

REGULAR IN PERSON COUNCIL “HYBRID/ZOOM” MEETING June 3, 2025

The Common Council of the City of Michigan City, Indiana, met in Regular session on Tuesday evening, June 3, 2025, at the hour of 6:30 p.m., Hosted by “Hybrid/Zoom” and streamed live on “My Michigan City” Facebook Page.

The meeting was called to order at 6:30 p.m. by Vice President Bietry.

Roll call was authorized, and the following were noted present and/or absent.

PRESENT: COUNCIL MEMBERS Tim Bietry, Greg Coulter, Bryant Dabney, Vidya Kora, Daisy Lee, Joe Nelson, Nancy Moldenhauer, and Don Przybylinski (8)

ABSENT: COUNCIL MEMBER Tracie Tillman (1)

Vice President Bietry stated that President Tillman did indicate her absence from this meeting and is excused.

A QUORUM WAS NOTED PRESENT

ALSO, PRESENT: Council Attorney Tramel Raggs, City Clerk Gale Neulieb, and Deputy Clerk Amanda Pickens

APPROVAL OF MINUTES

Vice President Bietry asked if there were any corrections, deletions, or additions to the Regular “Hybrid/Zoom” Council meeting minutes that was held on Tuesday, May 20, 2025.

Councilman Przybylinski made a motion to approve the minutes of the Regular “Hybrid/Zoom” meeting minutes held on May 20, 2025, second by Councilman Dr. Kora, the motion carried, and the regular May 20, 2025 Council meeting minutes were approved by the following verbal vote: 8-0.

REPORTS OF STANDING COMMITTEES

Vice President Bietry asked if there were any standing committee reports, there was no response

FINANCE REPORT

Vice President Bietry (member) stated the Finance Committee did meet this evening June 3, 2025 at 6:00 p.m.; present were Councilman Bietry and Councilman Dr. Kora; advising; Riverboat fund #2235 claim was \$37,799.86 to LaPorte Chrysler Inc.; Riverboat EFT fund #2235 claim was zero; Rainy Day fund #2236 was zero; Boyd Development fund #2504 was zero; with the total claims being \$37,799.86.

Councilman Dabney made a motion to approve the June 3, 2025, Riverboat/Boyd Development Claim Docket in the total amount of \$37,799.86, second by Councilman Dr. Kora, the motion carried and the June 3, 2025, Riverboat/Boyd Development Claim Docket in the total amount of \$37,799.86 was approved by a verbal vote of 8 – 0.

Councilman Bietry stated the Riverboat cash position Riverboat Fund #2235 ending balance for the fiscal year dated June 3, 2025 was \$1,872,749.72 and the Rainy-Day Fund #2236 - \$1,830,213.71 with the grand total ending balance of \$ 3,702,963.43.

REPORTS FROM BOARDS AND COMMISSIONS

Vice President Bietry asked if there were any reports from any boards or commissions, there was no response.

REPORTS OF SPECIAL or SELECT COMMITTEES

Vice President Bietry asked if there were any reports from special or select committee, there was no response.

REPORTS FROM THE MAYOR OR OTHER CITY OFFICERS AND DEPARTMENTS

Vice President Bietry asked if there were any reports from the mayor or other city officers and departments.

Chief Taylor, MCFD, addressed the council providing them with their monthly May stats.

Chief Corley, MCPD, addressed the council providing them with their May monthly stats.

Discussion ensued between Chief Corley, Vice President Bietry, Councilmembers Przybylinski, Coulter, Lee, and Dr. Kora, regarding the number of speeding tickets issued, Sheridan Beach problems and possible solutions with their short term rentals and in our community, advising the public against the play of Orbis gun as the pellets can cause damage to property as well as injuries.

Vice President Bietry reminded the public of the upcoming workshop scheduled for Tuesday, June 10, 2025 at 5:00 p.m. in the EOC room to discuss possible solutions for the short-term rentals.

Chief Corley, MCPD, congratulated Assistant Chief's Forker and Cooney as they will be receiving the "Unsung Hero" award from the Michigan City Human Rights Commission dinner on June 12, 2025 at the Senior Center at 6:00 p.m.; Officer Taylor Tillman will receive the "I Rise" award from the Indiana Black Expo on June 13, 2025 at the Indiana Black Expo luncheon at Blue Chip Casino at 11:00 a.m.

Chief Corley, MCPD, advised the council that the Youth Leadership Academy will start Monday, June 9, 2025 through Friday June 13, 2025 with their graduation ceremony at City Hall in the Council Chambers at 1:00 p.m.; Police "National Night Out" is August 5, 2025 from 5:00- 8:00 p.m. advising the location is pending waiting approval from the Redevelopment Commission and Board of Works; Midnight Hoops will start July 13-August 3, 2025 every Sunday from 6:30 p.m. to midnight. at our Michigan City Family YMCA ages: 13-15 and 16-25, with the efforts to bring crime down in our community; advising if anyone would like to sign up or donate, please scan the QR code on the flyer or to contact Shwalya Miller or Molly Health.

Councilman Dabney stated he supports the Midnight Hoops providing history of how this event prevented crime in our city in the past.

Chief Corley advised Councilwoman Lee that the "Leadership" camp is full and is hoping to make it that they will be able to make it a bigger camp next year.

Wendy Vachet, Director of Public Works, addressed the council providing an update on the Washington Park Boulevard Streetscape Project Phase 2 from Lake Avenue to Lauren Road as a letter was sent out in error and that no homeowner will be losing any property as this is for additional sidewalks and improvements advising that a new letter will be sent out to clarify there is no permanent property purchasing as all is temporary easements for any driveway replacement that may need to happen; a public meeting will be scheduled to answer any concerns or questions.

PETITIONS

Vice President Bietry asked Clerk Neulieb if there were any petitions.

Clerk Neulieb advised that there were no petitions this evening.

COMMUNICATIONS

Vice President Bietry asked if there was any correspondence received.

Clerk Neulieb read the following correspondence:

Correspondence was received from Clarence Hulse, Executive Director Michigan City Economic Development Corporation on May 19, 2025 appointing Beverly Mack Martin, as the EDCMC appointee for the Michigan City Sustainability Commission

RESOLUTIONS

Clerk Neulieb read the following resolution by title only.

MICHIGAN CITY COMMON COUNCIL**RESOLUTION NO.: 4960**

**A DECLARATORY RESOLUTION DESIGNATING A CERTAIN AREA OF THE
CITY OF MICHIGAN CITY, INDIANA BE DESIGNATED AS COOPER ECONOMIC
REVITALIZATION AREA TO WHICH DEDUCTIONS FROM ASSESSED VALUE MAY BE
REQUESTED BY AN APPLICANT TO THE COMMON COUNCIL OF THE CITY OF MICHIGAN
CITY PURSUANT TO INDIANA CODE 6-1.1-12.1**

WHEREAS, A Deduction for Rehabilitated or Redevelopment of Real Property in Economic Revitalization Areas is authorized under Indiana Code (“IC”) 6-1.1-12.1 *et seq.* (the “Act”) in the form of deductions of assessed value for: (i) qualified real property improvements under Section 3; (ii) the installation of qualified personal property under Section 4.5; and (iii) of the occupancy of an eligible vacant building primarily used for commercial or industrial purposes under Section 4.8 of the Act, each as a result of new development, redevelopment and/or rehabilitation; and

WHEREAS, The Common Council of the City of Michigan City, Indiana (“Common Council”) desires to offer assessed valuation deductions to the gross assessment of tangible property (real property and depreciable personal property) in a certain area of the City of Michigan City, Indiana (the “City”) to stimulate private investment of new construction, development, redevelopment, and rehabilitation including the installation of depreciable personal property in order to: (i) attract, retain and expand equipment related to industrial, manufacturing, research and development, logistical distribution, or information technology production or services, (ii) increase and/or diversify the City’s assessed valuation base, and (iii) provide employment opportunities for residents of the City, northwest Indiana and the State of Indiana; and

WHEREAS, The Act provides for assessed valuation deductions as an incentive resource, also known as tax abatement (“Tax Abatement”), to encourage private enterprise to: (i) develop, redevelop and rehabilitate real property and/or (ii) install depreciable personal property within the City as a means to attract, retain or expand private enterprise and economic development in the City through the designation of certain areas within its jurisdiction to be Economic Revitalization Areas (an “ERA”); and

WHEREAS, The Act provides that an ERA is an area as defined under Section 1(1) of the Act “...which has become undesirable for, or impossible of, normal development and occupancy because of lack of development, cessation of growth, deterioration of improvements or character or occupancy, age, obsolescence, substandard buildings, or other factors which have impaired values or prevent normal development of property or use of property” for which said term also includes “any area where a facility or a group of facilities that are technologically, economically, or energy obsolete are located and where the obsolescence may lead to a decline in employment and tax revenue;” and

WHEREAS, The City's Department of Planning and the Economic Development Corporation of Michigan City ("EDCMC") through coordination with the City's Legal Department have in accordance with Section 2.5(a) of the Act have: (i) prepared maps identifying an ERA and a simplified description of the boundaries of an ERA by describing its location in relation to public ways, streams, or otherwise, attached hereto as **EXHIBIT A** and (ii) submitted said documents to the City Clerk for Common Council for review and consideration as to the designation of an ERA in the City; and

WHEREAS, The Common Council has: (i) reviewed said documents as submitted as it relates to the designation of an ERA in the City and (ii) desires to take formal action in order to designate a certain area of the City as an ERA for the purpose of providing for assessed valuation deductions to qualified applicants as an incentive resource to encourage private enterprise to: (a) invest in the development, redevelopment, and rehabilitation of real property and (b) purchase and install qualified depreciable personal property within the City as a means to attract, retain or expand private enterprise and economic development.

NOW, THEREFORE, BE IT RESOLVED, by the Common Council of the City of Michigan City, Indiana, that based upon all of the evidence presented and a presentation by the City's Department of Planning and the EDCMC pursuant to the Act, the Common Council hereby finds that a certain area of the City as described and detailed in **EXHIBIT A** as attached hereto is determined to be, established as, and designated the **Cooper Economic Revitalization Area** (the "Cooper ERA") as defined under Section 1(1) of the Act.

BE IT FURTHER RESOLVED that the Cooper ERA is located within the Eastside Economic Development Area (the "Eastside EDA") designated pursuant to Section 41 of the Act with an Economic Development Plan for the Eastside EDA as approved in accordance with Sections 15 through 17.5 of the Act, (by Declaratory Resolution No. 3-15 approved on February 23, 2015 as amended by amending Declaratory Resolution No. 1-22 as approved on January 24, 2022) is a redevelopment project area defined as "an area needing redevelopment," being undesirable for, or impossible of, normal development because of deterioration of improvements, age, obsolescence, substandard buildings, or other factors which have impaired values or prevent normal development of property or use of property; therefore, meeting the criteria and findings required for the designation of an ERA pursuant to Section 1(1) of the Act.

BE IT FURTHER RESOLVED that the Cooper ERA is located in an allocation area (as defined in IC 36-7-14-39) pursuant to and in accordance with Section 2(l) of the Act, namely the Eastside Allocation Area (also known as the "212 East Economic Development Area Allocation Area") designated pursuant to Declaratory Resolution No. 3-15 approved on February 23, 2015 as amended by amending Declaratory Resolution No. 1-22 as approved on January 24, 2022.

BE IT FURTHER RESOLVED that in accordance with Section 2(i)(1) of the Act, the Cooper ERA designation shall be limited to a period of forty (40) years such that said ERA designation shall expire on the earlier of: (i) forty (40) years from the date of the confirming resolution of this Declaratory Resolution or (ii) December 31, 2065.

BE IT FURTHER RESOLVED that in accordance with Section 2.5(b) of the Act, a determination of the number of years a deduction under Sections 3, 4.5 and 4.8 of the Act (as it relates to qualified real property, depreciable personal property, and/or vacant building assessed valuation deductions) is allowed and shall not exceed 10 years, as based upon the "Cost" and "Assessed Value" of "Estimated Total Cost and Value of Proposed Project" that may be found in Section 4 of a Statement of Benefits (FORM SB-1), as submitted to the Common Council for consideration and approval.

BE IT FURTHER RESOLVED that pursuant to Section 11.3(b) of the Act a property owner or an applicant for an assessed valuation deduction is not exempt from filing the appropriate FORM SB-1 with the City for submission to the Common Council for consideration.

BE IT FURTHER RESOLVED that the Common Council by an appropriate resolution approving a FORM SB-1 may impose a fee in accordance with Section 14 of the Act on any development, redevelopment and rehabilitation of real, installation of depreciable personal property, or for the occupation of a qualified vacant building within the Cooper ERA, for which said imposed fee shall be distributed to one or more identified public or non-profit entities established to promote economic development in the City.

BE IT FURTHER RESOLVED that the Common Council directs the City's Planning Department to file this resolution including all exhibits attached hereto (the "Declaratory Resolution"), with the: (i) Office of the

LaPorte County, Indiana Assessor in accordance with Section 2.5(b) of the Act, and (2) the Office of the Michigan Township Assessor for informational and reference for annual assessment activities.

BE IT FURTHER RESOLVED that in accordance Sections 2.5(c)(1) of the Act, the Common Council directs and authorizes the City Clerk to publish notice of the adoption and substance of this Declaratory Resolution in accordance with IC 5-3-1 for a public hearing scheduled of the Common Council for a date, time and place to be determined by the Common Council.

BE IT FURTHER RESOLVED that in accordance Section 2.5(c)(2) of the Act, the Common Council directs the Department of Planning to file the following information with each taxing unit that has authority to levy property taxes in the geographic area where the Cooper ERA is located:

1. A copy of the notice published in accordance with IC 5-3-1; and
2. A statement containing substantially the same information as a statement of benefits filed with the Common Council (a "Report on Economic and Tax Impact Analysis") before a public hearing required by Sections 2.5 of the Act under Sections 3, 4.5 and 4.8 of the Act.

BE IT FURTHER RESOLVED that this Resolution shall have full force and effect from and after its passage by the Common Council, execution and signing by the Common Council President thereof, and approval by the Mayor, all as attested by the Clerk of the City including compliance with the procedures required by law.

INTRODUCED BY: /s/ Tim Bietry, Member
Common Council, City of Michigan City, Indiana

Vice President Bietry asked if the author had anything to add at this time.

Vice President Bietry stated that he attended the Council's Executive Session on May 19th advising this proposed resolution is to establish an "Economic Revitalization Area" TIF district .and will be there for about 40 (forty) years with a tax abatement for that and also a 10 (ten) year Tax Abatement

Clarence Hulse, Economic Development Director, stated this is a large project and they are requesting the city to put together a TIF area that they are working at; advising the proposed resolution to begin this process for the ERA.

Skyler York, Redevelopment Director, stated the "Economic Revitalization Area" (ERA) is the beginning of establishing a TIF area at this property, that will only be for a twenty-five (25) year period; stating the proposed Economic Revitalization Area (ERA) will extend past that timeframe of the TIF area.

Vice President Bietry stated for those that attended the Executive Session, this is an outstanding economic development opportunity for Michigan City, paying benefits for decades; asking Mr. York when will the next step be brought to the council.

Mr. York stated that Attorney Randy Rompola is creating a flow chart to create a path and timeframe for this project and will return to the council with the proposed TIF Declaratory Resolution.

Vice President Bietry asked if there were any comments from the public, there was no response.

Vice President Bietry asked if the council had any questions or comments.

Councilman Przybylinski questioned if this project would need to have a tax abatement.

Clarence Hulse advised that this company is looking for two (2) tax abatements, (1) one for forty (40) years and the other for (10) ten years.

Councilman Dabney addressed the public regarding what a city tax abatement is and how it is designed to work; advising that the Council has a tax abatement committee to

make sure that they're keeping up with what they proposed when receiving their tax abatement.

Councilman Dr. Kora stated that our city is competing with other cities every day to attract businesses/developers to want to come here to make Michigan City their home; that tax abatements is another benefit our city offers; that this business of this magnitude and size that is being proposed to our city will really change our city for the better in a huge way.

Mr. York advised Councilman Przybylinski that a workshop will be scheduled when all the information is available so that everyone is educated about the proposed project.

Councilman Dr. Kora made a motion to approve the proposed resolution, second by Councilman Nelson, the motion carried, and the resolution was approved by the following vote: **AYES:** Council members Przybylinski, Bietry, Coulter, Dabney, Dr. Kora Lee, Moldenhauer, and Nelson, (8) **NAYS:** None (0).

ORDINANCES

The Clerk read the following proposed ordinance on second reading by title only.

AMENDING SEC. 78-6 IN THE MICHIGAN CITY MUNICIPAL CODE KNOWN AS DRINKING IN PUBLIC AND PRIVATE AREAS

Introduced by: Greg Coulter

Vice President Bietry asked if the author had anything to add at this time.

Councilman Coulter advised that the current ordinance states you can't have an open container anywhere in Michigan City, but this amendment is creating an exception for the Dora District that was adopted by the council.

Vice President Bietry asked if there were any questions or comments from the public.

Tommy Kulavik, 1316 Ohio Street addressed the council stating he feels there should be a ser-charge per Dora cup purchased with that going to the city.

Vice President Bietry asked if the council had any questions or comments, there was no response.

Vice President Bietry asked if the Council had any questions or comments, there was no response; stating that the proposed ordinance will be held over to third reading at our June 17, 2025, Council meeting.

NEW BUSINESS

Vice President Bietry stated that there was no new business this evening.

Council Attorney Raggs advised Vice President Bietry that the votes for the advice and consent requests can be individually done by a verbal vote.

Vice President Bietry stated Mayor Angie is requesting the advice and consent of the Michigan City Common Council regarding her reappointment of Dennis Brittain as a member of the Michigan City Tree Board with his term beginning immediately and expiring 7/1/2027.

Vice President Bietry stated Mayor Angie's advice and consent request to re-appoint Dennis Brittain to the Michigan City Tree Board was approved by a verbal vote 8 – 0.

Vice President Bietry stated Mayor Angie is requesting the advice and consent of the Michigan City Common Council regarding her new appointment of Harshini Ratnayaka (replacing James Mellowitz) as a member of the Michigan City Tree Board with her term beginning immediately and expiring 7/1/2027.

Vice President Bietry stated Mayor Angie's advice and consent request to appoint Harshini Ratnayaka (replacing James Mellowitz) to the Michigan City Tree Board was approved by a verbal vote of 8-0.

Mayor Angie is requesting the advice and consent of the Michigan City Common Council regarding her new appointment with Denise Blau (replacing Dominique Edwards who resigned) as a member of the Michigan City Tree Board with her term beginning immediately and expiring 8/1/2025.

Vice President Bietry stated Mayor Angie's advice and consent request to appoint Denise Blau to the Michigan City Tree Board was approved by a verbal vote of 8-0.

Mayor Angie is requesting the advice and consent of the Michigan City Common Council regarding her new appointment of Kathryn Mitschelen (replacing Robin Kohn who retired) as a member representing the Michigan City Library on the Michigan City Art Committee with her term beginning immediately and expiring 2/28/2026.

Vice President Bietry stated Mayor Angie's advice and advice and consent request to appoint Kathryn Mitschelen representing the Michigan City Library to the Michigan City Public Art Committee approved by a verbal vote of 8-0.

Vice President Bietry advised that the Human Rights Commission appointed Kameesha Williams to represent their board on the Michigan City Social Status of African American Males Board (replacing Pastor Carroll) term expiring February 15, 2027.

UNFINISHED BUSINESS

Vice President Bietry stated that there was no unfinished business to be addressed this evening.

COMMENTS FROM THE PUBLIC

Vice President Bietry asked if there were any comments from the public at this time.

Tommy Kulavik, 1316 Ohio Street addressed the council reading Section 54-231 of the Firework Ordinance regarding the dates and times that fireworks can be discharged; announced that the Michigan City "Little Wolves" academy is hosting an open house for all LaPorte County residents on Wednesday, July 11, 2025 from 8:00 a.m.-3:00 p.m., and also Congratulated everyone from the "Class of 2025".

Michael Cochran 216 W.8th Street, addressed the council; asking why there isn't a "Port-a-Pot" at the Charles Westcott Park.

Vice President Bietry asked if there were any other comments from the public, there was no response.

COMMENTS FROM THE COUNCIL

Vice President Bietry asked if there were any comments from the Council at this time.

Councilman Dabney commented on Council Committee" assignments that are made each year; that in the past when issues would come up at a council meeting regarding an ordinance or resolution, we would give that issue to a certain committee; they in turn would meet during that meeting and the next council meeting to discuss and review

those issues; that committee would then come back at the next meeting with their written recommendation; at present we have been scheduling public workshops which sometimes turn into people thinking they can legislate what is being addressed; asking this council that he would like to see us go back to appointing issues the council may have to a "committee" to report their views and recommendations.

Councilwoman Moldenhauer invited the public to attend the Northwest Indiana Green Drinks, inviting everyone on Thursday, June 5th at 6:30 p.m., Brian Forist who is an IU professor and a national park ranger for the summer will be presenting Harriet Colfax, our lighthouse keeper and Ann Hartwell a Michigan City teacher who lived here in Michigan City in the 1800's presentation can be watched on Save the Dunes Facebook Live or you can get the "Zoom" link from EM@SAVEDUNES.ORG; gave a shout out to the Michigan City Neighborhood Leadership Academy sponsored by the Michigan City Economic Development Corporation thanking Beverly Mack' Martin and Denise Shipp' Glenn for their assistance with the Midnight Hoops.

Councilwoman Lee thanked the MCFD Station 4 "B" shift, for a great tour that her students were able to attend; inviting the public to attend the following events: Michigan City "Pride Fest" on Saturday, June 14, 2025 from 1:00 p.m.- 8:00 p.m. located at the Guy Foreman Amphitheater in Washington Park and also the "Juneteenth" celebration on Thursday, June 19, 2025, 1:00 p.m.- 7:00 p.m. located at the Guy Foreman Amphitheater in Washington Park.

Councilman Przybylinski agrees with Council Dabney that we need to go back to having issues this council needs to address to committees; he attended the ribbon cutting ceremony for Water Tower Park, reported on the CSX crossing on Woodland is in need of repair and is in the process of getting CSX to fix this crossing; commented on the Alcohol Abuse Recovery Center being proposed at Ann and Ripley Street be moved to an alternate location; and reminded the public to fly their flag on Friday as it is the celebration of landing at Normandy.

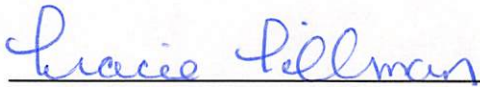
Vice President Bietry agrees that issues the council have should go to committee and not a public workshop and that it states in our MC code that any councilmember can recommend that an ordinance or resolution be sent to committee for their review and recommendation back at the following meeting.

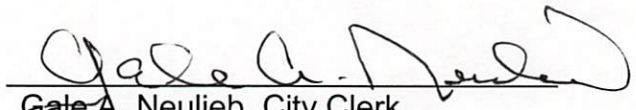
ADJOURNMENT

A motion by Councilman Nelson, second by Councilman Bietry and there being no further business to transact, President Tillman declared the meeting **ADJOURNED** (approximately 7:30 p.m.)

These minutes are a summary of actions taken at the Michigan City Common Council meetings. The full video archive of the meeting is available for viewing at:

<https://www.youtube.com/watch?v=I0Cu8u3II-o&list=PL8L8Y5g9S6bqw-rohSfvSUA8dwegrb6st&index=1>


Tracie Tillman, President


Gale A. Neulieb, City Clerk