

**MINUTES OF REGULAR MEETING
GARY REDEVELOPMENT COMMISSION
OCTOBER 6, 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, October 6, 2021.

PRESENT:

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

ABSENT:

Jeremiah King, Member

ALSO PRESENT:

**AJ Bytnar, Director
Carrol Pirtle, Deputy Director
Rodney Pol, Jr., Esq., Commission Attorney
Deb Backhus, Staff
Dennis Otten, Fulcrum Bio Energy, Inc.
Stephen Akard, Fulcrum Bio Energy, Inc.
Fvanewijk, Fulcrum Bio Energy, Inc.
Jackie Harris, The 411 News
Kendra S. Johnson**

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

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

CERTIFICATION OF RECORD of Executive Session, held Wednesday, October 6, 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 of the Certificate of Record of the Executive Session. Commissioner Hall seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried

CLAIMS LIST of October 6, 2021. (Previously approved by the Director): Mr. Bytnar said there are no changes to the Claims List. In the 474-Non-Reverting Fund the subtotal remained the same and the claims to be paid are in the total amount of \$40,360.91. In the 101-General Fund the subtotal remained the same and the claims to be paid are in the total amount of \$6,078.38. In the 518-Demolition Fund the subtotal remained the same and the claims to be paid are in the total amount of \$207,519.16. In the 229-Unsafe Fund the subtotal remained the same and the claims to be paid are in the total amount of \$20,126.98. Mr. Bytnar recommended to approve the Claims List in the grand total amount of \$274,085.43. Commissioner Hall moved for approval. Commissioner Sims seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

SPECIAL CLAIMS LIST of October 6, 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 \$130,040.31. In the 826-Lakefront TIF Fund the subtotal remained the same and the claims to be paid are in the total amount of \$134,036,82. In the 830-Lancaster TIF Fund the subtotal remained the same and the claim to be paid is in the total amount of \$21,430.83. In the 833-County Market TIF Fund the subtotal remained the same and the claim to be paid is in the total amount of \$87,419.06. In the 838-Truck City TIF Fund the subtotal remained the same and the claim to be paid is in the total amount of \$13,884.54. In the 854-Kirkyard TIF Fund the subtotal remained the same and the claim to be paid is in the total amount of \$1,013,719.79. In the 887-US Steel TIF Fund the subtotal remained the same and the claim to be paid is in the total amount of \$4,538,942.30. In the 875-East Lake Front TIF Fund the subtotal remained the same and the claim to be paid is in the total amount of \$5,000.00. Mr. Bytnar recommended to approve the Special Claims List in the grand total amount of \$5,944,473.65. Commissioner Sims moved for approval. Commissioner Hall seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

ACCEPTANCE and APPROVAL of Minutes of Regular Meeting held on August 18, 2021. Commissioner Hall moved for approval. Commissioner Sims seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

ACCEPTANCE and APPROVAL of Minutes of Regular Meeting held on September 8, 2021. Commissioner Sims moved for approval. Commissioner Hall seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

REQUEST for APPROVAL of RESOLUTION NO. 7218, a resolution of the City of Gary Redevelopment Commission for a Project Development Agreement for property commonly referred to as 6200 Industrial Highway, Gary, Indiana and authorizing other matters in connection therewith Riley Land Management, LLC, an affiliate of Fulcrum Bio Energy, Inc.: Representatives of Fulcrum Bio Energy, Inc. gave a project overview on the \$700 Million project in the Buffington Harbor area which will employ about 160 full time people at the former Lehigh Portland Cement site. The project will produce 134 gallons a year of renewable jet fuel. Commissioner Sims moved for approval. Commissioner Hall seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

REQUEST for APPROVAL of RESOLUTION NO. 7223 A Resolution of the City of Gary Redevelopment Commission accepting and awarding the bid from Ken Zomparelli to purchase the property commonly referred to 113 N. Hamilton Street, Gary, Indiana for the purpose of building a home: Ms. Pirtle recommended to award

to Ken Zomparelli the property located at 113 N. Hamilton Street for the sell price of \$40,000.00. Commissioner Hall moved for approval. Commissioner Sims seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

REQUEST for APPROVAL of RESOLUTION NO. 7224, a resolution of the City of Gary Redevelopment Commission rescinding and revoking the award of a demolition contract with RICHARDSON DISPOSAL and awarding a contract to JM INDUSTRIAL SERVICES related to RFQ 2021-3 for the demolition of various structures located in the City of Gary, Indiana: Ms. Pirtle said Richardson Disposal was not able to complete the demolition of the structures that were awarded, therefore, we are requesting to award and enter into a contract for RFQ No. 2021-3 to the next lowest, most responsive and responsible bidder which is JM Industrial Services in an amount not to exceed \$67,900.00. Commissioner Sims moved for approval. Commissioner Hall seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

REQUEST for APPROVAL of RESOLUTION NO. 7225, a resolution of the City of Gary Redevelopment Commission rescinding and revoking the award of a demolition contract with RICHARDSON DISPOSAL and awarding a contract to AAVATAR ENTERPRISES, INC. related to RFQ 2021-4 for the demolition of various

structures located in the City of Gary, Indiana: Ms. Pirtle said Richardson Disposal was not able to complete the demolition of the structures that were awarded, therefore, we are requesting to award and enter into a contract for RFQ No. 2021-4 to the next lowest, most responsive and responsible bidder which is Aavatar Enterprises, Inc. in an amount not to exceed \$27,500.00. Commissioner Sims moved for approval. Commissioner Hall seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

REQUEST for APPROVAL of RESOLUTION NO. 7226, a resolution of the City of Gary Redevelopment Commission rescinding and revoking the award of a demolition contract with RICHARDSON DISPOSAL and awarding a contract to AAVATAR ENTERPRISES, INC related to RFQ 2021-7 for the demolition of various structures located in the City of Gary, Indiana: Ms. Pirtle said Richardson Disposal was not able to complete the demolition of the structures that were awarded, therefore, we are requesting to award and enter into a contract for RFQ No. 2021-7 to the next lowest, most responsive and responsible bidder which is JM Industrial Services in an amount not to exceed \$25,800.00. Commissioner Hall moved for approval. Commissioner Sims seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

REQUEST for APPROVAL of RESOLUTION NO. 7227 a resolution of the City of Gary Redevelopment Commission authorizing the execution of an amended Professional Services Contract with First Engineering Group Inc. for Project Coordination/Construction Inspection for the Gary Green Link Marquette Trail Phase III project to update the hourly rate schedule: Ms. Backhus said the scheduled “A” hourly rate is being amended. Commissioner Chambers moved for approval. Commissioner Sims seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

REQUEST for APPROVAL of CHANGE ORDERS 1 and 2 for Gary Green Link Marquette Trail Phase III project: Ms. Backhus said this is for changes that were made to the Storm Water Management equipment that needed to be installed to manage the storm water. Change Order No. 1 is in the amount of \$72,225.00 which the City will pay 20% and Change Order No. 2 is in the amount of \$21,529.96 which the City will pay. Commissioner Sims moved for approval. Commissioner Chambers seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

REQUEST for APPROVAL of RESOLUTION NO. 7228 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 from the Non-Reverting Fund

474 to the Consolidated TIF fund 823: Mr. Bytnar said this is paying back \$1 Million Dollars from the \$2 Million Dollars Inter-Fund Loan that was used for the Buffington Harbor Road Project. Commissioner Hall moved for approval. Commissioner Sims seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

REQUEST to Authorize Executive Director Bytnar to sign any and all required notice consent documents associated with rezoning applications for the Sandy Jo parcels: Mr. Bytnar said this is to sign for land use documents that will be applied for land lease by the private developers. Commissioner Hall moved for approval. Commissioner Sims seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

NEW BUSINESS - Discussion: Executive Director's Report: Mr. Bytnar said he had none.

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

COMMISSIONERS' Comments: There were none.

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

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

ADJOURNMENT: Commissioner Hall moved to adjourn the meeting.

Commissioner Sims seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

Commissioner Rogge adjourned the meeting at 4:42 P. M.

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

**By: _____
Gwendolyn F. Sims, Secretary**