



MICHIGAN CITY

INDIANA

MINUTES OF A REGULAR MEETING OF THE MICHIGAN CITY REDEVELOPMENT COMMISSION MARCH 9, 2026

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 Monday, March 9, 2026, at 5:00 p.m. local time; the date, hour, and place duly established for the holding of said meeting. The meeting was available via Zoom and streaming live on the Access LaPorte County Facebook page.

CALL TO ORDER

President Sheila Brillson Matias called the meeting to order at approximately 5:07 p.m.

ROLL CALL

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

Commissioners absent: Thomas Dombkowski

Staff in attendance: Redevelopment Executive Director Skyler York, Attorney Tramel Raggs, and Redevelopment Business Manager Debbie Wilson (all in person)

APPROVAL OF AGENDA

The chair entertained a motion for approval of the agenda as presented.

Motion by Commissioner Wilson and seconded by Commissioner Hulse approving the final version of the 3/9/2026 agenda 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.

MINUTES

The chair entertained a motion for approval of the executive session and regular hybrid meetings of February 9, 2026.

Motion by Commissioner Tillman and seconded by Commissioner Wilson approving the minutes of the executive session and regular hybrid meetings of

February 9, 2026 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

The chair entertained a motion to approve the claims.

Motion by Commissioner Wilson and seconded by Commissioner Hulse approving the claims for March 9, 2026 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.

FINANCIAL REPORTS

Mr. York read the financial report into the record for the month ending 01/31/2026. Account balances are as follows: (Operating) \$324,075.99; (South Side TIF) \$8,611,094.56; (South Side TIF Debt Reserve) \$336,308.50; (South Side TIF Capital) \$16,199.79; (North End TIF) \$2,958,660.09; (East Side TIF) \$960,378.05; (Northeast TIF) \$1,574,539.94; (Transit Development District) \$243,112.99, for total cash in the amount of \$15,024,369.91. Loans Receivable include the County Business Loan Fund in the amount of \$94,829.59, for total assets in the amount of \$15,119,199.50.

The chair entertained a motion for approval of the financial report.

Motion by Commissioner Latchford and seconded by Commissioner Tillman approving the financial report ending 01/31/2026. 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

Tommy Kulavik (in person), 1316 Ohio Street, spoke regarding the SoLa banners and also requested the chain link fencing be removed so the property can be utilized for event parking again; requested old dilapidated sign on Wabash Street be removed; requested sections of asphalt sidewalk on Wabash Street be replaced with concrete; reported tree fell down on Redevelopment property between Advanced Auto and VonTobel, suggesting it be removed; reported fence along Meijer Drive got hit again.

Scott Meland (in person), 200 Kenwood Place, agreed that the fencing should be removed from the former SoLa site to utilize the lot this summer for parking during special event, and questioned the status of that property; suggested installing reflectors/reflective tape on the fence along Meijer Drive; asked the Commission to entertain the idea of public

art in new developments and asking the developers to put in a concrete pad for art installation.

There were no other public comments; the chair closed the public comment portion of the meeting.

APPROPRIATE FUNDS: BFS FOR WASHINGTON PARK BLVD CONSTRUCTION

Mr. York explained that every year the City allocates money through NIRPC by applying for projects when they put out notice for funding applications. The Redevelopment Commission has participated in this project for about seven years, and it is finally to the construction phase. It goes into the Transportation Improvement Program (TIP) which is a 5-year cycle. This project went in prior to COVID, but it has since grown as a project, so more money is needed for construction. The project will be bid in the next few weeks with construction this summer.

Mr. York explained that this is an 80-20 match, so the Redevelopment Commission's portion is 20% engineering oversight, which is around \$35,000. Mr. York requested a not to exceed amount of \$40,000 for any contingencies. Total project construction is about \$1.6 million in state and federal funds. Mr. York said the City Engineer has the contract, but Attorney Raggs has not reviewed it yet, so Mr. York asked for approval pending attorney review because the project will be going to bid next week. He explained that this will take this project off of our TIP, so the City can apply for other things in our TIP, and the Commission will be able to do other things with their money.

Mr. York described the Washington Park Boulevard project as a complete streets project. The current sidewalk ends halfway down Washington Park Boulevard, so that will be taken all the way to the train tracks crossing at Liberty Trail. There will be improved parking areas with bump-outs, there will be an on-street bike path (Share the Road), and drainage improvements. It will go past the new houses being built and dead ends at the back entrance of Beachwalk.

The chair entertained a motion.

Motion by Commissioner Latchford and seconded by Commissioner Wilson approving funds in an amount not to exceed \$40,000 for the Redevelopment Commission's 20% match for engineering oversight of the Washington Park Boulevard improvement project construction, pending contract review by the Commission's attorney. 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.

FAÇADE GRANT REVISION (RETROACTIVE PERIOD)

Mr. York commented that he has had a lot of inquiries into façade grants, municipal liquor licenses, and upper story residential grants; there currently is a lot of interest right now in Michigan City, especially on Michigan Boulevard. The Commission previously talked about a look-back period being added to the application. He read the language he added into to the Completion of Work section of the application, stating that "The commission may consider properly permitted work that was completed within the past two (2) year period but was not submitted to the grant program. The permitted work still must comply with the criteria listed in the terms and conditions of the grant program and application." He emphasized that the applicant would still have to comply with all the criteria to receive a grant, which is getting the permits and going through the proper board approvals. It is recommended that the applicant go through those boards for approval beforehand and then apply for the grant.

Commissioner Hulse said the applicants are supposed to provide all their financial information, receipts, etc. when they put in their request.

Mr. York confirmed that, stating they will still have to provide all those things; the same rules will apply, and all financials are reviewed.

The chair entertained a motion.

Motion made by Commissioner Tillman and seconded by Commissioner Wilson approving the Façade Grant language revision regarding the two-year look back period. 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.

ADDENDUM TO GLOBAL ENGINEERING CONTRACT #26009

Mr. York explained that the Redevelopment Commission has a standing contract with Global Engineering for engineering services. Since this is a specific project, Mr. York asked Global to provide a scope for 10th Street by the transit station. Currently, 10th Street is closed between Pine and Franklin Streets going east. It will probably open back up around July 1st when everything is done. There is a lot of water work to be done in 10th Street before it is open, and there is paving work that will go on 10th Street. The City has a grant through the Unity Foundation to redesign Pine Street. Mr. York stated that he along with the City Engineer asked that Global take a look at 10th Street before it is paved or putting anything permanent there, to look at it and analyze it from a transit standpoint with the goal of buses coming in and out of that area of 10th Street, along with the traffic turning into the parking garage. It needs to be designed, paved, and striped appropriately to achieve that goal. It must also interact with the new trail that will be developed on Pine Street as part of the grant. The total cost to survey it and get three different design

schemes is \$55,000. Mr. York said he would work with the City Engineer on getting the traffic pattern that works best.

Scott Meland (in person), 200 Kenwood Place, Michigan City, Indiana suggested a drop off for rideshare activities.

Mr. York noted that there are actually two carve-outs for buses. Although, one of the problems is that 10th Street will be one lane on the south side where you turn, which has complicated things. Because of that they are thinking about flipping to the other side, but the carve-outs will remain as they already exist, so there will be able to be a drop-off area there. Mr. York said this will take everything into consideration in the right-of-way, not just the street, and will include things like sidewalks and lighting.

The chair entertained a motion.

Motion by Commissioner Latchford and seconded by Commissioner Wilson approving Addendum 1 to Global Engineering contract #26009 for the 10th Street improvement project (design and construction administration) in an amount not to exceed \$55,000. 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.

LAWSON FISHER ENGINEERING SERVICES – US 12 SIDEWALK & APPROACH

Mr. York stated that he is working with the City Engineer on this project as well. This summer, U.S. 12 will be paved and restriped just past the bridge going east, so there will be a different configuration on U.S. 12. It will also go west from Wabash Street to County Line Road with grinding and paving with a different configuration of striping as well. Currently, there is an opportunity for the Redevelopment Commission to participate with INDOT to get an economic of scale project out of it, or a betterment. It allows the Commission to partner with them and piggyback onto something we would like to see done. The goal would be to get the sidewalks from Michigan Boulevard to where the train tracks used to cross on U.S. 12. That will become a paved area through the current RIF program. This would get sidewalks into that neighborhood once you get past the casino. The right-of-way will also be adjusted. The entrance at Blue Chip will be redone and will have a sidewalk going across it instead of just a turn-in. The City Engineer is working with the engineer of record (Lawson Fisher) for this project and has worked out a scoping contract with them. The sidewalk improvements will be about \$300,000. The engineering will be \$34,900. Mr. York requested approval of a not-to-exceed amount of \$40,000 for any contingencies.

Commissioner Matias asked how far the sidewalk will go to the west.

Mr. York replied that it will not go past Michigan Boulevard, although there will be improvements made to the west. This sidewalk was not specifically in the program. This will be a betterment on top of it. There will be improvements made to certain intersections that will become ADA.

Commissioner Matias specifically mentioned Pullman Park, commenting that a lot of young children and families use it, and a lot of young people are there on their bikes and skateboards. She asked about the condition of the sidewalk there.

Mr. York stated that it was not scoped, and he did not know if they were doing sidewalks over there or not but indicated that he would ask.

Commissioner Tillman commented that she does not believe there are sidewalks there but felt with the new coffee shop at that corner, there should be sidewalks.

Mr. York pointed out that they will be gaining space in that right-of-way to do curb, gutter, sidewalks, etc. It would be an opportunity to make those amendments. Mr. York again stated that he would ask the City Engineer about it.

Tommy Kulavik (in person) 1316 Ohio Street, Michigan City, Indiana commented that he is excited to hear about this because the infrastructure is bad in those areas. He spoke about the condition of the medians stating that INDOT does a horrible job of maintaining them and suggested that the bollards in the medians be removed because a lot of them are leaning into the driving lanes.

Scott Meland (in person) 200 Kenwood Place, Michigan City, Indiana commented on the crosswalks noting there will be one at the skate park and the You Are Beautiful site and questioned if there will be one by the coffee shop or if that is the same one. He said it seems they are trying to get crosswalks across all of it.

Mr. York stated that he will ask the City Engineer to look at the west side.

The chair entertained a motion.

Motion made by Commissioner Tillman and seconded by Commissioner Latchford approving an engineering services contract with Lawson-Fisher Associates, P.C. for the U.S. 12 Sidewalk and Approach Vacation Project in an amount not-to-exceed \$40,000. 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.

TOOLE DESIGN DOWNTOWN STRATEGIC CORRIDOR PLANNING AGREEMENT

Mr. York stated that he has previously worked with Paul Lippens of Toole Design on our retail and housing market study that was just completed and they also did the prison study. This currently is a scoping project so they can figure out what exactly needs to be done.

Mr. York talked about Michigan Boulevard now having the TIF and the tools with opportunities for façade grants, redevelopment of vacant lots, upper story residential for mixed-use, but currently the land use does not lend itself to the land use that used to be there. Another project is a downtown transit development district plan or strategic zoning for that. Currently Mr. Lippens is working with the City's Public Works Director on a corridor study from a transportation aspect. The goal is to make the transportation and land use fit together. Mr. York explained that this will not come back to the Redevelopment Commission as they have no say in land use and they instead will be working with the Plan Commission and City Council. The Redevelopment Commission will provide the funding to see these changes, explore these changes, and hopefully get them implemented. This first part is for Mr. Lippens to provide a scope in an amount not-to-exceed \$5,000.

Commissioner Matias asked who will pay for the actual study.

Mr. York replied that there is money allocated and they will probably ask the Redevelopment Commission to pay some of it. The mayor is also working on some things as well.

The chair entertained a motion.

Motion by Commissioner Tillman and seconded by Commissioner Wilson approving a scope agreement with Toole Design for the Strategic Corridor Planning Project #00DTW.00105 in an amount not-to-exceed \$5,000. 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.

11TH STREET STATION GARAGE AND RESIDENTIAL TOWER

Mr. York reported that he attended a meeting last week with everyone that is working on the tower. July 1st is the day they are looking to be completely done, so that is why 10th Street needs to be in order. They are looking to have people living there in August 2026. They have brought in a special team that just does finishing. Mr. York mentioned that he was told this is the one building that they have had more inquiries about than any other building they have built.

REPORT BY LEGAL COUNSEL

No report.

REPORT BY DIRECTOR

Mr. York reported that he will have projects coming in the next month or so.

COMMISSIONER COMMENTS

Commissioner Hulse announced the annual Power Breakfast on March 25th at Blue Chip Casino. There are about 30 tickets left.

NEXT MEETING DATE

President Matias announced that the next regular meeting date is April 13, 2026.

ADJOURNMENT

With all matters of business addressed, the chair declared the meeting adjourned at approximately 5:40 p.m.


Phil Latchford, Secretary