

**TOWN OF MUNSTER  
MINUTES OF A REGULAR MEETING OF THE  
REDEVELOPMENT COMMISSION  
OCTOBER 04, 2021**

A regular meeting of the Munster Redevelopment Commission convened at 8:05 p.m. on Monday, October 04, 2021. 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. Councilors, Staff, and the public had the option to participate via Zoom meeting technology.

Commissioners Chuck Gardiner, Lee Ann Mellon, Ken Schoon, and Steven Tulowitzki were physically present in Town Hall. Commissioner Andy Koultourides and School Town of Munster Representative John Castro were absent. Vice President Gardiner presided.

Also present in Town Hall were Clerk-Treasurer Wendy Mis, Town Manager Dustin Anderson, and Munster Representative to the Hammond Sanitary District Mike Hawkins. The news media were not represented. The public was given the information needed to access the meeting virtually, and none took advantage of it.

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.

No one rose to claim the floor.

**CONSENT AGENDA**

**APPROVAL OF MINUTES**

Minutes of the regular meeting on September 20, 2021

**ACCOUNTS PAYABLE VOUCHER REGISTERS**

Approval of Voucher Register #R 21-8H dated 08/31/21 totaling \$431.65  
Confirmation of Voucher Register #R 21-9F dated 09/23/21 totaling \$6,869.13  
Confirmation of Voucher Register #R 21-9G dated 09/24/21 totaling \$4,554.64  
Confirmation of Voucher Register #R 21-9H dated 09/30/21 totaling \$5,158.33  
Confirmation of Voucher Register #R 21-10A dated 10/04/21 totaling \$1,168.85

Commissioner Tulowitzki moved, with a second by Commissioner Schoon, to approve the Consent Agenda as given. Commissioners Schoon, Mellon, Gardiner, and Tulowitzki voted in favor; none voted against. Motion carried 4 -1.

### **NEW BUSINESS**

The Redevelopment Commission was presented with an engagement letter from Barnes & Thornburg LLP. The letter confirms the terms and conditions which Barnes & Thornburg will serve as special tax counsel to the Town of Munster in connection with the review of potential private payments to be received by the Town with respect to property financed by the Town of Munster, Indiana Economic Development Revenue Bonds, Series 2011 (Lake Business Center Project) and refinanced by the Town of Munster, Indiana Economic Development Revenue Refunding Bonds, Series 2021 (Lake Business Center Project) and the impact of such potential private payments on the tax-exempt status of the Bonds.

Commissioner Tulowitzki moved, with a second by Commissioner Mellon, to authorize the Town to enter into the engagement with Barnes & Thornburg. Commissioners Schoon, Mellon, Gardiner, and Tulowitzki voted in favor; none voted against. Motion carried 4 -1.

### **ADJOURNMENT**

There being no further business to come before the Commission, and upon a motion by Commissioner Schoon seconded by Commissioner Gardiner, the meeting adjourned at 8:07 p.m. by voice vote.

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**Chuck Gardiner, Vice-President**

**ATTEST:**

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**Wendy Mis, Executive Secretary**