

Meeting Agenda



Redevelopment Commission Regular Meeting

Monday, June 15, 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 June 1, 2026

B. Voucher Registers

5. Old Business

6. New Business

A. Resolution #26-060: TIF Transfer

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
JUNE 1, 2026**

A meeting of the Munster Redevelopment Commission convened at 6:59 p.m. on Monday, June 1, 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 Civic Plus meeting technology.

Commissioners Joseph G. Hofferth, Chuck Gardiner, David B. Nellans, and Jonathan Petersen were physically present in Town Hall; Commissioner George Shinkan was absent. Also present were Clerk-Treasurer Wendy Mis, Town Manager Jim Marino, Controller Patricia Abbott, Assistant Town Manager Dan Reyes, Fire Chief Mark Hajduk and Town Attorney Dave Westland. School Town of Munster Representative John Castro was in attendance. 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 18, 2026

ACCOUNTS PAYABLE VOUCHER REGISTERS

Confirmation of Voucher Register #R26-4I dated 04/30/2026 in the amount of \$405,723.41
Approval of Voucher Register #R26-4J dated 04/30/2026 in the amount of \$81,068.12
Confirmation of Voucher Register #R26-5F dated 05/28/2026 in the amount of \$50,000.00
Confirmation of Voucher Register #R26-5G dated 05/29/2026 in the amount of \$6,448.67
Approval of Voucher Register #R26-6A dated 06/01/2026 in the amount of \$177.00

Commissioner Nellans moved, with a second by Commissioner Gardiner, to suspend the rules, waive the readings, and adopt the Consent Agenda as presented. Commissioners 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 Petersen adjourned the meeting at 7:01p.m.

Joseph Hofferth, President

ATTEST:

Wendy Mis, Executive Secretary

Accounts Payable Voucher Register #R 26-6B

	06/15/26		
MUNSTER REDEVELOPMENT COMMISSION	06/15/26	\$	562.50
TOTAL VOUCHERS APPROVED	06/15/26	\$	562.50

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.

June 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 4 pages, and except for the vouchers not allowed as shown on the Register, such vouchers are allowed in the amount of \$ 562.50

Approved and confirmed by the Redevelopment Commission of the Town of Munster, Lake County Indiana, this 15th day of June, 2026 by a vote of _____ in favor and _____ opposed

Joseph Hofferth, President

ATTEST:

Wendy Mis, Executive Secretary

FUND SUMMARY - JUNE 15, 2026

FUND	DESCRIPTION	AMOUNT
4406	REDEVELOPMENT OPERATING	\$ 562.50
	REPORT TOTAL	\$ 562.50

INVOICE DISTRIBUTION REPORT FOR TOWN OF MUNSTER

EXP CHECK RUN DATES 06/15/2026 - 06/15/2026
 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	REDEVELOPMENT	WESTLAND & BENNETT PC	5/26 LEGAL SERVICES/CENTENNIAL VILLAG	225.00	None
4406-107-0100-63101000	REDEVELOPMENT	WESTLAND & BENNETT PC	5/26 LEGAL SERVICES/LANSING COUNTRY C	337.50	None
Total Department 107-0100 TOWN ATTORNEY				<u>562.50</u>	
Total Fund 4406 REDEVELOPMENT OPERATING				<u>562.50</u>	

INVOICE DISTRIBUTION REPORT FOR TOWN OF MUNSTER

EXP CHECK RUN DATES 06/15/2026 - 06/15/2026

POSTED AND UNPOSTED

OPEN AND PAID


GL Number	Invoice Line Desc	Vendor Name	Invoice Description	Amount	Check Number
---	TOTALS BY FUND ---	4406	REDEVELOPMENT OPERATING	562.50	

Accounts Payable Voucher Register #R 26-6C

	06/12/26		
MUNSTER REDEVELOPMENT COMMISSION	06/12/26	\$	6,384.81
TOTAL VOUCHERS CONFIRMED	06/12/26	\$	6,384.81

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 12, 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 \$ 6,384.81

Approved and confirmed by the Redevelopment Commission of the Town of Munster, Lake County Indiana, this 15th day of June, 2026 by a vote of _____ in favor and _____ opposed

Joseph Hofferth, President

ATTEST:

Wendy Mis, Executive Secretary

FUND SUMMARY - JUNE 12, 2026

FUND	DESCRIPTION	AMOUNT
4406	REDEVELOPMENT OPERATING	\$ 6,384.81
	REPORT TOTAL	\$ 6,384.81

CHECK AMOUNTS BY GENERAL LEDGER FOR TOWN OF MUNSTER

For Payroll: 00000260 Check Date: 06/1 26 Pay Period End Date: 06/06/2026

GL Number	Amount
Fund: 4406 REDEVELOPMENT OPERATING	
Department: 105-0100 CLERK-TREASURER	
4406-105-0100-61112000	488.35
4406-105-0100-61131000	823.36
4406-105-0100-61181000	30.77
4406-105-0100-61301000	76.73
4406-105-0100-61302000	17.97
4406-105-0100-61303000	190.61
4406-105-0100-61305000	137.89
4406-105-0100-61306000	5.50
4406-105-0100-61309000	0.85
4406-105-0100-61335000	2.49
4406-105-0100-61434000	5.37
Total Fund-Dept: 4406-61434000	1,779.89
Department: 110-0100 TOWN MANAGER	
4406-110-0100-61121000	1,765.41
4406-110-0100-61131000	1,211.49
4406-110-0100-61181000	8.65
4406-110-0100-61301000	210.83
4406-110-0100-61302000	49.32
4406-110-0100-61305000	114.82
4406-110-0100-61306000	11.72
4406-110-0100-61309000	1.94
4406-110-0100-61333000	423.94
4406-110-0100-61335000	7.82
4406-110-0100-61434000	11.94
Total Fund-Dept: 4406-61434000	3,817.88
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	91.01
4406-150-0200-61306000	2.93
4406-150-0200-61434000	2.92
Total Fund-Dept: 4406-61434000	787.04
Total Fund 4406:	6,384.81



To: Redevelopment Commission
From: Patricia Abbott, Controller
Meeting Date: June 15, 2026
Subject: Resolution #26-060: TIF Transfer

Summary

In 2024, the Redevelopment Commission, Plan Commission, and Town Council completed the process to allow for the expenditure of TIF revenues for public safety purposes. Since that time, the Town has paid for police vehicles and the outfitting of the vehicles directly from the TIF Allocation Fund and transferred from the TIF Allocation Fund to the General Fund to pay a portion of the patrol officers wages. These expenditures are included both in the Annual TIF Spending Plan and the annual budget.

In March 2026, the Indiana State Board of Accounts issued their quarterly bulletin and included guidance regarding this type of expenditure. The guidance includes the adoption of a resolution by the Redevelopment Commission authorizing the transfer from the TIF Allocation Fund to the General Fund identifying and directing how the funds will be used. Resolution 26-060 has been drafted for this purpose.

Because there will be a transfer of funds, the Town Council will need to adopt a resolution accepting the transfer and acknowledging the restricted uses identified in the Redevelopment Commission resolution. This resolution will be presented to Council at their next regular meeting.

Financial Impact

NA

Recommended Council Action

By motion and roll call vote, adopt Resolution 26-060 as presented.

Attachments:

1. Resolution 26-060

RESOLUTION 26-060

A RESOLUTION OF THE MUNSTER REDEVELOPMENT COMMISSION AUTHORIZING THE TRANSFER OF TIF FUNDS FOR PUBLIC SAFETY PURPOSES

WHEREAS, The Indiana Codes 36-7-14-39(b)(4)(N) and 36-7-14-12.2(a)(28) allow for the use of tax increment financing (TIF) revenues for both capital and operating expenditures for police and fire purposes; and,

WHEREAS, The Redevelopment Commission of the Town of Munster, Lake County, Indiana, adopted Resolutions 058 on March 4, 2024, and Resolution 059 on March 18, 2024, to allow for TIF revenues to be used for police and fire purposes; and,

WHEREAS, The Plan Commission of the Town of Munster, Lake County, Indiana, adopted Resolution PC24-003 on March 12, 2024, approving the amendments made to the development plan as approved by the Munster Redevelopment Commission in their Resolution 058; and,

WHEREAS, The Town Council of the Town of Munster, Lake County, Indiana, adopted Resolution 2122 on March 18, 2024, approving the amendments made to the development plan as approved by the Munster Redevelopment Commission in their Resolution 059; and

WHEREAS, With all the required steps completed, the Town of Munster began using TIF revenues for police expenditures; and,

WHEREAS, The Indiana State Board of Accounts issued guidance relating to these matters in their March 2026 Bulletin; now, therefore, be it

RESOLVED, By the Redevelopment Commission of the Town of Munster, Lake County, Indiana, that, in accordance with IC 36-7-14-39(b)(4)(N) and IC 36-7-14-12.2(a)(28),

1. The Munster Redevelopment Commission directs expenditures directly from the TIF Allocation Funds for the purchase of goods and services by following the claims process in IC 36-7-14-8(c) and IC 36-7-14-29. The amount and purpose of these expenditures will be in accordance with the Annual TIF Spending Plan and the adopted budget including any additional appropriations.
2. The Munster Redevelopment Commission authorizes the transfer from the TIF Allocation Fund to the General Fund for the purpose of paying a portion of Police Department wages. The amount of such transfer(s) will be in accordance with the Annual TIF Spending Plan and the adopted budget including any additional appropriations.
3. The Munster Redevelopment Commission directs the use of these funds to be in accordance with the Annual TIF Spending Plan and the adopted budget.

PASSED AND ADOPTED this 15th day of June 2026, by a vote of ___ in favor and ___ opposed.

MUNSTER REDEVELOPMENT COMMISSION, LAKE COUNTY INDIANA

Joseph Hofferth, President

ATTEST:

Wendy Mis, Clerk-Treasurer