

**MINUTES OF SPECIAL MEETING  
GARY REDEVELOPMENT COMMISSION  
FEBRUARY 4, 2020**

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**BE IT REMEMBERED THAT** the Gary Redevelopment Commission met in a special session in its offices at 504 Broadway, Suite 200, Gary, Indiana on Wednesday, February 4, 2020.

**PRESENT:**

**Kenya A. Jones, President  
Adam Hall, Secretary  
Pastor Marion J. Johnson, Member**

**ABSENT:**

**Bill Joiner, Vice-President  
Jeremiah King, Member  
Robert L. Buggs, Representative of Gary Community School**

**ALSO PRESENT:**

**AJ Bytnar, Director  
Gilbert King, Jr., Esq., Commission Attorney  
Jeraldine Williams, Staff  
Jim Nowacki**

**THE MEETING** was called to order by Commissioner Jones at 3:30 P. M.

**ROLL CALL:** Commissioner Jones, Commissioner Hall, and Commissioner Johnson were present. Commissioner Joiner and Commissioner King were absent. Mr. Robert L. Buggs, Representative of the Gary Community School Corp. (GCSC) was absent.

**REQUEST for APPROVAL of RESOLUTION NO. 7004, a resolution of the City of Gary Redevelopment Commission Designating the 2020 Operating Appropriations for the Allocation Area Funds in the City of Gary relating to the Redevelopment Commission: Mr. Bytnar 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. Commissioner Johnson moved for approval. Commissioner Hall seconded. The vote showed:

**Ayes – All**

**Nays – None**

**The motion was carried.**

**REQUEST for APPROVAL of RESOLUTION NO. 7005, a resolution of the City of Gary Redevelopment Commission authorizing the approval for execution of the budget for the Unsafe Building Fund (229) for 2020: Mr. Bytnar said the Unsafe Building Fund (229) supplements the In-House Demolition Program. It is a case base fund that is based on revenues generated through In-House Demolition through demolition for cost. The budgeted amount based on the cash balance is \$65,000.00. Commissioner Johnson moved for approval. Commissioner Hall seconded. The vote showed:**

**Ayes – All**

**Nays – None**

**The motion was carried.**

**REQUEST for APPROVAL of RESOLUTION NO. 7006, a resolution of the City of Gary Redevelopment Commission authorizing the approval for execution of the budget for the Non-Reverting Fund 474 for 2020: Mr. Bytnar 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, and funds for land sale of properties. Commissioner Johnson moved for approval. Commissioner Hall seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

REQUEST for APPROVAL of RESOLUTION NO. 7007, a resolution of the City Gary Redevelopment Commission approving and authorizing the execution of a professional services contract with Lakeshore Title and Escrow Co., LLC d/b/a eTITLE and Escrow for title work services in various areas of the City of Gary: Mr. Bytnar said this is in regard for title work that needs to be completed for the 72 properties that the Lake County Commissioner's turned over to us at their Commissioners' Sale. Atty. King, Jr. gave a synopsis of the process of the tax services needed in order to record the properties into our name. Mr. Bytnar recommended to enter into a contract with Lakeshore Title and Escrow Co., LLC d/b/a eTITLE and Escrow to provide title work on behalf of the Gary Redevelopment Commission. The contract is in a not to exceed amount of \$10,000.00. The contract is from March 1, 2020 thru March 31, 2021. Commissioner Johnson moved for approval. Commissioner Hall seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

REQUEST for APPROVAL of RESOLUTION NO. 7008, a resolution of the City of Gary Redevelopment Commission authorizing the execution of a professional

service contract with Inga D. Lewis-Shannon, Esq. to provide legal services relative to tax sale properties: Mr. Bytnar deferred to Atty. King, Jr. Atty. King, Jr. said Atty. Lewis-Shannon has worked with us in the past with tax certificates and he recommended to approve the contract. Also, she does have an office in the City of Gary. Mr. Bytnar recommended to enter into a contract with Attorney Inga D. Lewis-Shannon for legal services related to tax sale properties. The contract is in a not to exceed amount of \$50,000.00. The effective date is February 4, 2020 and expires on December 31, 2020. Commissioner Hall moved for approval. Commissioner Johnson seconded. The vote showed:

**Ayes – All**

**Nays – None**

The motion was carried.

**PUBLIC Comment(s) on agenda items only:** Mr. Jim Nowacki had a comment regarding the agenda item Non-Reverting Fund 474 and Gary's school buildings.

**REPORT from AJ Bytnar:** Mr. Bytnar said for the record, "there is not \$20 Million Dollars in any of Redevelopment's accounts and there hasn't been, I just want to make that abundantly clear to the public".

**REPORT from Commission Attorney Gilbert King, Jr.:** Atty. King, Jr. had no report.

**COMMISSIONERS' Comment:** Commissioner Hall said there is an agreement between the City of Gary and the Gary Redevelopment Commission that has an 80/20 agreement for properties that were previous owned by the City of Gary and which Redevelopment will sale the properties that the City donated to them. Also,

as far as the Gary Public School properties, we do not have any control over them. Commissioner Jones said any comments regarding the Gary Community School properties should be directed to the school district at their meeting.

**SCHOOL BOARD REPRESENTATIVE'S Comments:** Mr. Buggs, Sr. was absent.

**AGENDA Item(s) for next Board Meeting:** Mr. Bytnar said the RFP for 7201 W. 9<sup>th</sup> Avenue that was received and opened will be awarded, and a bid for the Memorial Auditorium may be on the agenda.

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

**Ayes – All**

**Nays – None**

The motion was carried.

Commissioner Jones adjourned the meeting at 3:58 P. M.

By: \_\_\_\_\_  
Kenya A. Jones, President

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