

**MINUTES OF REGULAR MEETING  
GARY REDEVELOPMENT COMMISSION  
DECEMBER 16, 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, December 16, 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:**

**Aj Bytnar, Director  
Carrol Pirtle, Deputy Director  
Gilbert King, Jr., Esq., Commission Attorney  
Jeraldine Williams, Staff  
Debera Backhus, Staff  
Sheleita Miller, Bookkeeper Accounting  
Kris Krouse, Shirley Heinze Land Trust  
John Tucker, American Structurepoint  
Dan Botich, SEH of Indiana  
Jacqueline Harris, The 411  
Carole Carson, Post-Tribune Newspaper  
Carrie Napoleon**

**THE MEETING** was called to order by Commissioner Reaves at 4:01 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 16, 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 Rogge moved for approval of

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

**The vote showed:**

**Ayes – All**

**Nays – None**

**The motion was carried.**

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

**Ayes – All**

**Nays – None**

**The motion was carried.**

**CLAIMS LIST of December 16, 2020. (Previously approved by the Deputy Executive Director): Mr. Bytnar said we have no changes to the Claims List of December 16, 2020. In the 101-General Fund the subtotal remained the same and the claims to be paid are in the total amount of \$1,140.79. In the 474-Non-Reverting Fund the subtotal remained the same and the claims to be paid are in the total amount of \$5,268.00. And in the 518-Demolition Fund the subtotal remained the same and the claims to be paid are in the total amount of \$21,532.44. Therefore, staff recommended to approve the Claims List in the grand total amount of \$27,532.44. Commissioner Rogge moved for approval. Commissioner Hall seconded. The vote showed:**

**Ayes – All**

**Nays – None**

**The motion was carried.**

**SPECIAL CLAIMS LIST of December 16, 2020. (Previously approved by the Deputy Director): Mr. Bytnar said we have no changes to the SPECIAL Claims List**

of December 16, 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 \$4,212.77. In the 826-Lakefront TIF Fund the subtotal remained the same and the claims to be paid are in the total amount of \$31,342.50. And in the 830-Lancaster Area TIF Fund the subtotal remained the same and the claims to be paid are in the total amount of \$38,948.58. Therefore, staff recommended to approve the Special Claims List in the grand total amount of \$74,503.85. Commissioner Sims moved for approval. Commissioner Rogge seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

REQUEST for APPROVAL of RESOLUTION NO. 7108, a resolution approving and authorizing the execution of a Memorandum Of Understanding between the Shirley Heinze Land Trust, Inc. and the Gary Redevelopment Commission to establish a framework for working together on a Land Donation Agreement: Mr. Bytnar said Mr. Kris Krouse, Executive Director of the Shirley Heinze Land Trust was present. The MOU is a precursor to a land donation from the Redevelopment Commission to Shirley Heinze Land Trust for property that is undevelopable on a Dunn next to the former Nobel School. Staff is working on the details and wanted to start the process. Mr. Krouse said Shirley Heinze has been active for 40 years in Northwest Indiana preserving and protecting natural areas. They have property next to the former Nobel School that they are preserving and protecting that has a nice trail and is being actively used and is maintained. Shirley Heinze is requesting five acres of the former Nobel School property all of which is mostly high Dunn and would be very difficult to develop. They will incorporate the property into their land management plans, as they have all of their properties. They would maintain the

property, make it accessible, and it would have good signage. It has been some talk to connect the property with the Indiana Dune's properties. Commissioner Hall moved for approval. Commissioner Rogge seconded. The vote showed:

**Ayes – All**

**Nays – None**

The motion was carried.

**REQUEST of ACCEPTANCE and APPROVAL of Change Order Nos. 13 and 14 for Dunnet Bay Construction for an increase: Mr. Bytnar said this is in regards to the Buffington Harbor Drive Reconstruction Project. The physical improvements have been completed and have been accepted. The project has been approved by the Lake County Highway Department. Now we are finishing off the documentations for the EDA and the RDA and doing a municipal closeout. Mr. John Tucker of American Structurepoint is present. Mr. Tucker said these are the final two change orders for the project. Change Order No. 13 is actually a deduct to balance out all of their original contract items for the final and installed quantities. Change Order No. 14 is for additional cost that was associated with the delays from the CNN and SS Railroads, and getting the permitting and closures of those two railroads and the bridges built. The contractor has also signed off on the project. 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. 7111, a resolution awarding a bid to 1<sup>st</sup> Metro Development for the properties located at 1516, 1522 and 1524 Massachusetts Street, Gary, Indiana: Mr. Bytnar said the Board had opened the**

bids for the above mentioned properties. Staff received one responsive and responsible bidder which was from 1<sup>st</sup> Metro Development (Allan Fefferman) and their bid was submitted in the amount of \$10,502, which is \$502 over what we had listed the property at. 1<sup>st</sup> Metro Development is proposing to construct a parking lot to facilitate the development which they own on Broadway. After review of their proposal and their finances for the project, it is Staff's recommendation that the Board accept the proposal and award the bid to 1<sup>st</sup> Metro Development. Staff will schedule a closing of the properties, contingent on Staff and the attorney to finalize the Development Agreement with the property transfer to 1<sup>st</sup> Metro Development. 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. 7112, a resolution awarding bid to 1<sup>st</sup> Metro Development for the properties located at 1608 Mass. St. and 1600 Mass. Street, Gary, Indiana: Mr. Bytnar said the Board had opened the bids for the above mentioned properties. Staff received one responsive and responsible bidder which was from 1<sup>st</sup> Metro Development (Allan Fefferman) and their bid was submitted in the amount of \$20,502. The properties are adjacent to a concrete building that is not in the best of shape and the proposed developer wants to fix up and clean up the property and use it for potential business storage or self-storage. After review of their proposal and their finances for the project, it is Staff's recommendation that the Board accept the proposal and award the bid to 1<sup>st</sup> Metro Development. Staff will schedule a closing of the properties, contingent on Staff and the attorney to finalize the Development Agreement with the property transfer

to 1<sup>st</sup> Metro Development. Commissioner Sims moved for approval. Commissioner Hall seconded. The vote showed:

**Ayes – All**

**Nays – None**

The motion was carried.

**AWARD to LaChaundra Laster, a private homeowner, property located at 368 Polk Street, Gary, Indiana related to the City of Gary’s Side Lot Program: 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. Staff recommended to award and transfer the property to LaChaundra Laster for the property located at 368 Polk Street 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. 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 property in order to utilize tax increment financing to implement the plan. (Tabled December 2,2020): Mr. Bytnar asked the Board to move agenda**

items 12 and 15 to the end of the agenda. 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. 7106, a resolution authorizing the execution of a professional services contract with American Eagle Security, Inc. to pay past invoices at City of Gary's Genesis Center for safety equipment to be up to fire code and to pass both local and state inspections: Commissioner Reaves said the Genesis Convention Center had several break ins and it was noticed that the fire and safety codes were not up to standard, which need to be up to the fire and safety codes. The contract amount is \$12,879.00 and the contract expires on December 31, 2020. 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. 7107, 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 and execute the remaining property transfers: Ms. Backus said this is a request to approve the transfer of three properties. The properties are the former Wirt School and the two adjacent properties that are located on Howard Street. Also, this is a request to authorize the Executive Director and Commission Attorney to continue negotiations and execute the remaining property transfers.

**Commissioner Rogge moved for approval. Commissioner Sims seconded. The vote showed:**

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

**Abstains – Commissioner King**

**Nays – None**

**The motion was carried.**

**By common consensus the Board agreed to discuss the following agenda next.**

**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 property in order to utilize tax increment financing to implement the plan. (Tabled December 2,2020): Mr. Bytnar said Mr. Dan Botich of SEH of Indiana was present. Mr. Botich said this is the first step in designating the economic development area, approving the economic development plan, and designating the allocation area for private improvements to be captured. This resolution declares the area and designates it as an economic development area and it also approves the plan as well as designate the allocation area. It declares about a predominately 78 acres parcel for private investment related to a casino and some development within the area of Burr Street and 29<sup>th</sup> Avenue, in addition, it also includes about 80 acres of right-of-way. This resolution will also approve an economic development plan for the area specific to the improvements**



anticipated for both public and private improvements for the economic development of the area. Also, this resolution is for the purpose of tax increment financing designating the area as an allocation area so that improvements above and beyond the base assess value as of January 1, 2020 would be captured and then taxes paid on the property would generate tax increment for improvements within the area consistent with the economic development plan and financial incentivization of many private projects that maybe contemplated by the City. The Confirmatory Resolution will come before the Board at a later meeting. 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. 7110, a resolution approving and authorizing the execution of a Non-Exclusive Listing Agreement with Avision Young – Indiana d/b/a Avision Young to provide marketing and joint listings services for various properties located near Buffington Harbor in the City of Gary: Commissioner Reaves said the City wants to enter into a Non-Exclusive Listing Agreement with Avision Young – Indiana d/b/a Avision Young to take advantage of leveraging the land that Spectacle Entertainment and Carmeuse Lime & Stone have located near Buffington Harbor in order to put them together to present over 200 acres to a possible developer. Avision Young is to provide real estate listing services on properties near Buffington Harbor owned by the Redevelopment Commission. The services are needed for joint marketing of three parcels near Buffington Harbor in the City of Gary, Indiana. The Agreement is to pay Avision Young, broker, a commission of 5% based upon the gross sales dollars of the**

transactions; and their agreement is effective January 1, 2021. Commissioner Hall moved for approval. Commissioner Sims second. The vote showed:

**Ayes – All**

**Nays – None**

The motion was carried.

REQUEST for APPROVAL of RESOLUTION NO. 7113, a resolution of the City of Gary Redevelopment Commission reaffirming its approval of the transfer of certain property commonly referred to as Ivanhoe Gardens and designating any of its officers to execute all documents necessary to effectuate the closing on this transaction: Atty. King, Jr. said this is a follow up to the previous resolution approving the transfer of the former Ivanhoe Gardens Project. A Closing has been scheduled for the property this Friday, December 18, 2020 at 2:00 p. m. This resolution reaffirms transfer of the property commonly referred to as Ivanhoe Gardens and designates its officers to execute all documents necessary to effectuate the closing on this transaction. Commissioner Sims moved for approval. Commissioner Rogge seconded. The vote showed:

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

**Abstains – Commissioner Hall**

**Nays – Commissioner King**

The motion was carried.

REQUEST for APPROVAL of RESOLUTION NO. 7109, a resolution approving a certain Letter Agreement with SEH of Indiana to provide economic development planning relating to the preparation of an economic development strategy for the City of Gary, Indiana: Mr. Bytnar said this is an extension of an original contract that will expire on December 31, 2020. Staff is asking for an extension of the

contract until March 31, 2021 in order for SEH of Indiana to complete the work that is already in process. The contract in an amount of \$33,850 and the contract expires on March 31, 2021. Commissioner Hall moved for approval. Commissioner Sims seconded. The vote showed:

**Ayes – All**

**Nays – None**

The motion was carried.

**NEW BUSINESS - Discussion: Executive Director's Report: Mr. Bytnar said as this is the last Commission meeting of the year he wanted to thank the Commissioners for their community service, all their hard work, scrutiny and all that they bring to the Board. He also thanked the Commission Staff for their continued hard work and for making the City of Gary a better place. He thanked everyone for their contribution during the pandemic, especially not being able to meet in person. Mr. Bytnar said he is looking forward to working with the Commission and Staff in 2021.**

**PUBLIC Comment(s) on agenda items only: Ms. Jacqueline Harris of The 411 asked questions about the Declaratory Resolution designating an allocation area. Ms. Harris asked when will it go before the Planning Committee and who is the private partner. Atty. King, Jr. said public comments are for comments only and not for questions, so it would be the Board's decision if they will answer questions. Commissioner Reaves said generally the Commission answer questions from the press after the Board meeting. Atty. King, Jr. said we will have to make some kind of accommodations for the press because of the pandemic and virtual meetings and hearings. Commissioner Reaves asked Mr. Botich to respond to the questions. Mr. Botich said documents will be given to the Gary Plan Commission and they will make a decision on the documents presented, and if**

their decision is favorable, then they will take it to the City Council at their January, 2021 meeting. Mr. Botich said the public partnership is based upon improvements that have been anticipated by the property owner Windy City Acquisitions.

**COMMISSIONERS' Comments:** Commissioner King said that he was looking forward to working with Mr. Bytnar next year and wanted to thank him for what he does and the information that he provided and the help that he provided to him. He said in conversation with citizens they have voiced some concerns regarding access to information and access to the meetings and they asked if we can start streaming via Face Book or Channel 4.

Commissioner Hall said he wanted to thank the Commission members and Staff for all their hard work during these difficult times; and he wished everyone a Happy Holiday and he looked forward to seeing everyone in the new year. Commissioner Sims thanked everyone for allowing her to be part of the Commission and she is looking forward to a great collaboration and she wished everyone a Blessed Holiday.

Commissioner Rogge said he was so happy that the Nobel property is going in the right direction. Also, he said that it has been very difficult not being able to meet in person and hopes that we will meet in person next year; and he wished everyone a Happy Holiday.

Commissioner Reaves said that he wanted to thank Mr. Bytnar's entire team, under the office of Community Investment, for being a great team and doing a great job in trying times. Also, he thanked all the Commissioners and said that even though they don't agree all the time the Mayor's mission and vision on economic development and redevelopment is strong and it will be the first time for the City to close on numerus properties that will render close to \$15 Million Dollars by the end of the year 2021 with no inducements offered to the developers, so that will be

a first and it will go a long way to providing many different things throughout the City. He said that he appreciates the Board members' enthusiasm, their cooperation as well as their push back in certain areas.

**SCHOOL BOARD REPRESENTATIVE'S Comments:** Mr. Johnson wished everyone a very Merry Christmas and a Happy New Year. Also, he said it has been a pleasure getting to know everyone over the last six months or so. Also, he felt that the City is headed in the right direction and hopefully with the new TIF District that the schools are not forgotten in that agreement.

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

**ADJOURNMENT:** Commissioner Rogge 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 4:46 P. M.

By: \_\_\_\_\_  
Eric E. Reaves, President

By: \_\_\_\_\_  
Adam Hall, Secretary