

**MINUTES OF ANNUAL AND REGULAR MEETING
GARY REDEVELOPMENT COMMISSION
JANUARY 22, 2020**

BE IT REMEMBERED THAT the Gary Redevelopment Commission met in an Annual and Regular session in its offices at 504 Broadway, Suite 200, Gary, Indiana on Wednesday, January 22, 2020.

PRESENT:

**Kenya A. Jones, President
Bill Joiner, Vice-President
Adam Hall, Secretary
Pastor Marion J. Johnson
Jeremiah King, Member
Robert L. Buggs, Representative of Gary Community School Corp. (GCSC)**

ALSO PRESENT:

**AJ Bytnar, Director
Gilbert King, Jr., Esq., Commission Attorney
Jeraldine Williams, Staff
Jim Nowacki
Angela Williams
Kendra Johnson
Penelope Love, Aetna Manor Revitalization
Deb Backhus, Access Miller
Crystal Synuktu-Cleut**

THE MEETING was called to order by Commissioner Jones at 5:27 P. M.

ROLL CALL: Commissioner Jones, Commissioner Joiner, Commissioner Hall, Commissioner Johnson, and Commissioner King were present. Mr. Robert L. Buggs, Representative of the Gary Community School Corp. (GCSC) was present.

ELECTION of Commission Officers for the Year 2020 (President, Vice-President, and Secretary): VACATE POSITIONS of Commission Officers (President, Vice-President, and Secretary); and ELECT POSITIONS of Commission Officers for the Year 2020 (President, Vice-President, and Secretary): Commissioner Jones relinquished the meeting over to Atty. King, Jr. as the administrator. Atty. King, Jr. said nominations are open for the year 2020.

Commissioner Johnson moved that the elected officers for the year 2019 retain their positions for the year 2020. Commissioner Kenya A. Jones, President, Commissioner Bill Joiner as Vice-President, and Commissioner Hall as Secretary for the year 2020. Commissioner Joiner seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

Atty. King, Jr. relinquished his position as administrator and turned the meeting over to Commission President Jones. Commissioner Jones said that she will remain President, Commissioner Joiner will remain Vice-President, and Commissioner Hall will remain Secretary for the year 2020.

CERTIFICATION OF RECORD of Executive Session, held Wednesday, January 22, 2020: Commissioner Jones read into the record, “Statement of Executive Session. I hereby certify that nothing has been discussed in the Executive Session held immediately before this open meeting except those items specified and listed in the Notice”. Commissioner Joiner moved for approval of the Certificate of Record of the Executive Session. Commissioner Johnson seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

ACCEPTANCE and APPROVAL of Minutes of Regular Meeting held on November 20, 2019: Commissioner Joiner moved for approval. Commissioner Johnson seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

ACCEPTANCE and APPROVAL of Minutes of Regular Meeting held on December 11, 2019: Commissioner Joiner moved for approval. Commissioner Johnson seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

RECEIVE and OPEN BIDS for property located at 7201 W. 9th Avenue for the Commission to hold, use, sell, exchange, lease, and rent or otherwise dispose of the property: Commissioner Jones called for bids and there was no response from the audience. Commissioner Jones asked for a motion to close to receive bids. Commissioner Johnson moved to close the acceptance of bids. Commissioner Joiner seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

Commissioner Jones asked how many bids were received. Commissioner Hall replied one.

Commissioner Jones asked for a motion to open the bids. Commissioner Johnson moved to open the bid. Commissioner Joiner seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

Commissioner Hall opened and read aloud the one bid received. Gary Material Supply, LLC submitted a bid in the amount of \$45,000.00.

Commissioner Joiner moved to refer the bid to staff and Attorney King, Jr. to review and bring back to the Board their recommendation. Commissioner Johnson seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

RECEIVE and OPEN BIDS for the disposition of property located at 625 Louisiana Street, Gary, Indiana: Commissioner Jones called for bids and there was no response from the audience. Commissioner Jones asked for a motion to close to receive bids. Commissioner Johnson moved to close the acceptance of bids. Commissioner Joiner seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

Commissioner Jones asked how many bids were received. Commissioner Hall replied one.

Commissioner Jones asked for a motion to open the bid. Commissioner Johnson moved to open the bid. Commissioner Joiner seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

Commissioner Hall opened and read aloud the bid. Ms. Makisha Robinson submitted a bid in the amount of \$105.00.

Commissioner Joiner moved to refer the bid to staff and Attorney King, Jr. to review and bring back to the Board their recommendation. Commissioner Johnson seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

AWARD RFQ No. 2020-1 to demolish structures located in various areas of the City of Gary, Indiana and REQUEST for APPROVAL of RESOLUTION NO. 6095, a resolution of the City of Gary Redevelopment Commission approving and authorizing the execution of a contract with ACTIN Contracting, LLC for demolition of a structure located at 2934 W. 13th Avenue in the City of Gary in response to RFQ No. 2020-1: Mr. Bytnar said Gary Material Supply, LLC located in Gary, IN, JM Industrial Services located in Hammond, IN, and ACTIN Contracting LLC located in East Chicago, IN were sent RFQ NO. 2020-1. Staff opened bids for RFQ No. 2020-1. Bids were received from ACTIN Contracting in the amount of \$14,430.00, and JM Industrial Services in the amount of \$19,300.00.

Staff reviewed the bids and recommended ACTIN Contracting be awarded the bid in the amount of \$14,430.00 as being the lowest, most responsive and responsible bidder. The Demolition Agreements is to be effective January 22, 2020 and ending on December 31, 2020 or at the conclusion of all work required to meeting the specifications. Commissioner Johnson moved for approval. Commissioner King seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

REQUEST for APPROVAL of RESOLUTION NO. 6096, a resolution of the City of Gary Redevelopment Commission approving and authorizing the execution of a second extension to the Purchase Agreement with DG Partners LLC for the sale of certain property commonly referred to as 1301 Broadway Street, Gary, Indiana: Mr. Bytnar said the Board approved a Purchase Agreement on February 20, 2019, and on April 3, 2020 approved a First Amendment to the Purchase Agreement for the sale of the property to make the agreement more precise in terms of the commencement and completion dates. DG Partners LLC is now requesting an additional 60-day period of time not contained in the aforementioned Purchase Agreement due to underground sewer issues that had been vacated but did not show up on the original site analysis, and to perform due diligence matters and close the purchase transaction. Commissioner Joiner moved for approval. Commissioner Johnson seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

REQUEST for APPROVAL of RESOLUTION NO. 6097, a resolution approving the execution of a professional services contract between the City of Gary Department of Redevelopment and Gilbert King, Jr., Esq. for legal services: Mr. Bytnar said this is a contract with Atty. King's, Jr. for a new professional services contract. The contract is effective January 1, 2020 and it will expire on December 31, 2020. The contract amount is not to exceed \$80,000.00 at an hourly rate of

\$200.00. Commissioner Joiner moved for approval. Commissioner Johnson seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

REQUEST for APPROVAL of RESOLUTION NO. 6098, a resolution of the City of Gary Redevelopment Commission approving and authorizing the execution of a professional services contract for accounting services with Gatekeeper Accounting Services, LLC: Mr. Bytnar said this is for a six month contract. We are working in cooperation with the City's Finance Department while they are organizing their staff and in the interim period we have financial needs for the day to day operation services that Gatekeeper Accounting Services will provide. The contract is in a not to exceed amount of \$50,700.00 at an hourly rate of \$150.00. The contract is effective January 1, 2020 and it will expire on June 30, 2020. Commissioner Joiner moved for approval. Commissioner Johnson seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

REQUEST for APPROVAL of RESOLUTION NO. 6099, a resolution of the City of Gary Redevelopment Commission ratifying and approving a certain Letter Agreement with SEH of Indiana for economic development planning, statutory reporting, and general consulting services performed in 2020: Mr. Bytnar said the Board had previously used the services of SEH of Indiana. The contract is in a not to exceed amount of \$83,750.00. The contract is effective January 1, 2020 and it

expires on December 31, 2020. Commissioner Joiner moved for approval. Commissioner Johnson seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

REQUEST for APPROVAL of RESOLUTION NO. 7000, a resolution of the City of Gary Redevelopment Commission authorizing and approving the execution of an extension of the professional services contract with American Structurepoint Inc. to provide design services for the Buffington Harbor Access Road: Mr. Bytnar said this is for a contract extension, which is needed to keep working on the project, it does not add any additional funds. The Board entered into a professional design services contract on September 6, 2017 thru December 31, 2019. The extension of the contract will be from December 31, 2019 thru December 31, 2020. All of the other terms of the contract are exactly the same as they were in the original contract. Commissioner Joiner moved for approval. Commissioner Johnson seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

REQUEST for APPROVAL of RESOLUTION NO. 7001, a resolution of authorizing the Release of Escrow Funds pursuant to a certain Purchase and Sale Agreement between the City of Gary Redevelopment Commission and MVAH Holding LLC: Mr. Bytnar said the funds were held in escrow for the project known as the Broadway Homes, which would be the second phase of the Broadway Loft project which has tax rate funding as well as home funding through the City of

Gary. MVAH Holding LLC was not awarded tax credits for the last round so they are asking for the release of the escrow funds. They are planning to come back before the Board for a potential contract depending when they apply again for tax credits for phase II. Commissioner Joiner moved for approval. Commissioner Johnson seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

RESOLUTION NO. 7002, a resolution approving and authorizing the execution of an extension of contract dates for landscaping services with TLC Services, 1 Moore LLC d/b/a Moore Lawn Care and Get It Done Landscaping, Co. to provide lawn care maintenance services for various lots in the City of Gary, Indiana related to RFQ No. 2019-LC: Mr. Bytnar said on July 24, 2019 the Board entered into contracts with the above contractors. Their contract dates expired on December 31, 2019. This request is to extend their contracts in order to continue to pay them. This requested is to extend their contract dates to December 31, 2020, and there is no additional cost. Commissioner Joiner moved for approval. Commissioner Johnson seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

REQUEST for APPROVAL of RESOLUTION NO. 7003, a resolution of the City of Gary Redevelopment Commission authorizing the execution of an extension of a professional service contract with Industrial Insulation Solution, Inc. to remove asbestos containing materials from several structures located in the City of Gary,

Indiana related to RFQ No. 2018-17: Mr. Bytnar said on August 15, 2018 the Board entered into a contract with the above contractor. This request is to extend the contract in order to continue to pay them. The contract date expired on December 31, 2019. This requested is to extend the contract dated to December 31, 2020. Commissioner Johnson moved for approval. Commissioner Joiner seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

REQUEST for APPROVAL to advertise for RFP for a Local Project Agreement (LPA) in compliance with INDOT standards for Project Designation #1802973 (15th/I-65) and Designation #1801738 (US 20): Mr. Bytnar said the City of Gary was awarded funds from INDOT for the projects for 15th Avenue and I-65 road overlay and storm sewer improvements as well as US 20 heading west of Lake Street and Clay Street for improvements on both roads. INDOT standards stipulated that we have to send out a public advertisement for the RFP. Commissioner Joiner moved for approval. Commissioner Johnson seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

REQUEST for approval of meeting dates for the year 2020: Mr. Bytnar requested that the Board meet on the 3rd Wednesday of each month with the execution sessions being held at 3:00 p. m. and the annual and regular meetings being held at 4:00 p.m. This will allow for the Board to meet on the off week of the

City Council. Commissioner Johnson moved for approval. Commissioner Joiner seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

Mr. Bytnar asked the Board to amend the agenda for an additional item. Commissioner Jones asked for an amendment to the agenda. Commissioner Joiner moved for approval. Commissioner Johnson seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

Mr. Bytnar said the citizens of the Miller area of Gary want the City of Gary to support them by submitting for them a grant for a technical urbanism place making project to the Indiana State Department of Health. While working on the grant they realized that only the City can be the applicant. There is no match required. This is for bike lanes and walking friendly areas. This is a one-time grant and the application is due on February 20, 2020. Commissioner Johnson moved for approval. Commissioner King seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

PUBLIC Comment(s) on agenda items only: Ms. Angela Williams and Mr. Jim Nowacki had comments.

REPORT from AJ Bytnar, Executive Director: Mr. Bytnar said he did not have a report.

REPORT from Commission Attorney Gilbert King, Jr.: Atty. King, Jr. said he did not have a report.

COMMISSIONERS' Comments: Commissioner Joiner thanked the Commission Council Gilbert King, Jr., Esq. for a job well done for the year. Commission Johnson thanked Commission President Jones for her leadership.

SCHOOL BOARD REPRESENTATIVE'S Comments: Mr. Buggs wished everyone a Happy New Year and encouraged and thanked the Board.

AGENDA Item(s) for next Board Meeting: There were no agenda items.

ADJOURNMENT: Commissioner Hall moved to adjourn the meeting. Commissioner King seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

Commissioner Jones adjourned the meeting at 6:07 P. M.

**By: _____
Kenya A. Jones, President**

**By: _____
Adam Hall, Secretary**