

**Burns Harbor Redevelopment Commission
Minutes of March 11, 2026**

The Redevelopment Commission of the Town of Burns Harbor, Porter County, Indiana, met in a special session on Wednesday, March 11, 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.....	Present
Commissioner Jocelyn Hibshman (non-voting member)	Present

Additional Officials Present

Attorney-Clay Patton, Matt Kaiser with Abonmarche, and Consultant, Karnerblue Era-Tina Rongers

Approval of Minutes

Commissioner McHargue made a motion to approve February 11, 2026, minutes. Commissioner McGraw seconded the motion. Commissioner McHargue- Aye, Commissioner Enslen- Aye, Commissioner McGraw- Aye, Commissioner Tumblin- Aye, Commissioner Bozak- Aye. Motion passed.

Reports

Commissioners

Nothing to report.

Clerk-Treasurer

Absent.

RDC Attorney

Nothing to report.

RDC Engineers

Nothing to report.

RDC Consultant-Karnerblue

Duneland School Board Representative

School board representative Hibshman stated that Robert McDermott has been appointed as the new Superintendent for the Duneland School Corporation, starting in June.

Correspondence

Nothing to report.

Old Business

Marquette Greenway

Phase 1A- RV Sutton Invoice

Commissioner Bozak stated that we will table this until next month, as there is still some work to be done. Commissioner McGraw asked why the invoices still have the previous Clerk-Treasurer’s name on them. Commissioner Bozak stated that we can send them an email to get that updated.

Phase 1B- Construction Bid Award, Homer Tree Service PO # Approval

Commissioner Bozak stated that we have Matt Kaiser with Abonmarche here this evening to go over those bids. Kaiser stated that we had the bid opening for the Marquette Greenway Phase 1B on Monday morning, and we received three bids. All three bids were good, which means that they met the requirements. They had all the items included in them. The lowest and most

responsive bid was for Paschen Construction for \$7,997,000. The second was Gariup Construction for \$8,347,500. The third bid was Rieth-Riley for \$14,426,892.32. Paschen was the lowest and most responsive bidder; they also gave us an alternate one price, which, if you remember, was for the two different types of railing. One with rail slats going all the way up, and then we had an alternate to swap the top four feet with wire mesh, which is the same treatment as some of the other parts of the Marquette Greenway trail. Paschen's price is \$4,000 more to go up to that wire mesh. The other bidders were like \$350,000 to go up to it. I know that is something the board has discussed, wanting to have that option. If you do proceed with the alternative, we think it is a good idea for the \$4,000. Commissioner Bozak asked if Paschen had worked in areas with rails before, to know all the specifics. Kaiser stated yes, they did a lot of the west leg of the South Shore and some of the double tracking. So, they have worked with Norfolk Southern in the past two years. They didn't have any issues with our scheduling or pricing. We had a conversation with both Paschen and Gariup Construction, and they both had no issues and said they could handle this project. Commissioner McGraw stated that the trees are showing 1, 1, and 1; they know there is more than one tree being removed, right? Kaiser stated that the trees have been pulled out and put into a separate contract, which is being handled by Homer Tree Service separately. But we still want to include a price in there, if, for some reason, a tree has to be removed in the middle of July. Commissioner McGraw asked if this was the final phase. Kaiser stated yes, this will be the last leg of the Marquette Greenway. Commissioner McGraw questioned whether asphalt is needed to finish the path, if that is in the contract. Kaiser stated yes, that is in the contract. Commissioner McGraw asked if there was a copy of that somewhere. Kaiser stated that I have a full set of drawings here, and I can get you a copy of the bid docs. We included that if more than 50% of the trail does get damaged, we've got it covered in the contract. Between yesterday and today, all the trees that will be removed were marked. Rongers stated that we had Soil Solutions under contract to help with the tree mitigation plan preparation that is part of the construction cost that is under its own contract. That was approved last month and is a requirement of the State of Indiana. We are constructing the trail in the floodway, so the State of Indiana wants us to mitigate the trees that are being removed from the floodway. So, that required the creation of a tree mitigation plan. To mitigate those trees, we are identifying the quantity of trees, which is approximately around 600, and we are looking to coordinate with the National Park to plant those trees within the project area. Just to summarize, to complete the project, we have Abonmarche for construction administration, Soil Solutions for the tree mitigation plan, and then the general contractor. Commissioner McGraw asked how much the contract was for Abonmarche. Rongers stated that we have an overall that I can get to you with the line item, but those services, I believe, are around \$350,000 for construction administration, and that was approved a year or two ago. Commissioner Bozak stated that Soil Solutions was \$36,500. Rongers stated that I have the construction inspection at \$349,366. If we include the alternate, then it is \$8 million as the base. Commissioner Bozak stated that just as a reminder, the \$5 million of that is from the State of Indiana. Rongers stated that the rest of the money comes from TIF funds. We do have a certain amount of TIF funds on hand, plus revenues that will be coming in this year, to cover the cost of the project. Commissioner Bozak stated that we started this project 10 years ago, so the whole project has already been budgeted, and it is already there. Baker Tilley is helping us investigate the TIF funds and helping us to maximize and look at what it is that we have there. A discussion was held regarding TIF funds and what is available. Commissioner Bozak stated that we can sit down and look at those. Kaiser stated in the contract docs it states the contractor has to have substantial completion by the end of 2026. Rongers stated that the Next Level Trails grant expires on December 30, 2026. We have already had discussions regarding whether there is a delay and whether we can extend the grant. There is a possibility, but there is a process. With an award being made, we can continue that dialogue with the State of Indiana and just keep them informed whether we are on track or will need an extension for X amount of months. Based on Paschen's bid, including the alternate, the balance of the Abonmarche contract, and Soil Solutions, the total project is \$8,386,895. \$5 million is paid through the Next Level Trails Grant, leaving a local match balance of \$3,386,895. I can get an exact number of what funds we have once I clarify with the Clerk-Treasurer's office. Just to note, some of the project costs are to meet the obligations of Norfolk Southern and the National Park Service. We have done a lot of negotiating with those two agencies, and so some of those requirements have resulted in a cost increase from what we originally had kind of budgeted for the project at the time we applied for the grant. Commissioner Bozak stated that we need to award the bid to one of these three bidders. Commissioner Enslin made a motion to accept the Paschen bid alternative A, for \$8,001,029.55. Commissioner McHargue seconded the motion. Commissioner McHargue- Aye, Commissioner Enslin- Aye, Commissioner McGraw- Aye, Commissioner Tumblin- Aye, Commissioner Bozak- Aye. Motion passed.

Commissioner Bozak stated that we had talked about the Homer Tree Service approval in the months before, and we needed to assign it a PO number. The PO has already been signed. A PO number was not available at the meeting.

Little Calumet River East Branch Chi-Cal Grant Update

Rongers stated that if you remember, probably two or three years ago, the Shirley Hines Land Trust was awarded the Chi Cal Grant to do infrastructure improvements in the Little Calumet here in Burns Harbor. There was some delay with the project, partly because there was coordination with INDOT and the National Park Service. That project scope includes two aspects. The first is adding a kayak launch and a parking lot at the end of Westport, underneath the viaduct, kind of in that area. So, that is where a lot of the negotiation took place, and they kind of came up with a concept now that they would like to talk to the Town of Burns Harbor about. The second is the fisherman's staircase. The second component of the project was doing some infrastructure improvements at the dam, and so they want to include, as originally proposed, a staircase down the embankment to the river, and they are proposing to do that within the existing fisherman's pathway that has been created. That would be some infrastructure on the Town of Burns Harbor's property. We have set up a meeting on Monday with the Town Council President and the Redevelopment Commission President to talk with Shirley Hines National Park to talk about the specifics of those two components of the project. They would like to obtain approval from the Town of Burns Harbor to move forward with the project, and there is a need to wrap up the grant project as well. So, next month I will have an update for you, but that is just an overview of where we are at. Things are starting to move again.

Safe Streets for All Supplemental Planning Grant Grant Award Update

Commissioner McGraw stated that we are putting together a meeting. I think we are going to meet on Monday.

New Business

Approval of Claims Register

Commissioner Tumblin made a motion to approve the claims register. Commissioner McHargue seconded the motion. Commissioner McHargue- Aye. Commissioner Enslen- Aye. Commissioner McGraw- Abstain. Commissioner Tumblin- Aye. Commissioner Bozak- Aye. Motion passed.

Commissioner McGraw just noted having the Clerk-Treasurer's name changes corrected.

Approval of the Financial Report for the Month of February 2026

Commissioner McHargue made a motion to approve the financial report. Commissioner Tumblin seconded the motion. Commissioner McHargue- Aye. Commissioner Enslen- Aye. Commissioner McGraw- Abstain. Commissioner Tumblin- Aye. Commissioner Bozak- Aye. Motion passed.

Good of the Order

Mike Frey- 1254 Coan Street- Frey brought up concerns regarding his backyard and all the water that is collecting after the culvert that was put in. There is a huge water hazard in my yard. Is there anything else that can be done about that? The culvert needs to be removed. Commissioner Bozak stated that they are out there doing work. Commissioner McGraw stated that they are still working and we are doing our best to mitigate with them and get this problem resolved. Kaiser stated that there will not be a significant improvement to how it is now. There will be a minor improvement. Frey stated that it will not work. I want to sell my house this year and cannot do that with that lake in my backyard. Kaiser stated that the two new culverts that were put in at the lowest level that they can be put in at, for it to drain to the west, and those elevations never changed. So, the water that is here right now can't go any higher. The two culverts were put in to equalize the water to go to the west side when it pools up. Your property is about a foot and a half lower than the property to the west. Frey stated I have lived there for 30 years; it has always drained. Commissioner McHargue asked if there were any options for the property owners. Kaiser stated that the only option right now is to lift it mechanically and put it in a lift station. It cannot run from the lower part in between the two lots to the property on the other side of the trail. Commissioner Bozak stated that we hear you, and they are still working there. Until the project is done, we cannot do anything at this time. Town Council President Biancardi asked when the current work is expected to conclude. Kaiser stated that they are hoping to be out of there by the end of this week, but it just depends on all the rain we have had. The Town Council President stated that once the work is done, revisit this matter.

Adjournment

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

The meeting concluded at 6:45 p.m.

Approved April 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