

**MINUTES OF REGULAR MEETING
GARY REDEVELOPMENT COMMISSION
JULY 15, 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, July 15, 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
Gilbert King, Jr., Esq., Commission Attorney
Jeraldine Williams, Staff
Debera Backhus, Staff
Tony Schroeder, Republic Services d/b/a Allied Waste Management**

THE MEETING was called to order by Commissioner Reaves at 4:07 P. M.

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

CERTIFICATION OF RECORD of Executive Session, held Wednesday, July 15, 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.

ACCEPTANCE and APPROVAL of Minutes of Regular Meeting held on February 19, 2020: Commissioner Hall moved for approval. Commissioner King seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

ACCEPTANCE and APPROVAL of Minutes of Regular Meeting held on May 6, 2020: Commissioner Hall moved for approval. Commissioner Rogge seconded.

The vote showed:

Ayes – All

Nays – None

The motion was carried.

ACCEPTANCE and APPROVAL of Minutes of Regular Meeting held on May 20, 2020: Commissioner Hall moved for approval. Commissioner King seconded.

The vote showed:

Ayes – All

Nays – None

The motion was carried.

CLAIMS LIST of July 15, 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 \$12,266.44. In the 474-Non-Reverting Fund the subtotal remained the same and the claims to be paid are in the total amount of \$71,827.43. In the 518-Demolition Fund

the subtotal remained the same and the claim to be paid is in the total amount of \$600.00. And in the 229-Unsafe Building Fund the subtotal remained the same and the claim to be paid is in the total amount of \$13,377.60. Therefore, staff recommended to approve the Claims List in the grand total amount of \$98,071.47. Commissioner Sims moved for approval. Commissioner King seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

SPECIAL CLAIMS LIST of July 15, 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 \$457,507.85. And in the 826-Lakefront Fund the subtotal remained the same and the claim to be paid is in the total amount of \$8,835.00. Therefore, staff recommended to approve the Special Claims List in the grand total amount of \$466,342.85. Commissioner Hall moved for approval. Commissioner Rogge seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

RECEIVE and REVIEW BIDS for RFQ NO. 2020-2: Mr. Bytnar deferred the next five agenda items to Ms. Carrol Pirtle, Deputy Director. Mr. Bytnar said the Board will only be receiving and reviewing the bids, however, the bids will not be awarded today. Ms. Pirtle said bids were sent out for demolition services for various structures located at 629 W. 25th Avenue, 1800-14 Broadway and 200-26 E.

21st Avenue (Collapsed Portion Only). Bids were received from ACTIN Contracting, LLC in the total amount of \$121,500; JM Industrial Services, Inc. in the total amount of \$139,113; C. Lee Construction Services in the total amount of \$156,215; N & T Auto Salvage LLC in the amount of \$40,000; D & R Site Services in the amount of \$152,765; Chem Check, Inc. in the amount of \$289,000; and KFL Enterprises, Inc. in the amount of \$77,853. Commissioner Hall moved for approval to receive and accept the bids. Commissioner Rogge seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

RECEIVE and REVIEW BIDS for RFQ NO. 2020-3: Ms. Pirtle said bids were sent out for demolition services for various structures located at 2515 Broadway, 2521 Broadway, and 2525 Broadway. Bids were received from Actin Contracting, LLC in the total amount of \$48,900; JM Industrial Services, Inc. in the total amount of \$51,854; C. Lee Construction Services in the total amount of \$72,625; N & T Auto Salvage LLC in the amount of \$42,000; Chem Check, Inc. in the amount of \$97,000; and KFL Enterprises, Inc. in the amount of \$50,260. Commissioner Hall moved for approval to receive and accept the bids. Commissioner King seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

RECEIVE and REVIEW BIDS for RFQ NO. 2020-4: Ms. Pirtle said bids were sent out for demolition services for various structures located at 3825 Broadway, 3837 Broadway, 3841 Broadway, 3847 Broadway, and 3849 Broadway. Bids were

received from Actin Contracting, LLC in the total amount of \$121,800; JM Industrial Services, Inc. in the total amount of \$119,519; C. Lee Construction Services in the total amount of \$166,075; N & T Auto Salvage LLC in the amount of \$69,000; D & R Site Services in the amount of \$170,424; Chem Check, Inc. in the amount of \$413,000; and KFL Enterprises, Inc. in the amount of \$102,170. Commissioner Hall moved for approval to receive and accept the bids. Commissioner Sims seconded.

The vote showed:

Ayes – All

Nays – None

The motion was carried.

RECEIVE and REVIEW BIDS for RFQ NO. 2020-5 Ms. Pirtle said bids were sent out for demolition services for various structures located at 5117 Broadway, 5119 Broadway, 4533 Broadway, and 4084 Broadway. Bids were received from Actin Contracting, LLC in the total amount of \$104,150; JM Industrial Services, Inc. in the total amount of \$97,011; N & T Auto Salvage LLC in the amount of \$71,000; D & R Site Services in the amount of \$140,025; Chem Check, Inc. in the amount of \$278,000; and KFL Enterprises, Inc. in the amount of \$93,867. Commissioner Hall moved for approval to receive and accept the bids. Commissioner Sims seconded.

The vote showed:

Ayes – All

Nays – None

The motion was carried.

RECEIVE and REVIEW BIDS for RFQ NO. 2020-6: Ms. Pirtle said bids were sent out for C & D Debris Disposal Services for various structures located in Gary, Indiana to Allied Waste/Republic Services, Waste Management, and Total Disposal.

One bid was received, which was from Allied Waste/Republic Services for year one for \$42 per ton and for year two year for \$43.61 per ton. Commissioner Sims moved for approval to receive and accept the bids. Commissioner Hall seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

REQUEST for APPROVAL of RESOLUTION NO. 7041, a resolution approving and authorizing the execution of the extension of Phase II of the Purchase and Sale Agreement for the Broadway Home Project with MVAH Holding LLC. (Tabled May 20, 2020): Mr. Bytnar said MVAH Holding was previously tabled so there could be additional analysis on the project and to have conversations with the developer concerning that they are in the midst of a tax abatement application in front of the City Council. The Board had previously approved to award them Phase II, which consisted of scattered lots to construct homes and attached townhomes. This will be for a tax credit property that they are filing an application to the Indiana Housing Community Development Authority (IHCDA) for this round of tax credits. MVAH Holding is requesting to extend the terms of the Purchase and Sale Agreement Phase II of the Broadway Homes Project until February 9, 2021. Commissioner King asked what does Phase II encompass and why is it so important for an extension. Mr. Bytnar said the purpose of the extension is to allow MVAH Holding to submit an application before IHCDA, because they can't make an application if they do not have an agreement or have title to the property, so this is essential for them to be able to submit an application. Commissioner Hall moved for approval. Commissioner Sims seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

REQUEST for APPROVAL of RESOLUTION NO. 7047, a resolution authorizing rescinding a previous demolition award and agreement with Aavatar Enterprises, Inc. for the property located at 766 N. Lake Street and authoring the execution of a new Demolition Agreement with Aavatar Enterprises, Inc. for the property located at 333 Dallas Street, Gary, IN. Related to RFQ No. 2019-3: Ms. Pirtle said the Board had previously awarded a Demolition Agreement on May 8, 2019 to Aavatar Enterprises, Inc. to demolish a structure located at 766 N. Lake Street relating to RFQ 2019-3. However, before Aavatar Enterprises could tear down the structure it was demolished by the owner. Staff has determined that it is in its best interest to rescind the award and the Demolition Agreement with Aavatar Enterprises, Inc. for property located at 766 N. Lake Street; and to award a new Demolition Agreement with Aavatar Enterprises, Inc. for the property located at 333 Dallas Street to provide demolition services relating to RFQ 2019-3. The contract will stay the same in the amount of \$5,000.00. 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. 7048, a resolution authorizing the transfer of vacant land from the City of Gary Redevelopment Commission to a private homeowner Cornelius Lewis for the Diamond Lewis project. Property located at 701-03 West 25th Avenue: Ms. Pirtle said in 2019, the

Department of Environmental Affairs and Green Urbanism and the Redevelopment Commission were working with Mr. Cornelius Lewis on attaining ownership of the lot on the corner of 25th Avenue and Van Buren Street, which is 701-03 West 25th Avenue. Mr. Lewis is looking to create a memorial garden to commemorate his daughter, Diamond Lewis, who was a homicide victim due to domestic abuse in the City of Gary. Site plans and design have been drafted and approved by the family of Diamond Lewis for the memorial garden that will be funded by the Department of Environmental Affairs & Green Urbanism with the land being donated by the Redevelopment Commission. Commissioner Hall moved for approval. Commissioner Sims seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

REQUEST for APPROVAL of RESOLUTION NO. 7049, resolution authorizing the transfer and award of real property from the City of Gary Redevelopment Commission to private homeowners for the City of Gary's Side Lot Program. Property Addresses: 1736 Harrison Street and 716 Georgia Street all located in the City of Gary, Indiana: Mr. Bytnar said this is for the City of Gary's Side Lot Program to donate property to the adjacent owner. Staff had reviewed the application to ensure that the property owner is eligible based on our criteria for donation of side lots. Commissioner Hall moved for approval. Commissioner Sims seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

REQUEST for APPROVAL of RESOLUTION NO. 7050, resolution approving and authorizing the transfer of funds from the Land Account (474-44110-4741) to the Contractual Maintenance Account (474-43610-4741) all within the Redevelopment Non-Reverting Funds (474): Mr. Bytnar said this is for a line item change within the budget. Staff is requesting to transfer \$300,000.00 from the Land Account (474-44110-4741) into the Contractual Maintenance Account (474-43610-4741). The funds are needed to make payments for demolition for contractual so that it can continue to support the Demolition Department. Commissioner Sims moved for approval. Commissioner Hall seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

REQUEST for APPROVAL of RESOLUTION NO. 7051, resolution authorizing the execution of a professional service contract with Christopher Burke Engineering to provide engineering and environmental on-call services: Mr. Bytnar said the City is currently marketing the South Gleason Golf Course and Gilroy sites. One of the encompasses on the property is that it sits within the flood plan; however, there has been a considerable amount of work completed by the Little Calumet River Basin specifically on the levee project. This contractual services contract is for the efforts to remove the sites as well as potentially others along the 80/94 corridor within the City of Gary out of the special flood hazard area, majority of the area has been removed in the areas of Highland and Hammond already. We are making a correspondence move to increase the value and usability of the properties here within the City. The City wants to obtain a Letter of Map Revision (LOMR) from FEMA to promote development in the area and reduce the need for

mandatory flood insurance and other limitations faced by local businesses along with Gary residents in nearby levee-protected area. Staff requested the Board to enter into a professional service with Christopher Burke Engineering to provide feasibility analysis and specific strategy, and to provide engineering and environmental on-call services. The contract is not to exceed \$8,500.00. Commissioner Hall moved for approval. Commissioner Rogge seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

NEW BUSINESS Discussion: I. Marquette Trail – Mr. Bytnar said staff has been working with partners inside and outside of the City, and with Atty. Inga Shannon-Lewis to finish the evaluation for the land acquisition of parcels to get clear title so that the National Park can commence construction on their next section of the link on the Marquette Trail that terminates at the bridge on Grand Avenue. We are working through on the western boundary with the Gary Green Link currently to have those met. Also, we are waiting to receive the final responses for the Bicycle and Pedestrian Master Plan with hopes of having an award at the August 5, 2020 meeting. Ms. Debera Backhus said they have been working on the Marquette Trail project for about 1 ½ months to try to figure where the barriers are that have stopped things from moving forward and to find the optimum pathway forward. Ms. Wendy Vechet of Michael Baker Int'l has been helping with mapping and now there is a nice visual of the project. Also, staff has incorporated some of the information from the Miller Group. The other partners that are working with us are Save the Dunes, Ms. Johnson from Congressman

Visclosky office, the National Park, and others. Commissioner Hall wanted to know why the Commission is involved in the project. Mr. Bytnar said the City has the authority to free those parcels up in order for the National Park to take clean title. There have been ongoing conversations, probably 20 plus years, it was determined that the Redevelopment Commission was best suited to be able to acquire the parcels and clear the title so that federal funds can be used to improve the trail. There are many entities that are involved.

Redevelopment TIF updates: Mr. Bytnar said Ms. Sheleita Miller of Gatekeeper Accounting has been working diligently with both the Redevelopment Staff and the Finance Department Staff to better track our finances and also our match for projects. Ms. Miller said there have been five inter-fund loan, three in 2019 and thus far two in 2020; one of the inter-fund loan has been repaid. Also, the long term goal is to make sure that we have accurate information in the City's RDS system so that Staff has the necessary projections regarding projects.

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

COMMISSIONERS' Comments: Commissioner Rogge thanked the Staff regarding the Marquette Trail. Commissioner King urged the public to ask questions to find out what is going on in the City. Mr. Bytnar said Staff puts information on the Redevelopment website and our contact information is on the website, the public can call, email, and write to us.

SCHOOL BOARD REPRESENTATIVE'S Comments: Mr. Johnson said the schools are publishing their school openings.

AGENDA Item(s) for next Board Meeting: Mr. Bytnar said the award of the Bicycle and Pedestrian Master Plan.

ADJOURNMENT: Commissioner Rogge 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 4:50 P. M.

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

**By: _____
Adam Hall, Secretary**