

REGULAR IN PERSON COUNCIL “HYBRID/ZOOM” MEETING July 7, 2026

The Common Council of the City of Michigan City, Indiana, met in Regular session on Tuesday evening, July 7, 2026, at the hour of 6:30 p.m., Hosted by “Hybrid/Zoom” and streamed live on “My Michigan City” Facebook Page.

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

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

PRESENT: COUNCIL MEMBERS Greg Coulter, Bryant Dabney, Dr. Vidya Kora, Daisy Lee, Nancy Moldenhauer Joseph Nelson (Zoom), and Tracie Tillman (7).

ABSENT: COUNCIL MEMBERS Don Przybylinski and Tim Bietry (2)

President Tillman stated Councilmen Bietry and Przybylinski are excused from being absent.

A QUORUM WAS NOTED PRESENT

ALSO, PRESENT: Council Attorney Jewel Harris, City Clerk Gale Neulieb and Deputy Clerk Amanda Pickens

President Tillman stated that Councilman Nelson is present on “zoom”

APPROVAL OF MINUTES

President Tillman asked if there were any corrections, deletions, or additions to the Regular “Hybrid/Zoom” Council meeting minutes that was held on Tuesday, June 16, 2026.

Councilman Dr. Kora made a motion to approve the June 16, 2026, Regular Council (Hybrid/Zoom) meeting, second by Councilman Dabney; the motion carried and was approved by the following vote: **AYES:** Council members Coulter, Dabney, Kora, Lee, Moldenhauer, Nelson, and Tillman (7) **NAYS:** Council members None (0)

REPORTS OF STANDING COMMITTEES

President Tillman asked if there were any standing committee reports, there was no response.

FINANCE REPORT

July 7, 2026, Finance Committee Meeting Minutes

The Finance Committee meeting was called to order by Chairman Bryant Dabney at 6:04 p.m. to review and approve claims since the last meeting. Committee members Councilman Dr. Kora, Councilman Bryant Dabney, City Controller Tamiko Smith, Assistant Controller Anne Schaffer were all present, and Councilman Bietry was absent. Councilman Greg Coulter was also present. Claims reviewed were \$0.00 from the Riverboat Fund, \$0 from the Boyd Development fund, and \$48,687.68 from the Rainy-Day Fund, for a total claim docket of \$48,687.68. There were no further questions about the docket and the claims.

City Controller also reviewed with the committee general fund FY2026 year-end cash balance projections and wheel tax amounts which are currently standing at \$272,000, with an estimated

year end projection of \$545,500. There were other questions that will be answered at the next finance committee meeting. Councilman Dr. Kora moved to recommend approval of the docket, and with a second from Councilman Dabney the motion was approved unanimously.

There were no public comments. Chairman Dabney opened the meeting to ask if any council members had question concerning any of the ordinances on tonight's council meeting and there were no questions from Council, but they were reviewed by City Controller Smith for public hearing.

Finally, on a motion by Councilman Dr. Kora and a second by Councilman Dabney the meeting was adjourned at 6:21 p.m.

The details of claims are as follows:

From the Riverboat Fund:

Total Riverboat Fund Claims - \$0.00

From the Boyd Development Fund: \$0.00

From the Rainy-Day Fund:

Indiana Public Retirement – 6 payments totaling - \$48,687.68 - Make up retirement payments for non-retired city employees who identified as retired.

Total Rainy-Day Fund Payments: \$48,687.68

TOTAL CLAIM DOCKET - \$48,687.68

July 7, 2026, Riverboat & Rainy-Day Fund – Statement of Cash Position:

Riverboat Fund - \$5,775,556.14

Rainy Day Fund - \$1,105,076.35

TOTAL - \$6,880,632.49

Signature: *Bryant Dabney, MBA*

Date: July 7, 2026

Bryant Dabney, MBA
Finance Committee Chair

Councilman Kora made a motion to approve the July 7, 2026, claim docket in the amount of \$48,687.68, second by Councilman Coulter, the motion carried and was approved by the following vote: **AYES:** Council members Dabney, Kora, Lee, Moldenhauer, Nelson, Tillman, and Coulter (7) **NAYS:** Council members None (0)

REPORTS FROM BOARDS AND COMMISSIONS

President Tillman asked if there were any reports from boards and commissions.

Derald Borton, Chair of the Human Rights Commission, handed out to each council member a document of what the Human Rights Commission is requesting from the council to present as a resolution/ordinance regarding that the city will not stand for any form of hate speech from any elected official.

Tommy Kulavik, 1316 Ohio Street, member of the LaPorte County Alcohol and Beverage Commission, reported on their last commission meeting.

Councilwoman Moldenhauer, liaison to the Sustainability Commission, stated at their last meeting, they voted to join the "Northwest Indiana Partners for Clean Air"; advising that tomorrow is their first air quality action day since they voted to become a member of this alliance; reminding everyone that you should not idle your vehicles, fill them up with fuel after sunset, stay indoors if possible and don't engage in strenuous exercise.

Councilwoman Moldenhauer advised Northwest Indiana Green Drinks has been scheduled for Tuesday, August 6, 2026, at 6:30 p.m. and were able to secure an excellent presenter on the future of green steel in Indiana; encouraging everyone to tune on this zoom meeting on "Save the Dunes" Facebook page or obtain the link from em@savedunes.org.

Councilwoman Moldenhauer invited everyone to join the Michigan City Airport Authority Board second open house happening at the airport on Sunday, July 12, 2026, from 12 to 4 p.m.

President Tillman asked if there were any other reports from boards and commissions, there was no response.

REPORTS OF SPECIAL or SELECT COMMITTEES

President Tillman asked if there were any reports from Special or Select Committee reports, there was no response.

REPORTS FROM THE MAYOR OR OTHER CITY OFFICERS AND DEPARTMENTS

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

MCFD Chief Taylor presented his stats from the month of June.

Councilwoman Lee gave a shout-out to the MCFD dive team, for helping assist the drowning that happened a few weeks ago at Washington Park beach.

Chief Taylor advised Councilman Nelson that there were 290 medical calls out of a total of 456 calls during the month of June.

MCPD Chief Forker presented their June 2026 stat report; thanking all the volunteers and other city departments for their dedication and hard work during the parade and other summer events happening in our community; announced that during the month of July on Tuesday they will be at several different local parks serving cold treats from 1 to 3 p.m. (Pullman Field, Tall Timbers, Gardena and Water Tower Park) and on July 15th they will be at Garden Estates at 1 p.m. distributing pizza until they run out and again on July 22nd they will be at Woodland East apartments.

President Tillman stated that "Law Enforcement National Night Out" is Tuesday, August 4, 2026, which is night as our City Council meeting; that in the prior years she requested by the council a unanimous vote to move the council meeting to Wednesday, August 5th at 6:30 p.m. so council members could attend; and will be addressing this matter at the July 21, 2026, Council meeting.

Council Attorney Harris advised President Tillman that she would need a motion to suspend the rules and take the vote to change the date of that meeting; stating that this could be addressed at the next council meeting if she wishes to do that.

Chief Forker advised Councilman Nelson that the Law Enforcement National Night Out is scheduled for Tuesday, August 4th at 7th and Franklin Street.

Councilman Dabney stated for future reference, when you come down and talk and you say something about possibly having a short meeting, that jinx us and meeting will be extra-long.

Mayor Angie Nelson Deutch present her short form of her "2026 State of the City"

NOTE: Mayor Angie's "2026 State of the City" presentation is filed in the Clerk's Office for review.

Mayor Angie invited Senator Rodney Pol and State Representative Randy Novak to come up; stating that the city is celebrating their 190th anniversary of being a corporation and also celebrating 250th years anniversary of being a nation.

Senator Rodney Pol and State Representative Randy Novak read the following Indiana House Resolution No. 46 in its entirety and was introduced by Indiana State Representative Randy Novak

**STATE OF INDIANA
INDIANA GENERAL ASSEMBLY
HOUSE RESOLUTION NO. 46**

**Adopted by voice vote on February 26, 2026, during the Second Regular Session
of the 124th General Assembly**

**A HOUSE RESOLUTION honoring the 190th anniversary of the incorporation of
Michigan City, Indiana**

- WHEREAS, The area now known as Michigan City, Indiana, traces its origins to the early 1830s, when pioneer and founder Isaac C. Elston purchased 160 acres along the southern shore of Lake Michigan and began planning a community rooted in commerce, transportation, and access to the Great Lakes;**
- WHEREAS, Michigan City was formally incorporated in 1836, with a population of more than 1,500 and has since grown into a vibrant city spanning approximately 15 square miles along the shoreline of Lake Michigan;**
- WHEREAS, The first mayor of Michigan City, Willy Peck, was elected on April 12, 1836, establishing the foundation of local governance and civic leadership that continues to guide the community today;**
- WHEREAS, Michigan City's population has grown from just over 1,500 residents 1836 to 32,075 in the 2020 United States Census, reflecting nearly two centuries of growth, resilience, and community investment;**
- WHEREAS, Michigan City is home to the Old Michigan City Light, a decommissioned lighthouse built in 1858 and one of the last remaining walk-in lighthouses in Indiana, which precede the construction of the Michigan City East Pierhead Light in 1904**
- WHEREAS, Both the Old Michigan City Light and the Michigan City East pierhead Light stand as enduring symbols of the city's maritime heritage and are recognized on the National Register of Historic Places;**
- WHEREAS, In 1837, Michigan City established a volunteer fire department to protect its residents and businesses. It was later reorganized into a professional department in 1905, with the debut of motorized fire equipment in 1916 making the city's continued commitment to public safety and innovations;**
- WHEREAS, Michigan City has played a vital role in preserving and promoting the natural resources of Northwest Indiana, including contributions to protecting and stewarding the Indiana Dunes National Lakeshore, which was redesigned as Indiana Dunes National Park in 2019, and the Indiana Dunes State Park, the most visited state park in Indiana;**
- WHEREAS Michigan City provides access to miles of Lake Michigan shoreline, beaches, woodlands, rivers, and wetlands that support a diverse ecosystem of native wildlife and attract visitors from across the nation;**
- WHEREAS, Michigan City has long served as a regional hub for transportation and commerce, including its historic and ongoing role as a major stop on the South Shore Line, an electric commuter rail system connecting residents and visitors to Chicago, South Bend, and the greater Northwest Indiana Region;**
- WHEREAS, Michigan City's economy and identity have been shaped by its industrial heritage, maritime, history, tourism, and ongoing investments in economic development, infrastructure, and downtown revitalization;**

WHEREAS, Michigan City hosts nationally recognized events, such as the XINSURANCE Great Lakes Grand Prix, which draw visitors from across the country and showcases the city's waterfront, community pride, and economic vitality;

WHEREAS, Michigan City's strength has always been rooted in its people, consisting of generations of residents, workers, entrepreneurs, public servants, educators, and community leaders whose dedication and perseverance have built a city of defined by opportunity, innovation, and a strong sense of place; and

WHEREAS, As Michigan City marks the 190th anniversary of its incorporation, the community honors its past while continuing to shape a future focused on growth, inclusion, and prosperity for generations to come:

THEREFORE, Be it resolved by the House of Representatives of the Of the General Assembly of the State of Indiana:

SECTION 1. That the Indiana House of Representatives celebrates the 190th anniversary of Michigan City, Indiana's incorporation, and recognizes the city's historic contributions to the state of Indiana and the Great Lakes region.

SECTION 2. That the Indiana House of Representatives commends the residents, past and present, whose vision, services, and leadership have strengthened Michigan City and positioned it for continued progress.

SECTION 3. That the Principal Clerk of the House of Representatives shall transmit copies of this resolution to State Representative Randy Novak for distribution.

/s/ Randy Novak, State Representative

/s/ Todd M. Huston, Speaker of the House

/s/ M. Caroline Spotts, Principal Clerk of the House

Mayor Angie stated that she would get each Council member a copy of this resolution for their records; asking if there were any other questions from the council.

Mayor Angie addressed Councilman Nelson question regarding revenue resources from her Gala, the Opioid monies we received, the CDBG grant and how the ARPA funds supported small businesses and non-profit organization; advising that they will be getting a list together and will send each council member a list regarding the programs that were created and the spending of these funds.

Mayor Angie advised Councilman Nelson that she will him the list of the criteria they have to follow regarding the spending of ARPA funds; stating that every dime will be used prior to the ARPA deadline of December 31, 2026; advising that she would set up a time for Councilman Nelson to meet with the controllers to answer any questions he may have.

Councilwoman Moldenhauer thanked Mayor Angie for all the grant monies she has been able to receive for our city; stating these grants we are receiving are not taxpayers money but additional dollars that overall have increased the quality of life for all of our residents and has made our community as a whole a better place to live; and that she hopes people realize that Mayor Angie is a gem that knows how to write grants and how to secure money.

Mayor Angie advised that she will be adding a grant writer position to the 2027 budget moving forward to keep track and monitor grants once the grant is received and to do each quarterly report.

Councilman Dr. Kora thanked Mayor Angie for the excellent presentation, that he attended the State of the City and felt the momentum; stating that he is particularly pleased with the new housing we're bringing into our city.

Councilman Dr. Kora thanked State Representative Novak and State Senator Pol for being here to present the resolution regarding the city's 190th anniversary celebration.

President Tillman stated on behalf of Kila Ward who is the Director of Education and Workforce Development; she asked her to share with the council and public that this year's Michigan City Promise Scholarship will award thirty (30) scholarship from the class of 2026: four (4) from Marquette High School and twenty-six (26) are from our Michigan City High School graduates.

President Tillman acknowledges that we have Senator Pol, State Representative Novak, and Brian Nelson here with Troop 876 from Queen of Saints School and Troop 802 from Long Beach School; welcoming all of them to our council meeting.

President Tillman asked if there were any other reports from other city officers and departments, there was no response.

PETITIONS

President Tillman asked Clerk Neulieb if there were any petitions.

Clerk Neulieb stated there were no petitions this evening.

COMMUNICATIONS

President Tillman asked if there were any communications received.

Clerk Neulieb read the following communications:

Correspondence was received in the Clerk's Office on June 30, 2026, from Carlie Dunn regarding the MCPD Flock System.

Public Access Counselor complaint #5743 and #5744 was received in the Clerk's Office on June 30, 2026, from President Tillman advising these two (2) formal complaints filed were denied do to there was no Open Door Law violation.

Correspondence was received in the Clerk's Office on June 26, 2026, from Mayor Angie regarding the Conflict-of-Interest statements from Michigan City Boards/Commission pursuant to Sec. 2-440 of the Michigan City Municipal Code.

Correspondence was received in the Clerk's Office on June 12, 2026, from IDEM regarding a permit renewal for Northern Indiana Public Service Company LLC (NIPSCO) permit number 091-49924-00021.

RESOLUTIONS

Clerk Neulieb read the following proposed resolution by title only.

MICHIGAN CITY COMMON COUNCIL

RESOLUTION NO. 4999

APPROVING SUBMISSION OF APPLICATION FOR A GRANT FOR THE CITY OF MICHIGAN CITY FROM THE INDIANA DEPARTMENT OF TRANSPORTATION-OFFICE OF AVIATION FOR AIRPORT PAVEMENT MAINTENANCE & SUPPORTING THE LOCAL MATCH FOR SAID GRANT

WHEREAS, pursuant to Sec. 2-325 of the Michigan City Municipal Code, the Michigan City Common Council must pre-approve all grant applications requiring a local match; and

WHEREAS, the City of Michigan City, Indiana intends to submit a grant application seeking funding through the Indiana Department of Transportation-Office of Aviation from the State/Local Grant Program for Airport Maintenance FY 2026; and

WHEREAS, the City of Michigan City will be requesting up to \$100,000.00 in state grant funds for the hangar taxilane crack sealing and painting and the City will be required to have up to \$33,333.33 match; and

WHEREAS, pursuant to Sec. 2-325, the City Controller has provided the following information pertaining to the Grant:

1. **Name of grantor and grant title:** Indiana Department of Transportation – Office of Aviation Airport Maintenance Grant Program.
2. **Why it is beneficial to the City to apply for this grant:** This grant will allow the Airport to preserve its airport pavement while significantly reducing the local financial burden.
3. **The purpose of the grant and the proposed use of grant funds:** This grant will be used for the crack sealing and painting the hangar taxilanes.
4. **The person who will be responsible for managing the grant for the City:** Tamiko Smith, City Controller & Ann Shaffer, Assistant City Controller.
5. **All relevant time frames and schedule, including any deadlines for submitting the application and closing out the grant:**
 - a. The pre-approval form was sent on 6/5/2026. Airport received concurrence of eligibility.
 - b. The grant application will be accepted from 7/15/26 to 12/31/26.
6. **The amount of any required or proposed City monetary match or voluntary contribution and the proposed source for the matching funds and contributions:**
 - a. The maximum amount of match required from the City is: \$33,333.33.
 - b. The matching funds are budgeted as follows: The 2026 City Operating Budget-G/L Account: 2209.000.439.090.
7. **The description of the types and sources of any in-kind match or contribution:** N/A
8. **Whether the Controller wishes to have a new, separate fund created for the grant:** No, the Controller does not wish to have a new, separate fund created for the Grant.

WHEREAS, all relevant information required by Sec. 2-325 is attached hereto and incorporated herein as **Exhibit A-Notice of Application**.

NOW, THEREFORE BE IT RESOLVED BY THE MICHIGAN CITY, INDIANA COMMON COUNCIL AS FOLLOWS:

1. The aforementioned “Whereas” sections are incorporated herein as if fully set forth herein.
2. The Michigan City Common Council approves the submission of the 2026 State/Local Grant Application for Airport Pavement Maintenance to the Indiana Department of Transportation-Office of Aviation and supports and commits to funding the local match for said Grant.

This Resolution shall be in full force and effect after passage by the Michigan City Common Council and approval by the Mayor.

**INTRODUCED BY: /s/Nancy Moldenhauer, Member
Michigan City Common Council**

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

Councilwoman Moldenhauer asked Jessica Ward, Michigan City Airport Manager to explain what this resolution is requesting.

Jessica Ward, explained that the office of aviation has come up with a program because of the Indiana City budget shortfalls with new legislation passed to assist in pavement maintenance; advising they used to have a 50/50 state-local program, but that ended over a decade ago; this is the first year they've decided to revive it with funding for this pavement program offering a 75% state and 25% local match program with a total of \$5 million in the program; explaining the grant processes moving forward and the match the city would have is \$333,333.33.

President Tillman asked if there were any questions or comments from the public, there was no response.

President Tillman asked if there were any comments from the Council.

Councilwoman Moldenhauer asked her fellow colleagues to vote in favor and approve this project to pave the outer roads since she has learned a lot about pavement substructure and how very expensive it is to replace the entire foundation and top pavement if destroyed by elements.

Councilman Dabney made a motion to approve, second by Councilman Dr. Kora.

Ms. Ward advised Councilman Nelson that the total cost of the project would be 75% from the state which would be \$100,000 and the city's match is 25% in the amount of \$33,333.33 with the deadline to apply for this grant is December 31, 2026, and is just for this year and that the state is only giving out 50 grants.

The motion carried and the proposed resolution was approved by the following vote:

AYES: Council members Kora, Lee, Moldenhauer, Tillman, Coulter, and Dabney (6)

NAYS: Council member Nelson (1)

ORDINANCES

Clerk Neulieb read the following proposed ordinance on first reading by title only.

APPROVING ADDITIONAL APPROPRIATION IN THE BUDGET OF THE GENERAL FUND FOR THE PURCHASE OF ROAD SALT & SUPPLIES FOR THE STREET DEPARTMENT, VEHICLE LIFT EXPENSE & MAINTENANCE EXPENSES FOR CENTRAL SERVICES, AND CITY HALL REPAIRS

Introduced by: Tracie Tillman
Bryant Dabney
Dr. Vidya Kora
Tim Bietry

(DECREASE 1101.000 Unappropriated balance \$345,000.00 INCREASE ACCOUNT# 2202.000.422.024 \$170,000.00 Operating Supplies- Salt & Supplies INCREASE ACCOUNT#

1101.108.436.020 \$150,000.00 (Repairs & Maintenance - Equipment) **INCREASE**

ACCOUNT# 1101.109.436.010 \$25,000.00 (Repairs & Maintenance - Building)

President Tillman asked any of the authors had anything add at this time, there was no response.

President Tillman asked if there were any questions or comments from the public, there was no response, stating that this proposed ordinance will be held over on second reading until the July 21, 2026, Council meeting

The Clerk read the following proposed ordinance on first reading by title only.
**APPROVING ADDITIONAL APPROPRIATION IN THE BUDGET OF THE
 RAINY DAY FUND FOR STREET & SIDEWALK REPAIR**

Introduced by: Don Przybylinski
 Bryant Dabney
 Dr. Vidya Kora
 Tim Bietry

(DECREASE Rainy Day Fund #2236 Unappropriated balance \$300,000.00 **INCREASE**

ACCOUNT#2235.114.443.030 \$200,000.00 Street Repair & Maintenance **INCREASE**

ACCOUNT#2235.114.443.031 \$100,000.00 Sidewalk Repair & Maintenance)

President Tillman asked if any of the authors had anything to add at this time.

Councilman Dr. Kora stated that this proposed ordinance is self-explanatory that this is for sidewalk maintenance/repairs, which is needed.

President Tillman asked if there were any questions or comments from the public, there was no response.

President Tillman asked if there were any questions or comments from the Council.

Councilman Nelson asked which streets we are going to be doing street and sidewalk repairs to, how were they determined, questioned the remaining balance that will be in Rainy-Day Fund, and when was the last time there was money put in this fund.

President Tillman stated that there is no one present this evening from the Street Department or the City Engineer, advising that she believes there was a list provided to each council member that determined what street needs to be repaired, or sidewalks, and was also based on the pacer report.

Mayor Angie stated that when our CCMG grant we didn't receive initially, we came back for another round to receive funds, submitting a list that was based on the pacer report, that we all know there are additional streets that need to be done, with several streets on the west side, Maple Street and some others; advising if you would look in your emails "CCMG" that list was sent to each council member.

Mayor Angie stated "sidewalks" is a whole thing that she has been impressing on our city engineer that the delay needs to stop because the money is there; that we have three (3) buckets for sidewalks, one being CDBG, some is budgeted and then some is ARPA and that we have a running list of sidewalk that have been accumulated for repairs and maintenance that many of our councilmembers have added to.

Councilwoman Moldenhauer and Councilman Coulter asked to be added as a sponsor to this proposed ordinance.

President Tillman asked if there were any other comments from the council, there was no response; stating the proposed ordinance will be held over on second reading until the July 21, 2026, Council meeting.

The Clerk read the following proposed ordinance on first reading by title only.
**AUTHORIZING AND APPROVING A PAYMENT IN LIEU OF TAXES
 ("PILOT") AGREEMENT WITH GARDEN ESTATES PRESERVATION LLC**

Introduced by: Tracie Tillman
 Dr. Vidya Kora
 Bryant Dabney
 Tim Bietry

President Tillman asked if any of the authors had anything to add at this time.

Councilman Dabney stated that these are the type of projects that I really get excited to be helping some the least fortunate people here in Michigan City with the improvements that are going to be going on over at the Garden Estates with improvements to the low-income housing there.

Councilman Dr. Kora stated that he attended this workshop and was impressed that this project when completed will improve the quality of life for these residents at Garden Estates.

President Tillman introduced Ashley Feldman of Fairfield's Development who addressed the council and the public with a presentation showing what is being proposed.

NOTE: This presentation is filed in the Clerk's Office in 2026 Council Matters.

Discussion ensued between Ms. Feldman, President Tillman, Council members Dabney, Dr. Kora, and Nelson, regarding affordable housing, 174 units be remodeled, LIHTC and tax exempt bond proceeds used by the Indiana Housing & Community Development Authority, proposed scope of work, residents having to reapply to qualify to reside, 12 – 15 months of relocation to complete each unit, residential services/amenities, contacting the resident due to they don't own this property to date, purchase/closing on this property July 2027 and timeframe to complete project.

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

Tommy Kulavik, 1316 Ohio Street, stated he believes that Garden Estates should establish a Homeowners Association (HOA) so they can get the word out to the residents by letting them know what is being proposed; that he feels this is a great idea.

Paul Przybylinski, 1716 Washington Street, stated that since this is a pilot program and that they would pay less than 43% of their actual tax assessment; asking council's attorney if there is any guarantee in this contract that these amenities will be constructed.

Attorney Harris advised Mr. P. Przybylinski that there are guarantees in this contract for the pilot program.

President Tillman asked if there were any other questions or comments from the public, there was no response.

President Tillman asked if there were any comments from the council, there was no response; stating that this proposed ordinance will be held over to second reading until the July 21, 2026, council meeting.

Clerk Neulieb read the following proposed ordinance on first reading by title only. **AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF MICHIGAN CITY, INDIANA AMENDING THE TEXT OF THE MICHIGAN CITY COMPREHENSIVE ZONING ORDINANCE NO. 4120 (REFERRED TO AS THE HOUSING INFILL AMENDMENT)**

Introduced by: Bryant Dabney

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

Councilman Dabney introduced Dr. Dominique Edwards, Michigan City Planning Director and that he will be piggyback off comments she is going to present regarding the housing infill amendment.

Dr. Edwards addressed the council advising this proposed ordinance is incredibly vital and necessary as we work to preserve the neighborhood aesthetics and characteristics of our historic neighborhoods; explaining what is being implemented in the R1E district for the past ten (10) years and is being transitioned to our R1D single family residential districts; advising infill housing is the development of vacant or underutilized parcels within existing and established neighborhoods, by taking off less restrictions from our current building and zoning requirements and will be more fluid with setbacks due to some of the size of vacant lots in our older neighborhoods, not being able to meet what we have in the code currently due to lot sizes; stating when certain building dimensional are not met, whether that be a setback or home size we would make the builder or resident apply for what is call a “development standards variance” thus prompting what could be a very simple fix internally within our departments to put through a very special process and we don’t want to further hinder filling in the gaps of housing challenges; adding this amendment has more flexible design guidelines and gets us away from our current restrictions that we have already; advising another example that comes through the zoning appeals is an applicant that applied for a development standard variance in our waterfront residential district that had zero lot lines with that meaning they cannot meet the current setbacks for the remodel of their home whatsoever, thus creating what we call a hardship that unequitable for some, especially low income residents that our needing to make any different remodels or changes to their home, that putting them at the mercy or the risk of spending thousands of dollars to go through our board of zoning appeals process, that by amending this ordinance this provides builders with alternative design standards that they can choose to use or not, these are optional design standards, more flexible design guidelines and this get us away from our current restrictions that we have already.

Councilman Dabney stated that he met with Dr. Edwards that this is extremely impressive; advising what the city aims to do is just enable development on a substandard lot without requiring this lengthy process through the Board of Zoning and Appeals, when adopted this will put this into the planning department hands; that this was approved by the Planning Commission unanimously.

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

Paul Przybylinski, 1716 Washington Street, stated that he would like to see this council revisit the joint county zoning ordinance that was passed over ten years ago and amend the entire document, not just one change at a time; stating some suggestions.

Dakota Euler, 718 Emma Street advised that he was in favor of what Dr. Edwards is proposing.

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

President Tillman asked if the council had any questions or comments at this time.

Councilman Nelson questioned what effect this is going to have positive and negative; that there are so many vacant lots in the Eastport neighborhood; questioning the long-term effect this is going to have regarding tiny homes.

Skyler York, Redevelopment Director advised that he wrote this ordinance and have had it for a few years, and that it always has meant to be expanded into the R1d, directly what this does is it preserves what's in neighborhoods so that a home will fit in regarding what has previously been built in in certain neighborhoods; and will be doing a presentation at the next council meeting on July 21, 2026

President Tillman asked if there were any other comments from the council, there was no response; stating that the proposed ordinance will be held over to second reading until the July 21, 2026, Council meeting.

NEW BUSINESS

President Tillman asked if there was any new business.

Clerk Neulieb stated Mayor Angie is requesting the advice and consent of the members of the Michigan City Common Council regarding her appointment of Jennifer Chuprinskas to the Michigan City Historic Preservation Commission, term begins immediately and expires 3/31/2027.

Councilman Dr. Kora made a motion to approve Mayor Angie's advice and consent request for her new appointment of Jennifer Chuprinskas to the Michigan City Historic Preservation Commission with her term beginning immediately and expires March 31, 2027, second by Councilman Nelson.

Councilman Coulter, liaison to the Historic Preservation Commission, advised the commission is in full support of this nomination.

The motion carried and was approved by the following vote: **AYES:** Council members Lee, Moldenhauer, Nelson, Tillman, Coulter, Dabney, and Dr. Kora (7) **NAYS:** Council member None (0).

President Tillman congratulated Jennifer Chuprinskas on her appointment to the Historic Preservation Commission.

UNFINISHED BUSINESS

President Tillman asked if there was any unfinished business.

Clerk Neulieb stated that the Council has one (1) appointment to the Veterans Commission due to Danielle Corley resignation on June 2, 2026 (term will begin immediately and expire 12/31/28)

Clerk Neulieb advised President Tillman that one (1) application was received in the Clerk's Office after the deadline from Tracey Levay.

President Tillman advised nominations will be held over to the July 21, 2026, Council meeting.

COMMENTS FROM THE PUBLIC

President Tillman asked if there were any comments from the public.

Paul Przybylski, 1716 Washington Street, invited the public to attend the Sanitary Board public hearing on July 9, 2026, at 5:00 p.m. located at the Sanitary District regarding their proposed rate fee increases; asking if the garbage toters can be replaced with the money the residence pay in for county taxes; stated that impact fees should be implemented for outside residence and new developments coming into our community and hooking up to the Sanitary District system for both water and sewers;

and that there should be a public hearing for the proposed ordinance on the infilled housing.

Tommy Kulavik, 1316 Ohio Street, asked for an update regarding the status of the Michigan Boulevard project.

Dominic Yankee, 904 Willow Spring Drive, stated his concerns that Section 2-59 in Municode has not been followed; also, stating his concerns with the diesel generators located at Google Maze Data Center.

Amy Losinski, 104 Mayfield Drive, stated her concerns regarding the following: her FOIA's request not being answered in a timely manner, the truck traffic on Tryon and Royal Road that is blocking the roadways and the deisel generators located at Google Data Center 402 Royal Road.

Shelley Yankee, 904 Willow Spring Drive, stated her concerns with the Google Data Center located at 402 Royal Road.

Dakota Euler, 718 Emma Street, thanked the following departments Street, Park, Police, Fire, and Special Events for the fireworks display.

Stephen Coyle, 2015 Oriole Trail, stated his concerns with the expansion of the Google Data Center.

Derald Burton, Michigan City Human Rights President, thanked the city departments and the City Council for doing a great job with our city.

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

COMMENTS FROM THE COUNCIL

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

Councilman Dabney, invited the community to sign up to be a mentor at the Michigan City High School to help encourage the students in a positive direction, and if interested to see him and he will email the link to register.

Councilwoman Moldenhauer, stated that she submitted correspondence on behalf of the citizens to the EPA regarding the regulations of cleanup of the coal ash used at the coal burning power plants as this should not be rolled back; this would affect Michigan City as the NIPSCO site has man-made land that extends into Lake Michigan that includes sand, soil and coal ash; and when the plant closes down that the land would be cleaned up appropriately like the coal ash ponds that were professionally and responsibly closed already; Inviting the public to attend the Homeowner Investor Symposium on Thursday, August 20, 2026 at 4:30, located at the Blue Chip Casino, this is a free event but will need to register with the United Way of LaPorte County or by the QR code; advised that when Mayor Angie came into office there were many departments that were using paper and pencil for their records especially when it came to the permit process and currently each departments have implemented computer software which takes time for staff to choose, adopt, and learn to make the process more efficient and quicker processes for the public.

Councilwoman Lee, advised the public that the Safe Community 5K walk/run scheduled for July 18, 2026, has been postponed until September, the date will be announced at a later time; and thanked the community for coming together for the Pride Festival.

Councilman Coulter thanked the Special Events team for doing a great job with the events in our community and invited the public to attend the Singing Sands Festival on Friday, July 17 – Sunday, July 19, 2026, at Washington Park North Point Pavilion.

President Tillman stated for the record there was two (2) complaints that was filed with the Office of the Public Access Counselor as it stated President Tillman open public

comments and announced the three (3) minute limit City Controller Tamiko Smith begin speaking and ends 5 minutes and 25 seconds; and the second complaint regarded the open door law where neutral time limits must be applied even-handedly that is shown in Access LaPorte County recording of the June 2, 2026 meeting; advising that she does her best to make sure when she speaks and provides information is in compliance and read the following email from the Public Access Counselor.

We did receive these complaints, and our office rejected both complaints. Both were rejected because there was no ODL violation. Under Indiana's ODL, the public does not have a statutory right to speak at public meeting. The law only guarantees citizens the right to attend, observe, and record the proceedings. Public comment periods are typically granted at the board's discretion or mandated only during specific public hearings, which did not appear to be the case in this matter. Also, we explained that a government official or someone advising the governing body is sometimes allowed more time to speak than a member of the public.

President Tillman advised both complaints and email have been received and filed stamped with the City Clerk's office; thanked the Michigan City Fire, Street and Vector Departments for helping with the recent weather events.

President Tillman asked if the council had any other comments, there was no response.

ADJOURNMENT

A motion by Councilman Dr. Kora, second by Councilman Dabney and there being no further business to transact, President Tillman declared the meeting **ADJOURNED** (approximately 9:05 p.m.) [Michigan City Common Council July 7, 2026](#)



Tracie Tillman, President



Gale A. Neulieb, City Clerk