

# Meeting Agenda

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## Redevelopment Commission Regular Meeting

Monday, May 18, 2026

7:00 PM

Main Meeting Room  
1005 Ridge Road, Munster, IN

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**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 May 4, 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/>

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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  
MAY 4, 2026**

A meeting of the Munster Redevelopment Commission convened at 7:14 p.m. on Monday, May 4, 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, Fire Chief Mark Hajduk, Planning Director Sergio Mendoza, 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 20, 2026

**ACCOUNTS PAYABLE VOUCHER REGISTERS**

Approval of Voucher Register #R 26-3H dated 3/31/2026 totaling \$83,653.79  
Confirmation of Voucher Register #R 26-4G dated 4/30/2026 totaling \$50,000.00  
Confirmation of Voucher Register #R 26-4H dated 4/30/2026 totaling \$956.25  
Confirmation of Voucher Register #R26-5A dated 05/01/2026 totaling \$6,448.70

Commissioner Shinkan moved, with a second by Commissioner Gardiner, 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 7:15 p.m.

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

**ATTEST:**

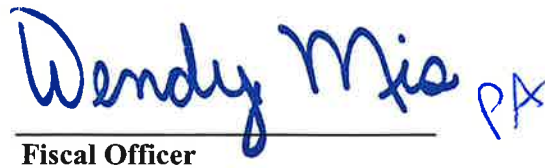
\_\_\_\_\_  
**Wendy Mis, Executive Secretary**

Accounts Payable Voucher Register #R 26-5B

	05/14/26		
MUNSTER REDEVELOPMENT COMMISSION	05/14/26	\$	4,238.75
TOTAL VOUCHERS CONFIRMED	05/14/26	\$	4,238.75

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.

May 14, 2026

 PA  
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 \$ 4,238.75

Approved and confirmed by the Redevelopment Commission of the Town of Munster, Lake County Indiana, this 18th day of May, 2026 by a vote of \_\_\_\_\_ in favor and \_\_\_\_\_ opposed

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

ATTEST:

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

**FUND SUMMARY - MAY 14, 2026**

<b>FUND</b>	<b>DESCRIPTION</b>	<b>AMOUNT</b>
3328	EDC B & I	\$ 4,238.75
	<b>REPORT TOTAL</b>	<b>\$ 4,238.75</b>

INVOICE DISTRIBUTION REPORT FOR TOWN OF MUNSTER

EXP CHECK RUN DATES 05/14/2026 - 05/14/2026

POSTED AND UNPOSTED

OPEN AND PAID

GL Number	Invoice Line Desc	Vendor Name	Invoice Description	Amount	Check Number
<b>Fund: 3328 EDC BOND &amp; INTEREST FUND</b>					
<b>Department: 920-2890 2020 EDC REFUND BOND MS</b>					
3328-920-2890-63803000	2020 REF BOND ARBITRAGE	BAKER TILLY ADVISORY GROUP	ONGOING ARBITRAGE SERVICES RELATED TO	2,825.84	None
Total Department 920-2890 2020 EDC REFUND BOND MS				2,825.84	
<b>Department: 920-2891 2021 EDC REFUNDNG BND LBC</b>					
3328-920-2891-63803000	2021 REF BOND ARBITRAGE	BAKER TILLY ADVISORY GROUP	ONGOING ARBITRAGE SERVICES RELATED TO	1,412.91	None
Total Department 920-2891 2021 EDC REFUNDNG BND LBC				1,412.91	
Total Fund 3328 EDC BOND & INTEREST FUND				4,238.75	

INVOICE DISTRIBUTION REPORT FOR TOWN OF MUNSTER

EXP CHECK RUN DATES 05/14/2026 - 05/14/2026

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	4,238.75	

Accounts Payable Voucher Register #R 26-5C

	05/14/26		
MUNSTER REDEVELOPMENT COMMISSION	05/14/26	\$	93,872.27
TOTAL VOUCHERS CONFIRMED	05/14/26	\$	93,872.27

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.

May 14, 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 \$ 93,872.27

Approved and confirmed by the Redevelopment Commission of the Town of Munster, Lake County Indiana, this 18th day of May, 2026 by a vote of \_\_\_\_\_ in favor and \_\_\_\_\_ opposed

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

ATTEST:

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

**FUND SUMMARY - MAY 14, 2026**

<b>FUND</b>	<b>DESCRIPTION</b>	<b>AMOUNT</b>
4445	TIF ALLOCATION FUND	\$ 93,872.27
	<b>REPORT TOTAL</b>	<b>\$ 93,872.27</b>

**INVOICE DISTRIBUTION REPORT FOR TOWN OF MUNSTER**

EXP CHECK RUN DATES 05/14/2026 - 05/14/2026

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	MOUNTS FOR VEHICLES	BAYCOM INC	MOUNTS FOR VEHICLES	14,210.00	None
Total Department 201-0100 POLICE ADMIN				<u>14,210.00</u>	
<b>Department: 915-0100 ROAD IMPROVEMENTS</b>					
4445-915-0100-63105RRR	MUNSTER RIDGE ROAD COMPLET INFRASTRUCTURE ENGINEERING PROJECT 22-4695-11/ RIDGE ROAD COMPLE			79,662.27	None
Total Department 915-0100 ROAD IMPROVEMENTS				<u>79,662.27</u>	
Total Fund 4445 TIF ALLOCATION FUND				<u>93,872.27</u>	

INVOICE DISTRIBUTION REPORT FOR TOWN OF MUNSTER

EXP CHECK RUN DATES 05/14/2026 - 05/14/2026

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	93,872.27	

Accounts Payable Voucher Register #R 26-5D

MUNSTER REDEVELOPMENT COMMISSION	05/18/26	\$	1,012.50
TOTAL VOUCHERS APPROVED	05/18/26	\$	1,012.50

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.

May 18, 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 \$ 1,012.50

Approved and confirmed by the Redevelopment Commission of the Town of Munster, Lake County Indiana, this 18th day of May, 2026 by a vote of \_\_\_\_\_ in favor and \_\_\_\_\_ opposed

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

ATTEST:

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

**FUND SUMMARY - MAY 18, 2026**

<b>FUND</b>	<b>DESCRIPTION</b>	<b>AMOUNT</b>
4406	REDEVELOPMENT OPERATING	\$ 1,012.50
	<b>REPORT TOTAL</b>	<b>\$ 1,012.50</b>

INVOICE DISTRIBUTION REPORT FOR TOWN OF MUNSTER

EXP CHECK RUN DATES 05/18/2026 - 05/18/2026

POSTED AND UNPOSTED

OPEN AND PAID

GL Number	Invoice Line Desc	Vendor Name	Invoice Description	Amount	Check Number
Fund: 4406 REDEVELOPMENT OPERATING					
Department: 107-0100 TOWN ATTORNEY					
4406-107-0100-63101000	TOWN ATTORNEY, GENL GOVT	WESTLAND & BENNETT PC	4/26 LEGAL SERVICES/437-439 RIDGE RD	382.50	None
4406-107-0100-63101000	TOWN ATTORNEY, GENL GOVT	WESTLAND & BENNETT PC	4/26 LEGAL SERVICES/LANSING COUNTRY C	630.00	None
Total Department 107-0100 TOWN ATTORNEY				<u>1,012.50</u>	
Total Fund 4406 REDEVELOPMENT OPERATING				<u>1,012.50</u>	

INVOICE DISTRIBUTION REPORT FOR TOWN OF MUNSTER

EXP CHECK RUN DATES 05/18/2026 - 05/18/2026

POSTED AND UNPOSTED

OPEN AND PAID

GL Number	Invoice Line Desc	Vendor Name	Invoice Description	Amount	Check Number
---	Invoices Awaiting Distributions				
		91463-1	JACKET, FLAG PATCH, NAME BAR/ADAM WALLA	79.50	
		Total Awaiting Distributio		79.50	
---	TOTALS BY FUND				
		4406	REDEVELOPMENT OPERATING	1,012.50	

Accounts Payable Voucher Register #R 26-5E

	05/15/26		
MUNSTER REDEVELOPMENT COMMISSION	05/15/26	\$	6,448.74
TOTAL VOUCHERS CONFIRMED	05/15/26	\$	6,448.74

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 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 3 pages, and except for the vouchers not allowed as shown on the Register, such vouchers are allowed in the amount of \$ 6,448.74

Approved and confirmed by the Redevelopment Commission of the Town of Munster, Lake County Indiana, this 18th day of May, 2026 by a vote of \_\_\_\_\_ in favor and \_\_\_\_\_ opposed

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

ATTEST:

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

**FUND SUMMARY - MAY 15, 2026**

<b>FUND</b>	<b>DESCRIPTION</b>	<b>AMOUNT</b>
4406	REDEVELOPMENT OPERATING	\$ 6,448.74
	<b>REPORT TOTAL</b>	<b>\$ 6,448.74</b>

CHECK AMOUNTS BY GENERAL LEDGER FOR TOWN OF MUNSTER  
 For Payroll: 00000255 Check Date: 05/09/2026 Pay Period End Date: 05/09/2026

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	823.38
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	5.69
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	1,765.39
4406-110-0100-61131000	1,211.54
4406-110-0100-61181000	8.65
4406-110-0100-61301000	210.84
4406-110-0100-61302000	49.31
4406-110-0100-61305000	114.83
4406-110-0100-61306000	11.75
4406-110-0100-61309000	1.92
4406-110-0100-61333000	423.96
4406-110-0100-61335000	7.80
4406-110-0100-61434000	11.95
<b>Total Fund-Dept: 4406-61434000</b>	<b>3,817.94</b>
<b>Department: 150-0200 INSPECTIONS/CODE ENFORCEM</b>	
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
<b>Total Fund-Dept: 4406-61434000</b>	<b>787.08</b>
<b>Total Fund 4406:</b>	<b>6,448.74</b>