

**Burns Harbor Redevelopment Commission
Minutes of September 10, 2025**

The Redevelopment Commission of the Town of Burns Harbor, Porter County, Indiana, met in a special session on Wednesday, September 10, 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 August 13, 2025, 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

Nothing to report.

RDC Consultant-Karnerblue

Rongers stated tonight in attendance, we have Rafi Wilkerson with the National Park Service to give us an update on some phase 1b items, as well as Matt Kaiser with Abonmarche.

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, Landscaping Resident Contract & Receipts

Commissioner Bozak stated that we are still reviewing this, so we are going to table this discussion.

Phase 1A, Drainage Issue Quotes

Matt Kaiser with Abonmarche stated we reached out to three different firms, and two of them were able to respond and give us quotes for the drainage fix on Marquette Greenway Phase 1A. We received two quotes, one from R.V. Sutton for \$48,000 and one from M.Davis Excavation for \$66,160. We recommend going with the lowest responsive quote of \$48,000. Commissioner Bozak stated it would be my recommendation that the Redevelopment Commission pay for the repair at this time, so that we can get everything fixed, and we can continue discussion behind

the scenes on reimbursement for the project. Commissioner McHargue made a motion to approve the quote from R.V. Sutton for \$48,000 to be paid by the Redevelopment Commission at this time and reimbursed later. Commissioner Tumblin seconded the motion. Commissioner Tumblin- Aye, Commissioner McHargue- Aye, Commissioner Enslen- Aye, Commissioner McGraw- Abstain, Commissioner Bozak- Aye. Motion passed.

Attorney Patton stated that I think it's clear from the discussion, and I will be happy to work with the Redevelopment Commission and with the Town of Burns Harbor Engineer and other professionals to make determinations on who is responsible for the inaccurate design and/or the build of this project, and we will seek reimbursement from those responsible.

Phase 1B, NPS Partner Design & Construction Agreement

Commissioner Bozak stated that we all received that document for review. Rafi Wilkerson, with the National Park Service, stated that the National Park Service built sections of this trail with the Town of Burns Harbor and other towns. This agreement helps to hold all entities, not only accountable, in the unlikely event that something happens. A discussion was held with the board members and the Town Attorney regarding the agreement. It was determined that the agreement needed to be reviewed in more detail with the Town Attorney and the National Park Service.

Kaiser stated Phase 1B is at 98% completion right now. Norfolk Southern, in their last review, gave us a requirement to put in an 8-foot-tall chain link fence between the trail and their right of way. We would like to propose putting in a split rail fence and present this to Norfolk Southern.

Kaiser stated the last update I have is regarding the schedule, we are going to resubmit to Norfolk Southern with these changes, and we would be looking at going out to bid in October/November, with bids due November/December.

Trail Maintenance & Operations

Stanley Street Cones

Commissioner Bozak stated that we are still in discussion regarding these matters.

Westport Rd. Cement Pad

Commissioner Bozak stated that I do not have an update from Superintendent Downey regarding the cement pad. Commissioner McGraw stated that I did speak to him today, and he has not received any update through the foreman. They have come out and looked at the area, but we do not have an exact date for when it will get done.

Project Pos & Invoices

Commissioner Bozak stated we have the NS invoice 94203479 and 94210419, PO #3358 in the amount of \$23,295.43. Commissioner McHargue made a motion to pay the NS invoice, PO #3358, for \$23,295.43. Commissioner Enslen seconded the motion. Commissioner McHargue- Aye, Commissioner McGraw- Aye, Commissioner Tumblin- Aye, Commissioner Enslen- Aye, Commissioner Bozak- Aye. Motion passed.

Westport Site

Commissioner Bozak asked if anyone had anything to discuss regarding the Westport Site, or if they could table the discussion for next month. I do not have any updates; everything is still under review and advisement. The board tabled the discussion.

Safe Streets for All

Commissioner Bozak stated that we do not have anything to move on tonight for this, so if there are no questions, we will table this until next month.

Commissioner McGraw discussed questions he had regarding the Safe Streets for All Committee. Rongers stated we can set up a meeting to discuss any questions you may have.

New Business

TIF Financial Advisory Services, Baker Tilley Contract

Commissioner Bozak stated that we have reached out to Baker Tilley to help us review the Redevelopment Commission's financials. The contract has been given to all board members for review, so we just need approval on that contract to move forward. Commissioner McHargue made a motion to approve the contract for Baker Tilley. Commissioner Tumblin seconded the motion. Commissioner McHargue- Aye, Commissioner McGraw- Aye, Commissioner Tumblin- Aye, Commissioner Enslen- Aye, Commissioner Bozak- Aye. Motion passed.

Approval of Claims Register

Commissioner Tumblin made a motion to approve the claims register. Commissioner McHargue 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 August 2025

Commissioner McHargue made a motion to approve the 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

Nothing to report.

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 6:49 p.m.

Approved October 8, 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