

**Burns Harbor Redevelopment Commission
Minutes of April 9, 2025**

The Redevelopment Commission of the Town of Burns Harbor, Porter County, Indiana, met in a regular session on Wednesday, April 9, 2025, 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)	Absent

Additional Officials Present

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

Approval of Minutes

Commissioner McHargue made a motion to approve the March 12, 2025, meeting minutes. Commissioner Tumblin seconded the motion. Commissioner Tumblin-Aye, Commissioner Enslen-Aye, Commissioner McHargue-Aye, Commissioner McGraw- Aye, Commissioner Bozak-Absent. Motion passed.

Reports

Commissioners

Nothing to report.

Clerk-Treasurer

Absent

RDC Attorney

Nothing to report.

RDC Engineers

Nothing to report.

RDC Consultant-Karnerblue

Rongers stated that we have a series of businesses that are just making some general inquiries about some properties that might be available for development in the area. So, I just want to make you all aware that there are prospects interested in looking at different types of sites here in the Town of Burns Harbor.

Duneland School Board Representative

Absent.

Correspondence

None

Old Business

Marquette Greenway

Rongers stated that Phase 1B is the section of the trail that is under design engineering and environmental review and is funded through the Next Level Trails. We were able to move forward with the National Park Service’s permission to begin the clock with the formal environmental NEPA process and obtain comments from various federal and state agencies concerning that document. We have also heard from Norfolk Southern that they have reviewed 60% of the design plans. They are not doing their final internal review. So, we should be getting those comments back within the next week or so. I submitted the quarterly report to the State of Indiana, so that is complete. They asked me to provide some documentation to demonstrate our payment of the local match on the project. So, right now, all of the design engineering and

environmental work is paid for locally. So, I just need to fill out some documentation that shows that we are spending money on the project. The grant will kick in when we start construction.

We are continuing to work on the closeout of the Phase 1A project. We are waiting on the State of Indiana reimbursement for some of our local costs that we paid. We have the Shirley Heinze and Chi-Cal fund project that is focused on improvements in the waterway in Portage for the kayaking launch and crossing of the dam. So, that project is still underway. There has been a little bit of delay because there is federal and state coordination with some of the roadway access at the river off of Westport. There are going to be at least nine events that will feature the trailhead in connection with the river and the new infrastructure that will go in there. We did put them in touch with Kim Burton at the Parks Department to see about doing a river run to support the effort. It just required a little bit more volunteer manpower and some coordination with crossing the roads. So, the project sponsor thought that was a little bit too much of a lift for them on this particular grant, but they love the idea, so we will put that in our back pocket and see if it is something we can do at a later time.

Commissioner Tumblin asked if anything had been done regarding the cement cracking and water issues on the trail. Rongers stated I haven't done anything directly on that, but I do have that list, and we will follow up on that.

Safe Streets for All

Commissioner McGraw stated that we have a quarterly performance progress report that needs to be turned in to the federal government. We also have the federal financial report that needs to be approved this evening, so we can get that sent back to them. Once they are approved, we will have President Bozak sign them so we can get them sent out. Commissioner McGraw made a motion to accept the quarterly performance report for Safe Streets for All and approve the federal financial report as presented. Commissioner McHargue seconded the motion. Commissioner Tumblin- Aye, Commissioner McHargue- Aye, Commissioner Enslen- Aye, Commissioner McGraw- Aye, Commissioner Bozak- Absent.

A discussion was held regarding the Safe Streets for All surveys that went out to the community.

New Business

Appraisals of Westport Site

Rongers stated that over the past several months, we have had multiple developers interested in the Westport 28-acre site. We have had a few of those developers present a very preliminary concept vision to the Plan Commission. One of those developers decided not to move forward with their project proposal. We do have another developer who is interested in a residential/commercial use. So, as part of being prepared for an opportunity, we are asking for the Redevelopment Commission to authorize Attorney Patton to seek two appraisals for the Westport site so that we can understand the value of the current site as is. Commissioner McHargue made a motion to authorize Attorney Patton to seek two appraisals for the Westport site. Commissioner Tumblin seconded the motion. Commissioner Tumblin- Aye, Commissioner McHargue- Aye, Commissioner Enslen- Aye, Commissioner McGraw- Aye, Commissioner Bozak- Absent. Motion passed.

Memorandum of Understanding

Rongers stated that the interested developer did present to the Plan Commission Monday evening. There is no formal process at this point with the Plan Commission, but as part of an initial step to begin having a conversation and moving towards the site, we have a memorandum of understanding between the Town of Burns Harbor Redevelopment Commission and Harbor Pointe, which is the name for the proposed development. This is just an initial document to allow the developer and the Town of Burns Harbor Redevelopment Commission to start discussing what might be possible at the site and what the basic commitments are. It is a step towards a formal development agreement. A discussion was held regarding the Westport site. Commissioner McHargue made a motion to approve the Harbor Pointe Memorandum of Understanding. Commissioner Tumblin seconded the motion. Commissioner McHargue- Aye, Commissioner Tumblin- Aye, Commissioner Enslen- Aye, Commissioner McGraw- Abstain, Commissioner Bozak- Absent. Motion passed.

Approval of Claims Register

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

Approval of the Financial Report for the Month of March 2025

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

Good of the Order

Rongers stated last month that I spoke about the Endowment Fund at Legacy Foundation called the Friends of Northwest Indiana Fund. I just wanted to report that the group did meet the fundraising challenge of \$50,000. I just want to thank everyone for their support.

Adjournment

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

The meeting concluded at 6:40 p.m.

Approved May 14, 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