EST. 1836

MICHIGAN CITY

INDIANA

MINUTES OF A REGULAR MEETING OF THE MICHIGAN CITY REDEVELOPMENT COMMISSION OCTOBER 16, 2025

The Michigan City Redevelopment Commission held their regular monthly meeting in the Common Council Chambers, City Hall, 100 East Michigan Boulevard, Michigan City, Indiana, on Thursday, October 16, 2025, at 5:00 p.m. local time; the date, hour, and place duly established for the holding of said meeting. This meeting was rescheduled from October 13, 2025, due to the Columbus Day holiday. The meeting was available via Zoom and streaming live on the Access LaPorte County Facebook page.

CALL TO ORDER

Vice-President Sheree Wilson called the meeting to order at approximately 5:07 p.m.

ROLL CALL

Commissioners present: Clarence Hulse (via Zoom audio/video), Philip Latchford, Tracie Tillman, Sheree Wilson (all in person unless otherwise noted)

Commissioners absent: Sheila Brillson Matias, Thomas Dombkowski

Staff in attendance: Redevelopment Executive Director Skyler York, Attorney Alan Sirinek, Redevelopment Business Manager Debbie Wilson (all in person)

MINUTES

With no additions or corrections to the minutes, a motion was made by Commissioner Tillman and seconded by Commissioner Latchford approving the minutes of the September 8, 2025, executive session and the September 8, 2025, regular hybrid meeting as submitted. The roll was called and the vote taken: (Ayes) Commissioners Hulse, Latchford, Tillman, Wilson – 4; (Nays) None – 0. With 4 in favor and 0 opposed, the MOTION CARRIED.

CLAIMS

Mr. York read the claims listed into the record for October 16, 2025. Payroll for September 2025 totaled $15,304.21. October claims totaled: (Operating) $829.48; (North TIF) $160,958.93; (South TIF) $10,630.00; (East TIF) $30,035.00; (RIF Loan) $80,360.05.

Regarding the State Board of Accounts claim, Commissioner Tillman inquired into paying them a fee to do our audit since they are salaried and get paid.

Mr. York replied that it must be paid.

A motion was made by Commissioner Tillman and seconded by Commissioner Latchford approving the claims for October 16, 2025, as presented. The roll was called and the vote taken: (Ayes) Commissioners Hulse, Latchford, Tillman, Wilson – 4; (Nays) None – 0. With 4 in favor and 0 opposed, the MOTION CARRIED.

FINANCIAL REPORT

Due to the City's network disruption, the August 31, 2025, financial report will be deferred to the November meeting.

PUBLIC COMMENTS

Tommy Kulavik (in person) 1316 Ohio Street, questioned why they are called Riverfront Liquor Licenses when 701 Washington Street is nowhere near Trail Creek; commented that he had confirmation from Chief Forker that the Dodge buyouts are the V6 engines, not the V8 engines that have been blowing at 15,000 miles; commented that he heard the spaces in the parking garage are not ADA compliant and felt they should be redone.

Scott Meland (in person) 200 Kenwood Place, spoke in support of the Riverfront Liquor License for Hokkaido at 701 Washington Street; regarding the development at 5th/Pine he questioned what obligations have been placed on the developer as far as due dates and deliverables to show that they are moving forward; commented that the settlement agreement for 742 E. 8th Street was great news; asked for an explanation of workforce housing or the term used for the affordability level of that development; he has heard concerns about how the property transfers are being done so he felt it would be helpful that it be explained to the public that it is being done in a way to protect the City's interests.

A motion was made by Commissioner Latchford and seconded by Commissioner Tillman to address Addendum 1 as the next order of business. The roll was called and the vote taken: (Ayes) Commissioners Hulse, Latchford, Tillman, Wilson – 4; (Nays) None – 0. With 4 in favor and 0 opposed, the MOTION CARRIED.

ADDENDUM 1 - MCPD VEHICLE BUYOUT REQUEST

Assistant Chief Kyle Shiparski (in person) addressed the Commission regarding this request stating that they are looking to complete the buyout of the remaining lease vehicles that Michigan City entered into an agreement with. He said he believes the pricing supports this buyout and it will push the Police Department forward as they continue their fleet management into the next year.

Mr. York explained that if the Commission approves the request tonight, the Controller's Office will then provide proof of financing to the Board of Works since this will go through the Board of Works as a special purchase. Mr. York commented that it is a good deal; the vehicles are in great shape. Mr. York stated that this is part of the Redevelopment Commission's spending plan, and this will finalize what the Commission intended to spend on public safety. The request is to purchase eleven 2022 Dodge Durango's for a total amount of $220,100.65.

A motion was made by Commissioner Latchford and seconded by Commissioner Hulse approving the lease buyout of eleven 2022 Dodge Durango's for the Police Department in the total amount of $220,100.65. The roll was called and the vote taken: (Ayes) Commissioners Hulse, Latchford, Tillman, Wilson – 4; (Nays) None – 0. With 4 in favor and 0 opposed, the MOTION CARRIED.

RIVERFRONT ALCOHOL BEVERAGE LICENSE

United Ocean, LLC d/b/a Hokkaido Sushi Restaurant – 701 Washington Street:

Mr. York stated that this location is the former Boathouse Restaurant. Hokkaido Restaurant has been in business in Michigan City for 10 years at 725 Franklin Street. They have now purchased a permanent building at 701 Washington Street. They met with Ms. Wilson and Mr. Hulse who are on the liquor license committee.

Lina Zhang (in person) owner of Hokkaido Restaurant stated that they purchased the building for $625,000 and have already invested $200,000 in renovations. They now have their own building instead of leasing. They wanted an investment and wanted to stay in Michigan City. The menu will remain the same and they will have the same employees.

Jeremy introduced himself as the chef.

Commissioner Hulse stated that the Liquor License Committee met and reviewed the application. This is an existing restaurant moving to a new location. The Commission looks for full-service restaurants, serving food, and having hours at least 220 days a year. They are also looking to have diverse food offerings downtown. He said they have met all the requirements, so the committee has moved this onto the full Commission for consideration.

Commissioner Wilson pointed out that since she has been on this board, this is the largest investment for a restaurant business so far in an existing building. She noted that they are utilizing an existing space that was available and doing a total renovation of it, which shows pride in our local community.

A motion was made by Commissioner Tillman and seconded by Commissioner Latchford approving a request for a Riverfront Alcohol Beverage License to United Ocean, LLC d/b/a Hokkaido Sushi Restaurant at 701 Washington Street. The roll was called and the vote taken: (Ayes) Commissioners Hulse, Latchford, Tillman, Wilson – 4; (Nays) None – 0. With 4 in favor and 0 opposed, the MOTION CARRIED.

FAÇADE GRANT

The Brew Box – 920 Franklin Street:
Mr. York introduced McKinley Wells and Michelle Dickman (in person) to talk about this request. Mr. York stated that this building has been on the demolition list for at least 15 years, so he is glad to see it has not been demolished and will have a new life.

Mick Wells introduced himself stating he is with McKinley Design, general contractors in Michigan City. He said another contractor started the work and they took it over from there. He said it was very close to demolition. It was an old diner there since the 1950's, but they are now bringing it back to its former glory. The are rebuilding the entire structure from the inside out. He said that Michelle and her partners have invested heavily in this.

Mr. York provided some additional information, noting that this did have to go through Historic Preservation Commission approval since it is in a historic district. This is an old Valentine Diner. Michelle contacted the company in Kansas City that originally designed the Valentine Diners, although they could not provide the stainless-steel panels. Mr. York stated that McKinely is a very talented craftsman with respect to metal and he recreated the metal to make it match. The certain type of exterior treatments did come at a cost. Mr. York referred to the estimate provided by McKinley. This is for the exterior work and does not include mechanicals. Mr. York said the mechanicals are underneath the floor of the building, so it is an interesting building. He stated that they provided everything that was required. He referred to the before and in progress photos. Exterior renovations are $147,000. The Commission provides up to $30,000 for façade grant renovations. One of the façade grant requirements is that work not be started until all approvals are received, but Mr. York said this one was complicated and on the verge of falling down and had to be shored up to start on the interior remodel, so he authorized them to start on it in anticipation of them bringing the façade grant request before the Commission. Mr. York said they qualify for the full $30,000 but asked that the Commission consider giving them more because they had to get water and sewer connections to the building. He pointed out that the Commission provided additional funding to The Cellar Door for the same purpose.

A motion was made by Commissioner Tillman and seconded by Commissioner Latchford approving a Façade Grant in an amount up to and not exceeding $40,000 to The Brew Box at 920 Franklin Street. This amount includes the $30,000 maximum grant amount plus an additional amount up to $10,000 for the water and sanitation hookups. The roll was called and the vote taken: (Ayes) Commissioners

Hulse, Latchford, Tillman, Wilson – 4; (Nays) None – 0. With 4 in favor and 0 opposed, the MOTION CARRIED.

TIF ANNUAL PRESENTATION

Andy Mouser (in person) introduced himself with Baker Tilly, financial advisor to the Redevelopment Commission. He said this presentation is an annual requirement that all Redevelopment Commission's must go through. Mr. Mouser commented that there are a lot of changes for the Redevelopment Commission on the horizon, noting that Senate Bill 1 will make a drastic change to the property tax system over the next 5 to 6 years. Coming up, Michigan City has expirations for some of their TIF areas, but at the same time they have new TIF areas being created like the Transportation Development District, as well as having large projects in the pipeline.

Mr. Mouser referred to his presentation handout, noting what previously were the Northside and Southside TIF areas were pulled together several years ago into one large Consolidated Economic Development Area. He gave a history of the Northside portion of the Consolidated TIF, stating that it has three components with the oldest dating back to 1986, and expansions in 1997 and 2018. They have different lifespans, expiring in 2027, 2040, and 2043. It is a very healthy TIF; in 2024 it brought in just over $4.3 million and in 2025 it is expected to bring in almost $4.5 million. It is expected to drop off slightly in 2026 to $4.3 million. Because the TDD overlaps this TIF area, there is no double-dipping of taxes for taxpayers that are in the TDD and TIF area, so as the TDD collects there may be a little bit of stagnation in the Northside TIF. Also, the Northside TIF has a diverse mix of property types, so as some of the Senate Bill 1 changes start to flow in, especially for rental properties, apartments, etc., it might create a bit of a drag on the assessed values within that TIF area. There are three outstanding bond obligations. All the bond obligations for the Northside and Southside TIF areas are backed by property taxes, but that never had to be used, and it is anticipated that it will never have to be used because the TIF revenues have always been sufficient to make payments. There was a dip in interest rates from 2019 through 2022. A lot of the bond obligations were issued or refunded during that time, so they have very competitive interest rates.

Mr. Mouser talked about the Southside TIF area, stating that much like the Northside it has multiple components to the area; pieces that were set up in 1997, 2012, 2015, and 2023, so there are expirations throughout the late 2020's into the 2030's, with the last component expiring in 2048. The Southside TIF is also very healthy. In 2024, it collected about $3.2 million. In 2025 it is expected to remain around $3.2 million with a fair amount of growth expected in 2026 at $3.5 million. There are three bonds outstanding through 2028 or 2039. Several years ago, when the Consolidated TIF was pulled together into a single area at the same time, there was also the creation of the Station Block Mixed Use Transit Project Allocation Area. It was set up in 2023 and has a 25-year life, expiring in 2048. There have not been collections in this TIF area yet, although Flaherty and Collins has agreed to make payments of $814,000 beginning in 2027, with those payments increasing 2% per year. Over the life of that project, it is anticipated that $800,00 will grow to about $1.2 million in the later years. There is an outstanding obligation payable from the Station Block bonds that were issued in 2023 to fund various portions of the project. Those bonds extend through 2048 and are payable from a mix of the TIF generated from the project with the ability to make payments from the Northside and Southside TIF as well. When the TIF area was pulled together there were two additional expansions; one was the connector piece that brought the Northside and Southside TIF areas together.

Mr. Mouser talked about the additional component of the TIF area, which is the expansion to the east, along East Michigan Boulevard. It has a 25-year life that will expire in 2048. It is expected that collections will begin in 2026 and should bring in about $23,000. There is one obligation payable from the Consolidated TIF for the sewer infrastructure improvements just to the north of Highway 12. That was done through the Indiana Finance Authority's Residential Infrastructure Program. It has a very competitive interest rate with those bonds being repaid through 2040.

Mr. Mouser talked about where the TIF areas are headed in the future. On annual collections, there is about $4.4 million from the Northside TIF, $3.2 million from the Southside TIF, so across the entire Consolidated TIF it will bring in about $7.7 million. As the areas go forward and those components start to expire, they anticipate some increase in the TIF over the next 3-4 years to about $8.6 million in 2028. Starting in 2029 there will be some expiration, so the TIF drops down to about $3.5 million for about a 10–11-year period and then drops off again in the 2030's as additional components expire. That will be a significant reduction in TIF which was always planned for, so the debt obligations also start to cascade down at the same time. Currently, annual payments are about $4.9 million annually, but as the areas expire that drops substantially to about $2.5 million in the later years, with only the Station Block Bonds remaining outstanding. Mr. Mouser talked about revenues available beyond debt service for other projects, stating that in 2025 that should be about $2.7 million. In 2026 they are estimating about $2.9 million. There are very healthy revenues over the next couple of years before the areas start to expire in 2029.

Mr. Mouser stated that the SoLa Project Allocation Area was a TIF area which was created this past summer in July 2025. It will have a 25-year life from the date of any debt issuance from the SoLa area but is obviously not generating anything yet.

Mr. Mouser stated that the Northeast TIF Area was created in 1999 with a 30-year life continuing to collect through 2029. It brings in about $350,000 a year. The debt obligations for that area were paid off several years ago, so it is free unobstructed TIF for other purposes at this point.

Mr. Mouser stated that the Eastside TIF Area has two separate components. It was set up in 2015 with an expansion in 2022. Both components have respective 25-year lifespans. There has been substantial growth in the Eastside TIF over the last several years. In 2026 it should jump close to half a million dollars per year; strong revenues to continue to invest in infrastructure in the Eastside TIF.

Mr. Mouser stated that the Tryon Meadow Economic Development Area is much like the SoLa project. It was created in April 2025. It has three components to it. Even though it is a single project and a single Economic Development Area, it has three separate allocation areas that align with various components of that project. It is a mix of a traditional TIF area that will have a 25-year lifespan, and the residential TIF allocation area that will have a 20-year lifespan. Being a new TIF area it is not generating anything yet but will in the future as the area develops.

Mr. Mouser stated that the last part of the presentation is part of the annual requirement to discuss the impact of the TIF areas on the overlapping taxing units. He explained that when a TIF area is established, a base assessed value is created. What the Redevelopment Commission captures is any growth, any incremental assessed value. The goal of the TIF areas is to create that growth, continue to reinvest in property, and then by the end of the lifespan, all that assessed value in the area ends and is returned to the tax base. The Northside TIF and Southside TIF both have expirations with the last collection in 2028, and then that assessed value will be returned to the tax base in 2029. Between those two areas, about $85 million of assessed value in the Northside and about $91 million of assessed value in the Southside, so about $177 million of assessed value will be returned to the tax base starting in 2029. That is about a 10% infusion in the tax base in a single year period, which will have positive impacts on the city, schools, library, and other overlapping taxing units.

Mr. Mouser stated that they also show a hypothetical situation between the TIF areas. He explained that currently there is $293 million of assessed value which generates $8.4 million of TIF. If the $293 million of assessed value was put back in the tax base, it would bring the total tax rates down by about 40 cents. If that same $8.4 million was raised through a general property tax levy on the city, to raise that same $8.4 million the tax rate would have to be raised to about 62 cents. For the Redevelopment Commission's and City's perspective, TIF is the best tool to capture the development that they are helping to create and then continue to reinvest in infrastructure, incentives, and all those things that are bringing growth to Michigan City.

Commissioner Latchford questioned whether Mr. Mouser's projections consider the effect of SB1.

Mr. Mouser replied that they do for 2026. He said they know the impact of deductions, but that is something they are starting to create additional models on, and something they will continue to update for the Redevelopment Commission going forward. He stated that Senate Bill 1 touches every aspect of the property tax system and as the assessed values go down, tax rates are going to go up. Because of that it creates a complex impact model. Again, he stated for 2026, it does represent deductions that are in place for Senate Bill 1.

Those deductions may increase in future years, but he said they will continue to monitor that and model that out for the Redevelopment Commission. The growth that has been created is going to have significant positive impacts on the rest of the taxing units, and even taxpayers within Michigan City as that assessed value is returned to the tax rolls. At that same time, while assessed value and TIF is going away, there is also new growth that has been created in the last few years that should start to come on. He said their report does include new growth, the station block project, things like that, but they do not really make any assumptions for additional growth or increase in values, so as additional development and growth is seen within the city, it should only increase these numbers.

A motion was made by Commissioner Latchford and seconded by Commissioner Tillman approving the TIF Annual Presentation Report by Baker Tilly. The roll was called and the vote taken: (Ayes) Commissioners Hulse, Latchford, Tillman, Wilson – 4; (Nays) None – 0. With 4 in favor and 0 opposed, the MOTION CARRIED.

ADOPTION OF 2026 TIF SPENDING PLAN

Mr. Mouser explained that this is a new requirement that was put into place last year. For the first time in 2024 the Redevelopment Commission adopted a spending plan for expenditures they were making in 2025. It must be adopted by December 1st and is in effect for all spending in calendar year 2026. He said it is similar to a budget but less formal than the budget process the City goes through. The attempt by the State was to create a similar process for Redevelopment Commissions. The spending plan outlines maximum amounts and outlines them by uses that are allowed by state statute for TIF. It includes debt obligations, the spending of bond proceeds, contributions to the school corporation, capital projects that are paid directly from incoming revenues and existing balances. It includes professional services, police, and fire contributions as well. It outlines about $12 million in total expenditures. A lot of that is the existing debt payments outlined in the presentation and some remaining spend down. There is a fair amount of proceeds remaining from the Residential Infrastructure Fund, but that is not coming out of the existing TIF allocation funds, it is out of the bond funds. A majority of the $12 million is about $4.9 million in debt payments and about $3.6 million would be the Residential Infrastructure Fund. Mr. Mouser said this Spending Plan must be adopted before December 1st and then uploaded to Gateway.

After discussion, it was decided to defer approval of the Spending Plan to the next meeting to allow Commissioners a chance to review it.

A motion was made by Commissioner Tillman and seconded by Commissioner Latchford to defer adoption of the 2026 TIF Spending Plan to the next meeting. The roll was called and the vote taken: (Ayes) Commissioners Hulse, Latchford, Tillman, Wilson – 4; (Nays) None – 0. With 4 in favor and 0 opposed, the MOTION CARRIED.

5TH & PINE ECONOMIC DEVELOPMENT AGREEMENT

Mr. York stated that an RFP was put out at the end of last year. The group here tonight is DAC.

Tim Brangle (in person) with Chicago Consultant Studio (CCS) came forward and introduced himself stating that he is operating on behalf of the Redevelopment Commission. CCS helped run that process and continues to run that process. He said it went through a rigorous process, and it was narrowed down to DAC. To proceed with them, they advanced a term sheet which then became the basis for the Economic Development Agreement (EDA) which is before the Commission tonight. It is different in terms of agreements, but the next step is to go through the due diligence process with DAC. This is a 90-day period to get to a final site plan configuration and final program. What has been submitted to date is a basic framework for a plan. Over the next 90 days they will solidify that and come back with waiving of some of the contingencies and do the proper due diligence on the site. From that is what is called a Phase 1 project plan which will articulate everything about the first phase. Within the EDA there are basic guidelines and requirements that tie it to what they submitted in terms of the RFP proposal. It then goes into a Phase 1 project agreement. There will be two phases. Mr. Brangle acknowledged representatives of DAC being present to speak.

Antoine Rezko, developer, and Choudhry Muzaffar, CFO, came forward and introduced themselves.

Mr. Rezko stated that they are a Chicago-based firm specializing in ground-up Class A mixed-use developments. They have done multiple deals through public-private partnerships that aim to revitalize downtown areas. Their existing portfolio consists of three fully stabilized, highly amenitized Class A projects. Referring to the PowerPoint presentation, Mr. Rezko stated that the last one on the list is under construction and is expected to lease in April 2026. He said everything they have built to date is very similar in scale and scope to what they are proposing for the 5th and Pine site.

Mr. Rezko talked about their project proposal for the 5th & Pine Street site referring to the PowerPoint presentation. It will be a two-phase project; Phase one is building A, Phase two is building B and building C. Building A is a four-story, wood frame wrap around concrete parking structure with 11,000 square feet of retail at the ground level. When complete, it will deliver 239 residential units and 312 parking spaces. Building B is a nine-story, light-gauge steel frame building above a two-floor concrete podium, and a grocer anchor on the grade level. When complete, it will deliver 288 residential units and 440 parking spaces. Building C is twelve three-story townhomes. All these buildings will be fully amenitized for both tenants as well as the public. There will be rooftop decks, courtyards, pools, gyms, outdoor spaces, and walkways for things like farmers markets, live music, etc.

Commissioner Tillman asked what DAC stands for.

Mr. Rezko replied that it stands for the founder's name and his sibling's names – Danny, Adam, and Chanelle Rezko.

To address the public's question about due dates and deliverables, Mr. Rezko stated that the EDA outlines some key milestones. Once executed, they will have 90 days to perform due diligence. After that, they have 90 days to complete the final project proposal. After that, they have 60 days to sign the project agreement for Phase 1.

Commissioner Wilson asked the driving factor for Part B Phase 1 and Part B Phase 2.

Mr. Rezko replied that it was discussed with the City during the RFP process and the determining factor at that time was the market. The thought process was to deliver 230 units in Phase 1, start designing Phase 2, and the market might catch up after that.

Regarding the grocer, Mr. York said the thought was to wait until there was more density downtown before bringing that in.

Mr. Brangle commented that it has been a long time in the making, but it is all good. He said they tried to expedite this by going from term sheet right into EDA even though the typical process is MOU. DAC has been very proactive in pursuing financing already before EDA which is a good sign. There is an LOI for a grocer, so they are doing things that are trying to ensure the project is viable going forward. Part of getting the EDA going is to allow them to file for additional tax credits and other programs. It gives them a portfolio and authority to take it to market.

Mr. York added that one of the reasons they really liked DAC was their approach to being open to other financing mechanisms and really think out of the box instead of just asking for a bond. He said it is impressive how they turn things around so quickly. He said he appreciates their selection of an architect being a Michigan City native.

Tommy Kulavik, 1316 Ohio Street, Michigan City questioned where people are supposed to park when they go to the grocery store, asked what happens if the grocery store fails and goes out of business, asked what chain will run the grocery store.

Mr. Rezko responded, stating that both phases are going to deliver 300 and 400 parking spaces, respectively. The first one is going to be a concrete structure in Phase 1, and the second one is going to be a two-floor concrete podium. So, in all, there will be ample parking spaces. In terms of the actual grocery store, they have an LOI with a chain called Tony's Fresh Market. They are a Chicago-based firm as well, and they are looking to expand beyond Chicago. For convenience there is a small amount of surface parking in the plan as well just south of the grocery store, then there is the garage. All parking spots will be ADA compliant.

A motion was made by Commissioner Tillman and seconded by Commissioner Latchford approving the 5th and Pine Economic Development Agreement between the Michigan City Redevelopment Commission and DAC MC LLC. The roll was called and the vote taken: (Ayes) Commissioners Hulse, Latchford, Tillman, Wilson – 4; (Nays) None – 0. With 4 in favor and 0 opposed, the MOTION CARRIED.

TAILWINDS BUSINESS PARK DEVELOPMENT AGREEMENT

Mr. York stated he was hoping to get this on the agenda tonight but would like to hold off, although he would like approval before the end of the month, so there might need to be a special meeting. The attorneys are reviewing this right now, so he asked that the Commission table the matter for now. Mr. York said this is a commercial development project, not residential or mixed use. It will be in the south end of town and will result in about 13 new commercial buildings. This comes as a direct result of building Cleveland Avenue and rebuilding it a few years ago, as well as actions the Commission has taken to get roads back into the City's name and the South TIF. This developer will be implementing a portion of the roads the Commission has already designed in that area.

A motion was made by Commissioner Hulse and seconded by Commissioner Tillman to defer the Tailwinds Development Agreement to the next meeting. The roll was called and the vote taken: (Ayes) Commissioners Hulse, Latchford, Tillman, Wilson – 4; (Nays) None – 0. With 4 in favor and 0 opposed, the MOTION CARRIED.

CONTRACT FOR LEGAL SERVICES – ANNEXATION / GROWTH STRATEGY

Mr. York explained that this is a proposal to hire Tramel Raggs, Raggs Law PC. Mr. Raggs is a great asset when it comes to growth and annexation and the law relating to that. He knows the laws because he has worked on this before in previous administrations and jobs. He brings a lot of knowledge because he came from the corporate world as well before he was a lawyer. Mr. York said we are looking at the future growth of Michigan City, implementing, and updating our comprehensive plan. There is a lot of land that people want to annex into the city. They want the same opportunities that everyone else has being a part of Michigan City. As required by law, Dan Botich will be doing the fiscal analysis.

Commissioner Tillman asked if this would be a conflict since he works with the Council's attorney.

Mr. York replied that he did not believe so because Mr. Raggs is not with Harris Law Firm anymore; he has ventured out on his own as Raggs Law, PC. Mr. York talked about his knowledge of annexation and the fact that he knows Michigan City. He said he has also worked with Mr. Botich before so he would be a good fit.

From a legal viewpoint, Attorney Sirinek stated that the standard you are always looking at is, will his view or is his representation of the Commission be adverse to the City, and secondly, is he going to be working on things that he has also worked on with the City; the same kind of project. So, given that the answer to those two things are no, Attorney Sirinek said he believes there would be no conflict of interest.

A motion was made by Commissioner Latchford and seconded by Commissioner Hulse approving a contract with Raggs Law, PC for legal services for annexation and growth strategy at the rate of $250.00/hour. The roll was called and the vote taken: (Ayes) Commissioners Hulse, Latchford, Tillman, Wilson – 4; (Nays) None – 0. With 4 in favor and 0 opposed, the MOTION CARRIED.

TRAIL EXTENSION – WESTCOTT PARK

Mr. York explained that when Tim Werner came on as the City Engineer, he questioned why the trail was not pushed underneath Highway 12 and connected to Westcott Park like originally planned. Mr. York said at the time it would have cost more money because we did not know where our boundaries were. Mr. Werner did some research with the help of Schneider Geometrics, and it was determined that there was plenty of space to poke a connector underneath to connect Westcott Park directly to Taylor Street. Business owners on Taylor Street were in favor of this because this is a place where people are hanging out. The City Engineer is asking the Redevelopment Commission to fund this spur to connect Westcott Park to Taylor Street. It will be asphalt at this time and built as a trail. It will clean up a lot of things there and hopefully will prevent people from hanging out there.

Commissioner Tillman asked if the trail could be named Westcott Way.

Mr. York replied that it could be named whatever they wanted. He said it was part of the original Singing Sands Trail, which was supposed to come up north, then come down 2nd Street, which was vacated, then through the Radtke property, across Spring Street, Taylor Street, then come under Highway 12. At that time, it would have added another million dollars to buy that piece of property back because 2nd Street was vacated right there in front of Galveston's. Because of the cost, that piece of it was nixed and that is why the trail comes down and goes across Highway 12. Mr. York said he thinks it is better to go under and provide that connection to the original trailhead in Westcott Park. He said there is a circle at the back of it where those connections were supposed to be made to the trail, like the Lake Avenue lift station currently being built. That will have a trail on top of it and will connect to the circle that is on the other side of Peanut Bridge, called the Peanut Spur.

As Owner, Commissioner Wilson asked that a 10% contingency be added to it for an additional $5,000 in case there are any unforeseen conditions, so the Commission does not have to come back and vote on it. The contractor has their own 15% contingency.

A motion was made by Commissioner Tillman and seconded by Commissioner Latchford approving the trail extension construction from Westcott Park to Highway 12 underpass in the amount of $50,298.00 with an Owner contingency of $5,000.00 for any unforeseen conditions (total amount $55,298.00), with a recommendation to the Board of Public Works & Safety that the trail be named Westcott Way. The roll was called and the vote taken: (Ayes) Commissioners Hulse, Latchford, Tillman, Wilson – 4; (Nays) None – 0. With 4 in favor and 0 opposed, the MOTION CARRIED.

SETTLEMENT AGREEMENT & RELEASE – 742 E. 8TH STREET

Attorney Sirinek went into the history stating that the original litigation filed for the Trail Creek cleanup was approximately nine years ago for the entire property starting at the corner of 11th Street and Michigan Boulevard all the way down to Trail Creek. The most recent milestone was the interceptor trench installed last year which was the final major project to get this entire site closed out by IDEM hopefully sometime before the end of the year. Cleanup that occurred on that property commenced with an environmental recovery action in 2016, which has brought in all the various polluters of those properties to make the money available to the Redevelopment Commission for the actual cleanup costs. Milton Roy was a subsequent polluter from the Erincraft property. So, by becoming a subsequent owner of the property and contributing to the contamination of the site, they are by law responsible for reimbursement to the City for those environmental cleanup costs. For that reason, they were joined in this lawsuit around 2023, and negotiations have continued with them since then. If the Commission accepts this settlement, they will pay the City $627,500 which will go towards reimbursement of the City's costs for cleanup, and it will release Milton Roy from the litigation. Attorney Sirinek stated that he believes with this $627,500 on top of all the money received from the other polluters, it is about $2.2 million in recovery costs for environmental cleanup which is right around the cost the Commission has paid out for the entire cleanup action other than indirect costs to the environmental cleanup for things like the vapor intrusion contamination into homes along the east side of Michigan Boulevard. This leaves one more possible polluter to potentially collect money from, but those owners live in another county and their assets in this country have been hidden, exhausted, or are no longer available. All the discovery motions and the default judgment against them remains active. It is also with Erincraft. Their insurer has been having trouble contacting their client, so it is at a standstill right now and it is not known if it will ever be resolved. Attorney Sirinek advised that his recommendation is for the Commission to approve this settlement for $627,500 with Milton Roy in exchange for dismissing them from the litigation.

A motion was made by Commissioner Latchford and seconded by Commissioner Tillman approving the Settlement Agreement and Release for Milton Roy at 742 East 8th Street. The roll was called and the vote taken: (Ayes) Commissioners Hulse, Latchford, Tillman, Wilson – 4; (Nays) None – 0. With 4 in favor and 0 opposed, the MOTION CARRIED.

AMERIPLEX DRIVE PHASE 2

Mr. York gave an update stating that he has been working with Haas & Associates on this. He explained that the issue is that the Redevelopment Commission dedicated the entire piece of land to the City, so it does not belong to the Redevelopment Commission, it belongs to the City proper. In talks with the City Attorney, it has been determined that rather than the Commission bidding this out, Haas should work with the City Attorney to put it out for bid through the Board of Public Works and Safety. The Redevelopment Commission would then become a partner and financier of it. The Commission has done it this way before, so it is nothing unusual. Haas has been contracted to do Phase 2 because they did the original design on the first part of Ameriplex Drive. There is a flex building there now, so this would be an extension. Holladay Properties is going to build a second building (called the Aldridge), so there needs to be a road to get to it. They will work with the City Engineer because ultimately it will be accepted into the public roads to be added to the City's PASER rating. Mr. York reminded everyone that the Redevelopment Commission is contractually obligated to build this road as part of the next expansion at a time when Holladay decided to do the second phase, which they are ready to do now because Phase 1 was successful.

RESOLUTION 10-25 SALE OF CITY-OWNED PARCELS TO MCRC

Mr. York stated that he has been working with the City on this, trying to figure out who owns and maintains what parcels. Some of the City-owned parcels are in our TIFs, specifically the Michigan Boulevard expansion area. He said the Redevelopment Commission is in the position to maintain these parcels. They can also dispose of them more creatively to make sure whatever goes back in there is in conformance with what they would like to see on Michigan Boulevard or making sure they are invested in properly and get tax returns on them. The Commission can get them back onto the tax rolls rather than them just sitting there. The Commission did appraisals on these properties. The Commission would request that the City sell the parcels to them. The Council would adopt a resolution as well. The total amount to purchase would be $244,000 for all six of the parcels listed in the resolution. They are either multi-family or commercial, so they fit into what the Commission deals with in respect to development.

Mayor Angie Nelson Deuitch addressed the Commission stating that the City has been approached by people who talk about affordable housing and want the City to give them property, want to know what the process is, and that they should get the property like the EDC. She said there is a significant difference between development versus giving individual groups parcels of land where the City does not have control over what goes there. She wanted that to be shared because she said one of the things that was falsely stated was in reference to SoLa and the projections put in place so there is not another 5th & Pine situation where the City is out of millions of dollars, litigation, time, and effort. The mayor indicated that the City is trying to be very intentional about how they develop and encourage things like what Homeward Bound did and what Habitat does where they come to the City and ask for support after they have done their due diligence; not just for the City to give their property away. The mayor stated that this is just one step in the process by getting these properties transferred to the Redevelopment Commission to look at further opportunities along the Michigan Boulevard corridor.

Mr. York agreed that the Redevelopment Commission's flexibility is much broader than the City's disposal of property. He asked Attorney Sirinek if the Commission would just pass the resolution.

Attorney Sirinek advised that the statute has differences when it comes to a sale or conveyance of property from a public entity to a private entity and when there is conveyance from one municipality to another. Appraisals were done so there is an estimate of what the property is worth, and then the two municipalities can agree on what the purchase price should be. In this case, the City and Redevelopment Commission have agreed upon the appraised value for the six different parcels. The statute also requires that each body pass similarly worded resolutions. He said he worked with the City Attorney to draft a resolution like the Commission's that will go before the City Council. The Commission's resolution indicates that it is almost identical to the resolution that the Council will pass.

Commissioner Tillman stated that she is Councilperson for the 5th Ward, Michigan Boulevard. She is in support of this and putting those properties back on the tax rolls.

A motion was made by Commissioner Tillman and seconded by Commissioner Latchford approving RESOLUTION 10-25 SUPPORTING THE SALE OF CERTAIN CITY-OWNED PARCELS OF REAL ESTATE TO THE MICHIGAN CITY REDEVELOPMENT COMMISSION. The roll was called and the vote taken: (Ayes) Commissioners Hulse, Latchford, Tillman, Wilson – 4; (Nays) None – 0. With 4 in favor and 0 opposed, the MOTION CARRIED.

RESOLUTION 11-25 AUTHORIZING SIGNATORY FOR RIF LOAN

Mr. York explained that this is in respect to the Residential Infrastructure Fund (RIF) Loan and it requires the Commission to pass an official resolution. The Redevelopment Commission received one of the first loans in the state. It is for the Lake Avenue lift station project off Highway 12 which is currently under construction. The City Controller (Mary Lynn Wall) currently is the only signatory when submitting pay applications to the state. To have a backup signatory the Commission must pass a resolution and submit it to the IFA. He asked that the Deputy City Controller (Tamiko Smith) be added as a signatory.

A motion was made by Commissioner Latchford and seconded by Commissioner Tillman approving RESOLUTION 11-25 OF THE MICHIGAN CITY REDEVELOPMENT COMMISSION AUTHORIZING SIGNATORY FOR THE RIF LOAN PROGRAM. The roll

was called and the vote taken: (Ayes) Commissioners Hulse, Latchford, Tillman, Wilson – 4; (Nays) None – 0. With 4 in favor and 0 opposed, the MOTION CARRIED.

SoLa UPDATES

Mr. York gave an update stating that the developer is moving forward on securing their financing. They are aware that their deadline is December 19th. They are working diligently to get their financials to get their capital stack in order, and things of that nature to start the process of development. He said the City has already given them the tools; provided the EID and provided the TIF District. Those two tools are in place, so it is up to them to secure their financing at this point.

Mr. York touched on what the mayor spoke about and the transfer of land. He said there is no smoke and mirrors with that; it simply is a protection mechanism for the City rather than transferring land to a developer, and then having them use that land as collateral to the bank, and then not proceeding with the project, or failing in the project later on. That would tie up the land, fighting for years to get the land back, sitting on a vacant lot. Rather than doing that, the Commission transferred significant ownership of the two largest parcels to their partners who have been partners with the City for 30 years and with whom the City has a good working relationship with: the Economic Development Corporation. The City has worked with them on numerous projects to do things like this in partnership. This offers a protection mechanism to the City and the Redevelopment Commission so it does not tie up the land and then not be able to get the land back should the developer not come through with their financing. There is a contingency in the agreement that at a time when the developer gets their financing in place the EDC will transfer the Commission's pieces of land. Should the developer not get their financing in place, the EDC will transfer the land back to the Redevelopment Commission.

11TH STREET STATION GARAGE AND RESIDENTIAL TOWER UPDATE

Mr. York commented that there was styrofoam (residual from cutting EIFS) blowing all over this past weekend but said it is being taken care of by the Building Commissioner and Building Superintendent. The contractor is still moving forward with construction. The intent is to open the southern tower (6-story tower facing south on 11th Street) in March of 2026. He said he believes there is rooftop access to this and an amenity that goes on the roof.

REPORT BY LEGAL COUNSEL

Attorney Sirinek reported that there was an executive session before this meeting. No items were discussed other than what is permitted by the Open Door Law and no decisions were made.

REPORT BY DIRECTOR

(No report)

COMMISSIONER COMMENTS

Commissioner Hulse commented that two weeks ago they had a Developer Day event in Michigan City with over 30 people in attendance from Chicago, Indianapolis, Michigan, local developers, and investors. They went on a bus tour of projects in the city. There are 20 projects in the city either permitted or under construction. After the tour there was a meeting and a reception with the mayor. From that, there have been about a dozen follow ups with people wanting to come back and look at potential projects (multi-family, residential, commercial, industrial). Last week there was a breakfast and an unveiling of the city-wide market study for residential, commercial, and industrial. The study indicates that Michigan City can handle at least 3,000 units of new housing construction over the next five years. There is a huge demand for commercial and industrial, especially in the southern corridor.

NEXT MEETING DATE

The next regular meeting date is scheduled for November 10, 2025, with a possible special meeting scheduled beforehand.

ADJOURNMENT

With all matters of business addressed, the chair declared the meeting adjourned at approximately 7:00 p.m.

Clarence Hulse, Secretary