

TOWN OF MUNSTER
MINUTES OF A REGULAR MEETING OF THE REDEVELOPMENT COMMISSION
APRIL 1, 2024

A meeting of the Munster Redevelopment Commission convened at 8:15p.m. on Monday, April 1, 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, Town Attorney Dave Westland, and Interim Public Works Director Chris Spolnik. Munster Representative to the Hammond Sanitary District Mike Hawkins was present virtually. The news media was represented.

PUBLIC HEARING: APPROVING PLAN SUPPLEMENT

In 2023 the Indiana General Assembly amended the allowable uses of Tax Increment Financing (TIF) revenues to include both capital and operating expenditures for police and fire services. The process for amending the plan required action by the Redevelopment Commission, the Plan Commission, and the Town Council.

The final steps are for the Redevelopment Commission to hold a public hearing and the adoption of a Confirmatory Resolution. Once adopted, the resolution must be filed with the Lake County Auditor and the Indiana Department of Local Government Finance. Once filed, the authority to use TIF revenues for public safety will be in place.

President Nellans opened the floor for a public hearing on the matter.

Mr. Michael Goepfert, 10380 Oxford Place, asked the commission to reconsider using the TIF funds for police vehicles as the money is development dollars.

No others rose to claim the floor, and the public hearing was closed.

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 March 18, 2024

ACCOUNTS PAYABLE VOUCHER REGISTERS

Approval of Voucher Register #R24-2E dated 02/29/24 totaling \$87,241.26
Confirmation of Voucher Register #R24-3H dated 03/22/24 totaling \$4,748.03
Approval of Voucher Register #R24-4A dated 04/01/24 totaling \$700.00

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 059: CONFIRMATORY RESOLUTION AMENDING PLAN SUPPLEMENT

Proposed RESOLUTION 059 is a CONFIRMATORY RESOLUTION OF THE TOWN OF MUNSTER REDEVELOPMENT COMMISSION REGARDING CERTAIN AMENDMENTS TO THE DECLARATORY RESOLUTION FOR THE RIDGE ROAD/CALUMET AVENUE ECONOMIC DEVELOPMENT AREA AND AMENDMENTS TO THE PLAN FOR SUCH AREA. This matter was the subject of a public hearing earlier in the meeting.

Commissioner Shinkan moved, with a second by Commissioner Gardiner, to approve Resolution 059 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 Gardiner, the meeting adjourned at 8:21 p.m.

David B. Nellans, President

ATTEST:

Wendy Mis, Executive Secretary