



MICHIGAN CITY
INDIANA

**MINUTES OF A REGULAR MEETING OF THE
MICHIGAN CITY REDEVELOPMENT COMMISSION
APRIL 13, 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, April 13, 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 5:03 p.m.

ROLL CALL

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

Commissioners absent: Sheree Wilson and Thomas Dombkowski

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

Staff absent: Executive Director Skyler York

APPROVAL OF AGENDA

President Matias indicated that item #12, "Report by Legal Counsel", should be removed from the agenda.

The chair entertained a motion.

Motion by Commissioner Tillman and seconded by Commissioner Hulse approving the 4/13/2026 agenda as corrected with item #12 being removed. The chair called for the vote: (Ayes) Commissioners Hulse, Latchford, Matias, Tillman – 4; (Nays) None – 0. With 4 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 March 9, 2026.

Motion by Commissioner Latchford and seconded by Commissioner Tillman approving the minutes of the executive session and regular hybrid meetings of March 9, 2026 as submitted. The chair called for the vote: (Ayes) Commissioners Hulse, Latchford, Matias, Tillman – 4; (Nays) None – 0. With 4 in favor and 0 opposed, the MOTION CARRIED.

CLAIMS

The chair entertained a motion to approve the claims list for April 13, 2026.

Motion by Commissioner Tillman and seconded by Commissioner Hulse approving the claims list for April 13, 2026 as submitted. The chair called for the vote: (Ayes) Commissioners Hulse, Latchford, Matias, Tillman – 4; (Nays) None – 0. With 4 in favor and 0 opposed, the MOTION CARRIED.

FINANCIAL REPORTS

The chair entertained a motion for approval of the financial report ended February 28, 2026.

Motion by Commissioner Latchford and seconded by Commissioner Tillman approving the financial report ended February 28, 2026. The chair called for the vote: (Ayes) Commissioners Hulse, Latchford, Matias, Tillman – 4; (Nays) None – 0. With 4 in favor and 0 opposed, the MOTION CARRIED.

PUBLIC COMMENTS

Paul Przybylinski (in person), 1716 Washington Street, inquired into who owns the SoLa property right now.

Tommy Kulavik (via Zoom), 1316 Ohio Street, mentioned that the MOU for landscape maintenance should include the property the Redevelopment Commission owns on Barker Avenue; Vita del Lago on Franklin Street is no longer in business, so their Riverfront Liquor License should be revoked; remove the fence at the SoLa site, along with the stumps; responded to Paul Przybylinski's inquiry, stating that the SoLa site is owned by the Redevelopment Commission.

MOU 2026 LANDSCAPE MAINTENANCE

Attorney Raggs gave an overview stating that this is an annual contract for landscaping services that the city enters into for all of the property owned by the civil city. There are parcels that the Redevelopment Commission owns that border parcels owned by the civil city, so it makes sense through an economy of scale perspective to have those areas maintained as well. There is a contract that is let for land owned by the city as well as the Redevelopment Commission. The Redevelopment Commission enters into an MOU with the city to pay its share of that contract.

President Matias clarified that the MOU is for \$90,000 from the Redevelopment Commission to pay into the Vector Control budget, and that the Commission has done this before.

Attorney Raggs indicated that it was correct, and this is an annual contract.

Commissioner Matias commented that Vector Control did a really good job last year, noting that they are much more responsive as compared to working with outside contractors and trying to get them to come back to address problems or do additional work. It is more efficient to utilize the city's own department.

The chair entertained a motion for approval of the MOU for 2026 landscape maintenance.

Motion by Commissioner Latchford and seconded by Commissioner Hulse approving an MOU between the City of Michigan City, Indiana, and the Michigan City Redevelopment Commission for Landscaping Services to be Rendered by the Vector Control Department in the amount of \$90,000 for 2026 annual landscape maintenance of Redevelopment-owned properties as outlined. The chair called for the vote: (Ayes) Commissioners Hulse, Latchford, Matias, Tillman – 4; (Nays) None – 0. With 4 in favor and 0 opposed, the MOTION CARRIED.

EXTENSION OF MICHAEL BAKER INTERNATIONAL CONTRACT

Attorney Raggs explained that this is an extension to the Michael Baker contract that was approved last year by the Redevelopment Commission and was set to expire in December, 2025. He advised that there are still funds allocated and additional work needs to be done. This is an amendment to that contract to allow its date to run through December, 2026. There are no material terms changing or no additional funds being requested or allocated.

The chair entertained a motion for approval of an extension to the Michael Baker contract.

Motion by Commissioner Hulse and seconded by Commissioner Tillman approving an extension to the Michael Baker International contract to expire on December 31,

2026. The chair called for the vote: (Ayes) Commissioners Hulse, Latchford, Matias, Tillman – 4; (Nays) None – 0. With 4 in favor and 0 opposed, the MOTION CARRIED.

APPROPRIATE FUNDING: 20% MATCH WASHINGTON PARK BLVD CONSTRUCTION

City Engineer Tim Werner (in person) explained that this was an LPA project through INDOT. INDOT only had one bid come in from Milestone which was around \$200,000 below the engineer's estimate and is probably due to the fact that they are doing work in Michigan City at I-94/421 and already have their crew mobilized there. Their bid was \$1,163,000.00. There is a federal match of 80/20, with the city needing to provide the 20% match with some extra to cover any possible changes to the contract. Mr. Werner stated that the request is for \$250,000.00 from the Redevelopment Commission.

Commissioner Matias asked for confirmation that this is the final piece of the project.

Mr. Werner replied affirmatively, stating that this is for the construction. He said there will be consulting engineering costs, but believes it will be covered with other funds, not the Redevelopment Commission.

The chair entertained a motion for approval of the 20% match for Washington Park Boulevard construction.

Motion by Commissioner Latchford and seconded by Commissioner Tillman approving \$250,000.00 for the city's 20% match for Washington Park Boulevard construction. The chair called for the vote: (Ayes) Commissioners Hulse, Latchford, Matias, Tillman – 4; (Nays) None – 0. With 4 in favor and 0 opposed, the MOTION CARRIED.

11TH STREET STATION GARAGE AND RESIDENTIAL TOWER

City Engineer Tim Werner reported that the crane is being removed this week from the job site as it is no longer needed for the remaining finishing work. The contractor has requested a permit to close the street so they can get their trucks in to remove it. This will take 3-5 days, weather permitting. Traffic is directed off Spring Street to come through the NICTD parking lot to get to the garage on Pine Street.

REPORT BY DIRECTOR

With the absence of the Director, there was no report.

COMMISSIONER COMMENTS

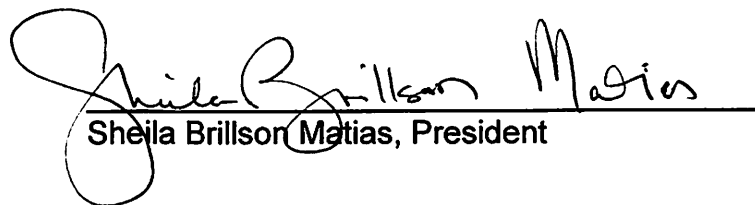
Commissioner Hulse thanked the Commission for their partnership with the EDC. He reported that last year they did \$1.3 billion for the City of Michigan City, which is amazing for a city our size. Over the last four years it has averaged over \$100 million, which shows we are a good choice for investment. He said there are a lot of great things happening in the city. This year, there will probably be two or three more restaurants downtown. Another apartment complex is starting downtown and there are different buildings being rehabbed. 711 Franklin is getting their permits to start that project this summer; the inside has been demoed.

NEXT MEETING DATE

President Matias announced that the next regular meeting date is May 11, 2026.

ADJOURNMENT

With all matters of business addressed, the chair declared the meeting adjourned at approximately 5:20 p.m.


Sheila Brillson Matias, President