

**MINUTES OF REGULAR MEETING
GARY REDEVELOPMENT COMMISSION
APRIL 7, 2021**

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, April 7, 2021.

PRESENT:

**Eric E. Reaves, President
Adam Hall, Vice-President
George A. Rogge, Secretary
Jeremiah King, Member
Glenn I. Johnson, Representative of School Corp.**

ABSENT:

Gwendolyn F. Sims, Member

ALSO PRESENT:

**AJ Bytnar, Director
Jeraldine Williams, Staff
Rodney Pol, Esq., Commission Attorney
Pete Schwiegeraht
John Talbot
Helen Bessette
Shaun Doyle
Janet
Jacqueline Harris, The 411 News
Guest**

THE MEETING was called to order by Commissioner Reaves at 4:02 P. M.

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

CERTIFICATION OF RECORD of Executive Session, held Wednesday, April 7, 2021: 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 March 3, 2021. 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 March 17, 2021. Commissioner Rogge moved for approval. Commissioner King seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

CLAIMS LIST of April 7, 2021. (Previously approved by the Director): Mr. Bytnar said there are no changes to the Claims List. In the 101-General Fund the subtotal remains the same and the claims to be paid are in the total amount of \$2,332.05. In the 474-Non Reverting Fund the subtotal remains the same and the claims to be paid are in the total amount of \$172,865.98. In the 229-Unsafe Building Fund the subtotal remains the same and the claims to be paid are in the total

amount of \$5,842.33. And in the 518-Demolition Fund the subtotal remains the same and the claims to be paid are in the total amount of \$386.60. Therefore, staff recommended to approve the Claims List in the grand total amount of \$181,388.86. Commissioner Hall moved for approval. Commissioner Rogge seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

SPECIAL CLAIMS LIST of April 7, 2021. (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 remains the same and the claims to be paid are in the total amount of \$332,707.50. In the 826-Lakefront TIF Fund the subtotal remains the same and the claims to be paid are in the total amount of \$12,255.89. In the 834-Dalton Arms TIF Fund the subtotal remains the same and the claim to be paid is in the total amount of \$209,772.60. In the 838-Truck City TIF Fund the subtotal remains the same and the claim to be paid is in the total amount of \$97,405.33. And in the 877-US Steel TIF Fund the subtotal remains the same and the claim to be paid is in the total amount of \$2,750.00. Therefore, staff recommended to approve the Special Claims List in the grand total amount of \$654,891.32. Commissioner Hall moved for approval. Commissioner Rogge seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

PRESENTATION by MVAH Partners regarding the Broadway Lofts Project and Broadway Townhomes Project: Mr. Bytnar said Mr. Pete Schwiegeraht was at the meeting representing MVAH Partners to give an update of Broadway Lofts and Broadway Townhomes Projects: Mr. Schwiegeraht said they closed on November, 2020. The Broadway Lofts (Phase 1), main building is located on 7th and Broadway and the green house is in rear of it and a future development to the north. The properties are under construction and they are finishing firming up the foundation to build vertical. Also, they are preparing the underground, such as the foundation, utilities, and infrastructure work before they can get started. There will be solar on the roofs and the adjacent parking lots. All the development funds and resources have been committed at this point. The project is about 12 % complete. There will be 38 units with a mixture of 1 and 2 bedrooms. The completion date is by the end of 2021. The Broadway Townhomes (Phase II) has been funded with tax credits from the State of Indiana. It is located from Connecticut Street to Virginia Street east of Broadway. The Lofts will be scattered smaller townhomes with 2, 3, and 4 bedroom units. The property will be rental for 15 years and then the renters will have the right and opportunity to purchase the townhomes. The next step is to partnership with the City to finalize local incentives that were provided as part of the funding application and going through the development permit process. Powers and Sons, a local contractor will be the contractor for Phase II. The Broadway Townhomes project (Phase II) will start in September, 2021.

REQUEST for APPROVAL of RESOLUTION NO. 7164, a resolution approving and authorizing the extension and amendment of an Option to Purchase Agreement for property commonly referred to as 6200 Industrial Highway with Riley

and Management LLC: Mr. Bytnar said the original agreement was approved by the Board on November 7, 2018 with Riley Land Management LLC to enter into an agreement for the option to purchase the property located at 6200 Industrial Highway. This item is to extend and amend the option to purchase the property. The Commission has agreed to extend the option period from the original expiration date through December 31, 2021 in exchange for a payment of \$50,000.00 and to provide terms for a first subsequent extension from January 1, 2022 through June 30, 2022 in exchange for an additional \$75,000.00, and an additional option from July 1, 2022 thru December 31, 2022 for an additional \$100,000.00 with all amounts applying to the purchase price. Atty. Rodney Pol, Jr. said the agreement is extending the option to Riley Land Management to purchase the properties which includes the different periods for those different price amounts, with the price amounts increase as time goes on. Also, we have clarified by amendment some language where there is an option for them to purchase additional parcels, subject to the approval of this Board. 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. 7155, a resolution authorizing the execution of a Certificate of Completion for Makisha Robinson located at 625 Louisiana Street, Gary, Indiana: Mr. Bytnar said the Board had previously sold the property to Ms. Robinson and now the owner has completed in compliance with the agreed upon Quit Claim Deed, the plans and specifications

originally submitted and approved by the City of Gary Redevelopment Commission. Staff inspected the property and has determined that the property has been rehabbed to the satisfaction of the original specifications that had been previously stipulated by the Board. Staff concluded that Ms. Robinson did meet the stipulations set forth by the original agreement. Staff recommended the Board to execute the Certificate of Completion for Makisha Robinson for the property located at 625 Louisiana Street. Staff recommended approval of Resolution No. 7155. Commissioner Rogge moved for approval. Commissioner King seconded.

The vote showed:

Ayes – All

Nays – None

The motion was carried.

REQUEST for APPROVAL of RESOLUTION NO. 7156, a resolution authorizing the execution of a Certificate of Completion for F.P.M. Enterprise, Inc. located at 6800 Melton Road, Gary, Indiana: Mr. Bytnar said the Board had previously sold the property to F.P.M. Enterprise, Inc. for the purpose of rehab and improvement to the property for their business. The owner had asked for and was given several extensions. Staff inspected the property and it has been completed in compliance with the said Quit Claim Deed, the plans and specifications originally submitted and approved by the City of Gary Redevelopment Commission. Staff determined that the property has been rehabbed to the satisfaction of the City and requested the Board to execute the Certificate of Completion for F.P.M. Enterprise, Inc. for the property located at 6800 Melton Road. Staff recommended to approve

Res. No. 7156. 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. 7157, a resolution authorizing the execution to award to New Way Projex, Inc. the property located at 4717 E. 10th Street in the City of Gary related to Re-Imagine Gary Rehab One, Get Two Free Pilot Program: Mr. Bytnar said because the next 3 agenda items are related, he requested to give overviews for agenda items No. 12 - Resolution No. 7157, agenda item No. 13 - Resolution No. 7158, and agenda item No. 14 - Resolution No. 7159. Commissioner Hall moved for approval for Mr. Bytnar to give overviews for Resolution No. 7157, Resolution No. 7158, and Resolution No. 7159. Commissioner King seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

Bytnar said these are the first 3 applicants that have completed all of the initial forms of the requirements for the Re-Imagine Gary Rehab One, Get Two Free Pilot Program. They have completed the financial analyzes and provided the information that they themselves, or with business partners, or with contractors can rehab the homes based on previous projects. We have insured that they all have a general business license with the City of Gary and that they also use license contractors in the City of Gary. Staff persons, Carrol Pirtle, Deb Backhus, and

Ni'Avia Wilson have been doing a tremendous amount of work and a great job working with the applicants. Now the applicants can start to finalize their plans and get building permits. The properties will be put back on the Lake County tax roll upon completion. This is a positive impact for the Aetna neighborhood. Mr. Bytnar recommended to approve Resolution No. 7157, a resolution authorizing the execution to award to New Way Projex, Inc. the property located at 4717 E. 10th Street; Resolution No. 7158, a resolution authorizing the execution to award to Ivy Kane Properties, LLC the property located at 1202 Benton Street; and Resolution No. 7159, a resolution authorizing the execution to award to Miller's Junction, LLC the property located at 1142 Benton Street, all are in the City of Gary and all are related to the Re-Imagine Gary Rehab One, Get Two Free Pilot Program. Commissioner Hall moved for approval to vote on Resolution Nos. 7157, 7158, and Res. 7159 together. Commissioner Rogge seconded. Mr. Reaves congratulated Mr. Bytnar and his entire team for the success of the program and said this is an opportunity for Gary residents to get into the program. The vote showed:

Ayes – All

Nays – None

The motion was carried.

REQUEST for APPROVAL of RESOLUTION NO. 7162, a resolution authorizing the execution accepting Northern Indiana Commuter Transportation District's (NICTD'S) Uniform Property Acquisition Offers for two (2) Commission-owned property for purposes of NICTD'S Double Track Project. Property Addresses: 5847 E. Dunes Highway and 5929 E. Dunes Highway, Gary, Indiana: Atty. Rodney Pol, Jr. said there are 2 Uniform Property Acquisition Offers. NICTD

(Northern Indiana Commuter Transportation District) a government entity, and a partner with the City of Gary, has provided appraisals for the 2 properties. Atty. Pol, Jr. recommended the Board to accept NICTD's Uniform Property Acquisition Offers for the fair market offer of \$80.00 for the parcel located at 5847 E. Dunes Hwy, Gary, IN and \$22,000.00 for the parcel located at 5929 E. Dunes Hwy, Gary, Indiana based upon the appraisals that were submitted, and to approve Resolution No. 7162. Commissioner Hall moved for approval. Commissioner Rogge second.

The vote showed:

Ayes – All

Nays – None

The motion was carried.

REQUEST for APPROVAL of RESOLUTION NO. 7163, a resolution authorizing the transfer and award of real property from the City of Gary Redevelopment Commission to private homeowners Jerimiah King for 2254 W. 19th Avenue and 2262 W. 19th Avenue, to Terry and Oscar Robinson for 2669 Tyler Street, to Community Healthnet Inc., for 1501 E. 35th Court, and to Ronald Bruno, Jr. for 425-27 Bridge Street for the City of Gary's Side Lot Program: Ms. Backus said for full disclosure, Jeremiah King is a member of this Commission Board and is also a citizen of Gary and will not be voting on this item. Commissioner King said he will abstain his vote on this agenda item due to its conflict. Ms. Backhus said the aforesaid mentioned properties are part of the City of Gary's Side Lot Program, therefore, there is no monetary amount. Staff recommended to approve Resolution No. 7163 to award, transfer, and donate properties to Jerimiah King for property located at 2254 W. 19th Avenue and 2262 W. 19th Avenue, to Terry and

Oscar Robinson for property located at 2669 Tyler Street, to Community Healthnet Inc. for property located at 1501 E. 35th Court, and to Ronald Bruno, Jr. for property 425-27 Bridge Street. Atty. Pol, Jr. noted for the recorded “Mr. King has applied for the property in his capacity as a private citizen”. The Side Lot Program only applies for individual that boarder the side lots and that we had no other interest that were expressed in the side lots that Mr. King has applied for. In addition to Mr. King abstaining from voting in this situation, ultimately the alternative that nobody would get that lot. So, given the fact that Mr. King is abstaining and we will be memorizing the conflict that he has disclosed to the Board. I just wanted to make clear to the Board that we are taking every possible step to make sure that any conflict is absolved.” Commissioner Hall moved for approval. Commissioner Rogge second. The vote showed:

**Ayes – Commissioner Hall
Commissioner Rogge
Commission Reaves**

Abstains – Commissioner King

Nays – None

The motion was carried.

RECEIVE AND REVIEW RFQ No. 2021-2 to demolish various structures located at 537 E. 48th Avenue, 4835 Carolina Street, 4754-58 Pennsylvania Street, 606 W. Ridge Road, 3721 Massachusetts Street, and 3909 Jefferson Street all in the City of Gary: Ms. Backhus said Staff sent out RFQ. No. 2021-2 for demolition services for the properties above mentioned. Bids were received from the following bidders: Aavatar Enterprises, Inc. submitted a bid in the amount of \$41,500, Actin Contracting LLC submitted a bid in the amount of \$35,950, D & R

Site Services submitted a bid in the amount of \$44,100, JM Industrial Services submitted a bid in the amount of \$48,300, and KFL Enterprises submitted a bid in the amount of \$75,160. After review of the bids Staff will come back before the Board to award and to enter into a contract for RFQ. No. 2021-2. Commissioner Rogge moved for approval. Commissioner Hall second. The vote showed:

Ayes – All

Nays – None

The motion was carried.

RECEIVE AND REVIEW RFQ No. 2021-3 to demolish various structures located at 1309 Ellsworth Place, 1330 Marshall Street, 1021 Clinton Street, 616 Matthews Street, 1718 Hanley Street, and 2640 Stevenson Street all in the City of Gary: Ms. Backhus said Staff sent out RFQ. No. 2021-3 for demolition services for the properties as above mentioned. Bids were received from the following bidders: Aavatar Enterprises, Inc. submitted a bid in the amount of \$90,800, Actin Contracting LLC submitted a bid in the amount of \$69,950, D & R Site Services submitted a bid in the amount of \$61,450, JM Industrial Services submitted a bid in the amount of \$67,900, KFL Enterprises submitted a bid in the amount of \$96,260, and C. Lee Construction Services submitted a bid in the amount of \$96,600. After review of the bids Staff will come back before the Board to award and to enter into a contract for RFQ. No. 2021-3. Commissioner Rogge moved for approval. Commissioner Hall second. The vote showed:

Ayes – All

Nays – None

The motion was carried.

RECEIVE AND REVIEW RFQ No. 2021-4 to demolish various structures located at 1105 E. 21st Avenue, 5124 E. 13th Avenue, 2740 Madison Street, and 908-10 W. 19th Avenue all in the City of Gary: Ms. Backhus said Staff sent out RFQ. No. 2021-4 for demolition services for the above mentioned property. Bids were received from the following bidders: Aavatar Enterprises, Inc. submitted a bid in the amount of \$32,800, Actin Contracting LLC submitted a bid in the amount of \$36,000, D & R Site Services submitted a bid in the amount of \$32,100, JM Industrial Services submitted a bid in the amount of \$36,200, and KFL Enterprises submitted a bid in the amount of \$45,550. After review of the bids Staff will come back before the Board to award and to enter into a contract for RFQ. No. 2021-4. Commissioner Hall moved for approval. Commissioner Rogge second. The vote showed:

Ayes – All

Nays – None

The motion was carried.

RECEIVE AND REVIEW RFQ No. 2021-5 to demolish various structures located at 623 Harrison Street, 631 Harrison Street, 420 Van Buren Street, 375 Polk Street, 825 Kentucky Street and 805 Delaware Street all in the City of Gary: Ms. Backhus said Staff sent out RFQ. No. 2021-5 for demolition services for the above mentioned properties. Bids were received from the following bidders: Aavatar Enterprises, Inc. submitted a bid in the amount of \$70,900, Actin Contracting LLC submitted a bid in the amount of \$63,150, C. Lee Construction Services submitted a bid in the amount of \$65,800, D & R Site Services submitted a bid in the amount of \$61,800, JM Industrial Services submitted a bid in the amount of \$53,000, and KFL Enterprises submitted a bid in the amount of \$86,980. After review of the bids

Staff will come back before the Board to award and to enter into a contract for RFQ. No. 2021-5. Commissioner Hall moved for approval. Commissioner Rogge second.

The vote showed:

Ayes – All

Nays – None

The motion was carried.

RECEIVE AND REVIEW RFQ No. 2021-6 to demolish various structures located at 1288 Delaware Street, 2691 Massachusetts Street, 2564 Connecticut Street, 2264 Connecticut Street, 3870 Van Buren Street, and 1264 E. 36th Avenue all in the City of Gary: Ms. Backhus said Staff sent out RFQ. No. 2021-6 for demolition services for the property as above mentioned. Bids were received from the following bidders: Aavatar Enterprises, Inc. submitted a bid in the amount of \$41,800, Actin Contracting LLC submitted a bid in the amount of \$41,450, D & R Site Services submitted a bid in the amount of \$45,000, JM Industrial Services submitted a bid in the amount of \$45,400, and KFL Enterprises submitted a bid in the amount of \$59,192. After review of the bids Staff will come back before the Board to award and to enter into a contract for RFQ. No. 2021-6. Commissioner Rogge moved for approval. Commissioner Hall second. The vote showed:

Ayes – All

Nays – None

The motion was carried.

RECEIVE AND REVIEW RFQ No. 2021-7 to demolish various structures located at 3640 Massachusetts Street, 3636 Massachusetts Street, 1349 Harrison Blvd., 2521 Monroe Street, and 1618 Tyler Street all in the City of Gary: Ms.

Backhus said Staff sent out RFQ. No. 2021-7 for demolition services for the property as above mentioned. Bids were received from the following bidders: Aavatar Enterprises, Inc. submitted a bid in the amount of \$41,800, Actin Contracting LLC submitted a bid in the amount of \$43,150, D & R Site Services submitted a bid in the amount of \$36,600, JM Industrial Services submitted a bid in the amount of \$41,800, and KFL Enterprises submitted a bid in the amount of \$61,146. After review of the bids Staff will come back before the Board to award and to enter into a contract for RFQ. No. 2021-7. Commissioner Hall moved for approval. Commissioner Rogge second. The vote showed:

Ayes – All

Nays – None

The motion was carried.

REQUEST for APPROVAL of Determination of Capture Assessment for January 1, 2021 assessment date for submission to the Office of the Lake County Auditor and for filing with each overlapping taxing unit: Mr. Bytnar said the Commission by State Law has to notify the Lake County Auditor prior to or by July 15th of each year of how much assessed value to capture for the subsequent year. This notice will apply to the January 1, 2021, pay 2022 assessed value. The impact on property taxes for single families or homeowners with a homestead tax exemption is no impact; however, it will impact some businesses. If the notice is not sent prior to or by July 15th of each year the Auditor is directed to capture 100% of the assessed value for all of the TIF districts, even for districts that have bonds. Therefore, Staff recommended approval. Commissioner Hall moved for approval. Commissioner Rogge second. The vote showed:

Ayes – All

Nays – None

The motion was carried.

REQUEST for APPROVAL of FY2020 Annual Report of the Redevelopment Commission: Mr. Bytnar said this is a request from Staff for the Board to approve the FY2020 Annual Report for the Fiscal Year Ending December 31, 2020. State Law requires I.C 36-7-4-13(a). The report was prepared by SEH of Indiana, who has prepared reports for use before to make sure that the report meets all the statutory requirements. A copy of the report will be submitted to the Indiana Department of Local Government Finance (the “DLGF”) through the Indiana Gateway for Government units. Mr. Bytnar said he did receive comments from Board members. Mr. Bytnar recommended to approve this item subject to updated/corrected items that had discrepancies. Commissioner Hall moved for approval subject to updated/corrected items that had discrepancies. Commissioner King seconded.

The vote showed:

Ayes – All

Nays – None

The motion was carried.

NEW BUSINESS - Discussion: Executive Director’s Report: Mr. Bytnar said he had none.

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

COMMISSIONERS’ Comments: Commissioner King thanked the City Council for appointing him to the Redevelopment Commission for another term; and that he looks forward with working with the City Common Council and the

Redevelopment Commission. Commissioner Hall said he was also reappointed by the City Common Council to the Redevelopment Commission. Commissioner Reaves congratulated Commissioner King and Commissioner Hall on their reappointments by the City Common Council.

SCHOOL BOARD REPRESENTATIVE’S Comments: Mr. Johnson said he wanted to thank everyone who came out on March 20, 2021 for the COVID-19 vaccinated clinic at Calumet High School. Also, there will be a COVID-19 vaccinated clinic drive-thru in the parking lot at Roosevelt High School.

AGENDA Item(s) for next Board Meeting: There was none.

ADJOURNMENT: Commissioner Rogge moved to adjourn the meeting.

Commissioner Hall seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

Commissioner Reaves adjourned the meeting at 4:54 P. M.

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

**By: _____
George A. Rogge, Secretary**