

# Meeting Agenda

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**Redevelopment Commission Regular Meeting**  
**Monday, July 6, 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 June 16, 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**  
**JUNE 15, 2026**

A meeting of the Munster Redevelopment Commission convened at 7:09 p.m. on Monday, June 15, 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 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, Police Chief Stephen Scheckel, 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. Mr. Castro was recognized for his recent Indiana School Boards Association Exemplary Award.

**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 June 1, 2026

**ACCOUNTS PAYABLE VOUCHER REGISTERS**

Approval of Voucher Register #R26-6B dated 06/15/2026 in the amount of \$562.50  
Confirmation of Voucher Register #R26-6C dated 06/12/2026 in the amount of \$6,384.81

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.

**NEW BUSINESS**

**RESOLUTION 26-060 TIF TRANSFER**

Proposed RESOLUTION 260-060 is A RESOLUTION OF THE MUNSTER REDEVELOPMENT COMMISSION AUTHORIZING THE TRANSFER OF TIF FUNDS FOR PUBLIC SAFETY PURPOSES. 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.

Commissioner Gardiner moved, with a second by Commissioner Shinkan, to adopt Resolution 26-060 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 Shinkan with a second by Commissioner Nellans adjourned the meeting at 7:10 p.m.

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

**ATTEST:**

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

DRAFT

Accounts Payable Voucher Register #R 26-6D

MUNSTER REDEVELOPMENT COMMISSION	06/18/26		
	06/18/26	\$	2,250.00
TOTAL VOUCHERS CONFIRMED	06/18/26	\$	2,250.00

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 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 \$ 2,250.00

Approved and confirmed by the Redevelopment Commission of the Town of Munster, Lake County Indiana, this 6th day of July, 2026 by a vote of \_\_\_\_\_ in favor and \_\_\_\_\_ opposed

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

ATTEST:

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

**FUND SUMMARY - JUNE 18, 2026**

<b>FUND</b>	<b>DESCRIPTION</b>	<b>AMOUNT</b>
3328	EDC B & I	\$ 2,250.00
	<b>REPORT TOTAL</b>	<b>\$ 2,250.00</b>

INVOICE DISTRIBUTION REPORT FOR TOWN OF MUNSTER

EXP CHECK RUN DATES 06/18/2026 - 06/18/2026  
 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: 920-2823 2023 EDC MAPLE LEAF BOND</b>					
3328-920-2823-63803000	FEEES	US BANK	ADMINISTRATION FEES/EDC BOND SERIES 2	1,150.00	None
Total Department 920-2823 2023 EDC MAPLE LEAF BOND				<u>1,150.00</u>	
<b>Department: 920-2891 2021 EDC REFUNDNG BND LBC</b>					
3328-920-2891-63803000	FEEES	US BANK	ADMINISTRATION FEES/EDC REVENUE BONDS	1,100.00	None
Total Department 920-2891 2021 EDC REFUNDNG BND LBC				<u>1,100.00</u>	
Total Fund 3328 EDC BOND & INTEREST FUND				<u>2,250.00</u>	

INVOICE DISTRIBUTION REPORT FOR TOWN OF MUNSTER

EXP CHECK RUN DATES 06/18/2026 - 06/18/2026

POSTED AND UNPOSTED

OPEN AND PAID

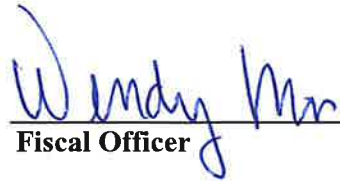
GL Number	Invoice Line Desc	Vendor Name	Invoice Description	Amount	Check Number
---	TOTALS BY FUND ---	3328	EDC BOND & INTEREST FUND	2,250.00	

Accounts Payable Voucher Register #R 26-6E

	06/25/26		
MUNSTER REDEVELOPMENT COMMISSION	06/25/26	\$	113,309.98
TOTAL VOUCHERS CONFIRMED	06/25/26	\$	113,309.98

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 25, 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 \$ 113,309.98

Approved and confirmed by the Redevelopment Commission of the Town of Munster, Lake County Indiana, this 6th day of July, 2026 by a vote of \_\_\_\_\_ in favor and \_\_\_\_\_ opposed

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

ATTEST:

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

**FUND SUMMARY - JUNE 25, 2026**

<b>FUND</b>	<b>DESCRIPTION</b>	<b>AMOUNT</b>
4445	TIF ALLOCATION FUND	\$ 113,309.98
	<b>REPORT TOTAL</b>	<b>\$ 113,309.98</b>

**INVOICE DISTRIBUTION REPORT FOR TOWN OF MUNSTER**

EXP CHECK RUN DATES 06/25/2026 - 06/25/2026

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>					
4445-201-0100-63920000	YR 2026 TIF PUBLIC SAFETY	TOWN OF MUNSTER TRANSFERS	6/26 TIF PUBLIC SAFETY TRANSFER	50,000.00	None
4445-201-0100-64775000	TRUCK VAULT	TRUCKVAULT INC	TRUCK SEATVAULT FOR NEW SQUAD	1,708.25	None
4445-201-0100-64775000	TAKE HOME VEHICLE SUPPLIES	BMO BANK N.A.	DOG FOOD,DESKTOP PRINTER,WAX RIBBON,S	511.88	None
4445-201-0100-64775000	EQUIPMENT INSTALLS ON NEW	CHICAGO COMMUNICATIONS LLC	EQUIPMENT INSTALLS ON NEW SQUAD/UNIT	19,518.00	None
4445-201-0100-64775000	EQUIPMENT INSTALLS ON NEW	CHICAGO COMMUNICATIONS LLC	EQUIPMENT INSTALLS ON NEW SQUAD/UNIT	19,518.00	None
4445-201-0100-64775000	EQUIPMENT INSTALLS ON NEW	CHICAGO COMMUNICATIONS LLC	EQUIPMENT INSTALLS ON NEW SQUAD/UNIT	22,053.85	None
Total Department 201-0100 POLICE ADMIN				<u>113,309.98</u>	
Total Fund 4445 TIF ALLOCATION FUND				<u>113,309.98</u>	

INVOICE DISTRIBUTION REPORT FOR TOWN OF MUNSTER

EXP CHECK RUN DATES 06/25/2026 - 06/25/2026

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	113,309.98	

Accounts Payable Voucher Register #R 26-6F

	06/26/26		
MUNSTER REDEVELOPMENT COMMISSION	06/26/26	\$	6,448.79
TOTAL VOUCHERS CONFIRMED	06/26/26	\$	6,448.79

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.

June 26, 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 \$ 6,448.79

Approved and confirmed by the Redevelopment Commission of the Town of Munster, Lake County Indiana, this 6th day of July, 2026 by a vote of \_\_\_\_\_ in favor and \_\_\_\_\_ opposed

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

ATTEST:

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

**FUND SUMMARY - JUNE 26, 2026**

<b>FUND</b>	<b>DESCRIPTION</b>	<b>AMOUNT</b>
4406	REDEVELOPMENT OPERATING	\$ 6,448.79
	<b>REPORT TOTAL</b>	<b>\$ 6,448.79</b>

CHECK AMOUNTS BY GENERAL LEDGER FOR TOWN OF MUNSTER  
 For Payroll: 00000262 Check Date: 06/20/2026 Pay Period End Date: 06/20/2026

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	823.36
4406-105-0100-61181000	30.77
4406-105-0100-61301000	79.39
4406-105-0100-61302000	18.60
4406-105-0100-61303000	197.28
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	1,765.39
4406-110-0100-61131000	1,211.53
4406-110-0100-61181000	8.65
4406-110-0100-61301000	210.85
4406-110-0100-61302000	49.31
4406-110-0100-61305000	114.84
4406-110-0100-61306000	11.74
4406-110-0100-61309000	1.92
4406-110-0100-61333000	423.95
4406-110-0100-61335000	7.81
4406-110-0100-61434000	11.94
<b>Total Fund-Dept: 4406-61434000</b>	<b>3,817.93</b>
<b>Department: 150-0200 INSPECTIONS/CODE ENFORCEM</b>	
4406-150-0200-61133000	641.09
4406-150-0200-61301000	39.82
4406-150-0200-61302000	9.31
4406-150-0200-61303000	91.04
4406-150-0200-61306000	2.94
4406-150-0200-61434000	2.94
<b>Total Fund-Dept: 4406-61434000</b>	<b>787.14</b>
<b>Total Fund 4406:</b>	<b>6,448.79</b>

Accounts Payable Voucher Register #R 26-7A

	07/02/26		
MUNSTER REDEVELOPMENT COMMISSION	07/02/26	\$	19,082.00
TOTAL VOUCHERS CONFIRMED	07/02/26	\$	19,082.00

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.

July 2, 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 \$ 19,082.00

Approved and confirmed by the Redevelopment Commission of the Town of Munster, Lake County Indiana, this 6th day of July, 2026 by a vote of \_\_\_\_\_ in favor and \_\_\_\_\_ opposed

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

ATTEST:

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

**FUND SUMMARY - JULY 2, 2026**

<b>FUND</b>	<b>DESCRIPTION</b>	<b>AMOUNT</b>
4445	TIF ALLOCATION FUND	\$ 19,082.00
	<b>REPORT TOTAL</b>	<b>\$ 19,082.00</b>

INVOICE DISTRIBUTION REPORT FOR TOWN OF MUNSTER

EXP CHECK RUN DATES 07/02/2026 - 07/02/2026

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	EQUIPMENT INSTALLS ON NEW	CHICAGO COMMUNICATIONS LLC	EQUIPMENT INSTALLS ON NEW SQUAD/PD UN	19,082.00	None
				Total Department 201-0100 POLICE ADMIN	19,082.00
				Total Fund 4445 TIF ALLOCATION FUND	19,082.00

INVOICE DISTRIBUTION REPORT FOR TOWN OF MUNSTER

EXP CHECK RUN DATES 07/02/2026 - 07/02/2026

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	19,082.00	

Accounts Payable Voucher Register #R 26-7B

	07/06/26		
MUNSTER REDEVELOPMENT COMMISSION	07/06/26	\$	1,862.00
TOTAL VOUCHERS APPROVED	07/06/26	\$	1,862.00

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.

July 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 4 pages, and except for the vouchers not allowed as shown on the Register, such vouchers are allowed in the amount of \$ 1,862.00

Approved and confirmed by the Redevelopment Commission of the Town of Munster, Lake County Indiana, this 6th day of July, 2026 by a vote of \_\_\_\_\_ in favor and \_\_\_\_\_ opposed

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

ATTEST:

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

**FUND SUMMARY - JULY 6, 2026**

<b>FUND</b>	<b>DESCRIPTION</b>	<b>AMOUNT</b>
4445	TIF ALLOCATION FUND	\$ 1,862.00
	<b>REPORT TOTAL</b>	<b>\$ 1,862.00</b>

INVOICE DISTRIBUTION REPORT FOR TOWN OF MUNSTER

EXP CHECK RUN DATES 07/06/2026 - 07/06/2026

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	KNOW BOXES	KNOX	KNOX BOXES FOR NEW SQUADS	1,862.00	None
Total Department 201-0100 POLICE ADMIN				1,862.00	
Total Fund 4445 TIF ALLOCATION FUND				1,862.00	

INVOICE DISTRIBUTION REPORT FOR TOWN OF MUNSTER

EXP CHECK RUN DATES 07/06/2026 - 07/06/2026

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	1,862.00	