

**MINUTES OF REGULAR MEETING
GARY REDEVELOPMENT COMMISSION
AUGUST 5, 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, August 5, 2020.

PRESENT:

**George A. Rogge, Vice-President
Adam Hall, Secretary
Jeremiah King, Acting Secretary
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
Gilbert King, Jr., Esq., Commission Attorney
Jeraldine Williams, Staff
Ni'Avia Wilson, Staff
Deb Backhus, Staff
Wendy Vachet, Michal Baker Int'l
Jessica Renslow, Michael Baker Int'l
Gretchen Sipp, Michael Baker, In't
John Tucker, American Structurepoint
Aasim Saied, President and CEO of Akyumen Industries Corp.
Brett Wirkowski, Akyumen Industries Corp.
Jane Lin, Akyumen Industries Corp.
David Freeman, Akyumen Industries Corp.
Unree Gardner, Akyumen Industries Corp.
Lady Cee
Jeff Daniel
Jackie Harris, The 411 Newspaper**

THE MEETING was called to order by Commissioner Rogge at 4:10 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.

RECOGNITION OF SALEEM EL-AMIN service of 21 years with the City of Gary, Department of Redevelopment: Ms. Pirtle asked the Board to table the item. Commissioner Hall moved for approval to table the item. Commissioner King seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

CERTIFICATION OF RECORD of Executive Session, held Wednesday, August 5, 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 Sims moved for approval of the Certificate of Record of the Executive Session. Commissioner King seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

ACCEPTANCE and APPROVAL of Minutes of Regular Meeting held on June 3, 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 June 17, 2020: Commissioner Hall moved for approval. Commissioner King seconded.

The vote showed:

Ayes – All

Nays – None

The motion was carried.

CLAIMS LIST of August 5, 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 \$34,835.00. In the 518-Demolition Fund the subtotal remained the same and the claims to be paid are in the total amount of \$27,471.16. And in the 229-Unsafe Building Fund the subtotal remained the same and the claim to be paid is in the total amount of \$2,710.35. Therefore, staff recommended to approve the Claims List in the grand total amount of \$65,016.51. Commissioner King moved for approval. Commissioner Hall seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

SPECIAL CLAIMS LIST of August 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 claim to be paid is in the total amount of \$32,489.81. In the 826-Lakefront TIF Fund the subtotal remained the same and the claims to be paid are in the total amount of \$9,607.50. In the 838-Truck City TIF Fund the subtotal remained the same and the claims to be paid are in the total amount of \$21,196.25. And in the 833-County

Market TIF Fund the subtotal remained the same and the claims to be paid are in the total amount of \$158,867.49. Therefore, staff recommended to approve the Special Claims List in the grand total amount of \$222,161.05. 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. 7061 a resolution approving the execution of the 2nd Amendment to the Project Development Agreement between the City, the City of Gary Redevelopment Commission, and Alliance Steel Corporation exempting the Project from the Community Benefits Ordinance and modifying the real property abatement schedule: Mr. Bytnar said this is the 2nd amendment to the Alliance Steel Corporation development agreement. The reason it comes before the Board is due to an unforeseen peculiarity in the reassessment of the property. In partnership with Alliance Steel Corporation the City is asking to amend the development agreement in essence to accelerate the tax abatement on the project, which was original scheduled to begin January 1, 2021. However, due to the reassessment, they are asking that the tax abatement start retroactively to January 1, 2020; and this development agreement takes into consideration that factor. They are asking us to hold up the deal as it was original designed and that was approved by the City and the Alliance Steel Corporation as an incentive for them to move their corporate headquarters to the City of Gary. Commissioner Hall moved for approval. Commissioner King seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

RECEIVE and OPEN BIDS for the disposition of property located at 6101 E. 6th Place and 6115 E. 6th Place related to the City of Gary's Side Lot Program: Commissioner Rogge called for bids and there was no response. Commissioner Rogge asked if there was anyone who wanted to submit a bid, there was no response. Commissioner Rogge asked for a motion to close to receive bids. Commissioner King moved to close the acceptance of bids. Commissioner Hall seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

Commissioner Rogge asked how many bids were received. Ms. Pirtle said one bid was received

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

Ayes – All

Nays – None

The motion was carried.

Ms. Pirtle read aloud the one bid. Ms. Pirtle said the one bid was received from Anna Martinez. This is in regard to the City of Gary's Side Lot Program, therefore this is a donation so there is no monetary bid amount or dollar value for the property.

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

Ayes – All

Nays – None

The motion was carried.

AWARD of BID for RFQ NO. 2020-6; and APPROVAL of RESOLUTION NO. 7053, a resolution of the City of Gary Redevelopment Commission authorizing the execution of a Demolition Agreement for C & D Debris Disposal Services with Republic Services d/b/a Allied Waste related to RFQ No. 2020-6 for various demolition sites in the City of Gary: Ms. Pirtle said staff recommended to award the bid to Republic Services d/b/a Allied Waste as being the lowest, most responsive and responsible bidder. The bid amount is for \$42.00 per ton for year one; and \$43.61 per ton for year two. The contract is in the total amount of \$250,000. 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. 7054, a resolution authorizing the award and transfer of certain real property from the City of Gary Redevelopment Commission to the Gary One Love Firefighter Association for the properties located in the 1600 block of Adams Street and West 17th Avenue all located in the City of Gary, Indiana: Ms. Pirtle said the Gary One Love Firefighter Association is a group of firefighters whose firehouse is located in the 1600 block of Adams Street. They keep the property, particularly the playground area clean and safe for the surrounding residents. Staff recommended to donate to the Gary One Love Firefighter Association the properties located at 1601 Adams Street, 1609

Adams Street, 1615 Adams Street, 1619 Adams Street, 1621-27 Adams Street, 629 Adams Street, 1633 Adams Street, 1637 Adams Street, and 126 West 17th Avenue. 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. 7055, a resolution approving and authorizing the execution of a Memorandum Of Understanding between the Legacy Foundation and the Gary Redevelopment Commission to secure the rehabilitation and continuing progress on stabilization and development of the City of Gary Church Ruins Garden: Ms. Backhus said the City received funds from the Knight Foundation and they were transferred to the Legacy Foundation. The Commission entered into a certain cooperative agreement (MOU) to advance progress on the stabilization of the City of Gary Church Ruins Garden located on the northeast corner of 6th Avenue and Washington Street in downtown Gary, Indiana, this was done to secure the rehabilitation and continuing progress on stabilization and development. Previously the Commission authorized the transfer of Knight Foundation funds (\$164,733) designated for City Church stabilization to The Legacy Foundation during its November 20, 2019 meeting. The terms that are in the MOU is that The Legacy Foundation will take the lead on marshalling the resources to at least enter Phase I of the City Church project and manage the overall project. Under the terms of the MOU the Commission will work with The Legacy Foundation to move the project forward by giving the Foundation the power to effectuate rehabilitation of the City Church site, provide access to the site and

liability insurance and as possible assist in fundraising for the project. Also, Executive Director Bytnar and the Commission's Attorney will create respective budgets for the Knight Foundation Fund 201 and The Legacy Foundation Fund 206 to enable the approved funds be transferred. Ms. Backhus said the MOU indicates that the parties should communicate with one another periodically, and the Legacy Foundation provide written progress reports on a quarterly basis, and if the Legacy Foundation withdraws they will forward documents and funding that is left. Commissioner King moved to open the bid. Commissioner Hall seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

REQUEST for of RESOLUTION NO. 7056, a resolution authorizing the Lease Payment Checks be issued to East Lake Management Group for office space at the Centier Bank Building at 504 Broadway, Gary, Indiana: Mr. Bytnar said this is for clarification for the Finance Department to know that they are authorized to issue checks to the East Lake Management Group for rent checks for the Redevelopment Department offices. East Lake Management Group has a contract with the 504 Redevelopment LLC who is the owner of the Centier Bank Building. This is an administrative move only; it does not change any of terms of the lease. Commissioner Sims moved for approval. Commissioner King seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

REQUEST for APPROVAL of RESOLUTION NO. 7057, a resolution authorizing the Executive Director to execute all documents necessary to effectuate the sale or transfer of real property: Atty. King, Jr. said a lot of work that is done by the Commission is property transfers, acquisitions and sales. There are numerous documents that need to be signed and executed. Because of the COVID-19 virus we realize that a lot of times it is kind of hard to get documents signed. We are asking that the Executive Director be allowed to sign all documents that are relative to closings, transfers, or acquisitions of property. Commissioner King moved for approval. Commissioner Hall seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

AWARD of BID for the property formerly known as Ivanhoe Gardens located at 3100-34 W. 11th Avenue: Mr. Bytnar said this is for a conditional award. On May 21, 2020, the Commission approved staff to advertise a request for proposals. We received one proposal which was from Akyumen Industries Corporation. Akyumen proposal includes in it, including but not limited to, moving their North American headquarters to Gary, Indiana, and to make the Gary, Indiana facility their nanofactory. They will be manufacturing products to include smartphones, tablets, smart watches, which are part of the Akyumen line. All of their products will be assembled at the Gary, Indiana facility. Akyumen also is proposing to build Akyumen motors, Akyumen data center, and Akyumen TV studio facility. Akyumen proposes that within five years, with their plan to have 500 to 2,500 or more employees with salaries ranging from \$30,000 to \$300,000 annually. Staff recommended the Commission to conditionally award the former Ivanhoe Gardens

located at 3100-34 W. 11th Avenue to Akyumen Industries Corporation. Also, Staff requested the Board to conditionally accept the proposal provided the parties are able to reach agreement on other matters including but not limited to a development agreement; a purchase agreement, tax abatement as well as other city incentives; and to enter negotiations for the purpose of reaching agreements on a complete development plan, and a conditional approval to negotiate the final sale price of the property. Mr. Unree Gardner, Business Government Affairs consultant with Akyumen Industries Corporation and Mr. Aasim Saied, CEO and President of Akyumen Industries Corporation spoke on their proposal and answered questions from the Board. 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. 7058, a resolution authorizing conditionally accepting the bid from Akyumen Industries Corporation to purchase the property commonly referred to as Ivanhoe Gardens located at 3100-34 W. 11th Avenue for the purpose of building a distribution facility (nanofactory) at that location: Mr. Bytnar said this related to the award of Ivanhoe Gardens located at 3100-34 W. 11th Avenue. This is for a resolution authorizing conditionally accepting the bid from Akyumen Industries Corporation. 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. 7059, a resolution authorizing the sale of real property from the City of Gary Redevelopment Commission to a private purchaser, Makisha Robinson: Ms. Pirtle said staff recommended to award Makisha Robinson the sale of property located at 625 Louisiana Street in the amount of \$105.00. The property will go back on the Lake County Tax Roll. 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. 7060, a resolution authorizing the execution of a professional services contract with Michael Baker International, Inc. (MBI) to develop the City of Gary's Master Bicycle and Pedestrian Plan: Mr. Bytnar said we were awarded a grant in the amount of \$20,000 from the Indiana State Department of Health Division of Nutrition and Physical Activity. It is a 50/50 match grant, which means the City of Gary will fund \$20,000.00 and they will fund \$20,000.00. The funds are intended to seek out professional services of a qualified firm or team to develop the Plan. A RFQ was put out and we received six responses. We enlisted input from other City departments, Gary Public Transportation Corp., and we also spoke with Board members to get their opinions. It was determined that the team headed by Michael Baker International (MBI) is well qualified and the best fit for the Bicycle and Pedestrian Master Plan Project. Staff recommended to enter into a professional services contract with Michael Baker International, Inc. (MBI) to develop the City of Gary's Master Bicycle and Pedestrian

Plan; and that the Executive Director Bytnar and the Commission's Attorney be authorized to negotiate and finalize a professional services contract for \$40,000 to complete the City of Gary's Bicycle and Pedestrian Master Plan with Michael Baker International (MBI). The developers gave an overview of the project and answered questions from the Board. Commissioner King moved for approval. Commissioner Rogge seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

REQUEST for APPROVAL for Determination of Capture Assessment for January 1, 2020 assessment date for submission to the Office of the Lake County Auditor and for filing with each overlapping taxing unit: Mr. Bytnar said this is a State statutory requirement that the Redevelopment Commission has to complete every year. Mr. Bytnar recommended the Board to approve the Determination of Capture Assessment for January 1, 2020. Commissioner King moved for approval. Commissioner Hall seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

REQUEST of ACCEPTANCE and APPROVAL of Change Order Nos. 1, 2, 3, 4, 5, 6, 7, and 8 for Reith Riley Construction for an increase of Three Thousand Two Hundred Seventy-Nine Dollars and 40/100 (\$3,279.40) related to the following Change Orders: No. 1 – Addition of stone backfill material; No. 2 – addition of topsoil; No. 3 – Intermediate completion time extension of 3 days; No. 4 – New pavement markings (white); No. 5 – New pavement markings (yellow); No. 6 –

Traffic signal work; No. 7 – Overrun/Underrun; and No. 8 – Contract time extension for traffic signal work for 4 days): Mr. Bytnar deferred to Mr. John Tucker of American Structurepoint. Mr. Tucker gave an overview of the Change Orders. Commissioner King moved for approval. Commissioner Hall seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

NEW BUSINESS - Discussion:

Lake Sandy Jo Project update: Mr. Bytnar said they have been working with the developer to keep everything on track. We currently have Atty. Inga Shannon-Lewis working on quite title action. Staff will provide additional updates in the future.

Memorial Auditorium demolition update: Mr. Bytnar said the salvaging component of the demolition project has begun. When we put it out for bid last year, one of the important components was salvaging important pieces of concrete or limestone or keystone for what is left of the Memorial Auditorium, which in its current state is just the former vestibule of the building itself. We have a substantial request list that the demolition contractor has been salvaging. The contractor has been working very closely with the Redevelopment Department to make sure that they can salvage; such as along the top of the building the Gary Memorial Auditorium sign, and majority of the arts and the music signs have been able to be salvaged, and the contractor is also salvaging other ornamental pieces. The salvaged materials will be stored securely so that we can use them in either a ruins garden at the City Church, or potentially incorporate them into potential

buildings as we continue to redevelop the City. The salvaging is going well and the actual commencement of the taking down of the structure will begin once the salvage operation is completed.

RDC rules of procedure updates – We will try to update the request for electronic signatures and we will try to give the Board as much flexibility that Indiana Law allows, specifically on virtual meetings and signing electronically. We have the technology to do so, we just need to make sure our rules and procedures reflect that so we can continue to be responsive to the business community as well as the community at large so that we are effectively doing our jobs in an efficient and productive manner as we can be with the limited resources that we have. We will be working on this with the hope to have the electronic signature in place before January, 2021.

Ancel Glink Diamond Bush Dicianni & Krafthefer Zoning Ordinance: Mr. Bytnar said Ancel Glink Diamond Bush Dicianni & Krafthefer contract for the development code update will be on the next meeting agenda. This is not to extend the contract dollar amount, but to extend the time to complete the project. COVID-19 has put a hurt on our ability to engage the public in a meaningful way. With the new administration and with new members on the Board we wanted to ensure that the Mayor's vision will be transmitted and put in place so that as we are revising and replacing the existing development code that it is reflective of the comprehensive plan as well as the Mayor's economic development vision so that is something that will require more time. This is not the fault of the contractor, but by virtue of the circumstances that we see ourselves in due to COVID-19.

Community Benefits Ordinance: Mr. Bytnar said this is under discussion at the City Council. Some of the revisions have impact on Redevelopment projects.

Mr. Bytnar said he hopes to have a conversation with the Council and the Redevelopment Commission members as far as working with the development community and ensuring that when we have large scale development projects within the community they are included. If we are not offering incentives, then we need to make sure that the projects have a positive impact on the community.

Aetna Housing Pilot Project: Mr. Bytnar said he had a conversation with Commissioner Reaves last week. We want to begin a pilot program where we are inviting, marketing and elicit more residential investment within the community. We are in the preliminary phase of the analyses and we wanted to let the Board know that it is a project that we are working on. Mr. Bytnar said Ms. Debera Backhus will explain what we started with initially as our analyses to formulate a plan for putting out an official program. Ms. Debera Backhus said Ms. Ni'Avia Wilson and her were tasked recently by Mr. Bytnar as to what steps are feasible to see if it is a viable program that can be put together. We are very much in the preliminary stages, and what we are presenting today is just the next steps in moving forward and moving towards eventually getting the pilot project. Ms. Wilson said we are looking at the Aetna neighborhood to evaluate any City properties that can be salvaged. We are identifying empty lots, houses, and structures as to what can be revitalized. Once we crunch those numbers we will be able to create a program by creating a perimeter area for the program.

PUBLIC Comment(s) on agenda items only: Ms. Jackie Harris asked about the name of the company for the Ivanhoe Gardens Project, and what are the addresses that the Gary One Love Firefight Association requested. Mr. Bytnar responded.

COMMISSIONERS' Comments: There was no Commissioner comment.

SCHOOL BOARD REPRESENTATIVE'S Comments: Mr. Johnson said schools are starting in the next two weeks and most of the classes will be virtual.

AGENDA Item(s) for next Board Meeting: Mr. Bytnar said Ancel Glink Diamond & Krafthefer for an extension of time and the award of the side lot that was opened today will be on the next agenda.

Ms. Jeraldine Williams, Executive Secretary, asked Commissioner Rogge to ask the Board for an Acting Secretary for this meeting, since Commissioner Hall will not be available to sign the documents for this meeting.

Commissioner Hall moved for approval to appoint an Acting Secretary. Commissioner King volunteered to be Acting Secretary; and seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

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 5:20 P. M.

By: _____
George A. Rogge, Vice-President

By: _____
Jeremiah King, Acting Secretary