

**TOWN OF MUNSTER
MINUTES OF A REGULAR MEETING OF THE REDEVELOPMENT COMMISSION
MARCH 4, 2024**

A meeting of the Munster Redevelopment Commission convened at 7:36 p.m. on Monday, March 4, 2024. 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 Zoom meeting technology.

Commissioners George Shinkan, Joseph G. Hofferth, Chuck Gardiner, Jonathan Petersen, David B. Nellans, and School Town of Munster Representative John Castro were physically present in Town Hall. Also present in Town Hall were Treasurer Wendy Mis, Controller/Interim Town Manager Patricia Abbott, Police Chief Steve Scheckel, Fire Chief Mark Hajduk, Attorney Nicole Bennett, and Interim Public Works Director Chris Spolnik. The news media were not represented.

PUBLIC COMMENT

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 February 19, 2024

ACCOUNTS PAYABLE VOUCHER REGISTERS

Confirmation of Voucher Register #R24-1E dated 01/31/24 totaling \$1,606,992.51
Approval of Voucher Register #R24-1F dated 01/31/24 totaling \$1,761,113.69
Confirmation of Voucher Register #R24-2C dated 03/04/24 totaling \$4,747.86
Confirmation of Voucher Register #R24-2D dated 02/29/24 totaling \$36,433.40
Approval of Voucher Register #R24-3A dated 03/04/24 totaling \$8,295.00
Approval of Voucher Register #R24-3B dated 03/04/24 totaling \$1,200.00

Commissioner Shinkan moved, with a second by Commissioner Hofferth, to suspend the rules, waive the readings, and adopt the Consent Agenda as presented. Commissioners Shinkan, Hofferth, Gardiner, Petersen, and Nellans voted in favor; none voted against. Motion carried.

NEW BUSINESS

RESOLUTION NO. 058: APPROVING PLAN SUPPLEMENT

Proposed RESOLUTION NO. 058 is a DECLARATORY RESOLUTION OF THE TOWN OF MUNSTER REDEVELOPMENT COMMISSION AMENDING THE DECLARATORY RESOLUTION AND DEVELOPMENT PLAN FOR THE RIDGE ROAD/CALUMET AVENUE ECONOMIC DEVELOPMENT AREA. In 2023, the Indiana General Assembly amended the allowable uses of Tax Increment Financing (TIF) revenues. Under the revised statute, TIF can be used for both capital and operating expenditures for police and fire services. In order to allow for those uses, the Declaratory Resolution and Development Plan for the Ridge Road/Calumet Avenue Economic Development Area must be amended. The process for amending the plan requires the following steps.

Task	Authorizing Body	Scheduled Date
Adopt Declaratory Resolution	Redevelopment Commission	03/04/24
Adopt Approving Resolution	Plan Commission	03/12/24
Adopt Approving Resolution	Town Council	03/18/24
Notice of Public Hearing	Publish in The Times	03/22/24
Public Hearing	Redevelopment Commission	04/01/24
Adopt Confirmatory Resolution	Redevelopment Commission	4/1/2024
Deadline to file Declaratory and Confirmatory Resolutions	Town Council	04/30/24

This evening begins the process with the scheduled adoption of Resolution 058.

Commissioner Hofferth moved, with a second by Commissioner Shinkan, to approve Resolution No. 058 as presented. Commissioners Shinkan, Hofferth, Gardiner, Petersen, and Nellans voted in favor; none voted against. Motion carried.

ADJOURNMENT

There being no further business to come before the Commission, and upon a motion by Commissioner Shinkan seconded by Commissioner Hofferth, the meeting adjourned at 7:42 p.m.

David B. Nellans, President

ATTEST:

Wendy Mis, Executive Secretary