

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

The Redevelopment Commission of the Town of Burns Harbor, Porter County, Indiana, met in a special session on Wednesday, December 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 and Consultant, Karnerblue Era-Tina Rongers

Approval of Minutes

Commissioner Tumblin made a motion to approve November 12, 2025, minutes. Commissioner Enslen 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

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 Trail Construction Modification Update

Commissioner Bozak stated that the tree removal is now complete, and the excavator will be out on the East side when the weather allows. RV Sutton and Abonmarche are finalizing all the design plans.

Phase 1B NPS Project Construction Agreement

Commissioner Bozak stated that this is the National Park Service agreement. The National Park Service has accepted the majority of the red strikes that the Town of Burns Harbor and the Town of Porter have put in. There are a couple of other points that we are still working on getting signed off on. Attorney Patton didn't have any issues with the agreement, so we are just waiting for the final copy. The National Park Service understands that this project and contract are a little bit different than what the contract was originally set up for. So, we have nothing to move forward

with tonight; we are just waiting for the final draft, which will hopefully arrive within the next 30 days before we meet again.

Phase 1B NIPSCO Right of Way Agreement

Commissioner Bozak stated that Attorney Patton has reviewed this agreement and didn't see any issues. Commissioner McHargue made a motion to approve the Phase 1B NIPSCO Right of Way Agreement. Commissioner Tumblin seconded the motion. Commissioner McHargue- Aye, Commissioner McGraw- Aye, Commissioner Tumblin- Aye, Commissioner Enslen- Aye, Commissioner Bozak- Aye. Motion passed.

Phase 1B NS Agreement

Commissioner Bozak stated that Attorney Patton has reviewed this, and we are still awaiting a response regarding fencing. I believe the last time I talked with Tina Rongers and Matt Kaiser, there was still some discussion about fencing, where Norfolk Southern wanted us to put these fences up. Attorney Patton stated that it is my understanding, it is essentially to keep people from walking and biking on the trail from getting access to the railroad tracks. A discussion was held about fencing. Rongers stated in speaking with Abonmarche and the National Park Service, who both articulated town concerns as well as park concerns with the proposed fence requirement. The Norfolk Southern representative agrees that the fence is not necessary, but we do not have formal word that we can remove that from the plan, which is Exhibit B in this agreement. I would say it would be okay to move forward with approving the agreement and just making sure that we update Exhibit B before we turn it in. We believe that we will have an answer from Norfolk Southern within the next week, and then Abonmarche will update the 95% complete plans to reflect that directive, and then we will share the link with everyone. You can approve the agreement tonight and withhold your signature until you have Exhibit B final as attached. Commissioner McHargue made a motion to approve the Phase 1B Norfolk Southern Agreement pending the update of Exhibit B. Commissioner Tumblin seconded the motion. Commissioner McHargue- Aye, Commissioner McGraw- Aye, Commissioner Tumblin- Aye, Commissioner Enslen- Aye, Commissioner Bozak- Aye. Motion passed.

Project Invoices

RV Sutton PO

Commissioner Bozak stated that I thought we approved of this at the last meeting, but Deputy Clerk Parker said she does not have it on file. The total invoice from RV Sutton is \$48,000. The invoice for tonight is for \$13,750 for tree removal. It was approved at the last meeting to pay the invoice for \$48,000. Commissioner McGraw questioned why the full invoice is being paid before the work is completed. Commissioner McHargue stated that we approved of paying the full amount, but that amount has not been paid yet. We are approving the tree removal portion tonight. Commissioner McHargue made a motion to pay the RV Sutton PO for \$13,750. Commissioner Tumblin seconded the motion. Commissioner McHargue- Aye, Commissioner McGraw- Abstain, Commissioner Tumblin- Aye, Commissioner Enslen- Aye, Commissioner Bozak- Aye. Motion passed.

Westport Site

Wetlands Update

Commissioner Bozak stated that I have had some conversations with Soil Solutions about the wetlands and where we stand. There are still a couple of things that need to be looked at, so I would like to table the discussion on the wetlands until next month.

New Business

RDC Spending Plan

Commissioner Bozak stated that everyone should have received this in their email. Thank you, Tina, for putting this together. It is basically what we did last year, just changing some dates and what we are going to do. Commissioner McHargue made a motion to approve the Redevelopment Commission's spending plan. Commissioner Enslen seconded the motion. Commissioner McHargue- Aye, Commissioner McGraw- Aye, Commissioner Tumblin- Aye, Commissioner Enslen- Aye, Commissioner Bozak- Aye. Motion passed.

RDC Annual Presentation to Overlapping Taxing Units

Commissioner Bozak acknowledged that the letters are put together and will be sent out.

Contract Renewals

Karnerblue

Commissioner Bozak stated that there were no major changes from last year; the total amount is the same as last year. Commissioner McHargue made a motion to approve the contract renewal for Karnerblue for 2026. Commissioner Enslen seconded the motion. Commissioner McHargue- Aye, Commissioner McGraw- Abstain, Commissioner Tumblin- Aye, Commissioner Enslen- Aye, Commissioner Bozak- Aye. Motion passed.

Commissioner McGraw stated I have been asking the Town Council and Tina for a copy of her insurance, and no one has been able to present that to me. Commissioner Bozak stated that I have seen the documentation. Rongers stated that as President of my company, I do carry errors and omissions and liability coverage, and that certification of insurance is the document that Commissioner McGraw is looking at. I just request that if there are documents that are asked of my firm, that it is a consistent request across all vendors or contractors under the Redevelopment Commission. Rongers stated my policy is in fourths and expires in December. The document you are looking at is the renewal for 2026. Commissioner McGraw stated that the document does not state when the policy is in effect. Rongers stated the insurance company emailed this over today to show that it is in effect, but I will continue to get you the information that you want. Commissioner Bozak questioned Commissioner McGraw if he had requested this information from all the other consultants as well. Commissioner McGraw stated yes, I have asked that of the council. Now that I am being made aware of this, I will absolutely be asking to see copies of proof of insurance by every contractor that this board hires. Commissioner Bozak said you only asked one consultant out of all the contractors. Commissioner McGraw stated that this is the only one that is asking for renewal of the contract right now. Attorney Patton stated that my contract has always been with the Town Council to represent the various boards, and I have never been asked for a copy of my malpractice insurance. I am happy to provide it when it is requested. I don't think being asked to produce this document on the day of the meeting that has been set isn't fair to anybody. Commissioner McGraw stated that this was initially asked all the way back in 2025. Attorney Patton stated again that this board never asked me for my malpractice insurance. I am happy to provide that, but don't sit here and say you aren't singling her out. Commissioner Bozak stated because you are.

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 November 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

Sikora stated my name is Connie Sikora, 1250 Coan Street, and I just want to bring up my permission to enter our property. I was not given anything to sign when they did the tree removal on our property. The tree was 3 quarters our and 1 quarter was the Town of Burns Harbor. Rongers stated that I will reach out to Abonmarche to make sure they are formally contacting you with any further work.

Adjournment

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

The meeting concluded at 6:41 p.m.

Approved January 14, 2026

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