# Meeting Agenda

## Redevelopment Commission Regular Meeting

**Monday, August 3, 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 July 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** | **Joseph Hofferth** | **David Nellans** | **Jonathan Petersen** | **George Shinkan** |
|---|---|---|---|---|
| Vice-President | President | Councilor | Councilor | Councilor |
| 01/01/26 - 12/31/26 | 01/01/26 - 12/31/26 | 01/01/26 - 12/31/26 | 01/01/26 - 12/31/26 | 01/01/26 - 12/31/26 |

**TOWN OF MUNSTER**
**MINUTES OF A REGULAR MEETING OF THE REDEVELOPMENT COMMISSION**
**JULY 20, 2026**

A meeting of the Munster Redevelopment Commission convened at 7:04 p.m. on Monday, July 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 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 Attorney John Reed, Town Manager Jim Marino, Controller Patricia Abbott, Assistant Town Manager Dan Reyes, Police Chief Stephen Scheckel, Fire Chief Mark Hajduk, Crew Leader Phil Pierce, 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, that questions or comments about an item on the agenda were to be emailed to publiccomment@munster.org.

Ms. Denise Yannakopoulos, 10037 Devonshire Lane, urged Council to consider the health and well-being of the children when considering a possible data center.

Mr. Curtis Vosti, 8235 Harrison, asked if the development agreement would be between the Town Council or the Redevelopment Commission.

Mr. Nick Lazarevic, 8605 Hohman Avenue, stated the Council should do the job they were elected to do and know how the data center will impact the Town. He was concerned about the water supply.

Ms. Alitzya Jedrzejek, 1725 Apple Blossom, stated she does not support a data center in Musnter.

Ms. Kim Blech, 8608 Baring, questioned how a data center fits into the the future development plans of the Council.

Mr. Cavin McNulty, 8202 Jackson Avenue, recommended a ban on data centers and we be proactive when considering a data center.

Mr. Stephen Brandenburg, 8245 Oakwood, recommended the Town do their own through legal review of the Kenmara PUD.

Mr. George Shinkan, 9917 Margo Lane, shared with recent information he learned, he work up to the dangers that data centers may pose to a community.

No one else rose to claim the floor.

***CONSENT AGENDA***

## APPROVAL OF MINUTES

Minutes of the regular meeting on July 6, 2026

## ACCOUNTS PAYABLE VOUCHER REGISTERS

Approval of Voucher Register #R 26-5H dated 05/31/26 in the amount of $81,399.85
Confirmation of Voucher Register #R 26-7C dated 07/10/26 in the amount of $6,629.02
Confirmation of Voucher Register #R 26-7D dated 07/16/26 in the amount of $12,956.00
Approval of Voucher Register #R 26-7E dated 07/20/26 in the amount of $720.00

Commissioner Gardiner 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.

***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 7:25 p.m.

__________________________________
**Joseph Hofferth, President**

**ATTEST:**

______________________________________
**Wendy Mis, Executive Secretary**

**To:** Redevelopment Commission

**From:** Danielle Zmudzinski, Secretary

**Meeting Date:** August 3, 2026

**Subject:** Voucher Registers

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**Summary**

Approval and confirmation of invoices

**Financial Impact**

Refer to Registers

**Recommended Council Action**

As part of the Consent Agenda, approve and confirm attached Voucher Registers as presented.

**Attachments:**

1. Confirmation of Voucher Register #R 26-6G dated 6/30/2026 for $328,868.75
2. Approval of Voucher Register #R 26-6H dated 6/30/2026 for $143,957.34
3. Confirmation of Voucher Register #R 26-7F dated 7/24/2026 for $6,448.69
4. Confirmation of Voucher Register #R 26-7G dated 7/30/2026 for $239,939.81

**Accounts Payable Voucher Register #R 26-6G**

| | | | |
|---|---|---|---|
| | 06/30/26 | | |
| **MUNSTER REDEVELOPMENT COMMISSION** | **06/30/26** | **$** | **328,868.75** |
| **TOTAL VOUCHERS CONFIRMED** | **06/30/26** | **$** | **328,868.75** |

**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.**

**June 30, 2026**

Wendy Mis

**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 $ 328,868.75**

**Approved and confirmed by the Redevelopment Commission of the Town of Munster, Lake County Indiana, this 3rd day of August, 2026 by a vote of __________ in favor and _________ opposed**

**Joseph Hofferth, President**

**ATTEST:**

**Wendy Mis, Executive Secretary**

**FUND SUMMARY - JUNE 30, 2026**

| FUND | DESCRIPTiON | | AMOUNT |
|---|---|---|---|
| 3311 | REDEVELOPMENT B & I | $ | 328,868.75 |
| | **REPORT TOTAL** | **$** | **328,868.75** |

## June 2026 Manual Checks

| | |
|---|---|
| **Fund 3311** | **328,868.75** |
| | **328,868.75** |

# CHECK DISBURSEMENT REPORT FOR TOWN OF MUNSTER

## CHECK DATE 06/01/2026 - 06/30/2026

- CHECK TYPE: EFT

| Check Date | Bank Account | Check # | Payee | Description | Account | Dept | Amount |
|---|---|---|---|---|---|---|---|
| 06/29/2026 | GEN | 5096(E) | US BANK | 2016 REFUNDING BOND PRIN/INT | 63802000 | 920-2716 | 8,868.75 |
| 06/29/2026 | GEN | 5096(E) | US BANK | 2016 REFUNDING BOND PRIN/INT | 63801000 | 920-2716 | 320,000.00 |
| | | | | Fund: 3311 REDEVELOPMENT BOND B & I | | | 328,868.75 |

| | |
|---|---|
| Report Total: | 328,868.75 |

**Accounts Payable Voucher Register # R 26-6H**

| | | | |
|---|---|---|---|
| **MONTHLY JOURNAL ENTRIES** | **JUNE 30, 2026** | **$** | **143,957.34** |
| **TOTAL VOUCHERS APPROVED** | **JUNE 30, 2026** | **$** | **143,957.34** |

**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 30, 2026**

Wendy Mis

**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 $ 143,957.34**

**Approved and confirmed by the Redevelopment Commission of the Town of Munster, Lake County Indiana, this 3rd day of August, 2026 by a vote of ______ in favor and ______ opposed.**

______________________________

**Joseph Hofferth, President**

**ATTEST:**

______________________________

**Wendy Mis, Clerk-Treasurer**

## FUND SUMMARY - JUNE 30, 2026

| FUND | DESCRIPTiON | | AMOUNT |
|---|---|---|---|
| 3311 | REDEVELOPMENT B & I | $ | 2,958.39 |
| 4406 | REDEVELOPMENT OPERATING | $ | 353.92 |
| 4445 | TIF ALLOCATION FUND | $ | 140,341.17 |
| 4446 | MAPLE LEAF CROSSING TIF FUND | $ | 303.86 |
| | **REPORT TOTAL** | **$** | **143,957.34** |

## June 2026 Journal Entries

| | |
|---|---|
| Fund 3311 | 2,958.39 |
| Fund 4406 | 353.92 |
| Fund 4445 | 140,341.17 |
| Fund 4446 | 303.86 |
| | 143,957.34 |

| DATE | JNI | DESCRIPTION | GL Number | REF # 2 | DR | CR | TOTAL |
|---|---|---|---|---|---|---|---|
| 06/30/2026 | JE | TRUST INDIANA 06/30/26 INTEREST | 3311-920-0400-65400000 | 0000008896 | 941.28 | | |
| 06/30/2026 | JE | TRUST INDIANA 06/30/26 INTEREST | 3311-920-0400-65400000 | 0000008896 | 2,017.11 | | |
| **TOTAL FOR FUND 3311 REDEVELOPMENT B & I** | | | | | **2,958.39** | **-** | **2,958.39** |
| 06/30/2026 | JE | TRUST INDIANA 06/30/26 INTEREST | 4406-300-0000-65400000 | 0000008896 | 353.92 | | |
| **TOTAL FOR FUND 4406 REDEVELOPMENT OPERATING** | | | | | **353.92** | **-** | **353.92** |
| 06/29/2026 | JE | TIF-RIDGE ROAD/CALUMET AVENUE | 4445-300-0000-63901000 | 0000008811 | 64,053.14 | | |
| 06/30/2026 | JE | TRUST INDIANA 06/30/26 INTEREST | 4445-300-0000-65400000 | 0000008896 | 7,370.70 | | |
| 06/30/2026 | JE | TRUST INDIANA 06/30/26 INTEREST | 4445-300-0000-65400000 | 0000008896 | 56,543.64 | | |
| 06/30/2026 | JE | HORIZON BANK 06/30/2026 INTEREST | 4445-300-0000-65400000 | 0000008897 | 12,373.69 | | |
| **TOTAL FOR FUND 4445 TIF ALLOCATION FUND** | | | | | **140,341.17** | **-** | **140,341.17** |
| 06/30/2026 | JE | TRUST INDIANA 06/30/26 INTEREST | 4446-300-0000-65400000 | 0000008896 | 303.86 | | |
| **TOTAL FOR FUND 4446 MAPLE LEAFCROSSING TIF ALLOCATION** | | | | | **303.86** | **-** | **303.86** |
| | | | Total JE: | | 143,957.34 | 0.00 | 143,957.34 |
| | | | Report Total: | | 143,957.34 | - | 143,957.34 |
| | | | | | 143,957.34 | - | 143,957.34 |

**Accounts Payable Voucher Register #R 26-7F**

| | | | |
|---|---|---|---|
| | 07/24/26 | | |
| MUNSTER REDEVELOPMENT COMMISSION | 07/24/26 | $ | 6,448.69 |
| TOTAL VOUCHERS CONFIRMED | 07/24/26 | $ | 6,448.69 |

**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 24, 2026**

Wendy Mis

**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 $ 6,448.69**

**Approved and confirmed by the Redevelopment Commission of the Town of Munster, Lake County Indiana, this 3rd day of August, 2026 by a vote of __________ in favor and _________ opposed**

**Joseph Hofferth, President**

**ATTEST:**

**Wendy Mis, Executive Secretary**

## FUND SUMMARY - JULY 24, 2026

| FUND | DESCRIPTiON | | AMOUNT |
|---|---|---|---|
| 4406 | REDEVELOPMENT OPERATING | $ | 6,448.69 |
| | **REPORT TOTAL** | **$** | **6,448.69** |

| GL Number | Amount |
|---|---|
| Fund: 4406 REDEVELOPMENT OPERATING | |
| Department: 105-0100 CLERK-TREASURER | |
| 4406-105-0100-61112000 | 535.24 |
| 4406-105-0100-61131000 | 823.37 |
| 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 | 5.68 |
| 4406-105-0100-61309000 | 0.88 |
| 4406-105-0100-61335000 | 2.61 |
| 4406-105-0100-61434000 | 5.56 |
| Total Fund-Dept: 4406-61434000 | 1,843.71 |
| Department: 110-0100 TOWN MANAGER | |
| 4406-110-0100-61121000 | 1,765.38 |
| 4406-110-0100-61131000 | 1,211.54 |
| 4406-110-0100-61181000 | 8.65 |
| 4406-110-0100-61301000 | 210.85 |
| 4406-110-0100-61302000 | 49.31 |
| 4406-110-0100-61305000 | 114.83 |
| 4406-110-0100-61306000 | 11.74 |
| 4406-110-0100-61309000 | 1.91 |
| 4406-110-0100-61333000 | 423.95 |
| 4406-110-0100-61335000 | 7.80 |
| 4406-110-0100-61434000 | 11.94 |
| Total Fund-Dept: 4406-61434000 | 3,817.90 |
| 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 | 91.03 |
| 4406-150-0200-61306000 | 2.94 |
| 4406-150-0200-61434000 | 2.93 |
| Total Fund-Dept: 4406-61434000 | 787.08 |
| Total Fund 4406: | 6,448.69 |

## Accounts Payable Voucher Register #R 26-7G

| | | | |
|---|---|---|---|
| | 07/30/26 | | |
| MUNSTER REDEVELOPMENT COMMISSION | 07/30/26 | $ | 239,939.81 |
| TOTAL VOUCHERS CONFIRMED | 07/30/26 | $ | 239,939.81 |

**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.**

**July 30, 2026**

Wendy Mis

**Fiscal Officer**

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**Approved and confirmed by the Redevelopment Commission of the Town of Munster, Lake County Indiana, this 3rd day of August, 2026 by a vote of __________ in favor and __________ opposed**

____________________________

**Joseph Hofferth, President**

**ATTEST:**

____________________________

**Wendy Mis, Executive Secretary**

## FUND SUMMARY - JULY 30, 2026

| FUND | DESCRIPTION | | AMOUNT |
|---|---|---|---|
| 4445 | TIF ALLOCATION FUND | $ | 239,939.81 |
| | **REPORT TOTAL** | **$** | **239,939.81** |

| 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 | 7/26 TIF PUBLIC SAFETY TRANSFER | 50,000.00 | None |
| | | | Total Department 201-0100 POLICE ADMIN | 50,000.00 | |
| **Department: 915-0100 ROAD IMPROVEMENTS** | | | | | |
| 4445-915-0100-63105RRR | MUNSTER RIDGE ROAD COMPLET | INFRASTRUCTURE ENGINEERING | PROJ 22-4695-00/MUNSTER RIDGE ROAD CO | 189,939.81 | None |
| | | | Total Department 915-0100 ROAD IMPROVEMENTS | 189,939.81 | |
| | | | Total Fund 4445 TIF ALLOCATION FUND | 239,939.81 | |

# INVOICE DISTRIBUTION REPORT FOR TOWN OF MUNSTER

EXP CHECK RUN DATES 07/30/2026 - 07/30/2026
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 | 239,939.81 | |