

**MINUTES OF A REGULAR MEETING OF THE
MICHIGAN CITY REDEVELOPMENT COMMISSION
MAY 22, 2025**

The Michigan City Redevelopment Commission held their regular monthly meeting in the Common Council Chambers, City Hall, 100 E. Michigan Boulevard, Michigan City, Indiana, on Thursday, May 22, 2025, at 3:00 p.m. local time; the date, hour, and place duly established for the holding of said meeting. The meeting was also available via Zoom and streaming live on the Access LaPorte County Facebook page. Access LaPorte County Media hosted Zoom.

CALL TO ORDER

President Sheila Brillson Matias called the meeting to order at approximately 3:05 p.m.

ROLL CALL

Commissioners present: Clarence Hulse, Philip Latchford, Sheila Brillson Matias, Tracie Tillman, and Sheree Wilson (all in person)

Commissioners absent: Non-voting adviser Thomas Dombkowski

Also in attendance: Executive Director Skyler York and Business Manager Debbie Wilson (both in person). Attorney Alan Sirinek was absent.

MINUTES

The chair entertained a motion to accept the minutes of the 04/14/2025 executive session and the 04/14/2025 regular hybrid meeting.

A motion was made by Commissioner Tillman and seconded by Commissioner Wilson accepting the minutes of the 04/14/2025 executive session and the 04/14/2025 regular hybrid meeting as submitted. The chair called for the vote: (Ayes) Commissioners Hulse, Latchford, Matias, Tillman, Wilson – 5; (Nays) None – 0. With 5 in favor and 0 opposed, the MOTION CARRIED.

CLAIMS

Mr. York read the claims listed into the record for May 22, 2025, noting that payroll for April, 2025 totaled \$21,928. In summary, May claims totaled: (Operating) \$2,445.24; (North TIF) \$452,967.52; (South TIF) \$327,628.25; (East TIF) \$2,237.50; (Northeast TIF) \$2,237.50; (2023 Mixed Use Transit Project Bond) \$704,691.83; (2019 Lafayette/Barker

Bond) \$542.00; (RIF Loan Disbursements) \$15,661.25; (2018 Ohio Street Bond) \$1,500.00.

Mr. York referred to the Zimmerman/Volk invoice stating that they did a residential market analysis of the Indiana State Prison but their contract was extended to capture the whole west side.

The chair entertained a motion to accept the claims.

A motion was made by Commissioner Wilson and seconded by Commissioner Hulse accepting the claims list for May 22, 2025, as presented. The chair called for the vote: (Ayes) Commissioners Hulse, Latchford, Matias, Tillman, Wilson – 5; (Nays) None – 0. With 5 in favor and 0 opposed, the MOTION CARRIED.

FINANCIAL REPORT

Mr. York reviewed the financial report dated 03/31/2025, summarizing cash balances as follows: Operating Account \$340,147.95; South Side TIF Account \$8,479,457.38; South Side TIF Debt Reserve Account \$336,308.50; South Side TIF Capital Account \$16,199.79; North End TIF Account \$2,791,169.49; East TIF Account \$681,079.03; Northeast TIF Account \$1,232,218.36; for total cash of \$13,876,580.50. Loans Receivable include the County Business Loan Fund in the amount of \$94,829.59, bringing total assets to \$13,971,410.09.

The chair entertained a motion to accept the financial report.

A motion was made by Commissioner Tillman and seconded by Commissioner Wilson accepting the financial report ended 03/31/2025 as presented. The chair called for the vote: (Ayes) Commissioners Hulse, Latchford, Matias, Tillman, Wilson – 5; (Nays) None – 0. With 5 in favor and 0 opposed, the MOTION CARRIED.

PUBLIC COMMENTS

Scott Meland, 200 Kenwood Place, Michigan City, Indiana, spoke about the length of time being close to two months that the Water Department had Franklin Street closed at the new train station while installing a water line; he suggested a community garden at the 301 E. Barker Avenue site where the church was demolished; he questioned the current percentage of Michigan City being covered by TIFs. He talked about Farpoint Development's (SoLa) reputation and that they have several lawsuits; he pointed out that they are the developer for the new Bear's Stadium in Chicago, saying that shows they are not focusing on the SoLa project; he talked about the lack of progress with the approaching deadlines coming in the next 30 days, questioning if the project will happen and what is going on.

In response to comments about Franklin Street being closed, City Engineer Tim Werner stated that the street has been patched, the barriers will be removed, and the street reopened in the morning.

PSA AGREEMENT – DEF CONSULTING (DAN BOTICH)

Mr. York explained that given the new SB1 (property tax relief) that has been approved by the State and the effects it could have on tax revenue and TIFs, this PSA would be for Mr. Botich to look at the whole Economic Revitalization Area (ERA) which is defined as the entire city. He will look at how that financially impacts the city, our TIFs, and things of that nature. This will help forecast how our future looks with projects and how to engage developers with respect to providing TIF revenues or reimbursements. This contract would not exceed \$50,000.

Mr. York explained how this is different from consulting services with Baker Tilly, stating that Baker Tilly does the financial analyses on TIF projects. The consulting services with DEF would be to help analyze our own internal taxes and tax revenues at a city level and how the effects of SB1 could affect the city; it will help financially plan in the future.

Commissioner Matias asked if the work product is a report, a presentation, or talking to the Redevelopment Commission.

Mr. York replied that it is a combination of all of those.

Commissioner Matias noted and read into the record language from page 2 of the PSA, "Upon request, attendance at various meetings with the Commission and/or Department staff, City's administration as requested by the Client, including public presentations and/or public hearings on the designation of an allocation area to discuss TIF, the Tax Abatement approval process or a proposed redevelopment project area or other financial incentive alternatives..."

Mr. York commented that they chose Mr. Botich because he is familiar with our local tax structure and how we operate internally because he does a lot of the analysis for our annexations. He does the same for many local communities; it is his specialty.

Commissioner Tillman asked if his services would be for the duration outlined in the agreement from May 1, 2025 through December 31, 2025.

Mr. York replied affirmatively, stating that it would be necessary for Mr. Botich to collect the information he needs. Mr. York added that the legislation will take effect July 1st.

Commissioner Hulse commented that the EDC utilizes Mr. Botich to do all their analysis for tax abatements.

The chair entertained a motion.

A motion was made by Commissioner Hulse and seconded by Commissioner Wilson approving the Agreement for Professional Services between the Michigan City Redevelopment Commission and Development Economic Finance Consulting, LLC (DEF Consulting) for financial consulting services as outlined for the period of May 1, 2025 through December 31, 2025 in an amount not to exceed \$50,000. The chair called for the vote: (Ayes) Commissioners Hulse, Latchford, Matias, Tillman, Wilson – 5; (Nays) None – 0. With 5 in favor and 0 opposed, the MOTION CARRIED.

BAKER TILLY SCOPE APPENDIX (TRYON MEADOW)

Mr. York gave a project update stating that the Tryon Meadow project has gone through a successful rezoning process through the Plan Commission and Common Council. It has gone through successful bonding through the Common Council as well and the establishment of a TIF to allow that bonding to happen for the developer backed bonds to be provided. This will come back to the Redevelopment Commission at their June meeting for consideration of the Confirmatory Resolution which will allow everything to fall in place.

Mr. York noted that the Redevelopment Commission already has an agreement with Baker Tilly for services, although this project is outside of those services. This Scope Appendix will allow them to continue consulting services on the Tryon Meadow project. He commented that after the TIF is established and when those lots are subdivided, they must make sure those get added into the TIF from a parcel id. Baker Tilly works with the assessor to make sure they are identified and added in so the City can start collecting TIF revenues.

The chair entertained a motion.

A motion was made by Commissioner Tillman and seconded by Commissioner Latchford approving the Baker Tilly Scope Appendix to the Engagement Letter dated November 4, 2024, for debt issuance, Continuing Disclosure for the 2025 Debt Issue (Tryon Meadow project). The chair called for the vote: (Ayes) Commissioners Hulse, Latchford, Matias, Tillman, Wilson – 5; (Nays) None – 0. With 5 in favor and 0 opposed, the MOTION CARRIED.

ZIMMERMAN / VOLK PROPOSAL – CITY-WIDE RESIDENTIAL MARKET STUDY

Mr. York recalled the Indiana State Prison (ISP) study that was done and utilizing Zimmerman/Volk to expand that 100 acre site to take in the whole westside of the city. That housing study would be folded into this city-wide housing study if the Commission approves it tonight. Mr. York explained that Zimmerman/Volk does their housing studies differently than studies that have traditionally been done in the past by Tracy Cross. He

explained that Zimmerman/Volk does a market potential (demand) by looking at what people have been searching for instead of what is being built. They will also provide information on what and how many units we should be focusing on. Mr. York said Zimmerman/Volk is more affordable even though they provide a much more dynamic housing study. He compared the last housing study done by Tracy Cross at \$60,000+ to this one which is proposed at \$22,000 for the whole study. Mr. York pointed out that the city-wide analysis is \$17,500 with an extra \$2,500 each for two subareas. He said the thought would be to do the southside and around the Tryon Road area where we are doing the housing TIF. The total cost of this study would be \$22,750. Mr. York talked about how impressed he is with the way they do their housing studies. Mr. York mentioned that he attended an economic development bootcamp at Ball State last week and Zimmerman/Volk were highlighted for the way they do their housing studies. He pointed out that they were also a part of the ISP study team.

Commissioner Matias asked the date for the deliverables.

Mr. York and Commissioner Hulse commented that it does not take them very long to do the study, 90 days; the ISP study was done in a matter of weeks. Mr. York said he will get that information from them and let the Commission know.

Commissioner Hulse mentioned that the EDC has paid them through the ISP study, so they are aware of who they are. He commented that as part of their discussion up front with the EDC, most prospects want to know what is going on in the city and what the demand is. They try to find ways to encourage mixed types of housing, so this helps them with that.

Mr. York stated that they have also talked to them about having an executive summary as a handout to give to developers or people coming here. They have also asked about including graphics to make it easier to understand.

Scott Meland, 200 Kenwood Place, Michigan City, Indiana, commented that he believes this is an important study and brings great value, but said it brings up something else regarding development in our city. He centered attention on the intersection of Franklin/Highway 20, pointing out that coming from the west is the vacant Tire Barn building and vacant Marquette Mall site, then continuing to the east is the new oil change place on the corner but then another long-term vacant building. He talked about how terrible it all looked, and said that although we are excited about the new developments taking place, he questioned what is going to be done with all this vacant land at this prominent corner of the city. He said he understands why people are negative and cannot see the goodness happening with the other developments. Mr. Meland said even though this is a housing study, he hopes it might have some component to these valuable commercial corridors.

Commissioner Hulse commented to Mr. Meland that there is an inherent right call property rights, so it is private property.

Mr. York added that there is a lot of development happening and there is also a lot of housing. When the Tracy Cross study was done four years ago we did not have a 114 lot subdivision, did not have the train station with the 220 units above it, did not have the potential of the 5th/Pine Street development, and did not have Tryon Meadow and The Moore developments. He said he thinks this is the perfect time to look at what we do have and he feels it will give a different analysis to show to developers.

The chair entertained a motion.

A motion was made by Commissioner Hulse and seconded by Commissioner Wilson approving the proposal by Zimmerman/Volk Associates, Inc. for a city-wide residential market study including two chosen subareas in an amount of \$22,750. The chair called for the vote: (Ayes) Commissioners Hulse, Latchford, Matias, Tillman, Wilson – 5; (Nays) None – 0. With 5 in favor and 0 opposed, the MOTION CARRIED.

SoLa UPDATE

Mr. York reported that they are approaching the deadline of June 30th as set out in the Economic Development Agreement (EDA). He said they are currently finalizing the financial commitments contained in the agreement. Mr. York said they meet every Friday with their team.

11TH STREET STATION GARAGE AND RESIDENTIAL TOWER

Mr. York stated that he visited the site today, stating that it is beautiful and something the city will be proud of. The glass has been installed into the front historic façade. The inside is being painted today. Mr. York said he walked the entire garage up to the top. The elevators are in, they are working on the historic sign to go on the façade, and they will start pouring the concrete exterior for the ramps up to the façade. They are coming along with the tower; the coordination with the installation of the water lines and the construction of the tower was one of the reasons for the street being closed for an extended period as supplies were being delivered for the tower.

REPORT BY LEGAL COUNSEL

An executive session was held prior to this meeting. No decisions were made, and nothing was discussed other than what is permitted by Open Door Law.

REPORT BY DIRECTOR

Mr. York commented regarding the Riverfront Liquor License recalling at a previous meeting it was discussed that staff were considering changes to the boundaries and rules. He said since he was out of town last week and legal counsel is out of town this week, this matter will be discussed at the Commission's June meeting.

COMMISSIONER COMMENTS

New member Philip Latchford introduced himself stating he is a Michigan City resident. He said he was grateful that the Mayor reached out and asked him to join the Commission. He has experience through different government boards regarding governing and managing some departments. He said he is excited to be on the Commission and looking forward to participating and adding some value to the decisions and the direction from the Redevelopment Commission. His background is finance.

Commissioner Hulse announced that next month he and Skyler are presenting at the Chamber of Commerce luncheon on June 11th and giving an update of what is going on in the city. Commissioner Hulse said there are a lot of great things happening in the city. Housing is moving forward with over 2,000 units either in the pipeline, in planning, or under construction. He said it is happening across the whole city, starting in the downtown and are now seeing it on the eastside and southside. He said they are talking to developers right now looking on Cleveland Avenue, Michigan Boulevard, and other parts of the city. Commissioner Hulse said the EDC is working with the Mayor and the Planning Department on the affordability of housing which becomes a federal and state subsidy to make it happen. Commissioner Hulse said they are also talking to churches on the land they own and partnerships in the future. Their focus is on senior housing. He has been talking with developers who specialize in working with churches, trying to make it happen in Michigan City. In terms of industrial, Commissioner Hulse said they are getting a lot of requests for new buildings from companies looking to move to the State of Indiana. The electronic vehicle and Amazon plants are an attraction and even though they are not happening in Michigan City, suppliers want to be close to those types of projects. He is talking to developers about industrial spec buildings (buildings that are ready), but the down side of it is that people want to move and we do not have any buildings ready; they take 18 months to build.

Commissioner Hulse asked Jonathan Albertine from the audience to introduce himself and tell them what he has going on in downtown Michigan City.

Jonathan Albertine stated he is a newly created or appointed events coordinator/project director at Barker Hall at Trinity Church, 600 Franklin Street. He said they are looking to be a bright light shining downtown for Michigan City as a whole, as an event space, a place for cultural enrichment, and supporting the community. He said he is becoming involved with the Main Street Association.

Commissioner Hulse asked the size of the event space and how many people could be there.

Mr. Albertine responded, stating that they have a variety of opportunities for meetings, conventions, and celebrations. The Great Hall will accommodate up to 300 or more people. They have a stage, circa 1929, with a lot of original equipment in there, including scrims and movie screens. They can do banqueting in there as well for up to 200. Also available is the Bishop's Residence which can hold 40 people. It was originally designed in 1904 for the Episcopal Bishop of Northern Indiana. It can accommodate a small wedding, bridal shower, or chamber music events. He talked about the middle school and high school jazz event he sponsored there with 200 people watching the kids perform and stated that he hopes to be able to offer cultural events like that in the future as well. There are small breakout meeting rooms which are being renovated at this time on the lower level and will be available soon. He said it is important to do anything he can to promote the city.

Commissioner Matias talked about Mr. Albertine's presence on social media.

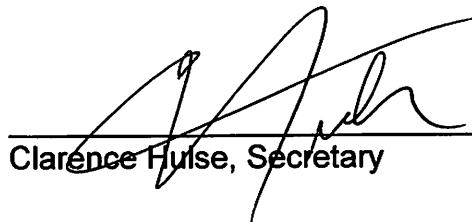
Mr. Albertine said he is personally on Facebook and there also is a Facebook page for Barker Hall at Trinity Church, Michigan City where he posts other great things going on in town. He encouraged everyone to follow and to like whatever they find on those places.

NEXT MEETING DATE

President Matias announced that the next meeting date is Monday, June 9, 2025. She wished everyone a safe and wonderful holiday weekend.

ADJOURNMENT

With all agenda items addressed, the chair declared the meeting adjourned at approximately 3:50 p.m.



Clarence Hulse, Secretary