

**MINUTES OF SPECIAL MEETING
GARY REDEVELOPMENT COMMISSION
JUNE 29, 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 Tuesday, June 29, 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, Represent of School Board**

ALSO PRESENT:

**AJ Bytnar, Director
Rodney Pol, Esq., Commission Attorney
Guest (2)**

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

THE MEETING was called to order by Commissioner Hall at 4:34 P. M.

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

CERTIFICATION OF RECORD of Executive Session, held Tuesday, June 29, 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.

REJECT BID: Former Ivanhoe School: Mr. Bytnar said the special meeting was called to specially reject the bid that was received for Ivanhoe School submitted by Caribbean Trucking Inc. Two bids were received and upon reviewing both of them, there was one bid that met the requirements, which was enumerated within the RFP and there is one that did not. The Board has seen the Caribbean Trucking, Inc. RFP response and there are several items that they did not comply with.

Caribbean Trucking, Inc. was denied the bid for multiple factors. A Cannabis education center was proposed, which was a usage that was not contemplated either as an allowable use or preferred use for the RFP. Also, in our agreement with the Gary School Corp. there is deed restrictions for educational types of enterprises. This would disqualify the proposed use of the property.

Most important is the respondent ability to finance the proposed project, whereas they did put in a response that they would have funds to do so, but they provided no evidence showing a detailed breakdown of their financial structure or their capital of who those people would be, which would disqualify them.

They also did not submit any type of site plans, renderings, or detailed summary of what the proposal would look like once completed. The only thing

they included was a general idea of what their investment would be. However, there were no documents on what they were proposing, which would be another disqualifying factor.

In all of our RFP's we have people certify that they will become ineligible if they owe property taxes or ineligible based on Indiana Code 36-1-11-16. The applicant upon further review owes back taxes on several properties within the City of Gary, which is a disqualifying factor.

Mr. Bytnar said the Staff's recommendation is to reject the bid of Caribbean Trucking, Inc. and to continue with the negotiations with the only other bidder Djuric Trucking, Inc. Commissioner Sims moved to execute the motion to reject the current bid with Caribbean Trucking, Inc. and to consider the other bid (Djuric Trucking, Inc.). Commissioner Rogge seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

NEW BUSINESS - Discussion: Executive Director's Report: Mr. Bytnar wished everyone a safe 4th of July weekend and that the City will have a 4th of July parade on Friday.

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

COMMISSIONERS' COMMENTS: Commissioner Hall reminded the Board that the next regularly scheduled meeting will be on Wednesday, July 21, 2021.

SCHOOL BOARD REPRESENTATIVE'S COMMENT: Mr. Johnson was absent.

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 4:41 P. M.

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

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