

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

The Redevelopment Commission of the Town of Burns Harbor, Porter County, Indiana, met in a special session on Wednesday, July 9, 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 Kylan 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 Tumblin made a motion to approve the June 11, 2025, meeting minutes. Commissioner McHargue seconded the motion. Commissioner Tumblin- Aye, Commissioner Enslen- Aye, Commissioner McHargue- Aye, Commissioner McGraw- Aye, Commissioner Bozak- Aye. Motion passed.

Commissioner McHargue made a motion to approve the June 18, 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

Nothing to report.

RDC Attorney

Nothing to report.

RDC Engineers

Nothing to report.

RDC Consultant-Karnerblue

Nothing to report.

Duneland School Board Representative

Nothing to report.

Correspondence

Nothing to report.

Old Business

Marquette Greenway

Phase 1B NLT Grant Fund Account

Clerk-Treasurer Loving stated I need permission from the Redevelopment Commission via a motion to establish the Marquette Greenway Phase 1B project fund account, which will be dedicated to the Indiana Department of Natural Resources Next Level Trails Grant. Establishing this account will enable the Town of Burns Harbor to reclassify any expenses paid elsewhere, track trail expenses, and receive the \$5 million grant upon construction. Commissioner McHargue made a motion to approve the establishment of the Marquette Greenway Phase 1B Next Level

Trails Grant Fund Account. Commissioner Tumblin seconded the motion. Commissioner Tumblin- Aye, Commissioner Enslen- Aye, Commissioner McHargue- Aye, Commissioner McGraw- Aye, Commissioner Bozak- Aye. Motion passed.

Phase 1B 90% Design Set

Commissioner Bozak provided an update: we are currently at 90% completion on the design, and a new hard copy is available in the Clerk-Treasurer's office.

Phase 1A Drainage Issue

Commissioner Bozak stated that we have Matt Kaiser with Abonmarche to give us an update on the drainage issue. Kaiser stated that over the past month, we did an extensive topographic survey of both sides of the trail area. We did find that there are significant low spots in between the two houses that held water from before, that will still hold water whether the trail was there or not. During the investigation with SEH, we did find that the initial plan was to place two 15-inch pipes at the trail crossing for the water to be able to run from the east side over to the west side. During design, that was changed to the trench drains that are currently there. The elevations of those trench drains are significantly higher than the elevation on both sides of the ground. Our recommendation is to go back to the original design and place the two 15-inch pipes at a lower elevation and leave the trench drains the way they are right now, so there is no conflict with the current facilities. We would be on the south side of the sanitary manhole, which is just to the south of the trench drain. This is a little bit further downstream from where the current location is and where the bulk of the water sits. A small swale would be placed on the east side to allow the water to go north and then into the new 15-inch pipes. Commissioner Enslen questioned the cost of the project. Kaiser stated we are thinking it is around \$50,000, but it could be significantly lower if done locally. Commissioner McHargue questioned whether this would alleviate the problem. Kaiser stated this will give the water that is currently ponding up at the edge of the trail a way to get across the trail. But there are low areas in between the two houses that are lower than the rear yards of those lots, where no improvement took place. So, those held water before and will still hold water. We cannot go onto private property and do additional work. Commissioner Bozak asked Abonmarche to seek quotes.

Phase 1A Resident Landscaping Update

Commissioner Bozak stated the resident decided, instead of landscaping based on the angle and cost of the trees, they would rather put a small privacy pool fence around their pool. It does not change the price; it is just a clerical change to the contract because the contract said it was going to be for landscaping and did not include the fencing. Commissioner McHargue made a motion to approve the change in the contract with Doolin's. Commissioner Tumblin seconded the motion. Commissioner Tumblin- Aye, Commissioner Enslen- Aye, Commissioner McHargue- Aye, Commissioner McGraw- Aye, Commissioner Bozak- Aye. Motion passed.

Phase 3 Trail Maintenance Item Quote

Commissioner Bozak stated that we have 3 quotes that Street Superintendent Brandon Downey sent over for the concrete pad and ADA plate at Westport Road. The first quote is from NWI Concrete and Excavation LLC for \$3,220.00. The second quote is from Shears Concrete, LLC for \$4,250.00. And, the third quote is from the Concrete Guys Inc. for \$2,150.39. A discussion was held regarding the quotes and prices. Commissioner McGraw made a motion to approve the quote from Concrete Guys Inc. for \$2,150.39. Commissioner McHargue seconded the motion. Commissioner Tumblin- Aye, Commissioner Enslen- Aye, Commissioner McHargue- Aye, Commissioner McGraw- Aye, Commissioner Bozak- Aye. Motion passed.

Westport Site

RFO Award and Jurisdictional Wetland Determination

Rongers stated that we have John Kavchak with Sloane Avenue Group here this evening to answer any questions the board may have. Kavchak stated in front of you, there are a couple of different drawings. The first one is the latest design of the residential space, taking the wetlands on the site into account. You also have a concept for a future retail space, and then a blow-up of the retail community/space component with offices and a few retail buildings. Starting with the single-family layout, you can see that we have decided to focus on the southern portion of the site to optimize the layout, taking the wetlands into account. I am happy to answer any questions you may have.

Commissioner McGraw stated I know we are waiting to hear from the US Army Corps of Engineers to specify what can and cannot be done with that space, so that kind of leaves that up in the air. Kavchak stated that we are working with Soil Solutions on the wetlands. A discussion was held regarding how the Town of Burns Harbor would benefit from this development. Commissioner McGraw stated that my biggest concern right now is whether the wetlands are going to be approved or disapproved. If they are not approved, that would change the whole scope of this project, and would it be worth it? There are a lot of questions currently that are not

being answered until we get an answer from the US Army Corps of Engineers. Kavchak stated that what we are trying to achieve is the acceptance of the offer contingent on the plan that we set out. We can create a purchase agreement contingent on the approval of this site plan. Commissioner Enslen stated that we may need some more time to think about all of this.

Rongers stated that when we were building the Marquette Greenway Trail on the Westport side, we did have Soil Solutions do some wetlands delineation, and we had to do some mitigation. So, just from a historical reference, we do know that in the past, the jurisdictional meaning of federal wetlands was located north of the trail, and that the isolated wetlands were located to the south, which are state-regulated. Commissioner McHargue asked if this should be tabled for discussion at the August meeting, but move forward with the US Army Corps of Engineers request. Rongers stated that the form that is on tonight's agenda is just the initial documentation to initiate the process with the US Army Corps. The form just says that the Town of Burns Harbor wants to begin an investigation of the site. Commissioner McHargue made a motion to initiate the process with the US Army Corps of Engineers' request for jurisdictional determination and to table the RFO Award until the August 13, 2025, meeting. Commissioner McGraw seconded the motion.

Safe Streets for All

Action Plan Presentation

Jeff Oltmann with Global Engineering gave a presentation on the Safe Streets for All Action Plan. The full action plan is on the Town of Burn's Harbor website.

New Business

Good of the Order

Jim Meeks 1193 Rak Rd- Meeks asked is this a true story? you folks want to sell this property for \$25,000 that we, the Town of Burns Harbor, paid \$250,000 for? Commissioner McHargue stated that it was just the bid that we received. Meeks asked if the property had been appraised. Attorney Patton stated yes, it has been appraised. Keep in mind that the Redevelopment Commission has not agreed to anything. Meeks stated that my point is, don't sell it for that amount of money.

Gayle Van Loon 384 W. N. Boo Rd- Van Loon stated I would suggest putting a survey out to the Town of Burns Harbor residents, asking if they want to sell that piece of property for that price. Also, if you do a survey, do not put it on the website; no one looks at it, put it on social media.

Donna Meeks 1193 Rak Rd- Meeks stated going back to the US Army Corps survey that is going to be done, who is financially responsible for that, and do you have an idea of how much that will cost? Rongers stated that it would be contingent upon approval of the award to move forward on the project. The board this evening just approved submitting the document. Commissioner Bozak stated that we have not approved to pay anything; we have just approved to start the process. Rongers stated this process has many steps, the first being submitting the form to alert and request the US Army Corps to engage. Soil Solutions is a firm that is an expert in wetlands, and they will facilitate that process going forward. Right now, the developer has assumed that cost.

Connie Sikora 250 Coan St- Sikora spoke about the drainage issues along the trail

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 7:05 p.m.

Approved August 13, 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