

**Burns Harbor Redevelopment Commission
Minutes of August 13, 2025**

The Redevelopment Commission of the Town of Burns Harbor, Porter County, Indiana, met in a special session on Wednesday, August 13, 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

Clerk- Treasurer- Nick Loving, Attorney-Clay Patton, Consultant, and Karnerblue Era-Tina Rongers

Approval of Minutes

Commissioner McHargue made a motion to approve the July 9, 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

Clerk-Treasurer Loving stated that we had three invoices from SEH, and we were able to process two of those. The third was an invoice for \$780.01, and after reaching out to SEH, we now have that invoice. I am just looking for approval this evening to get that invoice paid. The invoice is for Marquette Greenway Trail Phase 1B, and it was for a senior project engineer invoice. Rongers stated SEH is under contract for phase 1B environmental compliance, and this invoice amount is for staff time working on the environmental compliance document. I have reviewed this invoice, and it is okay to pay under the scope of work. Clerk-Treasurer Loving stated for reference, the invoice number is 479623. Commissioner McHargue made a motion to pay invoice number 479623 for \$780.01. Commissioner Tumblin seconded the motion. Commissioner Tumblin- Aye, Commissioner Enslen- Aye, Commissioner McHargue- Aye, Commissioner McGraw- Abstain, Commissioner Bozak- Aye. Motion passed.

RDC Attorney

Nothing to report.

RDC Engineers

Nothing to report.

RDC Consultant-Karnerblue

Nothing to report.

Duneland School Board Representative

Hibshman gave an update on all things going on in the Duneland School Corporation.

Correspondence

Nothing to report.

Old Business

*Marquette Greenway
Phase 1A Drainage Update*

Commissioner Bozak stated that we are currently in the process of Abonmarche getting quotes for this. Rongers stated they have two vendors interested in providing a quote for the scope of work. Matt Kaiser met with one of those firms, and they are working on putting together a quote, and then he will be meeting with the other vendor next week. I would like to anticipate that Mr. Kaiser will be available at the September meeting to present those.

Phase 1A SEH PSA Contract Amendment #2

Commissioner Bozak stated that this is the agreement between the Town of Burns Harbor and SEH for the construction change. Rongers stated the amount being requested is not to exceed \$5,000. This is for their work as the engineering record on Phase 1A, so this has increased by \$5,000 to a total of \$13,650, and this will conclude their work on the project. The additional work needed was for them to advise on the drainage issue. The engineer of record was engaged to advise on the review of the drainage issue, and so we are paying for the professional time. Commissioner McHargue made a motion to approve Phase 1A SEH PSA Contract Amendment #2. Commissioner Tumblin seconded the motion. Commissioner Enslen- Aye, Commissioner Tumblin- Aye, Commissioner McHargue-Aye, Commissioner McGraw- Abstain, Commissioner Bozak- Aye. Motion passed.

Phase 1B Norfolk Southern Fencing Options

Rongers stated we received comments from Norfolk Southern with respect to the 30% and 60% design plans. Two of the comments were related to fencing along the trail. Norfolk Southern is requesting fencing to run along the trail as it goes down under the trestle and comes back up on the trestle. Abonmarche wants feedback about the bottom rendering, where you'll see that a portion of the fence would be wood, and then the top half would be about 4 feet of chain link fence, so that users would still have the view. So, Matt Kaiser is asking whether the board wants to go for a straight wood fence or explore the options of a partial wood/chain link fence.

A discussion was held regarding the two options. The board asked Rongers to get quotes for each option to better look at which option to proceed with.

Phase 1B Norfolk Southern Billing Form Approval

Commissioner Bozak stated that this is for the board to permit me to sign Phase 1B Norfolk Southern Billing Form Approval. Rongers stated that we have a standing contract with Norfolk Southern for engineering services for them to review our project. This is an additional billing form as we are moving into an actual project. This gets us ready for moving into construction, as opposed to design, so they are asking for this to set up that process. Commissioner Enslen made a motion to allow President Bozak to sign the Phase 1B Norfolk Southern Billing Form Approval. Commissioner Tumblin seconded the motion. Commissioner Tumblin- Aye, Commissioner Enslen- Aye, Commissioner McGraw- Aye, Commissioner McHargue- Aye, Commissioner Bozak- Aye. Motion passed.

Phase 1B NIPSCO ROW Licensing Agreement

Rongers stated NIPSCO has not delivered the final licensing agreement for our review for tonight's meeting, so we do not have a formal document for review. Either we can table this until next month's meeting or do an approval subject to legal review. Commissioner McGraw made a motion to table the Phase 1B NIPSCO licensing agreement until September's meeting. Commissioner McHargue seconded the motion. Commissioner Tumblin- Aye, Commissioner Enslen- Aye, Commissioner McGraw- Aye, Commissioner McHargue- Aye, Commissioner Bozak- Aye. Motion passed.

Project Invoices Approval

Commissioner Bozak stated Tina has helped us get organized and we have a new binder with all the claims and contracts. We are going to begin reading out the invoices and their invoice numbers to make it easier for the Clerk-Treasurer's office to pay invoices. Rongers stated that going forward, we will have both claims that are in the claim book and then any new invoices that have come through for that month, we can pre-approve them so that the Clerk's office can begin getting those invoices paid in a shorter time frame. Clerk-Treasurer Loving stated if the invoice number is read out during the meeting, it will make it clearer for the minutes and when the office goes to pay the invoice, we know exactly what the board is approving.

Westport Site

Request for Offer (RFO)

Commissioner Bozak stated we talked briefly about this last month, so we have had some time to think about it. We still have wetlands to discuss about. Rongers stated some updates on the wetlands, we submitted the form that was approved and signed last month to kind of start the process. What we have learned is that at the federal level, there are a lot of administrative changes, and one of those changes is that they no longer do site visits as part of that initial

document. So, the Army Corps advised that we go now straight to submitting a permit document. What we are looking at is an option where we are seeking a quote, and no permit document, to be submitted for the southern section of the Westport site where the development would occur. So that is what is being suggested as the next step for advancing the wetland review. A discussion was held regarding what direction the board wanted to move in.

Commissioner Bozak stated we know we have a wetland problem, and it needs to be addressed. Commissioner McHargue stated we need to do this regardless of whether we sell the property or not. Rongers stated that is correct.

Commissioner Enslen made a motion to apply for the Army Corps of Engineers letter with no objection to the south section of the Westport property. Commissioner McHargue seconded the motion. Commissioner Enslen- Aye, Commissioner McGraw- No, Commissioner McHargue- Aye, Commissioner Tumblin- Aye, Commissioner Bozak- Aye. Motion passed.

Jim Meeks- 1193 Rak Rd. stated why do we have to do this at all? The Town of Burns Harbor owns that property. If someone wants to know if there is wetland's in there and they want to develop that property, then by God, let them pay for it. That is not our responsibility.

Rongers stated I would like to state that the developer incorporated wetland mitigation in their offer price, and they are absorbing the wetland paperwork right now, so there is no cost to the Town of Burns Harbor for the Redevelopment Commission to move forward with this step.

Commissioner Bozak stated going back to the RFO, I think we should table the discussion for the next meeting and in between I think that we should have the property re-appraised with the environmental information that was not included in the first appraisal that we had done and see what that comes back and looks like. Then, we can discuss that with the developer. A discussion was held regarding the RFO. Commissioner McGraw stated I believe this should be shut down. This request for offer is nowhere near what the property is valued at. We have already put out \$3,600 for appraisals at this point, are we going to do appraisals again because there are wetlands involved? Commissioner McGraw made a motion that the Redevelopment Commission does not approve the offer from Sloane Avenue Group for the RFO of Westport site. Commissioner Enslen seconded the motion. Commissioner Enslen- Aye, Commissioner McGraw- Aye, Commissioner McHargue- No, Commissioner Tumblin- Aye, Commissioner Bozak- No. Motion passed.

Attorney Patton stated now that that has been rejected, do you want to go through the time and expense of having these properties re-appraised with the knowledge that we did not have earlier this year, but we have now with regards to wetland issues. Or do we want to just sit on it and let the wetlands grow? Commissioner Bozak stated I do not want to sit on it and let the wetlands grow. The Town of Burns Harbor has been moving to develop that property for many years now, and to let it sit and grow is a cost to the Town of Burns Harbor.

A discussion was held about what to do about the wetlands and cost for the Army Corps. Commissioner McHargue made a motion to approve Rongers to reach out to Soil Solutions and explore what scopes of services and cost ranges. Commissioner Tumblin seconded the motion. Commissioner McHargue- Aye, Commissioner McGraw- Aye, Commissioner Tumblin- Aye, Commissioner Enslen- Aye, Commissioner Bozak- Aye. Motion passed.

New Business

Nothing to report.

Approval of Claims Register

Commissioner McHargue made a motion to approve the claims register. Commissioner Tumblin seconded the motion. Commissioner McHargue- Aye, Commissioner McGraw- Aye, Commissioner Tumblin- Aye, Commissioner Enslen- Aye, Commissioner Bozak- Aye. Motion passed

Approval of the Financial Report for the Month of July 2025

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

Good of the Order

Jim Meeks- 1193 Rak Rd. Meeks stated at the last meeting I asked the board if you had any appraisals for the property, and after some delay the attorney answered that you did. One appraisal that was done in April 2025 by Evaluation Services was for \$677,000. The other

Professional Appraisals done in May 2025 were for \$435,000. The property was purchased in March of 2019 for \$242,500. I want to know why we need to get another appraisal. If a buyer wants the property, they should have the appraisal done. It is not your responsibility to spend these people’s fine money. We own that property, not the developer.

Connie Sikora- 1250 Coan St.- Sikora stated thank you for your motion, we appreciate it. Sikora discussed the drainage issues with the trail.

Donna Meeks- 1193 Rak Rd. – Meeks discussed her concerns with the Westport property and the wetlands.

Commissioner McGraw stated during our discussion earlier, Attorney Patton brought up that we originally rented out the Westport property to farmers, and when they were farming that land it kept it from being a wetland. When it stopped being used as farmland, it sat there, and weeds and trees grew causing it to become a worse wetland than it was previously. Therefore, if we do not do anything, then it is going to get worse. We are looking forward to have someone come here and tell us what can or cannot be done so that we can address the issue.

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 7:09 p.m.

Approved September 10, 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