



**MINUTES OF A REGULAR MEETING OF THE
MICHIGAN CITY REDEVELOPMENT COMMISSION
AUGUST 10, 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, August 10, 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, and Sheree Wilson (all in person)

Commissioners absent: Philip Latchford, Tracie Tillman, 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 asked for removal of item number eight from the agenda, which is a facade grant reimbursement for Pine 6 LLC. She explained that the Commission is working to improve their processes, and this was a grant that had previously been given approval. They have completed the work, and they are now ready to receive their final grant distribution, so it does not require board approval since the Commission already approved this.

The chair entertained a motion.

A motion was made by Commissioner Wilson and seconded by Commissioner Hulse to remove item #8 Façade Grant Reimbursement Pine6 LLC from the agenda. The chair called for voice vote: (Ayes) Commissioners Hulse, Matias, Wilson – 3; (Nays) None – 0. With 3 in favor and 0 opposed, the MOTION CARRIED.

Now, the chair entertained a motion to approve the agenda as amended.

Motion by Commissioner Wilson and seconded by Commissioner Hulse approving the 8/10/2026 agenda as amended. The chair called for voice vote: (Ayes) Commissioners Hulse, Matias, Wilson – 3; (Nays) None – 0. With 3 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 July 13, 2026.

Motion by Commissioner Wilson and seconded by Commissioner Hulse approving the minutes of the executive session and regular hybrid meetings of July 13, 2026 as submitted. The chair called for voice vote: (Ayes) Commissioners Hulse, Matias, Wilson – 3; (Nays) None – 0. With 3 in favor and 0 opposed, the MOTION CARRIED.

CLAIMS

The chair entertained a motion to approve the claims list for August 10, 2026.

Motion by Commissioner Wilson and seconded by Commissioner Hulse approving the claims list for August 10, 2026 as submitted. The chair called for voice vote: (Ayes) Commissioners Hulse, Matias, Wilson – 3; (Nays) None – 0. With 3 in favor and 0 opposed, the MOTION CARRIED.

FINANCIAL REPORT

Mr. York summarized the financial report for the month ending 06/30/2026, with account balances as follows: (Operating) \$193,718.93; (South Side TIF) \$7,419,142.23; (South Side TIF Debt Reserve) \$336,308.50; (South Side TIF Capital) \$16,199.79; (North End TIF) \$3,843,960.27; (East Side TIF) \$1,164,178.50; (Northeast TIF) \$1,733,027.78; (Transit Development District) \$457,142.21, for total cash in the amount of \$15,163,678.21. 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 \$15,708,407.80.

Commissioner Matias mentioned there was discussion during the executive session about making sure the report shows the community that the money is encumbered in the various accounts even though it has not been drawn down. She asked Mr. York if the report would be changed to show that.

Mr. York was not sure if the report would change but indicated that as things are approved, there could be a line-item showing the allocation and the money being spent on the project. He pointed out that even though all the money is shown as being encumbered, it has not been expended yet to make the bond payments so it cannot be spent on other things since it has already been committed to.

The chair entertained a motion for approval of the financial report ending 6/30/2026.

Motion by Commissioner Wilson and seconded by Commissioner Hulse approving the financial report ending June 30, 2026. The chair called for voice vote: (Ayes) Commissioners Hulse, Matias, Wilson – 3; (Nays) None – 0. With 3 in favor and 0 opposed, the MOTION CARRIED.

PUBLIC COMMENTS

Tommy Kulavik (in person) 1316 Ohio Street announced an important milestone and anniversary of a historic moment in Michigan City's history, mentioning that August 18th is the 30-year anniversary of President Bill Clinton's campaign visit to Washington Park, giving a speech at the old band shell. He made note of Commissioner Matias traveling up to Kalamazoo to meet President Clinton and riding back to Michigan City with him on the train.

Commissioner Matias said she was mayor at the time, and it was pretty incredible to represent this community like that.

Scott Meland (in person) 200 Kenwood Place asked for updates on the developments at 11th/Franklin and 5th/Pine. He mentioned that the trees on Franklin Street from 11th to 4th are invasive species and it has been talked about by the Tree Board and forester to replace them. He suggested the idea of decorating the trees with lights inexpensively one last time before they are replaced. He also suggested the idea of further beautifying the area with banners and possibly the Redevelopment Commission helping with that.

RESOLUTIONS 2026-4, 2026-5, 2026-6 FOR FAÇADE GRANTS

Mr. York pointed out that a few years ago the Commission expanded the TIF to the midtown area as the first entrance into the Franklin Street corridor, so the Commission will see more of these façade requests south of 11th Street.

Melissa Brinkley (in person) introduced herself stating that she lives at 435 South 10th Street in Chesterton and that she was present tonight as the project manager for three local businesses – Apex, Tintmasters, and Lake Auto, who are seeking assistance through the Façade Grant program. She said the owner of these buildings has been serving the community for more than 43 years and these businesses have been a part of

the community for decades, so they want to reinvest in these properties to continue that commitment to Michigan City.

Ms. Brinkley talked about the proposed improvements to these buildings that will include updated exterior finishes, new overhead doors, updated signage, awnings, lighting, landscaping, and other facade improvements that will give these businesses a cleaner, more modern, and more welcoming appearance.

Ms. Brinkley talked about the program indicating that it allows local businesses and the city to work together. The businesses are investing resources into these properties, and the grant funding helps them take those improvements further and create a more noticeable impact along the commercial corridor. They want these properties to be something the businesses are proud of and also that Michigan City can be proud of as well. These improvements are an investment in the future of these businesses and the continued revitalization of Michigan City.

Ms. Brinkley stated that she appreciates the Commission's consideration of these façade grants and the Commission's commitment to supporting local businesses and improving the community.

Mr. York commented that the owners had these buildings for quite a while and they have been functional for many years. He said he appreciates them keeping them occupied and investing. He said he also appreciates them taking the time to participate in planning activities and things of that nature and providing their feedback on the future of Michigan City.

Commissioner Matias provided encouraging words for business owners stating that when they spend money on the appearance of their building, they are actually drawing people to them. It is good for business even though it may not seem good at the front end. She encouraged them to work on the aesthetics, the signage, and things that will make it look welcoming when driving down Franklin Street. She said we want to be a city that shows pride in our small businesses, large businesses, neighborhoods, sidewalks, and streets. Commissioner Matias expressed her delight in Ms. Brinkley representing these businesses because this is what is going to continue to make our community even stronger and greater.

Commissioner Hulse commented that he is happy to see the area is getting cleaned up. All the areas are changing right now; the city is changing with the new train station and people coming in. He said he is happy to see investment in the area and hopefully in the future there will be some restaurants and other retail in this area.

Mr. York asked Ms. Brinkley to give an overview of the proposed work to be done.

Ms. Brinkley explained that Apex will get new overhead doors and a new awning, which will be two pieces together and updated signage. The big yellow board will stay, but the board underneath will be changed. Lake Auto will get new overhead doors, a new window, updated signage, lighting, landscaping, and paint. Tintmasters will get new signage, new doors and windows, overhead doors, paint, lighting, and landscaping.

The chair entertained a motion to approve Resolution 2026-4.

Motion by Commissioner Wilson and seconded by Commissioner Hulse approving Resolution 2026-4 for a Façade Grant in an amount not to exceed \$30,000 for Nnp, LLC (Lake Auto) 2201 Franklin Street. The chair called for voice vote: (Ayes) Commissioners Hulse, Matias, Wilson – 3; (Nays) None – 0. With 3 in favor and 0 opposed, the MOTION CARRIED.

The chair entertained a motion to approve Resolution 2026-5.

Mr. York mentioned that this one is for Apex Auto, which is a long-standing business. He pointed out that there have been some other things done there through the Planning Commission; there are plans to move cars to the back to get them away from the front. He said this grant strengthens their opportunity to clean things up and make it look tidy. Mr. York added that the total amount to be invested is about \$83,000, which is a significant investment in this property.

Motion by Commissioner Wilson and seconded by Commissioner Hulse approving Resolution 2026-5 for a Façade Grant in an amount not to exceed \$30,000 for George P. Xidias (Apex Auto) 2308 Franklin Street. The chair called for voice vote: (Ayes) Commissioners Hulse, Matias, Wilson – 3; (Nays) None – 0. With 3 in favor and 0 opposed, the MOTION CARRIED.

The chair entertained a motion for approval of Resolution 2026-6.

Mr. York mentioned this one is for Tintmasters or Glass Doctor. He indicated his excitement about getting this cleaned up and getting the signage tidy, stating that it will make a big improvement on that corner. The total investment for this one is about \$55,000.

Ms. Brinkley added that the signage is old and fading so it will be removed. Only two will get replaced and they will be professionally printed signs making it look much better.

Motion by Commissioner Wilson and seconded by Commissioner Hulse approving Resolution 2026-6 for a Façade Grant in an amount not to exceed \$30,000 for Pantelaki Group LLC (Tintmasters) 2215 Franklin Street. The chair called for voice vote: (Ayes) Commissioners Hulse, Matias, Wilson – 3; (Nays) None – 0. With 3 in favor and 0 opposed, the MOTION CARRIED.

RESOLUTION 2026-7 FOR REIMBURSEMENT GRANT

Mr. York stated that this is the former Fifth Third Bank building at 126 E. 4th Street. He acknowledged the owner being present tonight, noting that he renovated the building, putting quite a bit of money into it. Centier Bank will occupy the middle floor of the building. The ask of the Commission is to help with ADA renovations to this building, specifically a modification to the elevator so that it will function all the way from the 3rd, 2nd, and 1st floors to maximize the full potential development of this building. Without ADA accessibility, the top and bottom floors would be rendered useless. Getting this elevator functioning will be a benefit to the city from an economic development standpoint, but also from a TIF increment generating standpoint.

Commissioner Matias commented, stating that it will make the building fully functional and safe. She said our community is growing and changing, so we must make sure that the changes are all positive and provide opportunities for other businesses to use that space as well.

The chair entertained a motion.

Motion by Commissioner Wilson and seconded by Commissioner Hulse approving Resolution 2026-7 for a Reimbursement Grant to Pine Plaza, LLC in an amount not to exceed \$100,000 for ADA renovations (elevator modifications) at 126 E. 4th Street. The chair called for voice vote: (Ayes) Commissioners Hulse, Matias, Wilson – 3; (Nays) None – 0. With 3 in favor and 0 opposed, the MOTION CARRIED.

RESOLUTION 2026-8 RATIFY CONTRACT WITH AUGUST MACK

Mr. York explained that this is in response to the Begley Concord Cleaner site. The Commission has been working on the Trail Creek cleanup project for about 15 years. This is a site with a contaminated underground plume that is polluting water at this location. IDEM has indicated that there needs to be a couple more rounds of testing. The Commission has been working with August Mack to complete this close-out for this project. This proposal would continue the Commission's relationship with August Mack to move to the next round of hopefully working on a project for finishing out the remediation project at this location and then doing the close-out documents to IDEM. The site will eventually have an environmental restrictive covenant put on it. The proposal is an amount not to exceed \$158,500.

Attorney Raggs explained that the reason this is coming as a ratification is because this contract was time sensitive. There was a possibility of bringing it before the Commission to their last meeting, but there were some things that needed to be discussed further. He said because the response to the item was time sensitive, this contract was signed off on, and now they are asking for ratification under the ratification statute where anytime someone takes an action that the board could have taken legally ahead of time, for

whatever reasons, generally because there are timelines, the board has an opportunity to ratify it and make it as if the board gave the approval in advance.

The chair entertained a motion.

Motion by Commissioner Wilson and seconded by Commissioner Hulse approving Resolution 2026-8 Authorizing Ratification of a Contract with August Mack for environmental services as outlined related to the former Begley/Concord Cleaners site in an amount not to exceed \$158,500. The chair called for voice vote: (Ayes) Commissioners Hulse, Matias, Wilson – 3; (Nays) None – 0. With 3 in favor and 0 opposed, the MOTION CARRIED.

RESOLUTION 2026-9 AUTHORIZE CONTRACT INCREASE HAAS & ASSOC

Mr. York acknowledged Ryan Laughlin from Haas being online. Mr. York summarized that the City signed a contract with Rieth-Riley to move forward with the final construction of Ameriplex Drive (another 600') in conjunction with the Holladay property that currently is being constructed. In doing so, the soil may have to be tested for things like compaction, etc. to see if there are unsuitable soils there. They will bring in a soil scientist to make sure we are not building a road that could fail in the future. This contract is an addendum to add in extra money to make sure that the soil is correct and tested should they find unsuitable soil in this location.

Mr. Laughlin confirmed what Mr. York said, adding that the amendment includes several things, one of which is the geotechnical work that Mr. York referenced, some of it being related to the unsuitable soils they found there, and some of it is related to another component for density testing of subgrade aggregate base, asphalt, etc. in a not to exceed amount of \$5,000. Mr. Laughlin talked about the other two components, one of which is an adjustment to the contract administration because this project must go through the Board of Works as owner and then the Redevelopment Commission for the funding. This extra administrative burden was not anticipated. The final component is an adjustment to the observation and inspection which is to account for the fact that when they start a project, they are not sure how everything is going to go. He said one of the main things that slowed this project down is that there is a lot of clay out there and clay is infamously difficult to work with when it rains and we have had some significant rain which delayed everything. He stated that they have to spend more time in the field making sure that the subgrade and everything is compacted under the right circumstances at the optimal moisture content, etc. Mr. Laughlin believes this is the amount that will take them to the finish line through substantial and final completion and final punch list review.

Referring to the resolution, Mr. York asked Mr. Laughlin if the total amount of the amendment is \$5,750.

Mr. Laughlin replied that he sent Mr. York an email that superseded the amendment that he sent today which is for \$15,500. \$5,000 of that is the not to exceed subconsultant fees for the testing, and the other two components are \$2,750 for contract administration, and \$7,750 for observation and inspection.

President Matias indicated that the document they have is not the updated document that Mr. Laughlin referenced. On advice of counsel, the chair entertained a motion to table this resolution to make sure the correct numbers are included.

Motion by Commissioner Wilson and seconded by Commissioner Hulse to table Resolution 2026-9 until the September 14, 2026 meeting. The chair called for voice vote: (Ayes) Commissioners Hulse, Matias, Wilson – 3; (Nays) None – 0. With 3 in favor and 0 opposed, the MOTION CARRIED.

Mr. Laughlin gave an update on the construction reporting that everything underground has been done (storm structures, pipes, under drains, etc.). The small amount of excavation work is done. The contractor built up the first layer of aggregate stone base that will form the base of the road. They are currently doing the curb and gutter work which is expected to be done in the next couple of days. They will also do concrete sidewalk on the east side of the road which should be done this week. By the end of the week, they should be wrapping up the stone base aggregate work. The contractor is scheduled to put down the first layer of asphalt of the road this Saturday, although it might get pushed into next week. Following that will be the final layer of surface asphalt, pavement marking, signage, and restoration. The contractor should wrap up all the work by the end of next week, although there could be some small quality control items in the week or two after that. He pointed out that this schedule is weather dependent.

11TH STREET STATION GARAGE AND RESIDENTIAL TOWER

Mr. York reported that Marquiss Electric is working to reconnect the lights downtown and then tying them into the timer system to make sure they are all timed out correctly and dusk to dawn. That will allow Flaherty to finish up their streetscaping in that area which includes flat concrete work. There will be new lights on 10th Street that will get tied into the downtown gridded system as well. The opening of the apartments is still targeted for September/October with people moving in. They are currently putting up the bottom two and a half story façade which is stone, brick, and cut limestone. Patios and decks will start to go in.

REPORT BY DIRECTOR

Regarding the 5th/Pine project, Mr. York reported that the developer, DAC, is moving along. Currently, they are in a 90-day design period working with an architectural group, Pappageorge Haymes, who is one of the premier multi-family builders in Chicago, putting construction documents together. They are working on 268 apartments and around

11,000 square feet of retail. Mr. York said they are making sure the Phase I stays up to date so that they can continue with financing, etc. There are a lot of background things happening right now. He indicated that he is pleased working with the DAC team and accomplishing what we expect out of the design. He added that they are gearing up to go for Redevelopment tax credits as well.

Commissioner Matias commented that this Commission has gone on record saying that they do not want to just receive what they deliver; we want to show them that this community has expectations and we have preferences. She said based on conversations she thinks this project will really be a great addition to our north side.

Mr. York reported that Pine Street is moving along. Pine Street will be getting a bicycle trail or cycle track, which is a separated grade bicycle trail. It will come with a redesign of Pine Street as well. It will look better than it looks now. Mr. York stated that there is about \$3.7 million from the Lilly Foundation for Northwest Indiana Thrive. The goal being that all cities and towns that touch a National Park are connected to the National Park to get people from our train station to the trail, and the trail to the National Park with more direct connections as well as making those gateways look great.

Regarding the You are Beautiful site, Mr. York indicated that the goal is always the same and they would still like to see a hotel there. Although, at this point in time, he said they have a lot of other projects they are working on that are consuming their time, so the You are Beautiful site must go on the back burner until these other projects are completed. Mr. York stated that DAC is a very large project. In addition, he said there are some apartments they are working on right now, and it is important to have permanent residences for the future of Michigan City.

Mr. York mentioned that the You are Beautiful sign is in storage in a safe spot. Once NIPSCO is done using our easement, he said the goal is to get the sign put back up. It has been repainted and finished with a protective coating put on it. It is the same brilliant blue color it originally was.

Mr. York talked about other things brought up during public comment relating to lights, trees, and banners. Regarding the banners, Mr. York stated that he believes the mayor is working on that with the Art Commission. He said the Redevelopment Commission can pilot things but cannot do the maintenance. He said this is something the mayor can get more involved in rather than the Redevelopment Commission. Regarding lights, Mr. York said the Redevelopment Commission has done two lighting programs downtown so he does not know if they will do another one. Mr. York feels that it should be up to the City to do that at this point in time. Regarding the trees, Mr. York stated that there is a tree fund now that was established for those things.

Mr. York indicated that redevelopment projects are currently top priorities and trying to get those off the ground.

COMMISSIONER COMMENTS

Commissioner Hulse commented that the downtown is booming. He said things every downtown should have to make it a real functioning downtown are a pharmacy, bank, brewery, hotel, coffee shop/breakfast, restaurants, post office, ice cream shop, grocery, residential, multi-family, and retail. He said we could use an ice cream shop, bakery, and full-service breakfast restaurant. Commissioner Hulse indicated that we are getting a new medical office building downtown and a pharmacy will be part of that. We are getting some high-tech amusement centers for playing games which will be a draw for Michigan City. Next year there will be at least 300 people living downtown, so there needs to be things for them to do.

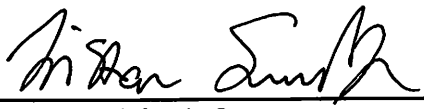
Commissioner Hulse stated that as Mr. York indicated there are a lot of residential projects, including multi-family and single-family, as well as industrial buildings. A lot of investors are improving their properties. New chains are moving in (coffee shops, car washes). Commissioner Hulse said the city is seen as a place to invest and make money, and that is a good thing for a community.

NEXT MEETING DATE

President Matias announced that the next regular meeting date is September 14, 2026.

ADJOURNMENT

With all matters of business addressed, the chair declared the meeting adjourned at approximately 6:00 p.m.



Phil Latchford, Secretary