

Meeting Agenda



Redevelopment Commission Regular Meeting

Monday, March 16, 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. Minutes March 2, 2026

B. Voucher Registers

5. Old Business

6. New Business

7. Reports & Announcements

Upcoming meetings: The Town Council will hold a regular meeting on Monday, April 6, 2026. The Redevelopment Commission will hold a regular meeting immediately following. Unless stated otherwise, all meetings of the Town Council begin at 6:30 p.m. at Munster Town Hall.

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



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

Summary

The minutes of the March 2, 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 March 2, 2026, Redevelopment Commission meeting.

Attachments:

1. MRC 03-02-2026

**TOWN OF MUNSTER
MINUTES OF A REGULAR MEETING OF THE REDEVELOPMENT COMMISSION
MARCH 2, 2026**

A meeting of the Munster Redevelopment Commission convened at 7:09 p.m. on Monday, March 2, 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, Fire Chief Mark Hajduk, Police Chief Stephen Scheckel, 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, 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

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 | | | Cash | | Cash and Investments 12/31/2025 |
|-------------------------------|---------------------|---------------------|---------------|---------------|-----------------------|---------------|------------------------------------|
| | | Balance 1/1/2025 | Receipts | Disbursements | Balance 12/31/2025 | Investments | |
| Debt Service Funds: | | | | | | | |
| 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 |
| Capital Project Funds: | | | | | | | |
| 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 |

APPROVAL OF MINUTES

Minutes of the regular meeting on February 16, 2026

ACCOUNTS PAYABLE VOUCHER REGISTERS

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

Voucher Register #R26-3A dated 03/02/2026 in the amount of \$3,721.87

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 Shinkan adjourned the meeting at 7:11 p.m.

Joseph Hofferth, President

ATTEST:

Wendy Mis, Executive Secretary

DRAFT



To: Redevelopment Commission
From: Patricia Abbott, Controller
Meeting Date: March 16, 2026
Subject: Voucher Registers

Summary

Approval and confirmation of invoices

Financial Impact

Funding Source: Refer to Individual Voucher Registers

Budgeted Amount: Refer to Individual Voucher Registers

Cost: Refer to Individual Voucher Registers

Recommended Council Action

As part of the Consent Agenda, approve and confirm the voucher registers as presented.

Attachments:


1. Confirmation of Voucher Register #R26-3B dated 03/05/2026 in the amount of \$210,238.25
2. Confirmation of Voucher Register #R26-3C dated 03/06/2026 in the amount of \$6,444.27
3. Confirmation of Voucher Register #R26-3D dated 03/05/2026 in the amount of \$32,694.00

Accounts Payable Voucher Register #R 26-3B

| | | | |
|----------------------------------|----------|----|------------|
| | 03/05/26 | | |
| MUNSTER REDEVELOPMENT COMMISSION | 03/05/26 | \$ | 210,238.25 |
| TOTAL VOUCHERS CONFIRMED | 03/05/26 | \$ | 210,238.25 |

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 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 \$ 210,238.25

Approved and confirmed by the Redevelopment Commission of the Town of Munster, Lake County Indiana, this 16th day of March, 2026 by a vote of _____ in favor and _____ opposed

Joseph Hofferth, President

ATTEST:

Wendy Mis, Executive Secretary

FUND SUMMARY - MARCH 5, 2026

| FUND | DESCRIPTON | AMOUNT |
|-------------|---------------------|----------------------|
| 4445 | TIF ALLOCATION FUND | \$ 210,238.25 |
| | REPORT TOTAL | \$ 210,238.25 |

INVOICE DISTRIBUTION REPORT FOR TOWN OF MUNSTER

EXP CHECK RUN DATES 03/05/2026 - 03/05/2026

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 | | | | | |
| 4445-201-0100-64775000 | 4 SUV'S & 1 PICK-UP TRUCK | BLOOMINGTON FORD INC | 1-2026 FORD POLICE RESPONDER/4-2026 F | 210,238.25 | None |
| | | | Total Department 201-0100 POLICE ADMIN | <u>210,238.25</u> | |
| | | | Total Fund 4445 TIF ALLOCATION FUND | <u>210,238.25</u> | |

INVOICE DISTRIBUTION REPORT FOR TOWN OF MUNSTER

EXP CHECK RUN DATES 03/05/2026 - 03/05/2026

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 | 210,238.25 | |

Accounts Payable Voucher Register #R 26-3C

| | | | |
|----------------------------------|----------|----|----------|
| | 03/06/26 | | |
| MUNSTER REDEVELOPMENT COMMISSION | 03/06/26 | \$ | 6,444.27 |
| TOTAL VOUCHERS CONFIRMED | 03/06/26 | \$ | 6,444.27 |

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 6, 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 \$ 6,444.27

Approved and confirmed by the Redevelopment Commission of the Town of Munster, Lake County Indiana, this 16th day of March, 2026 by a vote of _____ in favor and _____ opposed

Joseph Hofferth, President

ATTEST:

Wendy Mis, Executive Secretary

FUND SUMMARY - MARCH 6, 2026

| FUND | DESCRIPTON | AMOUNT |
|-------------|-------------------------|--------------------|
| 4406 | REDEVELOPMENT OPERATING | \$ 6,444.27 |
| | REPORT TOTAL | \$ 6,444.27 |

| GL Number | Amount |
|---|-----------------|
| Fund: 4406 REDEVELOPMENT OPERATING | |
| Department: 105-0100 CLERK-TREASURER | |
| 4406-105-0100-61112000 | 535.24 |
| 4406-105-0100-61131000 | 818.33 |
| 4406-105-0100-61181000 | 30.78 |
| 4406-105-0100-61301000 | 79.08 |
| 4406-105-0100-61302000 | 18.53 |
| 4406-105-0100-61303000 | 196.55 |
| 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 |
| Total Fund-Dept: 4406-61434000 | 1,837.58 |
| Department: 110-0100 TOWN MANAGER | |
| 4406-110-0100-61121000 | 1,765.35 |
| 4406-110-0100-61131000 | 1,211.55 |
| 4406-110-0100-61181000 | 5.76 |
| 4406-110-0100-61301000 | 214.93 |
| 4406-110-0100-61302000 | 50.26 |
| 4406-110-0100-61303000 | (69.23) |
| 4406-110-0100-61305000 | 114.83 |
| 4406-110-0100-61306000 | 11.75 |
| 4406-110-0100-61309000 | 1.92 |
| 4406-110-0100-61333000 | 492.76 |
| 4406-110-0100-61335000 | 7.78 |
| 4406-110-0100-61434000 | 11.95 |
| Total Fund-Dept: 4406-61434000 | 3,819.61 |
| Department: 150-0200 INSPECTIONS/CODE ENFORCEM | |
| 4406-150-0200-61133000 | 641.05 |
| 4406-150-0200-61301000 | 39.82 |
| 4406-150-0200-61302000 | 9.31 |
| 4406-150-0200-61303000 | 91.03 |
| 4406-150-0200-61306000 | 2.94 |
| 4406-150-0200-61434000 | 2.93 |
| Total Fund-Dept: 4406-61434000 | 787.08 |
| Total Fund 4406: | 6,444.27 |

Accounts Payable Voucher Register #R 26-3D

| | | | |
|----------------------------------|----------|----|-----------|
| | 03/16/26 | | |
| MUNSTER REDEVELOPMENT COMMISSION | 03/16/26 | \$ | 32,694.00 |
| TOTAL VOUCHERS CONFIRMED | 03/16/26 | \$ | 32,694.00 |

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.

March 16, 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 \$ 32,694.00

Approved and confirmed by the Redevelopment Commission of the Town of Munster, Lake County Indiana, this 16th day of March, 2026 by a vote of _____ in favor and _____ opposed

Joseph Hofferth, President

ATTEST:

Wendy Mis, Executive Secretary

FUND SUMMARY - MARCH 16, 2026

| FUND | DESCRIPTON | AMOUNT |
|-------------|---------------------|---------------------|
| 4445 | TIF ALLOCATION FUND | \$ 32,694.00 |
| | REPORT TOTAL | \$ 32,694.00 |

INVOICE DISTRIBUTION REPORT FOR TOWN OF MUNSTER

EXP CHECK RUN DATES 03/16/2026 - 03/16/2026

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 | | | | | |
| 4445-201-0100-64775000 | TOUGHBOOKS | BAYCOM INC | TOUGHBOOKS FOR NEW SQUADS | 20,632.00 | None |
| 4445-201-0100-64775000 | ANTENNAS | GALLS LLC | NEW SQUAD ANTENNAS | 10,250.00 | None |
| 4445-201-0100-64775000 | DECALS | GRAFIX SHOPPE | DECALS FOR NEW SQUADS | 1,662.00 | None |
| 4445-201-0100-64775000 | WINDOW TINTING | HALO WINDOW TINTING | WINDOW TINTING OF 2 NEW SQUADS | 150.00 | None |
| Total Department 201-0100 POLICE ADMIN | | | | <u>32,694.00</u> | |
| Total Fund 4445 TIF ALLOCATION FUND | | | | <u>32,694.00</u> | |

INVOICE DISTRIBUTION REPORT FOR TOWN OF MUNSTER

EXP CHECK RUN DATES 03/16/2026 - 03/16/2026
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 | 32,694.00 | |