



**To:** Redevelopment Commission  
**From:** Wendy Mis, Clerk/Treasurer  
**Meeting Date:** December 1, 2025  
**Subject:** Annual Meeting of the Taxing Units

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### Summary

Indiana Code 36-7-25-8 mandates that certain information will be presented to "the governing bodies of all taxing units that have territory within an allocation area of the redevelopment commission." The information to be presented includes the commission's budget with respect to allocated property tax proceeds, the long-term plans for the allocation area, and the impact on each of the taxing units. Accordingly, the following representatives of taxing units have been invited to tonight's meeting.

The Honorable David Hamm, Lake County Council, 1st District  
The Honorable Charlie Brown, Lake County Council, 6th District  
The Honorable Christine Cid, Lake County Council, 5th District

Mr. John Castro, President, Munster Board of School Trustees, with a copy to Dr. Matthew Hicks, Superintendent

The Honorable Peter Katie, President, North Township Board, with a copy to The Honorable Adrian Santos, North Township Trustee

Mr. Sean Conley, President, Lake County Public Library Board of Trustees, with copies to Ms. Carol Daumer Gutahr, Director & CEO an Lake County Council, d Mr. Michael Ayala, Munster Branch Head

Mr. Sam Dimopoulos, President, Hammond Sanitary District Board of Sanitary Commissioners, with copies to Commissioner Michael R. Hawkins, Sr. and Mr. Milan Kruszynski, District Manager

The Honorable George Shinkan, President, Munster Town Council, with a copy to Mr. James Marino, Town Manager

**Financial Impact**

**Funding Source:** N/A

**Budgeted Amount:**

**Cost:**

**Recommended Council Action**

As an item of New Business, present the attached materials to those present.

**Attachments:**

1. Annual Report of Taxing Units 2025

Munster Redevelopment Commission's Budget with  
respect to Allocated Property Tax Proceeds  
for the Fiscal and Calendar Year as of October 31, 2025

		2025	
Line Item	Line Item Number	Budget	Y-T-D
<b>Revenue:</b>			
Miscellaneous Revenues	4445-160-0100-46001000	\$ 5,000.00	\$
Property Lease/Rental	4445-160-0100-46255000		\$
Reimbursements	4445-160-0100-49901000	\$	\$
TIF Allocation	4445-300-0000-41207000	\$ 8,751,440.00	\$ 5,024,024.49
Interest on Investments	4445-300-0000-46100000	\$ 400,000.00	\$ 880,520.43
Sale of Town Property/Equip	4445-160-0100-49101000	<u>\$</u>	<u>\$</u>
		\$ 9,156,440.00	\$ 5,904,544.92
<b>Expenditures and Encumbrances:</b>			
Personal Services		\$	\$
Police Vehicles and Equip		\$	\$
Public Safety to General		\$	\$
Supplies		\$	\$
Other Services and Charges		\$ 1,907,824.00	\$ 138,600.33
Capital Outlay		<u>\$ 5,628,176.00</u>	<u>\$ 4,357,337.10</u>
		\$ 7,536,000.00	\$ 4,495,937.43
Memo: Purchase of Investments		\$	\$ 3,760,520.43
Memo: Transfers		<u>\$ 3,900,000.00</u>	<u>\$ 3,298,627.95</u>
		\$ 11,436,000.00	\$ 11,555,085.81

# Allocation Area Impact on Each of the Taxing Units

Taxing Unit	Theoretical Proration of TIF Allocation			
	Certified	Percentage	2025	2025
	Rate		Budgeted	Y-T-D 9/30/2025
	2025		\$8,751,440.00	\$ 5,025,024.79
Munster Community School Corporation	1.2688	41.5034%	\$ 2,075,169.28	\$ 1,608,556.60
Munster Civil Town	0.6465	21.1475%	\$ 1,057,374.64	\$ 819,618.41
Lake County	0.5984	19.5741%	\$ 978,705.31	\$ 758,638.30
North Township	0.0734	2.4010%	\$ 120,048.41	\$ 93,054.90
Hammond Sanitary District	0.2073	6.7809%	\$ 339,046.81	\$ 262,810.36
Lake County Solid Waste Management District	0.0219	0.7164%	\$ 35,818.26	\$ 27,764.34
Lake County Public Library	0.0799	2.6136%	\$ 130,679.40	\$ 101,295.45
	\$ 2.8962	94.7368%	\$ 4,736,842.11	\$ 3,671,738.37

***Town of Munster Redevelopment Commission***  
**Long-Term Plans for the Allocation Area**

<u>Project Description</u>	Estimated Cost
2026	
Debt Payments	4,033,011
Ridge Road Redevelopment - Columbia to State Line	1,500,000
West Lake Corridor Train Extension	50,000
Professional Expenses	20,000
Capital and Operating for Public Safety	7,100,000
17TC Refund by Lake County to TIF distribution	175,000
Maple Leaf 17TC Refund by Lake County to TIF distribution	500,000
Land Acquisition	1,500,000
Long-Term	
Debt Payment	18,168,820
Ridge Road Redevelopment - Columbia to State Line	500,000
Reimburse Developers	7,500,000
Public Improvements/Land Acquisition	4,000,000
PD Vehicles	4,050,000
Public Safety	86,967,525
TOTAL	136,064,356