

To: President and Members of the Munster Town Council

From: Jim Marino
Town Manager

Date: May 28, 2025

Re: Amendment to Land Conveyance Memorandum of Understanding
Zoning and Land Use Discussion

There are two items for discussion related to the proposed Kenmara development. The first item is an amendment to the MOU and the second item is discussion about land use ideas for the proposed development.

In November of 2024 the Town Council approved a memorandum of understanding (MOU) with NIPSCO and SPIN Munster, LLC (Saxon Partners) for the conveyance of land from NIPSCO to the Town of Munster for roadway improvements to extend Fisher Street. This MOU included Exhibit F that identifies pre-construction conditions that must be satisfied for NIPSCO to grant a warranty deed to the Town of Munster and work requirements that must be met during construction subsequent to the conveyance.

Saxon Partners is requesting an amendment to the MOU that modifies Exhibit F as shown in the attached redline copy of the exhibit. The modifications make technical revisions to the pre-construction and ongoing work requirements. The revisions are driven by NIPSCO regarding specialized attention to mitigation systems that run parallel to the gas lines. Execution of the amendment clears the path for NIPSCO to grant the warranty deed for land underlying the proposed extension of Fisher Street to the Town.

Gary Warfel with Saxon Partners will be present to discuss land use ideas.

Recommendation:

By motion and roll call vote, approve execution of the first amendment to the MOU between the Town of Munster, NIPSCO and SPIN Munster, LLC.

Provide direction on preferred land use options and how staff should proceed with this project.