



**MINUTES OF A REGULAR MEETING OF THE
MICHIGAN CITY REDEVELOPMENT COMMISSION
SEPTEMBER 21, 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, September 21, 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 5:10 p.m.

ROLL CALL

Commissioners present: Clarence Hulse, Sheila Brillson Matias, Tristan Smith (replacing Phil Latchford), Tracie Tillman, and Sheree Wilson (all in person)

Commissioners absent: Thomas Dombkowski

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

Tristan Smith introduced himself, stating he is a lifelong resident of Michigan City. He is a factory supervisor at night and a college student during the day. He said he loves the community and is happy to be on the Commission.

APPROVAL OF AGENDA

Commissioner Wilson presented an amendment to the agenda, after public comment, to add a request to utilize Redevelopment-owned lots at 7th/Franklin Street by BAC Marketing for a Trick or Treat event to be held on October 24, 2026.

The chair entertained a motion.

A motion was made by Commissioner Tillman and seconded by Commissioner Smith to amend the agenda as presented. The chair called for voice vote: (Ayes) Commissioners Hulse, Matias, Smith, Tillman, Wilson – 5; (Nays) None – 0. With 5 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 meeting of August 10, 2026.

Motion by Commissioner Wilson and seconded by Commissioner Hulse approving the minutes of the executive session and regular hybrid meeting of August 10, 2026 as submitted. The chair called for voice vote: (Ayes) Commissioners Hulse, Matias, Smith, Tillman, Wilson – 5; (Nays) None – 0. With 5 in favor and 0 opposed, the MOTION CARRIED.

CLAIMS

Mr. York read the claims into the record for September 21, 2026.

The chair entertained a motion to approve the claims list for September 21, 2026.

Motion by Commissioner Tillman and seconded by Commissioner Wilson approving the claims list for September 21, 2026 as submitted. The chair called for voice vote: (Ayes) Commissioners Hulse, Matias, Smith, Tillman, Wilson – 5; (Nays) None – 0. With 5 in favor and 0 opposed, the MOTION CARRIED.

FINANCIAL REPORT

Mr. York summarized the financial report for the month ending 07/31/2026, with account balances as follows: (Operating) \$172,920.98; (South Side TIF) \$7,409,951.69; (South Side TIF Debt Reserve) \$336,308.50; (South Side TIF Capital) \$16,199.79; (North End TIF) \$3,703,996.40; (East Side TIF) \$1,161,972.67; (Northeast TIF) \$1,731,325.39; (Transit Development District) \$457,866.31, for total cash in the amount of \$14,990,541.73. Loans Receivable include the Forgivable Loan in the amount of \$450,000.00 and the County Business Loan Fund in the amount of \$94,829.59, for total assets in the amount of \$15,535,371.32.

The chair entertained a motion for approval of the financial report ending 7/31/2026.

Motion by Commissioner Wilson and seconded by Commissioner Tillman approving the financial report ending July 31, 2026. The chair called for voice vote: (Ayes) Commissioners Hulse, Matias, Smith, Tillman, Wilson – 5; (Nays) None – 0. With 5 in favor and 0 opposed, the MOTION CARRIED.

PUBLIC COMMENTS

Paul Przybylinski (in person) 1716 Washington Street, said he heard the Commission has parcels that they are going to do something with. He asked if there is any intention of listing those and if they are going to be sold.

Mr. York replied that they will do projects on them to put them back on the tax roll.

Mr. Przybylinski asked if that list is available to the public.

Mr. York replied that there currently is not a list, the Commission just has their property that they own right now.

AGENDA AMENDMENT: REQUEST TO UTILIZE LOTS 7TH/FRANKLIN

Carlton Bishop (in person) stated he is with BAC Marketing and is also the Urban Enterprise Director. He explained that every year BAC Marketing does a Trick or Treat event on Franklin Street, mentioning that it started a long time ago with Main Street and Uptown Flame + Flair, with the City being a big part of that. Mr. Bishop said they took it over to keep building on it every year and keep it going. They are now partnering with St. Michael's Youth Center, Main Street, the Michigan City Park Department, and the Buddingpreneurs.

Mr. Bishop requested partnering again with the Redevelopment Commission to utilize the green space at 7th/Franklin for their Trick or Treat event on Saturday, October 24, 2026 from 2:00 p.m.-5:00 p.m. He said it would be great if they could have the use of electricity there as well so they would be able to do more things.

The chair entertained a motion.

Motion by Commissioner Wilson and seconded by Commissioner Smith approving a request by BAC Marketing to utilize the lots at the corner of 7th/Franklin Street from 2:00 p.m. – 5:00 p.m. on Saturday, October 24, 2026, for the Trick or Treat event, which will include the use of electricity on the site, pending review by the Commission's legal counsel. This approval is contingent upon the event coordinator providing the appropriate Certificate of Liability Insurance in the minimum amount of \$2,000,000, naming the City of Michigan City and the Michigan City Redevelopment Commission as the Certificate Holder/Additional Insured, as well as getting the request for the event approved through the Michigan City Board of Public Works & Safety. The chair called for voice vote: (Ayes) Commissioners Hulse, Matias, Smith, Tillman, Wilson – 5; (Nays) None – 0. With 5 in favor and 0 opposed, the MOTION CARRIED.

RESOLUTION 2026-10 FOR FAÇADE GRANT 1804 FRANKLIN STREET

Oksana Ambroz-Trychta (in person) introduced herself, stating she is a designer. She introduced her architect, Ryan. Ms. Ambroz-Trychta stated she grew up in a small town in Ukraine where she lived half of her life, then she came to the United States where she has owned a design business for 28 years. She has a house in Michigan City and has watched how the city has been growing and developing over the last ten years. She was ready to retire and then decided to do something nice in Michigan City. She said they are known in Chicago where they have their drapery and home textile workroom, but they have projects all over the world in London, Paris, Toronto, and Dubai. She said she wants to create jobs here and hire people. She bought this building at 1804 Franklin Street and was just going to fix the inside of it, but she said she was working with a brilliant architect. Ms. Ambroz-Trychta said they felt this town deserves something better and they came up with ideas to add something more significant and push other people to make things nicer in the city.

Ryan Sarros (in person) introduced himself, stating that he works at an architectural firm in Chicago, Vladimir Radutny Architects. He stated that this project came to them because Oksana helped them on all their projects and they have gotten to know each other over the years. He said before jumping into any of the designs, they came up with a prescriptive plan for some demolition on the exterior to include the removal of failing brick, removal of old awnings and old signage from past businesses, and making adequate repairs to the roof. The block walls will be sealed with a coating to prevent water problems. With the repaired shell, they could start the design to represent Oksana's identity and her business. He explained that the veil they created is a kind of expanded metal that moves like a curtain, and the idea of adding art by displaying her face on the façade showcases the fact that these people are based here and live here and is a way to create community transparency.

Mr. York asked Mr. Sarros to talk about the metal.

Mr. Sarros went on to explain the metal, stating that it is an eighth inch aluminum sheet, and there is a process called expansion. A die creates the slits in the sheet at a prescribed pattern, and then machines pull it apart, so it expands to create "eyelets". He said it is a way to essentially create a screen but at a much larger scale to get a sense that it is something different. He said it is a very utilitarian material but with the right finish it can provide very beautiful results that are super dynamic like the sun casting through it at night. They will backlight the depression part of the façade so that it creates a lantern-like effect that will hopefully project some shadows and light onto the street. Other things could be done with it like facilitating the growth of vegetation so parts of the façade could be taken over by climbing vines. He stated that it is a material that can cover a lot of area but also have a real impact.

Commissioner Matias commented that the drawings are beautiful and it would be such a statement on our main street.

For public reference, Mr. York mentioned that this building is the former karate shop that is just north of the old Magro's Shoes building. He pointed out that the total investment for eligible improvements is about \$124,865, so the request is for the maximum façade grant amount of \$30,000.

The chair entertained a motion.

Motion by Commissioner Tillman and seconded by Commissioner Wilson approving Resolution 2026-10 Authorizing a Façade Award pursuant to the Michigan City Façade Program to Oksana Ambroz-Trychta for It's Oksana at 1804 Franklin Street in an amount not to exceed \$30,000. The chair called for voice vote: (Ayes) Commissioners Hulse, Matias, Smith, Tillman, Wilson – 5; (Nays) None – 0. With 5 in favor and 0 opposed, the MOTION CARRIED.

RESOLUTION 2026-11 FOR FAÇADE GRANT AMENDMENT 444 WABASH STREET

Mr. York recalled that the Commission approved a Façade Grant request for this location on 6/8/2026 in the amount of \$21,836.25 which was 60% of the original estimate (\$36,393.78) for construction.

Anne Gustin (in person) explained to the Commission that the project went over the original estimate, mostly due to the material prices being higher than what the contractor originally quoted her on. The final cost of improvements totaled \$51,032.06 which is an increase of \$14,638.28 from the original estimate. Ms. Gustin requested an amendment to the amount the Commission originally approved to reflect 60% of the final cost of improvements, for a maximum Façade Grant total amount of \$30,000. This would be an additional \$8,163.75 to the originally approved amount of \$21,836.25. She noted that she turned in copies of receipts and checks to show exactly what was spent.

Mr. York confirmed that Ms. Gustin provided all the required documentation, and he asked the Commission to amend the amount requested for an additional \$8,163.75, bringing the total Façade Grant request to the maximum \$30,000 for this location.

Commissioner Matias commented that it looks great and that it is a wonderful improvement.

The chair entertained a motion.

Motion by Commissioner Wilson and seconded by Commissioner Hulse approving Resolution 2026-11 Authorizing an Amended Façade Award pursuant to the Michigan City Façade Program to AZM Leasing, Inc. (Lakeshore Café) at 444

Wabash Street, for an additional \$8,163.75 to the originally approved amount of \$21,836.25, bringing the total maximum Façade Grant award to \$30,000.00 for this location. The chair called for voice vote: (Ayes) Commissioners Hulse, Matias, Smith, Tillman, Wilson – 5; (Nays) None – 0. With 5 in favor and 0 opposed, the MOTION CARRIED.

BAKER TILLY SCOPE APPENDIX 5TH/PINE DEVELOPMENT

Mr. York reported that they are moving into the next phase of the 5th/Pine Street development. They have met all their benchmarks with the last one being submission to the state for redevelopment tax credits. Mr. York stated that this contract is for the next part of it to start working with Baker Tilly to confirm bond amounts, put incentive packages together, and firm up numbers to work with once the redevelopment tax credits are approved. They will work hand in hand with our bond counsel, Barnes & Thornburg.

The chair entertained a motion.

Motion by Commissioner Tillman and seconded by Commissioner Smith approving a Scope Appendix with Baker Tilly Advisory Group, LP for Debt Issuance of the 2026 Bonds for the 5th/Pine development project for hourly rate fees as outlined in the Scope Appendix. The chair called for voice vote: (Ayes) Commissioners Hulse, Matias, Smith, Tillman, Wilson – 5; (Nays) None – 0. With 5 in favor and 0 opposed, the MOTION CARRIED.

11TH STREET STATION GARAGE AND RESIDENTIAL TOWER

Mr. York reported that they are still working on getting all the lights downtown corrected and back on the timer mechanisms. The tower is still on track. They are doing all the flat concrete work around the edges of the tower and street corners. Residential occupancy is scheduled for the end of October.

REPORT BY DIRECTOR

(No report)

COMMISSIONER COMMENTS

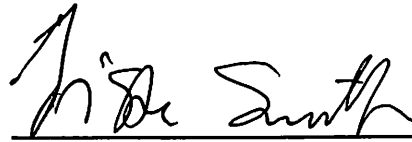
Mr. Smith was welcomed to the Redevelopment Commission.

NEXT MEETING DATE

President Matias announced that the next regular meeting date is October 12, 2026.

ADJOURNMENT

With all matters of business addressed, the chair declared the meeting adjourned at approximately 5:42 p.m.

A handwritten signature in black ink, appearing to read "Mike Smith", written over a horizontal line.

Secretary