

**Burns Harbor Redevelopment Commission
Minutes of January 14, 2026**

The Redevelopment Commission of the Town of Burns Harbor, Porter County, Indiana, met in a special session on Wednesday, January 14, 2026, 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 Enslin	Present
Commissioner Jack McGraw	Absent
Commissioner Jennifer McHargue	Present
Commissioner Kylane Tumblin.....	Absent
Commissioner Jocelyn Hibshman (non-voting member)	Present via Zoom

Additional Officials Present

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

Approval of Minutes

Commissioner McHargue made a motion to approve December 10, 2025, minutes. Commissioner Enslin seconded the motion. Commissioner McHargue- Aye, Commissioner Enslen- Aye, Commissioner McGraw- Absent, Commissioner Tumblin- Absent, Commissioner Bozak- Aye. Motion passed.

Reorganization

Commissioner Bozak stated that the Town Council reappointed Jack McGraw to the Redevelopment Commission for a 2026 term, as well as Kyla Tumblin for the 2026 term. Both have accepted those appointments from the Town Council. Toni Biancardi, Town Council President, has also reinstated Brad Enslin for the 2026 term, as well as me. Jennifer McHargue was appointed by the Town Council for the 2026 term.

Commissioner McHargue made a motion to appoint Roseann Bozak as Redevelopment Commission President. Commissioner Enslin seconded the motion. Commissioner McHargue- Aye, Commissioner Enslen- Aye, Commissioner McGraw- Absent, Commissioner Tumblin- Absent, Commissioner Bozak- Aye. Motion passed.

Commissioner McHargue made a motion to appoint Brad Enslin as Redevelopment Commission Vice President. Commissioner Enslin seconded the motion. Commissioner McHargue- Aye, Commissioner Enslen- Aye, Commissioner McGraw- Absent, Commissioner Tumblin- Absent, Commissioner Bozak- Aye. Motion passed.

Commissioner McHargue made a motion to appoint herself, Jennifer McHargue, as Redevelopment Commission Secretary. Commissioner Enslin seconded the motion. Commissioner McHargue- Aye, Commissioner Enslen- Aye, Commissioner McGraw- Absent, Commissioner Tumblin- Absent, 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 I just wanted to give a quick update on Marquette Greenway items. I did receive word from Rafi Wilkinson at the National Park Service that all the environmental compliance documents have been signed by the National Park officials, so that is complete. This is for Phase 1B that is currently under design. On the Marquette Greenway Phase 1A, which was completed last year, Commissioner Tumblin had identified a crack that was on the trail just east of Stanley Street. Site services did come out and patched that section of the trail. The Indiana Department of Natural Resources reviewed the 95% plans for Phase 1B plans and approved the plan. We submitted the quarterly report for the Next Level Trails Grant, and they acknowledged that this was one of the most complicated projects in the Next Level Trails grant system.

Duneland School Board Representative

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

Correspondence

Nothing to report.

Annual TIF Presentation to the Overlapping Taxing Districts

Commissioner Bozak stated that the letter was sent out on December 10, 2025. Commissioner Enslin made a motion to have the Annual TIF Presentation to the Overlapping Taxing Districts letter be included in the minutes. Commissioner McHargue seconded the motion. Commissioner McHargue- Aye, Commissioner Enslin- Aye, Commissioner McGraw- Absent, Commissioner Tumblin- Absent, Commissioner Bozak- Aye. Motion passed.

Town of Burns Harbor

Redevelopment Commission

1240 North Boo Road

Burns Harbor, Indiana 46304-9707

T: (219) 787-9413 • F: (219) 787-1353



December 10, 2025

Mr. Michael Brickner
Council President, At Large
Porter County Council
Porter County Administrative Center
155 Indiana Avenue, Suite 207
Valparaiso, IN 46383

Dear Mr. Brickner,

The Town of Burns Harbor Redevelopment Commission cordially invites you and members of the Porter County Council to attend the Burns Harbor Redevelopment Commission's Annual Meeting for presenting the 2025 Tax Increment Finance (TIF) report. This public meeting will be held on Wednesday, January 13, 2026, 6:00 – 7:00 P.M. at the Burns Harbor Town Hall, 1240 North Boo Road, Burns Harbor, IN 46304.

At this meeting and in accordance with I.C. 36-7-25-8, the Burns Harbor Redevelopment Commission will present the following financial information to the governing bodies of the taxing units that overlap the established TIF allocation areas:

- The TIF Budget
- The Long-Term Plan for the TIF Area
- The Impact of each TIF area on the Overlapping Taxing Unit

The Burns Harbor Redevelopment Commission looks forward to presenting local progress on economic development investments and quality of life improvements within the Town of Burns Harbor. Should you or your office have any questions, I can be reached via email at rbozak@burnsharbor-in.gov or by phone at (219) 728-9359. Thank you.

Sincerely,

Roseann Bozak
President

Enc: 2025 TIF Report

Old Business

Marquette Greenway

Phase 1A Trail Modification Update

Commissioner Bozak stated that Abonmarche and RV Sutton are meeting later this week to discuss the modification design and the timeline based on the weather. Rongers stated they are meeting on Friday, so I think in February we will have a fuller report on this.

Phase 1B Next Level Trails Update

Commissioner Bozak stated that Attorney Patton has reviewed the National Park Service agreement, and it was sent out earlier this week for review. Rongers stated that this agreement has gone back and forth between the Town of Burns Harbor and the Town of Porter project teams, and we are working along with the National Park staff and the respective town attorneys to review it. The key changes that were made are that we struck any language that referenced the design phase of the project, and we have already been coordinating with the National Park. There were some other kinds of conditions around contractors, so we communicated that it is not a federally funded project, and therefore, some of those clauses were not necessary, and those changes were accepted. There were four items that the National Park kept in their documents, but none of those clauses adversely impacted the towns. We do have a clean agreement, and the templates were approved. The Town of Porter will be signing the same agreement, but with their town referenced. Tonight, we are just asking that the Redevelopment Commission review and approve with a recommendation to the Town Council to allow the Town Council President to sign the document tonight. Upon signature tomorrow, Rafi Wilkinson, with the National Park Service, will stop by Town Hall to obtain the copies so he can get the National Park signatures to complete the job. Commissioner Enslin made a motion that the Redevelopment Commission approve the document and recommend that the Town Council approve and let the Town Council President sign. Commissioner McHargue seconded the motion. Commissioner McHargue- Aye, Commissioner Enslin- Aye, Commissioner McGraw- Absent, Commissioner Tumblin- Absent, Commissioner Bozak- Aye. Motion passed.

Commissioner Bozak also stated that, as part of Phase 1B, we have the NS plan approval. We are revisiting the fence that we previously discussed. We have reached a semi-agreement that the original idea of just putting a fence up in the middle is not a great idea. So, we have been talking about other ways. We still need to finalize what Norfolk Southern wants us to do with that fence. The most recent thing that we are going to go to them with is a little bit smaller in a different area, but we have bats. We don't want to put the full project out for bid, because we do not know what we are doing with that fence yet. So, what we want to be able to do is to bid out that part of the project for tree removal so we can get that taken care of. We can get that advertised and start moving on to that. Rongers stated, just to add, Matt Kaiser with Abonmarche and Rafi Wilkinson with the National Park Service were talking today with AECOM and Norfolk Southern about their concern and the need for fencing. Basically, North Babcock Rd at Beam St. is where they are concerned. So, they let them know that the project is connected to the Town of Porter's project, so the trails could move through. So, Matt Kaiser is following up with some documentation. Norfolk Southern and AECOM are meeting tomorrow, so it is our hope that you understand the urgency for us to get this project under bid. I hope by the end of the week, we will have another update to President Bozak about the progress. Our recommendation is to pull out the tree clearing and get that bid out as soon as possible. We can get that out on the street so that next month we can approve a contract and get tree clearing underway and completed before March 31, 2026. Ultimately, the goal is that we also want the full project to be ready for advertising for bid very soon, but we do not want to miss this critical Indiana bat timeline. Commissioner McHargue made a motion to obtain bids for the tree removal. Commissioner Enslin seconded the motion. Commissioner McHargue- Aye, Commissioner Enslin- Aye, Commissioner McGraw- Absent, Commissioner Tumblin- Absent, Commissioner Bozak- Aye. Motion passed.

Soto stated my name is Chris Soto- 1101 State Rd. 149, when you are talking about Norfolk Southern, are you talking about a barrier to keep people from walking off the trail and onto their property? Commissioner Bozak stated, yes, on their property. Soto stated I don't know if you are familiar with the trail in Michigan City off Route 12, but they must put in a quarter-mile fence up on the Amtrak line right there. I'm sure you are aware, but isn't there like a federal requirement for that fencing? Commissioner Bozak stated I believe it is just a safety regulation from Norfolk Southern.

Commissioner Bozak stated that IDNR requests that you have a tree mitigation plan, meaning that if you are removing trees, you must add trees. It is a 4:1 ratio; for every tree that you remove, you must replace it with four trees. So, we are looking at 600 saplings. Rongers stated that the proposal is for 800 saplings. Commissioner Bozak stated that at this time, the Redevelopment Commission has two options, we can pay a fee of \$118,750 versus the tree mitigation, which is an amount that is to be determined. Rongers stated that we did receive the proposal and that the proposal from Soil Solutions is a proposal not to exceed \$36,500. This is to prepare the tree

mitigation plan, including the installation and planting of saplings, as well as the required compliance costs and reporting over three years. This is a new expense for the project; however, our project budget includes a contingency in a relevant line item that would cover this. So, it does not increase the total cost of the project currently. This will be coordinated with the National Park Service, so that 800 saplings will be installed on National Park property in Minoke, in the wooded area that is North and South of the Little Cal and West of the NIPSCO right away. The exact location is still to be determined. There is still more coordination that we need to do to get the National Parks input on the types of native species that would go back. Commissioner Enslin made a motion to accept the Soil Solutions tree mitigation plan not to exceed \$36,500. Commissioner McHargue seconded the motion. Commissioner McHargue- Aye, Commissioner Enslin- Aye, Commissioner McGraw- Absent, Commissioner Tumblin- Absent, Commissioner Bozak- Aye. Motion passed.

Project Purchase Orders and Invoices

Soil Solutions PO #3398

Commissioner Bozak stated that this was approved at last month's meeting; we just need to sign this PO this evening.

RV Sutton PO#3383

Commissioner Bozak stated that this was approved at last month's meeting; we just need to sign this PO this evening.

Abonmarche PO

Commissioner Bozak stated this is PO #3428, for \$180,000. Rongers stated this PO is to help advance the construction administration of the project. This is not the total balance of their contract; it is the maximum amount that the Clerk-Treasurer's office could allocate to this PO at this time. Commissioner McHargue made a motion to approve the Abonmarche PO #3428 for \$180,000. Commissioner Enslin seconded the motion. Commissioner McHargue- Aye, Commissioner Enslin- Aye, Commissioner McGraw- Absent, Commissioner Tumblin- Absent, Commissioner Bozak- Aye. Motion passed.

SEH PO

Commissioner Bozak stated that this is PO #3429, for \$3,971.22, and this is for the Phase 1B Next Level Trails project. Rongers stated that the prior PO could not be carried into 2026, so this is just a refresh with the balance of the contract. This will then complete the SEH contract, barring any change orders related to Soil Solutions. Commissioner McHargue made a motion to approve the SEH PO #3429 for \$3,971.22. Commissioner Enslin seconded the motion. Commissioner McHargue- Aye, Commissioner Enslin- Aye, Commissioner McGraw- Absent, Commissioner Tumblin- Absent, Commissioner Bozak- Aye. Motion passed.

Baker Tilley PO

Commissioner Bozak stated that this is for the financial advisory services that we had them working on. This is for PO #3399 for \$32,250. Commissioner McHargue made a motion to approve Baker Tilley PO #3399 for \$32,250. Commissioner Enslin seconded the motion. Commissioner McHargue- Aye, Commissioner Enslin- Aye, Commissioner McGraw- Absent, Commissioner Tumblin- Absent, Commissioner Bozak- Aye. Motion passed.

Patton Law PO

Commissioner Bozak stated that the Deputy Clerk could not get the invoices for Patton Law yesterday, so they are not in the claim book tonight. So, if we could get this invoice approved, then Deputy-Clerk Parker can make a payment. This is invoice #20974 for \$1,012. Commissioner McHargue made a motion to pay invoice #20974 for \$1,012. Commissioner Enslin seconded the motion. Commissioner McHargue- Aye, Commissioner Enslin- Aye, Commissioner McGraw- Absent, Commissioner Tumblin- Absent, Commissioner Bozak- Aye. Motion passed.

New Business

Safe Streets for All Implementation Grants, Partial Funding Award

Commissioner Bozak stated that we were awarded the partial funding award for Safe Streets for All. The grant award was \$120,000 with a local match of \$30,000. So, the project will not exceed \$150,000. There was an email that was sent out outlining what is going on with Safe Streets for All with the grant. So hopefully everyone was able to review that. We do need to accept the grant by January 16, 2026, if we choose to move forward with it. This is the grant that will allow us to create a plan for connectivity from one side of the town to the other side of town. One thing to keep in mind with this grant is that it is a steppingstone and this would be step one. I know it is difficult to spend money on analyzing things, but you cannot do any projects until this is done. A discussion was held regarding the Redevelopment Commission's funds and paying for the

project. Rongers stated, I just want to be clear, Commissioner Enslin, on the underpass for Marquette Greenway Phase 1B, Norfolk Southern has approved that. So, the contingency will be some constructability issues while we are in the process of building. I just want it to be clear that the underpass plan is approved. We are just dealing with the final fencing issue in Minoke Prairie at North Babcock Rd. and Beam St. TIF funds are decreasing at a time when we need more funds to continue the work. We do need to think about priority projects. We applied for this grant back in May because we had attached the supplemental planning and were trying to build a trail on South Babcock, and all of this is driven by trying to make our roadways safer for users, whether kids are pedaling to their neighbor's house or trucks moving through the community. This routing analysis between Prairie Duneland and Marquette Greenway is part of the project area. The problem that we are trying to solve is the roadways being disconnected in the Town of Burns Harbor. Over time, the Redevelopment Commission has always expressed the importance of using the trail system to help bring the community together and have safe travel between the neighborhoods and the town. With the completion of the Safe Streets for All action plan, which just reinforces that the intersection at US Hwy 20 and State Road 149 is a dangerous intersection, we have an opportunity to look at how we can improve safety. Much like Marquette Greenway, it has taken us years to get towards where we are and near completion. This routing analysis is just a seed, the initial step of what will be many more steps to get that project done. This will give us the opportunity to look at additional Safe Streets for All funding. It is just a strategy to get to the larger end goal of a connected community. I understand that funds are tight, and I understand that we may not want to move forward because of that, but we can also move forward and just kind of get started, knowing that it is the vision and the couple of different ways to get there. There is no mandate to start this currently, it is an opportunity to plant a seed towards that longer vision of safe roads between the trail system. A discussion was held about the importance of connecting the trail system to neighboring subdivisions. Commissioner Enslin made a motion to approve the Safe Streets for All Implementation Grant up to \$30,000. Commissioner McHargue seconded the motion. Commissioner McHargue- Aye, Commissioner Enslin- Aye, Commissioner McGraw- Absent, Commissioner Tumblin- Absent, Commissioner Bozak- Aye. **Motion passed.**

Approval of Claims Register

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

Approval of the Financial Report for the Month of December 2025

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

Good of the Order

Adjournment

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

The meeting concluded at 6:53 p.m.

Approved February 11, 2026

REDEVELOPMENT COMMISSION
FOR THE TOWN OF BURNS HARBOR

Roseann Bozak, President

Brad Enslin, Vice President

Jennifer McHargue, Secretary

Jack McGraw

Kylane Tumblin

ATTEST:

Jill Sherrill, Recording Secretary