



NOTICE & AGENDA

LCSWMD BOARD

Thursday, March 19, 2026, at 6:00 pm

8695 Broadway, Merrillville, Indiana

Cedar Lake Nick Recupito 2026	Crown Point Robert Clemons 2026	Dyer Jenna Ogrizovich 2026	East Chicago Monica Gonzalez 2026
East Chicago Vacant	Gary Lori Latham 2026	Gary Michael Suggs 2026	Griffith Rick Ryfa 2026
Griffith Jim Marker 2026	Hammond Dan Spitale 2026	Hammond William Emerson 2026	Highland Tom Black 2026
Hobart Mark Kopil 2026	Lake County Jerry Tippy 2026	Lake County Pete Lindemulder 2026	Lake County Christine Cid 2026
Lake Station Richard Long 2026	Lowell Phillip Kuiper 2026	Merrillville Rhonda Neal 2026	Munster Dave Nellans 2026
Munster Chuck Gardiner 2026	New Chicago Brenda Swallow 2026	St. John Michael Bouvat 2026	Schererville Robin Arvanitis 2026
Schneider Kevin Gray 2026	Whiting Tom Michniewicz 2026	Winfield Tim Clayton 2026	

PRELIMINARY:

- Pledge of Allegiance
- Moment of Silence
- Roll Call

CONSENT AGENDA:

1. Approval of January 15, 2026, Board Meeting Minutes
2. Approval of Vouchers – Vouchers dated 1/10/2026-3/13/2026

PUBLIC COMMENT: We ask that all comments be limited to 1 ½ minutes per individual. Please keep your comments civil, constructive, and related to agenda items.

OLD BUSINESS:

3. Board and Committee Reports:
 - a. Chairman
 - b. Executive Director
 - c. Citizens Advisory Committee
 - d. Grants & Finance Committee
 - e. Legal/Legislative
4. District Plan Update: Danni Schaust-GT Environmental (30 minutes)

NEW BUSINESS:

5. Resolution 2026-1: Front office lease-Lake County Historical Society

ANNOUNCEMENTS:

6. The next Citizens Advisory Committee (CAC) meeting is May 14, 2026, at 6:00 p.m. at the district office.
7. The next Solid Waste Board meeting is May 21, 2026, at 6:00 pm. at the district office.



BOARD MEETING MINUTES
January 15, 2026

PRELIMINARY:

Pledge of Allegiance
Moment of Silence

Roll Call:

Board Member	Present	Absent
Cedar Lake: Councilmember Nick Recupito	X	
Crown Point: Appointee Councilmember Robert Clemons	X	
Dyer: Councilmember Jenna Qgrizovich		X
East Chicago: Appointee- Monica Gonzalez		X
East Chicago: Representative VACANT		X
Garv: Appointee Councilmember Lori Latham	X	
Garv: Representative Michael Suggs		X
Griffith: Councilmember Rick Ryfa	X	
Griffith: Councilmember Jim Marker		X
Hammond: Appointee-Councilmember Dan Spitale	X	
Hammond: Councilmember Bill Emerson	X	
Highland: Councilmember Tom Black	X	
Hobart: Appointee-Councilmember Mark Kopil	X	
Lake County: Commissioner Jerry Tippy		X
Lake County: Councilmember Pete Lindemulder (Ron Brewer)		X
Lake County: Councilmember Christine Cid	X	
Lake Station: Appointee-Councilmember Rick Long		X
Lowell: Councilmember – Phillip Kuiper	X	
Merrillville: Councilmember Rhonda Neal	X	
Munster: Councilmember Dave Nellans	X	
Munster: Councilmember Chuck Gardiner		X
New Chicago: Councilmember Brenda Swallow	X	
St. John: Councilmember Michael Bouvat	X	
Schererville: Councilmember Robin Arvanitis (Tom Schmitt)	X	
Schneider: Councilmember Kevin Gray		X
Whiting: Appointee-Councilmember Tom Michniewicz	X	
Winfield: Councilmember Tim Clayton	X	

A quorum was established with 18 members.

ELECTION

1. Chairman
2. Vice Chairman

Vice Chairperson Cid- By-Laws state that the Board does not have to vote on this every year, but Vice Chairperson would like to entertain to have an open nomination or a motion to retain the current Chair and Vice Chair. **MOTION** to retain current Chair and Vice Chair by Councilmember Kopil and second by Councilmember Ryfa. **Motion passes** by unanimous voice vote.

CONSENT AGENDA:

3. **Approval of December 18, 2025, Board Meeting Minutes** – **MOTION** to approve December 18, 2025, Board Meeting Minutes by Councilmember Michniewicz, seconded by Councilmember Neal. **Motion passes** by unanimous voice vote.
4. **Approval of Vouchers** – Vouchers dated December 13, 2025, through January 9, 2026. - **MOTION** to approve vouchers by Councilmember Michniewicz, seconded by Councilmember Kuiper. **Motion passes** by unanimous voice vote.

PUBLIC COMMENT: No public comments

PRESENTATION: Education Team – Get to know the District

OLD BUSINESS:

5. Board and Committee Reports:

- a. **Chairman** – No report was given
- b. **Executive Director** – Please see the attached report.
MOTION to approve the January 15, 2026, Director’s Report by Councilmember Nellans, seconded by Councilmember Spitale. **Motion passes** by unanimous voice vote.
- c. **Citizens Advisory Committee** – Clair Hoeksema reported nothing new to report.
- d. **Grant and Finance Committee** – Vice Chairperson Cid informed the Board they have not met and nothing to report.
- e. **Legislative and Legal Report** – The Vice Chairperson brought up a discussion among members and the Executive Director regarding per diem reimbursement for attending meetings. After conducting research, Vice Chairperson Cid stated that she may submit her mileage to the County for meetings attended on behalf of LCSWMD. She noted that she is unsure whether a formal vote is required on this matter. It was clarified that if a town, city, or county does not reimburse a council member, the District will provide reimbursement.
Additionally, members discussed the possibility of changing the meeting start time from 6:00 p.m. to an earlier time. After discussion, the majority ruled to keep the meeting time at 6:00 p.m.

Councilmember Recupito introduced Rich Thiel who will be his alternative if he cannot make the meetings.

ANNOUNCEMENTS:

6. The next Citizens Advisory Committee (CAC) meeting is scheduled for **Thursday, March 12, 2026, at 6:00 p.m.** at the District office.
7. The next Solid Waste Board meeting is scheduled for **Thursday, March 19, 2026, at 6:00 pm.** at the District office.

ADJOURNMENT:

MOTION to adjourn the meeting made by Councilmember Kuiper and seconded by Councilmember Nellans. **Motion passes** by unanimous voice vote.

Respectfully submitted by Dora Mantis, Office Administrator.

ACCOUNTS PAYABLE VOUCHER REGISTER SUMMARY

Lake County Solid Waste Management Distric

GOVERNMENTAL UNIT

AGENCY

APV Register Batch - 3/19/2026 Board Meeting

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Installed by the Lake County Solid Waste Management Distric-2023

General Form No. 364 (1997) APVREGISTER_SUM.FRX

NOTES:(1) Use both sides of the form if needed. Signatures of governing board should appear only on the final page of each meeting in which accounts payable vouchers are allowed.
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Check Date	Vendor	Name of Claimant	Office Department	Amount of Voucher	Amount Allowed	Warrant	Check/ Memorandum (See Note (2) Above)
01/14/2026	1	Payroll Fund	GEN - Executive Director	24168.25	24168.25	13098	EXECUTIVE DIRECTOR
01/14/2026	71	Cedar Lake Storage	GEN - Compost & Leaf Collections	400.00	400.00	13099	leaf vac storage-February 26
01/14/2026	8	Comcast	GEN - Utilities	375.99	375.99	13100	phone and internet
01/14/2026	44	IDEM	GEN - Special Waste (E-Waste, Tires)	100.00	100.00	13101	tire transporter registration
01/14/2026	18	NIPSCO	GEN - Utilities	2037.71	2037.71	13102	utilities
01/14/2026	24	Peoples Bank	GEN - Debt Services (HHLF)	180000.00	180000.00	13103	loan payment January 26
01/14/2026	14	Phil and Son, Inc.	GEN - Professional Services	122.40	122.40	13104	monthly security monitoring
01/14/2026	16	Pulse Technology	GEN - Other Supplies	55.22	55.22	13105	copies-December 2025
01/14/2026	152	Puritan Springs Water	GEN - Other Services	24.52	24.52	13106	water-district office
01/14/2026	20	Service Sanitation	GEN - Compost & Leaf Collections	185.15	185.15	13107	service-compost site bathroom
01/14/2026	3	Staff Source	GEN - Other Services	142.50	142.50	13108	laborer-compost site
01/14/2026	26	Waste Management	GEN - Utilities	88.03	88.03	13109	garbage service-compost site
01/14/2026	124	IRS	Payroll - FICA/MED/FED	4721.97	4721.97	EFT1902	Fica, Med, Fed taxes 1/16/26 payroll
01/14/2026	123	INPRS	Payroll - INPRS	2369.26	2369.26	EFT1903	employee retirement 1/16/26 payroll
01/16/2026	116	Net Wages	Payroll - Net Wages	16034.34	16034.34	EFT1901	Net DD Entry
01/21/2026	21	Evorik Electric	GEN - Other Services	794.00	794.00	13110	replace timer and bulb-parking lot lights
01/21/2026	161	GT Environmental, Inc	GEN - Professional Services	143.00	143.00	13111	MMP update
01/21/2026	32	Merrillville Conservancy District	GEN - Utilities	201.85	201.85	13112	waste water usage-district office
01/21/2026	139	Minuteman Press	GEN - Printing Advertising	866.18	866.18	13113	2026 brochures
01/21/2026	29	Principal Life	GEN - Insurance	1095.09	1095.09	13114	life insurance premiums
01/21/2026	22	Trust Tech	GEN - Dues and Subscriptions	499.00	499.00	13115	Forticlient Subscription renewal
01/21/2026	30	Green Wave Electronics	GEN - Special Waste (E-Waste, Tires)	1439.88	1439.88	13116	electronic recycling
01/21/2026	30	Green Wave Electronics	GEN - Special Waste (E-Waste, Tires)	1207.54	1207.54	13117	electronic recycling
01/21/2026	169	Amazon Capital Services	GEN - Education	98.95	98.95	13118	education program supplies
01/21/2026	119	AFLAC	Payroll - AFLAC	514.08	514.08	EFT1915	supplemental insurance
01/28/2026	1	Payroll Fund	GEN - Executive Director	24168.25	24168.25	13119	EXECUTIVE DIRECTOR
01/29/2026	35	Accident Fund Insurance	GEN - Property Casualty Insurance	3149.50	3149.50	13120	Crime/Theft insurance
01/29/2026	169	Amazon Capital Services	GEN - Education	128.11	128.11	13121	education program supplies
01/29/2026	25	Barnes & Thornburg	GEN - Professional Services	5000.00	5000.00	13122	special lobby counsel
01/29/2026	11	Chase Credit Card	GEN - Other Services	110.78	110.78	13123	Chase credit card
01/29/2026	30	Green Wave Electronics	GEN - Special Waste (E-Waste, Tires)	1375.88	1375.88	13124	electronic recycling
01/29/2026	7	Indiana American Water	GEN - Utilities	132.37	132.37	13125	water usage
01/29/2026	175	K & S Tire Recycling	GEN - Special Waste (E-Waste, Tires)	1430.00	1430.00	13126	tire recycling
01/29/2026	9	Menard's Credit Card	GEN - Other Services	13.92	13.92	13127	Menard's credit card
01/29/2026	39	Pampalone Insurance	GEN - Property Casualty	3188.00	3188.00	13128	crime/theft insurance

ACCOUNTS PAYABLE VOUCHER REGISTER SUMMARY

Lake County Solid Waste Management Distric

GOVERNMENTAL UNIT

AGENCY

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Check Date	Vendor	Name of Claimant	Office Department	Amount of Voucher	Amount Allowed	Warrant	Check/Memorandum (See Note (2) Above)
			Insurance				
01/29/2026	28	SWANA	GEN - Dues and Subscriptions	560.00	560.00	13129	SWANA membership-Kiera Hagerman
01/29/2026	124	IRS	Payroll - FICA/MED/FED	4721.97	4721.97	EFT1927	Payroll taxes 1/30/26 payroll
01/29/2026	123	INPRS	Payroll - INPRS	2369.26	2369.26	EFT1928	employee retirement
01/29/2026	124	IRS	Payroll - FICA/MED/FED	138.12	138.12	EFT1939	underpayment Q3-2025
01/30/2026	116	Net Wages	Payroll - Net Wages	16034.34	16034.34	EFT1926	Net DD Entry
02/04/2026	12	americaneagle.com	GEN - Professional Services	75.00	75.00	13130	monthly website hosting
02/04/2026	117	Fulget Cleaning Company LLC	GEN - Professional Services	1080.00	1080.00	13131	cleaning-district office-January 2026
02/04/2026	10	Homewood Disposal	GEN - Utilities	135.00	135.00	13132	garbage service-district office
02/04/2026	48	Mavis Tire Supply	GEN - Other Services	269.94	269.94	13133	new battery-black car
02/04/2026	34	Rhodes Plumbing	GEN - Other Services	353.00	353.00	13134	Plumbing service-education area
02/04/2026	22	Trust Tech	GEN - Dues and Subscriptions	710.00	710.00	13135	Firewall/Managed Services Subscription
02/04/2026	66	Working Well	GEN - Professional Services	612.00	612.00	13136	healthaccess program-December 2025
02/11/2026	1	Payroll Fund	GEN - Executive Director	24151.63	24151.63	13137	EXECUTIVE DIRECTOR
02/11/2026	116	Net Wages	Payroll - Net Wages	15804.46	15804.46	EFT1948	Net DD Entry
02/11/2026	123	INPRS	Payroll - INPRS	2369.26	2369.26	EFT1949	employee retirement-2/13 payroll
02/12/2026	12	americaneagle.com	GEN - Professional Services	3735.00	3735.00	13138	monthly website engine hosting
02/12/2026	15	Anthem Blue Cross Blue Shield	GEN - Insurance	15104.84	15104.84	13139	health insurance premiums
02/12/2026	57	A. E Boyce	GEN - Dues and Subscriptions	700.00	700.00	13140	Assets Software Subscription
02/12/2026	8	Comcast	GEN - Utilities	375.99	375.99	13141	phone and internet
02/12/2026	174	Keystone Cooperative, Inc.	GEN - Instruction/Travel/Collection Fuel	968.28	968.28	13142	fuel-compost site machines
02/12/2026	18	NIPSCO	GEN - Utilities	2455.13	2455.13	13143	utilities-district office and compost site
02/12/2026	14	Phil and Son, Inc.	GEN - Professional Services	122.40	122.40	13144	monthly security monitoring
02/12/2026	47	Pitney Bowes	GEN - Professional Services	170.37	170.37	13145	postage meter lease-Q3-2025
02/12/2026	152	Puritan Springs Water	GEN - Other Services	30.81	30.81	13146	water-district office
02/12/2026	176	School Town of Munster	GEN - Education	250.00	250.00	13147	Field trip bus reimbursement
02/12/2026	20	Service Sanitation	GEN - Compost & Leaf Collections	185.15	185.15	13148	service-compost site bathroom
02/12/2026	27	Liberty Tire	GEN - Special Waste (E-Waste, Tires)	2028.00	2028.00	13149	tire recycling-final pickup
02/12/2026	124	IRS	Payroll - FICA/MED/FED	4688.74	4688.74	EFT1950	payroll taxes-2/13 payroll
02/12/2026	122	Indiana Department of Revenue	Payroll - STATE/LOCAL TAX	2570.43	2570.43	EFT1951	state/county payroll taxes January 26
02/18/2026	71	Cedar Lake Storage	GEN - Compost & Leaf Collections	400.00	400.00	13150	leaf vac storage-March 2026
02/18/2026	30	Green Wave Electronics	GEN - Special Waste (E-Waste, Tires)	1124.77	1124.77	13151	electronic recycling 2/4/26
02/18/2026	175	K & S Tire Recycling	GEN - Special Waste (E-Waste, Tires)	1430.00	1430.00	13152	tire recycling
02/18/2026	24	Peoples Bank	GEN - Other Services	300.00	300.00	13153	letter of credit-2026

ACCOUNTS PAYABLE VOUCHER REGISTER SUMMARY

Lake County Solid Waste Management Distric

GOVERNMENTAL UNIT

AGENCY

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Check Date	Vendor	Name of Claimant	Office Department	Amount of Voucher	Amount Allowed	Warrant	Check/Memorandum (See Note (2) Above)
02/18/2026	29	Principal Life	GEN - Insurance	1095.09	1095.09	13154	life insurance
02/18/2026	4	Don's Snow Removal	GEN - Professional Services	2896.25	2896.25	13155	snow removal 1/16, 1/17, 1/19, 1/25, 1/26
02/25/2026	1	Payroll Fund	GEN - Executive Director	24170.74	24170.74	13156	EXECUTIVE DIRECTOR
02/25/2026	169	Amazon Capital Services	GEN - OFFICE SUPPLIES	95.23	95.23	13157	office supplies
02/25/2026	25	Barnes & Thornburg	GEN - Professional Services	5000.00	5000.00	13158	special lobby counsel-february 2026
02/25/2026	7	Indiana American Water	GEN - Utilities	171.80	171.80	13159	water service to building
02/25/2026	3	Staff Source	GEN - Compost & Leaf Collections	342.00	342.00	13160	laborer-compost site programs
02/25/2026	77	Little Calumet River Basin	GEN - Compost & Leaf Collections	2205.00	2205.00	13161	lease-compost site 2025 and 2026
02/25/2026	123	INPRS	Payroll - INPRS	2369.26	2369.26	EFT1973	employee retirement 2/27/26 payroll
02/25/2026	119	AFLAC	Payroll - AFLAC	342.72	342.72	EFT1974	supplemental insurance
02/26/2026	11	Chase Credit Card	GEN - Other Supplies	301.70	301.70	13162	battery-truck fob
02/26/2026	177	FireSign Promotional Products &	GEN - Education	11655.00	11655.00	13163	Promos-Bag of Bags Plastic Reduction Campaign
02/27/2026	116	Net Wages	Payroll - Net Wages	15992.74	15992.74	EFT1971	Net DD Entry
02/27/2026	124	IRS	Payroll - FICA/MED/FED	4758.46	4758.46	EFT1972	Payroll taxes 2/27/26 payroll
03/04/2026	12	americaneagle.com	GEN - Professional Services	75.00	75.00	13164	Monthly website hosting
03/04/2026	15	Anthem Blue Cross Blue Shield	GEN - Insurance	15228.32	15228.32	13165	health insurance premiums
03/04/2026	117	Fulget Cleaning Company LLC	GEN - Professional Services	1080.00	1080.00	13166	cleaning-district office
03/04/2026	30	Green Wave Electronics	GEN - Special Waste (E-Waste, Tires)	1222.59	1222.59	13167	electronic recycling 2/18/26
03/04/2026	10	Homewood Disposal	GEN - Utilities	135.00	135.00	13168	garbage service-district office
03/04/2026	9	Menard's Credit Card	GEN - Compost & Leaf Collections	239.53	239.53	13169	battery-compost site fuel tanks
03/04/2026	178	Tom & Ed's Auto Body	GEN - Other Services	1000.00	1000.00	13170	deductible-snow plow damage
03/04/2026	22	Trust Tech	GEN - Professional Services	710.00	710.00	13171	monthly server monitoring
03/04/2026	66	Working Well	GEN - Professional Services	612.00	612.00	13172	Healthaccess-January 2026
03/11/2026	1	Payroll Fund	GEN - Executive Director	24151.63	24151.63	13173	EXECUTIVE DIRECTOR
03/11/2026	169	Amazon Capital Services	GEN - Other Supplies	71.88	71.88	13174	case-field operations phone
03/11/2026	12	americaneagle.com	GEN - Professional Services	985.00	985.00	13175	monthly website hosting
03/11/2026	8	Comcast	GEN - Utilities	375.99	375.99	13176	phone and internet-district office
03/11/2026	4	Don's Snow Removal	GEN - Professional Services	1175.00	1175.00	13177	snow removal and salting
03/11/2026	21	Evorik Electric	GEN - Building Maintenance	475.00	475.00	13178	electrician services-front office
03/11/2026	174	Keystone Cooperative, Inc.	GEN - Instruction/Travel/Collection Fuel	924.56	924.56	13179	fuel-compost site machinery
03/11/2026	121	Master Fire Extinguisher, Inc	GEN - Building Maintenance	58.00	58.00	13180	fire extinguisher check-front office
03/11/2026	14	Phil and Son, Inc.	GEN - Professional Services	122.40	122.40	13181	monthly security monitoring
03/11/2026	149	Preyon Pest Control	GEN - Building Maintenance	100.00	100.00	13182	pest control
03/11/2026	152	Puritan Springs Water	GEN - Other Services	45.89	45.89	13183	water-district office
03/11/2026	20	Service Sanitation	GEN - Compost & Leaf Collections	183.78	183.78	13184	service-compost site bathroom
03/11/2026	130	Toyota of Merrillville	GEN - Vehicles	399.90	399.90	13185	service-truck

ACCOUNTS PAYABLE VOUCHER REGISTER SUMMARY

Lake County Solid Waste Management Distric

GOVERNMENTAL UNIT

AGENCY

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Check Date	Vendor	Name of Claimant	Office Department	Amount of Voucher	Amount Allowed	Warrant	Check/Memorandum (See Note (2) Above)
03/11/2026	51	William Touchette	GEN - Professional Services	2500.00	2500.00	13186	legal services-January/February 2026
03/11/2026	122	Indiana Department of Revenue	Payroll - STATE/LOCAL TAX	1746.73	1746.73	EFT1993	state/county taxes 3/13/2026 payroll
03/11/2026	123	INPRS	Payroll - INPRS	2369.26	2369.26	EFT1994	employee retirement 3/13/2026 payroll
03/13/2026	116	Net Wages	Payroll - Net Wages	15804.46	15804.46	EFT1992	Net DD Entry
03/13/2026	124	IRS	Payroll - FICA/MED/FED	4688.74	4688.74	EFT1995	payroll taxe-3/13/2026 payroll
		Checks: 0- 13186		530282.26	530282.26		

I hereby certify that each of the above listed vouchers and the invoices, or bills attached thereto, are true and correct and I have audited same in accordance with IC 5-11-10-1.6

Fiscal Officer

ALLOWANCE OF ACCOUNTS PAYABLE VOUCHERS

Lake County Solid Waste Management Distric

We have examined the Accounts Payable Vouchers listed on the foregoing Register of Accounts Payable Vouchers consisting of _____⁴ pages and except for accounts payables not allowed as shown on the Register such accounts payables are hereby allowed in the total amount of \$ 530282.26 .

Dated this _____ day of _____.

Signatures of Governing Board

REAL ESTATE LEASE

This Real Estate Lease is made between the **Lake County Solid Waste Management District**, 8695 Broadway, Merrillville, Indiana 46410 hereinafter referred to as **Landlord LCSWMD**; and the **Lake County Historical Society, Inc.**, hereinafter referred to as **Tenant**.

1. LEGAL AUTHORITY GOVERNING AND AUTHORIZING LEASE

A. Landlord LCSWMD and Tenant are entering this Lease Agreement pursuant to Ind. Code §§ 36-1-11 *et. seq.*:

Title 36. Local Government
Article 1. General Provisions
Chapter 11. Sale, Exchange, Transfer or Lease of Property.

B. Lake County, Indiana is a “unit” of government according to I.C. § 36-1-2-23.

C. According to I.C. § 36-1-11-2 the Board of Directors of the LCSWMD is the “disposing agent” of Lake County, Indiana, for the purpose of entering a lease for real estate owned by the LCSWMD.

D. I.C. § 36-1-11-1(b)(7) authorizes a governmental unit to lease property “...to an Indiana nonprofit corporation organized for educational, literary...or charitable purposes that is exempt from federal income taxation under Section 501 of the Internal Revenue Code...” pursuant to I.C. § 36-1-11-5.6.

E. I.C. § 36-1-11-5.6 authorizes the disposing agent of a county to lease real property “...for no compensation or a nominal fee to a nonprofit corporation created for...educational or recreational purposes.”

G. Agents of Tenant have provided Landlord LCSWMD with the following documentation showing that the Lake County Historical Society, Inc., is an Indiana nonprofit corporation that is exempt from federal income taxation under Section 501 of the Internal Revenue Code:

i. Business information from the Indiana Secretary of State showing that the Lake County Historical Society, Inc., is a current and active Indiana Domestic Nonprofit Corporation that was created on 2-17-1974;

ii. A 10-6-2025 letter from the “Department of the Treasury, Internal Revenue Service, Tax Exempt and Government Entities” section confirming that it issued the Lake County Historical Society a determination letter in April of 1980, recognizing it as tax-exempt under the Internal Revenue Code Section 501(c)(3); and

iii. The Lake County Historical Society, Inc.’s 2-12-2026 Form 990-EZ

2. SUBJECT REAL ESTATE

The real estate which is the subject of this lease is commonly known as 8695 Broadway, Suite C, Merrillville, IN 46410.

3. TERM OF LEASE

The term of this lease shall be five (5) years, beginning on the _____ day of _____, 2026, and ending on the ____ day of _____, 2031.

No holding over by Tenant hereunder shall constitute a renewal or extension of the terms of this lease except upon written consent of Landlord LCSWMD.

4. RENT; NIPSCO PAYMENT

Tenant shall pay Landlord LCSWMD rent in the amount of Zero Dollars (\$0) throughout the term of this Lease. Tenant agrees that Tenant will pay the NIPSCO bill, which is separately metered for the leased premises; and upon occupying the leased premises will arrange to have the NIPSCO billing for that meter transferred to Tenant's name.

Landlord LCSWMD will pay all other utility bills associated with the leased premises, including parking lot snow plowing. Tenant shall be allowed to use the trash dumpster that Landlord LCSWMD maintains for the entire premises.

5. INSURANCE

Tenant shall obtain a renter's insurance policy containing personal property coverage, liability protection, medical payments coverage, and any other coverage Tenant may desire. Landlord, "Lake County Solid Waste Management District, 8695 Broadway, Merrillville, IN 46410", shall be listed as an additional insured party on Tenant's renter's insurance policy. Tenant shall keep its renter's insurance policy continuously in effect during Tenant's occupancy of the rental premises. Tenant's Insurer shall promptly notify Landlord if Tenant's renter's insurance policy is cancelled or lapses for any reason.

Prior to and during Tenant's occupancy of the leased premises Tenant shall supply

Landlord with Certificates of Insurance issued by Tenant's Insurer during the tenancy showing renter's insurance coverage as required by this rhetorical paragraph is in effect.

6. TENANT'S USE AND MAINTENANCE OF THE PREMISES

Tenant shall use the subject real estate for the Lake County Historical Society's Museum. Tenant shall not permit any waste or misuse of the premises. Tenant will make no alterations or additions in the premises without the written consent of the Landlord. Landlord has no obligation to make or pay for any improvements on the leased premises.

7. TENANT'S ACCEPTANCE OF THE PREMISES IN ITS PRESENT CONDITION; JOINT INSPECTION UPON TENANT'S OCCUPANCY AND VACATION OF THE PREMISES

Prior to and as a condition precedent to Tenant occupying the premises, Tenant and Landlord LCSWMD shall jointly inspect and document the condition of the premises. Tenant's taking possession of the premises shall be conclusive evidence of Tenant's receipt thereof in good order, cleanliness, and repair. Tenant agrees to keep the premises in a clean, sightly and healthful condition at Tenant's sole expense.

If Tenant does not keep the premises in good repair and in a clean, sightly and healthful condition, Landlord's agents may enter the premises, without such entering causing or constituting a termination of this lease or an interference with Tenant's possession of the premises, and Landlord may replace the premises, in the same condition of repair, sightliness, healthfulness and cleanliness as existed at the date of the execution this lease. Tenant agrees to pay Landlord the expenses of Landlord in thus replacing the premises in that condition.

Tenant agrees to the surrender the premises back to Landlord upon termination of this lease, whether such termination shall occur by expiration of the term hereof or in any other manner whatsoever, in the same condition of cleanliness, repair and sightliness as at the date of the execution of this lease, reasonable wear and tear excepted.

Upon expiration of this lease and Tenant's vacation of the premises, Tenant agrees to make a joint damage inspection of the premises in the presence of agents of Landlord LCSWMD

for the purpose of determining whether Tenant is surrendering the premises in the same condition of cleanliness, repair and sightliness as at the date of the execution of this lease, reasonable wear and tear excepted. If Tenant's vacation of the premises violates this standard, Tenant shall be liable to Landlord for the cost of bringing the premises up to this standard.

8. DEFAULT

If Tenant fails to keep and perform the obligations imposed on Tenant by this lease, and such default is not cured within 30 days after written notice to Tenant from Landlord setting forth the nature of such default, then Landlord may declare Tenant to be in default of this lease.

If Landlord fails to keep and perform the obligations imposed on Landlord by this lease, and such default is not cured within 30 days after written notice to Landlord from Tenant setting forth the nature of such default, then Tenant may declare Landlord to be in default of this lease.

9. WRITTEN NOTICES

Written notices regarding this Real Estate Lease shall be served on Landlord and Tenant at the following addresses:

Landlord

Lake County Solid Waste Management District
8695 Broadway
Merrillville, IN 46410

Tenant

Lake County Historical Society, Inc.
P.O. Box 14
Crown Point, IN 46308

10. SUBLEASING; ASSIGNMENT

The covenants and agreements herein contained shall be binding upon the assigns of the parties hereto. Tenant shall not assign or sublet the premises, or any part thereof, without the written consent of Landlord.

IN WITNESS WHEREOF, the duly authorized representatives of parties hereby execute, approve, and enter this Real Estate Lease.

LANDLORD

Signed and dated this _____ Day of _____, 2026

By: Richard Long
Chairperson
Lake County Solid Waste Management District Board

By: Kiera Hagerman
Executive Director
Lake County Solid Waste Management District

TENANT

Signed and dated this _____ Day of _____, 2026

Jeanene H. Letcher
President
Lake County Historical Society, Inc.

Sandra F. Bapple
Treasurer
Lake County Historical Society, Inc.