TOWN OF SCHERERVILLE SCHERERVILLE, INDIANA
REDEVELOPMENT COMMISSION MEETING October 14, 2026

The Regular Redevelopment Commission Meeting of the Town of Schererville, IN was called to order by President Kevin Connelly at 6:35 p.m., in the Schererville Town Hall, 10 E. Joliet Street Schererville, IN.

Attendance was taken with the following Board Members present: Caleb S. Johnson, Thomas Schmitt, Robin Arvanitis, Rob Guetzloff and Kevin Connelly. Staff members present: Attorney Austgen, Fire Chief Robert Patterson, Deputy Fire Chief David Meyer, Police Chief Pete Sormaz, Park Superintendent Irene Mireles, IT AJ Garcia, Town Engineer Neil Simstad, Public Works Director Chad Nondorf, Director of Operations Andy Hansen, Clerk-Treasurer Michael Troxell and Recording Secretary Robin Thiel.

THEREUPON, Approval of the minutes. Mr. Guetzloff made a motion to approve the minutes of the September 9, 2026 Public Meeting, seconded by Mr. Schmitt. All in favor (5-0).

THEREUPON, Claims

A. APV #126619 - APV #126975 ON THE REDEVELOPMENT COMMISSION DOCKET, TOTALING $2,313,900.19
B. VARIOUS FUNDS, AUSTGEN KUIPER JASAITIS, SEPTEMBER LEGAL, $13,585.64
C. TIF FUNDS, DLZ, LLC, VARIOUS INVOICES, $182,764.97
D. VARIOUS FUNDS, MENARDS, SUPPLIES, $6,330.26

Mr. Guetzloff made a motion to accept the claims as presented, seconded by Mr. Schmitt. All in favor (5-0).

THEREUPON, Correspondence NONE

THEREUPON, Reports NONE

THEREUPON, Old Business NONE

THEREUPON, New Business

ITEM A. Resolution #2026-5, A Resolution of the Town of Schererville Redevelopment Commission Amending The Kennedy Avenue Economic Development Area Plan For the Town of Schererville, Lake County, Indiana

Mr. Troxell stated that there was a lot of appeals that were done in our areas of our Tax Increment Financing area, the Kennedy Avenue area. He stated that what happens here is that when the appeal was taken, it gives a negative dollar amount value for that parcel. Mr. Troxell stated that with the recommendation of Bond Counsel, that wrote the Redevelopment Commission rules back a while ago, and also our financial advisor, it was determined that we identify all of these parcels

and remove them from the TIF area. He stated that this will give us a larger draw of monies coming in bi-annually from this area. He stated that there is an item here, it shows on the exhibit A, it reflects the increment assessed value and the negative value that's on there.

Mr. Hansen stated that some of those were due to the Kennedy Avenue Project. We purchased some of those properties so they will no longer be paying taxes because they're owned by the Town. He stated that the YMCA is now a not-for-profit, so they no longer pay, so that was a larger contributor of those.

Mr. Troxell stated that this is a benefit to give us more of the tax dollars that are being generated in the Redevelopment Commission to come help assist with the Kennedy Avenue construction project that's currently going on.

Mr. Johnson asked, if these properties do get redeveloped at some point in the future and show an increase value, can we add them back, can we go through the process and add those parcels back, if we know there's going to be development on those parcels to add them back.

Mr. Troxell stated that we can do that, but obviously if we sell the Town of Schererville properties we have and they become a commercial piece of property that someone's going to purchase them and redevelop, we can add those parcels back to the Redevelopment list here.

Mr. Schmitt made a motion to approve Resolution 2026-5, seconded by Mrs. Arvanitis. All in favor (5-0).

THEREUPON, Business from the floor

Meeting adjourned.

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KEVIN CONNELLY
REDEVELOPMENT COMMISSION PRESIDENT

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MICHAEL A TROXELL, IAMCA, MMC, ACPFIM, CPFA, CMO
TOWN CLERK-TREASURER

A TRUE COPY