

**Burns Harbor Redevelopment Commission
Minutes of September 11, 2024**

The Redevelopment Commission of the Town of Burns Harbor, Porter County, Indiana met in a regular session on Wednesday, September 11, 2024, at the Burns Harbor Fire Department. The meeting was called to order by Redevelopment Commission President, Roseann Bozak, at 6:04 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 Kirk Redman (non-voting member)	Absent

Additional Officials Present

Attorney-Clay Patton, Consultant, and Karnerblue Era-Tina Rongers

Approval of Minutes

Commissioner McHargue made a motion to approve the August 14, 2024 meeting minutes. Commissioner Tumblin 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 August 29, 2024 meeting minutes. Commissioner Tumblin seconded the motion. Commissioner Tumblin- Aye, Commissioner Enslen- Aye, Commissioner McHargue- Aye, Commissioner McGraw- Abstain, 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
Nothing to report.

Duneland School Board Representative
Absent

Attorney Patton asked if there had been any communication with the school board representative. Bozak stated, no we have had no response to any communication. Attorney Patton suggested getting a letter put together again to send over to the school board to see what the deal was.

Correspondence
None

Old Business
Marquette Greenway

Rongers stated we received communication this week related to the Phase 1B project. Overall, that project is nearing substantial completion. Gariup Construction has provided a document for review which is the change order 003. This is just for additional time that will be needed for this project. They need 16 additional days to complete the work. If you remember early in construction, we had some delays due to the weather. There were also leaky pipeline issues that needed to be negotiated as well as some activities with the National Park Service. Bozak asked if anyone had any questions regarding the Change Order 003. Commissioner Enslen made a motion to approve Change Order 003 for the additional 16 days of work for Gariup Construction. Commissioner McGraw seconded the motion. Commissioner Enslen- Aye, Commissioner Tumblin- Aye, Commissioner McGraw- Aye, Commissioner McHargue- Aye, Commissioner Bozak- Aye. Motion passed.

Rongers stated the second thing related to Phase 1A there is construction management managed by Abonmarche. Their current contract would get them through mid-month in September, so INDOT requires that as long as a construction firm is active on the site, there needs to be construction administration on-site as well. Abonmarche is requesting a Change Order that increases construction administration by an additional \$35,000 to cover the 16 days that they will need to be on-site and an additional 10 days for them to close out the project. This is grant-funded, so I will be getting clarification on that \$35,000 to see if INDOT will be paying for the full amount or if the Redevelopment Commission is required to pay a percentage of that. We will have an additional opportunity when the actual paperwork comes through that follows the INDOT review as well as an invoice. Commissioner Enslen made a motion to approve the contract for an additional cost of up to \$35,000. Commissioner McHargue seconded the motion. Commissioner Tumblin- Aye, Commissioner McGraw- Aye, Commissioner McHargue- Aye, Commissioner Enslen- Aye, Commissioner Bozak- Aye. Motion passed.

Bozak asked Tina if she had read the email regarding the placement of the benches and trash cans on the trail. Gariup Construction stated they would be handling one portion, but not the other. Rongers stated when we did the final punch list walk-through, we discussed that Gariup Construction would transfer the trail amenity equipment from storage, and then the Street Department would install the furniture on the cement pads. In terms of the cost of time, it could be the Redevelopment Commission paying the Street Department for their time, or the Town Council would be responsible for that. I would suggest it be a cost that the Redevelopment Commission considers since we are still in construction for that portion of the trail. Bozak asked if that was something that should be approved today so those items could potentially be installed for the ribbon cutting. Rongers stated I think it's appropriate to authorize that the Street Department will be installing the trail amenities at the Westport site. Commissioner McHargue made a motion to have the Street Department install the amenities at the Westport site. Commissioner Enslen seconded the motion. Commissioner Tumblin- Aye, Commissioner McGraw- Aye, Commissioner McHargue- Aye, Commissioner Enslen- Aye, Commissioner Bozak- Aye. Motion passed.

Rongers stated a tree fell earlier this year and damaged the fence on the Westport section that was constructed last year. I would make a recommendation that this would be a maintenance item and that the Town of Burns Harbor would be responsible for the fence repair. It would be up to the Redevelopment Commission or the Town Council to decide where those funds would come from. Bozak said okay, we want to get that fixed. We are trying to schedule the ribbon cutting and need to make sure the trail is looking good. Rongers stated she would work with Brandon from the Street Department to get an estimate on the wood. We do want to reference the operations and maintenance manual.

Safe Streets for All

Rongers stated last month we received the Global Engineering Contract that was reviewed by Attorney Patton. We are just awaiting signatures on that and then we can schedule the project kickoff.

New Business

Marquette Greenway Ribbon Cutting- September 22, 2024

Bozak stated we will be holding a ribbon cutting for the opening of the Marquette Greenway and we were talking about holding that on September 22, 2024. That is the same day the Town of Burns Harbor town picnic is scheduled. We were thinking of having the ribbon cutting before the town picnic. A discussion was had regarding the ribbon cutting. Commissioner Bozak stated we will hold off on scheduling this at this time and if anyone has any suggestions between now and our October 9, 2024 meeting, please reach out by email.

A discussion was had regarding the Police and Fire Department EVP (emergency vehicle preemption) system and whether the Redevelopment Commission could help with grant funding.

Commissioner Bozak stated we don't have an answer for you tonight, but we will work together to try and figure out if anything can be done to help.

Approval of Claims Register

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

Approval of the Financial Report for the Month of September 2024

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

Commissioner McGraw stated the reason I am abstaining from these motions is because I am new to the board and I am still learning the process.

Good of the Order

Nothing to report.

Adjournment

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

The meeting concluded at 6:36 p.m.

Approved November 13, 2024

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