

**MINUTES OF REGULAR MEETING  
GARY REDEVELOPMENT COMMISSION  
NOVEMBER 3, 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, November 3, 2021.**

**PRESENT:**

**George A. Rogge, President  
Adam Hall, Vice-President  
Sharon Chambers, Members  
Glenn I. Johnson, Representative of School Corp.**

**ABSENT:**

**Gwendolyn F. Sims, Secretary  
Jeremiah King, Member**

**ALSO PRESENT:**

**AJ Bytnar, Director  
Jeraldine Williams, Staff  
Deb Backhus  
Rodney Pol, Esq., Commission Attorney**

**THE MEETING was called to order by Commissioner Rogge at 4:02 P. M.**

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

**ACCEPTANCE of AGENDA for November 3, 2021: Commissioner Hall moved for approval. Commissioner Chambers second. The vote showed:**

**Ayes – All**

**Nays – None**

**The motion was carried.**

**CERTIFICATION OF RECORD of Executive Session, held Wednesday, November 3, 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 Hall moved for approval of the Certificate of Record of the Executive Session. Commissioner Chambers 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 Chambers 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 Hall moved for approval. Commissioner Chambers seconded. The vote showed:**

**Ayes – All**

**Nays – None**

**The motion was carried.**

**CLAIMS LIST of November 3, 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 remains the same and the claims to be paid are in the total amount of \$175, 622.55. In the 101-General Fund the subtotal remains the same and the claims to be paid are in the total amount of \$18,001.36. In the 518-Demolition Fund the subtotal remains the same and the claims to be paid are in the total amount of \$128,861.64. In the 229-Unsafe Building Fund the subtotal remains the same and the claims to be paid are in the total amount of \$2,085.43. Therefore, staff recommended to approve the Claims List in the grand total amount of \$324,570.98. Commissioner Hall moved for approval. Commissioner Chambers seconded. The vote showed:

**Ayes – All**

**Nays – None**

The motion was carried.

**SPECIAL CLAIMS LIST of November 3, 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 remains the same and the claims to be paid are in the total amount of \$78,935.59. And in the 826-Lakefront TIF Fund the subtotal remains the same and the claims to be paid are in the total amount of \$64,211.06. Therefore, staff recommended to approve the Special Claims List in the grand total amount of \$143,146.65. Commissioner Hall moved for approval. Commissioner Chambers seconded. The vote showed:

**Ayes – All**

**Nays – None**

The motion was carried.

**RECEIVE and OPEN PROPOSALS (RFP) for the property located at 2800-18 W. 5<sup>th</sup> Avenue (a former Fire Station), Gary, Indiana for commercial and office use for purchase, lease, or alternative means of conveyance: Mr. Bytnar asked Ms. Williams were any bids received. Ms. Williams said no bids were received, however there was a person in the office preparing her proposal at this time, however, she had not submitted it to staff. Commissioner Hall moved to suspend the receiving and opening of the proposal until the next scheduled meeting. Commissioner Chambers seconded. The vote showed:**

**Ayes – All**

**Nays – None**

**The motion was carried.**

**RECEIVE and OPEN PROPOSALS (RFP) for the property located 3544-48 Washington Street, Gary, Indiana to redevelopment and rehabilitate for purchase, lease, or alternative means of conveyance: Mr. Bytnar asked Ms. Williams if there were any bids submitted. Ms. Williams said one bid was received from Chris and Leah Lewis. Mr. Bytnar said the structure is a multi-unit building, directly south of Indiana University. Commissioner Hall moved for approval to close receiving of bids. Commissioner Chambers seconded. The vote showed:**

**Ayes – All**

**Nays – None**

**The motion was carried.**

**Commissioner Hall moved for approval to open the one bid. Commissioner Chambers seconded. The vote showed:**

**Ayes – All**

**Nays – None**

**The motion was carried.**

**Ms. Williams opened and read the bid aloud. Ms. Williams said the bid is submitted in the amount \$25,500.00. Commissioner Hall moved for approval to refer the bid to staff and Atty. Pol, Jr. for review and to bring back their recommendation. Commissioner Chambers seconded. The vote showed:**

**Ayes – All**

**Nays – None**

**The motion was carried.**

**REQUEST for APPROVAL of RESOLUTION NO. 7233, a resolution of the City of Gary Redevelopment Commission authorizing the execution of a Memorandum Of Understanding by and between the City of Gary Redevelopment Commission and the Lake County Board of Commissioners for the performance of demolition services on certain properties located in the City of Gary. (Addresses: 6300 Miller Avenue and 1100 Massachusetts Street, Gary, IN): Mr. Bytnar said the total amount to demolish both buildings will be \$231,900.00. Commissioner Hall moved for approval. Commissioner Chambers seconded. The vote showed:**

**Ayes – All**

**Nays – None**

**The motion was carried.**

**NEW BUSINESS: Mr. Bytnar said there was no new business.**

**Discussion: Executive Director's Report: Mr. Bytnar said he wanted to remind the Board about the Fulcrum meeting today via Zoom. The Zoom link is**

posted under the City of Gary's Gary Redevelopment Commission's website and the City of Gary's public notice website. Commissioner Hall asked Atty. Pol, Jr. could he attend the meeting as a private citizen. Atty. Pol, Jr. said no, however, if you do make a comment identify yourself as a Commissioner of this Board, but say you are making comments as a concerned citizen from Gary, Indiana.

**PUBLIC Comment(s) on agenda items only:** There were no public comments.

**COMMISSIONERS' Comments:** There were no comments.

**SCHOOL BOARD REPRESENTATIVE'S Comments:** Mr. Johnson said he had no comments, other than to congratulate Atty. Pol, Jr. on being elected as a Senator.

**AGENDA Item(s) for next Board Meeting:** Mr. Bytnar said the awarding of the RFP for 3544-48 Washington Street.

**ADJOURNMENT:** Commissioner Hall moved to adjourn the meeting. Commissioner Chambers seconded. The vote showed:

**Ayes – All**

**Nays – None**

The motion was carried.

Commissioner Rogge adjourned the meeting at 4:31 P. M.

By: \_\_\_\_\_  
George A. Rogge, President

By: \_\_\_\_\_  
Acting Secretary