Town of Merrillville
Redevelopment Commission Special Meeting Minutes
February 10, 2026, 6:00 pm
Merrillville Municipal Complex

Call to Order
Mr. Pettit called the meeting to order at 6:05 pm.

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

Consent Agenda Accts. Payable Register Voucher Approval for January 27th, 2026.
Approval of Meeting Minutes from December 23rd, 2025. Ms. Uzelac made a motion to approve, 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:
Mr. Pettit read aloud the following item:

- Election of officers

a. President
b. Vice President
c. Secretary

Mr. Pettit said that since this was our first meeting of the year, we would be holding elections for officers.

Mr. Pettit opened the nomination for president. Ms. Uzelac nominated Mr. Pettit for president of the Redevelopment Commission and was seconded by Ms. Hardaway. There was no discussion. The motion carried with a voice vote of 5 yes and 0 no.

Mr. Pettit opened the nomination for vice president. Ms. Hardaway nominated Ms. Chandler-Felton for vice president of the Redevelopment Commission and was seconded by Ms. Haynes-Edwards. There was no discussion. The motion carried with a voice vote of 5 yes and 0 no.

Mr. Pettit opened the nomination for secretary. Ms. Haynes-Edwards nominated Ms. Hardway and was seconded by Ms. Chandler-Felton. There was no discussion. The motion carried with a voice vote of 5 yes and 0 no.

- Approval of the engagement letter from LWG CPAS Advisors.

Ms. Chilcott (Economic Development Director) said that before proceeding, the oath would need to be administered. Mr. Svetanoff said we can certainly do the oaths of office. Mr. January (Clerk Treasurer) came up to the podium to administer the oaths.

Mr. Pettit resumed the approval for the engagement letter from LWG CPAS Advisors, who have been the financial advisor for many years. Mr. Swintz was present. Town Attorney Mr. Svetanoff said this is an engagement letter that is allowable under Indiana law at this time. He encourages the council to consider and approve the letter. Ms. Uzelac made a motion to approve, seconded by Ms. Chandler-Felton. There was no discussion. The motion was carried with a vote of 5 yes and 0 no.

Mr. Pettit asked if there was any other new business. Ms. Chandler-Felton announced that she got married on Saturday, February 7th, at the church she attends. Ms. Chandler-Felton said she will now be Winter-Jordan. The commission congratulated her.

General Orders:
Resolution 26-01 (Discussion and Voice Vote)

Resolution of the Town of Merrillville Redevelopment Commission approving certain amendments to the declaratory resolution and Economic Development Plan for the town's existing Liberty Estates West Development area, and related matters. Mr. Pettit said that Mr. Pitman and Mr. Steuerwald from Barnes & Thornburg had prepared the resolution, and at this time, in their absence, Mr. Swintz or Ms. Chilcott would be able to explain the resolution. Mr. Swintz came to the podium to speak. Mr. Swintz explained that a couple of years ago, the first Liberty Estates allocation was created. He further stated that last year, the Liberty Estates West allocation area was established.

Currently, the Liberty Estates West allocation area is being divided into five separate areas. He emphasized that no new allocation areas are being created; rather, the existing areas are being reconfigured to better align with the project flow and construction timeline, allowing the TIF revenue to correspond more evenly with the anticipated construction schedule.

Additionally, a portion of Liberty Estates is being moved into Liberty Estates West. Again, this is not the creation of a new allocation area, but a reconfiguration of the existing areas. Mr. Swintz outlined the next steps in the process. The matter will proceed to the Plan Commission, followed by the Town Council, and then return to the Redevelopment Commission for a public hearing.

Upon completion of that process, the required documentation will be submitted to the DLGF and the county auditor. Once finalized, the project will move forward pending initiation by Randy Hall. Some discussion followed. Mr. Pettit asked several questions to help refresh the Commission's memory regarding the allocation area. He noted that this is a developer-backed bond. Mr. Hall previously secured the initial $10 million bond for Liberty Estates East and has completed the infrastructure improvements. Mr. Hall (Luxor Homes) was present at the meeting. Mr. Pettit asked Mr. Swintz and Mr. Hall how this would affect the proposed $20 million bond, which would be the second bond authorized by the Commission. Mr. Swintz explained that the second bond has not yet closed, as they are still working through related details. He further stated that this matter will not impact the first bond. Ms. Uzelac motioned to approve, seconded by Ms. Haynes-Edwards. There was no further discussion. The motion carried with a roll call of 5 yes and 0 no.

Adjournment: Ms. Uzelac motions to adjourn, seconded by Ms. Haynes-Edwards at 6:18 pm.

Adopted on: *February 24, 2026*