

**MINUTES OF REGULAR MEETING  
GARY REDEVELOPMENT COMMISSION  
MARCH 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, March 3, 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  
Guest  
Janie Marcinkowski**

**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, March 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 Rogge moved for approval of the Certificate of

**Record of the Executive Session. Commissioner Sims seconded. The vote showed:**

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

**No Vote – Commissioner Hall**

**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 101-General Fund the subtotal remained the same and the claims to be paid are in the total amount of \$389.22. In the 474-Non-Reverting Fund the subtotal remained the same and the claims to be paid are in the total amount of \$10,246.00. In the 229-Unsafe Building Fund the subtotal remained the same and the claim to be paid is in the total amount of \$1,494.78. In the 518-Demolition Fund the subtotal remained the same and the claim to be paid is in the total amount of \$7,723.80. Therefore, staff recommended to approve the Claims List in the grand total amount of \$19,853.80. Commissioner Sims moved for approval. Commissioner Rogge seconded. The vote showed:**

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

**No Vote – Commissioner Hall**

**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 \$7,500.00. In the 826-Lakefront TIF Fund the subtotal remained the same and the claims to be paid are in the total amount of \$12,725.00. And in the 854-Kirk Yard TIF Fund the subtotal remained the same and the claim to be paid is in the total amount of \$885,076.29. Therefore, staff recommended to approve the Special Claims List in the grand total amount of \$905,301.29. Commissioner Sims moved for approval. Commissioner King seconded. The vote showed:**

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

**No Vote – Commissioner Hall**

**Nays – None**

**The motion was carried.**

**REQUEST for APPROVAL of RESOLUTION NO. 7147, a resolution approving and authorizing the execution of the First Amendment to the Ground Lease and the Option to Acquire Lake Sandy Jo Parcels with Region Growth Capital LLC: Atty. Pol, Jr. said this is to authorize the amendments to the Ground Lease and the Option to Acquire Lake Sandy Jo parcel and the Non-Lake Sandy Jo parcels. Each contained minor scrivener's errors pertaining to the purchase price. This is to match the numerical amounts to the written word amounts. 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. 7137, a resolution authorizing the award and the execution of a professional services contract with Gilbert King, Jr., Esq. for legal services: Mr. Bytnar said Atty. King, Jr. had previously served the Commission. This contract is for services rendered at the beginning of the year 2021, in addition to that, he had previously served as the Unsafe Building Hearing authority. The contract is in a not to exceed amount of \$20,000.00 for various legal services. The contract will expire on December 31, 2021. 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. 7138, a resolution authorizing the execution of a professional services contract with The Gorman Group to provide appraisal services: Mr. Bytnar gave an overview for Resolution Nos. 7138 and 7139. Staff has to have two appraisals for all the properties that meet certain criteria for disposition. This is to be able to order appraisals in a timely manner and get them back on the tax roll. The Gorman Group and Allstate Appraisal have previously done work for the Commission and they are two of the most professional and they have the most affordable rates, and they are extremely**

timely and have met all the deadlines that we have asked of them in the past. The Gorman Group contract is in a not to exceed amount of \$20,000.00. The contract will expire December 31, 2021. Mr. Bytnar recommended to approve Res. No. 7138. Commissioner Sims moved for approval. Commissioner Rogge seconded. The vote showed:

Ayes – Commissioner Rogge  
Commissioner Sims  
Commissioner King  
Commissioner Reaves

No Vote – Commissioner Hall

Nays – None

The motion was carried.

REQUEST for APPROVAL of RESOLUTION NO. 7139, a resolution authorizing the ratification and execution of a professional services contract with Allstate Appraisal to provide appraisal services: Mr. Bytnar recommended to approve Res. No. 7139. Commissioner Sims moved for approval. Commissioner Rogge seconded. The vote showed:

Ayes – Commissioner Rogge  
Commissioner Sims  
Commissioner King  
Commissioner Reaves

No Vote – Commissioner Hall

Nays – None

The motion was carried.

REQUEST for APPROVAL of RESOLUTION NO. 7140, a resolution authorizing the execution of a professional services contract with Security Door,

Inc. for playground improvements at the RailCats Baseball Stadium: Mr. Bytnar said every year Brian Lyter, President of U.S. Steel RailCats Baseball Stadium recommends stadium maintenance and improvements to the Staff and the Administration. Mr. Lyter gave an overview of the recommended maintenance and improvements. Commissioner Reaves asked for a motion to suspend the rules in order to vote on the RailCats Baseball Stadium items as one group for repairs, replacements, and improvements and the HVAC Maintenance Program Agreement regarding Resolution Nos. 7140, 7141, 7142, 7143, 7144, 7145, and 7146. Commissioner Rogge moved for approval. Commissioner Sims seconded. The vote showed:

**Ayes – All**

**Nays – None**

The motion was carried.

Commissioner Sims moved to approve the following resolutions as a group: **REQUEST for APPROVAL of RESOLUTION NO. 7140, a resolution authorizing the execution of a professional services contract with Security Door, Inc. for playground improvements at the RailCats Baseball Stadium; REQUEST for APPROVAL of RESOLUTION NO. 7141, a resolution authorizing the execution of a professional services contract with Security Door, Inc. for exterior painting at the RailCats Baseball Stadium; REQUEST for APPROVAL of RESOLUTION NO. 7142, a resolution authorizing the execution of a professional services contract with Creekside Landscaping for the outer parking lot improvements at the RailCats Baseball Stadium; REQUEST for APPROVAL of RESOLUTION NO. 7143, a**

resolution authorizing the execution of a professional services contract with Parkway Mechanical for HVAC Maintenance Program Agreement at the RailCats Baseball Stadium; REQUEST for APPROVAL of RESOLUTION NO. 7144, a resolution authorizing the execution of a professional services contract with BASE Electrical Services, LLC for exterior stadium electrical services at the RailCats Baseball Stadium; REQUEST for APPROVAL of RESOLUTION NO. 7145, a resolution authorizing the execution of a professional services contract with Van's Enterprises, LTD for concrete improvements throughout the stadium at the RailCats Baseball Stadium; and REQUEST for APPROVAL of RESOLUTION NO. 7146, a resolution authorizing the execution of a professional services contract with Security Door, Inc. for concourse restroom improvements at the RailCats Baseball Stadium. Commissioner Rogge seconded. The vote showed:

Ayes – Commissioner Sims  
Commissioner Rogge  
Commissioner Hall  
Commissioner Reaves

Abstains – Commissioner King

Nays – None

The motion was carried.

Commissioner Hall asked the Board to amend the agenda, based upon a presentation by Dan Botich of SEH of Indiana, as the Commissioner's economic development advisory related to information in available tax increments surplus in the Truck City Allocation Fund 838 regarding the Optional Early Redemption of the February 1, 2027 bond principal outstanding pursuant to the Trust Indenture section 4.2 and to authorize SEH of Indiana to prepare the necessary

documentations for filing with the bond holder and the Trustee for the Optional Early Redemption period in the principal amount due of \$96,000, plus accrued interest estimated to be \$1,529.33 from the date of February 1, 2021 to the selected date of the Optional Early Redemption anticipated to be no later than April 15, 2021. Commissioner Hall moved to amend the agenda to add the above item to the agenda. Commissioner Sims seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

Commissioner Hall moved for approval of the above mention items.

Commissioner Sims seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

REQUEST of Executive Director to grant permission for temporary painting of murals on Redevelopment Commission properties: Mr. Bytnar said the Commission has been approached by several entities to have local artist to paint and revitalize buildings that we own. Ms. Luran Pacheco of Indiana University Northwest Art School is requesting to have local artist to paint murals as part of a general beautification to put some art in and around the city. Mr. Bytnar said he would work with Atty. Pol, Jr. to do an affidavit indicating what the city will allow and not allow on the buildings, such as nothing of explicit of nature, or graphic or political nature to insure that it is not offensive to anyone. Also, they will have the



understanding that they are taking on the liability of painting on our buildings, as well as the fact that we can choose to paint over the murals to make the property available for sale, or to do what we want to do to the property. Commissioner Sims moved for approval. Commissioner Hall seconded. The vote showed:

**Ayes – All**

**Nays – None**

**The motion was carried.**

**ACCEPTANCE and APPROVAL of Minutes of Regular Meeting held on February 17, 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 gave an update on the Re-Image Gary: Rehab One, Get Two Free - Aetna area of the City of Gary. Mr. Bytnar said Staff have about five applicants that have the sufficient documents and are ready to start. Staff will be requesting the Board to award the specific parcel of land to the applicant for rehabilitation or new single family home construction in following the program parameters. Staff will continue to work with the other applicants to work through the process to hopefully to get to the point of awarding parcels to them.**

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

**COMMISSIONERS' Comments:** Commissioner King had comments on the U.S. Steel RailCats Baseball Stadium improvements that the Commission pays for, and their relationship with the public. He acknowledged Mr. Brian Lyter who reached out to him to discuss his concerns and about some of the solutions. Also, he urged the public to start utilizing the baseball stadium more, and he urged the public to ask questions to the appropriate people to get their answers. Also, Commissioner King wished everyone happy Women's Month.

**SCHOOL BOARD REPRESENTATIVE'S Comments:** Mr. Johnson said the children are back in schools as of last week.

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

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

**Ayes – All**

**Nays – None**

**The motion was carried.**

**Commissioner Reaves adjourned the meeting at 4:32 P. M.**

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

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