

**MINUTES OF REGULAR MEETING  
GARY REDEVELOPMENT COMMISSION  
MAY 6, 2020**

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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, May 6, 2020.**

**PRESENT:**

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

**PRESENT:**

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

**ALSO PRESENT:**

**AJ Bytnar, Director  
Carrol Pirtle, Deputy Director  
Gilbert King, Jr., Esq., Commission Attorney  
Jeraldine Williams, Staff  
Nigel Griswold, Dynamo Metrics, Inc.  
Matthew Johnson, Dynamo Metrics, Inc.  
Brian Peters, Broker for DG Partners**

**Commission Attorney Gilbert King, Jr. said prior to this meeting, three of the Board members were replaced, which left the position of President and Vice-President vacant. Atty. King, Jr. said since Commissioner Adam Hall is the remaining officer he should act as the facilitator for the election of President and Vice-President.**

**THE MEETING was called to order by Commissioner Hall at 4:00 P. M.**

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

**Commissioner Hall moved to have an Election of Commission Officers for the Year 2020 for President and Vice-President, and that he be the facilitator. Commissioner Rogge second. The motion showed:**

**Ayes – All**

**Nays – None**

**The motion was carried.**

**ELECTION of Commission Officers for the Year 2020 (President and Vice-President): Commissioner Hall said nominations are open for the year 2020 for President and Vice-President.**

**Commissioner Rogge moved to nominate Eric E. Reaves as President. Commissioner Hall seconded. The vote showed:**

**Ayes – All**

**Nays – None**

**The motion was carried.**

**Commissioner Reaves moved to nominate George A. Rogge as Vice-President. Commissioner Hall seconded. The vote showed:**

**Ayes – All**

**Nays – None**

**The motion was carried.**

**Commissioner Hall turned the meeting over to president elect, Commissioner Eric E. Reaves.**

**CERTIFICATION OF RECORD of Executive Session, held May 6, 2020: 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 Hall seconded. The vote showed:

**Ayes – All**

**Nays – None**

**The motion was carried.**

**REQUEST for APPROVAL OF RESOLUTION NO. 7028, a resolution approving the execution of a second extension of contract for a professional services contract with Michael Baker International, Inc. (MBI) for technical services: Mr. Bytnar said Michael Baker International, Inc. is working on the local trax, the Marquette Trails, Buffington Harbor Road, and the 11<sup>th</sup> and Chase Street bridge projects. They have provided technical services and worked on the City's Comprehensive Plan. The Board approved an extension in December, 2019 for extension of time, their amount and their scope of services remained the same. Today, Staff recommends to extend their time to December 31, 2020 and the amount and the scope of services remain the same. 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. 7029, a resolution approving authorizing the extension of a demolition agreement for C & D disposal services with Republic Services d/b/a Allied Waste: Mr. Bytnar deferred to Deputy Director Carrol Pirtle. Ms. Pirtle said Republic Services d/b/a Allied Waste contract expired in April, 2020. There are funds still available until July, 2020 for In-House Demolition to use. Ms. Pirtle recommended to extend their time to July 31, 2020, and**

the amount and the scope of services will remain the same. A RFQ will be put out for C & D Disposal Services after the funds are used. Commissioner King moved for approval. Commissioner Hall seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

REQUEST for APPROVAL OF RESOLUTION NO. 7030, a resolution approving and authorizing the execution of a contract with Dynamo Metrics to provide data analysis and decision support for comprehensive planning: Mr. Bytnar said Dynamo Metrics provides data analyses with a software system. They have worked with City Departments gathering information and also the Gary Sanitation District. Mr. Bytnar asked the Board to review the contract, and the item will be put on the agenda for the next meeting. Mr. Nigel Griswold and Mr. Matthew Johnson of Dynamo Metrics gave an overview and answered questions from the Board. Mr. Bytnar recommended to defer the above item. Commissioner Hall moved for approval to defer. Commissioner King seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

REQUEST for APPROVAL OF RESOLUTION NO. 7031, a resolution authorizing to refund Kurt E. Downing insurance payment for the required demolition at 3716 Marshall Place in the Glen Park area of the City of Gary: Mr. Bytnar deferred to Ms. Pirtle. Ms. Pirtle said the property was burned down. State Farm Insurance Co. sent a check to the City. The City has a program that when a property is burned down the insurance company sends the check to the City to

insure that the property is rehabbed or demolished. When the property has to be demolished, the homeowner or the City has to demolish the property. In this case, Mr. Downing, the homeowner had the property demolished at his expense. Mr. Cedric Kuykendall, Demolition Coordinator inspected the site and indicated everything was done and up to the grade of the City of Gary. Ms. Pirtle recommended to refund Kurt E. Downing insurance payment for the required demolition located at 3716 Marshall Place. 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. 7032, a resolution approving and authorizing the execution of a third extension with DG Partners LLC purchase agreement for the sale of certain property commonly referred to as 1301 Broadway Street, Gary, Indiana: Mr. Bytnar said the Board entered into an agreement with DG Partners LLC in February, 2019. They are requesting a third extension to June 5, 2020 for their contract because there is a sewer line that was not on the map so that has pushed out their due diligence period. Mr. Brian Peters, Broker for DG Partners LLC addressed the Board and said the project has continued to move forward. Construction is ready to start assuming all permits are in place. Mr. Peters said Mr. Bytnar, the engineer, and himself have been in communications. Atty. King, Jr. asked Mr. Peters to provide Mr. Bytnar a list of what is needed from the City. Commissioner Hall moved for approval. Commissioner Sims seconded. The vote showed:

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

**Abstains – Commissioner King**

**Nays – None**

**The motion was carried.**

**REQUEST for APPROVAL OF RESOLUTION NO. 7033, a resolution approving an extension to the project and purchase agreement between the Gary Redevelopment Commission and MVAH Holding LLC for the building and developing of the project commonly referred as the Broadway Lofts: Mr. Bytnar said there were some unforeseen circumstances that held up the closing of the property. Initially, MVAH Holding LLC was hoping to have an approval of Phase II with tax credits, however, that did not transpire, so they are moving forward with Phase I of the project. They anticipate closing in the middle of June, 2020 so they are requesting an extension. Mr. Bytnar recommended a 90-day extension. Commissioner Hall moved for approval. Commissioner Rogge seconded. The vote showed:**

**Ayes – All**

**Nays – None**

**The motion was carried.**

**REQUEST for APPROVAL OF RESOLUTION NO. 7034, a resolution approving and authorizing the execution of a 90-day extension of a Ground Lease and Agreement between the City of Gary Redevelopment Commission and Regional Growth Capital LLC for the lease of certain scattered sites and Lake Sandy Jo: Mr. Bytnar said these are scattered site with the largest site being the**

Lake Sandy Jo dumping site located at 25<sup>th</sup> Avenue and Chase Street and with over a hundred scattered sites. These properties were put out for bid last year. Regional Growth Capital LLC was the sole responsive and responsible bidder. The project was originally scheduled to close earlier this winter of 2020, however, due to some issues with getting access to the sites for environmental review as well as the COVID-19 crises, and title work that needs to be cleared up, so they are requesting additional time. Mr. Bytnar recommended a 90-day extension. Commissioner Rogge moved for approval. Commissioner King seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

REQUEST for APPROVAL OF RESOLUTION NO. 7035, a resolution authorizing the execution of a professional services contract with J & B West Roofing & Construction to maintain and repair the stadium's roof at the RailCats Baseball Stadium in the City of Gary: Mr. Bytnar said this is to repair eight panels on the roof of the RailCats Baseball Stadium, which is owned by the City of Gary Redevelopment Commission. Three contractors submitted bids and after review of the three bids J & B West Roofing & Construction was found to be the lowest, most responsive, and responsible bidder. The contract is in the amount of \$4,050.00. 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. 7036, a resolution authorizing the execution of a professional services contract with Parkway Mechanical for preventive maintenance to the stadium's roof top rtu's at the Railcats Baseball Stadium in the City of Gary: Mr. Bytnar said this is for preventive maintenance to the stadium's roof top rtu's at the RailCats Baseball Stadium, which is owned by the City of Gary Redevelopment Commission. At a previous meeting it was discussed that this was the only bid submitted. After review of the bid Parkway Mechanical was found to be the lowest, most responsive, and responsible bidder. The contract is in the amount of \$19,376.00. Commissioner Hall moved for approval. Commissioner King seconded. Commissioner King wanted to know if the baseball team owner paid for any expenses. Commissioner Reaves said they pay for a small amount. Mr. Bytnar said he will give a report to the Board on when the contract was entered into, what is the length of the terms, and option of renewal. The vote showed:**

**Ayes – All**

**Nays – None**

**The motion was carried.**

**REQUEST for APPROVAL OF RESOLUTION NO. 7037, a resolution authorizing the execution of a professional services contract with American Eagle Security, Inc.to bring the stadiums safety equipment up to fire code and to pass both local and state inspections at the Railcats Baseball Stadium in the City of Gary: Mr. Bytnar said a lot of the equipment is 15 years to 20 years old. This is an emergency to bring the stadiums safety equipment up to fire code and to pass both local and state inspections. After review of the bid submitted by American Eagle Security the bid was found to be the lowest, most responsive, and responsible**



bidder. The contract is in the amount of \$15,407.00. Commissioner Rogge moved for approval. Commissioner King seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

REQUEST for APPROVAL OF RESOLUTION NO. 7038, a resolution authorizing and approving the Fiscal Officer of the City of Gary to make a temporary inter-fund loan from the Midwest Center TIF Fund 828 to the Non-Reverting Fund 474: Mr. Bytnar said this temporary inter-fund loan is needed in order to complete both the title work and the legal work for the parcels that were donated to us by the County Commissioners. Once we have the temporary inter-fund loan we can have the title work and the legal work completed and a few of the property sales that are currently pending, then we will be able to pay back the Midwest Center TIF Fund 828 Mr. Bytnar recommended to the Board to approve the temporary inter-fund loan from the Midwest Center TIF Fund 828 to the Non-Reverting Fund 474 in the amount of \$40,000.00. Commissioner King moved for approval. Commissioner Hall seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

REQUEST for APPROVAL to allow the City of Gary Law Department to act on behalf of the Gary Redevelopment Commission for property disposition on the US 12/20 project: Mr. Bytnar said we are currently working with both INDOT (Indiana Department of Transportation) and NICTD (Northern Indiana Commuter Transportation District) and various other partners for both the double tracking

project and the new 12/20 split project. The Redevelopment Commission owns several parcels along Melton Road as well as other parcels in the project area. There are additional right-of-ways that are being granted to accommodate the projects. The City's Law Department and Atty. King, Jr. are working on the property disposition. Both the City of Gary and the Redevelopment Commission owns parcels in the project area. To expedite the project, the Law Department is requesting to act on behalf of the Gary Redevelopment. Commissioner Hall asked Atty. King, Jr. about the Law Department request. Atty. King, Jr. said he is 100% in favor of it. He said he had talked with the Law Department about the property disposition and he knows the issues involved. The Law Department said they will keep the Commission abreast of what is going on with the disposition project on the US 12/20 project. Commissioner King moved for approval. Commissioner Hall seconded. The vote showed:

**Ayes – All**

**Nays – None**

**The motion was carried.**

**PUBLIC Comment(s) on agenda items only: There were no public comments.**

**REPORT from AJ Bytnar, Executive Director: Update of Commission Meetings: Mr. Bytnar said as requested we have up updated the calendar for the Redevelopment Commission. The meetings will be held on the 1<sup>st</sup> and 3<sup>rd</sup> Wednesday's of each month, except for in July, the first meeting will be held on July 8, 2020 and the second meeting will be held on July 22, 2020. The meetings will be held at City Hall, 401 Broadway, on the 2<sup>nd</sup> floor. The Executive Sessions will be at 3:00 p. m. and will be held in the Cleo Wesson Council Lounge and the**

Regular Meetings will be at 4:00 p. m. and will held in the Gary Council Chambers, once we go back to the normal attendance of meetings. Mr. Bytnar said Atty. King, Jr. and he will have to update the policies on telephonic meetings which the State does allow us to do, however, we have to adopt those into our rules of procedures. Also, Atty. King, Jr. is working on other updates of the State Laws. The Policies and Procedures were last updated in 2014. Mr. Bytnar asked the Board to ratify the update of the 2020 calendar. Gary Redevelopment Commission Annual Report: Mr. Bytnar said every year by State Law we are required to do an Annual Report. Basically it is a boiler plated document that is updated every year. The Annual Report which includes the motions, minutes, resolutions, employee salaries, fund balances, income received in the allocation areas, and bond payments that are made. The Annual Report is done by SHE of Indiana, Inc. who is our economic consultant. The Annual Report is completed and approved by the Board and then SHE of Indiana, Inc. upload it into the Indiana Gateway. Mr. Bytnar recommended the Board to approve the Update of Commission Meetings and the Gary Redevelopment Commission Annual Report. Commissioner King moved for approval. Commissioner Rogge seconded. The vote showed:

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

**Abstains: Commissioner Hall**

**Nays – None**

**The motion was carried.**

**REPORT from Commission Attorney Gilbert King, Jr.:** Atty. King, Jr. said had no Commission report, however, he was glad that the first virtual meeting went very well.

Commission Hall asked Atty. King, Jr. when he would have the update report ready for telephonic meetings. Atty. King, Jr. said he will have it ready before the next meeting for the Board to review.

**COMMISSIONERS' Comments:** Commission Reaves said he was glad to be back on the Board, and he thanked the Board for attending the virtual meeting. He also said there is a lot of economic development items that will coming before this Board.

**SCHOOL BOARD REPRESENTATIVE'S Comments:** Mr. Johnson thanked everyone for welcoming him to the Gary Redevelopment Commission. Also, he wanted everyone to keep the high school seniors in our thoughts, especially since their graduations and proms are being cancelled.

**AGENDA Item(s) for next Board Meeting:** Mr. Bytnar said the Dynamo Metric contract will be on the next agenda.

**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 5:06 P. M.

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

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