

**MINUTES OF REGULAR MEETING
GARY REDEVELOPMENT COMMISSION
SEPTEMBER 2, 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, September 2, 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
Councilwomen Linda Barnes-Caldwell
Councilwomen Tai Atkins
Councilman Ronald Brewer
John Tucker of American Structurepoint
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 present.

CERTIFICATION OF RECORD of Executive Session, held Wednesday, September 2, 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 Rogge 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.

Commissioner Reaves asked for a motion to defer and to hold a Special Meeting on Friday, September 4, 2020 to be scheduled at 4:30 P. M. for the REQUEST for APPROVAL of RESOLUTION NO. 7070, a resolution approving and authorizing the execution of an Agreement of Purchase and Sale between the City of Gary Redevelopment Commission and Bradford Equities II LLC. Commissioner Rogge moved for approval. Commissioner Hall seconded. Commissioner King said he would rather defer to the next regularly scheduled meeting. The vote showed:

**Ayes – Commissioner Rogge
Commissioner Sims
Commissioner Hall
Commissioner Reaves**

Nays – Commissioner King

The motion was carried.

Councilwoman Linda Barnes-Caldwell asked that the information regarding the Bradford Equities II LLC project be forwarded to her; and Councilwomen Tai Adkins asked that the entire Council be sent the documents, and that the Council be aware of projects prior to the meeting. Commissioner Reaves asked that their representatives on the Board forward them the documents. Commissioner King

asked if the Council was aware of the Bradford Equities II LLC project. Commissioner Hall said the Board was just made aware of the project.

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

Ayes – All

Nays – None

The motion was carried.

CLAIMS LIST of September 2, 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 claim to be paid is in the total amount of \$12,435.00. And in the 518-Demolition Fund the subtotal remained the same and the claims to be paid are in the total amount of \$23,575.00. Therefore, staff recommended to approve the Claims List in the grand total amount of \$36,010.00. Commissioner King moved for approval. Commissioner Rogge seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

SPECIAL CLAIMS LIST of September 2, 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 \$26,964.59. In the 826-Lakefront TIF Fund the

subtotal remained the same and the claims to be paid are in the total amount of \$59,111.27. In the 854-Kirk Yard TIF Fund the subtotal remained the same and the claim to be paid is in the total amount of \$274,106.30. And in the 877-US Steel Bond Fund the subtotal remained the same and the claim to be paid is in the total amount of \$2,173,394.53. Therefore, staff recommended to approve the Special Claims List in the grand total amount of \$2,533,576.69. Commissioner Hall moved for approval. Commissioner Rogge seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

DISCUSSION: SEH of Indiana LLC Economic Development Plan: Mr. Bytnar said the Board had received an overview of SEH of Indiana current contract with the knowledge that the administration has been looking at creating an economic development strategic plan. SEH of Indiana LLC will come before the Board for a vote at a later date. Today is to get the Board's input on the information that was presented to them to ask if there are any additions or subtractions, or any other comments as Staff does the amendment to SEH of Indiana LLC contract; or any priorities to make sure that we include in the strategic plan that is anticipated to be adopted by the end of the year. A timeline will be included in the updated contract language. The Board had no comments.

REQUEST for APPROVAL of RESOLUTION NO. 7068, a resolution to accept and approve the Final Inspection Report from Indiana Department of Transportation for the Airport Road Reconstruction Project: Mr. Bytnar said

present is Mr. John Tucker of American Structurepoint, who is the project engineer and the construction inspector for the project. We are looking to close-out the Buffington Harbor Road Project and as part of that this is part of the next step of the project. Mr. Tucker said this is for Airport Road Reconstruction Project and it is the final acceptance form for the State that essentially states that all work of the contractor has been completed and all punch list items have been completed and we have had our final inspection of the job. This is the final form to complete the project. Commissioner Hall moved for approval. Commissioner King second the motion. The vote showed:

Ayes – All

Nays – None

The motion was carried.

RECEIVE and REVIEW Bids for RFQ No. 2020-10 for debris removal for various sites in the City of Gary: Commissioner Reaves asked how many bids were received. Ms. Pirtle said one (1) bid was received. Commissioner Hall moved to review the bid. Commissioner Sims second the motion. The vote showed:

Ayes – All

Nays – None

The motion was carried.

Ms. Pirtle said one bid was received and reviewed for RFQ No. 2020-10, which was from ACTIN Contracting LLC of East Chicago, IN for the structures located at 2584 Adams Street, 2449-51 Broadway, 2646 Van Buren Street, and for debris removal for the site located at 625 East 46th Avenue in the total amount of \$57,700.

Commissioner Reaves ask for a motion for Staff and the Attorney to bring back a recommendation to award and to enter into a demolition contract for RFQ No. 2020-10. 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. 7069, a resolution reaffirming, approving and authorizing the execution of a Brownfield Cleanup Loan Agreement with the Northwest Indiana Regional Development Authority for the City Methodist Garden Ruins Project: Ms. Backhus said the loan was approved in 2018 and a number of things have occurred since then. This is for the asbestos removal and hazardous waste removal that was found. An RFP was put out and one bid was received, but it was higher than anticipated, we had expected the cost to be about \$46,280.00, however, the proposal came in at \$147,000.00. Yesterday, we received word from the Northwest Indiana Regional Development Authority that they will allow us to bring the loan up to \$1000,000 so we can do the full job. Ms. Backhus ask the Board to defer the item to the next scheduled meeting in order to bring back loan documents for the upsized loan. We will also have the Security Agreement and the Promissory Note, those we will negotiate the additional terms. Commissioner Hall moved for approval to defer. Commissioner Rogge second the motion. The vote showed:

Ayes – All

Nays – None

The motion was carried to defer.

REQUEST for APPROVAL of RESOLUTION NO. 7071, a resolution authorizing and approving rescinding a previous demolition award and agreement with ACTIN Contracting, LLC for the property located at 3950-62 Broadway and authorizing the execution of a new demolition agreement with JM Industrial Services for the property located at 3950-62 Broadway, Gary, IN. related to RFQ No. 2020-8: Ms. Pirtle said on August 19, 2020 the Board awarded and approved a Demolition Agreement with ACTIN Contracting for the structure located at 3950-62 Broadway related to RFQ No. 2020-8. Staff recommended and requested to rescind the Award and Demolition Agreement of ACTIN Contracting due to the contractor stating that they cannot demolish the structure in a timely manner. Therefore, Staff is requesting to rescind the award and demolition agreement with ACTIN Contracting, LLC for the property located at 3950-62 Broadway; and to award and enter into a demolition contract with JM Industrial Services as being the next lowest, responsive and responsible bidder to provide demolition services relating to RFQ No. 2020-8. Commissioner King moved for approval. Commissioner Hall second the motion. The vote showed:

Ayes – All

Nays – None

The motion was carried.

REQUEST for APPROVAL of RESOLUTION NO. 7072, a resolution authorizing and approving the execution of a Memorandum of Understanding

between the Friends of North Gleason Park and the Gary Redevelopment Commission to establish a framework for working together on rehabilitating, enhancing, and sustaining North Gleason Park: Mr. Bytnar said the Board has before them a MOU from Brad Miller of Indiana Land Marks. Mr. Miller has been working with a group of citizens to find a way to stabilize the old police boxing gym located at North Gleason Park. In a non-binding way, the agreement creates an informal relationship with Indiana Land Marks and Friends of North Gleason Park in order to identify funding sources and work in corroboration in order to preserve this part of the City. The Redevelopment Commission holds title to North Gleason Park currently. Also, in the resolution it gives the Commission Attorney authority to finalize negotiations. Also, we will be allowing access to the property. Commissioner Rogge moved for approval. Commissioner King second the motion.

The vote showed:

Ayes – All

Nays – None

The motion was carried.

NEW BUSINESS - Discussion: Update of Bicycle and Pedestrian Master Plan: Mr. Bytnar said the Board approved a professional services contract with Michael Baker Int'l who is the consultant and their subcontractors are Vocart a non-profit organization and the Troyer Group, who all will support development of the Bicycle and Pedestrian Master Plan.

Ms. Backhus indicated that the team is working diligently on development of engaging online Community Survey and putting a Community Advisory Council

together. Robust input from residents and a wide variety of stakeholders across the City is critical to the success of the plan. In addition, work is underway on the Existing Conditions section of the plan. Together these efforts will inform development of a conceptual plan that will be brought to the public for additional feedback.

PUBLIC Comment(s) on agenda items only: Councilwoman Tai Adkins asked questions about SEH of Indiana LLC Economic Development Plan. Mr. Bytnar answered Councilwoman Adkins questions. Councilwoman Adkins said the City Council should be aware of projects. Also, she asked for RFQ No. 2020-8 with all documentation; and she wanted Res. No. 7072 and the Memorandum of Understanding between the Friends of North Gleason Park regarding North Gleason Park. Also, she spoke on the Bicycle and Pedestrian Master Plan asking that the City Council be aware of what is going on with the project. Mr. Bytnar said he had asked Ms. Backhus and the consultants to reach out to each elected official individually to keep them aware of what is being done for the project.

COMMISSIONERS' Comments: Commissioner King said that his vote was to defer, until the next meeting, the Agreement of Purchase and Sale between the City of Gary Redevelopment Commission and Bradford Equities II LLC because he wanted the City Council and Atty. King, Jr. to have enough time to review the materials. Commissioner Hall said that the Board needed to have sufficient notice of the agenda items.

SCHOOL BOARD REPRESENTATIVE'S Comments: Mr. Johnson said virtual school has started.

AGENDA Item(s) for next Board Meeting: Mr. Bytnar said the SEH of Indiana LLC contract and the Revolving Loan Fund for City Church.

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 4:44 P. M.

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

**By: _____
Adam Hall, Secretary**