



To: President and Members of the Munster Town Council
Jim Marino, Town Manager

From: Sergio Mendoza, Planning Director

Date: September 15, 2025

Re: Performance Surety Bond Release and Maintenance Bond Acceptance for COMMUNITY FOUNDATION INC, BLOCK 5

The purpose of this memo is a request for the Town Council to authorize the Clerk-Treasurer to release Performance Surety Bond No. 107627362 and accept Maintenance Bond No. 107627369. Pursuant to SECTION 26, ARTICLE V, SUBDIVISIONS: Sec. 26-293. Completion of improvements; guarantee of Improvements for *PC22-005: COMMUNITY FOUNDATION INC, BLOCK 5*.

Background

Community Foundation of Northwest Indiana, Inc. (CFNI) presented plans to subdivide and develop approximately 15 acres located west of Calumet Avenue, East of Powers Drive, south of Hagburg Circle to approximately 550 south of Treadway Drive.

The proposed development contained several elements:

1. A master plan of internal road network serving multiple 3-lots of Record and two out lots.
2. An extension of Treadway Road west into the subdivision recorded as Treadway.
3. Extension of Donald Powers Drive south.
4. Improvements to the intersection of Calumet Avenue and Treadway Road.
5. Development of Lot 3 with a two-story, 31,845 sf medical clinic with parking lot.

Recommendation

On August 12, 2025, the Plan Commission unanimously motioned *to send a favorable* recommendation to the Town Council to release the Performance Surety Bond in the amount of Two Million Nine Hundred Ninety Thousand Dollars and Zero Cents (\$2,990,000.00) for COMMUNITY FOUNDATION INC, BLOCK 5 and accept a 2-year Maintenance Surety Bond in the amount of Four Hundred Forty Eight Thousand Five Hundred Dollars and Zero Cents (\$448,500.00) for Improvements at Munster Immediate Care including Street Lights, Signs, Curbs, etc.

Attachments

1. Minutes of the August 12, 2025 Plan Commission for PC22-005
2. Performance Surety Bond
3. Maintenance Bond
4. Staff Report from August 12, 2025 for PC22-005