

**Burns Harbor Redevelopment Commission
Minutes of November 12, 2025**

The Redevelopment Commission of the Town of Burns Harbor, Porter County, Indiana, met in a special session on Wednesday, November 12, 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, Karnerblue Era-Tina Rongers, and Matt Kaiser with Abonmarche

Approval of Minutes

Commissioner McHargue made a motion to approve October 8, 2025, minutes. Commissioner Tumblin seconded the motion. Commissioner Tumblin- Aye, Commissioner McHargue- Aye, Commissioner McGraw- Aye, Commissioner Enslen- 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 Commissioner Tumblin questioned the status of the Chi Cal project, which is the kayak launch and access point. I did hear back from Chris Kraus from Shirley Hines, but I haven’t had a chance to get the full details yet. I know they have made some staffing changes, and there are immediate issues impacting the project that National Park is working on with the Town of Burns Harbor. There is still coordination between INDOT and the National Park Service that needs to be completed. So, there has been slower progress than anticipated. I will get a fuller report next month.

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 Issue

Commissioner Bozak stated that we have Matt Kaiser with Abonmarche here tonight to give us an update. Kaiser stated that RV Sutton was on site with their tree clearing. They did get all the trees cleared and removed. We are working with them on a slight change to the elevations of the pipes. We do not have that under construction yet, but we hope to soon. I did reach out to Gariup

Construction because we do have two small cracks that have formed in the asphalt. So, they are going to have site services go out and look at those.

Phase 1A Resident Landscaping

Commissioner Bozak stated that we have all the paperwork and everything is in place. We have the final invoice for this, which is PO 3382 and appropriation number 4445-001-392 in the amount of \$5,000. Commissioner McHargue made a motion to approve PO 3382 in the amount of \$5,000. Commissioner Tumblin seconded the motion. Commissioner Tumblin- Aye, Commissioner McHargue- Aye, Commissioner McGraw- Aye, Commissioner Enslen- Aye, Commissioner Bozak- Aye. Motion passed.

Phase 1B NIPSCO Agreement

Rongers stated that we have been having some technical issues regarding sending over the document. We should be receiving that copy of the agreement for legal review soon, hopefully. NIPSCO did modify its standard language to include our request to acknowledge that this is a state-funded project. We need to have the right-away for at least 25 years to meet that grant requirement. Our state grant agreement will be the attachment to that contract. Commissioner Bozak stated that when we get that, we will pass that along to Attorney Patton for review.

Phase 1B NPS Partner Design & Construction Agreement

Commissioner Bozak stated that I know the engineers met today on a call with Tina. Rongers stated that the key issue is that the National Park Service is requesting that the Town of Burns Harbor, along with our project partner, the Town of Porter, sign this agreement. We did learn from the National Park that this brief agreement template is normally used for projects like Friends of the State type projects. It has not been designed for working with municipalities. So, we do have the ability to modify some of the language. Attorney Patton provided initial review orders, and then the project team of engineers and staff went through and added their comments. One thing that we want the National Park Service to be clear about is to understand that this is not a federally funded project. So, some of the language in there does not apply because this is state and locally funded. The second issue is that we want the contract to just focus on construction activities. Some of the languages refer to design and so forth, and we have already been coordinating with the National Park on this aspect, so we want to narrow the focus of that template. As a team today, we did identify parts of the contract that we want to redline, change, and work with Attorney Patton and their counterpart for the Town of Porter to refine that language so that we can give a draft to the National Park for their comments.

Project Invoices

Commissioner Bozak stated we have PO 3381 from SEH for \$4,250. This is for Phase 1A construction change updates. Commissioner McHargue made a motion to pay the SEH PO 3381 for \$4,250. Commissioner Tumblin seconded the motion. Commissioner McHargue- Aye, Commissioner McGraw- Aye, Commissioner Tumblin- Aye, Commissioner Enslen- Aye, Commissioner Bozak- Aye. Motion passed.

Safe Streets for All

Amendment of Grant Agreement for Closeout

Commissioner Bozak stated that this is just a formality and the final signature and closeout of the project. Commissioner McHargue made a motion for President Bozak to sign the amendment of the grant agreement for closeout. Commissioner Tumblin seconded the motion. Commissioner McHargue- Aye, Commissioner McGraw- Aye, Commissioner Tumblin- Aye, Commissioner Enslen- Aye, Commissioner Bozak- Aye. Motion passed.

Commissioner Tumblin questioned, since this is being closed out, what is the next step? Rongers stated that we are still waiting for the transportation department to decide on the implementation grant that was submitted last June. So, that project is still under review. With the federal shutdown, there has been no progress on that grant application currently. The other function would just be that the Safe Streets for All committee continues to meet to figure out ways to continue to advance other aspects of the plan that was created.

New Business

Commissioner Bozak stated that we do have to get the overlapping tax unit documentation out next month, so we will be working on that. This is what we do every year and send out that information. Rongers stated I also want to mention that the Redevelopment Commission's spending plan is due December 1, 2025, so I can work with the Clerk-Treasurer's office in revising the document we submitted last year.

Rongers stated that Baker Tilly is also completing the TIF analysis, so we should have the updated report from them here in the next week or so.

Approval of Claims Register

Commissioner Tumblin made a motion to approve the claims register. Commissioner Enslen 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 October 2025

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

The meeting concluded at 6:22 p.m.

Approved December 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