

**MINUTES OF MEETING
GARY REDEVELOPMENT COMMISSION
JUNE 2, 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 2, 2021.

PRESENT:

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

ABSENT:

Eric E. Reaves, President

ALSO PRESENT:

**AJ Bytnar, Director
Debera Backhus, Staff
Rodney Pol, Esq., Commission Attorney
Sheleita Miller, GateKeeper Accounting
Marlon Web, Veridus LLC
Jim Rawlinson, Veridus LLC
Brian Lyter, South Shore RailCats
Janie Marcinkowski, Citizen**

In absence of President Reaves, Vice-President Hall chaired the meeting.

THE MEETING was called to order by Commissioner Hall at 4:06 P. M.

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

CERTIFICATION OF RECORD of Executive Session, held Wednesday, June 2, 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 Rogge motioned to approve. Commissioner Hall seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

REQUEST for APPROVAL of RESOLUTION NO. 7180, a resolution authorizing the execution of a professional services contract for Fire Panel Services at the Railcats Baseball Stadium with AMERICAN EAGLE SECURITY, INC.: Mr. Bytnar said this is for replacement of fire panels for the stadium to operate properly. Mr. Bytnar asked Mr. Brian Lyter, manager of the baseball stadium to give overviews for the baseball stadium. Mr. Lyter said these are the original panels that are 20-years old and they need to be replaced because they are starting to short-out., which causes staff to re-set the fire panels 5-6 times a day to make sure that it is functioning properly to recognize a fire alarm and to dispatch to the local fire department. Ms. Backhus said the contract is in a not to exceed amount of \$54,937.80. Attorney Pol, Jr. commented for the record “the fire panel would be considered an emergency purchase, as a special purchase, under the Indiana Procurement Laws. It is a special purchase considering the risk to the health and

safety of the patrons and employees and as well as the property.” 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. 7181, a resolution authorizing the execution of a professional services contract with AMERICAN EAGLE SECURITY INC. to install Network Wiring at the Railcats Baseball Stadium: Mr. Lyter said the network wiring was originally installed 20-years ago and is starting to go bad because the bandwidth cannot support the newer technology. Ms. Backhus said the contract is in a not to exceed amount of \$55,072.00. Commissioner Rogge moved to approve. Commissioner Sims seconded. The vote showed:

**Ayes – Commissioner Rogge
Commissioner Sims
Commissioner Hall**

Abstains – Commissioner King

Nays – None

The motion was carried.

REQUEST for APPROVAL of RESOLUTION NO. 7182, a resolution authorizing the execution of a professional services contract with Visua for Sound System Services at the Railcats Baseball Stadium: Mr. Bytnar said three quotes were received. Mr. Lyter said the sound system is 20-years old. The amps and the audio processor system needs to be replaced. Ms. Backhus said the contract is in

a not to exceed amount of \$49,845.45. Commissioner Rogge motioned to approve.

Commissioner Sims seconded. The vote showed:

Ayes – Commissioner Rogge
Commissioner Sims
Commissioner Hall

Nays – Commissioner King

The motion was carried.

REQUEST for APPROVAL of RESOLUTION NO. 7183, a resolution authorizing the execution of a professional services contract with Veridus LLC for real estate development services relative to target parcels: Mr. Bytnar said they are from Indianapolis, Indiana. They will be working on specific economic development tasks and policies and procedures for residential and commercial properties. Mr. Bytnar said Jim Rawlinson and Marlon Web of Veridus LLC were present. Mr. Webb gave an overview. Ms. Backhus said the contract is in a not to exceed amount of \$38,500.00, as well as a not to exceed amount of \$2,100.00 for reimbursable travel and other expenses. Commissioner Rogge motioned to approve. Commissioner King seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

REQUEST for APPROVAL of RESOLUTION NO. 7184, a resolution authorizing and adopting an Electronic Meeting Policy by which members of the City of Gary Redevelopment Commission may participate by electronic means of communication: Atty. Pol, Jr. said gave an overview. The resolution being

proposed will serve as the electronic meeting policy for the Redevelopment Commission. The Commission has been hosting their meetings virtually due to the COVID-19 pandemic. The Indiana State Legislator has amended their statute as it pertains to public meetings being held in a virtual setting. The resolution provides for the Commission to continue to hold their meetings electronically. Atty. Pol, Jr. recommended that the Commission adopt the policy whereby it allows the Board members to participate by means of electronic communications. When a Board member participate they are considered as part of the quorum and they can participate in actual votes, if they can be seen and heard. The public will also be able to participate by means of electronic communications. Atty. Pol, Jr. said there are other stipulations that are in the documents. Also, the Governor's mandate is scheduled to end in July, 2021. When the mandate is over, there will be other restrictions. Commissioner King motioned to approve. Commissioner Sims seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

NEW BUSINESS - Discussion: Executive Director's Report: Mr. Bytnar asked Ms. Backhus to give a brief update relative to the Bike and Pedestrian Plan., which will effectually be going before the Plan Commission and then the City Council for adoption into the overall plan of the City. Ms. Backhus said information is on the Redevelopment Commission website regarding the plan. This project is in collaboration with the Indiana Health Department, which funded half the project

by a grant and the other half was fund by the Commission. The grant has allowed staff to hire consultants for analyzes of the plan. All of the required meetings have been finished, except one. They have done community outreach and they have received good feedback. They are now at the stage of combining all the information that they have gathered to analyze the plans for the project. A draft plan will be put out for public viewing and comments.

PUBLIC Comment(s) on agenda items only: Ms. Janie Marcinkowski, Birch Avenue, Gary IN, commented on Veridus LLC. Also, she provided positive comments on the Bike Pedestrian Plan.

Commissioner Comment(s): There were no comments.

SCHOOL BOARD REPRESENTATIVE’S Comments: Mr. Johnson said Ms. Backhus did a great presentation on the Bike Pedestrian Plan.

AGENDA Item(s) for next Board Meeting: Mr. Bytnar said there were none.

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 4:55 P.M.

By: _____
Adam Hall, Vice-President

By: _____
George A. Rogge, Secretary