

**MINUTES OF REGULAR MEETING
GARY REDEVELOPMENT COMMISSION
JUNE 3, 2020**

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, June 3, 2020.

PRESENT:

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

ABSENT:

Eric E. Reaves, President

ALSO PRESENT:

**AJ Bytnar, Director
Carrol Pirtle, Deputy Director
Debera Backhus, Staff
Gilbert King, Jr., Esq., Commission Attorney
Jeraldine Williams, Staff
John Tucker, American Structurepoint
Pete Lehotam, KLF Enterprises, Inc.**

THE MEETING was called to order by Commissioner Rogge at 4:01 P. M.

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

CERTIFICATION OF RECORD of Executive Session, held June 3, 2020: Commissioner Rogge 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 Hall moved for approval of the Certificate of Record of the Executive Session. Commissioner King second. The vote showed:

Ayes – All

Nays – None

The motion was carried.

SPECIAL CLAIMS LIST of June 3, 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 \$261,624.89. In the 826-Lakefront TIF Fund the subtotal remained the same and the claims to be paid are in the total amount of \$323,539.85. And in the 834-Dalton Arms TIF Fund the subtotal remained the same and the claims to be paid are in the total amount of \$167,117.00. Therefore, staff recommended to approve the Special Claims List in the grand total amount of \$752,281.74. Commissioner Hall moved for approval. Commissioner King second.

The vote showed:

Ayes – All

Nays – None

The motion was carried.

REQUEST for APPROVAL OF RESOLUTION NO. 7042, a resolution approving and authorizing the execution of an amendment to the professional service consulting contract with American Structurepoint, Inc. for project management services for the Buffington Harbor Road Project: Mr. Bytnar said for clarification this is for the Buffington Harbor Road Project and not for the Industrial Highway Reconstruction Project. Mr. Bytnar deferred to Mr. John Tucker of American Structurepoint for an overview. Mr. Tucker addressed the Board and said the amendment is for the construction services to extend the time period. The project was delayed due to the CNN railroad crossing closure. The amendment covers the time for the new and revised construction date for the Buffington Harbor contract.

Mr. Bytnar said due to some delays that were outside of our ability to avoid, we need the additional funds and the project is still under budget for the grant amount that we have from the RDA and EDA. Also, our project manager is working on behalf of the City, we need them to continue to do this and finalize the project both on the construction side, but also on our systems and the reimbursement for both the EDA and RDA and the project closeout which is a considerable amount of time and effort that goes into the \$10.5 Million Dollar project. American Structurepoint has been a fantastic partner along the way in helping us keeping the project on track as much as we possibly can. Commissioner Hall moved for approval. Commissioner Sims second. The vote showed:

Ayes – All

Nays – None

The motion was carried.

REQUEST for APPROVAL OF RESOLUTION NO. 7043, a resolution approving and authorizing the transfer of real property from the City of Gary Redevelopment Commission to private citizen John Pena. Property Addresses: 7201-11 West 5th Avenue, 7213 -15 West 5th Avenue, and 7217 West 5th Avenue: Mr. Bytnar deferred to Ms. Carrol Pirtle, Deputy Director. Ms. Pirtle said staff is requesting to donate the properties to Mr. John Pena. Ms. Pirtle said the City's Code Enforcement Department inspected the property to make sure everything was up to City code. Mr. Pena father had owned the property, however, he lost it and Lake County obtained the property, and then we obtained the property. Mr. Pena owns property next door to the requested properties, which he has maintained and cleaned. Mr. Pena personal property taxes are up to date. This property will be put back on the tax roll. Ms. Pirtle recommended to donate the

properties to Mr. Pena as part of the City's Side Lot Program. Commissioner Hall moved for approval. Commissioner Sims second. The vote showed:

Ayes – All

Nays – None

The motion was carried.

Award of 7201. W 9th Avenue to hold, use, sell, exchange, lease, rent or otherwise dispose of the property according to law: Mr. Bytnar requested to defer the item until the next regularly scheduled meeting of June 17, 2020, due to Atty. King, Jr. and him are still in negotiations with the bidder. Commissioner Hall moved for approval. Commissioner King second. The vote showed:

Ayes – All

Nays – None

The motion was carried to defer.

AWARD OF BID for demolition services located at 700-34 Massachusetts Street (Former Memorial Auditorium) in the City of Gary, Indiana: Mr. Bytnar said there are two requested action for the above property, one to award the bid and the other to enter into a demolition contract. Mr. Bytnar gave an overview of the property for the newer Board members. Mr. Bytnar said the bid was put out in the summer of 2019 for what is left of the Memorial Hall Auditorium. This is for the part of the vestibule of the old Memorial Auditorium which the balance had burned down about 20 years ago. This is part of the building that is still standing and currently blighted. The Memorial Auditorium has been removed from the National Historic Registry of Historic Places due to the damages that have occurred over the years and the non-viability of renovating or preserving it. Also, this is part of the Broadway Loft's project, which will be constructed at 7th and Broadway. It is part of the development agreement that was original entered into by the Redevelopment

Commission about two years ago. Now, that we have the funds to move forward with the demolition and the Broadway Loft's project is getting ready for the commencement of their construction this is another part of the project that needs to move forward. There were three bids that were submitted last year, they were from JM industrial in the bid amount of \$314,000.00, from ACTIN Contracting in the bid amount of \$248,362.00 and from KLF Enterprises, Inc. in the bid amount of \$170,695.00. Staff recommended to award KLF Enterprises, Inc. as being the lowest, most responsive and responsible bidder. Mr. Bytnar said a representative was present at the virtual meeting for any questions that the Board may have. There were no questions from the Board members. Commissioner Hall moved for approval to award the bid to KLF Enterprises, Inc. Commissioner King second.

The vote showed:

Ayes – All

Nays – None

The motion was carried.

REQUEST for APPROVAL OF RESOLUTION NO. 7044, a resolution approving and authorizing the execution of a demolition agreement with KLF Enterprises, Inc. to demolish a structure located at 700-34 Massachusetts Street (Former Memorial Auditorium) in the City of Gary, Indiana: Commissioner King moved for approval to enter into a demolition contract with KLF Enterprises, Inc. in an amount not to exceed \$170,695.00. Commissioner Hall second. The vote showed:

Ayes – All

Nays – None

The motion was carried.

PUBLIC Comment(s) on agenda items only: There was no public comment. Commissioner Rogge said since this is a virtual meeting all comments can be submitted at the City of Gary's Website or mail us at City of Gary, Redevelopment Department, 504 Broadway, Suite S200, Gary, IN 46402

REPORT from AJ Bytnar, Executive Director: Mr. Bytnar said he had no report, however, staff will continue to work on the project development agreements to hopefully have them ready by the next regularly scheduled Board meeting.

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

COMMISSIONERS' Comments: There were no comments.

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

AGENDA Item(s) for next Board Meeting: Mr. Bytnar said the award of 7201 W. 9th Avenue.

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

Ayes – All

Nays – None

The motion was carried.

Commissioner Rogge adjourned the meeting at 4:26 P. M.

By: _____
George A. Rogge, Vice-President

By: _____
Adam Hall, Secretary