

**MINUTES OF REGULAR MEETING
GARY REDEVELOPMENT COMMISSION
AUGUST 19, 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 19, 2020.

PRESENT:

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

ABSENT:

Glenn I. Johnson, Representative of School Board

ALSO PRESENT:

**AJ Bytnar, Director
Gilbert King, Jr., Esq., Commission Attorney
Jeraldine Williams, Staff
Debera Backhus, Staff
Jackie Harris, The 411 Newspaper**

THE MEETING was called to order by Commissioner Reaves at 4:05 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 absent.

CERTIFICATION OF RECORD of Executive Session, held Wednesday, August 19, 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 King seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

ACCEPTANCE and APPROVAL of Minutes of Regular Meeting held on July 17, 2020: Commissioner Rogge moved for approval. Commissioner Hall seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

ACCEPTANCE and APPROVAL of Minutes of Regular Meeting held on August 5, 2020: Commissioner Rogge moved for approval. Commissioner Hall seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

CLAIMS LIST of August 19, 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 \$1,100,049.92. In the 518-Demolition Fund the subtotal remained the same and the claims to be paid are in the total amount of \$2,997.03. And in the 101-General Fund the subtotal remained the same and the claim to be paid is in the total amount

of \$10,564.75. Therefore, staff recommended to approve the Claims List in the grand total amount of \$1,113,611.70. Commissioner Hall moved for approval. Commissioner King seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

RECEIVE and REVIEW BIDS for RFQ NO. 2020-7 for demolition of 6300 Miller Avenue, the Old Ralph Grocery Store: Commissioner Reaves asked if there was anyone who wanted to submit a bid? Mr. Bytnar said we have one late arriving bid from C. Lee Construction. Mr. Bytnar asked Atty. King, Jr. could the bid be accepted. Atty. King, Jr. said we can accept the bid and then make a determination later since there was a comment by the President asking if there was anybody here who wanted to submit a bid, so that means that the bids are open. Commissioner Hall moved to close the receiving of bids. Commissioner King second the motion.

The vote showed:

Ayes – All

Nays – None

The motion was carried.

Commissioner Reaves asked how many bids were received. Mr. Bytnar said seven bids were received. Bids were received from Aavatar Enterprise in the total amount of \$129,000; Actin Contracting, LLC in the total amount of \$200,225; JM Industrial Services, Inc. in the total amount of \$68,000; N & T Auto Salvage LLC in the amount of \$150,000; D & R Site Services in the amount of \$115,125; KFL

Enterprises, Inc. in the amount of \$253,590; and C. Lee Construction in the amount of \$89,000.00. Staff recommended the Board to refer the bids to Staff and the Attorney to bring back a recommendation to award RFQ No. 2020-7. Also the source of funds have been committed. Commissioner Hall moved for approval to refer the bids to Staff and the Commission Attorney to bring back a recommendation for awarding of RFQ No. 2020-7. Commissioner Rogge second the motion. The vote showed:

Ayes – All

Nays – None

The motion was carried.

REQUEST for APPROVAL of RESOLUTION NO. 7062, a resolution authorizing the award and transfer of real properties from the City of Gary Redevelopment Commission to Anna Martinez for the City of Gary's Side Lot Program. Property Addresses: 6101 E. 6th Place and 6115 E. 6th Place: Mr. Bytnar said on August 5, 2020 Staff received and opened one bid for the property. After review of the bid, Staff recommended to award and transfer the property to Anna Martinez. This property is in regards to the City of Gary's Side Lot Program, and it is a donation so there is no monetary dollar value for the property. The property will go back on the tax roll. Commissioner Hall moved for approval. Commissioner Rogge second the motion. The vote showed:

Ayes – All

Nays – None

The motion was carried.

REQUEST for APPROVAL of RESOLUTION NO. 7063, a resolution approving and authorizing execution of a professional services contract with Ancel Glink Diamond Bush DiCianni & Krafthefer, P. C. for land use and development regulatory consulting, legal advisory, and legislative affairs services: Mr. Bytnar said Ancel Glink Diamond Bush DiCianni & Krafthefer has been working with the City since the Comprehensive Plan; and they are providing advisory services for the future revision and redrafting of the outdated Zoning and Subdivision Codes. Originally they were to be finished by the end of this year, however, because of COVID-19 we did not have the ability to meet in person and publically. Also, with the City's new administration we wanted to insure that the new vision for the economic development policy as well as revision to the comprehensive plan are contemplated for the Zoning Ordinance. Staff is requesting the Board to extend Ancel Glink Diamond Bush DiCianni & Krafthefer contract until September, 2021. There are no additional funds, this request is only for additional time so that our City processes can play out in advance of finalizing the new land development codes for the City. 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. 7064, a resolution approving a grant for the Façade Improvement Rebate Program for the “National Building” located at 605-607 S. Lake Street, Gary, IN and owned by Dunes Property Group

LLC: Ms. Backhus said Dunes Property Group wants to improve the outside of the building with signage, awning and lighting that will go underneath the awning. The Rebate Program is a 1-1 match, whereas the applicant will pay the contractor the full cost of the improvements and then the City will issue a check for their half of the match to the applicant once the project is completed. The applicant is requesting \$5,012.00 for the match. Ms. Backhus said their application was in order. Ms. Backhus requested approval from the Board to proceed and allow the applicant to move forward with their improvements. Their timeline is to get the improvements completed by the Fall of this year. The funds will be from the Façade Improvement Rebate Fund for commercial use. Mr. Bytnar said the funds are from the GUEA settlement, and under the City's control; the funds are not TIF Funds or 474-Funds. 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. 7065, a resolution authorizing accepting the executed Option Agreement from Akyumen Industries Corporation and authorizing the negotiations of a full development agreement subject to the due diligence of the parties: Mr. Bytnar said Akyumen Industries Corporation was the only responder to the RFP for the former Ivanhoe Gardens property. In review of their proposal the Board conditionally awarded them the property at the August 5, 2020 meeting. The next step is the Optional Agreement and then the next step

will be a full Development Agreement. This request is to approve the Purchase Option Agreement. Akyumen is purposing to make Gary, Indiana their North American Headquarters (NANOFACTORY), manufacturing products to include Smartphones, Tablets, Smart Watches, and other devices which are all a part of the AKYUMEN line and other developments. Also, the Company promises that within five years, the facility will be home for 500 to 2,500 or more employees with salaries ranging from \$30,000 to \$300,000 annually. A drafted Option to Purchase Agreement was present to AKYUMEM and they have approved and executed the draft of the Option to Purchase Agreement that was sent to them by Staff. Staff has reviewed the executed drafted Option to Purchase Agreement with input both from the Corporation Council of the City as well as Commission Attorney King, Jr. The language of the drafted Option to Purchase Agreement stipulates the next step is to reach a full Development Agreement subject to due diligence before Akyumen can close on the property. The subject acreage is Twenty-Seven and 45/100 (27.45 +/-) acres of vacant land. Commissioner King moved for approval. Commissioner Rogge seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

AWARD of BID for RFQ NO. 2020-8; and APPROVAL of RESOLUTION NO. 7066, a resolution of the City of Gary Redevelopment Commission authorizing the execution of a Demolition Agreement for Debris Disposal Services located at 3950-62 Broadway with ACTIN Contracting, LLC related to RFQ No. 2020-8: Mr. Bytnar

said bids were received from ACTIN Contracting in the amount of \$18,000, and from JM Industrial Services in the total amount of \$27,500. After review of the bids, Staff recommended to award the bid to ACTIN Contracting as being the lowest, most responsive and responsible bidder in the amount of \$18,000; and to enter into a Demolition Agreement for Debris Disposal Services with the contractor for RFQ No. 2020-8. 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. 7067, a resolution authorizing the execution of a professional service contract with Inga D. Lewis-Shannon, Esq. to provide legal services relative to tax sale properties: Mr. Bytnar asked the Board to defer this item until they get an understanding from the Finance Department as to the fund it will be paid from. This maybe an administrative process and if it is, it would not come back before the Board for action. Commissioner King moved for approval. Commissioner Hall seconded.

The vote showed:

Ayes – All

Nays – None

The motion was carried.

NEW BUSINESS Discussion:

Economic Development Strategic Plan: Mr. Bytnar said he had talked with the new administration and the Mayor's vision for economic development and redevelopment to revitalize the City. Redevelopment has been working with Commissioner Reaves and Community Investment to formalize thoughts and ideas of the Mayor in regards to the Plan. Due to COVID-19 we have been working diligently in the background to assemble data; talk with developers; and talk with local community members to best move forward with the Plan. We want to bring to the Board and to the public that we are actively moving forward with the Plan. We will be engaging with SEH of Indiana, Inc., our economic development consultant, to assist with the process. Mr. Bytnar said he has been working with them under their existing contract in regards to sort out some of the things that we need to do as far as amendments to TIF Districts in regards to location, and in regards to land acquisition and disposition, and incentive programs, and priority projects, and sectors. Mr. Bytnar shared with the Board some of the economic data that is in the existing Comprehensive Plan. Mr. Bytnar said if there are any comments, changes, or amendments Staff will engage with the Planning Department, the Mayor's Office, and the City Council to look at the changes.

Indianapolis Inclusive Growth Strategy: Mr. Bytnar said we can't have a discussion about economic development strategy without also talking about the demographic as well the Community Benefit Ordinance and how it impacts the City's ability to entice developers; and also ensure positive outcomes for the residents of the community. We have been researching and looking at various

efforts of municipalities across the country and there is a really good example that is close to home being Indianapolis and the efforts that they have undertaken over the course of the last 3-4 years. He has spoken with representatives in Indianapolis about their program, such as how they rolled out and how they engaged the community, and how they engaged the development and the business community to make a business case for everyone working together to ensure that there are better outcomes for people who live within the community. The Indianapolis website has both the Brooklyn Institute study and analyses on the project as well as a PowerPoint on their inclusive road strategy. This is a good case study for the City of Gary.

PROJECT UPDATES:

Broadway Lofts: Mr. Bytnar said as the Board is aware Broadway Lofts is a project that Staff has been working on about three plus years; and pre-dates his tenure here, as well as several of the Board members. At the City Council meeting last night, they passed the Declaratory Resolution and adopted the SB-1 for the tax abatement for the Phase I project. As the Board is aware Broadway Lofts developer MVAH Holding had requested the Commission extend their Purchase Option Agreement for parcels that are scattered sites that would be for Broadway Lofts Phase II for townhomes.

Alliance Steel: Mr. Bytnar said the City Council passed the resolution amending the Development Agreement with Alliance Steel. This was a peculiar situation that arose when an assessment occurred the year prior to the deal; technically commencing in January of next year, so it moved the tax abatement

from the year 2021 to the year 2020, but it also moved the end date of the year based on the commencement.

PUBLIC Comment(s) on agenda items only: Ms. Jackie Harris, The 411 Newspaper asked questions about Akyumen Industries Corporation. Mr. Bytnar answered her questions.

COMMISSIONERS' Comments: Commissioner King said when the Board talks about redevelopment he feels that it is important to empower the developments that exist in the community and also to treat them with respect at the very least. One entity he thinks about is the Smart Smoothie that was inside the Hudson Campbell Fitness Center. Based on what he has heard there has been some miscommunications or lack of communications; he feels that is something that needs to be addressed while the Board talks about redevelopment to include the entities that already exist. Commissioner Reaves said the City and the administration tries to treat every business with respect and dignity. Sometimes there might be miscommunications, but at no time do they try to persecute a business. Small businesses are the backbone of America today, and he understands and respects small businesses. Commissioner Reaves said this administration tries to treat every business with the upmost respect, and try to make sure that they are operating properly.

SCHOOL BOARD REPRESENTATIVE'S Comments: Mr. Johnson was absent.

AGENDA Item(s) for next Board Meeting: Mr. Bytnar said he had no agenda items at this time.

ADJOURNMENT: Commissioner Rogge moved to adjourn the meeting.

Commissioner Sims seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

Commissioner Jones adjourned the meeting at 4:46 P. M.

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

**By: _____
Adam Hall, Secretary**