



CEDAR LAKE REDEVELOPMENT COMMISSION PUBLIC MEETING MINUTES

Cedar Lake Town Hall, 7408 Constitution Avenue

August 5, 2025 at 6:30 pm

Call To Order:

Mr. Thiel called the meeting of the Redevelopment Commission to order on Tuesday, August 5, 2025, at 6:50 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; Chuck Becker, Vice President; Greg Parker; Mary Joan Dickson; Rich Thiel, President. A quorum was attained.

Also present: Tracy Haskell, HCSC Liaison; Danielle Bazin, CPCSC Liaison; Jennifer Sandberg, Clerk-Treasurer; David Austgen, Town Attorney; Ben Eldridge, Town Manager; Cheryl Hajduk, Recording Secretary

Absent: None

Consent Agenda:

1. Approval July 1, 2025, Meeting Minutes
2. Claims – Fund #404 – 3548.90, Fund #804– \$1607.73

A motion was made by Mr. Recupito and seconded by Mr. Parker to approve the Consent Agenda. Motion passed unanimously by roll-call vote:

Robert Carnahan	Aye
Nick Recupito	Aye
Greg Parker	Aye
Mary Joan Dickson	Aye
Julie Rivera	Aye
Chuck Becker	Aye
Richard Thiel	Aye

Discussion Items:

1. Hanover High School Senior Banner displays on light posts

Mr. Thiel stated Ms. Haskell will discuss senior banner displays on light posts for Hanover High School.

Ms. Haskell commented the School Board had a thought about putting banners on light posts down 133rd Street. There are metal posts for banners and we were wondering for Fall, Winter, Spring if we can put up our senior banners and hang them on the posts so the whole community can see them. The banners would also be for Cheerleading, Marching Band and Choir. This way the community can see what our kids are doing.

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Mr. Recupito asked who would put the banners up and take them down. Ms. Haskell commented, if we need to, we would put them up.

Mr. Thiel commented Public Works puts up flags.

Mr. Recupito commented we would need to figure out the logistics of getting the flags up.

Ms. Rivera commented she would like to talk to Public Works to see if this doable.

Mr. Thiel asked can the school put the banners up themselves on the light poles or would Public Works have to put the banners up. Mr. Austgen stated a license can be permitted for the school to put the banners up.

2. Resolution No. 2022-04-RDC a transfer of property

Mr. Thiel commented item #2 should not have been put on the agenda. This was in response to a question that a resident had at another meeting.

School Board Liaison Comments:

Ms. Haskell commented school starts next week and get prepared to see buses out, kids walking to school. Please do not pass buses.

Ms. Bazin commented we will be having back to school night for Macarthur Elementary and school starts on August 13, 2025.

Written Communications: None was had.

Public Comment:

Mr. Pat Conlon, 12516 Havenwood Pass, Cedar Lake, commented he was on the Redevelopment Commission Board many years ago and several TIF Districts were created. When does the 133rd TIF District sunset end. Mr. Austgen commented not a lot of years left.

Mr. Conlon asked per the State Statute, once it has sunsetted, can it be re-established with the same boundaries. Mr. Austgen commented it can with a separation of the time and it could be at least a year.

Mr. Conlon asked can we re-create the TIF District after it has sunsetted. It is a revenue stream that can not afford not to capture anymore.

Mr. Recupito commented it would not be a bad idea, but there would be a drop in revenue.

Ms. Cheryl Parker, 7227 W. 136th Court, commented when she was here last month and she was hoping for a reply back to the Resolution.

Mr. Thiel commented there wasn't an Exhibit A in the packet with the Resolution that shows that this was the parcel that was in question.

Ms. Parker commented it was a Public Works parcel and Potawatomi Park's parcel.

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Mr. Austgen asked Ms. Parker to be clearer on her question regarding if this was moved out of the RDC. Mr. Austgen commented he believed it did and will produce the documents from the files.

Ms. Cecilia Bragg, 10203 W. 135th Avenue, Cedar Lake, IN, commented her subdivision, Centennial Villas, they blacktopped the street. King Drive is barricaded and closed and it cannot be driven straight through and people have to go all the way around. Is King Drive a public street. Mr. Thiel commented it will be and Beacon Pointe West was going to connect and the subdivision to the North of there was not completely built out, so it did not have the top coat on the road, so they did not want construction traffic tearing up the road. Mr. Austgen commented he didn't think there was a time frame. This was not a standalone subdivision or a Planned Unit Development and the zoning and platting stay on the ground until changed or otherwise, approved by Town Council and Plan Commission authorization.

Mr. Recupito commented it is Summerwinds that has that barricaded. The problem we have is that the developer is not that responsive to the Plan Commission or the Town. Discussion ensued.

Ms. Bragg commented her concern on 135th Avenue, the ambulance and Fire Department have come four times in the area recently and have to go all the way around. There is only one exit for Summerwinds.

Ms. Bragg commented there is an industrial park behind her home and there has been a lot of noise from one of the businesses. Mr. Parker commented there was talks with the developer before the subdivision was built and the industrial park being there already.

Mr. Bob Grosek, 14055 Deodor Street, Cedar Lake, IN, asked is there an Ordinance in Cedar Lake for e-bikes on sidewalks. Chief Gruska commented he would need to look that up.

Mr. Grosek commented e-bikes are very fast and can be a safety issue when children are walking on sidewalks to and from school.

Adjournment: Mr. Thiel adjourned the meeting at 7:11 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 August 5, 2025