

**Burns Harbor Redevelopment Commission
Minutes of May 13, 2026**

The Redevelopment Commission of the Town of Burns Harbor, Porter County, Indiana, met in a special session on Wednesday, May 13, 2026, at the Burns Harbor Town Hall. The meeting was called to order by Redevelopment Commission President Roseann Bozak at 6:00 p.m.

The Pledge of Allegiance to the American Flag was recited.

Roll Call:

Commissioner Roseann Bozak.....	Absent
Commissioner Brad Enslen	Present
Commissioner Jack McGraw	Present
Commissioner Jennifer McHargue.....	Absent
Commissioner Kylane Tumblin.....	Present
Commissioner Jocelyn Hibshman (non-voting member)	Present

Additional Officials Present

Attorney-Clay Patton, Town Council President, Toni Biancardi, Deputy Clerk- Madeline Parker, Matt Kaiser with Abonmarche, and Consultant, Karnerblue Era-Tina Rongers

Approval of Minutes

Commissioner Tumblin made a motion to approve April 8, 2026, and April 15, 2026, minutes. Commissioner McGraw seconded the motion. Commissioner Enslen- Aye, Commissioner McGraw- Aye, Commissioner Tumblin- Aye, Commissioner McHargue- Absent, Commissioner Bozak- Absent. Motion passed.

Reports

Commissioners

Nothing to report.

Clerk-Treasurer

Absent.

RDC Attorney

Nothing to report.

RDC Engineers

Nothing to report.

RDC Consultant-Karnerblue

Nothing to report.

Duneland School Board Representative

School board representative Hibshman gave a report on all things going on in the Duneland School Corporation.

Correspondence

Nothing to report.

Old Business

Marquette Greenway

Phase 1B Update- Project Funding

Rongers stated that the project cost is to construct the trail and is just over \$8 million. Of that amount, we have \$5 million through the Next Level Trails program, and I am happy to report that we received our first installment of the grant funds in the amount of \$2.5 million last week. We are coordinating with the Clerk-Treasurer’s office on the deposit of those funds, so we do have about \$1.9 million in cash on hand for supporting the local match, and we are currently exploring funding options because this project will move quickly. A year from now, the project will be completed. The Redevelopment Commission will not have all the TIF funds on hand, so we are looking at 3 options to support that gap. One of those is that we are talking with local and regional funding agencies to see whether there are grant funds available to leverage our local

dollars. The second option is whether there are some low cost loan options that would help us extend the utilization of RDC funds. The third option, in consultation with Baker Tilley, is looking at the Redevelopment Commission's capacity to bond for the project. So, for tonight we are asking for the Redevelopment Commission to express your willingness to support us looking at these three options and just being clear whether or not the commission as a whole supports the concept of potentially bonding for the project as like a last resort. That is the summary, I am happy to answer any questions. Commissioner Tumblin made a motion to explore the three different options: grants, loans, and bonding. Commissioner McGraw seconded the motion. Commissioner Enslen- Aye, Commissioner McGraw- Aye, Commissioner Tumblin- Aye, Commissioner McHargue- Absent, Commissioner Bozak- Absent. **Motion passed.**

Commissioner McGraw questioned if this was just to review what the Redevelopment Commission's options are. Rongers stated that is correct.

Groundbreaking Ceremony

Rongers stated that we are also happy to announce that the Town of Burns Harbor, in partnership with the Town of Porter, the National Park Service, and the Department of Natural Resources Next Level Trails program will be hosting a groundbreaking ceremony on June 5, 2026, at 10 am and that will be held at the National Park Service at the Howe Rd. parking lot. This will be a one hour event to celebrate the kickoff of construction of the Marquette Greenway between Burns Harbor and Porter.

Phase 1B Construction

Kaiser stated that Homer Tree Service finished up their work yesterday, so they are off site. We will be going through and working with them on their final closeout. I know that we have had some time delays that we will be working on with them, and there is some additional trees that were picked up that will also be worked on. Hopefully next month we will come back with a recommendation for closing that part out with Paschen. We did have our pre-construction meeting with them and a schedule was put together. We have not received anything showing that there is a revision to that schedule, so at this point that is still valid. If anything comes up, we will immediately send it off so that you guys can get that updated on your Facebook page or however you are circulating that throughout the town. We do expect our DNR permit to finally be approved. We have been waiting on that for about 6 months now, and Soil Solutions has gotten through their tree inventory and mitigation plans so that should be getting approval as well.

TIF Financial Advisory

TIF Allocation Amendment

Rongers stated that we have been consulting with Baker Tilley for several months on the impact of SCA-1 on Burns Harbor's TIF allocation area and also looking at the capacity of the TIF to support bonding as a potential option for the trail. We did map out all of the parcels with the assistance of Porter County. So, we have a map that shows all of our TIF district, 1% with residential, 2% commercial, and 3% industrial. There are some pockets of residential/commercial areas, kind of in the outlying areas of the TIF that we were to amend out TIF allocation area by removing those identified parcels out, and the net effect would be that it would increase the value of our TIF. So tonight, we are asking the Redevelopment Commission to consider the recommendation by Baker Tilley, to look at a TIF allocation amendment and that authorization that would also go along with that. We would be working with Baker Tilley to identify the exact parcel IDs on the map. And then secondly, we would need to secure a legal counsel. In the past, we have used a different firm that has the technical expertise to do TIF amendments. So that would be the request tonight for the Redevelopment Commission to authorize exploring the TIF allocation amendment and engaging Baker Tilley and bond council to shape that process. The TIF amendment process takes about 60-90 days, and it can be done in tandem with going out to bond, if that were something that was recommended later. Commissioner Enslen asked if there was an estimate as to what this would cost. Rongers stated I don't have an estimate of legal fees. Baker Tilley is already under contract, so there is balance remaining under that, so there are funds set aside for their participation. We would just be looking at legal fees, which is basically a 60-90-day process with bond council to do the TIF amendment. It would be authorizing us to pull the team together that would lay out what it would look like, just not approving it. Next month we would come back to you and say, here is what was recommended, here is the contract for Town Council, and that 60-90 day time would probably start in June. Commissioner McGraw made a motion to authorize Baker bond council to assist in the TIF allocation amendment. Commissioner Tumblin seconded the motion. Commissioner Enslen- Aye, Commissioner McGraw- Aye, Commissioner Tumblin- Aye, Commissioner McHargue- Absent, Commissioner Bozak- Absent. **Motion passed.**

Authorize Baker Tilley to Prepare the June 15th Report

Rongers stated that the Redevelopment Commission has a statutory report that is due on June 15th. Given the changes happening in the Clerk-Treasurer's office, we can utilize Baker Tilley to

complete that report. They are ready to do it, so tonight we are just looking for authorization for Baker Tilley to complete the June 15th report. Commissioner Tumblin made a motion to authorize Baker Tilley to complete the June 15th report. Commissioner McGraw seconded the motion. Commissioner Enslen- Aye, Commissioner McGraw- Aye, Commissioner Tumblin- Aye, Commissioner McHargue- Absent, Commissioner Bozak- Absent. **Motion passed.**

Approve Baker Tilley Invoice #BTMA35072

Commissioner McGraw made a motion to approve Baker Tilley invoice #BTMA35072. Commissioner Tumblin seconded the motion. Commissioner Enslen- Aye, Commissioner McGraw- Aye, Commissioner Tumblin- Aye, Commissioner McHargue- Absent, Commissioner Bozak- Absent. **Motion passed.**

Safe Streets for All

Routing Analysis RFP Approval to Publish

Rongers stated we were awarded supplemental planning grants. The grant agreement is still being finalized. While that is being done, the Safe Streets for All Committee did draft a RFP for engineering services to conduct the routing analysis. You all have the draft before you, and we are just looking for authorization to release that and publish the RFP. Commissioner McGraw made a motion to authorize the release of the RFP for Safe Streets for All. Commissioner Tumblin seconded the motion. Commissioner Enslen- Aye, Commissioner McGraw- Aye, Commissioner Tumblin- Aye, Commissioner McHargue- Absent, Commissioner Bozak- Absent. **Motion passed.**

Implementation Grant Local Match Request & Approval to Submit

Rongers stated because of our action plan being in place, every year we can apply for Safe Streets for All funding the Safe Streets for All. The committee just met and would like to pursue additional funding for the implementation of some low-cost safety enhancements along Hwy US 20, such as signage with flashing signs. This would be additional stop signs that would be at the dangerous intersections of our residential streets onto Hwy US 20. We are also looking at some kind of trail safety measures that are needed at the end of Stanley Street to be included. I am still working on the grant, but right now, my recommendation and request is that we would submit an application similar to what we have done the past two years. It is for an amount of \$150,000. We would be requesting \$120,000 in federal funds and \$30,000 in local match. This would be for the 2027 Redevelopment Commission budget. We are just looking for the authorization to commit \$30,000 in the local match and to submit the grant application. Commissioner McGraw made a motion to commit \$30,000 in local match and to submit the grant application for Safe Streets for All. Commissioner Tumblin seconded the motion. Commissioner Enslen- Aye, Commissioner McGraw- Aye, Commissioner Tumblin- Aye, Commissioner McHargue- Absent, Commissioner Bozak- Absent. **Motion passed.**

POs & Invoices

Deputy Clerk Parker stated I am the Deputy Clerk for the Clerk-Treasurer's office. I can give you some insight as to what all these POs are for, if it helps. I did write an email outlining what POs we have open, what we have already approved, and what needs to be re-approved.

Soil Solutions Amendment PO #3419

Deputy Clerk Parker stated that this was already approved, but it was approved for the engineering line. We just need approval to change that to the miscellaneous services line because that is where all the money for this project has been appropriated. Commissioner Tumblin made a motion to change the line item to miscellaneous services for PO #3419. Commissioner McGraw seconded the motion. Commissioner Enslen- Aye, Commissioner McGraw- Aye, Commissioner Tumblin- Aye, Commissioner McHargue- Absent, Commissioner Bozak- Absent. **Motion passed.**

Soil Solutions Invoice #26871

Deputy Clerk Parker stated this is an individual invoice under PO #3419, so I don't believe there needs to be a motion for this.

Homer Tree Service Amendment PO #3422

Deputy Clerk Parker stated that this has already been approved; it was just approved for the engineering line. We just need it approved for the miscellaneous service line. Commissioner Tumblin made a motion to change the line item to miscellaneous services for PO #3422. Commissioner McGraw seconded the motion. Commissioner Enslen- Aye, Commissioner McGraw- Aye, Commissioner Tumblin- Aye, Commissioner McHargue- Absent, Commissioner Bozak- Absent. **Motion passed.**

Abonmarche Amendment PO #3425 and FH Paschen PO #3426

Deputy Clerk Parker stated that this PO has not been approved yet. It is for Abonmarche for \$180,000. This would come from the miscellaneous services line. This is also the same as the one following, for FH Paschen for \$1,662,600. We have appropriated \$8 million in that line to be used. We have received the first payment of \$2.5 million. We will be receiving the other payment in June. Commissioner Tumblin made a motion to approve PO #3425 for Abonmarche and PO #3426 for FH Paschen. Commissioner McGraw seconded the motion. Commissioner Enslen- Aye, Commissioner McGraw- No, Commissioner Tumblin- Aye, Commissioner McHargue- Absent, Commissioner Bozak- Absent. **Motion passed.**

Rongers stated we held off on these POs because we were doing that mitigation from the engineering services line over to miscellaneous service. The Abonmarche PO #3425 for \$180,000 is the initial PO for their construction administration services. PO #3426 is for FH Paschen who are now under contract for construction; they are the general contractors developing the trail.

Attorney Patton stated this does not pass because you only have two votes out of the five. You should essentially table this until next month. Rongers stated that is fine, we don't have any invoices at this time for FH Paschen. If you don't feel comfortable with that amount, we can break that up into smaller POs.

Marquette Greenway

Phase 1A Update

Commissioner Tumblin made a motion to table the Marquette Greenway until next month. Commissioner McGraw seconded the motion. Commissioner Enslen- Aye, Commissioner McGraw- Aye, Commissioner Tumblin- Aye, Commissioner McHargue- Absent, Commissioner Bozak- Absent. **Motion passed.**

Westport Site

Commissioner Tumblin made a motion to table the Westport site until next month. Commissioner McGraw seconded the motion. Commissioner Enslen- Aye, Commissioner McGraw- Aye, Commissioner Tumblin- Aye, Commissioner McHargue- Absent, Commissioner Bozak- Absent. **Motion passed.**

New Business

Approval of Claims Register

Commissioner Tumblin made a motion to approve the claims register. Commissioner McGraw seconded the motion. Commissioner Enslen- Aye, Commissioner McGraw- Aye, Commissioner Tumblin- Aye, Commissioner McHargue- Absent, Commissioner Bozak- Absent. **Motion passed.**

Commissioner Enslen stated that we have an invoice for Karnerblue for \$5,950. Commissioner McHargue made a motion to approve the Karnerblue invoice for \$5,950. Commissioner Tumblin seconded the motion. Commissioner McHargue- Aye, Commissioner Enslen- Aye, Commissioner McGraw- Aye, Commissioner Tumblin- Aye, Commissioner Bozak- Absent. **Motion passed.**

Approval of the Financial Report for the Month of April 2026

Commissioner McGraw made a motion to approve the financial report. Commissioner Tumblin seconded the motion. Commissioner Enslen- Aye, Commissioner McGraw- Aye, Commissioner Tumblin- Aye, Commissioner McHargue- Absent, Commissioner Bozak- Absent. **Motion passed.**

Good of the Order

Frye stated my name is Michael Frye, 1254 Coan St., and I have concerns about the flooding in my backyard where the culvert was put in on the trail. Town Council President Biancardi stated we can set up a meeting with Superintendent Downey and the Town Engineer to go over your concerns.

Adjournment

Commissioner McGraw made a motion to adjourn. Commissioner Tumblin seconded the motion. Commissioner Enslen- Aye, Commissioner McGraw- Aye, Commissioner Tumblin- Aye, Commissioner McHargue- Absent, Commissioner Bozak- Absent. **Motion passed.**

The meeting concluded at 6:40 p.m.

Approved June 10, 2026

REDEVELOPMENT COMMISSION
FOR THE TOWN OF BURNS HARBOR

Roseann Bozak, President

Brad Enslen, Vice President

Jennifer McHargue, Secretary

Jack McGraw

Kylane Tumblin

ATTEST:

Jill Sherrill, Recording Secretary