Burns Harbor Redevelopment Commission
Minutes of June 11, 2025

The Redevelopment Commission of the Town of Burns Harbor, Porter County, Indiana, met in a regular session on Wednesday, June 11, 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

Approval of Minutes
Commissioner McHargue made a motion to approve the May 14, 2025, meeting minutes. Commissioner Tumblin 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
Absent

RDC Consultant-Karnerblue
Nothing to report.

Duneland School Board Representative
Hibshman reported on various awards and activities taking place in the Duneland School Corporation.

Correspondence
Commissioner Bozak stated that we received a thank you from Yost Elementary for donating to the color run. I also had a certificate of insurance from Mission Escape, if Secretary Sherrill can look into what that is for.

Old Business
Safe Streets for All
Global Invoice Approval
Commissioner Bozak stated we did approve this at last month's meeting, but we did not read out the total of the invoice for the record. So, I just want to note that invoice approval was for $54,535.72.

Implementation Grant Application Update
Commissioner Bozak stated this is for the Safe Streets for All Action Plan and different projects that the Redevelopment Commission would like to apply for a grant for. The two big projects that we have talked about in the past are the South Babcock connection, which is over by Corlin's

Landing and Trail Creek, to give the residents easy access to the Dune Prairie Trail. The other project that was high up on our list was to work with the Marquette Greenway and improve the safety for residents to get across State Road 149. A discussion was held regarding the projects and whether a presentation would be given for each project.

Rongers stated that the final deliverable of the action plan is a written report, so we could invite Global Engineering to come and give a report on that. Global Engineering also collected data and looked at major intersections, and then identified a handful of projects for the action plan to-do items. The implantation grant is on tonight's agenda because at the last meeting, it was mentioned that the grant for Safe Streets for All is open and closes June 26, 2025. We have a small window to prepare an application for the implementation dollars. I reviewed the final plan and examined the priorities that we have been focusing on as a Redevelopment Commission in recent years, as well as the other projects recommended in the plan. My recommendation tonight, if the Redevelopment Commission would like to proceed with the implementation grant in this cycle, would be to look at trail development as opposed to some of the roadway. The trail development projects are lower in cost and have a shorter timeline than the larger improvements. As a Redevelopment Commission, the TIF dollars will sunset in 2032, so we have a limited number of funds available for the next few years to allocate towards Redevelopment projects. If you feel the Redevelopment Commission needs more time, please note that this is an annual grant. There will be another cycle in which you can apply for implementation, which is likely to occur around a year from now. Either way, the Redevelopment Commission is still positioned with the action plan complete to have a set of ready projects that we can apply for a grant when it is ready to do so. Commissioner Enslen made a motion to apply for the implementation grant on Safe Streets for All for the South Babcock trail project. Commissioner Tumblin seconded the motion. Commissioner Tumblin-Aye, Commissioner Enslen–Aye, Commissioner McHargue–Aye, Commissioner McGraw- Abstain, Commissioner Bozak–Aye. **Motion passed.**

Westport Site
NWI Times Invoice
Commissioner Bozak stated that this is for when we posted the legal ad for request for offers on the Westport site, and that invoices total invoice is $419.06. Commissioner McHargue made a motion to approve the NWI Times invoice for $419.06. Commissioner Tumblin seconded the motion. Commissioner Tumblin-Aye, Commissioner Enslen–Aye, Commissioner McHargue–Aye, Commissioner McGraw- Aye, Commissioner Bozak–Aye. **Motion passed.**

Request for RDC Special Meeting for RFO Bid Opening June 18th
Commissioner Bozak stated that we briefly talked about this at the last meeting, so I just want to make sure everyone is still available for the special meeting on June 18, 2025, at 6 PM. This date and time worked for the board members.

Marquette Greenway
Phase 1A
INDOT Invoice
Commissioner Bozak stated that this is for the INDOT invoice for $4,054.11. Rongers stated this amount is 20% of the local share of the change order. Commissioner McHargue made a motion to approve the INDOT invoice for $4,054.11. Commissioner Enslen seconded the motion. Commissioner Tumblin-Aye, Commissioner Enslen–Aye, Commissioner McHargue–Aye, Commissioner McGraw- Aye, Commissioner Bozak–Aye. **Motion passed.**

Landscaping Request Agreement
Commissioner Bozak stated that this is the document Attorney Patton put together for the landscape request that we discussed at May's meeting. Commissioner McHargue made a motion to approve the landscaping agreement for the Doolin's property. Commissioner Tumblin seconded the motion. Commissioner Enslen- Aye, Commissioner Tumblin- Aye, Commissioner McGraw- Aye, Commissioner McHargue- Aye, Commissioner Bozak- Aye. **Motion passed.**

Attorney Patton stated keep in mind, there are some obligations of the property owner. Once the receipts are submitted, there will be further approval of the actual payment.

Pooled Water Issue Update
Commissioner Bozak stated Abonmarche has gone back out and re-surveyed the land. They are in the process of analyzing the data for possible solutions.

Phase 1B
Norfolk Southern Invoice
Commissioner Bozak stated that this is for the preliminary work that was done for the right-of-way under the Norfolk Southern bridge. This is our bill that we are responsible for, and it is for $3,204.57. Commissioner McHargue made a motion to approve the Norfolk Southern invoice for

$3,204.57. Commissioner Tumblin seconded the motion. Commissioner Enslen- Aye, Commissioner Tumblin- Aye, Commissioner McGraw- Aye, Commissioner McHargue- Aye, Commissioner Bozak- Aye. **Motion passed.**

Rongers stated that I just want to give an update on Phase 1B. Norfolk Southern received our 30% design, and Abonmarche provided comments. The design engineering firm reviewed those comments and answered many of our questions. We just received communication today that they have finalized their response, and we will be getting those questions answered by the end of this week. Once that is done, we will submit. We currently have about 90% completed, so some may need to be tweaked depending on how those questions come back. Meanwhile, we are in the final stage of negotiation with Nipsco for some of the right-of-way access that we need for the trail, so that is the engineering side. And then on the environmental side, we do have the environmental review. The National Park Service and the regional office are reviewing our environmental documents, so we are making progress on that. We do have a quarterly report due this month, so I am working on that.

New Business

Town Hall Renovation Henn & Sons Invoice

Commissioner Bozak stated this came to us from the Town Council as a request to use Redevelopment Commission funds to cover the overage for the renovation of the Town Hall building. Rongers stated that the recommendation was that this would come from the TIF funds. Commissioner Bozak stated there are two invoices for $7,266.66 and $3,320.66. A discussion was held regarding funds. Commissioner Enslen made a motion to increase capital expenditures from $718,511 to $729,098.32. Commissioner Tumblin seconded the motion. Commissioner Enslen- Aye, Commissioner Tumblin- Aye, Commissioner McGraw- Aye, Commissioner McHargue- Aye, Commissioner Bozak- Aye. **Motion passed.**

Commissioner McGraw made a motion to approve the Henn & Sons invoice for $10,587.32. Commissioner Tumblin seconded the motion. Commissioner Enslen- Aye, Commissioner Tumblin- Aye, Commissioner McGraw- Aye, Commissioner McHargue- Aye, Commissioner Bozak- Aye. **Motion passed.**

Karnerblue Contract Revision

Commissioner Bozak stated that this is to amend the reimbursements, which were not in the language of the original contract we approved for this year. Commissioner Enslen made a motion to approve the Karnerblue Contract Revision. Commissioner McHargue seconded the motion. Commissioner Enslen- Aye, Commissioner Tumblin- Aye, Commissioner McGraw- Aye, Commissioner McHargue- Aye, Commissioner Bozak- Aye. **Motion passed.**

Approval of Claims Register

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

Approval of the Financial Report for the Month of May 2025

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

Good of the Order

Adjournment

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

The meeting concluded at 6:43 p.m.

Approved July 9, 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