

**MINUTES OF MEETING
GARY REDEVELOPMENT COMMISSION
June 16, 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, June 16, 2021.

PRESENT:

**Adam Hall, Vice-President
George A. Rogge, Secretary
Gwendolyn F. Sims, Member**

ABSENT:

**Eric E. Reaves, President
Jeremiah King, Member
Glenn I. Johnson, Representative of School Board**

ALSO PRESENT:

**AJ Bytnar, Director
Carrol Pirtle, Deputy Director
Debera Backhus, Staff
Dawn Michaels, Habitat for Humanity
Wendy Vachet, Michael Baker International
Jacqueline Harris, The 411**

Commission President Reaves was absent, therefore, Vice-President Hall chaired the meeting.

THE MEETING was called to order by Commissioner Hall at 4:04 P. M.

ROLL CALL: Commissioner Hall, Commissioner Rogge, and Commissioner Sims were present. Commissioner Reaves and Commissioner King were absent. Glenn I. Johnson, Representative of School Board was present.

CERTIFICATION OF RECORD of Executive Session, held Wednesday, June 16, 2021: Commissioner Hall read into the record the 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 motioned to approve. Commissioner Rogge seconded. The vote showed:

Ayes – All

Nays - None

The motion was approved.

ACCEPTANCE and APPROVAL of Minutes for Regular Meeting held on May 5, 2021. Commissioner Rogge motioned to approve. Commissioner Sims seconded. The vote showed:

Ayes – All

Nays - None

The motion was approved.

RECEIVE AND OPEN BIDS 2021- MAH 1 to demolish the former Mahencia Apartment Building located at 1900 W. 5th Avenue in the City of Gary: Commissioner Sims moved for approval to close the receiving of bids. Commissioner Rogge seconded. The vote showed:

Ayes – All

Nays - None

The motion was approved.

Commissioner Hall asked if there was anyone who wanted to submit a bid. There were no comments or submissions.

Commissioner Rogge moved to open the bids. Commissioner Sims seconded. The vote showed:

Ayes – All

Nays - None

The motion was approved.

Ms. Pirtle said there were four bids received as follows: JM Industrial Services Inc., Omega 3 Demolition, Actin Contracting LLC., & Dore & Associates.

JM Industrial Services located in Hammond, Indiana, submitted a bid in the amount of \$740,000.00 for hauling as contaminated waste and \$398,000.00 as abatement work completed.

Omega 3 LLC located in Elgin, Illinois, submitted a bid in the amount of \$219,100.00 for asbestos waste.

Actin Contracting LLC located in East Chicago, Indiana submitted a bid in the amount of \$532,967.00 for contaminated material and for regular C & D \$397,648.00.

Dore & Associates located in Bay City, Michigan submitted a bid in the amount of for \$434,400.00 as clean waste.

Commissioner Rogge moved that the Staff and Commission Attorney review the bids and bring back their recommendation to the Board to award. Commissioner Sims seconded. The vote showed:

Ayes – All

Nays - None

The motion was approved.

REQUEST for APPROVAL of RESOLUTION NO. 7185, a resolution authorizing the award and transfer of real property from the City of Gary Redevelopment Commission to private homeowners Roger Neyhart for property located at 6637 W. 25th Ave and to Tomas Mendiola for property located at 6625 W

9th Ave 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 program stipulates that the homeowners' taxes are paid up to at least 2 years, which all have been paid up. Once the properties are transferred to the homeowners the properties will be added back to the Lake County tax roll. Staff recommended to approve to award and transfer to Roger Neyhart the property located at 6637 W. 25th Ave and to Tomas Mendiola the property located at 6625 W. 9th Avenue. 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. 7186, a resolution transferring certain property to Habitat for Humanity of Northwest Indiana located at Property Addresses: 1600, 1601, 1604, 1609, 1615, 1617, 1621, 1624, 1625, 1628, 1629, 1639, 1643, 1645, 1650 and 1651 Jefferson Street in the City of Gary: Ms. Pirtle recommended the Board to donate the aforementioned properties located in the 1600 block of Jefferson Street to Habitat for Humanity of Northwest Indiana so they can continue their Field of Dream Homes. Ms. Dawn Michaels, Director of Habitat for Humanity of Northwest Indiana was present. Ms. Michaels said they have just completed the 1700 block and the 1800 block of Adams Street and all are Habitat homes, except for one. All the homeowners are paying taxes and they have insurance on their homes and they keep up their property. Ms. Michaels said the process to build a home can take years as funding is approved, usually two or three

years. Commissioner Rogge motioned to approve. Commissioner Sims seconded.

The vote showed:

Ayes – All

Nays – None

The motion was carried.

REQUEST for APPROVAL of RESOLUTION NO. 7187 accepting the transfer of real property located at 2800-18 W. 5th Ave. from the City of Gary: Ms. Pirtle said the property is a former fire station. Staff will do a RFP to dispose of the property and it will go back on the tax roll. Commissioner Sims motioned to approve. Commissioner Rogge seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

REQUEST for APPROVAL of RESOLUTION NO. 7188, a resolution approving the execution of a professional service contract with Michael Baker International, Inc. (MBI) for comprehensive planning, economic development, site due diligence and technical services: Mr. Bytnar said MBI has work for us before and has done tremendous work. An overview was given on the work that MBI had done and is doing for the Commission. Ms. Wendy Vachet of MBI provided additional remarks. Commissioner Sims motioned to approve. Commissioner Rogge seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

REQUEST for APPROVAL of RESOLUTION NO. 7189, a resolution approving the execution of a professional service contract with Get It Done Landscaping and Snow Removal for landscaping services: Ms. Pirtle said they have done work for use before. This will be for lawn care services. Commissioner Rogge motioned to approve. Commissioner Sims seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

REQUEST for APPROVAL of RESOLUTION NO. 7190, a resolution of the City of Gary Redevelopment Commission authorizing and approving the Fiscal Officer of the City of Gary to make an Inter-Fund Repayment of \$191,480.17 from Consolidated Area TIF Fund 823 to Midwest Center TIF Fund: Mr. Bytnar said last year the Board had approved the Inter-Fund Loan from the Midwest Center TIF Fund to the Consolidated Area TIF Fund 823. Therefore, Staff recommended that the Board authorize the Fiscal Officer of the City to make the Inter-Fund Loan repayment. Commissioner Sims motioned to approve. Commissioner Rogge seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

REQUEST for the REMOVAL of RESOLUTION item NO. 7191, a resolution ratifying a revision to the 2020 budget for the Non-Reverting Fund 474: Mr. Bytnar asked the Board to remove the above item in order to meet with the Fiscal Officer

of the City of Gary. Commissioner Rogge motioned to approve removal of the above agenda item. Commissioner Sims seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

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

REPORT from AJ Bytnar, Executive Director: Mr. Bytnar asked the Board to cancel the regularly scheduled meeting of July 7, 2021 in observance of Independence day. Commissioner Sims motioned to approve to cancel the regularly scheduled meeting of July 7, 2021. Commissioner Rogge seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

REPORT from Commission Attorney Rodney Pol, Jr.: Atty. Pol, Jr. was absent.

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

COMMISSIONER COMMENT(S): There were no comments.

SCHOOL BOARD REPRESENTATIVE’S Comments: Mr. Johnson said school is out and he hopes everyone enjoys the summer.

AGENDA ITEMS for the next board meeting: Executive Director’s Report: Mr. Bytnar stated that the Staff anticipates bringing 474 Non-Reverting Fund back to the Board once issues are resolved.

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 4:36 P. M.

**By: _____
Adam Hall, Vice-President**

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