

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, Public Works Director Chad Nondorf, Director of Operations Andy Hansen, Town Manager Jim Gorman, Deputy Clerk-Treasurer Kristie Klein and Recording Secretary Robin Thiel.

THEREUPON, Approval of the minutes. Mr. Johnson made a motion to approve the minutes of the April 9, 2025 Public Meeting, seconded by Mrs. Arvanitis. All in favor (5-0).

THEREUPON, Claims

- A. APV #119614 - APV #120049 on the Redevelopment Commission Docket, Totaling \$305,126.13
- B. Various Funds, Austgen Kuiper Jasaitis, April Legal, \$8,666.93
- C. TIF Funds, LWG CPAs, Invoice #38841, \$1,750.00
- D. TIF Funds, Rothschild Insurance, Invoice #64469, \$82.00
- E. TIF Funds, Crawford, Murphy & Tilly, Invoice #240129, \$1,440.00
- F. TIF Funds, DLZ LLC, Various Invoices, \$124,107.63

Mr. Johnson 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. Res. #2025-1, A Resolution of the Schererville Redevelopment Commission Concerning the 2026 Budget Year Determination for the need to Capture Incremental Assessed Valuation within the Kennedy Avenue Allocation Area, and all Matters Related Thereto

Mr. Gorman stated that the next three Resolutions also relate to this Resolution. He stated that all four separate Resolutions this evening require, under Indiana Code to make certain determinations related to its need to capture TIF revenues for the following budget year. The Redevelopment Commission is also required to notify each affecting taxing unit of this meeting tonight. The TIF revenues that are collected in 2025 are needed in 2026 to meet the Commission's outstanding debt service and other purposes which are attached to each resolution. The TIF districts worksheet shows the anticipated TIF revenues and expenditures. All TIF revenues collected are expected to be used for the purpose prescribed under Indiana Code. Mr. Gorman stated that if these Resolutions are acted upon this evening, a written notice of determination of these Resolutions will be made to the Lake County Auditor, the Schererville Town Council and to each of the taxing units that are located within the TIF allocation area by June 15, 2025.

Mr. Schmitt made a motion to approve Resolution #2025-1, seconded by Mr. Guetzloff. All in favor (5-0).

ITEM B. Res. #2025-2, A Resolution of the Schererville  
Redevelopment Commission Concerning the 2026 Budget  
Year Determination for the need to Capture Incremental  
Assessed Valuation within the Plum Creek Precision  
Allocation Area, and all Matters Related Thereto

Mr. Schmitt made a motion to approve Resolution #2025-2,  
seconded by Mrs. Guetzloff. All in favor (5-0).

ITEM C. Res. #2025-3, A Resolution of the Schererville  
Redevelopment Commission Concerning the 2026 Budget  
Year Determination for the need to Capture Incremental  
Assessed Valuation within the Shops On Main Allocation  
Area, and all Matters Related Thereto

Mr. Johnson made a motion to approve Resolution #2025-3,  
seconded by Mrs. Arvanitis. All in favor (5-0).

ITEM D. Res. #2025-4, A Resolution of the Schererville  
Redevelopment Commission Concerning the 2026 Budget  
Year Determination for the need to Capture Incremental  
Assessed Valuation within the Illiana Speedway  
Route 30 Corridor Allocation Area, and all Matters  
Related Thereto

Mr. Johnson made a motion to approve Resolution #2025-4,  
seconded by Mr. Schmitt. All in favor (5-0).

ITEM E. Consider Anytime Fitness Proposal for Development of  
Real Estate at 22 W. Joliet Street Project due to  
Incomplete Project Specifications

Mr. Hansen stated that they opened bids for 22 W. Joliet  
Street on April 11, 2025 at 9:00 a.m. at Town Hall. He stated  
that they only received one bid which was from Anytime Fitness.  
It met all the criteria except that the proposed development must  
include a restaurant with outdoor seating. Mr. Hansen stated  
that their recommendation is to deny the proposal due to the  
incomplete nature of the proposal.

Mr. Guetzloff made a motion to deny the proposal from  
Anytime Fitness, seconded by Mrs. Arvanitis. All in favor (5-0).

THEREUPON, Business from the floor NONE

Meeting adjourned.

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KEVIN CONNELLY  
REDEVELOPMENT COMMISSION PRESIDENT

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MICHAEL A TROXELL, IAMCA, CMC, ACPFIM, CMO  
TOWN CLERK-TREASURER

A TRUE COPY