

# Meeting Agenda

---



**Redevelopment Commission Regular Meeting**  
**Monday, May 4, 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 April 20, 2026

B. 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**  
**MINUTES OF A REGULAR MEETING OF THE REDEVELOPMENT COMMISSION**  
**APRIL 20, 2026**

A meeting of the Munster Redevelopment Commission convened at 7:04 p.m. on Monday, April 20, 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, Assistant Town Manager Dan Reyes, 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](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 April 6, 2026

**ACCOUNTS PAYABLE VOUCHER REGISTERS**

Approval of Voucher Register #R26-2I	02/28/2026	\$ 78,114.32
Confirmation of Voucher Register #R26-4D	04/16/2026	\$ 122,469.69
Approval of Voucher Register #R26-4E	04/20/2026	\$ 935.86
Confirmation of Voucher Register #R26-4F	04/17/2026	\$ 6,445.04

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 7:05 p.m.

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

**ATTEST:**

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



**To:** Redevelopment Commission  
**From:** Patricia Abbott, Controller  
**Meeting Date:** May 4, 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:**

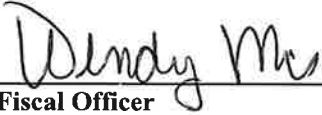
1. Approval of Voucher Register #R 26-3H dated 3/31/2026 totaling \$83,653.79
2. Confirmation of Voucher Register #R 26-4G dated 4/30/2026 totaling \$50,000.00
3. Confirmation of Voucher Register #R 26-4H dated 4/30/2026 totaling \$956.25
4. Confirmation of Voucher Register #R 26-5A dated 5/01/2026 totaling \$6,448.70

Accounts Payable Voucher Register # R 26-3H

MONTHLY JOURNAL ENTRIES	MARCH 31, 2026	\$	83,653.79
TOTAL VOUCHERS APPROVED	MARCH 31, 2026	\$	83,653.79

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 31, 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 total amount of \$ 83,653.79

Approved and confirmed by the Redevelopment Commission of the Town of Munster, Lake County Indiana, this 4th day of May, 2026 by a vote of \_\_\_\_\_ in favor and \_\_\_\_\_ opposed.

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

ATTEST:

\_\_\_\_\_  
Wendy Mis, Clerk-Treasurer

**FUND SUMMARY - MARCH 31, 2026**

<b>FUND</b>	<b>DESCRIPTION</b>	<b>AMOUNT</b>
3311	REDEVELOPMENT B & I	\$ 3,039.29
4406	REDEVELOPMENT OPERATING	\$ 453.50
4445	TIF ALLOCATION FUND	\$ 79,850.70
4446	MAPLE LEAF CROSSING TIF FUND	\$ 310.30
	<b>REPORT TOTAL</b>	<b>\$ 83,653.79</b>

**March 2026 Journal Entries**

<b>Fund 3311</b>	<b>3,039.29</b>
<b>Fund 4406</b>	<b>453.50</b>
<b>Fund 4445</b>	<b>79,850.70</b>
<b>Fund 4446</b>	<b>310.30</b>
	<hr/>
	<b>83,653.79</b>
	<hr/>

04/29/2026

GL ACTIVITY BY JOURNAL REPORT FOR TOWN OF MUNSTER

From 03/01/2026 to 03/31/2026

DATE	JNL	DESCRIPTION	GL Number	REF # 2	DR	CR	TOTAL
03/31/2026	JE	TRUST INDIANA 03/31/26 INTEREST	3311-920-0400-65400000	0000008660	979.50		
03/31/2026	JE	TRUST INDIANA 03/31/26 INTEREST	3311-920-0400-65400000	0000008660	2,059.79		
<b>TOTAL FOR FUND 3311 REDEVELOPMENT B &amp; I</b>					<b>3,039.29</b>	<b>0.00</b>	<b>3,039.29</b>
03/31/2026	JE	TRUST INDIANA 03/31/26 INTEREST	4406-300-0000-65400000	0000008660	453.50		
<b>TOTAL FOR FUND 4406 REDEVELOPMENT OPERATING</b>					<b>453.50</b>	<b>0.00</b>	<b>453.50</b>
03/31/2026	JE	TRUST INDIANA 03/31/26 INTEREST	4445-300-0000-65400000	0000008660	7,526.57		
03/31/2026	JE	TRUST INDIANA 03/31/26 INTEREST	4445-300-0000-65400000	0000008660	60,465.09		
03/31/2026	JE	HORIZON BANK 03/31/2026 INTEREST	4445-300-0000-65400000	0000008661	11,859.04		
<b>TOTAL FOR FUND 4445 TIF ALLOCATION FUND</b>					<b>79,850.70</b>	<b>0.00</b>	<b>79,850.70</b>
03/31/2026	JE	TRUST INDIANA 03/31/26 INTEREST	4446-300-0000-65400000	0000008660	310.30		
<b>TOTAL FOR FUND 4446 MAPLE LEAFCROSSING TIF ALLOCATION</b>					<b>310.30</b>	<b>0.00</b>	<b>310.30</b>
Total JE:					83,653.79	0.00	83,653.79
Report Total:					83,653.79	0.00	83,653.79

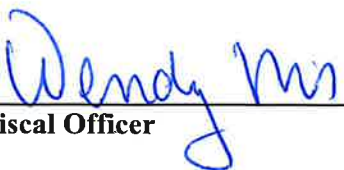
*WM*

Accounts Payable Voucher Register #R 26-4G

	04/30/26		
MUNSTER REDEVELOPMENT COMMISSION	04/30/26	\$	50,000.00
TOTAL VOUCHERS CONFIRMED	04/30/26	\$	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.

April 30, 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 4th day of May, 2026 by a vote of \_\_\_\_\_ in favor and \_\_\_\_\_ opposed

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

ATTEST:

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

**FUND SUMMARY - APRIL 30, 2026**

<b>FUND</b>	<b>DESCRIPTION</b>	<b>AMOUNT</b>
4445	TIF ALLOCATION FUND	\$ 50,000.00
	<b>REPORT TOTAL</b>	<b>\$ 50,000.00</b>

INVOICE DISTRIBUTION REPORT FOR TOWN OF MUNSTER

EXP CHECK RUN DATES 03/30/2026 - 04/30/2026

POSTED  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	4/26 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 30/2026 - 04/30/2026

POSTED AND UNPOSTED

OPEN AND PAID

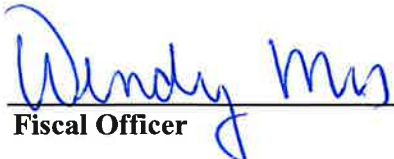
GL Number	Invoice Line Desc	Vendor Name	Invoice Description	Amount	Check Number
---	TOTALS BY FUND ---				
		4445	TIF ALLOCATION FUND	50,000.00	

**Accounts Payable Voucher Register #R 26-4H**

	04/30/26		
MUNSTER REDEVELOPMENT COMMISSION	04/30/26	\$	956.25
TOTAL VOUCHERS CONFIRMED	04/30/26	\$	956.25

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.

April 30, 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 \$ 956.25

Approved and confirmed by the Redevelopment Commission of the Town of Munster, Lake County Indiana, this 4th day of May, 2026 by a vote of \_\_\_\_\_ in favor and \_\_\_\_\_ opposed

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

ATTEST:

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

**FUND SUMMARY - APRIL 30, 2026**

<b>FUND</b>	<b>DESCRIPTION</b>	<b>AMOUNT</b>
4406	REDEVELOPMENT OPERATING	\$ 956.25
	<b>REPORT TOTAL</b>	<b>\$ 956.25</b>

INVOICE DISTRIBUTION REPORT FOR TOWN OF MUNSTER

EXP CHECK RUN DATES 03/30/2026 - 04/30/2026

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.	BAKER TILLY ADVISORY GROUP	TAX INCREMENT FINANCING SERVICES-TIF	956.25	None
		Total Department 160-0100 REDEVELOPMENT OPERATING		<u>956.25</u>	
		Total Fund 4406 REDEVELOPMENT OPERATING		<u>956.25</u>	

INVOICE DISTRIBUTION REPORT FOR TOWN OF MUNSTER

EXP CHECK RUN DATES 03/30/2026 - 04/30/2026

POSTED AND UNPOSTED  
OPEN AND PAID

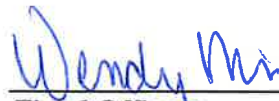
GL Number	Invoice Line Desc	Vendor Name	Invoice Description	Amount	Check Number
---	TOTALS BY FUND ---				
		4406	REDEVELOPMENT OPERATING	956.25	

Accounts Payable Voucher Register #R 26-5A

	05/01/26		
MUNSTER REDEVELOPMENT COMMISSION	05/01/26	\$	6,448.70
TOTAL VOUCHERS CONFIRMED	05/01/26	\$	6,448.70

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.

May 1, 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 \$ 6,448.70

Approved and confirmed by the Redevelopment Commission of the Town of Munster, Lake County Indiana, this 4th day of May, 2026 by a vote of \_\_\_\_\_ in favor and \_\_\_\_\_ opposed

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

ATTEST:

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

**FUND SUMMARY - MAY 1, 2026**

<b>FUND</b>	<b>DESCRIPTION</b>	<b>AMOUNT</b>
4406	REDEVELOPMENT OPERATING	\$ 6,448.70
	<b>REPORT TOTAL</b>	<b>\$ 6,448.70</b>

CHECK AMOUNTS BY GENERAL LFDGER FOR TOWN OF MUNSTER  
 For Payroll: 00000252 Check Date: 05/ 026 Pay Period End Date: 04/25/2026

GL Number	Amount
<b>Fund: 4406 REDEVELOPMENT OPERATING</b>	
<b>Department: 105-0100 CLERK-TREASURER</b>	
4406-105-0100-61112000	535.24
4406-105-0100-61131000	823.39
4406-105-0100-61181000	30.77
4406-105-0100-61301000	79.39
4406-105-0100-61302000	18.59
4406-105-0100-61303000	197.26
4406-105-0100-61305000	144.34
4406-105-0100-61306000	5.68
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>1,843.72</b>
<b>Department: 110-0100 TOWN MANAGER</b>	
4406-110-0100-61121000	1,765.37
4406-110-0100-61131000	1,211.54
4406-110-0100-61181000	8.65
4406-110-0100-61301000	210.85
4406-110-0100-61302000	49.32
4406-110-0100-61305000	114.83
4406-110-0100-61306000	11.74
4406-110-0100-61309000	1.93
4406-110-0100-61333000	423.96
4406-110-0100-61335000	7.79
4406-110-0100-61434000	11.94
<b>Total Fund-Dept: 4406-61434000</b>	<b>3,817.92</b>
<b>Department: 150-0200 INSPECTIONS/CODE ENFORCEM</b>	
4406-150-0200-61133000	641.04
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>787.06</b>
<b>Total Fund 4406:</b>	<b>6,448.70</b>