

**MINUTES OF REGULAR MEETING
GARY REDEVELOPMENT COMMISSION
OCTOBER 21, 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 21, 2020.

PRESENT:

**George A. Rogge, Vice-President
Adam Hall, Secretary
Gwendolyn F. Sims, Member
Glenn I. Johnson, Representative of School Corp.**

ABSENT:

**Eric E. Reaves, President
Jeremiah King, Member**

ALSO PRESENT:

**AJ Bytnar, Director
Carrol Pirtle, Deputy Director
Gilbert King, Jr., Esq., Commission Attorney
Jeraldine Williams, Staff
Debera Backhus, Staff
Siavash Beik of Christopher Burke
A.J. Fricke of Christopher Burke
Daniel Botich of SEH of Indiana
James Meyer of Meyers and Associates**

THE MEETING was called to order by Commissioner Rogge at 4:02 P. M.

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

CERTIFICATION OF RECORD of Executive Session, held Wednesday, October 21, 2020: Commissioner Rogge 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 Special Meeting held on September 4, 2020: Commissioner Hall moved for approval. 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 23, 2020: Commissioner Hall moved for approval. Commissioner Sims seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

Commissioner Rogge asked the Board to move up agenda item for the REQUEST for APPROVAL of RESOLUTION NO. 7086, resolution authorizing the execution of a professional service contract with Christopher Burke Engineering

to provide engineering and environmental on-call services. Commissioner Hall moved for approval. Commissioner Sims seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

CLAIMS LIST of October 21, 2020. (Previously approved by the Director):

Mr. Bytnar said there are no changes to the Claims List. In the 474-Non-Reverting Fund the subtotal remained the same and the claims to be paid are in the total amount of \$20,193.00. And in the 518-Demolition Fund the subtotal remained the same and the claims to be paid are in the total amount of \$30,405.00. Therefore, staff recommended to approve the Claims List in the grand total amount of \$50,598.00. Commissioner Hall moved for approval. Commissioner Sims seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

SPECIAL CLAIMS LIST of October 21, 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 claim to be paid is in the total amount of \$2,960.55. And in the 826-Lakefront TIF Fund the subtotal remained the same and the claims to be paid are in the total amount of \$29,536.20. Therefore, staff recommended to approve the Special Claims List in

the grand total amount of \$32,496.75. Commissioner Hall moved for approval. Commissioner Rogge seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

REQUEST for APPROVAL of RESOLUTION NO. 7086, resolution authorizing the execution of a professional service contract with Christopher Burke Engineering to provide engineering and environmental on-call services: Mr. Bytnar said the Board had previously entered into a contract with Christopher Burke Engineering for preliminary analyzes regarding the special flood area in and around I-80/I-94. This contract is for engineering and environmental services for removing parcels near the Little Calumet River levee from the FEMA Special Flood Hazard Area, practically the South Gleason Golf Course and surrounding area. Mr. Siavash Beik and Mr. A. J. Fricke of Christopher Burke gave a presentation on the next phase of the project. Mr. Fricke said they will follow the procedures that are outline by the Federal Emergency Management Agency to achieve the map revision. They will do engineering evaluations to demonstrate that the levee meets the requirements of the federal code that is required to start the map revisions. Then the information will be combined with all the work that has been done previously into a submittal package to go to the Federal Emergency Management Agency in support of the Letter of Map Revision, which has to be approved by the Indiana Department of Resources before it is handed off to FEMA. Phase I will take three to six months, but the overall timeframe will be one to two years. Mr. Bytnar

said the contract is in a not to exceed amount of \$95,000.00. Commissioner Hall moved for approval. Commissioner Sims seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

RECEIVE and REVIEW BIDS for the disposition of property located at 5050 E. 10th Avenue, 776 Vermont Street, and 4909 Souers Street, all located in the City of Gary, Indiana: Ms. Pirtle recommended to donate to Virginal Lincoln the property located at 5050 E. 10th Avenue, to donate to Leonard D. and Lois A. Sellars the property located at 776 Vermont Street, and to donate to James Perry, Sr. the property located at 4909 Souers Street. The properties are adjacent to each home owner and all of the home owners' taxes are paid in full. These are property donations so there is no monetary dollar value for the property. The property will go back on the Lake County Tax Roll. Staff recommended to donate the three properties under the City of Gary's Side Lot Program. Commissioner Hall moved for approval for the donations of the three properties. Commissioner Sims seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

AWARD RFQ No. 2020-13 to demolish structures located in various areas of the City of Gary, Indiana and REQUEST for APPROVAL of RESOLUTION NO. 7082, a resolution approving and authorizing the execution of a contract with Aavatar

Enterprise, Inc. to demolish structures. Property Addresses: 4930 West 11th Avenue, 1000 Mount Street, 2249 Clark Road, 4432 West 21st Avenue, 4222 West 21st Avenue, 4217 West 19th Avenue, and 1051 Colfax Street all located in the City of Gary, Indiana: Ms. Pirtle said on October 7, 2020 the Board received and opened RFQ No. 2020-13. After review of the bids Staff recommended to award Aavatar Enterprise as being the lowest, most responsive and responsible bidder in the amount of \$38,800.00. Commissioner Sims moved for approval. Commissioner Hall seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

AWARD RFQ No. 2020-14 to demolish a structure located in the City of Gary, Indiana and REQUEST for APPROVAL of RESOLUTION NO. 7083, a resolution approving and authorizing the execution of a contract with Aavatar Enterprise, Inc. to demolish a structure located in the City of Gary, Indiana. Property Address: 4423 Broadway all located in the City of Gary, Indiana: Ms. Pirtle said on October 7, 2020 the Board received and opened RFQ No. 2020-14. After review of the bids Staff recommended to award RFQ No. 2020-14 to Aavatar Enterprise as being the lowest, most responsive and responsible bidder in the amount of \$9,900.00. 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. 7084, a resolution approving and authorizing the execution of a professional services contract with Gatekeeper Accounting Services, LLC for accounting services: Mr. Bytnar said there is an amendment to the resolution request. The contract effective date will be changed from October 21, 2020 to December 31, 2021. The amount will change from \$65,000.00 to \$79,950.00, this will be for the work to be completed this year and for work next year. Mr. Bytnar recommended to approve Gatekeeper Accounting Services, LLC with the amendments. The contract effective date is from October 21, 2020 and expiring on December 31, 2021. The contract will be in a not to exceed amount of \$79,950.00. Commissioner Sims moved for approval as amended. Commissioner Hall seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

REQUEST for APPROVAL of RESOLUTION NO. 7085, a resolution approving and authorizing the execution of a Consulting Agreement with Michael Baker International, Inc. to provide planning services to update the Gary's 2019 Comprehensive Plan and the Gary's Zoning Codes: Mr. Bytnar said Michael Baker International, Inc. contract is for additional updates to the Gary's 2019 Comprehensive Plan as requested by the new administration of Mayor Jerome Prince, and the additional updates have to be done before the Gary's Zoning Codes and the Zoning Maps can be amended. The contract will be effective October 21, 2020 and will expire on December 31, 2021. The contract is in a not to exceed amount of

\$50,000.00. 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. 7087, resolution authorizing the execution of a professional service contract with Great Lakes LTD to provide electrical services for the property located at 716 E. 5th Avenue: Mr. Bytnar said this is for emergency electrical work needed at the property located at 716 E. 5th Avenue. The contract is in a not to exceed amount of \$7,994.08. Commissioner Hall moved for approval. Commissioner Sims seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

NEW BUSINESS - Discussion: Mr. Bytnar said he had no new business to discuss.

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

COMMISSIONERS' Comments: There were no comments.

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

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

Mr. Bytnar reminded the Board that they had voted to cancel the meeting of November 4, 2020 and that the regularly next scheduled meeting is November 18, 2020. Mr. Bytnar said the Governor's order allowing for virtual meetings expires on November 1, 2020, however, they will continue to have meetings virtual until notified differently.

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

Ayes – All

Nays – None

The motion was carried.

Commissioner Rogge adjourned the meeting at 4:37 P. M.

**By: _____
George A. Rogge, President**

**By: _____
Adam Hall, Secretary**