

**MINUTES OF REGULAR MEETING
GARY REDEVELOPMENT COMMISSION
JUNE 17, 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 17, 2020.

PRESENT:

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

ALSO PRESENT:

**AJ Bytnar, Director
Carrol Pirtle, Deputy Director
Debera Backhus, Staff
Gilbert King, Jr., Esq., Commission Attorney
Jeraldine Williams, Staff
Councilwoman Adkins
Bill Critser, Gary Material Supply**

THE MEETING was called to order by Commissioner Jones at 4:04 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.

CERTIFICATION OF RECORD of Executive Session, held Wednesday, June 17, 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 Hall moved for approval of the Certificate of Record of the Executive Session. Commissioner Rogge seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

CLAIMS LIST of June 17, 2020. (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 claims to be paid are in the total amount of \$1,189,802.11. And in the 229-Unsafe Building Fund the subtotal remained the same and the claim to be paid is in the total amount of \$145.00. Therefore, staff recommended to approve the Claims List in the grand total amount of \$1,189,947.11. Commissioner Hall moved for approval. Commissioner King seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

SPECIAL CLAIMS LIST of June 17, 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 claim to be paid is in the total amount of \$15,672.56. And in the 826-Lakefront TIF Fund the subtotal remained the same and the claims to be paid are in the total amount of \$31,842.07. Therefore, staff recommended to approve the Special Claims List in the grand total amount of \$47,514.63. Commissioner Hall moved for approval. Commissioner Rogge seconded. 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. (Deferred June 3, 2020): Mr. Bytnar said staff recommended the Board award the bid submitted by Gary Material Supply. After a long consideration about the proposal and negotiation with the bidder, communication and coordination with the Indiana Department of Environmental Management (IDEM), and with the City's Environmental Affairs Storm Water Department, Staff recommended based upon negotiations with the sole bidder that they are the most responsive and responsible bidder. Mr. Bytnar said Mr. Bill Critser of Gary Material Supply was at the virtual meeting to answer any questions. Also, Mr. Bytnar said Ms. Debera Backhus, Project Manager and Atty. King, Jr. had been working with Mr. Critser to negotiate to ensure that the improvements that Gary Material Supply are proposing do not negatively impact the adjacent properties; and will as well improve the storm water situation. Commissioner King moved for approval to award 7201 W. 9th Avenue. Commissioner Rogge seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

RECEIVE and OPEN BIDS for 1736 Harrison Street: Commissioner Reaves called for bids and there was no response. Commissioner Reaves asked if there was anyone who wanted to submit a bid, there was no response. Commissioner

Reaves asked for a motion to close to receive bids. Commissioner Hall moved to close the acceptance of bids. Commissioner Rogge seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

Commissioner Reaves asked how many bids were received. Mr. Bytnar deferred to Ms. Carrol Pirtle, Deputy Director. Ms. Pirtle said one bid was received, and that this is for donation of the property. This is part of the City of Gary Side Lot Program.

Commissioner Reaves asked for a motion to open the bid. Commissioner King moved to open the bid. Commissioner Rogge seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

Ms. Pirtle opened and read aloud the bid submitted from Ramone Wilks for the property located at 1736 Harrison Street. This is a donation so there is no monetary bid amount or dollar value for the property.

Commissioner Rogge moved to refer the bid to staff and Attorney King, Jr. to review and bring back to the Board their recommendation. Commissioner Sims seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

REQUEST for APPROVAL OF RESOLUTION NO. 7045, a resolution approving and authorizing the acceptance of real property from a private citizen to the Gary Redevelopment Commission. Property Addresses: 2321 W. 19th Avenue and 1645 Madison Street: Mr. Bytnar deferred to Ms. Pirtle. Ms. Pirtle said the two properties are from a private owner. Mr. Pirtle recommended to accept the two properties and to dispose of them so they can go onto the Lake County tax roll. Commissioner King moved to close the acceptance of bids. Commissioner Rogge seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

REQUEST for APPROVAL of RESOLUTION NO. 7046, a resolution authorizing the execution of a professional service contract with Inga D. Lewis-Shannon, Esq. to provide legal services for property Acquisition, property disposition, and property research for city wide projects such as the Double Tract TDD Areas (Lake Street, Downtown, and Clark Rd.); Lake Street Business District; Marquette Trail; and Lake Sandy Jo Area Disposition and other projects: Mr. Bytnar said staff is requested that the Board approve a contract with Inga D. Lewis-Shannon, Esq. to provide legal services for property acquisition, disposition, and research for City wide properties such as the Double Track TDD Areas (Lake Street, Downtown, and Clark Road); Lake Street Business District; Marquette Trail; and Lake Sandy J Area Disposition. The contract is in the not to exceed amount of \$20,000.00 and the contract expires December 31, 2020. Commissioner King

moved to close the acceptance of bids. Commissioner Sims seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

RECEIVE and OPEN BIDS for the property formerly known as Ivanhoe Gardens for the Commission to hold, use, sell, exchange, lease, and rent or otherwise dispose of the property: Commissioner Reaves asked if there was anyone who wanted to submit a bid, there was no response. Commissioner Reaves asked for a motion to close to receive bids. Commissioner Hall moved to close the acceptance of bids. Commissioner Sims seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

Commissioner Reaves asked how many bids were received. Mr. Bytnar said one bid was received.

Commissioner Reaves asked for a motion to open the bid. Commissioner Hall moved to open the bid. Commissioner Rogge seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

Mr. Bytnar opened and read aloud the one bid submitted from Akyumen Industries Corporation in the amount of \$1.00. Their proposal is to build manufactured plants.

Commissioner Hall moved to refer the bid to staff and Attorney King, Jr. to review and bring back to the Board their recommendation. Commissioner Sims seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

NEW BUSINESS – City Church MOU between the Legacy Foundation and the Gary Redevelopment Commission: Mr. Bytnar deferred to Ms. Debera Backhus, Program Manager. Ms. Backhus said this is a continuation of a resolution that the Board passed on November 20, 2019 to take funds in the amount of \$164,733.00 that the Knight Foundation had awarded the City of Gary to move forward with the stabilization of the City Church Ruin Garden. The Board authorized the movement of the funds from the City and the Controller to the Legacy Foundation. In addition, conversation had gone on between the Legacy Foundation, the Knight Foundation and the City of Gary and it was agreed that it would be best for the Legacy Foundation to manage the funds so that the Project Manager can help us fund raise because the awarded money was insufficient to do the full project. To establish the relation between the Gary Redevelopment Commission and the Legacy Foundation and the City there is a draft of a MOU that was submitted to the Board to give any comments. The funds are given to the Legacy Foundation to serve as

Project Manager and a partner in fund raising to move forward with the project. A finalized MOU will be bought back before the Board.

Indiana State Health Department Grant Bicycle and Pedestrian Master Plan Project: RFQ to engage consultant(s) to implement the grant: Mr. Bytnar deferred to Ms. Backhus. Ms. Backhus said this a grant that was received from the Indiana State Health Department to develop a master bike and pedestrian plan for the City of Gary. The City's comprehensive plan of 2019 addresses the bike and pedestrian facilities that the City has and what is needed. The grant is in the amount of \$20,000.00 with a 1-1 match, with the Gary Redevelopment Commission providing the 1-1 match. The funds are dedicated to hiring a consultant or a group of consultants who will help in moving forward with the plan to increase the infrastructure for everyday transportation purposes such as getting people to work and schools by alternatives to cars by walking and use for exercise. We will be looking to gather guidance on new policies and infrastructures and putting together a strategic implementation and a prioritizing implementation plan. Staff requested to put a Request for Qualifications, which the Indiana State Health Department prescribes for this grant to seek out potential consultants. The consultant will work directly with the City and a steering committee which will include some City departments, citizens and other stake holders, also we will engage the public. Mr. Bytnar said it is very important that we have community engagement in both inter-departmentally as well as with the community in applying for the grant. We had a tremendous amount of external partners that were willing to write letters of support such as Congressman Vicklosy Office, Northern Indiana

Regional Planning Commission, and Gary Public Transportation Corp. We want to continue to engage people because bike and pedestrian access is really important and as well ADA accessibility. Mr. Bytnar said they will be working with Public Works, Planning Department, with Engineering to help facilitate what will be the next generation of bike and pedestrian projects in the City.

Mr. Bytnar requested the Board to amend the agenda to include: Request for Approval to allow Staff to advertise a Request For Qualification (RFQ) for the Bicycle and Pedestrian Plan: Commissioner King moved for approval to amend the agenda. Commissioner Rogge seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

Request for Approval to allow Staff to advertise a Request For Qualification (RFQ) for the Bicycle and Pedestrian Plan: Mr. Bytnar asked the Board for Approval to allow Staff to advertise a Request For Qualification (RFQ) for the Bicycle and Pedestrian Plan. Commissioner King moved for approval. Commissioner Rogge seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

Contract to restore the large clock on the corner of the building at 813-859 Broadway to preserve for future use: Mr. Bytnar said in conversation with Commissioner Rogge the idea was bought up to try to find a way to engage at

minimum cost to the Commission to restore the clock on the south east corner of 8th Avenue and Broadway. This will be part of the strategy to restore some of the City's past. Commissioner Rogge said there is a not-for-profit corporation called Public Clocks LLC and they are experts in restoring and repairing of old public clocks. The clock is very large, possible 1,000 lbs., 8ft. tall, and 4 ft. wide. The clock is pulling away from the building. It will take about a couple of years to repair the clock. Public Clocks does not want to own the clock, they just want it back in some public space in Gary, IN. Public Clocks intends to raise money to do the repairs. Atty. King, Jr. said there needs to be a motion to authorize the staff to engage into negotiations for an infinitive contract in the future. Commissioner Rogge moved to authorize the staff to engage into negotiations for an infinitive contract in the future. Commissioner Hall seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

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

COMMISSIONERS' Comments: Commissioner King said his non-for-profit BLACK hosted a clean-up for Metro Little League. He wanted to get the community more involve with finding children to play in the League; and if anyone wants to donate to the Little League, please contact him or Kevin Bradley, president of the league. The Metro Little League registration has begun and they will play in Midtown at 21st and Harrison Street at the Midtown Baseball Field.

SCHOOL BOARD REPRESENTATIVE’S Comments: Mr. Johnson said City of Gary’s food give a way will be the next two following Saturdays starting at 10:30 a.m. at the Genesis Center.

AGENDA Item(s) for next Board Meeting: Mr. Bytnar said he had no agenda item.

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

Ayes – All

Nays – None

The motion was carried.

Commissioner Jones adjourned the meeting at 4:49 P. M.

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

**By: _____
Adam Hall, Secretary**