

**MINUTES OF REGULAR MEETING  
GARY REDEVELOPMENT COMMISSION  
May 5, 2021**

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**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, May 5, 2021.

**PRESENT:**

**Adam Hall, Vice-President  
George A. Rogge, Secretary  
Jeremiah King, Member  
Gwendolyn F. Sims, Member  
Glenn I. Johnson, Representative of School Corp.**

**ABSENT:**

**Eric E. Reaves, President  
Jeraldine Williams, Staff**

**ALSO PRESENT:**

**AJ Bytnar, Director  
Carrol Pirtle, Deputy Director  
Rodney Pol, Esq., Commission Attorney  
Debera Backhus, Staff**

**THE MEETING** was called to order by Commissioner Hall at 4:01 P. M.

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

**CERTIFICATION OF RECORD** of Executive Session, held Wednesday, May 5, 2021: 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. Commissioner Rogge seconded. The vote showed:

**Ayes – All**

**Nays – None**

**The motion was carried.**

**CLAIMS LIST of May 5, 2021. (Previously approved by the Director): Mr. Bytnar said there are no changes to the Regular Claims List. In the 101-General Fund the subtotal remained the same and the claims to be are in the total amount of \$11,771.73. In the 474-Non-Reverting Fund the subtotal remained the same and the claim to be paid is in the total amount of \$40,275.71. In the 518-Demolition Fund the subtotal remained the same and the claims to be paid are in the total amount of \$36,716.28. Therefore, staff recommended to approve the Claims List in the grand total amount of \$88,763.72. Commissioner Sims moved for approval. Commissioner Rogge seconded. The vote showed:**

**Ayes – All**

**Nays – None**

**The motion was carried.**

**SPECIAL CLAIMS LIST of May 5, 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 remained the same and the claims to be paid are in the total amount of \$337,469.95. In the 826-Lakefront TIF Fund the subtotal remained the same and the claims to be paid are in the total amount of \$60,242.43. In the 834-Dalton Arms TIF Fund the subtotal remained the same and the claim to be paid is in the total amount of \$124,965.90. In the 840-Façade Grant Fund the subtotal remained the same and the claim to be paid is in the total amount of \$5,012.35. And in the 875-East lakefront TIF Fund the subtotal remained the**

same and the claim to be paid is in the total amount of \$225.00. Therefore, staff recommended to approve the Special Claims List in the grand total amount of \$527,915.63. Commissioner Sims moved for approval. Commissioner Rogge seconded. The vote showed:

**Ayes – All**

**Nays – None**

The motion was carried.

REQUEST for APPROVAL of RESOLUTION NO. 7176, a resolution authorizing the award and transfer of real property from the City of Gary Redevelopment Commission to a private homeowner Marvel Thompson for property located at 3769 Madison Street regarding the City of Gary's Side Lot Program: Ms. Pirtle said the property is part of the City of Gary's Side Lot Program, therefore, there is no monetary amount. The program stipulates that the homeowner's taxes are paid up to at least 2 years, which all have been paid up. Once the property is transferred to the homeowner the property will be added back to the Lake County tax roll. Staff requested to award the property located at 3769 Madison Street to Marvel Thompson. Commissioner Sims moved for approval. Commissioner Rogge seconded. The vote showed:

**Ayes – All**

**Nays – None**

The motion was carried.

REQUEST for APPROVAL of RESOLUTION NO. 7165, a resolution authorizing the award of property located at 1127 Benton Street in the City of Gary to Intentional Purpose LLC and execution of a Purchase Sale Agreement related to

**the Re-Imagine Gary Rehab One, Get Two Free Pilot Program: Ms. Backhus said staff recommended to award the aforementioned property to Intentional Purpose LLC and to authorize Director Bytnar and Atty. Pol, Jr. to finalize the Purchase Sale Agreement. Commissioner Rogge moved for approval. Commissioner Sims seconded. The vote showed:**

**Ayes – All**

**Nays – None**

**The motion was carried.**

**REQUEST for APPROVAL of RESOLUTION NO. 7166, a resolution authorizing the award of property located at 1143 Cass Street in the City of Gary to Infinity Investments Inc. and execution of a Purchase Sale Agreement related to the Re-Imagine Gary Rehab One, Get Two Free Pilot Program: Ms. Backhus said staff recommended to award the aforementioned property to Infinity Investments Inc. and to authorize Director Bytnar and Atty. Pol, Jr. to finalize the Purchase Sale Agreement. Commissioner Rogge moved for approval. Commissioner Sims seconded. The vote showed:**

**Ayes – All**

**Nays – None**

**The motion was carried.**

**REQUEST for APPROVAL of RESOLUTION NO. 7167, a resolution authorizing the execution of a Demolition Agreement with JM Industrial Services Inc. for debris disposal at four properties associated with RFQ 2020-5: Ms. Pirtle said staff recommended to award and enter into a demolition agreement for debris disposal with JM Industrial Services Inc., as being the lowest, most responsive and**

most responsible bidder to demolish the structure located at 4084 Broadway. The contract is in the amount of \$27,122.00 and expires on December 31, 2021. Commissioner Sims moved for approval. Commissioner Rogge seconded. The vote showed:

**Ayes – All**

**Nays – None**

The motion was carried.

**REQUEST for APPROVAL of RESOLUTION NO. 7168, a resolution authorizing the execution of a Demolition Agreement with JM Industrial Services Inc. for an Emergency Demolition at 2389 Connecticut Street in the City of Gary: Ms. Pirtle said the structure was falling towards one of the neighboring home. Staff recommended to award and enter into a demolition agreement with JM Industrial Services Inc., as being the lowest, most responsive and most responsible bidder to demolish the structure located at 2389 Connecticut Street. The contract is in the amount of \$8,200.00 and expires on December 31, 2021. Commissioner Sims moved for approval. Commissioner Rogge seconded. The vote showed:**

**Ayes – All**

**Nays – None**

The motion was carried.

**REQUEST for APPROVAL of RESOLUTION NO. 7169, a resolution authorizing the execution of a Demolition Agreement with Actin Contracting LLC for debris disposal at six properties associated with RFQ 2021-2: Ms. Pirtle said Staff recommended to award and enter into a demolition agreement for debris disposal with Actin Contracting LLC, as being the lowest, most responsive and**

most responsible bidder for the structures located at 537 E. 48<sup>th</sup> Avenue, 4835 Carolina Street, 4754-58 Pennsylvania Street, 606 W. Ridge Road, 3721 Massachusetts Street, and 3909 Jefferson Street. The contract is in the amount of \$35,950.00 and expires on December 31, 2021. Commissioner Sims moved for approval. Commissioner Rogge seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

REQUEST for APPROVAL of RESOLUTION NO. 7170, a resolution authorizing the execution of a Demolition Agreement with Richardson Disposal for debris disposal at six properties associated with RFQ 2021-3: Ms. Pirtle said Staff recommended to award and enter into a demolition agreement for debris disposal with Richardson Disposal, as being the lowest, most responsive and most responsible bidder for the structures located at 1309 Ellsworth Place, 1330 Marshall Street, 1021 Clinton Street, 616 Matthews Street, 1718 Hanley Street, and 2640 Stevenson. The contract is in the amount of \$61,450.00 and expires on December 31, 2021. Commissioner Sims moved for approval. Commissioner Rogge seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

REQUEST for APPROVAL of RESOLUTION NO. 7171, a resolution authorizing the execution of a Demolition Agreement with Richardson Disposal for debris disposal for properties associated with RFQ 2021-4: Ms. Pirtle said Staff

recommended to award and enter into a demolition agreement for debris disposal with Richardson Disposal, as being the lowest, most responsive and most responsible bidder for the structures located at 1105 E. 21<sup>st</sup> Avenue, 5124 E. 13<sup>th</sup> Avenue, 2740 Madison Street, and 908-10 W. 19<sup>th</sup> Avenue. The contract is in the amount of \$32,100.00 and expires on December 31, 2021. Commissioner Sims moved for approval. Commissioner Rogge seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

REQUEST for APPROVAL of RESOLUTION NO. 7172, a resolution authorizing the execution of a Demolition Agreement with JM Industrial Services Inc. for debris disposal at six properties associated with RFQ 2021-5: Ms. Pirtle said Staff recommended to award and enter into a demolition agreement for debris disposal with JM Industrial Services Inc., as being the lowest, most responsive and most responsible bidder to demolish the structures located at 623 Harrison Street, 631 Harrison Street, 420 Van Buren Street, 375 Polk Street, 825 Kentucky Street, and 805 Delaware Street. The contract is in the amount of \$53,000.00 and expires on December 31, 2021. Commissioner Sims moved for approval. Commissioner Rogge seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

REQUEST for APPROVAL of RESOLUTION NO. 7173, a resolution authorizing the execution of a Demolition Agreement with Aavatar Enterprise Inc.

for debris disposal at six properties associated with RFQ 2021-6: Ms. Pirtle said Staff recommended to award and enter into a demolition agreement for debris disposal with Aavatar Enterprise Inc., as being the lowest, most responsive and most responsible bidder to demolish the structures located at 2588 Delaware Street, 2691 Massachusetts Street, 2564 Connecticut Street, 2264 Connecticut Street, 3870 Van Buren Street, and 1264 E. 36<sup>th</sup> Avenue. The contract is in the amount of \$41,800.00 and expires on December 31, 2021. Commissioner Sims moved for approval. Commissioner Rogge seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

REQUEST for APPROVAL of RESOLUTION NO. 7174, a resolution authorizing the execution of a Demolition Agreement with Richardson Disposal for debris disposal at five properties associated with RFQ 2021-7: Ms. Pirtle said Staff recommended to award and enter into a demolition agreement for debris disposal with Richardson Disposal, as being the lowest, most responsive and most responsible bidder for the structures located 3640 Massachusetts Street, 3636 Massachusetts Street, 1329 Harrison Street, 2521 Monroe Street, and 1618 Tyler Street. The contract is in the amount of \$36,600.00 and expires on December 31, 2021. Commissioner Sims moved for approval. Commissioner Rogge seconded.

The vote showed:

Ayes – All

Nays – None

The motion was carried.



**REQUEST for APPROVAL of RESOLUTION NO. 7175, a resolution authorizing the execution of an Annual Supplemental Letter Agreement with SEH of Indiana LLC (SEH) to provide Economic Development Services from January 1 – December 31, 2021: Mr. Bytnar said SEH is our economic development, financial and analyze consultant. They handle all of the bond maintenance, monitoring activities as well as completing our annual report, and all of the other supplemental documents for the Commission. Mr. Bytnar recommended to approve a Contract with SEH of Indiana from January 1, 2021 to December 31, 2021 for Economic Development Services in an amount not to exceed \$88,500.00. Commissioner Rogge moved for approval. Commissioner Sims seconded. The vote showed:**

**Ayes – All**

**Nays – None**

**The motion was carried.**

**EPA Site Access Agreement: Mr. Bytnar said Atty. Pol, Jr. and he have been engaging in ongoing conversation with the Environmental Protection Agency (EPA), Indiana Department of Environment Management (IDEM) and Indiana Department of Natural Resources (IDNR) regarding properties located at 1000 N. Clark and 1100 N. Clark, Gary Indiana, which are owned by the Commission. These properties are potential superfund sites that require remediation. The agreement will allow the Local and Federal Agencies to continue to restore the properties that were damaged by the previous owners, not by the City of Gary. Atty. Pol, Jr. said Vice-President Hall can be authorized to sign off on the agreement, and there is no need for a commissioner to affirm. Commissioner Sims moved for approval and**

**for the Board to authorize Commissioner Hall as Vice-President to sign off on the EPA Site Access Agreement. Commissioner King seconded. The vote showed:**

**Ayes – All**

**Nays – None**

**The motion was carried.**

**NEW BUSINESS - Discussion: Executive Director's Report: Mr. Bytnar said there was none.**

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

**COMMISSIONERS' Comments: Commissioner King said this is Teachers Appreciation Week and wanted to express his appreciation to all teachers, and he commended the Fire Departments for putting out the fires throughout the City. Commissioner Hall wished everyone a Happy Cinco De Mayo.**

**SCHOOL BOARD REPRESENTATIVE'S Comments: Mr. Johnson wanted the minutes to reflect that he was in attendance during the meeting.**

**AGENDA Item(s) for next Board Meeting: As previously stated by Mr. Bytnar, there will be a RFP opening for 15<sup>th</sup> Place.**

**Atty. Pol, Jr. said the Governor's executive order has been extended to declare disaster emergencies through May of 2021. Potentially at the next meeting there may not be the same allowance for the participation through virtual meetings, until then, if and when that does occur he wanted the Board to know that we will be insuring that we will be complying with the newly enacted statute that requires that the newly enacted memorandum of the meetings that take place during these virtual meetings have to state the name of each member of the governing body who participates in the meeting, those who are absent, and they have to identify the**

electronic means of communication, so for example we will have to state that it is by a zoom meeting; and the votes taken must be done by roll call, which we already do. Atty. Pol, Jr. said he wanted to make sure that everyone is aware that there will changes, and this is more or less for the secretary. Also, this is for public notice that we do observe that there is a change in the Legislature that require the above listed changes and we will comply.

**ADJOURNMENT:** Commissioner Rogge moved to adjourn the meeting.

Commissioner Sims seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

Commissioner Hall adjourned the meeting at 4:39 P. M.

By: \_\_\_\_\_  
Adam Hall, Vice-President

By: \_\_\_\_\_  
George A. Rogge, Secretary