

**Burns Harbor Redevelopment Commission
Minutes of April 8, 2026**

The Redevelopment Commission of the Town of Burns Harbor, Porter County, Indiana, met in a special session on Wednesday, April 8, 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	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 Tumblin made a motion to approve March 11, 2026, minutes. Commissioner McHargue seconded the motion. Commissioner McHargue- Aye, Commissioner Enslen- Aye, Commissioner McGraw- Aye, Commissioner Tumblin- Aye, Commissioner Bozak- Absent.
Motion passed.

Reports

Commissioners

Commissioner Tumblin stated that I did notice on the ADA pad across the street on the West side of 149, there is a big chunk of concrete out on the corner. I think we need to look at that and get it fixed as it is a hazard.

Clerk-Treasurer

Absent.

RDC Attorney

Nothing to report.

RDC Engineers

Nothing to report.

RDC Consultant-Karnerblue

Rongers stated that I just want to report that the Marquette Greenway Phase 1B project's tree clearing has begun, and the trees were felled before the bat deadline of March 31st. There are a couple of issues that are being worked on. One is that there were more trees that were five inches or more in diameter. So, there were additional trees than those on the plan that were taken down, and the trees are down, but haven't been removed yet because of the wet conditions in the project area. The third item is that there was some damage to Stanley Street by the provider. So, Abonmarche is working on all three of those items with respect to the tree clearing. I will have an update on that next month with respect to those items, but they are going back to take care of Stanley Street. It is the contractor's responsibility. We also held our pre-construction meeting, so the project officially kicked off. Present were Commissioner McGraw, Commissioner Bozak, and me, along with Abonmarche, Paschen, and the National Park Service. We talked about the project schedule, which you all have a copy of. They ran through just kind of roles and responsibilities, and we communicated to the contractors about the sensitivity of Stanley Street as a residential street and the access point for construction. We asked them to be mindful of the placement of things and to make sure they clean up the street. They are working in residents' backyards, so they are all aware of that. We are also coordinating with the Town of Porter for the use of Beam Street, because that will be a shared road for the eastern part of the project area. They will be accessing it through Beam Street. We are setting up a meeting with the Town of Porter next week for that purpose. We will have an opportunity for a groundbreaking, so we will be planning for that. That would be a collaborative effort with the Town of Burns Harbor, the Town of Porter, the

National Park Service, and the Department of Natural Resources. We will tell you more as we get started on that. Regarding Westport, we should have the completion of the waters of the state letter, which is feedback from the state relative to the wetlands south of the southern portion of the Westport site. So, we will know what action, if any of those, and the classifications of those wetlands. They will have that letter here towards the end of the month, first of May. Soil Solutions has scheduled additional field work on the northern half of the site for the week of June 15th.

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 Update- Trail Modification

Rongers stated that the work of RV Sutton is complete. However, there are still some resident concerns that are being addressed by the Redevelopment Commission and the Town of Burns Harbor. So, that is an ongoing matter.

Town Gate Installation

Rongers stated that Commissioner Tumblin has been asking for a while what the status of the cones at the end of Stanley Street was, and we identified a gated solution. It would be a swing gate with a latch system that would enable residents who have access to their property to be able to move without having to use a key. We also need to allow the National Park Service to have access and so forth. The latch system is kind of the preferred option. Everyone has a copy of Superintendent Downey's suggestion. I did speak with the homeowners about this agenda item today, and they are supportive of a swing gate option in the short term. They do have concerns related to future use of their property, should it become more developed, or when it becomes more developed. So, there needs to be more discussion with respect to that. So, for this evening, it would just be asking that the swing gate concept be taken under advisement while we do a little bit more dialogue with the homeowners. Commissioner Enslen stated that we are advised.

Restricted Use for Phase 1B Construction

Rongers stated that this is just to make the public aware that while we enter the next phase of trail construction, a portion of the trail that was completed will be closed. F.H. Paschen, who is the general contractor, will be putting a cement barricade around the first curve off the Westport site, so the public will not be able to use the trail from that barricade onto the overlook area, and that will be closed for the duration of the construction time.

Phase 1B Update- Next Level Trails Grant Funds

Rongers stated, as you recall, we received a \$5 million state grant for construction. We requested a grant extension, given where we are with the project. The state project manager suggested June 2027, so right now, the grant extension that is under review at the state is through June 2027. If you look at the Paschen contract schedule, they plan to wrap up around April of 2027. The second item is the actual transfer of state funds to the Town of Burns Harbor to an RDC fund. The state will be administering those funds in two payments, so they will give us \$2.5 million up front, and then, around 50% of project completion, they will release the remaining grant amount of \$2.5 million. I am coordinating with the state and the Clerk-Treasurer's office to get that organized so we can get those dollars in the bank here, given that the project is just set to begin. Commissioner McGraw asked what the Town of Burns Harbor's match was? Rongers stated that right now, the total estimated cost of the project, which includes construction and soft costs, is around \$8.4 million. \$5 million of that is grant-funded, leaving the local match at \$3.4 million, which the Redevelopment Commission does have a portion of that in cash on hand and expects it this year. So, we are looking at options to secure other sources of funds to support this project, given that it could be completed in one year. So, we are looking at grant options, whether there are low-cost loan options, and whether funding is something that needs to be considered. Commissioner McGraw stated the grant extension is through June of 2027, but the project is expected to be completed by December 2026, correct? Rongers stated the 2026 date takes no consideration for contingency. The state grant expires in June, so we had to extend it. So, this document did not have the benefit of our grant extension. We told the contractor we could not extend the grant in advance of working with the state, so this will be updated. This contract does not reflect the grant extension to 2027 because we don't have that fully authorized by the state. Commissioner McGraw stated that you said the \$3.4

million is now the Town of Burns Harbor's responsibility at this point. Rongers stated the Redevelopment Commission's local match, yes.

F.H. Paschen Construction Contract

Rongers stated that this is the construction contract that supports the award that was made at the last meeting. Attorney Patton did have an opportunity to review it and did not have any comments about the contract. So, with that, we would just be looking for signature authorization. They have provided four original copies, so we will be looking for the approval for Roseann Bozak to sign as the signatory, and then we will keep two copies. Commissioner McGraw asked if there was an updated contract that states that they are aware of the extension of this contract. Attorney Patton stated that the document says, substantially complete on or before March 12, 2027, and completed and ready for final payment before April 16, 2027. Rongers stated that we will continue to provide updated schedule changes and updated schedules as those are made available during the pre-construction meeting. There is an opportunity for weekly updates to Commissioner McGraw and others who may want those. But there are plenty of opportunities to stay in the know and engage. Commissioner McGraw stated the question I have is just all the funds, assuming we have all the funds. The \$3.4 million, which is a local match from the Redevelopment Commission, is still going to be coming from the Town of Burns Harbor, correct? Rongers stated that it is coming from the TIF funds. We have most of it available through TIF funds, and then we have the option to either bond or seek a loan off of the TIF funds. That is lower on the agenda item under the Baker Tilley work. That is some of what they are looking to do as your financial advisor. Commissioner McHargue made a motion to have Roseann Bozak, the president of the Redevelopment Commission, sign the F H Paschen contract. Commissioner Tumblin seconded the motion. Commissioner McHargue- Aye, Commissioner Enslen- Aye, Commissioner McGraw- No, Commissioner Tumblin- Aye, Commissioner Bozak- Absent. Motion passed.

Commissioner McGraw stated, as I have stated all along, my biggest concern about all of this is the funds. We are talking about where they are going to come from, but I have real concerns with putting the Town of Burns Harbor at this issue of where the funds are coming from. Once this contract is signed, it means we owe them this money, but we don't have the money yet. That is my biggest concern.

Project Purchase Order Revisions

Rongers stated that the issue is that the 2026 Redevelopment Commission's budget has \$8 million allocated in the miscellaneous services appropriation line, and in consulting with the Clerk-Treasurer's office and the Town President and Redevelopment Commission, we want to move those all to the miscellaneous services line item so that we are tracking all project expenses in one area. So, the Abonmarche PO was queued up, but we just want to change the appropriation.

Abonmarche

Commissioner Enslen stated that the new PO number is 3425 for \$180,000. Rongers stated just to clarify that \$180,000 is just a portion of the contract balance. The \$180,000 keeps us within the cash that we have on hand in the Redevelopment Commission's funds. Commissioner McGraw asked if the PO was signed off by the Clerk-Treasurer. Commissioner Enslen stated there is no signature on the PO. Commissioner McGraw stated that if he signed, it means the money is there. Rongers stated that this was previously under the engineering services appropriation line, and then the decision was made to move that to miscellaneous services. So, this project is grouped under one appropriation line. The \$180,000 is the amount that the Deputy-Clerk has identified as available, and that is why it's before you this evening. This invoice was received but was held for this new PO because we didn't want to issue a PO off a defunct PO. Commissioner Enslen asked, so this \$15,000 is part of the \$180,000? Rongers stated that it is correct; it is construction administration work. You can authorize it tonight, or you can wait until next month. Commissioner McHargue asked if the Deputy Clerk had checked to make sure everything was in there. Rongers stated that it is correct. I interact with Maddie quite frequently, and we work extensively to make sure that things are lined up and in good order. It was determined that the board would like the Clerk-Treasurer to sign the POs before approving.

F.H. Paschen

Commissioner Enslen stated that this is PO #3426, and this one, too, is missing the Clerk-Treasurer's signature. Ronger's stated that you will notice that it is for an amount that is less than the total contract value, because it keeps us within the cash on hand that the Redevelopment Commission has. Commissioner Enslen stated the amount is \$1,662,600.

Soil Solutions

Commissioner Enslen stated that this PO #3419 is for \$36,500. This one is signed and already approved. Secretary Sherrill stated these were already approved; it just has a new appropriation

number. Rongers stated that I broke down into just what year one expense would be, which is \$15,000, so I did provide the lower amount, so that we keep within the cash on hand. So, I am recommending that we hold off on that one until we adjust it to the year. Commissioner McGraw asked if there was a way to get a report. Commissioner McHargue stated wouldn't that be the minutes of the meeting. Commissioner Enslen stated that we are going to hold off on Soil Solutions at this time.

Homer Tree Service

Rongers stated their contract is going to be invoiced at one time, so that would be the full amount. It would be okay to authorize the Home Tree Service invoice, which was listed as under engineering services and has just been moved to the miscellaneous service appropriation line. Commissioner Enslen stated this one is not signed by the Clerk-Treasurer, so we will hold off on this as well.

Environmental Assessment Contract Amendment

Rongers stated that you have before you an amended contract from SEH, their subcontractor for environmental work, Soil Solutions, had to do additional coordination with respect to the floodway permit and defining whether we had to do a tree mitigation plan. So that is what this \$3,500 request is for. We will just need to pay for the Soil Solutions work that has been completed. You are aware that the state required the treatment mitigation plan, and Soil Solutions has a separate contract now for that work going forward, but this is just the work that they were doing over the fall and winter period. Commissioner Enslen stated that Soil Solutions was acting as a subcontractor for SEH. Commissioner McHargue made a motion to approve the amended \$3,500 contract, not to exceed, and for Roseann Bozak, as Redevelopment Commission President, to sign. Commissioner Tumblin seconded the motion. Commissioner McHargue- Aye, Commissioner Enslen- Aye, Commissioner McGraw- No, Commissioner Tumblin- Aye, Commissioner Bozak- Absent. Motion passed.

Chi-Cal Project Update

Kayak Outtake Site

Rongers stated I just wanted to make the commission aware that President Bozak and Town Council President, Biancardi, met with the Shirley Hines project team for their Chi Cal Grant. If you remember, this is the kayak project and Little Cal. They have done a lot of due diligence and negotiation with the state and the National Park Service. It turns out that there is an old right-of-way at the end of Westport onto Riverside, and they will be making a slight adjustment. They will be coming to the May council meeting to discuss. The project team will come to the Town Council to give an update on the project. But, just to share with you tonight, there is an old town right-of-way at the end of Westport and Riverside that they would like to utilize as part of the kayak outtake. This sliver of town property is between where the National Park exit will be and the parking lot that is on the state land. Next month, we will have some more design for what that all looks like, but they will be asking for the town's permission to move forward with that component of the project.

Fisherman's Staircase

Rongers stated that they would like to get grant funding for the installation of a staircase, and they would be asking for the town's approval to use town property to install the staircase. It would be on the footpath that fishermen have made going down from the parking lot to the river. So, this would be an improvement made on town property. Obviously, the National Park and Shirley Hines cannot maintain the staircase because they are not the owners. It's on town property, but they would certainly be willing to maintain it; the details of that are not known yet. Next month, we will have a little bit more, and that's where this board may want to make a recommendation to the Town Council on whether they support those two components of the project. 39.48

Safe Streets for All

Supplemental Planning Grant Award Update

Commissioner McGraw stated we did have a Safe Streets for All meeting, and we talked about the grant that's coming up. We talked about future things on the streets and going forward. The Redevelopment Commission's permission to continue and to apply for this grant to get us more extension on the streets, for safer streets, and to get access to the pathway. Rongers stated that we are still in the process of executing the grant agreement for the supplemental plan project. The new implementation grant window is open, and the Safe Streets for All committee is looking at a project scope tied to improving intersections along US Hwy 20, so we are still doing some background work for that. We will have an update at next month's meeting. Commissioner McGraw stated that the grant needs to be applied for before Town Council President Biancardi asked how much is the grant that you want to apply for? Rongers stated that we do not have a budget yet. Town Council President Biancardi asked what is available in that grant? Rongers asked for implementation dollars? Town Council President Biancardi stated yes. Rongers stated

I don't have an exact amount; it is an 80/20 program. Commissioner McGraw stated the new funding round has opened, and the Town of Burns Harbor can apply. The committee would like to pursue the implementation grant for flashing lights and signage, and other INDOT-related safety measures along US Hwy 20 and key intersections along Old Porter Rd. The exact scope of work is still being worked on, and the draft budget is not known yet for the Redevelopment Commission's budgeting purposes. It will not exceed \$1 million dollars, and an \$800,000 grant request with a \$200,000 local match, and that local match is in the bank, available to match the grant. Town Council President Biancardi stated I am just asking because the conversation tonight is about what money is available and all those things. But now here is another grant, and I support it. I'm just asking, if you apply for it, we are saying that we have the money, right? That we can match it. Rongers stated yes, in a year from now, that would be the requirement. This is something that we are looking at with Baker Tilley.

SS4A Committee Update

Commissioner McGraw stated that the committee got together and we are talking about arranging a meeting with INDOT. Building Commissioner Lawson has a contact that he has been using, and he has a connection with a few people there. So, we will be reaching out. There were a few emails that were exchanged today, so we are still in the process of trying to make that contact. Our next meeting is scheduled for April 22, 2026, at 10 am, here at the town hall.

Baker Tilley- Financial Advisory Update

SEA 1 Impacts

Rongers stated that in December, Baker Tilley delivered an initial analysis of how SEA 1 would impact the Redevelopment Commission TIF funds. It is a reduction. We have had a more recent conversation between the Redevelopment Commission President and the Town Council President to look more holistically at the impact of SEA on the TIF allocation area. They are doing some additional analysis at the parcel level to see ways in which we can strengthen our TIF district. We will be looking for some of that additional guidance in the coming weeks.

TIF Management Report

Rongers stated Baker Tilley is also assisting with the TIF management report that is required by April 15, 2026, to be uploaded into Gateway for DLGF. They are preparing that report for us. As we discussed tonight, we have a set of committed projects, and then we have some projects that we would like to go after. So, we are in the process of trying to pull together that list and provide Baker Tilley with some guidance on the financial capacity and opportunities available for the Redevelopment Commission going forward. I think some of that information will alleviate some of the concerns and questions that are being raised tonight. Commissioner McGraw stated Baker Tilley is an outside source that the Town of Burns Harbor is paying; is there an agreement with them right now? Rongers stated yes, there is an existing agreement that was signed and approved and signed by the Redevelopment Commission last year.

New Business

Approval of Claims Register

Commissioner Tumblin made a motion to approve the claims register. Commissioner McGraw seconded the motion. Commissioner McHargue- Aye, Commissioner Enslen- Aye, Commissioner McGraw- Aye, Commissioner Tumblin- Aye, 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 March 2026

Commissioner Tumblin made a motion to approve the financial report. Commissioner McHargue seconded the motion. Commissioner McHargue- Aye, Commissioner Enslen- Aye, Commissioner McGraw- No, Commissioner Tumblin- Aye, Commissioner Bozak- Absent. **Motion passed.**

Good of the Order

Adjournment

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

The meeting concluded at 6:54 p.m.

Approved May 13, 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