

**Burns Harbor Redevelopment Commission
Minutes of May 14, 2025**

The Redevelopment Commission of the Town of Burns Harbor, Porter County, Indiana, met in a regular session on Wednesday, May 14, 2025, 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, Consultant, and Karnerblue Era-Tina Rongers, and Shem Khalil and Jeanette Hicks with Global Engineering

Approval of Minutes

Commissioner McGraw made a motion to approve the April 9, 2025, meeting minutes. Commissioner Enslen 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

Absent

RDC Attorney

Nothing to report.

RDC Engineers

Khalil stated that we sent over the final plan for Safe Streets for All to the committee for final approval. This is the final action plan that will be adopted by the Town Council as well, and there will be a resolution to adopt after the final action plan. For the Town of Burns Harbor to apply for an implementation plan, you actually have to adopt that final action and implementation grant that is open right now. The deadline for that is June 26, 2025, so we need an action by the board to approve the final action plan. Commissioner McGraw made a motion to accept the final action plan for \$54,535.72 and apply for an implementation plan, using Karnerblue as the consultant. Commissioner Tumblin seconded the motion. Commissioner Tumblin-Aye, Commissioner Enslen-Aye, Commissioner McHargue-Aye, Commissioner McGraw- Aye, Commissioner Bozak-Aye. Motion passed.

Rongers stated, just for clarification, which consultant do you want working on the Safe Streets for All implementation grants? Khalil stated that we recommend Karnerblue. We will make sure to let Tina know once the Town Council approves, the resolution is passed, it's published, and we have the final from the Federal Highway.

RDC Consultant-Karnerblue

Rongers stated I have a brief update on Marquette Greenway Phase 1A, which is the portion of the project from the National Park lookout at the river and over to the Town of Porter. I spoke with SEH, who is overseeing the environmental. The draft environmental document is with the National Park Service for local review, so local staff will be reviewing that, and then it will be forwarded to the regional office for regional and tribal review. The goal is that we would have the draft approved in July on the environmental side. Abonmarche is approaching 90% completion on the design engineering. They have been in communication with Norfolk Southern with some questions.

Commissioner Bozak asked if there was an estimated timeline for the start of construction. Rongers stated that if we can hear from Norfolk Southern in the next couple of weeks, we hope to move towards preparing the documents in June with a start date of around fall this year. If we get delayed with Norfolk Southern, then we could potentially be out another month before that start date.

Rongers stated just generally speaking, we have some economic development interests. There are different businesses that are interested in looking at different properties here in the Town of Burns Harbor.

Duneland School Board Representative

Hibshman reported on different awards and activities going on in the Duneland School Corporation.

Correspondence

None

Old Business

Marquette Greenway

Greenway Foundation Award

Commissioner Bozak stated that the Redevelopment Commission received an award from the Greenway Foundation for outstanding government. Rongers and I went down to Indianapolis in April to accept this award. I want to thank everyone in this room for all of your hard work and efforts that you have put in, it was a group effort to receive this. I appreciate you all.

Phase 1A Construction

Project Invoice

Rongers stated we are in the process of closing this out with INDOT. Last week, the Clerk-Treasurer's office received an invoice from INDOT for \$4,054.11. This is 20% of the local share that the Town of Burns Harbor is responsible for, for the project balance of \$20,270.56. INDOT will pay 80%, and the Town of Burns Harbor will pay 20%. Commissioner Enslen made a motion to pay the project invoice for \$4,054.11. Commissioner McHargue seconded the motion. Commissioner Tumblin-Aye, Commissioner Enslen-Aye, Commissioner McHargue-Aye, Commissioner McGraw- Aye, Commissioner Bozak-Aye. Motion passed.

Rongers stated I just wanted to acknowledge that we are shifting to a new ERC, and I will be working with the ERC to move forward with any INDOT reporting that we have left. Commissioner Bozak stated that Secretary Sherrill is our new ERC now, so thank you for stepping up to that position.

RFP for Trail Modification

Rongers stated that for Phase 1A, as part of the residents' concern with pooling water along Coan Street, the Town Council has directed the Town Engineer to review the project. We have also been coordinating with SEH, who is the engineer on record for that portion of the project, and construction oversight from Abonmarche. We have been working together to identify the key factors that contributed to the pooled water, and we are working through some of the technical aspects. We have some options on the table, and this RFP for trail modification is something that we recommend proceeding with SEH for additional engineering to study this issue. We also have Abonmarche providing a kind of two-step process to move towards a solution. So, with that recommendation, I would recommend the three firms to come together and talk about the next steps, and this to be tabled. Commissioner Bozak stated that we are still looking at this issue and trying to figure everything out.

Resident Landscaping Request

Commissioner Bozak stated that we have previously talked with the Doolin residents who live on Coan Street, and their request is for some sort of landscaping to give them a little bit more privacy because of the trail on the back of their property. So, what has been recommended would be to approve to give the Doolins a monetary amount so that they can take care of landscaping on their side of the property. The problem on our side of that trail is the ditch that meets up to their property. You cannot plant anything there because it is a ditch. My recommendation would be to give them an amount not to exceed \$5,000. A discussion was held regarding the landscaping. Commissioner Enslen made a motion to reimburse the Doolins not to exceed \$5,000 for the landscaping on their property line of the trail to be done within a year from today, and with receipt proof. Commissioner McHargue seconded the motion. Commissioner Tumblin-Aye, Commissioner Enslen-Aye, Commissioner McHargue-Aye, Commissioner McGraw- Aye, Commissioner Bozak-Aye. Motion passed.

*Westport Site
Appraisal Invoices*

Commissioner Bozak stated you have two invoices in front of you for Valuation Services and Professional Appraisal Services, LLC. They are invoices to request appraisals for the Westport property. Commissioner Enslen made a motion to approve the appraisal invoices for Valuation Services and Professional Appraisal Services, LLC. Commissioner Tumblin seconded the motion. Commissioner Tumblin-Aye, Commissioner Enslen-Aye, Commissioner McHargue-Aye, Commissioner McGraw- Aye, Commissioner Bozak-Aye. Motion passed.

Request for Written Offers on Real Estate

Attorney Patton stated based on those appraisals that were just approved, for the Redevelopment Commission to sell that piece of property, under Indiana Code, we need to essentially publish the schedule that we are accepting offers on the Haglund Road parcel. It just has some various information that is required by statute to be included in the notice, as well as the process and procedure, and the deadline for how and when. This will be published in The Times newspaper twice over the next month. Commissioner McHargue made a motion to approve the request for written offers to be published in The Times. Commissioner Tumblin seconded the motion. Commissioner Tumblin-Aye, Commissioner Enslen-Aye, Commissioner McHargue-Aye, Commissioner McGraw- Aye, Commissioner Bozak-Aye. Motion passed.

Sloane Avenue Group Introduction

Rongers stated I would like to introduce you to John Kavchak with Sloane Avenue Group. Kavchak stated thank you for having us. We had the opportunity to speak with most of you already in the past, but we just wanted to reiterate our excitement to hopefully partner with the Town of Burns Harbor on future development opportunities. We have a lot of existing projects going on in the area, so I would say that our firm and our group are well-versed in what I call the complete residential life cycle, from land development to vertical construction to managing a portfolio of rentals which exceeds 1000 units right now. A discussion was held regarding the intended use and future of the Westport site.

Safe Streets for All

Commissioner Bozak stated that all of Safe Streets for All had been discussed earlier under the Engineering report. We still have another board meeting before the Town Council, so we have to speed this up.

New Business

Approval of Claims Register

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

Approval of the Financial Report for the Month of April 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

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 6:49 p.m.

Approved June 11, 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