EST. 1836

MICHIGAN CITY

INDIANA

MINUTES OF A REGULAR MEETING OF THE MICHIGAN CITY REDEVELOPMENT COMMISSION OCTOBER 12, 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, October 12, 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: Sheila Brillson Matias, Tristan Smith, Sheree Wilson (all in person)

Commissioners absent: Clarence Hulse, 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 entertained a motion for approval of the 10/12/2026 agenda.

A motion was made by Commissioner Wilson and seconded by Commissioner Smith to approve the agenda, amended 1, as presented. The chair called for voice vote: (Ayes) Commissioners Matias, Smith, Wilson – 3; (Nays) None – 0. With 3 in favor and 0 opposed, the MOTION CARRIED.

ELECTION FOR SECRETARY

The chair opened the floor for nominations for secretary.

Commissioner Wilson nominated Commissioner Smith. It was seconded by Commissioner Matias. There were no other nominations and nominations were closed.

The chair called for voice vote: (Ayes) Commissioners Matias, Smith, Wilson – 3; (Nays) None – 0. With 3 in favor and 0 opposed, the MOTION CARRIED.

Commissioner Smith will serve as Secretary.

MINUTES

The chair entertained a motion for approval of the minutes of the executive session and regular hybrid meeting of September 21, 2026.

Motion by Commissioner Smith and seconded by Commissioner Wilson approving the minutes of the executive session and regular hybrid meeting of September 21, 2026 as submitted. The chair called for voice vote: (Ayes) Commissioners Matias, Smith, 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 as submitted for October 12, 2026.

Motion by Commissioner Wilson and seconded by Commissioner Smith approving the claims list for October 12, 2026 as submitted. The chair called for voice vote: (Ayes) Commissioners Matias, Smith, Wilson – 3; (Nays) None – 0. With 3 in favor and 0 opposed, the MOTION CARRIED.

FINANCIAL REPORT

President Matias asked Mr. York to just provide the bottom line on the report since it is similar to last month's report.

Mr. York indicated that assets total $15,430,070.22.

Motion by Commissioner Wilson and seconded by Commissioner Smith approving the financial report ending August 31, 2026. The chair called for voice vote: (Ayes) Commissioners Matias, Smith, Wilson – 3; (Nays) None – 0. With 3 in favor and 0 opposed, the MOTION CARRIED.

PUBLIC COMMENTS

(None)

RESOLUTION 2026-9

A RESOLUTION AUTHORIZING AN INCREASE IN HAAS & ASSOCIATES CONTRACT AWARD FOR CIVIL ENGINEERING SERVICES RELATED TO THE SOUTH TIF CONNECTIVITY IMPROVEMENTS

Mr. York explained that during construction of Ameriplex Drive, it was discovered that there was not the best soil at that location. There was an increase in this project to account for that issue because soil specialists were needed.

Attorney Raggs noted that the increase is also due to additional construction management services that were necessary because of the extension of the project. He stated that the increases are all delineated in the proposal as well as in the resolution.

Mr. York stated that the amendment 1 increase, including subconsultant allowance, is $20,750 for a total not-to-exceed contract amount of $66,750.

The chair entertained a motion.

Motion by Commissioner Wilson and seconded by Commissioner Smith approving RESOLUTION 2026-9 AUTHORIZING AN INCREASE IN HAAS & ASSOCIATES CONTRACT AWARD FOR CIVIL ENGINEERING SERVICES RELATED TO THE SOUTH TIF CONNECTIVITY IMPROVEMENTS, Amendment 1 in the amount of $20,750 for a total not-to-exceed contract amount of $66,750 as outlined in the document. The chair called for voice vote: (Ayes) Commissioners Matias, Smith, Wilson – 3; (Nays) None – 0. With 3 in favor and 0 opposed, the MOTION CARRIED.

RESOLUTION 2026-13

A RESOLUTION SUPPORTING THE CONTINUED DESIGNATION OF THE ECONOMIC REVITALIZATION AREA WITHIN THE CITY OF MICHIGAN CITY AND THE EXTENSION OF TAX ABATEMENT BENEFITS PERMITTED THEREUNDER

Mr. York explained that this is basically renewing our Economic Revitalization Area (ERA). An ERA is a tool that enables us to grant tax abatements and create new TIFs. This is done every two years and currently expires on 12/31/2026, so it must be renewed for the next two years. This process has been done since 1987. The whole city is declared an ERA so economic tools can be used wherever necessary. If something is annexed, then this gets amended.

The chair entertained a motion.

Motion by Commissioner Smith and seconded by Commissioner Wilson approving

RESOLUTION 2026-13 SUPPORTING THE CONTINUED DESIGNATION OF THE ECONOMIC REVITALIZATION AREA WITHIN THE CITY OF MICHIGAN CITY AND THE EXTENSION OF TAX ABATEMENT BENEFITS PERMITTED THEREUNDER, to expire December 31, 2028. The chair called for voice vote: (Ayes) Commissioners Matias, Smith, Wilson – 3; (Nays) None – 0. With 3 in favor and 0 opposed, the MOTION CARRIED.

RESOLUTION 2026-14

A RESOLUTION AUTHORIZING A COMMUNICATIONS SUPPORT CONTRACT WITH AMERICAN STRUCTUREPOINT

Mr. York stated that the Redevelopment Commission is involved in a lot of projects and they support a lot of plans and studies. He said it is hard to get all that information out to the public, so that is where this proposal from American Structurepoint comes in. They will help the Redevelopment Commission get all that information out to the public to be more transparent about ongoing projects, completed projects, upcoming projects, and priorities in terms of future projects. This is a 6-month contract for a not-to-exceed amount of $49,680. It has a scope of work with deliverables on a monthly basis that include housing infill and affordability, workforce development, infrastructure improvements, beautification efforts, and quality of life initiatives. Mr. York said we have a long history of working with American Structurepoint, so they know our community.

Commissioner Wilson commented that this is a great thing and that she has seen where this has worked. The State of Indiana uses this same tool. She said she has seen it work in private industry as well and that it is good marketing.

Commissioner Smith agreed it is a great idea, commenting that it is a great form of effective communication which is needed with everything going on.

Commissioner Matias agreed as well, commenting that it is important the citizens understand what is being done on their behalf by using the tools that are out there. She said we need to make sure the citizens understand we are carefully trying to grow in a safe and smart way, making sure we respect the heritage of our community, and develop workforce development housing so that the people who live here have places to live now as well as when their families grow. She said this is a good story to tell and feels the community will welcome that.

The chair entertained a motion.

Motion by Commissioner Wilson and seconded by Commissioner Smith approving RESOLUTION 2026-14 AUTHORIZING A COMMUNICATIONS SUPPORT CONTRACT WITH AMERICAN STRUCTUREPOINT, in an amount not-to-exceed $49,680. The

chair called for voice vote: (Ayes) Commissioners Matias, Smith, Wilson – 3; (Nays) None – 0. With 3 in favor and 0 opposed, the MOTION CARRIED.

RESOLUTION 2026-15

A RESOLUTION AUTHORIZING TO SETTLE CLAIMS AGAINST UNICONTROL, INC.

Attorney Raggs recalled that the City, through the Redevelopment Commission, entered into litigation seeking damages against various entities for environmental contamination that happened on the north and south sides of 8th Street to assist with the environmental cleanup. UniControl, Inc. was one of those entities. After negotiations, Attorney Raggs stated that the parties have entered into what he believes to be a proper settlement agreement wherein the City will drop its claims against UniControl in exchange for a one-time payment of $30,000. He explained that because it is a public entity that brings suit, the board must approve that settlement in a public meeting.

The chair entertained a motion.

Motion by Commissioner Wilson and seconded by Commissioner Smith approving RESOLUTION 2026-15 AUTHORIZING TO SETTLE CLAIMS AGAINST UNICONTROL INC, for a one-time payment amount of $30,000. The chair called for voice vote: (Ayes) Commissioners Matias, Smith, Wilson – 3; (Nays) None – 0. With 3 in favor and 0 opposed, the MOTION CARRIED.

11TH STREET STATION GARAGE AND RESIDENTIAL TOWER

Mr. York reported that they are a little behind on people moving in, although there are people touring now and there might be some rentals being made now. They are working on the landscaping around the front and sides of the building, irrigation is in now, and they are working with the engineers on the street design, paving, etc. to get them off of 10th Street and onto Franklin Street.

REPORT BY DIRECTOR

Mr. York talked about the Structurepoint opportunity, stating that it is a really great idea. He said the Commission does a lot of good things that should be talked about. He said people get hung up on miscommunication or misunderstanding of things and how things work. He referred to the settlement approved tonight for the environmental pollution, stating how 20 years later we are finally putting that one to rest, and people probably do not know that. He thanked the Commission for approving the proposal.

COMMISSIONER COMMENTS

(None)

NEXT MEETING DATE

President Matias announced that the next regular meeting date is November 9, 2026.

ADJOURNMENT

With all matters of business addressed, the chair declared the meeting adjourned at approximately 5:30 p.m.

Tristan Smith

Tristan Smith, Secretary