

**Burns Harbor Redevelopment Commission
Minutes of June 18, 2025**

The Redevelopment Commission of the Town of Burns Harbor, Porter County, Indiana, met in a special session on Wednesday, June 18, 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 via Zoom, Consultant, and Karnerblue Era-Tina Rongers

Approval of Minutes

Nothing to report.

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

Nothing to report.

Correspondence

Nothing to report.

Old Business

Safe Streets for All

Implementation Grant Application Update

Rongers stated that in working on defining the scope of the project, if you recall the last meeting, you approved the South Babcock Road, and that would include the right of way, environmental permitting, design engineering, and construction. As I was reviewing the grant for implementation requirements, they also allow for a supplemental planning activity to be a part of an application. So, they like it when you are implementing a project of the action plan, and then they also recognize you might need additional planning because of the action plan. So, tonight I would like to seek approval to include under the supplemental planning activity, looking at route analysis that would connect Prairie Duneland Trail to the Marquette Greenway. Doing a route analysis would allow us to understand how we can safely connect the neighborhoods of Corlin’s Landing, Trail Creek, the Villages, and Harbor Trails to the Marquette Greenway. This is an opportunity to kind of do a little bit more analysis that would help us be able to understand the direction of how we can make that connection happen. Tonight, I will be asking for a commitment of TIF funds for \$448,000 to support the planning and construction activities of this application. The grant may be awarded in 2026, and that \$448,000 would be spread over multiple years because the grant is

open for five years. Commissioner McHargue made a motion to include the supplemental planning and authorize to commit \$448,000 from TIF funds. Commissioner Tumblin seconded the motion. Commissioner Tumblin-Aye, Commissioner Enslen-Aye, Commissioner McHargue-Aye, Commissioner McGraw- Abstain, Commissioner Bozak-Aye. **Motion passed.**

Westport Site

RFO Bid Opening

Commissioner Bozak stated that we did get one bid from Sloane Avenue Group and Redstone Group. Rongers stated that tonight is just to receive and open the bid, and then on July 11, 2025, there will be a presentation. The action this evening would just be to receive the bid and take it under advisement. Commissioner Bozak read the bid, which stated “we are proposing a purchase price of \$25,000 for the land, and taking on responsibility for all engineering, infrastructure inside the site, and other soft costs like wetland and soil analyses”. Commissioner McHargue made a motion to accept the receipt of the bid from Sloane Avenue Group and Redstone Group and take under advisement. Commissioner Tumblin seconded the motion. Commissioner Tumblin-Aye, Commissioner Enslen-Aye, Commissioner McHargue-Aye, Commissioner McGraw- Aye, Commissioner Bozak-Aye. **Motion passed.**

Attorney Patton stated that I would request a copy be scanned and emailed to all commission members.

New Business

TIF Capture Determination

Commissioner Bozak stated that I am going to read this letter for the record. “In accordance with IC 36-7-14-39(b)(3)(B), the Burns Harbor Redevelopment Commission (the “Commission”) is hereby notifying you of the following determination that has made concerning its Tax Allocation Areas for 2025 taxes payable 2026. The Commission has determined that there is “no excess value” that may be allocated to the overlapping taxing units. All tax increments are needed to make payments on bonds or leases when due, and to pay for other purposes described in subdivision (1) of the Act. Commissioner Enslen made a motion to approve the TIF Capture Determination letter. Commissioner McHargue seconded the motion. Commissioner Enslen- Aye, Commissioner Tumblin- Aye, Commissioner McGraw- Aye, Commissioner McHargue- Aye, Commissioner Bozak- Aye. **Motion passed.**

TIF Management Report

Commissioner Bozak stated that this is the Burns Harbor Redevelopment Commission report pursuant to I.C. 36-7-14-13. Rongers stated this is a summary of 2024’s activities, remedies, and expenses that were from the TIF fund. This is an annual report that the Clerk-Treasurer’s office needs to submit to the State of Indiana. We are a little behind on getting that submitted, so that is why it was added to this evening’s agenda. Commissioner Bozak stated that Rongers has been working with our Clerk-Treasurer to get it submitted. Commissioner Tumblin stated that my name should be Mrs., and the spelling needs to be corrected. Rongers stated that Attorney Patton noted a comma that is out of place, so that will be corrected. Commissioner McHargue made a motion to approve the TIF Management Report with corrections. Commissioner Tumblin seconded the motion. Commissioner Tumblin-Aye, Commissioner Enslen-Aye, Commissioner McHargue-Aye, Commissioner McGraw- Abstain, Commissioner Bozak-Aye. **Motion passed.**

Good of the Order

Adjournment

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

The meeting concluded at 6:23 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