

**MINUTES OF REGULAR MEETING
GARY REDEVELOPMENT COMMISSION
DECEMBER 2, 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, December 2, 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
Daniel Botich, SEH of Indiana
Allan Fefferman, First Metropolitan
Bill Critser, Gary Material Supply
Carole Carson, Post-Tribune Newspaper**

THE MEETING was called to order by Commissioner Reaves at 4:09 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, December 2, 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 November 18, 2020. Commissioner Rogge moved for approval. Commissioner King seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

CLAIMS LIST of December 2, 2020. (Previously approved by the Deputy Executive Director): Ms. Pirtle said we have no changes to the Claims List of December 2, 2020. In the 229-Unsafe Building Fund the subtotal remained the same and the claim to be paid is in the total amount of \$585.22. And in the 518-Demolition Fund the subtotal remained the same and the claims to be paid are in the total amount of \$3,040.80. Therefore, staff recommended to approve the Claims List in the grand total amount of \$3,626.02. Commissioner Hall moved for approval.

Commissioner Rogge seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

SPECIAL CLAIMS LIST of December 2, 2020. (Previously approved by the Deputy Director): Ms. Pirtle said we have no changes to the SPECIAL Claims List of December 2, 2020. In the 823-Consolidated Area TIF Fund the subtotal remained the same and the claims to be paid are in the total amount of \$4,300.11. And in the 826-Lakefront TIF Fund the subtotal remained the same and the claims to be paid are in the total amount of \$7,686.25. Therefore, staff recommended to approve the Special Claims List in the grand total amount of \$11,986.36. Commissioner Rogge moved for approval. Commissioner Sims seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

RECEIVE and OPEN BIDS for property formerly known as Thomas Edison School located at 5400 W. 5th Avenue for the Commission to hold, use, sell, exchange, lease, and rent or otherwise dispose of the property: Ms. Pirtle deferred to Ms. Backhus. Ms. Backhus said three bids had been received. Ms. Backhus said Staff sent out a Notice to Bidders for Real Estate located at 5400 W. 5th Avenue, the former Thomas Edison School. The Notice to Bidders was published in the Times Newspaper and stated that no sealed bids would be accepted if not marked received by 3:00 P. M. on Wednesday, December 2, 2020. Also, all bidders must bid on all lots being offered to be considered. The real estate is intended to be used for the highest and best use to benefit economic development for the City of Gary, with one exception, which is that one of the schools that was transferred with

an Inter-Governmental from the Gary Community School Corporation, which states that the property can't become a school.

Commissioner Rogge moved to open the bids. Commissioner Sims seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

Ms. Backhus read aloud the three bids that were received: Djuric Truck, Inc. (Reardon Consulting Services) submitted a bid in the amount of \$1,150,000, Gary Development Partners LLC submitted a bid in the amount of \$101,000.00, and Wildcat Management submitted a bid in the amount of \$100,000.00. Ms. Backhus said the minimum sale price is \$1,150,000.00. Commissioner Hall moved to refer the bids to Staff and Atty. King, Jr. for review and for them to bring back to the Board their recommendation. Commissioner Rogge moved for approval. Commissioner Sims seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

RECEIVE and OPEN BIDS for property located at 1516 Mass. St., 1522 Mass. St. and 1524 Mass. St. for the Commission to hold, use, sell, exchange, lease, and rent or otherwise dispose of the property: Commissioner Reaves asked was there anyone who wanted to submit a bid, there was no response. Ms. Pirtle said one bid had been received. Staff sent out a Notice to Bidders for real estate located at

1516 Mass. St., 1522 Mass. St. and 1524 Mass. St. The real estate is intended to be used for the highest and best use to benefit economic development for the City of Gary. The Notice to Bidders was published in the Times Newspaper and stated that no sealed bids would be accepted if not marked received by 4:00 P. M. on Wednesday, December 2, 2020. Also, all bidders must bid on all lots being offered to be considered.

Commissioner Hall moved to open the bid. Commissioner King seconded.

The vote showed:

Ayes – All

Nays – None

The motion was carried.

Ms. Pirtle read aloud the one bid that were received from Allan Fefferman in the amount of \$10,502.00. Commissioner Rogge moved to refer the bids to Staff and Atty. King, Jr. for review and for them to bring back to the Board their recommendation. Commissioner Hall moved for approval. Commissioner Sims seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

RECEIVE and OPEN BIDS for property located at 1608 Mass. St. and 1600 Mass. St. for the Commission to hold, use, sell, exchange, lease, and rent or otherwise dispose of the property: Commissioner Reaves asked was there anyone who wanted to submit a bid, there was no response. Ms. Pirtle said one bid had

been received. Staff sent out a Notice to Bidders for Real Estate located at 1608 Mass. St. and 1600 Mass. St. Mass. St. The real estate is intended to be used for the highest and best use to benefit economic development for the City of Gary. The Notice to Bidders was published in the Times Newspaper and stated that no sealed bids would be accepted if not marked received by 4:00 P. M. on Wednesday, December 2, 2020. Also, all bidders must bid on all lots being offered to be considered.

Commissioner Rogge moved to open the bid. Commissioner Hall seconded.

The vote showed:

Ayes – All

Nays – None

The motion was carried.

Ms. Pirtle read aloud the one bid that was received from Allan Fefferman in the amount of \$20,502.00. Commissioner Rogge moved to refer the bids to Staff and Atty. King, Jr. for review and for them to bring back to the Board their recommendation. Commissioner Hall moved for approval. Commissioner Rogge seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

RECEIVE and OPEN BIDS for the properties under the Aetna: Re-Imagine Gary Rehab One, Get Two Free program for the Commission to hold, use, sell, exchange, lease, and rent or otherwise dispose of the property: Ms. Pirtle said

twenty-three bids had been received. Ms. Pirtle said Staff sent out a Notice to Bidders for the Aetna: Re-Imagine Gary Rehab One, Get Two Free program. The Notice to Bidders was published in the Times Newspaper and stated that no sealed bids would be accepted if not marked received by 3:00 P. M. on Wednesday, December 2, 2020.

Commissioner King moved to open the bids. Commissioner Sims seconded.

The vote showed:

Ayes – All

Nays – None

The motion was carried.

Ms. Pirtle read aloud the twenty-three bids that were received. Commissioner Hall moved to refer the bids to Staff and Atty. King, Jr. for review and for them to bring back to the Board their recommendation. Commissioner Sims seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

REQUEST for APPROVAL of RESOLUTION NO. 7096, a Declaratory Resolution of the City of Gary, Indiana, Redevelopment Commission Designating a certain area within the Gary Redevelopment District as the HR Economic Development Area, approving and adopting an Economic Development Plan for the HR Economic Development Area; and Designating the HR Economic Development Area as an allocation area for the purposes capturing incremental assessed

valuation of real in order to utilize tax incremental financing to implement the Plan, all pursuant to Indiana Code 36-7-14: Ms. Pirtle asked the Board to table this matter. Commissioner Hall moved to table the matter. Commissioner Sims seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

REQUEST for APPROVAL of RESOLUTION NO. 7097, a resolution accepting the transfer of real property from the Gary Community School Corporation and authorizing the Executive Director and Commission Attorney to continue negotiations to secure the remaining property transfers: Ms. Backhus said this is for the transfer of properties of the former Aetna Elementary School and two adjacent properties, the former Nobel Elementary School and two adjacent properties, the former Brunswick Elementary School and five adjacent properties. In addition, Staff is waiting for the Inter-Governmental Transfer Agreements for properties that we want to obtain from the Gary Community School Corporation for the former Wirt-Emerson School and two adjacent properties, properties on E. 6th Avenue, and one adjacent property from the former Brunswick Elementary School. Also, this resolution will authorize the Executive Director and the Commission Attorney to continue negotiations to secure the remaining property. Commissioner King moved for approval to accept the transfer of real property from the Gary Community School Corporation and to authorize the Executive Director and Commission Attorney to continue negotiations to secure the remaining property

transfers. Commissioner Rogge seconded. Commissioner Hall said for the record “the negotiations for the former Wirt-Emerson School are hopefully going to include a restriction only for future K-12 use and other educational uses might be permitted”. The vote showed:

Ayes – All

Nays – None

The motion was carried.

REQUEST for APPROVAL to RESOLUTION NO. 7098, a resolution Designating the 2021 Operating Appropriations for the Allocation Area Funds in the City of Gary relating to the Redevelopment Commission: Ms. Pirtle said there are Eleven TIF funds within the City and most of them are for single projects. Some of the funds go towards bond payments and other cost related to their individual Districts. Staff recommended to approve the 2021 Operating Appropriations for the Allocation Area Funds in the total amount of \$12,270,792.60. Commissioner King moved for approval. Commissioner Sims seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

REQUEST for APPROVAL to RESOLUTION NO. 7099, a resolution authorizing the approval for execution of the budget for the Non-Reverting Fund 474 for 2021: Ms. Pirtle said the Non-Reverting Fund was established a few years ago. It is a cash base fund that is financed through proceeds and revenues. The Non-Reverting Fund 474 includes funds from the RDA and EDA for the Buffington

Harbor Road Project, and funds from the B-Line Closure Project in Glen Park, and funds for land sale of properties. Staff recommended to approve the Non-Reverting Fund 474 for 2021 in the total amount of \$2,821,897.33. Commissioner Hall moved for approval. Commissioner Sims seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

REQUEST for APPROVAL of RESOLUTION NO. 7100, a resolution authorizing the approval for execution of the budget for the Unsafe Building Fund (229) for 2021: Ms. Pirtle said the Unsafe Building Fund (229) supplements the In-House Demolition Program. It is a cash base fund that is based on revenues generated through In-House Demolition through demolition for cost. Ms. Pirtle recommended to approve for the Unsafe Building Fund (229) for 2021 in the amount of \$65,000.00. Commissioner Hall moved for approval. Commissioner Sims seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

REQUEST for APPROVAL of RESOLUTION NO. 7101, 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: Ms. Pirtle said this is a contract with Atty. King's, Jr. for a new professional services contract. The contract is effective January 1, 2021 and it will expire on December

31, 2021. The contract amount is not to exceed \$80,000.00 at an hourly rate of \$200.00. Commissioner Rogge moved to table the matter. Commissioner Reaves seconded. Commissioner Reaves said Mayor Prince wants to review all of the professional services contracts for 2021, especially the legal services contracts and Mayor Prince was not aware of the contract being on the agenda today. The vote showed:

Ayes – All

Nays – None

The motion was carried.

REQUEST for APPROVAL of RESOLUTION NO. 7102, resolution authorizing the transfer and award of real property from the City of Gary Redevelopment Commission to a private homeowner for the City of Gary's Side Lot Program. Transfer and Award Property to Booker King, Jr. for the property located at 1922 W. 10th Avenue located in the City of Gary, Indiana: Ms. Pirtle said this property is part of the City of Gary's Side Lot Program, therefore, there is no monetary amount. The property is adjacent to the homeowner and the homeowners' taxes are paid in full. This property will go back on the tax roll. Ms. Pirtle recommended to transfer and award the property to Booker King, Jr. for the property located at 1922 W. 10th Avenue located in the City of Gary, Indiana. 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. 7103, a resolution approving a certain Letter Agreement with SEH of Indiana for economic development planning, statutory reporting, and general consulting services: Ms. Pirtle said the Board have previously used the services of SEH of Indiana. Ms. Pirtle recommended to approve the contract with SEH of Indiana. The contract is in a not to exceed amount of \$30,000.00. The contract is effective August 1, 2020 and it expires on December 31, 2020. Commissioner Hall moved for approval. Commissioner King seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

REQUEST for APPROVAL of the Gary Redevelopment Meeting Schedule for the calendar year 2021: Ms. Pirtle said the Board was sent the Gary Redevelopment Commission's 2021 Meeting Schedule. Ms. Pirtle recommended that the Board approve the meeting dates for the year 2021. Commissioner Hall moved for approval. 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: 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: 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 4:52 P. M.

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

**By: _____
Adam Hall, Secretary**