

**MINUTES OF REGULAR MEETING
GARY REDEVELOPMENT COMMISSION
OCTOBER 7, 2020**

BE IT REMEMBERED THAT the Gary Redevelopment Commission met in a Regular session in a virtual meeting in its offices at 504 Broadway, Suite 200, Gary, Indiana on Wednesday, October 7, 2020.

PRESENT:

**Eric E. Reaves, President
George A. Rogge, Vice-President
Adam Hall, Secretary
Jeremiah King, Member
Gwendolyn F. Sims, Member
Glenn I. Johnson, Representative of School Board**

ALSO PRESENT:

**AJ Bytnar, Director
Carrol Pirtle, Deputy Director
Gilbert King, Jr., Esq., Commission Attorney
Jeraldine Williams, Staff
Debera Backhus, Staff
Carole Carlson, Post-Tribune
Doreen Carey**

THE MEETING was called to order by Commissioner Reaves at 4:12 P. M.

ROLL CALL: Commissioner Reaves, Commissioner Rogge, Commissioner Hall, Commissioner King, and Commissioner Sims were present. Mr. Johnson, Representative of School Corp. was present.

CERTIFICATION OF RECORD of Executive Session, held Wednesday, October 7, 2020: Commissioner Reaves 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 Hall moved for approval of the Certificate of Record of the Executive Session. Commissioner Sims seconded.

The vote showed:

Ayes – All

Nays – None

The motion was carried.

ACCEPTANCE and APPROVAL of Minutes of Regular Meeting held on September 2, 2020: Commissioner Hall moved for approval. Commissioner Rogge seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

CLAIMS LIST of October 7, 2020. (Previously approved by the Director): Mr. Bytnar said there are no changes to the Claims List. In the 101-General Fund the subtotal remained the same and the claims to be paid are in the total amount of \$13,897.65. In the 474-Non-Reverting Fund the subtotal remained the same and the claims to be paid are in the total amount of \$26,400.00. In the 518-Demolition Fund the subtotal remained the same and the claims to be paid are in the total amount of \$34,100.00. And in the 229-Unsafe Building Fund the subtotal remained the same and the claim to be paid is in the total amount of \$5,565.47. Therefore, staff recommended to approve the Claims List in the grand total amount of \$79,963.12. Commissioner Hall moved for approval. Commissioner Rogge seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

SPECIAL CLAIMS LIST of October 7, 2020. (Previously approved by the Director): Mr. Bytnar said there are no changes to the Special Claims List. In the 823-Consolidated Area TIF Fund the subtotal remained the same and the claims to be paid are in the total amount of \$7,126.25. And, in the 826-Lakefront TIF Fund the subtotal remained the same and the claims to be paid are in the total amount of \$24,469.00. Therefore, staff recommended to approve the Special Claims List in the grand total amount of \$31,595.25. Commissioner Hall moved for approval.

Commissioner Rogge seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

RECEIVE and OPEN BIDS for property located at 700-742 E. 5th Avenue for the Commission to hold, use, sell, exchange, lease, and rent or otherwise dispose of the property: Mr. Bytnar said the Department had sent out a RFP (Request For Proposal) for the property located at 700-42 E. 5th Avenue and it was advertised according to State Law prior to this meeting and the RFP was posted on the City of Gary's website. Mr. Bytnar said staff had not received any bids at this time.

Commissioner Reaves said for lack of a bid there is no need for a motion.

RECEIVE and REVIEW Bids for RFQ Nos. 2020-11 thru 14 for debris removal for various sites in the City of Gary: Ms. Pirtle said bids were received for RFQ Nos. 2020-11-13 from four contractors. For RFQ No. 2020-11 the structures are located at 3715 Van Buren St., 3719 Van Buren St., 408 Madison St., 2032 Connecticut St.,

2033 Connecticut St., and 1528 Ralston St. ACTIN Contracting submitted a bid in the amount of \$87,000, JM Industrial Services submitted a bid in the amount of \$44,052, Aavatar Enterprises, Inc. submitted a bid in the amount of \$46,600, and D & R Site Services submitted a bid in the amount of \$68,750; and

For RFQ No. 2020-12 the structures are located at 1557 Hendricks St., 329 Hayes St., 4970 Kentucky St., 969 Burr St. and 1425 E. 50th Ct. ACTIN Contracting LLC submitted a bid in the amount of \$63,500, JM Industrial Services submitted a bid in the amount of \$34,020, Aavatar Enterprises, Inc. submitted a bid in the amount of \$45,000, and D & R Site Services submitted a bid in the amount of \$58,050; and

For RFQ No. 2020-13 the structures are located at 4930 W. 11th Ave., 1000 Mount St., 2249 Clark Rd., 4432 W. 21st Ave., 4222 W. 21st Ave., 4217 W. 19th Ave., and 1051 Colfax St. ACTIN Contracting LLC submitted a bid in the amount of \$52,000, JM Industrial Services submitted a bid in the amount of \$40,592, Aavatar Enterprises, Inc. submitted a bid in the amount of \$38,800, and D & R Site Services submitted a bid in the amount of \$60,500; and

For RFQ No. 2020-14 the debris removal located at 4423 Broadway. ACTIN Contracting submitted a bid in the amount of \$10,500, Aavatar Enterprises, Inc. submitted a bid in the amount of \$9,900, and Gary Material Supply, LLC submitted a bid in the amount of \$13,000.

Ms. Pirtle asked the Board to refer the bids back to staff in order for them to review the bids and bring back a recommendation to the Board. Commissioner Rogge moved for approval. Commissioner Hall seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

AWARD of RFQ NO. 2020-02 for Debris Disposal; and REQUEST for APPROVAL of RESOLUTION NO. 7078, a resolution approving and authorizing the execution of a Demolition Agreement for Debris Disposal with JM Industrial Services, Inc. relating to RFQ No. 2020-02 for property located at 629 W. 25th Avenue, Gary, IN: Ms. Pirtle said Staff sent out RFQ. No. 2020-02 for debris disposal for various properties located in the City of Gary. Staff requested to only award and enter into a contract for the property located at 629 W. 25th Avenue, Gary, IN. After review of the bids, Staff recommended to award RFQ No. 2020-02 to JM Industrial Services as being the lowest, most responsive and responsible bidder in the amount of \$8,974; and to enter into a contract with JM Industrial Services for RFQ No. 2020-02. Commissioner Hall moved for approval. Commissioner Sims seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

AWARD of RFQ NO. 2020-03 for Debris Disposal; and REQUEST for APPROVAL of RESOLUTION NO. 7079, a resolution approving and authorizing the execution of a Demolition Agreement for Debris Disposal with JM Industrial Services, Inc. relating to RFQ No. 2020-03 for property located at 2515 Broadway, Gary, IN: Ms. Pirtle said Staff sent out RFQ. No. 2020-03 for debris disposal for various properties located in the City of Gary. Staff requested to only award and enter into a contract for the property located at 2515 Broadway, Gary, IN. After

review of the bids, Staff recommended to award RFQ No. 2020-03 to JM Industrial Services as being the lowest, most responsive and responsible bidder in the amount of \$33,654; and to enter into a contract with JM Industrial Services for RFQ No. 2020-03. Commissioner Sims moved for approval. Commissioner Hall seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

REQUEST for APPROVAL of RESOLUTION NO. 7080, a resolution authorizing the award and transfer of real property from the City of Gary Redevelopment Commission to a private homeowner Lisa Hargrove for the City of Gary's Side Lot Program. Property Address: 2354-68 Noble Street, Gary, IN: Ms. Pirtle said after review of the bid, staff recommended to award and transfer the property located at 2354-68 Noble Street to Lisa Hargrove. This property is in regards to the City of Gary's Side Lot Program, therefore this is a donation so there is no monetary dollar value for the property. The property will go back on the Lake County Tax Roll. Commissioner Hall moved for approval. Commissioner King seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

REQUEST for APPROVAL of RESOLUTION NO. 7081, a resolution approving and accepting the transfer of real property from the Gary Community School Corporation. Property Addresses: 5700 W. 15th Avenue, 6100 W. 15th Avenue, 6001

W. 13th Avenue, 6000 W. 15th Avenue, 5830-59 W. 15th Avenue, 5800 W. 15th Avenue and 5400 W 5th Avenue, Gary, IN: Mr. Bytnar said the Gary School District is transferring two properties that are six parcels for the formal Ivanhoe Elementary School and a one parcel for the former Edison Elementary School. The condition of the transfer is that the properties will be given as is, and that there will be a deed restriction in place that any future use will not involve a school. The properties are being transferred for \$1.00 or the legal requirement for transfer of property. The City will demolish the properties or a developer in order to get the properties back on the tax roll. Commissioner Rogge moved for approval. Commissioner Hall seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

NEW BUSINESS Discussion: Mr. Bytnar said there was no new business to discuss.

PUBLIC Comment(s) on agenda items only: There was no comment.

COMMISSIONERS' Comments: There was no comments.

SCHOOL BOARD REPRESENTATIVE'S Comments: Mr. Johnson had no comment.

AGENDA Item(s) for next Board Meeting: Mr. Bytnar had no agenda item.

Commissioner Hall asked the Board to amend the agenda to cancel the meeting of November 4, 2020 because of the presidential election. Commissioner Hall moved for approval. Commissioner Sims seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

CANCELLATION of November 4, 2020 regularly scheduled meeting:

Commissioner Rogge made a motion to cancel the meeting of November 4, 2020.

Commissioner Rogge moved for approval. Commissioner Hall seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

ADJOURNMENT: Commissioner King moved to adjourn the meeting.

Commissioner Hall seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

Commissioner Reaves adjourned the meeting at 4:35 P. M.

**By: _____
Eric E. Reaves, President**

**By: _____
Adam Hall, Secretary**