

# Meeting Agenda



## Redevelopment Commission Regular Meeting

Monday, January 19, 2026

7:00 PM

Main Meeting Room  
1005 Ridge Road, Munster, IN

### 1. Call To Order

### 2. Roll Call

### 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. Redevelopment Commission minutes of January 5, 2026

B. Voucher Registers

### 5. Old Business

### 6. New Business

### 7. Reports & Announcements

A. Upcoming Meetings

- The Town Council will hold a regular meeting on Monday, February 5, 2026.

- The Redevelopment Commission will hold a regular meeting immediately following.

- Coffee with a Councilor will be held on Wednesday, January 21, 2026, at 6:00 p.m.

The meeting will include a presentation from NICTD regarding the upcoming South Shore Train.

Live Stream and Archived Meetings can be viewed at:

<https://munsterin.portal.civicclerk.com/>

Chuck Gardiner  
Vice-President  
01/01/26 - 12/31/26

Joseph Hofferth  
President  
01/01/26 - 12/31/26

David Nellans  
Councilor  
01/01/26 - 12/31/26

Jonathan Petersen  
Councilor  
01/01/26 - 12/31/26

George Shinkan  
Councilor  
01/01/26 - 12/31/26

- Joint public work study with the School Town of Munster on Monday, January 26, 2026 at 6:00 p.m at the School Town of Munster Administrative Building at 8616 Columbia Avenue in Munster. State of the School address by Dr. Hicks and State of the Town address by Mr. Marino.

## 8. Adjournment

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

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**Chuck Gardiner**  
Vice-President  
01/01/26 - 12/31/26

**Joseph Hofferth**  
President  
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**David Nellans**  
Councilor  
01/01/26 - 12/31/26

**Jonathan Petersen**  
Councilor  
01/01/26 - 12/31/26

**George Shinkan**  
Councilor  
01/01/26 - 12/31/26

**TOWN OF MUNSTER  
MINUTES OF A REGULAR MEETING OF THE REDEVELOPMENT COMMISSION  
JANUARY 5, 2026**

A meeting of the Munster Redevelopment Commission convened at 6:53 p.m. on Monday, January 5, 2026. 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, 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. Commission Chuck Gardiner was present virtually. The news media was represented.

Clerk-Treasurer Mis presided as the Commission had not yet elected officers.

**REORGANIZATION OF REDEVELOPMENT COMMISSION**

Commissioner Petersen moved, with a second by Commissioner Shinkan to nominate Commissioner Hofferth to serve as President for a term to end December 31, 2026. Commissioners Shinkan, Gardiner, Nellans, Petersen, and Hofferth voted in favor; none voted against. Motion carried.

Commissioner Shinkan moved, with a second by Commissioner Petersen, to nominate Commissioner Gardiner to serve as Vice-President for a term to end December 31, 2026. Commissioners Shinkan, Gardiner, Nellans, Petersen, and Hofferth voted in favor; none voted against. Motion carried.

Clerk-Treasurer Mis surrendered the gavel and President Hofferth presided for the remainder of 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](http://munster.org), that questions or comments about an item on the agenda were to be emailed to [wmis@munster.org](mailto:wmis@munster.org).

Ms. Nancy Harrigan, 1547 Ridge Road, asked what the Redevelopment Commission (RDC) is and what role does it serve. Controller Abbott explained that the RDC is responsible for the Town's development efforts, including development agreements, larger development projects in Munster, and the financing of those projects.

No one else rose to claim the floor.

**CONSENT AGENDA**

**APPROVAL OF MINUTES**

Minutes of the regular meeting on December 15, 2025

**ACCOUNTS PAYABLE VOUCHER REGISTERS**

Approval of Voucher Register #R25-11H dated 11/30/25 in the amount of \$81,410.51  
Confirmation of Voucher Register #R25-12E dated 12/18/25 in the amount of \$5,025.00  
Confirmation of Voucher Register #R25-12F dated 12/26/25 in the amount of \$4,718.21  
Confirmation of Voucher Register #R25-12G dated 12/30/25 in the amount of \$50,000.00  
Approval of Voucher Register #R26-1A dated 01/05/26 in the amount of \$1,616.66

Commissioner Shinkan moved, with a second by Commissioner Nellans, to suspend the rules, waive the readings, and adopt the Consent Agenda as presented. Commissioners Shinkan, Gardiner, Nellans, Petersen, and Hofferth 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 Shinkan adjourned the meeting at 6:58 p.m.

\_\_\_\_\_  
**Joseph Hofferth, President**

**ATTEST:**

\_\_\_\_\_  
**Wendy Mis, Executive Secretary**

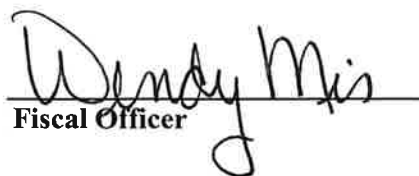
DRAFT

Accounts Payable Voucher Register #R 26-1B

	01/08/26		
MUNSTER REDEVELOPMENT COMMISSION	01/08/26	\$	1,100.00
TOTAL VOUCHERS CONFIRMED	01/08/26	\$	1,100.00

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.

January 8, 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 \$ 1,100.00

Approved and confirmed by the Redevelopment Commission of the Town of Munster, Lake County Indiana, this 19th day of January, 2026 by a vote of \_\_\_\_\_ in favor and \_\_\_\_\_ opposed

\_\_\_\_\_  
Joseph Hofferth, President

ATTEST:

\_\_\_\_\_  
Wendy Mis, Executive Secretary

**FUND SUMMARY - JANUARY 8, 2026**

<b>FUND</b>	<b>DESCRIPTON</b>	<b>AMOUNT</b>
3328	EDC B & I	\$ 1,100.00
	<b>REPORT TOTAL</b>	<b>\$ 1,100.00</b>

INVOICE DISTRIBUTION REPORT FOR TOWN OF MUNSTER

EXP CHECK RUN DATES 01/08/2026 - 01/08/2026

POSTED AND UNPOSTED

OPEN AND PAID

GL Number	Invoice Line Desc	Vendor Name	Invoice Description	Amount	Check Number
Fund: 3328 EDC BOND & INTEREST FUND					
Department: 920-2890 2020 EDC REFUND BOND MS					
3328-920-2890-63803000	FEEES	US BANK	ADMINISTRATION FEES/2020 EDC BOND - S	1,100.00	None
Total Department 920-2890 2020 EDC REFUND BOND MS				<u>1,100.00</u>	
Total Fund 3328 EDC BOND & INTEREST FUND				<u>1,100.00</u>	

INVOICE DISTRIBUTION REPORT FOR TOWN OF MUNSTER

EXP CHECK RUN DATES 01/08/2026 - 01/08/2026

POSTED AND UNPOSTED

OPEN AND PAID

GL Number	Invoice Line Desc	Vendor Name	Invoice Description	Amount	Check Number
---	TOTALS BY FUND ---				
		3328	EDC BOND & INTEREST FUND	1,100.00	

Accounts Payable Voucher Register #R 26-1C

	01/09/26		
MUNSTER REDEVELOPMENT COMMISSION	01/09/26	\$	4,924.76
TOTAL VOUCHERS CONFIRMED	01/09/26	\$	4,924.76

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 9, 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 3 pages, and except for the vouchers not allowed as shown on the Register, such vouchers are allowed in the amount of \$ 4,924.76

Approved and confirmed by the Redevelopment Commission of the Town of Munster, Lake County Indiana, this 19th day of January, 2026 by a vote of \_\_\_\_\_ in favor and \_\_\_\_\_ opposed

\_\_\_\_\_  
Joseph Hofferth, President

ATTEST:

\_\_\_\_\_  
Wendy Mis, Executive Secretary

**FUND SUMMARY - JANUARY 9, 2026**

<b>FUND</b>	<b>DESCRIPTON</b>	<b>AMOUNT</b>
4406	REDEVELOPMENT OPERATING	\$ 4,924.76
	<b>REPORT TOTAL</b>	<b>\$ 4,924.76</b>

CHECK AMOUNTS BY GENERAL LEDGER FOR TOWN OF MUNSTER  
 For Payroll: 00000237 Check Date: 01/09/2026 Pay Period End Date: 01/03/2026


GL Number	Amount
<b>Fund: 4406 REDEVELOPMENT OPERATING</b>	
<b>Department: 105-0100 CLERK-TREASURER</b>	
4406-105-0100-61112000	526.91
4406-105-0100-61131000	963.32
4406-105-0100-61181000	30.78
4406-105-0100-61301000	87.54
4406-105-0100-61302000	20.51
4406-105-0100-61303000	215.95
4406-105-0100-61305000	144.35
4406-105-0100-61306000	5.63
4406-105-0100-61309000	0.88
4406-105-0100-61335000	2.59
4406-105-0100-61434000	5.54
<b>Total Fund-Dept: 4406-61434000</b>	<b>2,004.00</b>
<b>Department: 110-0100 TOWN MANAGER</b>	
4406-110-0100-61121000	1,730.77
4406-110-0100-61181000	2.89
4406-110-0100-61301000	122.94
4406-110-0100-61302000	28.74
4406-110-0100-61306000	5.87
4406-110-0100-61309000	1.29
4406-110-0100-61333000	246.18
4406-110-0100-61335000	3.90
4406-110-0100-61434000	6.37
<b>Total Fund-Dept: 4406-61434000</b>	<b>2,148.95</b>
<b>Department: 150-0200 INSPECTIONS/CODE ENFORCEM</b>	
4406-150-0200-61133000	628.59
4406-150-0200-61301000	39.04
4406-150-0200-61302000	9.13
4406-150-0200-61303000	89.25
4406-150-0200-61306000	2.93
4406-150-0200-61434000	2.87
<b>Total Fund-Dept: 4406-61434000</b>	<b>771.81</b>
<b>Total Fund 4406:</b>	<b>4,924.76</b>

Accounts Payable Voucher Register #R 26-1D

	01/15/26		
MUNSTER REDEVELOPMENT COMMISSION	01/15/26	\$	84,357.50
TOTAL VOUCHERS CONFIRMED	01/15/26	\$	84,357.50

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 15, 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 \$ 84,357.50

Approved and confirmed by the Redevelopment Commission of the Town of Munster, Lake County Indiana, this 19th day of January, 2026 by a vote of \_\_\_\_\_ in favor and \_\_\_\_\_ opposed

\_\_\_\_\_  
Joseph Hofferth, President

ATTEST:

\_\_\_\_\_  
Wendy Mis, Executive Secretary

**FUND SUMMARY - JANUARY 15, 2026**

<b>FUND</b>	<b>DESCRIPTON</b>	<b>AMOUNT</b>
4445	TIF ALLOCATION FUND	\$ 84,357.50
	<b>REPORT TOTAL</b>	<b>\$ 84,357.50</b>

**INVOICE DISTRIBUTION REPORT FOR TOWN OF MUNSTER**

EXP CHECK RUN DATES 01/15/2026 - 01/15/2026

POSTED AND UNPOSTED

OPEN AND PAID

GL Number	Invoice Line Desc	Vendor Name	Invoice Description	Amount	Check Number
<b>Fund: 4445 TIF ALLOCATION FUND</b>					
<b>Department: 201-0100 POLICE ADMIN</b>					
4445-201-0100-64775000	EQUIPMENT INSTALLS ON NEW	CHICAGO COMMUNICATIONS LLC	EQUIPMENT INSTALLS ON NEW SQUADS	22,831.75	None
4445-201-0100-64775000	EQUIPMENT INSTALLS ON NEW	CHICAGO COMMUNICATIONS LLC	EQUIPMENT INSTALLS ON NEW SQUADS	22,831.75	None
4445-201-0100-64775000	EQUIPMENT INSTALLS ON NEW	CHICAGO COMMUNICATIONS LLC	EQUIPMENT INSTALLS ON NEW SQUADS	22,552.00	None
Total Department 201-0100 POLICE ADMIN				<u>68,215.50</u>	
<b>Department: 915-0100 ROAD IMPROVEMENTS</b>					
4445-915-0100-63105RRR	MUNSTER RIDGE ROAD COMPLET	INFRASTRUCTURE ENGINEERING PROJECT	22-4695-00/MUNSTER RIDGE ROAD	16,142.00	None
Total Department 915-0100 ROAD IMPROVEMENTS				<u>16,142.00</u>	
Total Fund 4445 TIF ALLOCATION FUND				<u>84,357.50</u>	

INVOICE DISTRIBUTION REPORT FOR TOWN OF MUNSTER

EXP CHECK RUN DATES 01/15/2026 - 01/15/2026

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	84,357.50	

Accounts Payable Voucher Register #R 26-1E

	01/15/26		
MUNSTER REDEVELOPMENT COMMISSION	01/15/26	\$	2,500.00
TOTAL VOUCHERS CONFIRMED	01/15/26	\$	2,500.00

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.

January 15, 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 \$ 2,500.00

Approved and confirmed by the Redevelopment Commission of the Town of Munster, Lake County Indiana, this 19th day of January, 2026 by a vote of \_\_\_\_\_ in favor and \_\_\_\_\_ opposed

\_\_\_\_\_  
Joseph Hofferth, President

ATTEST:

\_\_\_\_\_  
Wendy Mis, Executive Secretary

**FUND SUMMARY - JANUARY 15, 2026**

<b>FUND</b>	<b>DESCRIPTON</b>	<b>AMOUNT</b>
4406	REDEVELOPMENT OPERATING	\$ 2,500.00
	<b>REPORT TOTAL</b>	<b>\$ 2,500.00</b>

INVOICE DISTRIBUTION REPORT FOR TOWN OF MUNSTER

EXP CHECK RUN DATES 01/15/2026 - 01/15/2026

POSTED AND UNPOSTED

OPEN AND PAID

GL Number	Invoice Line Desc	Vendor Name	Invoice Description	Amount	Check Number
Fund: 4406 REDEVELOPMENT OPERATING					
Department: 110-0100 TOWN MANAGER					
4406-110-0100-63105000	RECRUITMENT SERVICES	COOPERATIVE PERSONNEL SERV	RECRUITMENT SERVICES-ASSISTANT TOWN M	2,500.00	None
				<u>Total Department 110-0100 TOWN MANAGER</u>	<u>2,500.00</u>
				<u>Total Fund 4406 REDEVELOPMENT OPERATING</u>	<u>2,500.00</u>

INVOICE DISTRIBUTION REPORT FOR TOWN OF MUNSTER

EXP CHECK RUN DATES 01/15/2026 - 01/15/2026

POSTED AND UNPOSTED

OPEN AND PAID

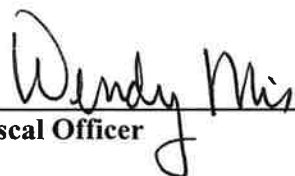
GL Number	Invoice Line Desc	Vendor Name	Invoice Description	Amount	Check Number
---	TOTALS BY FUND ---	4406	REDEVELOPMENT OPERATING	2,500.00	

Accounts Payable Voucher Register #R 26-1F

	01/19/26		
MUNSTER REDEVELOPMENT COMMISSION	01/19/26	\$	9,094.75
TOTAL VOUCHERS APPROVED	01/19/26	\$	9,094.75

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 19, 2026

  
Fiscal Officer

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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 \$ 9,094.75

Approved and confirmed by the Redevelopment Commission of the Town of Munster, Lake County Indiana, this 19th day of January, 2026 by a vote of \_\_\_\_\_ in favor and \_\_\_\_\_ opposed

\_\_\_\_\_  
Joseph Hofferth, President

ATTEST:

\_\_\_\_\_  
Wendy Mis, Executive Secretary

**FUND SUMMARY - JANUARY 19, 2026**

<b>FUND</b>	<b>DESCRIPTON</b>	<b>AMOUNT</b>
4406	REDEVELOPMENT OPERATING	\$ 9,094.75
	<b>REPORT TOTAL</b>	<b>\$ 9,094.75</b>

INVOICE DISTRIBUTION REPORT FOR TOWN OF MUNSTER

EXP CHECK RUN DATES 01/19/2026 - 01/19/2026

POSTED AND UNPOSTED

OPEN AND PAID

GL Number	Invoice Line Desc	Vendor Name	Invoice Description	Amount	Check Number
Fund: 4406 REDEVELOPMENT OPERATING					
Department: 160-0100 REDEVELOPMENT OPERATING					
4406-160-0100-63105000	OTHER PROFESSIONAL SERV.	DLZ INDIANA LLC	ASBESTOS INSPECTION/439 RIDGE	3,500.00	None
4406-160-0100-63105000	OTHER PROFESSIONAL SERV.	GREATER ILLINOIS TITLE COM	TITLE SEARCH FOR 439 RIDGE RD	1,644.75	None
4406-160-0100-63105000	LAND TITLE SURVEY	TORRENGA SURVEYING LLC	LAND TITLE SURVEY	3,950.00	None
Total Department 160-0100 REDEVELOPMENT OPERATING				<u>9,094.75</u>	
Total Fund 4406 REDEVELOPMENT OPERATING				<u>9,094.75</u>	

INVOICE DISTRIBUTION REPORT FOR TOWN OF MUNSTER

EXP CHECK RUN DATES 01/19/2026 - 01/19/2026

POSTED AND UNPOSTED

OPEN AND PAID

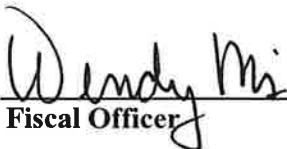
GL Number	Invoice Line Desc	Vendor Name	Invoice Description	Amount	Check Number
---	TOTALS BY FUND ---	4406	REDEVELOPMENT OPERATING	9,094.75	

Accounts Payable Voucher Register #R 26-1G

	01/19/26		
MUNSTER REDEVELOPMENT COMMISSION	01/19/26	\$	21,538.02
TOTAL VOUCHERS APPROVED	01/19/26	\$	21,538.02

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 19, 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 \$ 21,538.02

Approved and confirmed by the Redevelopment Commission of the Town of Munster, Lake County Indiana, this 19th day of January, 2026 by a vote of \_\_\_\_\_ in favor and \_\_\_\_\_ opposed

\_\_\_\_\_  
Joseph Hofferth, President

ATTEST:

\_\_\_\_\_  
Wendy Mis, Executive Secretary

**FUND SUMMARY - JANUARY 19, 2026**

<b>FUND</b>	<b>DESCRIPTON</b>	<b>AMOUNT</b>
4445	TIF ALLOCATION FUND	\$ 21,538.02

**REPORT TOTAL** \$ **21,538.02**

INVOICE DISTRIBUTION REPORT FOR TOWN OF MUNSTER

EXP CHECK RUN DATES 01/19/2026 - 01/19/2026

POSTED AND UNPOSTED

OPEN AND PAID

GL Number	Invoice Line Desc	Vendor Name	Invoice Description	Amount	Check Number
Fund: 4445 TIF ALLOCATION FUND					
Department: 915-0100 ROAD IMPROVEMENTS					
4445-915-0100-64490WLE	QUIET ZONE ONLY	SEH OF INDIANA LLC	PROJECT 183529 GENERAL ENGINEERING SE	21,538.02	None
			Total Department 915-0100 ROAD IMPROVEMENTS	<u>21,538.02</u>	
			Total Fund 4445 TIF ALLOCATION FUND	<u>21,538.02</u>	

INVOICE DISTRIBUTION REPORT FOR TOWN OF MUNSTER

EXP CHECK RUN DATES 01/19/2026 - 01/19/2026

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	21,538.02	