

Meeting Agenda



Redevelopment Commission Regular Meeting

Wednesday, September 9, 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

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
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
AUGUST 17, 2026**

A meeting of the Munster Redevelopment Commission convened at 7:30 p.m. on Monday, August 17, 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, Controller Patricia Abbott, Assistant Town Manager Dan Reyes, Police Chief Stephen Scheckel, Fire Chief Mark Hajduk, 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.

No one rose to claim the floor.

CONSENT AGENDA

APPROVAL OF MINUTES

Minutes of the regular meeting on August 3, 2026

ACCOUNTS PAYABLE VOUCHER REGISTERS

Confirmation of Voucher Register #R 26-8A dated 08/04/26 in the amount of \$708.75

Confirmation of Voucher Register #R 26-8B dated 08/07/26 in the amount of \$6,465.03

Confirmation of Voucher Register #R 26-8C dated 08/13/26 in the amount of \$186,992.21

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 7:32 p.m.

Joseph Hofferth, President

ATTEST:

Wendy Mis, Executive Secretary



To: Redevelopment Commission
From: Patricia Abbott, Town Manager
Meeting Date: September 9, 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:

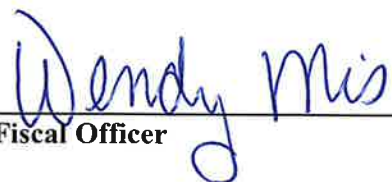
1. Confirmation of Voucher Register #R 26-7H dated 07/31/26 in the amount of \$1,708,460.20
2. Approval of Voucher Register #R 26-7I dated 7/31/26 in the amount of \$4,806,460.58
3. Confirmation of Voucher Register #R 26-8D dated 08/21/26 in the amount of \$6,213.26
4. Confirmation of Voucher Register #R 26-8E dated 08/27/26 in the amount of \$50,000.00
5. Confirmation of Voucher Register #R 26-9A dated 09/04/26 in the amount of \$5,232.94

Accounts Payable Voucher Register #R 26-7H

	07/31/26	
MUNSTER REDEVELOPMENT COMMISSION	07/31/26	\$ 1,708,460.20
TOTAL VOUCHERS CONFIRMED	07/31/26	\$ 1,708,460.20

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 31, 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 \$ 1,708,460.20

Approved and confirmed by the Redevelopment Commission of the Town of Munster, Lake County Indiana, this 9th day of September, 2026 by a vote of _____ in favor and _____ opposed

Joseph Hofferth, President

ATTEST:

Wendy Mis, Executive Secretary

FUND SUMMARY - JULY 31, 2026

FUND	DESCRIPTION	AMOUNT
3328	EDC B & I	\$ 1,708,460.20
REPORT TOTAL		\$ 1,708,460.20

July 2026 Manual Checks

Fund 3328	1,708,460.20
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	1,708,460.20

08/27/2026

CHECK DISBURSEMENT REPORT FOR TOWN OF MUNSTER
CHECK DATE 07/01/2026 - 07/31/2026

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

Check Date	Bank / Check #	Payee	Description	Account	Dept	Amount
07/13/2026	GEN 5104(E)#	US BANK	INTEREST(2020 EDC MSHOP REF) INV#3286203	63802000	920-2890	16,750.00
07/13/2026	GEN 5104(E)#	US BANK	PRINCIPAL(2020 EDC MSHOP REF) INV#328620	63801000	920-2890	160,000.00
07/13/2026	GEN 5104(E)#	US BANK	INTEREST(2021 EDC LBC) INV#3286203	63802000	920-2891	67,832.50
07/13/2026	GEN 5104(E)#	US BANK	PRINCIPAL(2021 EDC LBC) INV#3286203	63801000	920-2891	491,788.48
07/13/2026	GEN 5104(E)#	US BANK	INTEREST(2016 EDC CVP) INV#3286203	63802000	920-2896	95,784.38
07/13/2026	GEN 5104(E)#	US BANK	PRINCIPAL(2016 EDC CVP) INV#3286203	63801000	920-2896	15,000.00
07/13/2026	GEN 5104(E)#	US BANK	INTEREST(2013 EDC LOF) INV#3286203	63802000	920-2893	35,065.63
07/13/2026	GEN 5104(E)#	US BANK	PRINCIPAL(2013 EDC LOF) INV#3286203	63801000	920-2893	90,000.00
07/13/2026	GEN 5104(E)#	US BANK	INTEREST(2013 EDC CVP) INV #3286203	63802000	920-2813	37,543.75
07/13/2026	GEN 5104(E)#	US BANK	PRINCIPAL(2013 EDC CVP) INV #3286203	63801000	920-2813	365,000.00
07/13/2026	GEN 5104(E)#	US BANK	INTEREST(2017 EDC CVP) INV #3286203	63802000	920-2897	30,712.50
07/13/2026	GEN 5104(E)#	US BANK	PRINCIPAL(2013 EDC CVP) INV #3286203	63801000	920-2897	90,000.00
07/13/2026	GEN 5129(E)	US BANK	2023 EDC MAPLE LEAF INTEREST	63802000	920-2823	60,982.96
07/13/2026	GEN 5129(E)	US BANK	2023 EDC MAPLE LEAF PRINCIPAL	63801000	920-2823	152,000.00
Fund: 3328 EDC BOND & INTEREST FUND						1,708,460.20

Report Total

1,708,460.20

Accounts Payable Voucher Register # R 26-7I

MONTHLY JOURNAL ENTRIES	JULY 31, 2026	\$ 4,806,460.58
TOTAL VOUCHERS APPROVED	JULY 31, 2026	\$ 4,806,460.58

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 31, 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 \$ 4,806,460.58

Approved and confirmed by the Redevelopment Commission of the Town of Munster, Lake County Indiana, this 9th day of September, 2026 by a vote of _____ in favor and _____ opposed.

Joseph Hofferth, President

ATTEST:

Wendy Mis, Clerk-Treasurer

FUND SUMMARY - JULY 31, 2026

FUND	DESCRIPTION	AMOUNT
3311	REDEVELOPMENT B & I	\$ 2,514.02
3328	EDC B & I	\$ 113,211.52
3331	EDC BOND RESERVE	\$ 34,786.45
4406	REDEVELOPMENT OPERATING	\$ 120,722.36
4445	TIF ALLOCATION FUND	\$ 4,281,810.87
4446	MAPLE LEAF CROSSING TIF FUND	\$ 253,415.36
 REPORT TOTAL		 \$ 4,806,460.58

July 2026 Journal Entries

Fund 3311	2,514.02
Fund 3328	113,211.52
Fund 3331	34,786.45
Fund 4406	120,722.36
Fund 4445	4,281,810.87
Fund 4446	253,415.36
	4,806,460.58

08/27/2026

GL ACTIVITY BY JOURNAL REPORT FOR TOWN OF MUNSTER

From 07/01/2026 to 07/31/2026

DATE	JNL DESCRIPTION	GL Number	REF # 2	DR	CR	TOTAL
07/31/2026	JE TRUST INDIANA 07/31/26 INTEREST	3311-920-0400-65400000	0000008956	434.65		
07/31/2026	JE TRUST INDIANA 07/31/26 INTEREST	3311-920-0400-65400000	0000008956	2,079.37		
TOTAL FOR FUND 3311 REDEVELOPMENT B & I				2,514.02	-	2,514.02
07/13/2026	JE PRINCIPAL(2021 EDC LBC)INV#3286203CK51	3328-920-2891-63801000	0000008969	113,211.52		
TOTAL FOR FUND 3328 EDC BOND B + I				113,211.52	-	113,211.52
07/31/2026	JE #62 EXCESS TFR #58 2013 CVP	3331-920-0000-65200000	0000008968	10,425.39		
07/31/2026	JE #65 EXCESS TFR #64 2013 LOF	3331-920-0000-65200000	0000008968	3,601.63		
07/31/2026	JE #77 EXCESS TFR #74 2016 CVP	3331-920-0000-65200000	0000008968	5,364.31		
07/31/2026	JE #9001 EXCESS TFR #9000 2020 MSHOPS	3331-920-0000-65200000	0000008968	2,675.63		
07/31/2026	JE #7003 EXCESS TFR #7000 2021 LBC	3331-920-0000-65200000	0000008968	9,041.30		
07/31/2026	JE #88 EXCESS TFR #86 2017 CVP	3331-920-0000-65200000	0000008968	3,678.19		
TOTAL FOR FUND 3331 EDC BOND RESERVE				34,786.45	-	34,786.45
07/01/2026	JE IN-02-0049-0060 INVESTED	4406-300-0000-65400000	0000008837	120,000.00		
07/31/2026	JE TRUST INDIANA 07/31/26 INTEREST	4406-300-0000-65400000	0000008956	722.36		
TOTAL FOR FUND 4406 REDEVELOPMENT OPERATING				120,722.36	-	120,722.36
07/01/2026	JE IN-02-0049-0029 INVESTED	4445-300-0000-65400000	0000008837	2,700,000.00		
07/31/2026	JE TRUST INDIANA 07/31/26 INTEREST	4445-300-0000-65400000	0000008956	7,598.28		
07/31/2026	JE TRUST INDIANA 07/31/26 INTEREST	4445-300-0000-65400000	0000008956	66,332.32		
07/31/2026	JE HORIZON BANK 07/31/2026 INTEREST	4445-300-0000-65400000	0000008957	12,403.03		
07/13/2026	JE TFR TO EDC BOND & INTEREST FUND	4445-906-0300-65200000	0000008820	1,608,688.76		
07/13/2026	JE TFR TO EDC BOND & INTEREST FUND	4445-906-0300-65200000	0000008839		1,608,688.76	
07/13/2026	JE TFR TO EDC BOND & INTEREST FUND	4445-906-0300-65200000	0000008840	1,495,477.24		
TOTAL FOR FUND 4445 TIF ALLOCATION FUND				5,890,499.63	1,608,688.76	4,281,810.87
07/13/2026	JE TFR TO EDC BOND & INTEREST FUND	4446-300-0000-65200000	0000008820	212,982.96		
07/13/2026	JE TFR TO EDC BOND & INTEREST FUND	4446-300-0000-65200000	0000008839		212,982.96	
07/13/2026	JE TFR TO EDC BOND & INTEREST FUND	4446-300-0000-65200000	0000008840	212,982.96		
07/01/2026	JE IN-02-0049-0061 INVESTED	4446-300-0000-65400000	0000008837	40,000.00		
07/31/2026	JE TRUST INDIANA 07/31/26 INTEREST	4446-300-0000-65400000	0000008956	432.40		
TOTAL FOR FUND 4446 MAPLE LEAFCROSSING TIF ALLOCATION				466,398.32	212,982.96	253,415.36
Total JE:				6,628,132.30	1,821,671.72	4,806,460.58
Report Total:				6,628,132.30	1,821,671.72	4,806,460.58

Accounts Payable Voucher Register #R 26-8D

	08/21/26		
MUNSTER REDEVELOPMENT COMMISSION	08/21/26	\$	6,213.26
TOTAL VOUCHERS CONFIRMED	08/21/26	\$	6,213.26

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.

August 21, 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 \$ 6,213.26

Approved and confirmed by the Redevelopment Commission of the Town of Munster, Lake County Indiana, this 9th day of September, 2026 by a vote of _____ in favor and _____ opposed

Joseph Hofferth, President

ATTEST:

Wendy Mis, Executive Secretary

FUND SUMMARY - AUGUST 21, 2026

FUND	DESCRIPTION	AMOUNT
4406	REDEVELOPMENT OPERATING	\$ 6,213.26
REPORT TOTAL		\$ 6,213.26

CHECK AMOUNTS BY GENERAL LEDGER FOR TOWN OF MUNSTER
For Payroll: 00000271 Check Date: 08/15/2026 Pay Period End Date: 08/15/2026

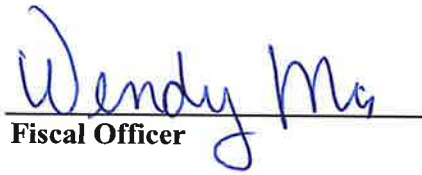
GL Number	Amount
Fund: 4406 REDEVELOPMENT OPERATING	
Department: 105-0100 CLERK-TREASURER	
4406-105-0100-61112000	535.24
4406-105-0100-61131000	823.32
4406-105-0100-61181000	30.77
4406-105-0100-61301000	79.39
4406-105-0100-61302000	18.60
4406-105-0100-61303000	197.27
4406-105-0100-61305000	144.34
4406-105-0100-61306000	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	1,843.66
Department: 110-0100 TOWN MANAGER	
4406-110-0100-61121000	1,703.76
4406-110-0100-61131000	1,211.52
4406-110-0100-61181000	2.87
4406-110-0100-61301000	198.11
4406-110-0100-61302000	46.33
4406-110-0100-61305000	114.83
4406-110-0100-61306000	5.88
4406-110-0100-61309000	0.64
4406-110-0100-61333000	289.05
4406-110-0100-61335000	3.91
4406-110-0100-61434000	5.58
Total Fund-Dept: 4406-61434000	3,582.48
Department: 150-0200 INSPECTIONS/CODE ENFORCEMENT	
4406-150-0200-61133000	641.07
4406-150-0200-61301000	39.82
4406-150-0200-61302000	9.32
4406-150-0200-61303000	91.04
4406-150-0200-61306000	2.94
4406-150-0200-61434000	2.93
Total Fund-Dept: 4406-61434000	787.12
Total Fund 4406:	6,213.26

Accounts Payable Voucher Register #R 26-8E

	08/27/26		
MUNSTER REDEVELOPMENT COMMISSION	08/27/26	\$	50,000.00
TOTAL VOUCHERS CONFIRMED	08/27/26	\$	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.

August 27, 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 9th day of September, 2026 by a vote of _____ in favor and _____ opposed

Joseph Hofferth, President

ATTEST:

Wendy Mis, Executive Secretary

FUND SUMMARY - AUGUST 27, 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 08/27/2026 - 08/27/2026

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	8/26 TIF PUBLIC SAFETY TRANSFER	50,000.00	None
Total Department 201-0100 POLICE ADMIN				50,000.00	
Total Fund 4445 TIF ALLOCATION FUND				50,000.00	

INVOICE DISTRIBUTION REPORT FOR TOWN OF MUNSTER

EXP CHECK RUN DATES 08/27/2026 - 08/27/2026

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 26-9A

	09/04/26		
MUNSTER REDEVELOPMENT COMMISSION	09/04/26	\$	5,232.94
TOTAL VOUCHERS CONFIRMED	09/04/26	\$	5,232.94

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.

September 4, 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 \$ 5,232.94

Approved and confirmed by the Redevelopment Commission of the Town of Munster, Lake County Indiana, this 9th day of September, 2026 by a vote of _____ in favor and _____ opposed

Joseph Hofferth, President

ATTEST:

Wendy Mis, Executive Secretary

FUND SUMMARY - SEPTEMBER 4, 2026

FUND	DESCRIPTION	AMOUNT
4406	REDEVELOPMENT OPERATING	\$ 5,232.94
REPORT TOTAL		\$ 5,232.94

CHECK AMOUNTS BY GENERAL LEDGER FOR TOWN OF MUNSTER
For Payroll: 00000273 Check Date: 09/01/2026 Pay Period End Date: 08/29/2026

GL Number	Amount
Fund: 4406 REDEVELOPMENT OPERATING	
Department: 105-0100 CLERK-TREASURER	
4406-105-0100-61112000	610.27
4406-105-0100-61131000	848.40
4406-105-0100-61181000	30.77
4406-105-0100-61301000	85.62
4406-105-0100-61302000	20.05
4406-105-0100-61303000	211.46
4406-105-0100-61305000	144.33
4406-105-0100-61306000	5.65
4406-105-0100-61309000	0.89
4406-105-0100-61335000	2.61
4406-105-0100-61434000	5.57
Total Fund-Dept: 4406-61434000	1,965.62
Department: 110-0100 TOWN MANAGER	
4406-110-0100-61121000	547.40
4406-110-0100-61131000	1,361.57
4406-110-0100-61181000	2.86
4406-110-0100-61301000	134.63
4406-110-0100-61302000	31.48
4406-110-0100-61305000	114.82
4406-110-0100-61306000	5.87
4406-110-0100-61309000	0.64
4406-110-0100-61333000	271.48
4406-110-0100-61335000	3.91
4406-110-0100-61434000	5.58
Total Fund-Dept: 4406-61434000	2,480.24
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:	5,232.94