

**MINUTES OF REGULAR MEETING
GARY REDEVELOPMENT COMMISSION
FEBRUARY 19, 2020**

BE IT REMEMBERED THAT the Gary Redevelopment Commission met in a regular session in its offices at 504 Broadway, Suite 200, Gary, Indiana on Wednesday, February 19, 2020.

PRESENT:

**Kenya A. Jones, President
Bill Joiner, Vice-President
Adam Hall, Secretary
Jeremiah King, Member**

ABSENT:

**Pastor Marion J. Johnson
Robert L. Buggs, Representative of Gary Community School Corp. (GCSC)**

ALSO PRESENT:

**AJ Bytnar, Director
Gilbert King, Jr., Esq., Commission Attorney
Jeraldine Williams, Staff
Dawn Michaels, Executive Director of Habitat for Humanity of NWI
Brian Lyter, President of Salvi Enterprises
Shawn Pettit, Lamar Companies Real Estate Manager
F.P.M. Enterprise, Representative
Penelope Loe, CEO/President Aetna Manor Revitalization Program
Jim Nowacki
Rufus Purnell
GAS, Representative
Lou Donkle
Angela Williams**

THE MEETING was called to order by Commissioner Jones at 4:42 P. M.

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

CERTIFICATION OF RECORD of Executive Session, held Wednesday, February 19, 2020: Commissioner Jones 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 Joiner moved for approval of the Certificate of Record of the Executive Session. Commissioner King 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 22, 2020: Commissioner Joiner moved for approval. Commissioner King seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

ACCEPTANCE and APPROVAL of Minutes of Special Meeting held on February 4, 2020: Commissioner Hall said that a correction is needed. In the meeting Commissioner Hall said "Also, as far as the Gary Public School properties, we do not have any control over them, instead of we do have control over them". Commissioner Joiner moved for approval subject to a correction to the minutes. Commissioner Hall seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

CLAIMS LIST of February 19, 2020. (Previously approved by the Director): Mr. Bytnar said there are no changes to the Claims List. In the 101-General Fund

the subtotal remained the same and the claims to be paid are in the total amount of \$10,854.59. In the 474-Non-Reverting Fund the subtotal remained the same and the claims to be paid are in the total amount of \$1,727,534.16. And in the 518-Demolition Fund the subtotal remained the same and the claim to be paid is in the total amount of \$53,037.81. Therefore, staff recommended to approve the Claims List in the grand total amount of \$1,791,426.56. Commissioner Joiner moved for approval. Commissioner King seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

SPECIAL CLAIMS LIST of February 19, 2020. (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 \$350,093.00. In the 833-County Market TIF Fund the subtotal remained the same and the claim to be paid is in the total amount of \$252,758.95. In the 838-Truck City TIF Fund the subtotal remained the same and the claims to be paid are in the total amount of \$80,405.00. In the 854-Kirk Yard TIF Fund the subtotal remained the same and the claims to be paid are in the total amount of \$481,854.00. In the 840-GUEA Façade Program Fund the subtotal remained the same and the claims to be paid are in the total amount of \$36,300.88. And in the 826-Lakefront TIF Fund the subtotal remained the same and the claims to be paid are in the total amount of \$269,850.77. Therefore, staff recommended to approve the Special Claims List in the grand total amount of \$1,471,262.60. Commissioner Joiner moved for approval. Commissioner King seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

Mr. Bytnar asked the Board to amend the agenda. Mr. Bytnar said as the Board is aware we have a contract to sale 1301 Broadway to DG Partners and as part of the approval process they are working with INDOT to close a street cut along Broadway because their access would be off of 13th and Massachusetts Street, for that to happen INDOT will need a signature from a representative of the Redevelopment Commission to sign the documents. Mr. Bytnar requested the Board to amend the agenda at the end of the meeting to include a ratification authorizing the Executive Director to execute all documents necessary to move forward with DG Partners for the 1301 Broadway Project.

AMENDMENT of AGENDA: Commissioner Joiner moved for approval to amend the agenda regarding DG Partners for property located at 1301 Broadway. Commissioner King seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

REQUEST for APPROVAL to Amend RESOLUTION NO. 7004, a resolution amending Designating the 2020 Operating Appropriations for the Allocation Area Funds in the City of Gary relating to the Redevelopment Commission: Mr. Bytnar said at the special meeting of February 4, 2020 the Board approved the budgets for the Allocation Area TIF Funds and the 474-Non Reverting Fund in order to get the budgets into the RDS System. Upon reviewing, we had sent the Board an original draft, but it did not contemplate some of the changes that were requested by the

Finance Department as far as items being on certain lines of the budgets. Both, the Finance Department and staff saw a discrepancy between the funds amounts. We felt that to correct the discrepancies we had to update the budgets and request the Board to amend the budgets to make sure the amounts that the Board approve and the Finance approve are the same. Mr. Bytnar recommended to approve the updated budget to amend Designating the 2020 Operating Appropriations for the Allocation Area Funds in the City of Gary relating to the Redevelopment Commission. Commissioner Joiner moved for approval. Commissioner King seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

REQUEST for APPROVAL to Amend RESOLUTION NO. 7006, a resolution amending the budget for the Non-Reverting Fund 474 for 2020. Mr. Bytnar recommended to approve the amended budget for the Non-Reverting Fund 474 for 2020. Commissioner Joiner moved for approval. Commissioner King seconded.

The vote showed:

Ayes – All

Nays – None

The motion was carried.

REQUEST for APPROVAL of RESOLUTION NO. 7010, a resolution accepting the transfer of certain real properties from the City of Gary. Property Addresses: 3545 Virginia St, 1618 Tyler St., 2640 Stevenson St., 2264 Connecticut St., 1212 W. 18th Ave., 1240 W. 18th Ave., 1236 W. 18th Ave., and 1718 Hanley St. located in the City of Gary. Related to the City of Gary's Hardest Hit Program: Mr. Bytnar deferred

to Ms. Carol Pirtle, Deputy Director. Ms. Pirtle recommended that the Board accept the properties from the City of Gary, so they can be demolished with Hardest Hit Program funds. Commissioner Joiner moved for approval. Commissioner King seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

REQUEST for APPROVAL of RESOLUTION NO. 7011, a resolution accepting the transfer of certain real properties from the City of Gary. Property Addresses: 2633-35 Broadway located in the City of Gary. Related to the City of Gary's Redevelopment Opportunity area: Mr. Bytnar said the property will be used for future development and be put back on the Lake County tax roll. Also, for any property that we sale there is a MOU between the City of Gary and the Commission to share the funds. Commissioner Joiner moved for approval. Commissioner King seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

REQUEST for APPROVAL of RESOLUTION NO. 7012, a resolution authorizing the execution of a professional services contract for asbestos removal and disposal services for various demolition sites in the City of Gary with Industrial Insulations Solutions, Inc.: Mr. Bytnar deferred to Ms. Pirtle, Deputy Director. Ms. Pirtle said their previous contract had expired on December 31, 2019. In order for the contractor to get paid we need to enter into a new contract. The contract will expire on December 31, 2020. The contract amount of \$50,000.00 will stay the same

and the terms will stay the same. Commissioner Joiner moved for approval.

Commissioner Hall seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

REQUEST for APPROVAL of RESOLUTION NO. 7013, a resolution authorizing the execution of a professional services contract for asbestos testing, removal, and disposal services for various demolition sites in the City of Gary with The Harbor Group, Inc.: Mr. Bytnar deferred to Ms. Pirtle, Deputy Director. Ms. Pirtle said their previous contract had expired on December 31, 2019. In order for the contractor to get paid we need to enter into a new contract. The contract will expire on December 31, 2020. The contract amount of \$25,000.00 will stay the same and the terms will stay the same. Commissioner Hall moved for approval. Commissioner Joiner seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

REQUEST for APPROVAL of RESOLUTION NO. 7014, a resolution transferring certain property to Habitat for Humanity of Northwest Indiana. Property Addresses: 1700 Washington Street, 1708 Washington Street, 1736 Washington Street, and 1740-44 Washington Street: Mr. Bytnar deferred to Ms. Pirtle, Deputy Director. Ms. Pirtle said the properties will be part of Habitat for Humanity of Northwest Indiana Field of Dreams. They have built homes in the 1600 block, 1700 block, and 1800 block of Washington Street and they would like to continue to build homes and have the homes put on the Lake County tax roll. Ms. Dawn Michaels,

Executive Director of Habitat for Humanity of NWI said the next build start will be in 2021. Two homes in the 1800 block of Adams Street will be completed this year. Commissioner Joiner moved for approval. Commissioner King seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

REQUEST for APPROVAL of RESOLUTION NO. 7017, a resolution approving the ratification for the Fiscal Officer of the City of Gary to make a Temporary Inter-Fund Loan from the Lakefront TIF Fund 826 to the Blight Elimination 855 Fund: Mr. Bytnar said the Temporary Inter-Fund Loan is to pay contractors for demolition work and for landscaping work. The loan will be repaid from the Federal funds that are received for Blight Elimination. The loan is to be repaid by the end of the year. Commissioner Joiner moved for approval. Commissioner King seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

REQUEST for APPROVAL of RESOLUTION NO. 7018, a resolution approving the ratification for the Fiscal Officer of the City of Gary to make a Temporary Inter-Fund Loan from the Consolidated Area TIF Fund 823 to the Redevelopment 474 Non-Reverting Fund: Mr. Bytnar said the Temporary Inter-Fund Loan is to pay contractors for construction work and for construction engineering work. The loan will be repaid from the RDA and EDA grant funds. The loan is to be paid on a

reimbursement basis. Commissioner Joiner moved for approval. Commissioner King seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

REQUEST for APPROVAL of RESOLUTION NO. 7019, a resolution approving the execution of an extension of a lease between the City of Gary, Indiana, Department of Redevelopment, as lessor and the Lamar Companies, as lessee: Mr. Bytnar said this is for an existing billboard that is on Broadway. Mr. Shawn Pettit, Lamar Companies Real Estate Manager was present. Mr. Pettit addressed the Board and said the sign is an 8' x 16' wood build structure that is south of the Borman Expressway on the east side of Broadway. This was a Gary Urban Lease that the Redevelopment Commission inherited. The lease expires on April 30, 2020. The new lease agreement will be for 15 years beginning May 1, 2020 and \$500.00 will be paid annually. Commissioner Hall moved for approval. Commissioner King seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

REQUEST for APPROVAL of RESOLUTION NO. 7020, a resolution approving and authorizing the amending of a certain Purchase and Development Agreements with FPM Truck and Trailer Sales, Inc. to extend the time for completion of construction to December 31, 2020: Mr. Bytnar said the Board entered into a purchase and development agreement with FPM Truck and Trailer Sales, Inc. on December 5, 2018. Their agreement was that the construction be completed within

12 months of the date of sale. They have made substantial progress in the construction of the project to date, the site is clean and majority of the work has been completed. However, they have experience delays due no fault of their own. They have just received their permits for the addition that they are putting on the building. The extension will be to December 31, 2020. All terms and conditions of the purchase and development agreement shall remain the same. Commissioner Joiner moved for approval. Commissioner Hall seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

REQUEST for APPROVAL of RESOLUTION NO. 7015, a resolution authorizing the execution of a professional services contract with Stuever & Sons, Inc. to replace beer lines and accessories at the Gary RailCats Baseball Stadium: Mr. Bytnar deferred to Mr. Brian Lytner, President of Salvi Enterprises. Mr. Lytner said the concession stand beer pipes are 13 years old. This is for the replacement of collapsed beer pipe lines and accessories at the baseball stadium. The contract is in the amount of \$60,038.98. Commissioner Hall moved for approval. Commissioner King seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

REQUEST for APPROVAL of RESOLUTION NO. 7021, a resolution authorizing the execution of a professional services contract with Security Door, Inc. for scoreboard repair and repainting at the RailCats Baseball Stadium: Mr. Bytnar deferred to Mr. Brian Lytner, President of Salvi Enterprises. Mr. Lytner said

the backside of the baseball stadium panels are falling down which are rusty, and they are dangerous to oncoming traffic. This is for replacing missing metal sheets, reattaching all loose panels on back of the scoreboard, along with cleaning, priming, and painting the scoreboard structure and panels. The contract is in the amount of \$44,750.00. Commissioner Hall moved for approval. Commissioner King seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

REQUEST for APPROVAL of RESOLUTION NO. 7022, a resolution authorizing the execution of a professional services contract with Security Door, Inc. for the centerfield batter's eye at the RailCats Baseball Stadium: Mr. Bytnar deferred to Mr. Lytner. Mr. Lytner said this is for annual field improvements to eliminate safety hazards. This is to replace batter's eye in centerfield and replace wall pads down right/left/field lines to foul pole with exposed pads in center field underneath the batter's eye. The original batter's eye had shredded after 18 years and no longer protects batters from oncoming traffic lights from 4th Avenue. The wall pads have begun to rot and are not secure anymore causing safety hazard in foul territory and center field. The contract is in the amount of \$49,875.00. Commissioner Hall moved for approval. Commissioner King seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

REQUEST for APPROVAL of RESOLUTION NO. 7023, a resolution authorizing the execution of a professional services contract with Van's Enterprises, LTD for a new playing surface at the Railcats Baseball Stadium: Mr. Bytnar deferred to Mr. Lytner. Mr. Lytner said this is for removing 10ft. of back infield skin and outfield grass to remove the lip and eliminate an increasing safety hazard. Also, to re-grade both infield and warning track, re-build pitching mounds and home plates into industry standard and specifications. The contract is in the amount of \$35,000.00. Commissioner Hall moved for approval. Commissioner King seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

REQUEST for APPROVAL of RESOLUTION NO. 7024, a resolution authorizing the execution of a professional services contract with Creekside Outdoor Living for suite renovations surface at the Railcats Baseball Stadium: Mr. Bytnar deferred to Mr. Lytner. Mr. Lytner said this is for updating 2 suits with new flooring, paint, counter tops, and removing old cabinets, counter tops, and sinks. The contract is in the amount of \$9,999.41. Commissioner Hall moved for approval. Commissioner King seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

REQUEST for APPROVAL of RESOLUTION NO. 7025, a resolution authorizing the execution of a professional services contract with JW Turf for the purchase of field machines at the Railcats Baseball Stadium: Mr. Bytnar deferred

to Mr. Brian Lytner, President of Salvi Enterprises. Mr. Lytner said this is to purchase a new field gator. The original field machines are 18 years old and have reached the end of their lifespan and cannot be serviced any further. The contract is in the amount of \$9,686.56. Commissioner Hall moved for approval. Commissioner King seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

REQUEST for APPROVAL of RESOLUTION NO. 7026, a resolution authorizing the execution of a professional services contract with Herc Rentals Chicago for boom lift rental at the Railcats Baseball Stadium: Mr. Bytnar deferred to Mr. Lytner. Mr. Lytner said this is for a boom articulated 80ft. lift rental for 90 days that is needed to complete multiple baseball stadium improvement projects such as back of scoreboard, wall pads, batter's eye replacement, pre-seasoned field light testing and replacement, HVAC maintenance, and roof repairs. The contract is in the amount of \$10,013.59. Commissioner Hall moved for approval. Commissioner King seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

REQUEST for APPROVAL of RESOLUTION NO. 7027, a resolution authorizing the execution of a professional services contract with B& H Photo Video for production room upgrades at the Railcats Baseball Stadium: Mr. Bytnar deferred to Mr. Lytner. Mr. Lytner said this is to upgrade the baseball stadium production room with HD equipment. The upgrade includes HD cameras, switcher,

wireless transmitter and receiver, along with subsequent accessories and computers to process. The current equipment is 18 years old and operates in standard definition and replacement parts are not existent or are extremely expensive to acquire. The contract is in the amount of \$19,543.79. Commissioner Hall moved for approval. Commissioner King seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

REQUEST for APPROVAL from Staff: Mr. Bytnar said previously in the meeting that the Board was aware that we have a contract to sale 1301 Broadway to DG Partners. As part of the approval process they are working with INDOT to close a street cut along Broadway because their access would be off of 13th and Massachusetts Street, for that to happen INDOT will need a signature from a representative of the Redevelopment Commission to sign the documents. Mr. Bytnar requested the Board to approve a ratification authorizing the Executive Director to execute all documents necessary to move forward with the 1301 Broadway Project. Commissioner King moved for approval. Commissioner Joiner seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

PUBLIC Comment(s) on agenda items only: Mr. Jim Nowacki had comments.

REPORT from AJ Bytnar, Executive Director: Mr. Bytnar said he did not have a report.

REPORT from Commission Attorney Gilbert King, Jr.: Atty. King, Jr. said he did not have a report.

COMMISSIONERS' Comments: Commissioner King said at the City's Common Council meeting he attended the Council asked him to pass on questions that they would like answered by the Commission.

SCHOOL BOARD REPRESENTATIVE'S Comments: Mr. Buggs was not present.

AGENDA Item(s) for next Board Meeting: There were no agenda items.

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

Ayes – All

Nays – None

The motion was carried.

Commissioner Jones adjourned the meeting at 5:26 P. M.

By: _____
Eric E. Reaves, President

By: _____
Adam Hall, Secretary