

**TOWN OF MUNSTER  
MINUTES OF A SPECIAL MEETING OF THE  
REDEVELOPMENT COMMISSION  
AUGUST 31, 2020**

A special meeting of the Munster Redevelopment Commission convened at 7:30 p.m. on Monday, August 31, 2020. At the time of this meeting, the country was facing a pandemic outbreak of the Coronavirus. In response, Indiana Governor Holcomb issued a series of Executive Orders which, among other things, declared a public health emergency and suspended various statutes. Executive Order 20-04 specifically addressed public meetings and the Open-Door Law. This Executive Order along with the opinion of the Indiana Public Access counselor, allows for meetings to be held in a virtual environment. Subsequent Executive Orders have extended this practice.

The announced meeting location was Munster Town Hall. Due to the restrictions on the number of people allowed to gather in one location and the requirement to maintain a distance of at least six feet from another person, some attended in person at Town Hall while others participated via Zoom meeting technology. Commissioners Chuck Gardiner, Andy Koultourides, Ken Schoon, and Steven Tulowitzki were physically present at Town Hall. Commissioner Lee Ann Mellon and School Town of Munster Representative John Castro were absent. Town Attorney David W. Westland was present in the virtual setting. Executive Secretary Wendy Mis, Controller Patricia Abbott, Executive Director Dustin Anderson, and Munster Representative to the Hammond Sanitary District Mike Hawkins were physically present at Munster Town Hall. Vice President Koultourides presided. The public was given the information needed to access the meeting virtually and some took advantage of it. The news media were not represented.

The Redevelopment Commission has sought legal counsel and has performed its due diligence to the best of its ability in a highly unusual situation. The Redevelopment Commission believes it is acting in accordance with Indiana State law, the Governor's Executive Orders, and the interpretations and directives of other state agencies.

**PUBLIC COMMENT**

Because of the unique nature of this meeting, the Town of Munster accepted public comment submitted electronically. The public was informed, via the agenda posted at [munster.org](http://munster.org), that questions or comments about an item on the agenda were to be emailed to [danderson@munster.org](mailto:danderson@munster.org). No such submissions were received.

**CONSENT AGENDA**

**APPROVAL OF MINUTES**

Minutes of the regular meeting on August 17, 2020

**ACCOUNTS PAYABLE VOUCHER REGISTERS**

Confirmation of Voucher Register #R 20-8E dated 08/13/20 totaling \$1,888.21  
Confirmation of Voucher Register #R 20-8F dated 08/20/20 totaling \$843.47  
Confirmation of Voucher Register #R 20-8G dated 08/20/20 totaling \$5,250.00  
Confirmation of Voucher Register #R 20-8H dated 08/31/20 totaling \$3,257.50  
Confirmation of Voucher Register #R 20-8I dated 08/26/20 totaling \$47,532.65  
Confirmation of Voucher Register #R 20-8J dated 08/27/20 totaling \$5,006.50

Confirmation of Voucher Register #R 20-8K dated 08/28/20 totaling \$4,447.96  
Confirmation of Voucher Register #R 20-8L dated 08/27/20 totaling \$500,000.00

Commissioner Gardiner, with a second by Commissioner Tulowitzki, moved to suspend the rules, waive the readings, and approve the Consent Agenda as presented. Commissioners Schoon, Gardiner, Tulowitzki, and Koultourides voted in favor; none voted against. The Consent Agenda was approved as presented.

### **NEW BUSINESS**

#### **RESOLUTION 053: TIF PLEDGE RESOLUTION**

Proposed RESOLUTION 053 is A RESOLUTION OF THE MUNSTER REDEVELOPMENT COMMISSION PLEDGING CERTAIN TAX INCREMENT REVENUES TO THE PAYMENT OF CERTAIN ECONOMIC DEVELOPMENT REVENUE REFUNDING BONDS (MUNSTER SHOPS PROJECT). The Town issued \$5,335,000 of economic development bonds in 2010. By refinancing the remaining principal of \$3,090,000, the savings are estimated to be between \$200,000 and \$250,000 over the next ten years.

The Town Council adopted Ordinance 1805 at their meeting of August 17, 2020 authorizing the refinancing of these bonds. Resolution 053 has been prepared to pledge the TIF revenues to the payment of the debt service of the refunding bonds.

Commissioner Schoon moved, with a second by Gardiner, to adopt Resolution 053. Commissioners Schoon, Gardiner, Tulowitzki, and Koultourides voted in favor; none voted against. The motion carried and Resolution 053 was adopted as presented.

### **ADJOURNMENT**

There being no further business to come before the Commission, and upon a motion by Commissioner Gardiner seconded by Commissioner Tulowitzki, the meeting adjourned at 7:33 p.m. by voice vote.

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**Andy Koultourides, Vice President**

**ATTEST:**

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**Wendy Mis, Executive Secretary**