

**Burns Harbor Redevelopment Commission
Minutes of January 8, 2025**

The Redevelopment Commission of the Town of Burns Harbor, Porter County, Indiana met in a regular session on Wednesday, January 8, 2025, at the Burns Harbor Fire Department. The meeting was called to order by Redevelopment Commission President, Roseann Bozak, at 6:01 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.....	Present
Commissioner Jocelyn Hibshman (non-voting member)	Present

Additional Officials Present

Attorney-Clay Patton, Clerk-Treasurer- Nicole Migliorini, Consultant, Karnerblue Era-Tina Rongers, and Global Engineering- Jeff Oltmann

Approval of Minutes

Commissioner McGraw made a motion to approve the December 11, 2024 meeting minutes. Commissioner McHargue seconded the motion. Commissioner Tumblin-Aye, Commissioner Enslen-Aye, Commissioner McHargue-Aye, Commissioner McGraw-Aye, Commissioner Bozak-Aye. Motion passed.

Reports

Commissioners

Nothing to report.

Clerk-Treasurer

Clerk-Treasurer Migliorini stated we received the December settlement for the TIF distribution from the county. We received a total of \$444,509.57. We also receipted in \$208,319.90 from our tax abatement fees. I do have a copy of the appropriation report for the Redevelopment Commission TIF and did not know if there were any funds that the board was looking into encumbering at this time for purchases that you would like to make in 2025. If you have any questions or want to see that information, I do have a copy of that tonight. We do have a little bit of time to get that looked at and discuss.

RDC Attorney

Nothing to report.

RDC Engineers

Nothing to report.

RDC Consultant-Karnerblue

Nothing to report.

Duneland School Board Representative

Hibshman stated I am Jocelyn Hibshman and I am excited to be on your commission.

Correspondence

None

Old Business

Marquette Greenway

Rongers stated the Phase 1A grant closeout is nearing completion. Last month, Clerk-Treasurer Migliorini and I worked together to finalize claims that were submitted to INDOT for reimbursement, and we are doing some additional closeout on the engineering side of the project. The next round of meetings will be coming out this month for Phase 1B, but we are reaching

milestones for the environmental review. We have SEH under contract to complete the environmental process. They submitted a letter to the regional office of the National Park System, and we were given the green light to begin the formal process. On the design side, we have Abonmarche working with Norfolk Southern. Norfolk Southern returned the fully executed agreement, which starts the clock for the railroad's review of the underpass/overpass options currently under design. We have 50% design plans, and those are on file at Town Hall if you would like to review them. Matt Kaiser and I will be meeting early next week, and we will be reaching out to the Redevelopment Commission board to invite you to a one-on-one review of those design sets.

Safe Streets for All

Commissioner McGraw stated you have a packet with some reports that were put together. These will all need to be signed, so I am asking permission this evening to sign these documents. The first report you have is the quarterly performance report. The second is the federal financial report, which needs to be signed and turned in to the Clerk-Treasurer and also given to the State Federal Highway. There is also a request for reimbursement from Global Engineering along with an invoice. Jeff Oltmann with Global Engineering stated we put together a public outreach flyer that is going to be distributed to the residents of the Town of Burns Harbor. I would like to thank Michelle Watkins for putting those together and posting them on the Town of Burns Harbor website. The action plan is for us to get some information and feedback from the residents so that we can better facilitate the idea of how safe the roads are. We are going to hold five (5) public meetings starting over the next two weeks where we will invite the public to provide some feedback and help out with that part of the project. A discussion was had regarding the documents that needed signatures. Rongers stated per the grant agreement, the official is Commissioner Roseann Bozak, so I would suggest that she sign the document, or go back to the team with the federal highway and verify their preference. Commissioner McHargue made a motion to give authority to Commissioner Bozak to sign the documents conditional on who has the authority to sign the quarterly report and the federal financial report. Commissioner McGraw seconded the motion. Commissioner Tumblin-Aye, Commissioner Enslen-Aye, Commissioner McHargue-Aye, Commissioner McGraw-Aye, Commissioner Bozak-Aye. Motion passed.

Commissioner McGraw made a motion to pay invoice 24-163 from Global Engineering. Commissioner Tumblin seconded the motion. Commissioner Tumblin-Aye, Commissioner Enslen-Aye, Commissioner McHargue-Aye, Commissioner McGraw-Aye, Commissioner Bozak-Aye. Motion passed.

Annual Presentation to the Overlapping Taxing Units

Commissioner Bozak stated a letter was sent out from the Redevelopment Commission regarding the TIF finances from 2024. Commissioner Bozak read the below letter.

Town of Burns Harbor Redevelopment Commission

1240 North Boo Road
Burns Harbor, Indiana 46304-9707
T: (219) 787-9413 • F: (219) 787-1353



December 11, 2024

Mr. Fidencio Marbella
Library Director
Westchester Public Library
200 West Indiana Avenue
Chesterton, IN 46304

Dear Mr. Marbella,

The Town of Burns Harbor Redevelopment Commission cordially invites you and members of the Porter County Council to attend the Burns Harbor Redevelopment Commission's Annual Meeting for presenting the 2024 Tax Increment Finance (TIF) report. This public meeting will be held on Wednesday, January 8, 2025, 6:00 – 7:00 P.M. at the Burns Harbor Fire Station, 308 Navajo Trail, Burns Harbor, IN 46304.

At this meeting and in accordance with I.C. 36-7-25-8, the Burns Harbor Redevelopment Commission will present the following financial information to the governing bodies of the taxing units that overlap the established TIF allocation areas:

- The TIF Budget
- The Long-Term Plan for the TIF Area
- The Impact of each TIF area on the Overlapping Taxing Unit

The Burns Harbor Redevelopment Commission looks forward to presenting local progress on economic development investments and quality of life improvements within the Town of Burns Harbor. Should you or your office have any questions, I can be reached via email at rbozak@burnsharbor-in.gov or by phone at (219) 728-9359. Thank you.

Sincerely,

Roseann Bozak
President

Enc: 2024 TIF Report

New Business
Nothing to report.

Approval of Claims Register
Commissioner McHargue made a motion to approve the Claims Register. Commissioner Tumblin seconded the motion. Commissioner McGraw-Aye, Commissioner Tumblin- Aye, Commissioner McHargue- Aye, Commissioner Enslen- Aye, Commissioner Bozak- Aye. Motion passed.

Approval of the Financial Report for the Month of December 2024
Commissioner McHargue made a motion to approve the financial report. Commissioner Tumblin seconded the motion. Commissioner McHargue- Aye, Commissioner McGraw- Aye, Commissioner Enslen- Aye, Commissioner Tumblin- Aye, Commissioner Bozak- Aye. Motion passed.

Good of the Order
Nothing to report.

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

The meeting concluded at 6:25 p.m.

Approved February 25, 2025

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