Burns Harbor Redevelopment Commission
Minutes of June 10, 2026

The Redevelopment Commission of the Town of Burns Harbor, Porter County, Indiana, met in a special session on Wednesday, June 10, 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....................................	Present
Commissioner Brad Enslen	Present
Commissioner Jack McGraw	Present
Commissioner Jennifer McHargue...............................	Present
Commissioner Kylane Tumblin………………………….	Absent
Commissioner Jocelyn Hibshman (non-voting member)	Present

Additional Officials Present
Attorney-Clay Patton, Town Council President, Toni Biancardi, and Consultant, Karnerblue Era-Tina Rongers

Approval of Minutes
Commissioner McHargue made a motion to approve May 13, 2026, minutes. Commissioner Enslen seconded the motion. Commissioner Enslen- Aye, Commissioner McGraw- Aye, Commissioner McHargue- Aye, Commissioner Tumblin- Absent, Commissioner Bozak- Absent. **Motion passed.**

Reports

Commissioners
Nothing to report.

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 1A
Resident Concerns Update
Commissioner Bozak stated that resident Mr. Frye came in to discuss his concerns about his property. There was a meeting on his property with Commissioner McGraw and our town engineer. Commissioner McGraw stated that we have not received anything back from our engineer yet. There are some concerns that were brought up, and our town engineer is reviewing those concerns and will be getting back to us about what issues will need to be corrected. Councilwoman Biancardi stated that I know that our town engineer did send some of his staff back out to the property to get some more information. I did message him to see if they have come back with a proposal, but I am waiting to hear back.

Commissioner Bozak stated that we have also spoken as a board about the trail fencing. The fencing is located two feet off the property line, and we talked before about possibly marking the actual property line, so I was just bringing that discussion back to see if anyone still thinks it's necessary. Commissioner McGraw stated that until this point, until we hear from our town engineer and the issues that are out there, at this point I don't think we need to continue that. Commissioner Bozak stated that I can follow up with Shem on that and see what his thoughts are.

Commissioner Bozak stated that I was also contacted by the Doolin's, who have requested an on-site visit, so we are trying to set that up.

Commissioner Bozak stated we had talked previously about the fencing at Stanley Street and what we can do there instead of a fence to make sure traffic doesn't go through there. I think at this time we should table this discussion until the construction of the trail is complete.

Councilwoman Biancardi stated that our town engineer just called, and he is hoping to have something for the board by Friday regarding Mr. Frye's property.

Phase 1B Update
Groundbreaking Ceremony
Commissioner Bozak stated that last week we had our groundbreaking ceremony for the Phase 1B project. It was a very rainy day, but it was very well attended. Thank you to everyone who came out and supported from home. We are excited to get this project underway.

Fund Gap Opportunities- Cleveland Cliffs Foundation
Commissioner Bozak stated that we have been trying to figure out what we are going to do to close that gap when we don't have the money but will have the money. So, part of that was that we met with the Park Foundation yesterday and approved a $60,000 donation request from the Cleveland Cliffs Foundation. $50,000 will go towards the construction of the Marquette Greenway project, and the rest for some work that needs to be done at the park. So, for us to go after that grant, we do need to have Tina prepare the grant application for us. Once again, it is a $60,000 donation, and that is going to match the funds that we have. Rongers stated that, in addition to authorizing my time to prepare the grant for the Redevelopment Commissioner and Park Foundation, we also need a motion that covers the approval and authorizes the Redevelopment Commission to go after the grant. Commissioner Enslen made a motion for the Redevelopment Commission to apply for the Cleveland Cliffs Foundation. Commissioner McHargue seconded the motion. Commissioner Enslen- Aye, Commissioner McGraw- Aye, Commissioner McHargue- Aye, Commissioner Tumblin- Absent, Commissioner Bozak- Absent. **Motion passed.**

Commissioner Enslen made a motion to authorize Karnerblue to prepare the application for the grant. Commissioner McHargue seconded the motion. Commissioner Enslen- Aye, Commissioner McGraw- Aye, Commissioner McHargue- Aye, Commissioner Tumblin- Absent, Commissioner Bozak- Absent. **Motion passed.**

Commissioner McGraw questioned the cost for Karnerblue to prepare the application. Rongers stated that I am under contract each year to provide grant writing services. I have an overall contract amount. We are just making this clear because we are in partnership with the Park Foundation, so that is why I asked this to be authorized, because we are working with another entity in town.

READI2.0 Application
Commissioner Bozak stated that the Northwest Indiana Forum has invited the Redevelopment Commission to submit a $1 million grant to the READI2.0 program for our Marquette Greenway construction. This is super exciting for us. This is $1 million for us to use towards the trail, so what we would need this evening is to approve Tina to prepare all the information and get it together. Rongers stated that the Indiana Economic Development Corporation has been overseeing the READI2.0 program. This program is offered throughout the state. The Northwest Indiana Forum is the grant administrator and point of contact for the state in Northwest Indiana. They have invited us to submit the $1 million request and fill out an application. This process involves preparing the project budget as well as a project checklist and gathering supporting documentation. I did project the READI budget for you, so you will see the total project cost. It doesn't include FH Paschen and Abonmarche's time, but this includes Homer Tree Services contingency, a portion of the tree mitigation plan, a portion of the grant administration time, and some additional costs coming through with Norfolk Southern. So, the project cost right now is sitting at about $8.95 million. We will be requesting $1 million of that from the READI2.0 program. The Redevelopment Commission will be matching it with $2,300,880. We have the Next Level Trails Grant of $5 million, which is a source of match. We have the $50,000 request that we are applying for with Cliffs, and next on the agenda is a loan through the Regional Development Company Northwestern Growth Fund, which we will talk about. That would be another source of funds of $900,000. That is what the budget for the READI2.0 program will

look like. Tonight, we just want to get approval and authorization to submit this application. Commissioner McHargue made a motion for Tina to submit a request for the $1 million for the Marquette Greenway construction. Commissioner Enslen seconded the motion. Commissioner Enslen- Aye, Commissioner McGraw- Aye, Commissioner McHargue- Aye, Commissioner Tumblin- Absent, Commissioner Bozak- Absent. **Motion passed.**

Rongers stated that the READI2.0 program is a little unique from other traditional grant programs, where you apply and are rewarded. There are several steps that the state requires you to go through, so know that this is the first step of submitting the application. It will then go through state review, and then they come back to us with some questions. The next stage would be moving into the client's process and then moving into grant agreements. I just want to set an expectation here tonight that this is not a straight award and that it's an iterative process.

NWI Growth Fund Application
Commissioner Bozak stated that Tina mentioned that this is a funding source for the trail. You all have received information about the Northwest Indiana Growth Fund, so you understand who they are. We are looking to request a $900,000 loan for Marquette Greenway construction to be matched with the $2 million in local funds and other sources. This is totaling the cost and is not an additional cost. This is just separate funding to get that. At this point, we would need to decide if that is the route that we want to go, and then we will take it to the council meeting after this. Any loans that are taken out would have to go through the Town Council and not through the Redevelopment Commission. The Redevelopment Commission would need to make that recommendation to the Town Council. Tina would be working with Baker Tilley to get this completed. Commissioner McHargue made a motion for Tina to move forward on submitting the loan for $900,000 for the Marquette Greenway Construction. Commissioner Enslen seconded the motion. Commissioner Enslen- Aye, Commissioner McGraw- Aye, Commissioner McHargue- Aye, Commissioner Tumblin- Absent, Commissioner Bozak- Absent. **Motion passed.**

Rongers stated that this community revolving fund is a cost-effective strategy to complete the gap, as opposed to going out to the formal bonding process that we were looking at, so by looking at the community revolving loan fund, we would be saving ourselves potentially hundreds of $1,000's of dollars in your transaction costs because we wouldn't be going through the hoops to go out to the marketplace and sell the bonds, so we would be saving money by going the route of this loan. It is designed to assist communities and businesses that have gaps like this to complete projects.

Norfolk Southern Easement Request
Commissioner Bozak stated that in February, Norfolk Southern requested a trail easement to be produced. Abonmarche prepared documentation for this, and Norfolk Southern approved the documentation in April, and that was filed with Porter County. Rongers stated it has not yet been filed. Commissioner Bozak stated that Norfolk Southern came back in May asking for $5,000 for that easement. The project team has been in talks with Norfolk Southern about the offer letter. We need to discuss with Attorney Patton how to proceed with this because it is a last-minute request. Not talking about this tonight and making a consideration could delay the project. We have JD here this evening from Abonmarche, and he may have more information on this. JD stated that FH Paschen is trying to start their work, which is the erosion control items, which are the first item that must be in place. They can't get in and install the silt fence adjacent to and in the Norfolk Southern right-of-way without that easement in place. So, they cannot move forward with their portion of the project until we get that. Commissioner Bozak stated that Norfolk Southern has given us some example letters of what we could submit. Attorney Patton stated that I just received it this morning, and I am concerned these aren't letters. They are documents that they want signed and recorded with the county. I have some concerns about what was presented. These look like forms from the state of Pennsylvania. I am not sure why we don't have a template that is more relevant to the state of Indiana. If we have a specific amount in the document that is recorded, there may be any for a sales disclosure form. There is a lot to unpack here. I will look at it as soon as I can, but I just got it. Commissioner Bozak asked JD if he thought waiting until the next meeting would push it too far behind. JD stated that I believe the documents you are looking at reference Pennsylvania because that was the last draft copy that the people from AECOM did for Norfolk Southern.

Rongers stated that there has been some back and forth between our team's getting clarification on what they were asking for. I explained to Norfolk Southern that the commission can't just approve it. I let them know the board was waiting for something in writing from them, and they replied saying that this is an easement, that they are not selling the main line property to the Town of Burns Harbor. This is just for the trail easement, and they sent over this document to help prepare a document to send to them. We just need to figure out what the appropriate tool is. These examples that Attorney Patton is speaking to were just to help facilitate understanding and provide an example of what they have done in other peer communities. JD stated that I truly believe that it is pertinent to get them in there and get them working, because the Norfolk Southern portion of it has been a difficult task for them to get all the submittals in. This is one of the last hurdles for them to get them moving. They are on site now and ready to work. Commissioner Enslen made a motion to pay Norfolk Southern $5,000 for the easement request. Commissioner McHargue seconded the motion. Commissioner Enslen- Aye, Commissioner McGraw- No, Commissioner McHargue- Aye, Commissioner Tumblin- Absent, Commissioner Bozak- Absent. **Motion passed.**

Project Invoices
Homer #19709
Commissioner Bozak stated that there is an overage, and JD is going to explain that. JD stated that the overage in the trees is because when the survey was originally done two years ago, the standard to which INDOT requires you to remove trees from the backs. So, as those trees move from three inches to four inches, that goes into a category that must be removed. Two years ago, they fell into the category that was essentially clearing and grubbing, and then through the growth of those couple of years, they fell into an actual tree that must be quantified and removed. The dollar amount that the contract equals is still less than the closest bidder out of the three that you originally got. So, that contract still falls underneath the other two. There were also some liquidated damages there that we have not assessed, and we have not stopped counting yet, because there were some things that they still need to complete. So, there are some liquidated damages that we can implement into the contract. Commissioner Bozak stated that Homer Tree Service was supposed to be done by March 31, and they went over that, so in the contract there is a per-day charge for that. In addition to the damages on Stanley Street that need to be repaired, with everything that we just heard, my recommendation to the board would be to hold payment on the Homer Tree Service invoice until we can get a better look at it and have conversations with our attorney regarding the damages and the contract. Commissioner McHargue made a motion to withhold payment for invoice #19709 for Homer Tree Service until we can liquidate the damages. Commissioner McGraw seconded the motion. Commissioner Enslen- Aye, Commissioner McGraw- Aye, Commissioner McHargue- Aye, Commissioner Tumblin- Absent, Commissioner Bozak- Absent. **Motion passed.**

Safe Streets for All
FY25 Supplemental Planning Grant Update
Rongers stated that we have the supplemental grant that was awarded, and the grant agreement is still under Federal Highway Administration review. So, we don't have a fully executed grant contract at this time. We did put the RFP for engineering services out, and there was a clerical error in that, so we have pulled that original RFP and made the corrections. That was published today. I've heard from two engineering firms that are expressing concerns about having multiple categories in the INDOT form checked, so I do have a call into INDOT staff for additional guidance. They did participate in the RFP template, and that was published a second time. I will speak with INDOT tomorrow and will keep Commissioner McGraw and the other Safe Streets for All committee members updated on the RFP process.

Westport Site
IDEM Waters of the State Determination Letter
Commissioner Bozak stated that you all received a copy of this; it was the re-review of the wetlands there. Lydia from Soil Solutions confirmed that the town could bush hog that portion of the South trail. It is marked on the map that you have, so I don't know if the Street Department has equipment or the ability to do the work that needs to be done. At this point, I would like to solicit and figure out what the cost would be to bush hog that area. Commissioner McHargue stated that I will talk to Superintendent Downey and see if this is something they can do. Commissioner Bozak stated that wetlands 3,4, and 5 are regulated, so those would require a mitigation plan as part of the site development. I don't think we have any need to discuss that area further currently, as there are no talks or any movement on the area. Rongers stated, just to be clear, the regulated wetlands on the southern section cannot be disturbed.

Nonregulated Wetlands Maintenance

TIF Financial Advisory
TIF Allocation Area Update
Commissioner Bozak stated that Baker Tilley is working on a revised TIF allocation area and financial analysis based on identifying all the parcels that are bringing our TIF value down, looking at them, and seeing what would happen if we took this out of the TIF district. Is that going to help since we lost so much with the new state regulations.

Faegre Drinker, Bond Counsel Contract

Commissioner Bozak stated that we have a contract from Faegre Drinker. Attorney Scott Peck provided a legal contract to assist the Redevelopment Commission with the TIF allocation amendment, while Baker Tilley is the financial firm that is helping us put the project together. They are not legal counsel, so Attorney Peck is the one who would be the legal counsel to oversee the project. When we first started talking to Attorney Peck, that was before the board was still contemplating bonding or looking at loans. Part of the contract does include a not-to-exceed $70,000, but that was because at the time we were going to use him as a bond attorney as well. We are not going to now since we are not bonding. No bonding has been approved. Attorney Peck will just assist again with legal over Baker Tilley in revising that TIF allocation area. Commissioner McGraw asked what the cost of all of this was. Commissioner Bozak stated that the contract that we have with him is not to exceed $70,000, but it's not going to be that much because we are not using him as a bond attorney. We didn't receive a revised contract taking that amount out.

Rongers stated that since Attorney Peck submitted his proposal not to exceed $70,000, Commissioner Bozak shared with the board the invitation to pursue READI2.0 for $1 million. The action that we would need this evening is to seek approval for the not-to-exceed $70,000. The benefit of doing that is that should one of these other funding sources fall through for some reason or something unexpected, and in the next 90 days we do need to initiate a bond, we would have him available already under contract, but we do not expect that to happen. We do not expect to exhaust the $70,000 because we just need those services; we are just trying to share the trajectory of the work. We need bond counsel to help us with TIF, and if we need to exercise bonding as an option, that is why the contract before you is being presented at not to exceed $70,000. <u>Commissioner McHargue made a motion to approve the Faegre Drinker contract not to exceed $70,000. Commissioner Enslen seconded the motion. Commissioner Enslen- Aye, Commissioner McGraw- No, Commissioner McHargue- Aye, Commissioner Tumblin- Absent, Commissioner Bozak- Absent.</u> **Motion passed.**

New Business
None

Approval of Claims Register
<u>Commissioner Enslen made a motion to approve the claims register. Commissioner McHargue seconded the motion. Commissioner Enslen- Aye, Commissioner McGraw- Aye, Commissioner McHargue- Aye, Commissioner Tumblin- Absent, Commissioner Bozak- Absent.</u> **Motion passed.**

Approval of the Financial Report for the Month of May 2026
<u>Commissioner McHargue made a motion to approve the financial report. Commissioner Enslen seconded the motion. Commissioner Enslen- Aye, Commissioner McGraw- Aye, Commissioner McHargue- Aye, Commissioner Tumblin- Absent, Commissioner Bozak- Absent.</u> **Motion passed.**

Good of the Order
Councilwoman Biancardi stated that the TIF allocation that everyone is talking about, we have done in the past. It's positive to remove pieces because then your TIF draw will increase, so it is important.

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

The meeting concluded at 6:49 p.m.

Approved July 8, 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