

**Burns Harbor Redevelopment Commission
Minutes of April 15, 2026**

The Redevelopment Commission of the Town of Burns Harbor, Porter County, Indiana, met in a special session on Wednesday, April 15, 2026, at the Burns Harbor Town Hall. The meeting was called to order by Redevelopment Commission Vice President Brad Enslen 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.

New Business

TIF Management Report

Commissioner Enslen stated that we are acknowledging the TIF management report and the fiscal plan. Rongers stated for the TIF management report for 2025, the managed TIF districts and area are the Burns Harbor TIF district and the Burns Harbor expansion. The active commissioners for 2025 are noted. The finance section’s total revenues and expenditures by TIF area for 2025, total revenues are \$998,198.25. The total expenditures are \$496,836.57. There were no grants or loans in 2025, and no TIF distributions to other units in 2025. The fund balances as of December 31, 2025, for the Redevelopment TIF allocation fund #4445 have a balance of \$1,839,256.85. The Redevelopment operations fund #2545 had a balance of \$913,039.34. There is a parcel list that is attached to the report. Those parcels are parcels within the TIF district, and that would conclude the TIF management report.

Fiscal Plan

Rongers stated the annual report for the fiscal year ending December 31, 2025, the qualified and acting commissioners for the calendar year of 2025 were Roseann Bozak, President, Bradford Enslen, Vice President, Jennifer McHargue, Secretary, Kylane Tumblin, member, Jack McGraw, member, and Jocelyn Hibshman, non-voting school board member. I will now go over the revenue received from the tax increment in 2025. The June 5, 2025, first installment was \$545,601. The second installment received on December 1, 2025, was \$387,687.71. This made a total revenue of \$933,288.71. The TIF allocation fund #4445 began January 1, 2025, with a big balance of \$1,556,213.95. The revenue was \$998,198.25. Disbursements were \$496,836.57, and the fund balance as of December 31, 2025, was \$1,839,256.85. The balance of the document covers that there was no outstanding debt service for the fiscal year 2025 period and the calendar year. It identifies the dates on which the Redevelopment Commission met, and that would conclude the report for the fiscal plan. Commissioner Enslen acknowledged receipt of the fiscal plan and agreed to make it a part of the minutes.

Old Business

FH Paschen Notice to Proceed, May 1st

Commissioner Enslen stated we need to authorize President Roseann Bozak of the Redevelopment Commission to sign this notice, so that the public is aware that construction will begin on May 1, 2026. Commissioner McHargue made a motion for President Bozak to sign the FH Paschen contract. Commissioner Tumblin seconded the motion. Commissioner McHargue- Aye, Commissioner Enslen- Aye, Commissioner McGraw- Aye, Commissioner Tumblin- Aye, Commissioner Bozak- Absent. Motion passed.

Good of the Order

Adjournment

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

The meeting concluded at 6:07 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