

# Meeting Agenda

---



**Redevelopment Commission Regular Meeting**  
**Monday, March 2, 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. Annual Report to the Redevelopment Commission

B. Minutes February 16, 2026

C. Accounts Payable Voucher Registers

**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**  
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

*Town of Munster Redevelopment Commission*

**To:** President and Members of the Munster Redevelopment Commission

**From:** Wendy Mis, IAMC, CMC, CMO Treasurer

**Copy to:** Patricia Abbott, Controller

**Date:** March 2, 2026

**Re:** Annual Report to the Redevelopment Commission

---

IC 36-7-14-8(b), requires the fiscal officer of a redevelopment commission to present an annual report to the commission before April 1 each year. Accordingly, the following is a summary of cash positions, receipts, disbursements, and investments of the various funds of the Munster Redevelopment Commission for the year ended December 31, 2025.

Fund	Fund Title	Cash Balance 1/1/2025	Receipts	Disbursements	Cash Balance 12/31/2025	Investments	Cash and Investments 12/31/2025
<b>Debt Service Funds:</b>							
3311	Redev. Bond-B&I	21,350.34	697,292.80	703,435.15	15,207.99	378,884.88	394,092.87
3328	EDC Bonds-B&I	342,068.10	3,723,519.41	3,627,949.95	437,637.56	-	437,637.56
3330	Redev. Reserve	-	-	-	-	600,000.00	600,000.00
3331	EDC Bond Reserve	2,377,378.88	83,677.25	88,963.32	2,372,092.81	-	2,372,092.81
<b>Capital Project Funds:</b>							
4406	Redev. Operating	151,686.04	200,661.30	148,929.92	203,417.42	-	203,417.42
4445	TIF Allocation	104,826.92	16,364,304.09	12,594,320.73	3,874,810.28	24,316,150.68	28,190,960.96
4446	TIF Allocation: MLC	-	577,180.34	318,111.44	259,068.90	-	259,068.90
4681	EDC Bond Proceeds	121,732.67	1.79	-	121,734.46	-	121,734.46

**RECOMMENDED ACTION:**

No motions are required. The President of the Munster Redevelopment Commission should “order the report accepted and placed on file.”



**To:** Redevelopment Commission  
**From:** Wendy Mis, Clerk-Treasurer  
**Meeting Date:** March 2, 2026  
**Subject:** Minutes February 16, 2026

---

**Summary**

The minutes of the February 16, 2026, Redevelopment Commission meeting are attached for approval.

**Financial Impact**

**Funding Source:** N/A

**Budgeted Amount:**

**Cost:**

**Recommended Council Action**

As part of the consent agenda, approve the minutes of the February 16, 2026 Redevelopment Commission meeting.

**Attachments:**

1. Redevelopment Commission Meeting Minutes 02-16-2026

**TOWN OF MUNSTER  
MINUTES OF A REGULAR MEETING OF THE REDEVELOPMENT COMMISSION  
FEBRUARY 16, 2026**

A meeting of the Munster Redevelopment Commission convened at 6:54 p.m. on Monday, February 16, 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, 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, Assistant Town Manager Dan Reyes, Director of Operations Bob Valois, Deputy Fire Chief Dave Strbjak, Deputy Police Chief Daymon Johnston, Town Attorney Dave Westland, and School Town of Munster Representative John Castro. The news media was not represented. President Hofferth 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](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).

No one rose to claim the floor.

**CONSENT AGENDA**

**APPROVAL OF MINUTES**

Minutes of the regular meeting on February 2, 2026

**ACCOUNTS PAYABLE VOUCHER REGISTERS**

Confirmation of Voucher Register #R26-2D dated 02/06/2026 in the amount of \$4,812.61  
Confirmation of Voucher Register #R26-2E dated 02/12/2026 in the amount of \$32,759.01

Commissioner Nellans moved, with a second by Commissioner Shinkan, 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 Gardiner adjourned the meeting at 6:57 p.m.

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

**ATTEST:**

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



**To:** Redevelopment Commission  
**From:** Patricia Abbott, Controller  
**Meeting Date:** March 2, 2026  
**Subject:** Accounts Payable Voucher Registers

---

### Summary

### Financial Impact

**Funding Source:**  
**Budgeted Amount:**  
**Cost:**

### Recommended Council Action

### Attachments:

1. Voucher Register #R26-2F dated 02/19/2026 in the amount of \$35,878.56
2. Voucher Register #R26-2G dated 02/26/2026 in the amount of \$50,000.00
3. Voucher Register #R26-2H dated 02/20/2026 in the amount of \$5,540.07
4. Voucher Register #R26-3A dated 03/02/2026 in the amount of \$3,721.87

Accounts Payable Voucher Register #R 26-2F

	02/19/26		
MUNSTER REDEVELOPMENT COMMISSION	02/19/26	\$	35,878.56
TOTAL VOUCHERS CONFIRMED	02/19/26	\$	35,878.56

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.

February 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 \$ 35,878.56

Approved and confirmed by the Redevelopment Commission of the Town of Munster, Lake County Indiana, this 2nd day of March, 2026 by a vote of \_\_\_\_\_ in favor and \_\_\_\_\_ opposed

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

ATTEST:

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

**FUND SUMMARY - FEBRUARY 19, 2026**

<b>FUND</b>	<b>DESCRIPTON</b>	<b>AMOUNT</b>
4445	TIF ALLOCATION FUND	\$ 35,878.56
	<b>REPORT TOTAL</b>	<b>\$ 35,878.56</b>

**INVOICE DISTRIBUTION REPORT FOR TOWN OF MUNSTER**

EXP CHECK RUN DATES 02/19/2026 - 02/19/2026

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	19,733.00	None
				<u>Total Department 201-0100 POLICE ADMIN</u>	<u>19,733.00</u>
<b>Department: 915-0100 ROAD IMPROVEMENTS</b>					
4445-915-0100-63105RRR	MUNSTER RIDGE ROAD COMPLET	INFRASTRUCTURE ENGINEERING PROJ	22-4695-00 MUNSTER RIDGE ROAD CO	16,145.56	None
				<u>Total Department 915-0100 ROAD IMPROVEMENTS</u>	<u>16,145.56</u>
				<u>Total Fund 4445 TIF ALLOCATION FUND</u>	<u>35,878.56</u>

INVOICE DISTRIBUTION REPORT FOR TOWN OF MUNSTER

EXP CHECK RUN DATES 02/19/2026 - 02/19/2026

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	35,878.56	

Accounts Payable Voucher Register #R 26-2G

	02/26/26		
MUNSTER REDEVELOPMENT COMMISSION	02/26/26	\$	50,000.00
TOTAL VOUCHERS CONFIRMED	02/26/26	\$	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.

February 26, 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 \$ 50,000.00

Approved and confirmed by the Redevelopment Commission of the Town of Munster, Lake County Indiana, this 2nd day of March, 2026 by a vote of \_\_\_\_\_ in favor and \_\_\_\_\_ opposed

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

ATTEST:

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



INVOICE DISTRIBUTION REPORT FOR TOWN OF MUNSTER

EXP CHECK RUN DATES 02/26/2026 - 02/26/2026

POSTED AND UNPOSTED

OPEN AND PAID

GL Number	Invoice Line Desc	Vendor Name	Invoice Description	Amount	Check Number
Fund: 4445 TIF ALLOCATION FUND					
Department: 201-0100 POLICE ADMIN					
4445-201-0100-63920000	YR 2026 TIF PUBLIC SAFETY	TOWN OF MUNSTER TRANSFERS	2/26 TIF PUBLIC SAFETY TRANSFER	50,000.00	None
				<u>Total Department 201-0100 POLICE ADMIN</u>	<u>50,000.00</u>
				<u>Total Fund 4445 TIF ALLOCATION FUND</u>	<u>50,000.00</u>

INVOICE DISTRIBUTION REPORT FOR TOWN OF MUNSTER

EXP CHECK RUN DATES 02/26/2026 - 02/26/2026

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	50,000.00	

Accounts Payable Voucher Register #R 26-2H

	02/20/26		
MUNSTER REDEVELOPMENT COMMISSION	02/20/26	\$	5,540.07
TOTAL VOUCHERS CONFIRMED	02/20/26	\$	5,540.07

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.

February 20, 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 \$ 5,540.07

Approved and confirmed by the Redevelopment Commission of the Town of Munster, Lake County Indiana, this 2nd day of March, 2026 by a vote of \_\_\_\_\_ in favor and \_\_\_\_\_ opposed

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

ATTEST:

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

**FUND SUMMARY - FEBRUARY 20, 2026**

<b>FUND</b>	<b>DESCRIPTON</b>	<b>AMOUNT</b>
4406	REDEVELOPMENT OPERATING	\$ 5,540.07
	<b>REPORT TOTAL</b>	<b>\$ 5,540.07</b>

## CHECK AMOUNTS BY GENERAL LEDGER FOR TOWN OF MUNSTER

For Payroll: 00000243 Check Date: 02/20/ 5 Pay Period End Date: 02/14/2026

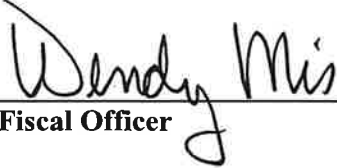
PL Number	Amount
<b>Fund: 4406 REDEVELOPMENT OPERATING</b>	
<b>Department: 105-0100 CLERK-TREASURER</b>	
4406-105-0100-61112000	535.24
4406-105-0100-61113000	818.35
4406-105-0100-611181000	30.78
4406-105-0100-61301000	79.08
4406-105-0100-61302000	18.52
4406-105-0100-61303000	196.56
4406-105-0100-61305000	144.34
4406-105-0100-61306000	5.67
4406-105-0100-61309000	0.89
4406-105-0100-61335000	2.61
4406-105-0100-61434000	5.56
<b>Total Fund-Dept: 4406-61434000</b>	<b>1,837.60</b>
<b>Department: 110-0100 TOWN MANAGER</b>	
4406-110-0100-61121000	1,765.37
4406-110-0100-61131000	484.62
4406-110-0100-61181000	5.77
4406-110-0100-61301000	154.87
4406-110-0100-61302000	36.22
4406-110-0100-61303000	69.23
4406-110-0100-61305000	114.83
4406-110-0100-61306000	11.75
4406-110-0100-61309000	1.93
4406-110-0100-61333000	251.10
4406-110-0100-61335000	7.79
4406-110-0100-61434000	11.94
<b>Total Fund-Dept: 4406-61434000</b>	<b>2,915.42</b>
<b>Department: 150-0200 INSPECTIONS/CODE ENFORCEM</b>	
4406-150-0200-61133000	641.03
4406-150-0200-61301000	39.82
4406-150-0200-61302000	9.31
4406-150-0200-61303000	91.03
4406-150-0200-61306000	2.93
4406-150-0200-61434000	2.93
<b>Total Fund-Dept: 4406-61434000</b>	<b>787.05</b>
<b>Total Fund 4406:</b>	<b>5,540.07</b>

Accounts Payable Voucher Register #R 26-3A

	03/02/26		
MUNSTER REDEVELOPMENT COMMISSION	03/02/26	\$	3,721.87
TOTAL VOUCHERS CONFIRMED	03/02/26	\$	3,721.87

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.

March 2, 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 \$ 3,721.87

Approved and confirmed by the Redevelopment Commission of the Town of Munster, Lake County Indiana, this 2nd day of March, 2026 by a vote of \_\_\_\_\_ in favor and \_\_\_\_\_ opposed

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

ATTEST:

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

**FUND SUMMARY - MARCH 2, 2026**

<b>FUND</b>	<b>DESCRIPTON</b>	<b>AMOUNT</b>
4445	TIF ALLOCATION FUND	\$ 3,721.87
	<b>REPORT TOTAL</b>	<b>\$ 3,721.87</b>

INVOICE DISTRIBUTION REPORT FOR TOWN OF MUNSTER

EXP CHECK RUN DATES 03/02/2026 - 03/02/2026

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	3,721.87	None
			Total Department 915-0100 ROAD IMPROVEMENTS	<u>3,721.87</u>	
			Total Fund 4445 TIF ALLOCATION FUND	<u>3,721.87</u>	

INVOICE DISTRIBUTION REPORT FOR TOWN OF MUNSTER

EXP CHECK RUN DATES 03/02/2026 - 03/02/2026  
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	3,721.87	