



**To:** President Gardiner and Members of Council  
**From:** Dustin Anderson – Town Manager  
**Meeting:** July 17, 2023  
**Re:** Phase 1A – Kenmara Development Agreement

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### **Background**

At the May 1<sup>st</sup> Regular Meeting, Council accepted a non-binding letter of intent between Saxon Partners and the Town of Munster. This letter signaled a continued willingness to potentially work towards a collaboration in order to keep \$1.4 million in Regional Economic Acceleration and Development Initiative (READI) Grant funds that were awarded for this project.

### **Methodology**

The development agreement presented for consideration this evening is largely a mechanism to allow those awarded funds to be expended with no current or future obligation – fiscal or otherwise – from the Town. Phase 1A of the Lansing Country Club redevelopment (commonly referred to as Kenmara) consists of providing access to the site.

These improvements will occur at the north end of the project site and will include the following:

- The extension of Fisher Street West of Manor Avenue to cross the NIPSCO Right-of-Way and then turn south onto the Project Site, providing principal access to the project from the north
- Demolition of three residential structures at 8845 Manor Avenue, 242 Timrick Drive, and 236 Timrick Drive.
- Timrick Drive reconfiguration to Manor Avenue.
- Redevelopment and expansion of new land for Evergreen Park following the Timrick Drive reconfiguration. The new boundaries of Evergreen Park shall be fully established, with grounds fully graded and hydroseeded. Any critical landscape that can be preserved is to remain.
- Site utilities and Pennsy Greenway enhancements in the vicinity of Fisher Street for improved pedestrian connectivity.

These improvements are illustrated exhibits A-2, B-3, and B-4 as attached at the conclusion of this memorandum.

A cost breakdown of the Phase 1 off-site infrastructure is included in the following table:

### Project Cost Detail

Phase 1 Off-Site Infrastructure	Phase 1A
Hard Cost - Infrastructure	
Roadways, Site Utilities, Infrastructure	\$ 1,576,000
Contingency, Escalation, Overhead & Fees	\$ 546,000
Residential Home Acquisition	\$ 1,019,000
Residential Demolition for Roadway Access	\$ 105,000
Wetland Mitigation (IDEM) In-Lieu Fee (1)	
Fisher Street Enhancement Program (2)	
Evergreen Park Improvements	\$ 500,000
Kenmara Entrance Program	\$ 450,000
NIPSCO Substation and Related Improvements (3)	
Sub-Total Hard Cost	\$ 4,196,000
Soft Cost	
Architecture and Engineering	\$ 261,000
Legal (4)	\$ 50,000
Bond Underwriting, Financial, Accounting (4)	\$ 100,000
Appraisals/Valuation	\$ 40,000
Preliminary Market Analysis	\$ 15,000
Insurance (5)	\$ 10,000
Marketing Collateral, Website, Presentations	\$ 135,000
Fees and Permits	\$ 65,000
Soft Cost Contingency	\$ 52,000
Developer Overhead & Fee	\$ 247,000
Sub-Total Soft Cost	\$ 975,000
Phase 1 Off-Site Infrastructure Cost Total	\$ 5,171,000

As we can see, the total cost for the Phase 1A off-site improvements is \$5,171,000. Of that total, the \$1,400,000 in READI Grant funding will be applied, and the remaining \$3,771,000 will be the responsibility of the developer.

The Town and Saxon Partners will continue to work towards a mutually beneficial framework for collaboration of subsequent phases that will facilitate construction of the Pennsy Greenway connection behind Pepsi, the extension of Maple Leaf Boulevard to the project site from the south, and construction of the project structures and installation of the respective necessary infrastructure.

### **Recommendation**

By motion and roll call vote, approve the Kenmara Phase 1A Development Agreement between Saxon Partners Indiana and the Town of Munster.

### **Attachments**

- Exhibit A-2 "Project Site"
- Exhibit B-3 "Phase 1A Off-Site Infrastructure"
- Exhibit B-4 "Phase 1A Off-Site Infrastructure – Evergreen Park"



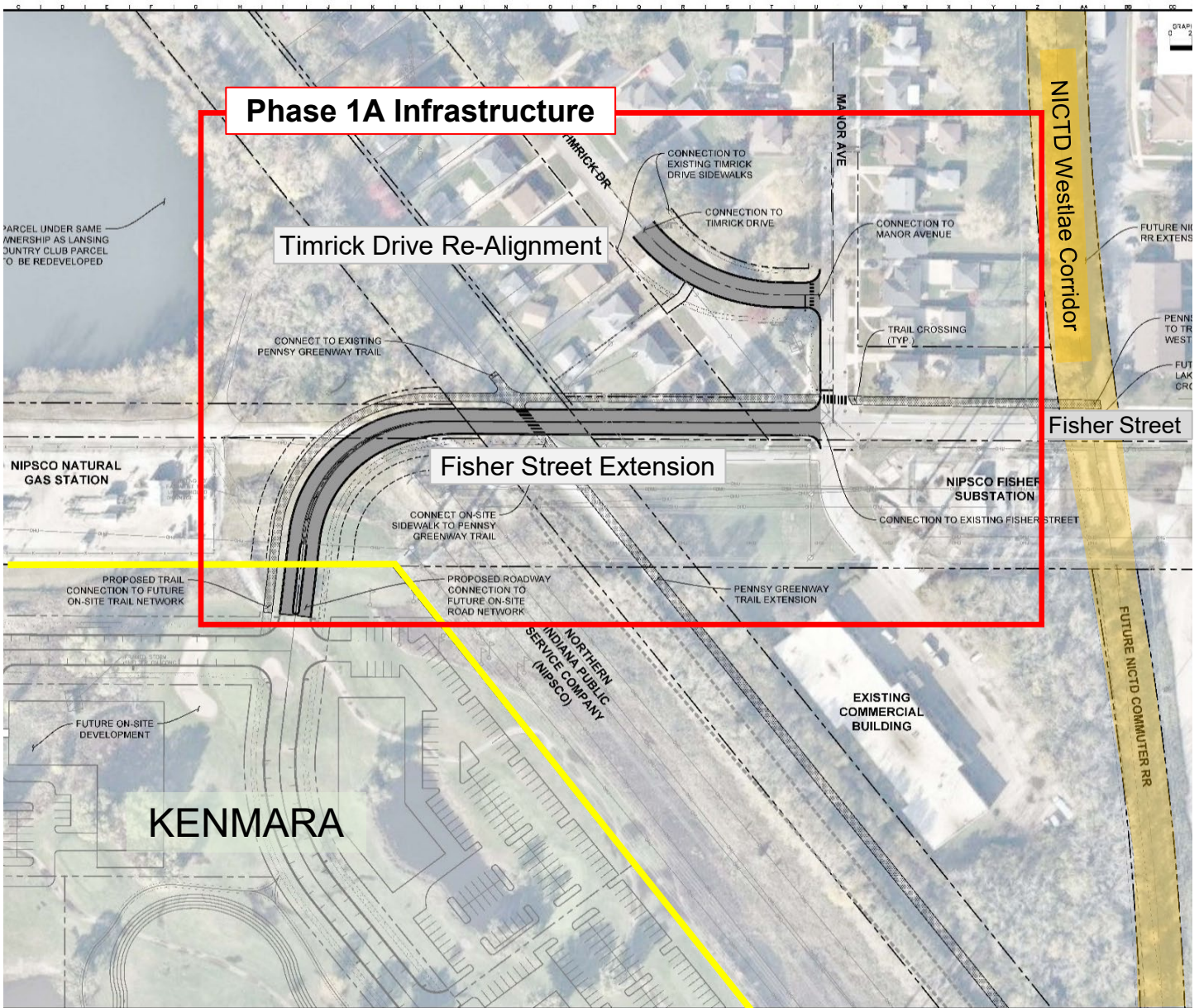
**EXHIBIT "A-2"**  
**PROJECT SITE**





**EXHIBIT "B-3"**

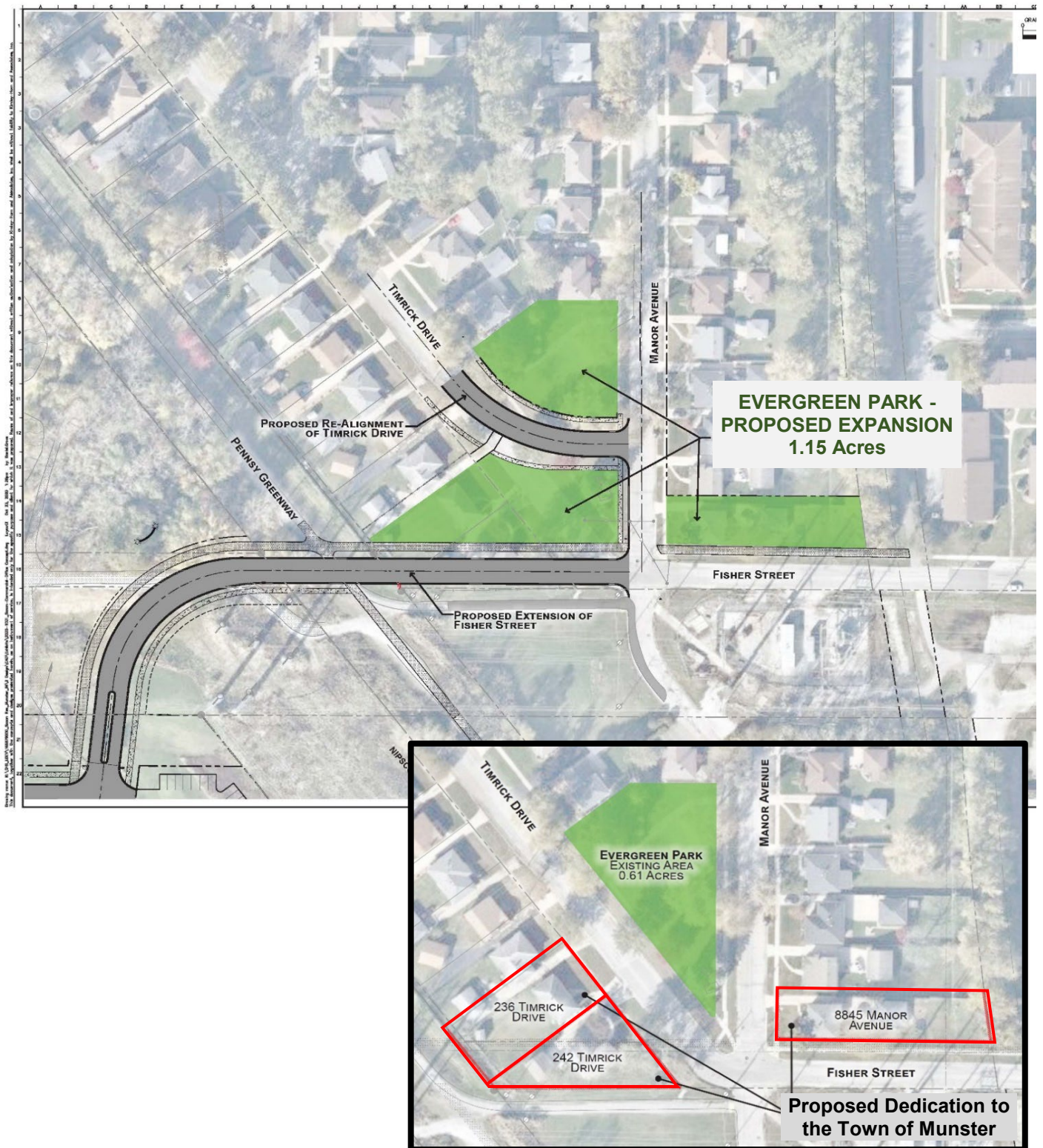
**PHASE 1A OFF-SITE INFRASTRUCTURE**





## EXHIBIT "B-4"

### PHASE 1A OFF-SITE INFRASTRUCTURE - EVERGREEN PARK



Existing Evergreen Park and Acquired Residential Land