

Meeting Agenda



Redevelopment Commission Regular Meeting
Monday, January 5, 2026
7:00 PM

Main Meeting Room
1005 Ridge Road, Munster, IN

- 1. Call To Order**
- 2. Roll Call**
 - A. Organization of the Redevelopment Commission — Election of President and Vice President
- 3. Public Comment**

All public comment is limited to 2 minutes per person with a total of 20 minutes allotted for the public comment section. All speakers must sign the Public Speaker Sign-in Form prior to speaking. Please keep all comments civil, constructive, and related to public policy issues. At their discretion, the commission may allow public comment to extend past 20 minutes but is not required to do so. All rules for public comment are posted outside the Main Meeting Room.
- 4. Consent Agenda**
 - A. Minutes
 - B. Voucher Register
- 5. Old Business**
- 6. New Business**
- 7. Reports & Announcements**
- 8. Adjournment**

Live Stream and Archived Meetings can be viewed at:
<https://munsterin.portal.civicclerk.com/>

Chuck Gardiner
Councilor
01/01/25 - 12/31/25

Joseph Hofferth
Councilor
01/01/25 - 12/31/25

David Nellans
Councilor
01/01/25 - 12/31/25

Jonathan Petersen
Councilor
01/01/25 - 12/31/2

George Shinkan
Councilor
01/01/25 - 12/31/25

From: Wendy Mis, Clerk-Treasurer
Copy to: James Marino, Town Manager
Date: January 5, 2026
Re: Reorganization of Redevelopment Commission

The Redevelopment Commission members have been appointed at the January 5, 2026 Town Council meeting.

Redevelopment Commission:

The Redevelopment Commission President and Vice-President terms expired December 31, 2025.

RECOMMENDED ACTION:

It is recommended to reorganize the 2026 Redevelopment Commission by opening the floor to nominations for Redevelopment Commission President to be effective January 5, 2026.

It is recommended to reorganize the 2026 Redevelopment Commission by opening the floor to nominations for Redevelopment Commission Vice-President to be effective January 5, 2026.

**TOWN OF MUNSTER
MINUTES OF A REGULAR MEETING OF THE REDEVELOPMENT COMMISSION
DECEMBER 15, 2025**

A meeting of the Munster Redevelopment Commission convened at 7:04 p.m. on Monday, December 15, 2025. Ordinance 1830 is the basis for holding electronic meetings. The announced meeting location was Munster Town Hall. Councilors, Staff, and the public had the option to participate via Zoom meeting technology.

Commissioners George Shinkan, Joseph G. Hofferth, Chuck Gardiner, David B. Nellans, and Jonathan Petersen were physically present in Town Hall. Also present were Clerk-Treasurer Wendy Mis, Town Manager Jim Marino, Controller Patricia Abbott, Director of Operations Bob Valois, Police Chief Stephen Scheckel, Fire Chief Mark Hajduk, Town Attorney Dave Westland, and School Town of Munster Representative John Castro. The news media was not represented. Commissioner Shinkan led the meeting.

PUBLIC COMMENT

All public comments are limited to two minutes with a total of twenty minutes allotted for the public comment section. All speakers must sign the Public Speaker Sign-in Form prior to speaking. Please keep all comments civil, constructive, and related to public policy issues. The Town of Munster accepts public comments submitted electronically. The public was informed, via the agenda posted at munster.org, that questions or comments about an item on the agenda were to be emailed to wmis@munster.org.

No one rose to claim the floor.

CONSENT AGENDA

APPROVAL OF MINUTES

Minutes of the regular meeting on December 1, 2025

ACCOUNTS PAYABLE VOUCHER REGISTERS

Confirmation of Voucher Register #R25-12B dated 12/11/25 totaling \$26,859.97

Approval of Voucher Register #R25-12C dated 12/15/25 totaling \$381.36

Confirmation of Voucher Register #R25-12D dated 12/12/25 totaling \$4,875.99

Commissioner Nellans moved, with a second by Commissioner Gardiner, to suspend the rules, waive the readings, and adopt the Consent Agenda as presented. Commissioners Hofferth, Nellans, Gardiner, Petersen, and Shinkan voted in favor; none voted against. Motion carried.

ADJOURNMENT

There being no further business to come before the Commission, and upon motion by Commissioner Nellans with a second by Commissioner Hofferth adjourned the meeting at 7:06 p.m.

George Shinkan, President

ATTEST:


Wendy Mis, Executive Secretary

Accounts Payable Voucher Register # R 25-11H

MONTHLY JOURNAL ENTRIES	NOVEMBER 30, 2025	\$	81,410.51
TOTAL VOUCHERS APPROVED	NOVEMBER 30, 2025	\$	81,410.51

I hereby certify that each of the above listed vouchers and the invoices or bills attached thereto, are true and correct and I have audited same in accordance with IC 5-11-10-1.6.

NOVEMBER 30, 2025


Fiscal Officer

(IC 5-11-10-2 permits the governing body to sign the Accounts Payable Voucher Register in lieu of signing each claim the governing body is allowing.)

We have examined the vouchers listed on the foregoing Accounts Payable Voucher Register, consisting of 4 pages, and except for the vouchers not allowed as shown on the Register, such vouchers are allowed in the total amount of \$ 81,410.51

Approved and confirmed by the Redevelopment Commission of the Town of Munster, Lake County Indiana, this 5th day of January, 2026 by a vote of _____ in favor and _____ opposed.

George Shinkan, President

ATTEST:

Wendy Mis, Clerk-Treasurer

FUND SUMMARY - NOVEMBER 30, 2025

FUND	DESCRIPTON	AMOUNT
3311	REDEVELOPMENT B & I	\$ 3,559.59
4445	TIF ALLOCATION FUND	\$ (240,260.52)
4446	MAPLE LEAF CROSSING TIF FUND	\$ 318,111.44
	REPORT TOTAL	\$ 81,410.51

November 2025 Journal Entries

Fund 3311	3,559.59
Fund 4445	(240,260.52)
Fund 4446	318,111.44
	<hr/>
	81,410.51
	<hr/>

12/29/2025

GL ACTIVITY BY JOURNAL REPORT FOR TOWN OF MUNSTER
From 11/01/2025 to 11/30/2025


DATE	JNL	DESCRIPTION	GL Number	REF # 2	DR	CR	TOTAL
Journal: JE - MANUAL JOURNAL ENTR							
11/30/2025	JE	TRUST INDIANA 11/30/25 INTEREST	3311-920-0400-65400000	0000008362	1,012.67		
11/30/2025	JE	TRUST INDIANA 11/30/25 INTEREST	3311-920-0400-65400000	0000008362	2,546.92		
TOTAL FOR FUND 3311 REDEVELOPMENT B & I					3,559.59	0.00	3,559.59
11/30/2025	JE	TRUST INDIANA 11/30/25 INTEREST	4445-300-0000-65400000	0000008362	7,781.48		
11/30/2025	JE	TRUST INDIANA 11/30/25 INTEREST	4445-300-0000-65400000	0000008362	56,531.68		
11/30/2025	JE	HORIZON BANK 11/30/25 INTEREST	4445-300-0000-65400000	0000008380	13,537.76		
11/26/2025	JE	MOVE MAPLE LEAF CROSSNG TO NEW FUND 44	4445-300-2823-65200000	0000008271		318,111.44	
TOTAL FOR FUND 4445 TIF ALLOCATION FUND					77,850.92	318,111.44	(240,260.52)
11/26/2025	JE	MOVE MAPLE LEAF CROSSNG TO NEW FUND 44	4446-300-0000-65200000	0000008271	318,111.44		
TOTAL FOR FUND 4446 MAPLE LEAF CROSSING TIF ALLOCATION FUND					318,111.44	0.00	318,111.44
Total JE:					1,918,516.84	319,727.39	1,598,789.45
Report Total:					1,918,516.84	319,727.39	1,598,789.45

Accounts Payable Voucher Register #R 25-12E

	12/18/25		
MUNSTER REDEVELOPMENT COMMISSION	12/18/25	\$	5,025.00
TOTAL VOUCHERS CONFIRMED	12/18/25	\$	5,025.00

I hereby certify that each of the above listed vouchers and the invoices or bills attached thereto, are true and correct and I have audited same in accordance with IC 5-11-10-1.6.

December 18, 2025


Fiscal Officer

(IC 5-11-10-2 permits the governing body to sign the Accounts Payable Voucher Register in lieu of signing each claim the governing body is allowing.)

We have examined the vouchers listed on the foregoing Accounts Payable Voucher Register, Consisting of 4 pages, and except for the vouchers not allowed as shown on the Register, such vouchers are allowed in the amount of \$ 5,025.00

Approved and confirmed by the Redevelopment Commission of the Town of Munster, Lake County Indiana, this 5th day of January, 2026 by a vote of _____ in favor and _____ opposed

George Shinkan, President

ATTEST:

Wendy Mis, Executive Secretary

FUND SUMMARY - DECEMBER 18, 2025

FUND	DESCRIPTON	AMOUNT
3311	REDEVELOPMENT B & I	\$ 625.00
3328	EDC BOND B & I	\$ 4,400.00
	REPORT TOTAL	\$ 5,025.00

INVOICE DISTRIBUTION REPORT FOR TOWN OF MUNSTER

EXP CHECK RUN DATES 18/2025 - 12/18/2025

POSTED AND UNPOSTED

OPEN AND PAID

GL Number	Invoice Line Desc	Vendor Name	Invoice Description	Amount	Check Number
Fund: 3311 REDEVELOPMENT B & I					
Department: 920-2716 2016 REFUNDING BOND					
3311-920-2716-63803000	FEES	US BANK	ADMINISTRATION FEES/REDEVELOPMENT DIS	625.00	None
Total Department 920-2716 2016 REFUNDING BOND				<u>625.00</u>	
Total Fund 3311 REDEVELOPMENT B & I				<u>625.00</u>	
Fund: 3328 EDC BOND & INTEREST FUND					
Department: 920-2813 2013 EDC BOND CVP					
3328-920-2813-63803000	FEES	US BANK	ADMINISTRATION FEES/ECONOMIC DEVELOPM	1,100.00	None
Total Department 920-2813 2013 EDC BOND CVP				<u>1,100.00</u>	
Department: 920-2893 2013 EDC BOND LOF					
3328-920-2893-63803000	FEES	US BANK	ADMINISTRATION FEES/ECONOMIC DEVELOPM	1,100.00	None
Total Department 920-2893 2013 EDC BOND LOF				<u>1,100.00</u>	
Department: 920-2896 2016 EDC CVP BOND					
3328-920-2896-63803000	FEES	US BANK	ADMINISTRATION FEES/ECONOMIC DEVELOPM	1,100.00	None
Total Department 920-2896 2016 EDC CVP BOND				<u>1,100.00</u>	
Department: 920-2897 2017 EDC CVP BOND					
3328-920-2897-63803000	FEES	US BANK	ADMISTRATION FEES/ECONOMIC DEVELOPMEN	1,100.00	None
Total Department 920-2897 2017 EDC CVP BOND				<u>1,100.00</u>	
Total Fund 3328 EDC BOND & INTEREST FUND				<u>4,400.00</u>	

INVOICE DISTRIBUTION REPORT FOR TOWN OF MUNSTER

EXP CHECK RUN DATES 12/18/2025 - 12/18/2025

POSTED AND UNPOSTED

OPEN AND PAID


GL Number	Invoice Line Desc	Vendor Name	Invoice Description	Amount	Check Number
--- TOTALS BY FUND ---					
		3311	REDEVELOPMENT B & I	625.00	
		3328	EDC BOND & INTEREST FUND	4,400.00	
		Total For All Funds:		<u>5,025.00</u>	

Accounts Payable Voucher Register #R 25-12F

	12/26/25		
MUNSTER REDEVELOPMENT COMMISSION	12/26/25	\$	4,718.21
TOTAL VOUCHERS CONFIRMED	12/26/25	\$	4,718.21

I hereby certify that each of the above listed vouchers and the invoices or bills attached thereto, are true and correct and I have audited same in accordance with IC 5-11-10-1.6.

December 26, 2025


Fiscal Officer

(IC 5-11-10-2 permits the governing body to sign the Accounts Payable Voucher Register in lieu of signing each claim the governing body is allowing.)

We have examined the vouchers listed on the foregoing Accounts Payable Voucher Register, Consisting of 3 pages, and except for the vouchers not allowed as shown on the Register, such vouchers are allowed in the amount of \$ 4,718.21

Approved and confirmed by the Redevelopment Commission of the Town of Munster, Lake County Indiana, this 5th day of January, 2026 by a vote of _____ in favor and _____ opposed

George Shinkan, President

ATTEST:

Wendy Mis, Executive Secretary

FUND SUMMARY - DECEMBER 26, 2025

FUND	DESCRIPTON	AMOUNT
4406	REDEVELOPMENT OPERATING	\$ 4,718.21
	REPORT TOTAL	\$ 4,718.21

CHECK AMOUNTS BY GENERAL LEDGER FOR TOWN OF MUNSTER
 For Payroll: 00000235 Check Date: 12/10/25 Pay Period End Date: 12/20/2025

GL Number	Amount
Fund: 4406 REDEVELOPMENT OPERATING	
Department: 105-0100 CLERK-TREASURER	
4406-105-0100-61112000	525.01
4406-105-0100-61131000	803.16
4406-105-0100-61181000	30.80
4406-105-0100-61301000	77.59
4406-105-0100-61302000	18.18
4406-105-0100-61303000	192.95
4406-105-0100-61305000	140.15
4406-105-0100-61306000	5.65
4406-105-0100-61309000	0.90
4406-105-0100-61335000	2.43
4406-105-0100-61434000	5.54
Total Fund-Dept: 4406-61434000	1,802.36
Department: 110-0100 TOWN MANAGER	
4406-110-0100-61121000	1,730.76
4406-110-0100-61181000	2.89
4406-110-0100-61301000	123.18
4406-110-0100-61302000	28.79
4406-110-0100-61306000	5.86
4406-110-0100-61333000	246.18
4406-110-0100-61434000	6.37
Total Fund-Dept: 4406-61434000	2,144.03
Department: 150-0200 INSPECTIONS/CODE ENFORCEM	
4406-150-0200-61133000	628.58
4406-150-0200-61301000	39.04
4406-150-0200-61302000	9.14
4406-150-0200-61303000	89.25
4406-150-0200-61306000	2.93
4406-150-0200-61434000	2.88
Total Fund-Dept: 4406-61434000	771.82
Total Fund 4406:	4,718.21

Accounts Payable Voucher Register #R 25-12G

	12/30/25		
MUNSTER REDEVELOPMENT COMMISSION	12/30/25	\$	50,000.00
TOTAL VOUCHERS CONFIRMED	12/30/25	\$	50,000.00

I hereby certify that each of the above listed vouchers and the invoices or bills attached thereto, are true and correct and I have audited same in accordance with IC 5-11-10-1.6.

December 30, 2025


Fiscal Officer

(IC 5-11-10-2 permits the governing body to sign the Accounts Payable Voucher Register in lieu of signing each claim the governing body is allowing.)

We have examined the vouchers listed on the foregoing Accounts Payable Voucher Register, Consisting of 4 pages, and except for the vouchers not allowed as shown on the Register, such vouchers are allowed in the amount of \$ 50,000.00

Approved and confirmed by the Redevelopment Commission of the Town of Munster, Lake County Indiana, this 5th day of January, 2026 by a vote of _____ in favor and _____ opposed

George Shinkan, President

ATTEST:

Wendy Mis, Executive Secretary

FUND SUMMARY - DECEMBER 30, 2025

FUND	DESCRIPTON	AMOUNT
4445	TIF ALLOCATION FUND	\$ 50,000.00
	REPORT TOTAL	\$ 50,000.00

INVOICE DISTRIBUTION REPORT FOR TOWN OF MUNSTER

EXP CHECK RUN DATES 12/30/2025 - 12/30/2025

POSTED AND UNPOSTED
OPEN AND PAID

GL Number	Invoice Line Desc	Vendor Name	Invoice Description	Amount	Check Number
Fund: 4445 TIF ALLOCATION FUND					
Department: 201-0100 POLICE ADMIN					
4445-201-0100-65120000	YR 2025 TIF PUBLIC SAFETY	TOWN OF MUNSTER TRANSFERS	12/25 TIF PUBLIC SAFETY TRANSFER	50,000.00	None
				Total Department 201-0100 POLICE ADMIN	50,000.00
				Total Fund 4445 TIF ALLOCATION FUND	50,000.00

INVOICE DISTRIBUTION REPORT FOR TOWN OF MUNSTER

EXP CHECK RUN DATES 12/30/2025 - 12/30/2025

POSTED AND UNPOSTED

OPEN AND PAID

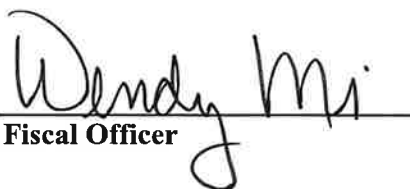
GL Number	Invoice Line Desc	Vendor Name	Invoice Description	Amount	Check Number
---	TOTALS BY FUND ---	4445	TIF ALLOCATION FUND	50,000.00	

Accounts Payable Voucher Register #R 26-1A

	01/05/26		
MUNSTER REDEVELOPMENT COMMISSION	01/05/26	\$	1,616.66
TOTAL VOUCHERS APPROVED	01/05/26	\$	1,616.66

I hereby certify that each of the above listed vouchers and the invoices or bills attached thereto, are true and correct and I have audited same in accordance with IC 5-11-10-1.6.

January 5, 2026


Fiscal Officer

(IC 5-11-10-2 permits the governing body to sign the Accounts Payable Voucher Register in lieu of signing each claim the governing body is allowing.)

We have examined the vouchers listed on the foregoing Accounts Payable Voucher Register, Consisting of 4 pages, and except for the vouchers not allowed as shown on the Register, such vouchers are allowed in the amount of \$ 1,616.66

Approved and confirmed by the Redevelopment Commission of the Town of Munster, Lake County Indiana, this 5th day of January, 2026 by a vote of _____ in favor and _____ opposed

George Shinkan, President

ATTEST:

Wendy Mis, Executive Secretary

FUND SUMMARY - JANUARY 5, 2025

FUND	DESCRIPTON	AMOUNT
4406	REDEVELOPMENT OPERATING	\$ 1,616.66
	REPORT TOTAL	\$ 1,616.66

INVOICE DISTRIBUTION REPORT FOR TOWN OF MUNSTER

EXP CHECK RUN DATES 01/05/2026 - 01/05/2026

POSTED AND UNPOSTED

OPEN AND PAID

GL Number	Invoice Line Desc	Vendor Name	Invoice Description	Amount	Check Number
Fund: 4406 REDEVELOPMENT OPERATING					
Department: 107-0700 OUTSIDE LEGAL SERVICES					
4406-107-0700-63111000	OUTSIDE LEGAL SERVICES	BARNES & THORNBURG LLP	10/25 RETAINER/GOVERNMENT RELATIONS	700.00	None
Total Department 107-0700 OUTSIDE LEGAL SERVICES				700.00	
Department: 110-0100 TOWN MANAGER					
4406-110-0100-63908000	MEMBERSHIP DUES/MEET EXP	THE NORTHWEST INDIANA FORU YR 2026	MEMBERSHIP DUES	916.66	None
Total Department 110-0100 TOWN MANAGER				916.66	
Total Fund 4406 REDEVELOPMENT OPERATING				1,616.66	

INVOICE DISTRIBUTION REPORT FOR TOWN OF MUNSTER

EXP CHECK RUN DATES 01/05/2026 - 01/05/2026

POSTED AND UNPOSTED

OPEN AND PAID

GL Number	Invoice Line Desc	Vendor Name	Invoice Description	Amount	Check Number
---	TOTALS BY FUND ---	4406	REDEVELOPMENT OPERATING	1,616.66	