

**MINUTES OF REGULAR MEETING  
GARY REDEVELOPMENT COMMISSION  
FEBRUARY 3, 2021**

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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, February 3, 2021.

**PRESENT:**

**Eric E. Reaves, President  
Adam Hall, Vice-President  
George A. Rogge, Secretary  
Jeremiah King, Member  
Gwendolyn F. Sims, Member**

**ABSENT:**

**Glenn I. Johnson, Representative of School Corp.**

**ALSO PRESENT:**

**AJ Bytnar, Director  
Rodney Pol, Esq., Commission Attorney  
Jeraldine Williams, Staff  
Sean Reardon  
John Talbot  
Jeffery Brennan  
Carole Carson, Post-Tribune Newspaper  
Blake Ratajack  
Stan Williams  
Mikey Slogan  
Janet  
Guest  
Jacquelyn Harris, The 411 News**

**THE MEETING** was called to order by Commissioner Reaves at 4:03 P. M.

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

**CERTIFICATION OF RECORD of Executive Session, held Wednesday, February 3, 2021: 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 Rogge seconded.**

**The vote showed:**

**Ayes – All**

**Nays – None**

**The motion was carried.**

**ACCEPTANCE and APPROVAL of Minutes of Annual and Regular Meeting held on January 6, 2021. Commissioner Rogge 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 January 20, 2021. Commissioner Rogge moved for approval. Commissioner Hall seconded. The vote showed:**

**Ayes – All**

**Nays – None**

**The motion was carried.**

**CLAIMS LIST of February 3, 2021. (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 claim to be paid is in the total amount of \$9,990.00. In the 101-General Fund the subtotal remained the same and the claims to be are in the total amount of \$2,298.49. In the 518-Demolition Fund the subtotal remained the same and the claims to be paid are in the total amount of \$14,604.68. In the 229-Unsafe Building Fund the subtotal remained the same and the claims to be paid are in the total amount of \$1,879.40. Therefore, staff recommended to approve the Claims List in the grand total amount of \$28,772.57. Commissioner Hall moved for approval. Commissioner Sims seconded. The vote showed:**

**Ayes – All**

**Nays – None**

**The motion was carried.**

**SPECIAL CLAIMS LIST of February 3, 2021. (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 \$575,026.88. In the 826-Lakefront TIF Fund the subtotal remained the same and the claims to be paid are in the total amount of \$31,489.00. In the 830- Lancaster TIF Fund the subtotal remained the same and the claim to be paid is in the total amount of \$19,506.61. In the 833-County Market TIF Fund the subtotal remained the same and the claim to be paid is in the total amount of \$246,392.74. In the 838-Truck City TIF Fund the subtotal remained the same and the claim to be paid is in the total amount of \$83,196.25. And in the 877-US Steel**

**Bond TIF Fund the subtotal remained the same and the claim to be paid is in the total amount of \$2,173,395.54. Therefore, staff recommended to approve the Special Claims List in the grand total amount of \$3,129,007.02. Commissioner Hall moved for approval. Commissioner Sims seconded. The vote showed:**

**Ayes – All**

**Nays – None**

**The motion was carried.**

**AWARD of BID for the property formerly known as Thomas Edison School located at 5400 W. 5<sup>th</sup> Avenue for the Commission to hold, use, sell, exchange, lease, and rent or otherwise dispose of the property: Staff reviewed the bids and took into consideration the Commission best interest, therefore Staff recommended to award Djuric Trucking in the bid amount of \$1,150,000.00. Djuric Trucking representatives were present. Mr. Sean Reardon, Djuric Trucking representative said the company will be relocated their corporate headquarters from Hammond, Indiana to Gary, Indiana. There will be three separate buildings at the site with a total investment of \$2.9 Million Dollars in operational funds. Commissioner Rogge moved for approval. Commissioner Hall seconded. Commissioner Reaves congratulated Djuric Trucking. The vote showed:**

**Ayes – All**

**Nays – None**

**The motion was carried.**

**RECEIVE and OPEN BIDS for property located at 5701 W. 7<sup>th</sup> Avenue, the former Brunswick School for the Commission to hold, use, sell, exchange, lease,**

and rent or otherwise dispose of the property: Mr. Bytnar said no bids were received. Commissioner Sims moved to leave the bid open. Commissioner Hall seconded. The vote showed:

**Ayes – All**

**Nays – None**

The motion was carried.

REQUEST for APPROVAL of RESOLUTION NO. 7120, a resolution approving an Extension of the Project and Purchase Agreement between the Gary Redevelopment Commission and MVAH Holding LLC to extend the inspection period of the project commonly referred as the Broadway Homes Project Phase II: Mr. Bytnar said this request is for is Phase II. The Broadway Lofts project is currently underway at the corner of 7<sup>th</sup> & Broadway. The Broadway Homes Project is approximately 50 residential scattered site units in the Emerson Neighborhood, which were made available through the New Opportunity Area in 2017. MVAH Holding is requesting a one month extension on the existing contract in order to allow the Indiana Housing and Community Development Authority (IHCDA) tax awarding process to end. They anticipate knowing whether or not they will receive tax credits by the end of this month. If they are funded by IHCDA we will continue with the Project Agreement and various other City approvals that are necessary in order to facilitate the project. Commissioner Rogge moved for approval. Commissioner Hall seconded. The vote showed:

**Ayes – All**

**Nays – None**

The motion was carried.

REQUEST for APPROVAL of RESOLUTION NO. 7121, a resolution authorizing the award and the execution of a professional services contract with Kenya A. Jones, Esq. to provide legal services for tax sale properties: Bytnar said his overview would include the next three agenda items: REQUEST for APPROVAL of RESOLUTION NO. 7122, a resolution authorizing the award and the execution of a professional services contract with Angela E. Jones, Esq. to provide legal services for tax sale properties, REQUEST for APPROVAL of RESOLUTION NO. 7123, a resolution authorizing the award and the execution of a professional service contract with James B. Dillion, Esq. to provide legal services for tax sale properties; and REQUEST for APPROVAL of RESOLUTION NO. 7124, a resolution authorizing the award and the execution of a professional service contract with Heather McCarthy, Esq. to provide legal services for tax sale properties.

Mr. Bytnar said each year the Lake County Commissioner's allow municipalities to request up to 100 parcels to be donate to them, we choose 100 parcels for various reasons and was donated 97 parcels. The four attorneys' contracts are to provide legal services for the 97 parcels that were donated by the Lake County Commissioner's Tax. Atty. Pol said the four attorneys will work on the process tax sale process for deeding the properties into the name of the Gary Redevelopment Commission for ownership. Each attorney will receive \$600.00 per parcel and their contracts will be in a do not exceed amount of \$25,000.00. In addition, their contracts will end on December 31, 2022. Commissioner Hall moved

to approve Resolution No. 7121, Resolution No. 7122, Resolution No. 7123 and Resolution No. 7124. Commissioner Rogge seconded. The vote showed:

**Ayes – All**

**Nays – None**

**The motion was carried.**

**NEW BUSINESS - Discussion: Executive Director's Report - Northwest Indiana Regional Development Authority (RDA) - Miller TDD meeting: Mr. Bytnar said the RDA with their consultants will be hosting a public commentary specifically for the Miller Transit Development Districts (TDD) boundaries, only, on February 11, 2011 from 6:00 P. M. to 7:00 P. M. Mr. Bytnar said he has worked to get the meeting information out to the public as well to the Commissioners. He has worked with the City' social media staff, put the information on the Redevelopment Commission website, and the RDA has put billboards in the foyer at City Hall. If anyone has any questions they can go to the TDD website or call the number on the flyer, or they can contact the Redevelopment Commission Staff. Also, there will be a Downtown TDD meeting in the future.**

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

**COMMISSIONERS' Comments: There were no comments.**

**SCHOOL BOARD REPRESENTATIVE'S Comments: Mr. Johnson was absent.**

**AGENDA Item(s) for next Board Meeting: Mr. Bytnar said there will be a Special Meeting on February 10, 2021 for the opening of the bids for field replacement at the RailCats Baseball Stadium.**

Atty. Pol said by next meeting he will have a fix for keeping intruders from interrupting the 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 4:41 P. M.

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

By: \_\_\_\_\_  
George A. Rogge, Secretary