

Meeting Agenda



Redevelopment Commission Regular Meeting

Monday, June 1, 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

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



To: Redevelopment Commission
From: Wendy Mis, Clerk-Treasurer
Meeting Date: June 1, 2026
Subject: Minutes May 18, 2026

Summary

The minutes of the May 18, 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 May 18, 2026, Redevelopment Commission meeting.

Attachments:

1. MRC 05-18-2026

**TOWN OF MUNSTER
MINUTES OF A REGULAR MEETING OF THE REDEVELOPMENT COMMISSION
MAY 18, 2026**

A meeting of the Munster Redevelopment Commission convened at 6:51 p.m. on Monday, May 18, 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, Parks Director Mark Heintz, and Town Attorney Dave Westland. School Town of Munster Representative John Castro was unable to attend. 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

APPROVAL OF MINUTES

Minutes of the regular meeting on May 4, 2026

ACCOUNTS PAYABLE VOUCHER REGISTERS

Confirmation of Voucher Register #R26-5B dated 05/14/2026 totaling \$4,238.75
Confirmation of Voucher Register #R 26-5C dated 04/14/2026 totaling \$93,872.27
Approval of Voucher Register #R 26-5D dated 05/18/2026 totaling \$1,012.50
Confirmation of Voucher Register #R26-5E dated 05/15/2026 totaling \$6,448.74

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 6:52 p.m.

Joseph Hofferth, President

ATTEST:

Wendy Mis, Executive Secretary



To: Redevelopment Commission
From: Patricia Abbott, Controller
Meeting Date: June 1, 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 #R26-4I dated 04/30/2026 in the amount of \$405,723.41
2. Approval of Voucher Register #R26-4J dated 04/30/2026 in the amount of \$81,068.12
3. Confirmation of Voucher Register #R26-5F dated 05/28/2026 in the amount of \$50,000.00
4. Confirmation of Voucher Register #R26-5G dated 05/29/2026 in the amount of \$6,448.67
5. Approval of Voucher Register #R26-6A dated 06/01/2026 in the amount of \$177.00

Accounts Payable Voucher Register #R 26-4I

	04/30/26		
MUNSTER REDEVELOPMENT COMMISSION	04/30/26	\$	405,723.41
TOTAL VOUCHERS CONFIRMED	04/30/26	\$	405,723.41

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 \$ 405,723.41

Approved and confirmed by the Redevelopment Commission of the Town of Munster, Lake County Indiana, this 1st day of June, 2026 by a vote of _____ in favor and _____ opposed

Joseph Hofferth, President

ATTEST:

Wendy Mis, Executive Secretary

FUND SUMMARY - APRIL 30, 2026

FUND	DESCRIPTION	AMOUNT
4445	TIF ALLOCATION FUND	\$ 405,723.41
	REPORT TOTAL	\$ 405,723.41

April 2026 Manual Checks

Fund 4445 **405,723.41**

405,723.41

05/27/2026

CHECK DISBURSEMENT REPORT FOR TOWN OF MUNSTER
CHECK DATE 04/01/2026 - 04/30/2026

BANK CODE: GEN, HEA, CC, TAX, LEASE (2 more) - CHECK TYPE: EFT

Check Date	Bank Check #	Payee	Description	Account	Dept	Amount
04/22/2026	GEN 4878(E)	GREATER ILLINOIS TITLE COMPANY INC	PURCHASE 439 RIDGE RD PROPERTY	64490000	915-0100	405,723.41
			Fund: 4445 TIF ALLOCATION FUND			405,723.41

Report Total:

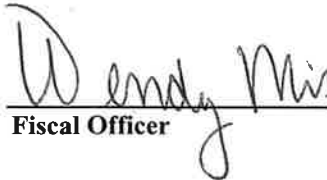
405,723.41

Accounts Payable Voucher Register # R 26-4J

MONTHLY JOURNAL ENTRIES	APRIL 30, 2026	\$	81,068.12
TOTAL VOUCHERS APPROVED	APRIL 30, 2026	\$	81,068.12

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 total amount of \$ 81,068.12

Approved and confirmed by the Redevelopment Commission of the Town of Munster, Lake County Indiana, this 1st day of June, 2026 by a vote of _____ in favor and _____ opposed.

Joseph Hofferth, President

ATTEST:

Wendy Mis, Clerk-Treasurer

FUND SUMMARY - APRIL 30, 2026

FUND	DESCRIPTION	AMOUNT
3311	REDEVELOPMENT B & I	\$ 2,957.42
4406	REDEVELOPMENT OPERATING	\$ 435.28
4445	TIF ALLOCATION FUND	\$ 77,373.50
4446	MAPLE LEAF CROSSING TIF FUND	\$ 301.92
	REPORT TOTAL	\$ 81,068.12

April 2026 Journal Entries

Fund 3311	2,957.42
Fund 4406	435.28
Fund 4445	77,373.50
Fund 4446	301.92
	<hr/>
	81,068.12
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05/27/2026

GL ACTIVITY BY JOURNAL REPORT FOR TOWN OF MUNSTER

From 04/01/2026 to 04/30/2026

DATE	JNL	DESCRIPTION	GL Number	REF # 2	DR	CR	TOTAL
04/30/2026	JE	TRUST INDIANA 04/30/26 INTEREST	3311-920-0400-65400000	0000008713	953.12		
04/30/2026	JE	TRUST INDIANA 04/30/26 INTEREST	3311-920-0400-65400000	0000008713	2,004.30		
TOTAL FOR FUND 3311 REDEVELOPMENT B & I					2,957.42	0.00	2,957.42
04/30/2026	JE	TRUST INDIANA 04/30/26 INTEREST	4406-300-0000-65400000	0000008713	435.28		
TOTAL FOR FUND 4406 REDEVELOPMENT OPERATING					435.28	0.00	435.28
04/30/2026	JE	TRUST INDIANA 04/30/26 INTEREST	4445-300-0000-65400000	0000008713	7,323.85		
04/30/2026	JE	TRUST INDIANA 04/30/26 INTEREST	4445-300-0000-65400000	0000008713	57,744.91		
04/30/2026	JE	HORIZON BANK 04/30/2026 INTEREST	4445-300-0000-65400000	0000008714	12,304.74		
TOTAL FOR FUND 4445 TIF ALLOCATION FUND					77,373.50	0.00	77,373.50
04/30/2026	JE	TRUST INDIANA 04/30/26 INTEREST	4446-300-0000-65400000	0000008713	301.92		
TOTAL FOR FUND 4446 MAPLE LEAFCROSSING TIF ALLOCATION					301.92	0.00	301.92

Total JE:	81,068.12	0.00	81,068.12
Report Total:	81,068.12	0.00	81,068.12

Accounts Payable Voucher Register #R 26-5F

	05/28/26		
MUNSTER REDEVELOPMENT COMMISSION	05/28/26	\$	50,000.00
TOTAL VOUCHERS CONFIRMED	05/28/26	\$	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.

May 28, 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 1st day of June, 2026 by a vote of _____ in favor and _____ opposed

Joseph Hofferth, President

ATTEST:

Wendy Mis, Executive Secretary

FUND SUMMARY - MAY 28, 2026

FUND	DESCRIPTION	AMOUNT
4445	TIF ALLOCATION FUND	\$ 50,000.00
	REPORT TOTAL	\$ 50,000.00

INVOICE DISTRIBUTION REPORT FOR TOWN OF MUNSTER

EXP CHECK RUN DATES 05/28/2026 - 05/28/2026

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	5/26 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 05/28/2026 - 05/28/2026

POSTED AND UNPOSTED

OPEN AND PAID

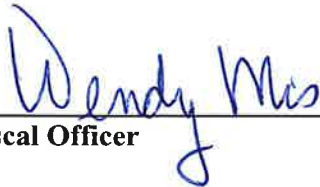
GL Number	Invoice Line Desc	Vendor Name	Invoice Description	Amount	Check Number
---	TOTALS BY FUND ---				
		4445	TIF ALLOCATION FUND	50,000.00	

Accounts Payable Voucher Register #R 26-5G

	05/29/26		
MUNSTER REDEVELOPMENT COMMISSION	05/29/26	\$	6,448.67
TOTAL VOUCHERS CONFIRMED	05/29/26	\$	6,448.67

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 29, 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 \$ 6,448.67

Approved and confirmed by the Redevelopment Commission of the Town of Munster, Lake County Indiana, this 1st day of June, 2026 by a vote of _____ in favor and _____ opposed

Joseph Hofferth, President

ATTEST:

Wendy Mis, Executive Secretary

FUND SUMMARY - MAY 29, 2026

FUND	DESCRIPTION	AMOUNT
4406	REDEVELOPMENT OPERATING	\$ 6,448.67
	REPORT TOTAL	\$ 6,448.67

CHECK AMOUNTS BY GENERAL LEDGER FOR TOWN OF MUNSTER
 For Payroll: 00000257 Check Date: 05/02/2026 Pay Period End Date: 05/23/2026

GL Number	Amount
Fund: 4406 REDEVELOPMENT OPERATING	
Department: 105-0100 CLERK-TREASURER	
4406-105-0100-61112000	535.24
4406-105-0100-61131000	823.35
4406-105-0100-61181000	30.77
4406-105-0100-61301000	79.39
4406-105-0100-61302000	18.60
4406-105-0100-61303000	197.27
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	1,843.69
Department: 110-0100 TOWN MANAGER	
4406-110-0100-61121000	1,765.36
4406-110-0100-61131000	1,211.54
4406-110-0100-61181000	8.65
4406-110-0100-61301000	210.83
4406-110-0100-61302000	49.33
4406-110-0100-61305000	114.83
4406-110-0100-61306000	11.74
4406-110-0100-61309000	1.92
4406-110-0100-61333000	423.94
4406-110-0100-61335000	7.80
4406-110-0100-61434000	11.95
Total Fund-Dept: 4406-61434000	3,817.89
Department: 150-0200 INSPECTIONS/CODE ENFORCEM	
4406-150-0200-61133000	641.06
4406-150-0200-61301000	39.82
4406-150-0200-61302000	9.32
4406-150-0200-61303000	91.03
4406-150-0200-61306000	2.93
4406-150-0200-61434000	2.93
Total Fund-Dept: 4406-61434000	787.09
Total Fund 4406:	6,448.67

Accounts Payable Voucher Register #R 26-6A

	06/01/26		
MUNSTER REDEVELOPMENT COMMISSION	06/01/26	\$	177.00
TOTAL VOUCHERS APPROVED	06/01/26	\$	177.00

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.

June 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 4 pages, and except for the vouchers not allowed as shown on the Register, such vouchers are allowed in the amount of \$ 177.00

Approved and confirmed by the Redevelopment Commission of the Town of Munster, Lake County Indiana, this 1st day of June, 2026 by a vote of _____ in favor and _____ opposed

Joseph Hofferth, President

ATTEST:

Wendy Mis, Executive Secretary

FUND SUMMARY - JUNE 1, 2026

FUND	DESCRIPTION	AMOUNT
4406	REDEVELOPMENT OPERATING	\$ 177.00
	REPORT TOTAL	\$ 177.00

INVOICE DISTRIBUTION REPORT FOR TOWN OF MUNSTER

EXP CHECK RUN DATES 06/01/2026 - 06/01/2026

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	OTHER PROFESSIONAL SERV.	EARL'S LOCKSMITH SHOP	LOCKS RE-KEYED,REMOVE & REPLACE LOCKS	177.00	None
				Total Department 110-0100 TOWN MANAGER	177.00
				Total Fund 4406 REDEVELOPMENT OPERATING	177.00

INVOICE DISTRIBUTION REPORT FOR TOWN OF MUNSTER

EXP CHECK RUN DATES 06/01/2026 - 06/01/2026

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	
	92047-1		NAME BAR/BILL NYHANNA	9.50	
	368998/3		DRILL BITS	17.91	
	Total Awaiting Distributio			106.91	
--- TOTALS BY FUND ---					
	4406		REDEVELOPMENT OPERATING	177.00	