



To: President and Members of the Munster Town Council

From: Jim Marino
Town Manager

Date: August 18, 2025

Re: Baker Tilly Engagement

Baker Tilly was previously engaged to conduct an economic impact study for the proposed Kenmara development. Since that time, the developer, Gary Warfel of Saxon Partners, applied for a change in zoning to a PUD for a certified technology park. Due to this change in use, the analysis performed by Baker Tilly needs to be updated. Baker Tilly provided the attached engagement letter to perform this analysis at a cost not to exceed \$25,000. Saxon Partners will reimburse the Town for this cost, as they did for the cost of Baker Tilly's first analysis.

Recommendation:

By motion and voice vote, approve a letter of engagement with Baker Tilly Advisory Group to perform a project evaluation and feasibility analysis in an amount not to exceed \$25,000.