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Michigan City Urban Enterprise Association Meeting Minutes

August 17, 2026

The Michigan City Urban Enterprise Association meeting was held on Monday, August 17, 2026, at 6:00PM (CDT) in the Access La Porte County Conference Room at 301 E. 8th Street, Michigan City, Indiana.

Call to Order

The meeting was called to order by President, Tristan Smith at 6:05PM.

Roll Call

Dakota Euler-Present

Wendy Willis -Present

D'Marcus Briscoe, -Present

Bruce, De'Medici-Present

Tristan Smith-Present

Antonio Conley-Absent

Jim Clarida-Absent

Nick Pollack-Absent

Joseph Nelson-Absent

President, Tristan Smith stated, five members were present, establishing a quorum.

Agenda

A motion was made and seconded to amend the meeting agenda, adding the July 20 regular meeting minutes and the August 17 executive session minutes. The motion passed.

Approval of Meeting Minutes

A motion was made and seconded to approve the July 20, 2026 minutes as presented, with no discussion. The motion passed.

A motion was made and seconded to approve the August 17, 2026 executive session minutes, as presented, with no discussion. The motion passed.

Both sets of approved minutes will be signed and delivered to the clerk's office.

New Business

BAC Marketing Contract-The Committee recommended approving the contract with BAC Marketing. Board members emphasized the importance of Urban Enterprise Zone compliance knowledge following recent state related issues. Although another candidate was viewed as experienced, the committee recommended BAC Marketing because of its specialized knowledge and proposed approach. BAC Marketing described plans to improve resident access to programs and application assistance:

- Coordinate with the township office to designate and train an employee on Urban Enterprise programs and available grants.
- Work with the library to host periodic informational seminars and provide printed materials for residents.
- Meet directly with residents in the district when needed.

BAC Marketing annual fee is \$40,000.00, with a performance fee of 10% of new revenue above the contract's stated baseline. The performance fee applies to newly generated revenue, not existing account balances. The year-to-year contract provides an opportunity to revisit compensation if results materially exceed current projections.

Board members discussed whether the contract required competitive bidding, whether legal counsel had reviewed the contract and the role of the Economic Development Corporation, the absence of a cap on the performance fee, anticipated revenue growth, and the timing of tax and participation-fee receipts. BAC Marketing stated that its long-term goal is to build the fund substantially, potentially to \$1 million, while acknowledging that new development may take several years to generate revenue. Board members noted that the contract had received extensive review and had already been revised at the board's request. Supporters stated that BAC Marketing ideas could expand the operating budget and increase funding available to residents within the enterprise zone.

A motion was made and seconded to approve the BAC Marketing contract as presented. A member proposed delaying action so the board could review a counterproposal intended to preserve greater UEA control. The President proceeded first with the pending approval motion. The BAC Marketing contract was approved by roll-call vote. A subsequent motion to review the counterproposal failed for lack of a second.

CLH Contract

The board discussed three concerns requiring clarification before approval:

1. **Limitation of liability:** The proposed contract appeared to cap the board's recovery at the amount of fees paid or payable to CLH. Members questioned why the board should voluntarily limit a potential recovery.
2. **Time limit for claims:** The contract appeared to require claims to be raised within one year. Members noted that common limitation periods are often longer and requested justification for the shorter period.
3. **Indemnification:** The indemnification provision appeared broad enough to cover claims unrelated to CLH's work for the board. Members also raised concern that, without applicable insurance, individual board members could potentially face personal exposure. The board believed this might not reflect CLH's intent but considered the language unacceptable as written.

A motion was made and seconded to table the CLH contract until the next meeting so these provisions could be clarified or revised. The motion passed unanimously by roll-call vote.

2026 Financial Update- The President reported:

- The association received a \$10,000 check from the mayor's office; the specific grant source will be confirmed.
- An updated account balance sheet was prepared, together with a list of the prior year's grant recipients.
- All prior-year grant recipients have been paid.
- Office rental arrears and all submitted invoices from Attorney Novak have been paid.
- The only identified outstanding item is payment related to work performed by Dan Botich under the prior-year contract; contact efforts remain ongoing.
- A more complete reconciliation of recent bank statements and all three accounts will be provided at the next meeting.

Public Comment

No public comments were offered. President Tristan Smith closed the public-comment period.

Board and Director Comments

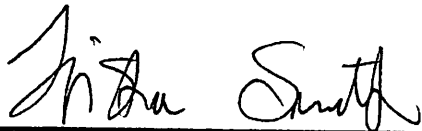
- A member expressed support for BAC beginning its work to grow the Urban Enterprise Zone.
- The board discussed considering a neighborhood grant program at the next meeting, with a proposed budget below \$20,000.
- Members recognized the Mayor's office for its \$10,000 contribution and support of neighborhood initiatives.
- The board agreed that residential-grant guidelines should be reviewed and potentially revised.

Other Business

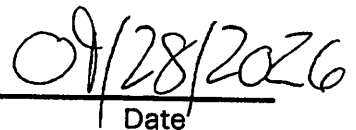
The Board formed a grant subcommittee consisting of Wendy Willis, Bruce, De'Medici and Dakota Euler. The group will develop a proposal addressing a small-grant program and revisions to residential-grant guidelines for consideration at the next meeting.

Adjournment

A motion to adjourn was made and seconded. The motion passed. The meeting adjourned.



Tristan Smith, President


Date