

The Regular Redevelopment Commission Meeting of the Town of Schererville, IN was called to order by President Kevin Connelly at 6:45 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, IT AJ Garcia, NIES Engineering Neil Simstad, Public Works Director Chad Nondorf, Director of Operations Andy Hansen, Town Manager Jim Gorman, Clerk-Treasurer Michael Troxell and Recording Secretary Robin Thiel. Also present in the audience, Lake Central School Board member, Nicole Kelly.

THEREUPON, Approval of the minutes. Mr. Schmitt made a motion to approve the minutes of the October 8, 2025 Public Meeting, seconded by Mrs. Arvanitis. All in favor (5-0)

THEREUPON, Claims

- A. APV #122237 - APV #122592 on the Redevelopment Commission Docket, Totaling \$198,635.42
- B. Various Funds, Austgen Kuiper Jasaitis, October Legal, \$14,782.60
- C. TIF Fund, DLZ LLC, Various Kennedy Avenue Invoices, \$19,586.10

Mr. Troxell stated he has one additional claim.

- D. Reardon Consulting Services, invoice date 10/31/25 for \$4,790.25.

Mr. Schmitt made a motion to accept the claims as presented, seconded by Mrs. Arvanitis.

Mr. Johnson stated he would like to know the certain services being charged for Reardon and Consulting, for the invoice this month. He stated he would like to know who requested the Tax analysis that was done for that invoice, whether by our staff, or administration approved it and if that's something we should be paying for at this time. He stated he is a no vote until we have further information on that issue.

Mr. Reardon stated that it was originally presented to Administration in a form of an email, which stated that they responded. Mr. Reardon stated that they undertook that study as part of our scope of work under the current contract given the continued conversation of the Illiana project budget. He stated they renewed conversation of the proposed component to the Illiana to the Illiana project. Mr. Reardon stated that the report highlights four specific commercial districts in the Town. He stated that they felt it was their responsibility, part of their obligation to do that report for the Council, to help you make your decision.

Mr. Johnson advised Mr. Reardon that he wanted to make sure he understood it was not something that was requested for them to do by administration or anyone, that this was something you took upon yourself to do and perform that analysis in your interpretation of your contract.

Mr. Reardon stated that is correct, it's part of their scope of work.

Mr. Connelly asked Mr. Troxell to take a roll call vote on the motion. Mr. Johnson - No; Mr. Connelly - No; Mrs. Arvanitis - Yes, Mr. Schmitt - Yes; Mr. Guetzloff - Yes. Motion passes (3-2).

THEREUPON, Correspondence NONE

THEREUPON, Reports NONE

THEREUPON, Old Business NONE

THEREUPON, New Business

ITEM A. Consider Acknowledgement of the 2026 Redevelopment Commission Spending Plan to be submitted to the Department of Local Government Finance

Mr. Troxell advised the Board that he emailed them this particular report that is before you this evening. He stated that in 2023, the State Legislature passed House Enrolled Act 1454, which requires the Redevelopment Commission to submit a spending plan for the upcoming year. He stated that we did this last year for 2025. Mr. Troxell stated that the Town Manager, Director of Operations and himself met regarding what those expenditures will be for the Redevelopment for 2026. Mr. Troxell stated that if this is adopted this evening then it will be uploaded to the State Gateway portal before December 1st, which is the due date.

Mr. Schmitt made a motion to acknowledge the 2026 Redevelopment Commission Spending Plan as explained by Mr. Troxell, seconded by Mr. Johnson. All in favor (5-0).

THEREUPON, Business from the floor

Mr. Kevin Dean, 1905 Sir Richard Road, Schererville, stated that Mr. Reardon was up here and he has seen some of the presentations he made to the Park District about this development. He thinks it's an extreme amount of money that the Town of Schererville is looking to spend on developing this property. Mr. Dean stated that the problem here is originally Reardon was granted \$93,000.00 or \$97,000.00 to do this. Then he came in and asked for another \$15,000.00 to do it and now it looks like there's another \$5,000.00. Mr. Dean stated he would like to know how much more money Reardon is going to be charging the Town of Schererville for this, and how much have they been paid already.

Meeting adjourned.

KEVIN CONNELLY
REDEVELOPMENT COMMISSION PRESIDENT

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

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