

**MINUTES OF REGULAR MEETING
GARY REDEVELOPMENT COMMISSION
FEBRUARY 17, 2021**

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 17, 2021.

PRESENT:

**Eric E. Reaves, President
Adam Hall, Vice-President
George A. Rogge, Secretary
Jeremiah King, Member
Gwendolyn F. Sims, Member
Glenn I. Johnson, Representative of School Corp.**

ALSO PRESENT:

**AJ Bytnar, Director
Carrol Pirtle, Deputy Director
Rodney Pol, Esq., Commission Attorney
Jeraldine Williams, Staff
Brian Lyter, President of U.S. Steel RailCats Baseball Stadium
Janet
Jacquelyn Harris, The 411 News
Carrie Napoleon, Post-Tribune Newspaper
Blake Ratajack
Guest
Shweta Patel Prop & Rotor**

THE MEETING was called to order by Commissioner Reaves at 4:05 P. M.

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

CERTIFICATION OF RECORD of Executive Session, held Wednesday, February 17, 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 Rogge 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 Annual and Regular Meeting held on February 3, 2021. Commissioner Sims moved for approval. Commissioner Rogge seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

ACCEPTANCE and APPROVAL of Minutes of Special Meeting held on February 10, 2021. Commissioner Sims moved for approval. Commissioner Hall seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

CLAIMS LIST of February 17, 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 \$185,000.00. Therefore, staff recommended to approve the Claims List in the grand total amount of \$185,000.00. Commissioner Hall moved for approval. Commissioner Sims seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

SPECIAL CLAIMS LIST of February 17, 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 claim to be paid is in the total amount of \$945.81. And, in the 826-Lakefront TIF Fund the subtotal remained the same and the claims to be paid are in the total amount of \$11,231.00. Therefore, staff recommended to approve the Special Claims List in the grand total amount of \$12,176.81. Commissioner Hall moved for approval. Commissioner Sims seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

AWARD of RFQ No. 2020-2 to provide demolition service for a structure located in the City of Gary, Indiana; and REQUEST for APPROVAL of RESOLUTION NO. 7125, a resolution approving and authorizing the execution of a demolition agreement with KFL Enterprises, Inc. to provide demolition service for a structure located in the City of Gary, Indiana in response to RFQ No. 2020-2 for property located at 1800-14 Broadway, Gary, Indiana: Ms. Pirtle said Staff sent out RFQ. No. 2020-2 for demolition services for the property located at 1800-14 Broadway. Bids were received from ACTIN Contracting LLC, JM Industrial Services, C. Lee Construction Services, N & T Auto Salvage, D & R Site Services, Chem Check, and KFL Enterprises submitted. Staff reviewed and bids and recommended to award

and enter into a contract with KLF Enterprises as being the lowest, most responsive and responsible bidder in the amount of \$42,634 for RFQ No. 2020-2. Commissioner Hall moved for approval. Commissioner Sims seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

AWARD of RFQ No. 2020-4 to provide demolition service for a structure located in the City of Gary, Indiana; and REQUEST for APPROVAL of RESOLUTION NO. 7126, a resolution approving and authorizing the execution of a demolition agreement with JM Industrial Services, Inc. to provide demolition service for a structure located in the City of Gary, Indiana in response to RFQ No. 2020-4 for property located at 3847 Broadway, Gary, Indiana: Ms. Pirtle said Staff sent out RFQ. No. 2020-4 for demolition services for the property located at 3847 Broadway. Bids were received from ACTIN Contracting LLC, JM Industrial Services, C. Lee Construction Services, N & T Auto Salvage, D & R Site Services, Chem Check, and KFL Enterprises. Staff reviewed and bids and recommended to award and enter into a contract with JM Industrial Services as being the lowest, most responsive and responsible bidder in the amount of \$119,519 for RFQ No. 2020-4. Commissioner Rogge moved for approval. Commissioner Sims seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

AWARD of RFQ No. 2020-5 to provide demolition services for various structures located in the City of Gary, Indiana; and REQUEST for APPROVAL of RESOLUTION NO. 7127, a resolution approving and authorizing the execution of a demolition agreement with KFL Enterprises, Inc. to provide demolition services for various structures located in the City of Gary, Indiana in response to RFQ No. 2020-5 for property located at 5117 Broadway and 5119 Broadway, Gary, Indiana: Ms. Pirtle said Staff sent out RFQ. No. 2020-5 for demolition services for the properties located at 5117 Broadway and 5119 Broadway. Bids were received from ACTIN Contracting LLC, JM Industrial Services, N & T Auto Salvage, D & R Site Services, Chem Check, and KFL Enterprises. Staff reviewed and bids and recommended to award and enter into a contract with KLF Enterprises as being the lowest, most responsive and responsible bidder in the amount of \$93,867 for RFQ No. 2020-5. 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. 7128, a resolution 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 The contract is in a not to exceed amount of \$15,000.00. Their contract will expire on February 17, 2022. This is for tittle work for the 96 parcels that were awarded to us from the Lake County Commission tax sale, and then we awarded contracts to attorneys for legal services. This will be for

title work to complete the notification requirements for the parcels and also for some title work that the Commission may need in the future. Commissioner Hall moved for approval. Commissioner King seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

APPROVAL of RESOLUTION NO. 7129, a resolution approving and authorizing the execution of a Memorandum of Understanding between the Gary Redevelopment Commission and the City of Gary for a professional services contract with Gregory H. Jenkins for planning services: Commissioner Reaves said this for Mr. Jenkins, the City’s Planner whose salary is \$70,000.00. The Commission will pay \$10,000 and the City will pay \$60,000.00. The contract expires on December 31, 2021. Commissioner Sims moved for approval. Commissioner Rogge seconded. The vote showed:

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

Nays – Commissioner King

The motion was carried.

Commissioner Reaves asked Atty. Pol, Jr. if the Board can vote on as a group Res. Nos. 7130 thru 7134 that pertain to the Gary SouthShore RailCats Baseball Stadium. Mr. Bytnar said four are for quotes and one is for a RFP award. Atty. Pol, Jr. said there needs to be a motion to suspend the rules. Commissioner Hall moved for approval to suspend the rules in order to vote on Res. Nos. 7130, 7131, 7132, and 7133 together. Commissioner Sims seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

APPROVAL of RESOLUTION NO. 7130, a resolution authorizing the execution of a professional services contract with Rieth-Riley Construction Co., Inc. for the berm demolition of sections 115-117 at the Gary SouthShore RailCats Baseball Stadium; APPROVAL of RESOLUTION NO. 7131, a resolution authorizing the execution of a professional services contract with Van’s Enterprises, Ltd. for berm lawn installation at the Gary SouthShore RailCats Baseball Stadium; APPROVAL of RESOLUTION NO. 7132, a resolution authorizing the execution of a professional services contract with Van’s Enterprises, Ltd. for new wall pad installation at the Gary SouthShore RailCats Baseball Stadium; and APPROVAL of RESOLUTION NO. 7133, a resolution authorizing the execution of a professional services contract with Van’s Enterprises, Ltd. for new bullpen installation at the Gary SouthShore RailCats Baseball Stadium: Commissioner Reaves said these are for the repairs and improvements to the stadium. Mr. Bytnar said Bytnar said these are part of the overall capital improvement plans for the stadium. Mr. Brian Lyter, Manager of the Gary SouthShore RailCats Baseball Stadium gave overviews for the above items. Commissioner Hall moved for approval. Commissioner Sims seconded. Commissioner Reaves said the City through the Redevelopment Corp. owns the baseball stadium and wants to make sure that take care of our own City access by make insure that it stays in good working order by maintaining it, the stadium is over 20-years old. The vote showed:

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

Nays – None

The motion was carried.

AWARD of the Field Replacement at the Gary SouthShore RailCats Baseball Stadium (Design and Construction Services) located at 1 Stadium Plaza, Gary, Indiana; and REQUEST for APPROVAL of RESOLUTION NO. 7134, a resolution approving and authorizing a professional services contract with Van’s Enterprises, Ltd. for the Field Replacement at the Gary SouthShore RailCats Baseball Stadium (Design and Construction Services) located at 1 Stadium Plaza, Gary, Indiana: Mr. Bytnar said on February 10, 2021 received one bid, which was from Van’s Enterprises, Ltd. Since there was only one bid received the Board asked that Staff work with the RailCats to review the bid to make sure that it was a fair price for the services. Mr. Lyter provided the information to the Board and Staff for review. Mr. Lyter said they did comparables in the Chicago area and their price is fair. Staff recommended to approve the award and the contract with Van’s Enterprises, Ltd. The contract is the amount of \$495,000.00. The contract expires on December 31, 2021. Commissioner Sims moved for approval. Commissioner Hall seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

NEW BUSINESS - Discussion: Executive Director’s Report: Mr. Bytnar said he wanted to thank all the partners at the RDA, and the consultants and the citizens

that participated in the Miller TTD discussion on February 11, 2021 for the initial boundaries for the Miller TTD, the SouthShore Double Tracking project, INDOT 12/20 new split project, and City of Gary's complete streets and improvements that are along 20 as well as Lake Street that ties into many of the comprehensive planning and the redevelopment efforts in the area. The RDA has a website setup with the presentation and you to contact the Redevelopment Staff or the RDA consultants for information. We will continue to work on revising the boundaries and getting them adopted by mid to late summer.

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

COMMISSIONERS' Comments: Commissioner King said he wanted to clarify why he voted no regarding the RailCats repairs/improvements. He said he would like for the relationship between the RailCats and the Baseball Little Leagues to be enhanced and that he would be willing to talk with both entities to work on ways to create and improve the community. Also, he voted no for covering the cost of the contract for Gregory H. Jenkins because the Board did not pay it last year. The Commissioners all welcomed Mr. Johnson back.

SCHOOL BOARD REPRESENTATIVE'S Comments: Mr. Johnson had no comments.

AGENDA Item(s) for next Board Meeting: Mr. Bytnar said there was none.

ADJOURNMENT: Commissioner Sims 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 4:35 P. M.

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

**By: _____
George A. Rogge, Secretary**