

**MINUTES OF REGULAR MEETING  
GARY REDEVELOPMENT COMMISSION  
NOVEMBER 18, 2020**

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**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, November 18, 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 Corp.**

**ALSO PRESENT:**

**Carrol Pirtle, Deputy Director  
Gilbert King, Jr., Esq., Commission Attorney  
Jeraldine Williams, Staff  
Debera Backhus, Staff  
John Talbot, Weaver Consultants Group  
Jackie Harris, The 411 Newspaper**

**THE MEETING** was called to order by Commissioner Reaves at 4:06 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, November 18, 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 King moved for approval of the

**Certificate of Record of the Executive Session. Commissioner Rogge seconded.**

**The vote showed:**

**Ayes – All**

**Nays – None**

**The motion was carried.**

**ACCEPTANCE and APPROVAL of Minutes of Regular Meeting held on October 7, 2020. Commissioner Hall said there needed to be a correction. Commissioner Hall moved for approval with the correction. Commissioner King seconded. The vote showed:**

**Ayes – All**

**Nays – None**

**The motion was carried.**

**ACCEPTANCE and APPROVAL of Minutes of Regular Meeting held on October 21, 2020: Commissioner Hall moved for approval. Commissioner King seconded. The vote showed:**

**Ayes – All**

**Nays – None**

**The motion was carried.**

**CLAIMS LIST of November 18, 2020. (Previously approved by the Deputy Executive Director): Ms. Pirtle said we have no changes to the Claims List of November 18, 2020. In the 101-General Fund the subtotal remained the same and the claims to be paid are in the total amount of \$10,503.25. In the 474-Non Reverting Fund the subtotal remained the same and the claims to be paid are in the total**

amount of \$293,281.26. In the 229-Unsafe Building Fund the subtotal remained the same and the claims to be paid are in the total amount of \$2,491.95. And in the 518-Demolition Fund the subtotal remained the same and the claims to be paid are in the total amount of \$43,331.94. Therefore, staff recommended to approve the Claims List in the grand total amount of \$349,608.40. Commissioner Sims moved for approval. Commissioner King seconded. The vote showed:

**Ayes – All**

**Nays – None**

**The motion was carried.**

**SPECIAL CLAIMS LIST of November 18, 2020. (Previously approved by the Deputy Director): Ms. Pirtle said we have no changes to the SPECIAL Claims List of November 18, 2020. In the 823-Consolidated Area TIF Fund the subtotal remained the same and the claim to be paid is in the total amount of \$181,205.23. And in the 826-Lakefront TIF Fund the subtotal remained the same and the claims to be paid are in the total amount of \$8,795.15. Therefore, staff recommended to approve the Special Claims List in the grand total amount of \$190,000.38. Commissioner Sims moved for approval. Commissioner Hall seconded. The vote showed:**

**Ayes – All**

**Nays – None**

**The motion was carried.**

**RECEIVE and REVIEW PROPERTIES for the disposition of property located at 1922 W. 10th Ave., 2254 W. 19th Ave., 2262 W. 19th Ave., 6516 Melton Rd., 5624**

E. 3<sup>rd</sup> Ave., 5810-18 W. 25<sup>th</sup> Ave., 1501 E. 35<sup>th</sup> Ct., 3520 Connecticut St., and 6560 Miller Ave. all related to the City of Gary's Side Lot Program: Commissioner Reaves said he wanted to make a Disclosure that Jeremiah King is a Board member and is requesting donation of property and will abstain from the vote on this agenda item. Ms. Pirtle said these properties are part of the City of Gary's Side Lot Program, and therefore, there is no monetary amount for the properties. The properties are adjacent to each of the homeowners' and each of the homeowners' taxes are paid in full, except for Community HealthNet, Inc. which is a non-for-profit and does not pay taxes. Staff recommended to donate the properties under the City of Gary's Side Lot Program to Booker King, Jr. for the property located at 1922 W. 10th Ave., to Jeremiah King for the property located at 2254 W. 19th Ave. and 2262 W. 19th Ave., to Thom Gilbert for the property located at 6516 Melton Rd., to Jacqueline Sisco for the property located at 5624 E. 3<sup>rd</sup> Ave., to Eugenia Medina for the property located at 5810-18 W. 25<sup>th</sup> Ave., to Community HealthNet Inc. for the property located at 1501 E. 35<sup>th</sup> Ct., to Anthony Jones for the property located at 3520 Connecticut St., and to Helen Bessette for the property located at 6560 Miller Ave. Staff recommended that the properties be donated to the owners as side lots and placed back on the Lake County tax roll. Commissioner Sims moved for approval. Commissioner Rogge seconded. The vote showed:

**Ayes – Commissioner Sims  
Commissioner Rogge  
Commissioner Hall  
Commissioner Reaves**

**Abstains – Commissioner King**

**Nays – None**

The motion was carried.

**RESOLUTION NO. 7088**, a resolution accepting the transfer of certain real property from the City of Gary to the Redevelopment Commission. (Properties located at 1516 Massachusetts St., 1524 Massachusetts St., and 1522 Massachusetts St. in the City of Gary): Ms. Pirtle said Staff recommended the Board to accept the aforementioned properties from the City of Gary. A Notice to Bidders was and will be advertised in the newspapers on November 13, 2020 and November 21, 2020 to receive bids from Friday, November 13, 2020 beginning at 9:00 a.m. until Wednesday, December 2, 2020 at 4:00 p.m. Staff recommended to accept the properties located at 1516 Mass. St., 1524 Mass. St., and 1522 Mass. St. so that the Commission may hold, use, sell, exchange, lease, rent or otherwise dispose of the property according to law. Ms. Pirtle recommended to approve Resolution No. 7088. Commissioner Sims moved for approval. Commissioner King seconded. The vote showed:

**Ayes – All**

**Nays – None**

The motion was carried.

**REQUEST for APPROVAL of RESOLUTION NO. 7089**, a resolution of the City of Gary Redevelopment Commission authorizing the execution of a Certificate of Completion for Little Dreamers Childcare for commercial property located at 513-39 W. 35<sup>th</sup> Avenue, Gary, Indiana: Ms. Pirtle said the Board had previously sold the property to Little Dreamers Childcare and the owner has completed in compliance with the said Quit-Claim Deed, the plans and specifications originally submitted

and approved by the City of Gary Redevelopment Commission. Staff has determined that the property has been rehabbed to the satisfaction of the City of Gary and is requesting the Board execute the Certificate of Completion for the Little Dreamers Childcare for the property located at 513-39 W. 35<sup>th</sup> Avenue. Ms. Pirtle recommended to approve Resolution No. 7089. Commissioner Rogge moved for approval. Commissioner Sims seconded. The vote showed:

**Ayes – All**

**Nays – None**

The motion was carried.

**REQUEST for APPROVAL of RESOLUTION NO. 7090, a resolution of the City of Gary Redevelopment Commission authorizing the execution of a Certificate of Completion for Jennifer Taylor-Henderson located at 6128 East 6<sup>th</sup> Place, Gary, Indiana: Ms. Pirtle said the Board had previously sold the property to Jennifer Taylor-Henderson and the owner has completed in compliance with the said Quit-Claim Deed, the plans and specifications originally submitted and approved by the City of Gary Redevelopment Commission. Staff has determined that the property has been rehabbed to the satisfaction of the City of Gary and is requesting the Board execute the Certificate of Completion to Jennifer Taylor-Henderson for the property located at 6128 East 6<sup>th</sup> Place. Ms. Pirtle recommended to approve Resolution No. 7090. Commissioner Rogge moved for approval. Commissioner Sims seconded. The vote showed:**

**Ayes – All**

**Nays – None**

**The motion was carried.**

**REQUEST for APPROVAL of RESOLUTION NO. 7091, a resolution approving and authorizing the execution of a Land Acquisition Offer Agreement and Warranty Deed between the City of Gary Redevelopment Commission and the Little Calumet River Basin Development Commission for flood control: Ms. Backhus said the Little Calumet River Basin Development Commission requested to purchase two parcels that are south of 27<sup>th</sup> and Pennsylvania Street and Delaware Street, that are needed for flood control. The two mutual parties have agreed upon a purchase price of \$1,100.00. Commissioner Rogge moved for approval. Commissioner Sims seconded. The vote showed:**

**Ayes – All**

**Nays – None**

**The motion was carried.**

**REQUEST for APPROVAL of RESOLUTION NO. 7092, a resolution approving a Perpetual Easement Agreement with the Little Calumet River Basin Development Commission for constructing, operating, maintaining and improving the Grant East Street Pump Station: Ms. Backhus Little Calumet River Basin Development Commission requested an easement to build, maintain and improve the Grant Street East Street Pump Station related to flood control issues. The size of the parcel is small. The two parties have mutually agreed upon a purchase price of \$1,900.00. Commissioner Hall said on page 3 of the document the written number amount is not correct. Commissioner Hall moved for approval with the correction. Commissioner Sims seconded. The vote showed:**

**Ayes – All**

**Nays – None**

**The motion was carried.**

**REQUEST for APPROVAL RESOLUTION NO. 7093, a resolution authorizing a Permanent Easement Agreement with Northern Indiana Public Service Company (NIPSCO) for operating, maintaining and improving electric facilities: Ms. Backhus said NIPSCO requested a portion of a parcel that we own near 28<sup>th</sup> and Clark Road to make sure that they can provide electricity to the future Hard Rock Casino. The two parties have mutually agreed upon a purchase price of \$250.00. Commissioner Hall moved for approval. Commissioner Sims seconded. The vote showed:**

**Ayes – Commissioner Hall  
Commissioner Sims  
Commissioner Rogge  
Commissioner Reaves**

**Abstains – Commissioner King**

**Nays – None**

**The motion was carried.**

**REQUEST for APPROVAL of RESOLUTION NO. 7094, a resolution approving and authorizing a First Amendment to Bradford Equities II LLC Purchase Agreement for the sale of certain property commonly referred to as South Gleason Golf Course/Gilroy Stadium located in Gary, Indiana: Ms. Backhus said this is an amendment to the Bradford Equities II LLC purchase agreement, which the Board approved on September 4, 2020. This is an amendment is for the purchaser to get most of the property out of the flood plain. Also, Christopher Burke Engineering will be working on the flood plain removal and there is a payment arrangement that**



if Bradford Equities II LLC does not pay Christopher Burke Engineering in a timely manner for work completed, the City will draw \$15,000 out of their escrow account to make them whole.

**Ayes – Commissioner Hall  
Commissioner Rogge  
Commissioner Sims  
Commissioner Reaves**

**Abstains – Commissioner King**

**Nays – None**

**The motion was carried.**

**REQUEST for APPROVAL of RESOLUTION NO. 7095, a resolution of the City of Gary Redevelopment Commission authorizing the Director to submit an Application for Community Development Block Grant Funding for the Calendar Year 2021: Ms. Pirtle said every year the City of Gary Redevelopment Department submits a grant application to the Community Development Department. The grant application is due on this Friday, November 20, 2020. Ms. Pirtle recommended the Board to approve Res. No. 7095. Commissioner Hall moved for approval with the correction. Commissioner King seconded. The vote showed:**

**Ayes – All**

**Nays – None**

**The motion was carried.**

**NEW BUSINESS - Discussion: Ms. Pirtle said she had no new business to discuss.**

**PUBLIC Comment(s) on agenda items only: Ms. Jackie Harris of The 411 Newspaper asked questions regarding Bradford Equities II LLC engineering study cost.**

**COMMISSIONERS' Comments: Commissioner King expressed his excitement that the referendum was passed for the Gary Community School Corp.**

**SCHOOL BOARD REPRESENTATIVE'S Comments: Mr. Johnson spoke on the Gary Community School Corp referendum being passed and properties of the School Corp.**

**AGENDA Item(s) for next Board Meeting: Ms. Pirtle said she had no agenda item for the next Board meeting.**

**ADJOURNMENT: Commissioner Rogge moved to adjourn the meeting. Commissioner King 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**