Town of Merrillville
Redevelopment Commission Meeting Minutes
June 23, 2026, 6:00 pm
Merrillville Municipal Complex

Call to Order
Mr. Pettit called the meeting to order at 6:15 pm.

Roll Call
Ms. Hardaway took roll call. The following members were present: Mr. Pettit, Ms. Chandler-Felton, Ms. Uzelac, and Ms. Haynes-Edwards. There were 5 members present; there was a quorum.

Consent Agenda Accts. Payable Register Voucher Approval for June 23rd, 2026.
Approval of Meeting Minutes from May 26th, 2026. Mr. Pettit referred the matter to the Economic Development Department for comment regarding an Accounts Payable Voucher (APV) that consisted of only two pages, while the supporting paperwork indicated there should be three pages. Ms. Guardiola, Administrative Assistant, explained that the Clerk's Office recently implemented new software and that no pages were missing. The third page referenced was the signature block, which would be provided to the Commission for signatures at the conclusion of the meeting.

Ms. Uzelac made a motion to approve the APV, seconded by Ms. Haynes-Edwards. There was no discussion. The motion was carried with a voice vote of 5 yes and 0 no.

Old Business: None.
New Business:

Ms. Hardaway informed the Commission that the Redevelopment Commission was considering a contribution to Rebuilding Southlake County to assist with the redevelopment and rehabilitation of homes and structures throughout all seven wards.

The Commission discussed a potential contribution amount. Ms. Uzelac noted that during the workshop held earlier that evening, an amount of $10,000 had been discussed, although high amounts were also considered. Mr. Sevtanoff, Town Attorney, recalled that contribution amounts of $5,000, $10,000, and $20,000 had been mentioned. Ms. Uzelac asked Ms. Chandler-Felton for her thoughts on an appropriate contribution. Ms. Chandler-Felton stated that she would support an amount between $10,000 and $20,000. When Ms. Uzelac suggested $15,000, Ms. Chandler-Felton confirmed her support. Ms. Haynes-Edwards also expressed support for a $15,000 contribution, and Ms. Uzelac indicated that she was comfortable with that amount if the Commission was in agreement.

Mr. Pettit stated that Tim Brown and Mitch Barloga of Rebuilding Southlake County attended the Redevelopment Commission workshop and reported that they would be working on 12of the 16 homes for which applications had been received through the program. Mr. Pettit noted that, at an estimated cost of $2,000 per home, the total contribution would be approximately $24,000, and he sought feedback from the Commission regarding that amount. Ms. Hardaway and the rest of the Commission were supportive. Additional discussion followed.

Ms. Chandler-Felton made a motion to approve a contribution of $24,000 to Rebuilding Southlake County, seconded by Ms. Haynes-Edwards. There was no further discussion. The motion carried by roll call vote, 5-0.

Following the vote, Mr. Pettit directed Ms. Chilcott, Ms. Guardiola of the Economic Development Department, and Mr. Griffin, Town Manager, to work on implementation details for the program. It was announced that the program would begin on September 19, designated as International Talk Like a Pirate Day.

General Orders:

Resolution 26-03 (Discussion and Voice Vote)

The resolution of the Town of Merrillville Redevelopment Commission needs to capture incrementally assessed valuation. Mr. Pettit stated that Mr. Swintz of London Witte was present to provide additional information regarding the resolution.

Mr. Swintz explained that this is an annual requirement. He stated that the Indiana General Assembly and the Department of Local Government (DGLF) require each Redevelopment Commission to notify the county auditor and affected taxing units of the amount of incrementally assessed valuation (IAV) it intends to capture for the subsequent year. For 2027, the Commission proposes capturing 100% of the incremental assessed valuation to generate TIF revenues for the following year. Mr. Swintz noted that this standard practice is throughout Indiana, with approximately 98% of redevelopment commissions capturing 100% of the incremental assessed valuation, while very few pass assessed value back to the affected taxing units. He also explained that the required information was submitted through Gateway by the June 15 deadline and that the resolution before the Commission serves to ratify that submission.

Ms. Chandler-Felton made a motion to approve the resolution, seconded by Ms. Haynes-Edwards. There was no further discussion. The motion carried by roll call vote, 5-0.

Adjournment: Ms. Uzelac motions to adjourn, seconded by Ms. Haynes-Edwards at 6:19 pm.

Adopted on: *July 28, 2026*