

**MINUTES OF REGULAR MEETING
GARY REDEVELOPMENT COMMISSION
SEPTEMBER 23, 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 23, 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
Councilwoman Tai Atkins
John Tucker of American Structurepoint
Denny Cobb, First Group Engineering, Inc.
Robert Gissey
John Talbot, Weaver Consultants Group
Patrick Walker, DG Partners
Cana Rodriguez
Robert Cissell, DG Partners
Ryan Peters, DG Partners Broker
Paul Yonover
Robert Cissell, DG Partners**

THE MEETING was called to order by Commissioner Reaves at 4:08 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 23, 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 Sims seconded.

The vote showed:

Ayes – All

Nays – None

The motion was carried.

CLAIMS LIST of September 23, 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 \$274,308.35. And in the 518-Demolition Fund the subtotal remained the same and the claim to be paid is in the total amount of \$6,700.00. Therefore, staff recommended to approve the Claims List in the grand total amount of \$281,008.35. Commissioner Rogge moved for approval. Commissioner Hall seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

SPECIAL CLAIMS LIST of September 23, 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 \$5,950.00. And, in the 826-Lakefront TIF Fund the subtotal remained the same and the claims to be paid are in the total amount of \$24,471.15. Therefore, staff recommended to approve the Special Claims List in the grand total amount of \$30,421.15. Commissioner Sims 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. 10, 11, and 12 for Dunnet Bay Construction for an increase of Thirty Thousand Forty-One Dollars and 11/100 (\$30,041.11) related to the following Change Orders: No. 10 – Time Extension – CN Railroad delay; No. 11 – Majestic Star Casino Electric Service; and No. 12 – Cost Savings/Extra Work: Mr. Bytnar deferred to John Tucker of American Structurepoint to give a detailed overview. Mr. Tucker said Change Order No. 10 – Time Extension-CN Railroad delay: This is for zero cost and it extends the original completion date from November 15, 2019 to a revised completion date of July 31, 2020 all due to the delays with the CN Railroad and Building Bridge #372; Change Order No. 11 – Majestic Star Casino Electric Service: This was an electric service that was required for the Majestic Star Casino at the City of Gary’s request, we connected the permanent electric service, which was previously only connected temporarily; and No. 12 – Cost Savings/Extra Work: This is for additional cost that was associated with the CN Railroad delay, the contractor had

to work through the winter so there was additional cost, however, there was a cost savings with Value Engineering removing a barrier wall. Commissioner Rogge moved for approval. Commissioner Hall seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

REQUEST for APPROVAL of RESOLUTION NO. 7074, a resolution approving and authorizing the execution of a professional services contract with First Group Engineering Inc. to provide Project Coordination Services for the Gary Green Link/Marquette Trail from Roosevelt Street to Polk Street: Mr. Bytnar said Mr. Denny Cobb of First Group Engineering, Inc. was present to go over the next phase of the Gary Green Link/Marquette Trail, which is Phase III, which is actually filling a gap both with construction that has already been completed. Mr. Cobb said this project is to connect a gap that exist on the west end at Ambridge Mann Park and at the east end of Polk and 2nd. The project will utilize the existing street along the river and we will reconfigure it so that we have an offsite trail and still have a street, and parking, and some new sidewalks. The project starts at Bridge Street and ends at Broadway and 4th. This is an 80/20 project and it is through the Indiana Department of Transportation Management (INDOT); and when they get a bidder, the City will be sent a bill for the 20% match that is required, 80% comes from federal funds that are administered through the Northern Indiana Regional Planning Commission (NIRPC). The agreement is to do the construction observation of the project, which is required by INDOT that there is an on-site

project person, who is certified in various aspects in testing and inspection and utilizes INDOT management software to manage the project. Commissioner Sims said she needed some clarity on the project intent location. Mr. Cobb said they will be using the existing street right-of-way. Mr. Bytnar said he will send her a copy of the cross section. Mr. Bytnar said the contract is in a not to exceed amount of \$199,574.57 and the contract expires on December 30, 2022. 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. 7075, a resolution approving and authorizing an extension for DG Partners LLC Purchase Agreement for the sale of certain property commonly referred to as 1301 Broadway Street, Gary, Indiana: Mr. Bytnar said this is for an extension for the agreement which was entered into on February, 2019 for the 13th and Broadway parcels. There have been several extensions, the most recent being for the deed restriction that needed to be lifted prior to Closing. Mr. Bytnar said DG Partners representatives were present. Mr. Robert Cissell said DG Partners have all the necessary approvals. The deed restriction took three months and a lot of people could not be contacted because of COVID-19. DG Partner is prepared to close as early as October 1, 2020 or when the City is ready. Mr. Ryan Peters, Broker for DG Partners said Dollar General is more of a convenience store, they offer name brand products, a grocery section and a large variety of product offerings. Mr. Bytnar said DG Partners are not asking for any

incentives from the City of Gary and they are paying market rate for the land. Councilwoman Tai Adkins said she would be involved with any developments in the 4th District. Commissioner Reaves said she will be informed. Mr. Bytnar said the extension is until October 2, 2020. Commissioner Rogge moved for approval. Commissioner Sims seconded. The vote showed:

Ayes – Commissioner Rogge
Commissioner Sims
Commissioner Hall
Commissioner Reaves

Nays – Commissioner King

The motion was carried.

REQUEST for APPROVAL of RESOLUTION NO. 7069, a resolution approving and authorizing the execution of a Brownfield Cleanup Loan Agreement with the Northwest Indiana Regional Development Authority for the City Methodist Church Ruins Project. (Deferred September 2, 2020): Ms. Backhus said on September 2, 2020 an overview was given on the project to reaffirm what had taken place in 2018 when the Board approved and executed a reverting loan fund for asbestos abatement for the City Methodist Church Ruin Garden. Since that time the Northwest Indiana Regional Development Authority (RDA) has increased the loan from \$46,280 to \$100,000 to cover asbestos and hazardous materials cleanup costs. This item is to amend the Agreement and to continue to authorize Mr. Bytnar, Director and Atty. King, Jr. the Commission attorney to be able to negotiate clauses within the Security Agreement and the Promissory Note, which the RDA is aware of and they don't see a problem with making changes. Commissioner Rogge moved for approval. Commissioner Hall seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

REQUEST for APPROVAL of RESOLUTION NO. 7073, a resolution approving and authorizing the execution of a Demolition Agreement for Debris Disposal with Actin Contracting LLC relating to RFQ No. 2020-10: Ms. Pirtle said on September 2, 2020 Staff opened quotes for Debris Disposal for RFQ No. 2020-10. One quote was received, which was from ACTIN Contracting LLC for 2449-51 Broadway in the amount of \$14,700, 2646 Van Buren Street in the amount of \$13,000, 625 East 46th Avenue in the amount of \$12,000, and 2584 Adams Street in the amount of \$18,000. ACTIN Contracting total bid is in the amount of \$57,700.00. Staff recommended to enter into a Demolition Agreement for Debris Disposal with ACTIN Contracting as being the lowest, most responsive and responsible bidder in the amount of \$57,700 for RFQ No. 2020-8. 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. 7076, a resolution approving and authorizing the amendment of the Supplemental Letter Agreement with SEH of Indiana, LLC for economic development planning, statutory reporting, and general consulting services: Mr. Bytnar said as discussed in a previous Board meeting this is a Supplemental Letter Agreement with SEH of Indiana, LLC to provide

additional strategic economic and development planning, statutory reporting, and general consulting services. Their contract will expire on December 31, 2020 and the contract is in a not to exceed amount of \$61,850.00. 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. 7077, a resolution approving and authorizing the execution of a professional services contract with James Meyer & Associates P.C. to provide legal services relative to analysis of allocation areas in the City of Gary: Mr. Bytnar said this item is for a professional services contract for economic development regarding allocation area analyzes before the end of the year. This will be in component with SEH of Indiana, Inc. The contract is in a do not exceed amount of \$10,000 and the contract expires on September 23, 2021. Commissioner Hall moved for approval. Commissioner Rogge seconded.

The vote showed:

Ayes – All

Nays – None

The motion was carried.

NEW BUSINESS Discussion: 15th Avenue LPA: Mr. Bytnar said this is an introduction to the Board for the 15th Avenue and I-65, Gateway Project where there is existing drainage and road issues. A LPA contract will come before the Board for construction engineering to provide the documents in advance of the project

construction in the year 2024 or the year 2025. The Indiana Department of Transportation (INDOT) will be involved with the project and there will be federal money involved. There will be matching funds of 80% federal money and 20% local funds. Aetna Project: Mr. Bytnar said Debera Backhus, Carrol Pirtle, and Ni'Avia have been working on the analyzes of parcels pertaining to the property conditions by using the Gary Cam website and riding around looking at structures to illicit for profit market rate, housing rehabilitation, and new home building that are available in the area. Also, Staff are working on the perimeter of the project. Ms. Backhus said they are working on maps to show the properties that are owned by the City. The project area will be on the eastern edge of Aetna, from Clay Street over to Green Street and Route 20 down to the Indiana Toll Road, these areas are south of where the South Shore transit double tracking development will be. We have 83 properties mostly vacant residential, and a few businesses. In the complete Aetna area, we have 163 properties that are mostly vacant land as opposed to properties that have homes that are potentially in bad condition in need of demolition. They may target blocks that are in good shape and have a developer to come in and add a few houses to put the houses back on the tax sale, or blanket the project area to offer the vacant land and the vacant residential houses to developers to develop the project area.

PUBLIC Comment(s) on agenda items only: There were no comments

COMMISSIONERS' Comments: Commissioner King said he voted no to the DG Partners project because the City as a whole is over saturated with Dollar Generals and he felt that it will not address the needs of the community. Also, he

wanted to remind everyone about the 2020 Census and to remember to vote. Commissioner Rogge asked the name of the Aetna Project. Mr. Bytnar said for now it is called the Aetna Pilot Project.

SCHOOL BOARD REPRESENTATIVE'S Comments: Mr. Johnson said he had no comment.

AGENDA Item(s) for next Board Meeting: Mr. Bytnar said potentially the 15th Avenue LPA contract.

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

Ayes – All

Nays – None

The motion was carried.

Commissioner Reaves adjourned the meeting at 4:52 P. M.

By: _____
Eric E. Reaves, President

By: _____
Adam Hall, Secretary