EST. 1836

MICHIGAN CITY

INDIANA

MINUTES OF A REGULAR MEETING OF THE
MICHIGAN CITY REDEVELOPMENT COMMISSION
JULY 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, July 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 5:08 p.m.

ROLL CALL

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

Commissioners absent: Philip Latchford, Thomas Dombkowski

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

APPROVAL OF AGENDA

The chair entertained a motion to amend the agenda, removing item 11 – Ameriplex MC Agreement as it is not ready.

Motion by Commissioner Wilson and seconded by Commissioner Tillman to amend the agenda, removing item 11 – Ameriplex MC Agreement. The chair called for voice vote: (Ayes) Commissioners Hulse, Matias, Tillman, Wilson – 4; (Nays) None – 0. With 4 in favor and 0 opposed, the MOTION CARRIED.

The chair entertained a motion to approve the agenda as amended.

Motion by Commissioner Wilson and seconded by Commissioner Hulse approving the 7/13/2026 agenda as amended. The chair called for voice vote: (Ayes) Commissioners Hulse, Matias, Tillman, Wilson – 4; (Nays) None – 0. With 4 in favor and 0 opposed, the MOTION CARRIED.

MINUTES

The chair entertained a motion for approval of the minutes of the executive session and regular hybrid meetings of June 8, 2026.

Motion by Commissioner Tillman and seconded by Commissioner Wilson approving the minutes of the executive session and regular hybrid meetings of June 8, 2026 as submitted. The chair called for voice vote: (Ayes) Commissioners Hulse, Matias, Tillman, Wilson – 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 July 13, 2026.

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

FINANCIAL REPORT

Mr. York summarized the financial report for the month ending 05/31/2026, with account balances as follows: (Operating) $224,931.96; (South Side TIF) $7,969,209.56; (South Side TIF Debt Reserve) $336,308.50; (South Side TIF Capital) $16,199.79; (North End TIF) $1,580,036.42; (East Side TIF) $926,433.35; (Northeast TIF) $1,551,384.74; (Transit Development District) $457,142.21, for total cash in the amount of $13,061,646.53. Loans Receivable include the Forgivable Loan in the amount of $450,000 and the County Business Loan Fund in the amount of $94,829.59, for total assets in the amount of $13,606,476.12.

The chair entertained a motion for approval of the financial report ending 5/31/2026.

Motion by Commissioner Tillman and seconded by Commissioner Wilson approving the financial report ending May 31, 2026. The chair called for voice vote: (Ayes) Commissioners Hulse, Matias, Tillman, Wilson – 4; (Nays) None – 0. With 4 in favor and 0 opposed, the MOTION CARRIED.

PUBLIC COMMENTS

Scott Meland (in person) 200 Kenwood Place, Michigan City, Indiana, thanked EDCMC for removing the fence around the You Are Beautiful site so that it can be used for overflow parking during the summer festival.

Mr. York thanked and acknowledged both the Park Department and Vector Control Department for removing the fence.

Mr. Meland thanked the Redevelopment Commission for friendly LLC protection of the You Are Beautiful site, which he said is protection for people of Michigan City by having friendly ownership of that parcel. Mr. Meland questioned why there has not been a new RFP for that property, stating that with all the incentives in place there could have been a speedball on this. Mr. Meland asked the status on the South Side TIFs that will be dropping off soon and asked the projection of the tax increase that the city will see when those TIFs expire and what the payoff is for the people of Michigan City outside of the developments we have.

MARQUISS ELECTRIC PROPOSAL: FRANKLIN STREET LIGHTING REPAIRS

Mr. York explained that during the acquisition and demolition of buildings at the station block (now called The Franklin), some of the lighting panels were in the alleys and had to be relocated. It was not done correctly at the time and now must be fixed along Franklin Street from 11th Street to 10th Street and 10th Street to 9th Street to get them back in operational use and back onto the grid where they come on from dusk to dawn. Mr. York felt it was pertinent to correct a problem that we created rather than strapping the City with the cost.

Mr. York continued explaining that one of the boxes for this project will be eliminated so there will be less in the right-of-way to deal with. This project will involve boring under the street to get to another box and connect everything back in, making sure it controls the dusk to dawn switch.

Mr. York stated that one of the other compounding issues there is that there are new lights currently being installed around The Franklin which must hook into that grid as well. That grid must be established to allow them all to hook together. Mr. York pointed out that the City Engineer helped put these scopes together. The cost of this proposal is in the amount of $116,053.

The chair entertained a motion to approve the proposal.

Motion by Commissioner Wilson and seconded by Commissioner Tillman approving the proposal from Marquiss Electric for Franklin Street lighting, in the amount of $116,053. The chair called for voice vote: (Ayes) Commissioners Hulse, Matias, Tillman, Wilson – 4; (Nays) None – 0. With 4 in favor and 0 opposed, the MOTION CARRIED.

MARQUISS ELECTRIC PROPOSAL: ELECTRIC FEED 6TH BLOCK OF FRANKLIN ST

Mr. York explained that this proposal is to correct a problem as well. It is for a new electric feed to planter box receptacles/no splice because there is a broken wire. This proposal is in the amount of $38,897.

Mr. York pointed out that the City must budget to fix lights every year, but this is above and beyond fixing, it is not a repair. Mr. York indicated that both of these projects will fix a problem that will be persistent if it is not corrected now. Rather than putting the burden on the City, this will fix something for a long-term benefit and will hopefully not need to be fixed again.

The chair entertained a motion to approve the proposal.

Motion by Commissioner Wilson and seconded by Commissioner Hulse approving the proposal from Marquiss Electric for new electric feed to planter box receptacles/no splice – 6th block of Franklin Street, in the amount of $38,897. The chair called for voice vote: (Ayes) Commissioners Hulse, Matias, Tillman, Wilson – 4; (Nays) None – 0. With 4 in favor and 0 opposed, the MOTION CARRIED.

TAILWINDS BUSINESS PARK

Attorney Raggs recalled a presentation being made to the Redevelopment Commission and City Council regarding the Tailwinds Business Park and proposed commercial development. The Redevelopment Commission agreed to fund a forgivable infrastructure loan, and now they are in the position to enter into an economic development agreement (EDA) to protect the City's interest as it relates to the development of that site. Attorney Raggs stated the EDA has been provided to the Redevelopment Commission and has been reviewed by attorneys representing the Commission. He said there are still some minor changes to it, but it is in substantial form to be approved by the Redevelopment Commission pending final legal review. In his legal opinion, Attorney Raggs said he did not see any reason the EDA could not be approved today instead of waiting an additional 30 days.

Mr. York gave an update stating the developer has received primary plat approval through the Planning Commission. They are currently having their construction drawings reviewed. Once approved, they will start building the infrastructure and public improvements which will later get dedicated as public roads. After that they can apply for secondary plat and get their PIN numbers to start selling off lots or constructing vertical construction. Mr. York said they are moving through the process as they should be.

The chair entertained a motion for approval of the EDA.

Motion made by Commissioner Tillman and seconded by Commissioner Hulse approving RESOLUTION 3-26 AUTHORIZING THE MICHIGAN CITY REDEVELOPMENT COMMISSION TO ENTER INTO AN ECONOMIC DEVELOPMENT AGREEMENT FOR THE TAILWINDS BUSINESS PARK, pending final legal counsel review. The chair called for voice vote: (Ayes) Commissioners Hulse, Matias, Tillman, Wilson – 4; (Nays) None – 0. With 4 in favor and 0 opposed, the MOTION CARRIED.

PSA: HAAS & ASSOC. AMENDMENT 5 STCI

Mr. York opened discussion stating that the Commission has been working with Haas & Associates for many years on the South TIF Connectivity Improvement project. He said with what Tailwinds has presented, it gives us the opportunity to start connecting things that we were planning before Tailwinds ever came along. Although some of the roads like Towne Center Drive were not dedicated properly, so now we need to make sure they are dedicated properly. To do so, we need legal descriptions and need to make sure it is surveyed correctly.

Ryan Laughlin (in person) with Haas & Associates, addressed the Commission stating that this proposal will increase the budget of the project to add some additional professional land surveying work to develop the legal exhibits and descriptions for seven parcels. Through negotiations, assuming they are accepted and approved, it would establish the rights-of-way for the north-south section of Meijer Drive and the entirety of Timm Road which runs from the end of Meijer Drive over to Cleveland Avenue, and then also Larkspur Lane extended, which is essentially any new road that is constructed east of Towne Center Drive.

Mr. Laughlin explained that the proposed amendment includes a $11,500 allowance for the professional land surveying services, and also $5,500 additional to their existing hourly services budget to cover the coordination services associated with that.

Scott Meland (in person) 200 Kenwood Place, Michigan City, Indiana, asked if this would include the parcel at the south end of Towne Center Drive that would connect to the Walmart drive. If it does not, he asked if that could be done so we have it when we are ready to build that road.

Mr. York replied that it is more complicated because it has an environmental restrictive covenant on it through the Army Corp of Engineers. Mr. York assured that they will not forget about it because they want it to happen, but right now this is an immediate need to get these in our coffers.

Mr. Laughlin agreed, adding that there are three parcels in question and one of which has a deed restriction on it through the Army Corp of Engineers. He said it can all be worked out but agreed with Mr. York that there are other complicated factors with all that too.

The chair entertained a motion for approval of Amendment 5.

Motion by Commissioner Wilson and seconded by Commissioner Hulse approving Professional Services Agreement Amendment 5 between the Michigan City Redevelopment Commission and Haas & Associates for the South TIF Connectivity Improvement Project, increasing the hourly services $5,500 from $24,750 to $30,250, and adding a Professional Land Surveying Subconsultant Allowance in the amount of $11,500. The chair called for voice vote: (Ayes) Commissioners Hulse, Matias, Tillman, Wilson – 4; (Nays) None – 0. With 4 in favor and 0 opposed, the MOTION CARRIED.

11TH STREET STATION GARAGE AND RESIDENTIAL TOWER

Mr. York gave an update stating that everything is moving along. The lights are being installed right now. The Sternberg decorative light poles were on backorder but have now been received so all the poles downtown will match. Mr. York said some people will be touring the tower tomorrow to see some of the finished rooms. Everything is on track with hopes of being rented or occupied either by the end of August or early September.

REPORT BY DIRECTOR

Mr. York reported that he and Attorney Raggs will be meeting this week with Holladay Properties to work on the agreement for the Ameriplex MC project, hopefully bringing it back to the full Commission in August.

Mr. York reported that there are a couple other projects they are working on as well that will be coming through the Commission in the near future.

COMMISSIONER COMMENTS

Commissioner Tillman spoke regarding future plans for Michigan Boulevard, assuring that the same visions that have taken place on the west side, the south side, and the north side of the city, are her goals and will come to fruition for the Fifth Ward/east side of the city as far as future redevelopment with the support of our constituents, Redevelopment, Board of Works, the administration and the mayor. She welcomed Jimmy John's to the east side of Eastport and wished them (as well as all businesses and restaurants on Michigan Boulevard) a prosperous business.

Commissioner Hulse mentioned that three years ago Michigan City competed and was one of 65 cities nationally that received an ERC Fellow as part of the Economic Recovery Corps program launched in response to the COVID-19 pandemic. The goal of the Fellow

Program was to help communities accelerate recovery as well as tackle economic challenges to spark more inclusive, resilient economies. Tracey Jeffries term will be up in the next two months. As part of that, Commissioner Hulse said they will be having people coming in on Tuesday and Wednesday from DC, National League of Cities, National city Managers Association, and IDC to get a tour of what has been going on in the city.

Commissioner Hulse announced the 2026 Salute to Business will be on July 29th at Blue Chip to give out awards for companies that are invested in the city.

NEXT MEETING DATE

President Matias announced that the next regular meeting date is August 10, 2026.

ADJOURNMENT

With all matters of business addressed, the chair declared the meeting adjourned at approximately 5:37 p.m.

Sheree Wilson, Vice-President