

**Burns Harbor Redevelopment Commission
Minutes of August 18, 2026**

The Redevelopment Commission of the Town of Burns Harbor, Porter County, Indiana, met in a regular session on Tuesday, August 18, 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	Absent
Commissioner Jennifer McHargue.....	Present
Commissioner Kylane Tumblin.....	Present
Commissioner Jocelyn Hibshman (non-voting member)	Present

Additional Officials Present

Attorney-Clay Patton and Consultant, Karnerblue Era-Tina Rongers

Approval of Minutes

Commissioner McHargue made a motion to approve July 8, 2026, and August 3, 2026, minutes. Commissioner Tumblin seconded the motion. Commissioner Enslen- Aye, Commissioner McHargue- Aye, Commissioner Tumblin- Aye, Commissioner McGraw- Absent, Commissioner Bozak- Aye. 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

Hibshman gave an update that the first day of school will be on Monday, August 24, 2026, after being postponed due to the storms. Mr. McDermott has submitted a waiver to the State of Indiana, and I think we are supposed to have a response tomorrow or the following day regarding whether the students will have to make up missed days.

Correspondence

Nothing to report.

Old Business

Marquette Greenway

Phase 1A Trail Modification Update

Resident Concerns

Commissioner Bozak stated that we did get a report back from SEH, but it did not come until late this afternoon. I did not have time to review it, so we will discuss this at next month's meeting.

Phase 1B Update

Construction

Commissioner Bozak stated that due to the recent storms, there was no construction meeting this week. There is too much going on right now. Ronger's stated that the weather has impacted the project; we will have a meeting later this month.

Gap Funding

Commissioner Bozak stated that the applications, IEDC READI 2.0 Grant and the Regional Development Northwest Indiana Growth Fund, were submitted last month and are under review. The Cliff's Grant Award will be announced in the next month or so as well.

Change Orders

Commissioner Bozak stated that we have Abonmarche change order #004 that puts a not-to-exceed of \$3,000 reimbursable on that. Rongers stated we have a fixed contract with Abonmarche, but the reimbursable line doesn't have a cap on it. So, with us applying for various additional funders, it is going to be helpful that we know the exact amount of that contract, so that we can manage the flow of funds and reimbursements to that value. So, as part of taking care of that in advance, we reached out to Abonmarche and asked for a cap to be placed, and that was the budget amount that they were asking for. As of right now, they have only spent around \$300, but at least now we have a solid budget number for that. Commissioner McHargue made a motion to approve the Abonmarche change order #004 not to exceed \$3,000. Commissioner Enslen seconded the motion. Commissioner Enslen- Aye, Commissioner McHargue- Aye, Commissioner Tumblin- Aye, Commissioner McGraw- Absent, Commissioner Bozak- Aye. Motion passed.

Purchase Orders

Commissioner Bozak stated that we have talked about this already before; we are moving some things and making sure everything is in the right line items and being pulled from the right place. Rongers stated that we want to start with the Abonmarche purchase order that was presented back in late spring. At that time, there wasn't a full commission present, and we also did not have the other sources of gap funding lined up, so the commission did not approve the PO. This is PO #3425 for Marquette Greenway Phase 1B, and it is going to come from TIF miscellaneous services for \$180,000. This is already something that has been figured into the budget, not an additional cost. Commissioner Tumblin made a motion to approve PO #3425 for Abonmarche from TIF Miscellaneous Services for \$180,000. Commissioner McHargue seconded the motion. Commissioner Enslen- Aye, Commissioner McHargue- Aye, Commissioner Tumblin- Aye, Commissioner McGraw- Absent, Commissioner Bozak- Aye. Motion passed.

Commissioner Bozak stated that we have two FH Paschen invoices. The first one is PO #3431 for \$2.5 million, and the second one is PO #3433 for \$1 million. The \$2.5 million invoice is for things that are going to come out of the Next Level Trails miscellaneous services, and the \$1 million will come out of the TIF miscellaneous services. We have been talking about splitting the two line items in the financial report to show which portion is coming from Next Level Trails and which portion is coming from TIF. Rongers stated, just to clarify, that for the Next Level Trails funds coming in from the state, you had set up a separate fund early in the project for those grant dollars to be received. So essentially, it's like a third fund currently available to the Redevelopment Commission, designated to the Marquette Greenway project. So, PO # 3431 for \$2.5 million is the grant dollars. FH Paschen is our largest contract, and they will be paid. They will be the only contractor paid under the Next Level Trails program, so we must have two POs for FH Paschen. The first is when we go to pay them out of the Next Level Trails fund. So, we have one contract, but two POs. One is the grant money only, and the other is the TIF money only. Commissioner McHargue made a motion to approve PO #3431 for \$2.5 million to FH Paschen to come from the Next Level Trails Miscellaneous Services. Commissioner Enslen seconded the motion. Commissioner Enslen- Aye, Commissioner McHargue- Aye, Commissioner Tumblin- Aye, Commissioner McGraw- Absent, Commissioner Bozak- Aye. Motion passed.

Commissioner McHargue made a motion to approve PO #3433 for \$1 million to FH Paschen, coming from TIF Miscellaneous Services. Commissioner Enslen seconded the motion. Commissioner Enslen- Aye, Commissioner McHargue- Aye, Commissioner Tumblin- Aye, Commissioner McGraw- Absent, Commissioner Bozak- Aye. Motion passed.

Project Invoices

Rongers stated that we have two pay applications, Pay Application 01 and Pay Application 02, both for FH Paschen to be payable under PO #3433 that was just approved under TIF miscellaneous services. Commissioner Bozak stated that pay application 01 is for \$507,495.57 and pay application 02 is for \$132,750.00. Commissioner Tumblin made a motion to approve pay application 01 for \$507,495.57 to be paid under PO #3433. Commissioner McHargue seconded the motion. Commissioner Enslen- Aye, Commissioner McHargue- Aye, Commissioner Tumblin- Aye, Commissioner McGraw- Absent, Commissioner Bozak- Aye. Motion passed.

Commissioner Tumblin made a motion to pay the Pay Application 02 for \$132,750.00 under PO #3433. Commissioner McHargue seconded the motion. Commissioner Enslen- Aye, Commissioner McHargue- Aye, Commissioner Tumblin- Aye, Commissioner McGraw- Absent, Commissioner Bozak- Aye. Motion passed.

Rongers stated that FH Paschen and the Clerk Treasurer's office have interacted about how to transfer payment, and they would like to do it electronically. The Clerk Treasurer's office has asked that the Redevelopment Commission approve ACH payments for FH Paschen. Those two pay applications that you just authorized will be the process each month to approve. President Bozak will then go into the DocuTech system and verify that the project owner approves the invoice. We will then download that PDF and share it with the clerk-treasurer's office, and that documentation will enable them to electronically send funds to FH Paschen. Commissioner Enslen raised concerns about making electronic payments. Rongers stated that each pay application is reviewed by the contractor, Abonmarche, and then ultimately by the Redevelopment Commission, which would then approve it. President Bozak would then go into the system to approve it. The ACH payment is just for FH Paschen, no other vendors. It is not an automatic transfer of funds; the clerk-treasurer's office will be pushing the button to make it happen. Commissioner McHargue made a motion to approve ACH payment for FH Paschen. Commissioner Tumblin seconded the motion. Commissioner Enslen- No, Commissioner McHargue- Aye, Commissioner Tumblin- Aye, Commissioner McGraw- Absent, Commissioner Bozak- Aye. Motion passed.

Commissioner Bozak stated that at last week's council meeting, Police Chief McHargue talked about the lack of signage on the trail. We have talked about this before. The Town Council approved an amount for us, but I do not have that number in front of me. When Tina and I discussed it, we didn't think at that point that Marquette Greenway was ready to be numbered and labeled. We need to take it upon ourselves to figure out what it is that we are going to do here in Burns Harbor to mark our trail. We are going to try to get together with the neighboring communities to discuss what they will be doing on their portions of the trail. A discussion was held regarding ideas on what can be done in the meantime on the trail. Commissioner Bozak stated that we will continue this conversation moving up in the next month.

Safe Streets for All

FY25 Supplemental Planning Grant Update

Commissioner Bozak stated that we are waiting on the grant agreement from the Federal Highway Administration. Without the grant agreement, we can't enter into any contracts yet.

SS4A Committee Report

Commissioner McHargue stated that we have an upcoming meeting to go over the RFPs.

Westport Site

Delineation Fieldwork

Commissioner Bozak stated that, as an update on the southern section, Superintendent Downey is busy with tree removal, so they are not bush hogging currently. We will touch base back in the fall. Soil Solutions provided a memo of the northern wetland delineation findings. The map overlay shows the wetland boundaries. It looks like we have two small wetlands that may be considered isolated wetlands. So, we would need to consider class two wetlands. They need to modify the IDEM waters to the state determination. With our contract that we have with Soil Solutions, they have done all the work. They have their money. So, if there are things that we want Soil Solutions to do for us for these two small wetlands, that would be an additional cost to what we have already paid them. Rongers stated that we just had state-classified wetlands on the south end, but now we have had the emergence of two on the north end. So, Soil Solutions can go back and modify the current item information that was sent, so that we can get a ruling on the two new northern section classifications. By doing that, we would then know how those might potentially be able to be mitigated for development. If the Redevelopment Commission wishes to go ahead and make clear the state-level wetlands for the entire site, that would be the way to do it. We would need to ask Soil Solutions to prepare a quote on that additional work that we could then bring to you for additional authorization. Commissioner Enslen asked if Soil Solutions offered any practical guidance as to what would keep the wetlands from expanding or to allow for the drainage of that. Rongers stated that their initial recommendation is having the bush hog take place in the southern section in the areas where we can that are unregulated. So, that is the first step. Another measure would be, then perhaps, tilling that, but that wasn't fully in the scope of work of what the plan would be to look at those measures. But they have recommended that we bush hog, and that would be another way to help dry out the area. The contract that the Redevelopment Commission initiated with Soil Solutions was to find out the potential development of the site. We do know what it would take for a developer to come in, and what the cost of mitigating those regulated wetlands would be. I am happy to talk to them about other practical solutions. In terms of developing the actual

mitigation wouldn't come until you have a developer, or the Town of Burns Harbor wants to develop the property itself. You must present a plan to the state that says here is what we would like to do, and here is why we might be impacting those wetlands. We would then need to get their approval to move forward with the project. The question before the commission tonight is whether they want to have Soil Solutions provide an additional quote for the due diligence surrounding the state wetlands that are in the northern section. Right now, we do not know what the state considers, and so we don't know whether we can mow or not mow them.

Commissioner Enslen asked if there was a quote for this service. Rongers stated that I don't anticipate it being more than \$5,000. This is more of a paper exercise, communicating and coordinating with IDEM and relaying the information. Commissioner Tumblin made a motion to request Soil Solutions to provide a quote for amending the IDEM Waters of the State determination to include the two wetlands on the northern section. Commissioner Enslen seconded the motion. Commissioner Enslen- Aye, Commissioner McHargue- Aye, Commissioner Tumblin- Aye, Commissioner McGraw- Absent, Commissioner Bozak- Aye. **Motion passed.**

TIF Financial Advisory

Commissioner Bozak stated that this was the TIF allocation area amendment declaratory resolution. It did make its way through the Plan Commission and passed. It came to the Town Council last week, and there were still some questions at the Town Council level. So, it was tabled so that we can ask some more questions.

New Business

Good of the Order

Commissioner Bozak stated that we have two invoices that did not make it onto the agenda. We have a Global Engineering invoice #26-057 in the amount of \$1,798.75. This is for professional engineering for the Marquette Greenway drainage remedy, and it will come out of the operating fund. Commissioner Enslen made a motion to approve Global Engineering invoice #26-057 for \$1,798.75 from the operating fund. Commissioner McHargue seconded the motion. Commissioner Enslen- Aye, Commissioner McHargue- Aye, Commissioner Tumblin- Aye, Commissioner McGraw- Absent, Commissioner Bozak- Aye. **Motion passed.**

Commissioner Bozak stated the second invoice is for Karnerblue invoice #1447 for \$5,189.89. Commissioner McHargue made a motion to approve Karnerblue invoice #1447 for \$5,189.89. Commissioner Tumblin seconded the motion. Commissioner Enslen- Aye, Commissioner McHargue- Aye, Commissioner Tumblin- Aye, Commissioner McGraw- Absent, Commissioner Bozak- Aye. **Motion passed.**

Adjournment

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

The meeting concluded at 6:58 p.m.

REDEVELOPMENT COMMISSION FOR THE TOWN OF BURNS HARBOR

Roseann Bozak, President

Brad Enslen, Vice President

Jennifer McHargue, Secretary

Jack McGraw

Kylane Tumblin

ATTEST:

