiel Jr., At-Large

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

**Town of Cedar Lake
Redevelopment Commission**

**Town of Cedar Lake
Plan Commission**

Richard Thiel, President

John Kieपुरa, President

Chuck Becker, Vice-President

Jerry Wilkening, Vice-President

Robert H. Carnahan, Member

Heather Dessauer, Secretary

Julie Rivera, Member

James Hunley, Member

Nicholas Recupito, Member

Robert H. Carnahan, Member

Greg Parker, Member

Greg Parker, Member

Mary Joan Dickson, Member

Chuck Becker, Member

Attest:

Attest:

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

Recording Secretary

The Minutes are transcribed pursuant to IC 5-14-1.5-4(b).