

**MINUTES OF REGULAR MEETING  
GARY REDEVELOPMENT COMMISSION  
MAY 19, 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 19, 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**

**ALSO PRESENT:**

**AJ Bytnar, Director  
Carrol Pirtle, Deputy Director  
Rodney Pol, Esq., Commission Attorney  
Deb Backhus, Staff  
John Talbot  
Sheleita Miller, Gateway Bookkeeping  
Janet**

**THE MEETING** was called to order by Commissioner Hall at 4:05 P. M.

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

Commissioner Reaves was absent, therefore, Commissioner Hall chaired the meeting.

**CERTIFICATION OF RECORD** of Executive Session, held May 19, 2021:  
Commissioner Hall 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 Sims seconded. The vote showed:

**Ayes – All**

**Nays – None**

**The motion was carried.**

**Mr. Bytnar asked the Board to make a motion to Amend the Agenda to add Resolution No. 7179, REQUEST for APPROVAL of RESOLUTION NO. 7179, a resolution authorizing approval and execution of additional appropriations for the Non-Reverting Fund 474 for 2020: Commissioner Sims moved for approval to amend the agenda to add Resolution No. 7179. Commissioner Rogge seconded.**

**The vote showed:**

**Ayes – All**

**Nays – None**

**The motion was carried.**

**REQUEST for APPROVAL of RESOLUTION NO. 7176, a resolution authorizing and accepting the transfer of real property to the City of Gary Redevelopment Commission from the City of Gary: Mr. Bytnar said this is for the transfer of approximately 1,000 parcels to the Redevelopment Commission from the City of Gary Board of Public Works, which they have approved, and now the Commission needs to make an action to accept the transfer of the properties. The properties will be recorded in the name of the City of Gary Redevelopment Commission and once disposed of, they will go back on the Lake County Tax Roll. 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. 7177, a resolution authorizing and accepting the transfer of certain real property from a private citizen Ronald C. Ferrara: Ms. Pirtle said the private property is located at 1052-54 Fairbanks Street, Gary, IN. The property will extend other properties located in the area that the Commission owns. The property will be for future use to go back on the Lake County Tax Roll. 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. 7178, a resolution authorizing receive award and transfer of real property from the City of Gary Redevelopment Commission, to private homeowners, Helen Bessette for two parcels located at 6560 Miller Ave., Jacqueline and Gregory Hoskins for property located at 5624 E. 3<sup>rd</sup> Ave., Anthony Jones for property at 3520 Connecticut St. and Joslyn Kelly for property located at 2633-2635 Broadway through the City of Gary's Side Lot Program: Ms. Pirtle said the aforesaid mentioned properties are part of the City of Gary's Side Lot Program, therefore, there is no monetary amount. The properties are adjacent to the home owners' property, and the home owners are current for at least the last two years on their property taxes. The properties have been reviewed by the Staff and were deemed eligible. The properties will go on the tax roll. Ms. Pirtle recommended to approve Res.**

No. 7178. 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. 7179, a resolution authorizing approval and execution of additional appropriations for the Non-Reverting Fund 474 for 2020: Ms. Pirtle said Staff is requesting additional appropriations that we need for the Finance Department to make sure that the budget does not go into negative for the year 2020. This is in regard to the Buffington Harbor Road Project. Commissioner Sims moved for approval. Commissioner Rogge seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

REQUEST to ADVERTISE for Demolition of 1900 West 5<sup>th</sup> Avenue (Former Mahencia Apartment Building) in the City of Gary: Ms. Pirtle said Staff is requesting to advertise on May 24, 2021 and June 7, 2021. The Board will receive bids for the property on June 16, 2021. Commissioner Sims moved for approval. Commissioner Rogge seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

RECEIVE and OPEN BIDS for two parcels located at the south east corner of 15 Place and the unimproved State Street referred to as 15<sup>th</sup> State and 18<sup>th</sup> State in

**Gary Indiana, for the Commission to hold, use, sell, exchange, lease, and rent or otherwise dispose of the property: Commissioner Sims moved to open the bids.**

**Commissioner Rogge seconded. The vote showed:**

**Ayes – All**

**Nays – None**

**The motion was carried.**

**Mr. Bytnar said no bids were received.**

**Commission Sims moved to close the bids. Commissioner Rogge seconded. The vote showed:**

**Ayes – All**

**Nays – None**

**The motion was carried.**

**Mr. Bytnar said bids can still be submitted up to 30 days, however we can't negotiate below the offering price until after the 30 days have expired.**

**NEW BUSINESS - Discussion: Commission Attorney's Report: Atty. Pol, Jr. said there have been changes to both the Open Door Law and Declaration of Natural Disaster in the State of Indiana. The Declaration of a Natural Disaster has been extended up until May 31, 2021 by the Governor's order. There are new laws regarding virtual meetings that we must comply with as discussed with the Commission and Staff. Indiana Code Section 5-14-1.5-3.5 has been amended. Atty. Pol, Jr. gave a report on the 2021- Legislative Changes Affecting Indiana Redevelopment Commissions. The new changes will be discussed and voted upon by the Commission.**

**Discussion: Executive Director's Report: Mr. Bytnar said he had no report.**

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

**COMMISSIONERS' Comments: Commissioner King said today is Malcolm X Day.**

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

**AGENDA Item(s) for next Board Meeting: Mr. Bytnar said there maybe tentatively contractor services contract with the Veridus Group.**

**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 4:27 P. M.**