

**MINUTES OF REGULAR MEETING
GARY REDEVELOPMENT COMMISSION
DECEMBER 8, 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, December 8, 2021.

PRESENT:

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

ABSENT:

Gwendolyn F. Sims, Secretary

ALSO PRESENT:

**AJ Bytnar, Director
Carrol Pirtle, Deputy Director
Rodney Pol, Jr., Esq., Commission Attorney
Steven Jenkins, Esq., City Attorney
Jeraldine Williams, Staff
Deb Backhus, Staff
Sheleita Miller, Gatekeeper Accounting
Janie Marcinkowski
Tony Glenn**

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

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

ACCEPTANCE of AGENDA for December 8, 2021: Commissioner Hall moved for approval. Commissioner King second. The vote showed:

Ayes – All

Nays – None

The motion was carried.

Mr. Bytnar asked the Board to amend the agenda to add under New Business the Gary Redevelopment Commission 2022 meeting schedule. Commissioner Hall moved for approval to amend the agenda. Commissioner King seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

Mr. Bytnar asked the Board to accept the amended agenda. Commissioner Hall moved for approval to accept the amended agenda. Commissioner King seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

CERTIFICATION OF RECORD of Executive Session, held Wednesday, December 8, 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 October 6, 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 October 20, 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 November 3, 2021: Commissioner Chambers 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 November 17, 2021: Commissioner Chambers moved for approval. Commissioner Hall seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

ACCEPTANCE and APPROVAL of Minutes of Special Meeting held on November 29, 2021: Commissioner Chambers moved for approval. Commissioner King seconded. The vote showed:

**Ayes – Commissioners Chambers
Commissioner Rogge
Commissioner King**

Abstains – Commissioner Hall

Nays – None

The motion was carried.

CLAIMS LIST of December 8, 2021. (Previously approved by the Director):

Mr. Bytnar said: 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 \$11,396.00. In the 101-General Fund the subtotal remained the same and the claims to be are in the total amount of \$1,343.03. In the 518-Demolition Fund the subtotal remained the same and the claims to be paid are in the total amount of \$53,583.46. And in the 229-Unsafe Building Fund the subtotal remained the same and the claims to be paid are in the total amount of \$4,761.58. Therefore, staff recommended to approve the Claims List in the grand total amount

of \$71,084.07. Commissioner Hall moved for approval. Commissioner Chambers seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

SPECIAL CLAIMS LIST of December 8, 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 \$35,035.62. And in the 826-Lakefront TIF Fund the subtotal remained the same and the claims to be paid are in the total amount of \$58,680.18. Therefore, staff recommended to approve the Special Claims List in the grand total amount of \$93,715.80. Commissioner Hall moved for approval. Commissioner Chambers seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

REQUEST for APPROVAL of RESOLUTION No. 7240, a resolution approving the Purchase Agreement between the Gary Redevelopment Commission and T.G. Vanzandth, Inc. for the sale of properties located at 415 S. Lake Street and 425 S. Lake Street: Mr. Bytnar said on July 1, 2019, Staff published a Request for Proposals (RFP) for the development of the property. After careful review and due diligence of all the proposals submitted, Staff recommended that the Commission accept the proposal submitted by T.G. Vanzandth, Inc. as the proposal provided

the best vision, use and associated benefits for the property. The proposal amount submitted was in the amount of Fifteen Thousand Dollars and No Cents (\$15,000.00). The parties have negotiated and drafted a final Purchase Agreement for the properties. The properties will be used as a future Restaurant and Events Space. Mr. Tony Green and Ms. Janie Marcinkowski gave an overview of their project and thanked the Board. Mr. Bytnar recommended to approve Resolution No. 7240 pursuant to the terms of the attached Purchase Agreement and subject to correcting the typographical errors in the document. Commissioner Hall moved for approval. Commissioner Chambers seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

Mr. Bytnar asked the Board that he be allowed to give overviews for agenda item No. 13 – REQUEST for APPROVAL of RESOLUTION No. 7241, a resolution approving and authorizing the execution of an extension of a contract date for a consulting agreement with Michael Baker International, Inc. to provide comprehensive planning, economic development, site due diligence and technical services; agenda item No.14 - REQUEST for APPROVAL of RESOLUTION No. 7242, a resolution approving and authorizing the execution of an extension of a contract dated for the Annual Supplemental Letter Agreement with SEH of Indiana LLC (SEH) to provide Economic Development Services; and agenda item No. 17 - REQUEST for APPROVAL of RESOLUTION No. 7245, a resolution approving and authorizing the execution of an extension of a contract date for professional

services with Gatekeeper Accounting LLC to provide accounting consulting services.; and that the Board vote on them.

By consensus, the Board agreed.

Mr. Bytnar said there are remaining balances on all of the three contracts and their contract dates will expire on December 31, 2021. Mr. Bytnar asked that their contract dates be extend to February 25, 2022 in order to expend the funds. Also, the terms and money associated with the original contracts will stay the same for the extensions. Commissioner Hall moved for approval for Resolution No. 7241, Resolution No. 7242, and Resolution No. 7245. Commissioner Chambers seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

REQUEST for APPROVAL of RESOLUTION No. 7243 a resolution approving and authorizing conditionally accepting the bid from Adam Zheng to purchase the properties commonly referred to 7015 W. 5th Avenue, Gary in for the purpose of redeveloping the property: Mr. Bytnar said on July 12, 2021 Staff published a Request for Proposals (RFP) for the development of the property. After careful review and due diligence of all proposals submitted, Staff recommended the Board to conditionally accept the proposal from Adam Zheng in the amount of Two Hundred Ten Thousand Dollars and No Cents (\$210,000.00) as this proposal provides the best vision, use and associated benefits for the property for the production/fabrication of grease containers; and that the Executive Director and

legal counsel be authorize to negotiate and finalize a complete Development Plan and Purchase Agreement. The final Purchase and Development Agreements will come back to the Board prior to transfer of the property. Commissioner Hall moved for approval. Commissioner Chambers seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

Commissioner King left at this point in the meeting.

REQUEST for APPROVAL of RESOLUTION No. 7244 a resolution approving and authorizing conditionally accepting the bid from Chris Lewis and Leah Lewis to purchase the properties commonly referred to as 3544-48 Washington Street, Gary, Indiana for the purpose of rehabbing the structure: Mr. Bytnar said on October 15, 2021 Staff published a Request for Proposals (RFP) for the development of the property. After careful review and due diligence of the one proposal submitted, Staff recommended that the Commission accept the Twenty-Five Thousand Five Hundred Dollars and No Cents (\$25,500.00) purchase price bid from Chris Lewis and Leah Lewis as this proposal provides the best vision, use and associated benefits for the property for the purpose of rehabbing the property. Staff recommended the Board to conditionally accept the proposal and that the Executive Director and legal counsel be authorized to negotiate and finalize a complete Development Plan and Purchase Agreement. The final Purchase and Development Agreements will come back to the Board prior to transfer of the

property. Commissioner Hall moved for approval. Commissioner Chambers seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

REQUEST for APPROVAL of RESOLUTION No. 7246, a resolution approving and authorizing a refund to Sarah Brown for a bid bond for the required repairs at 513-39 W. 35th Avenue, Gary, Indiana: Mr. Bytnar said pursuant to the terms of the Purchase Agreement for the property Ms. Brown was required to submit a performance bond and complete certain improvements to the structure, and if she did, the performance bond would be refunded to her. Staff inspected the property and Ms. Brown has complied with the Purchase Agreement and has satisfied the requirements and now is due the return of the bid bond amount of \$1,040.00. Commissioner Hall moved for approval. Commissioner Chambers seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

REQUEST for APPROVAL of RESOLUTION No. 7247, a resolution approving and authorizing the Grant Agreement with the Industrial Development Grant Fund (IDGF) for reimbursement of funds related to the Rail Project with Alliance Steel LLC.: Mr. Bytnar gave an overview of the project. Mr. Bytnar said this is a reimbursement from the IDGF for reimbursement of \$300,000 that was part of the

Alliance Steel Project incentive package that was offered to them for relocation to the City of Gary and this is part of the original Development Agreement. Commissioner Hall moved for approval. Commissioner Chambers seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

NEW BUSINESS: The Gary Redevelopment Commission 2022 meeting schedule: Mr. Bytnar said Staff is requesting to hold meetings in January, 2022 on the first Wednesday, January 5th and the third Wednesday, January 19th, 2022. Also, Staff is requesting beginning February, 2022 to meet on every third Wednesday of the month, instead of every first and third Wednesday's of the month. The time would stay the same, the Executive Session at 3:00 P. M. and the Regular Meeting at 4:00 P. M. Commissioner Hall moved for approval. Commissioner Chambers seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

Bicycle and Pedestrian Master Plan: Mr. Bytnar said a Community Action Citizen Advisory in person meeting, only, will be held for the project. This the final public information forum before it goes to the Planning Commission. The meeting will be held today from 6:00 p. m. to 8:00 p.m. at the Diamond City, which is part of the Railcats' Baseball Stadium. Mr. Bytnar said the Commission provided the local

match for the project. Before this goes to the Planning Commission for their public hearing the documents will be provide to the Board members for any comments.

Fulcrum Bio Energy: Mr. Bytnar said there will be a public information forum on the project and this information is on the City's website. The meeting will be held on Wednesday, December 19, 2021 at the Diamond City, which is part of the Railcats' Baseball Stadium.

Cancellation of the December 22, 2021 meeting: Mr. Bytnar requested the Board to cancel the meeting scheduled for December 22, 2021. The next scheduled meeting will be held on January 5, 2022. Commissioner Hall moved for approval. Commissioner Chambers seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

Discussion: Executive Director's Report: Mr. Bytnar said he had no report.

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

COMMISSIONERS' Comments: Commissioner Hall and Commission Chambers wished everyone a Happy Holiday.

SCHOOL BOARD REPRESENTATIVE'S Comments: Mr. Johnson wished everyone a Happy Holiday.

AGENDA Item(s) for next Board Meeting: Mr. Bytnar said there will be the election of offices.

Atty. Rodney Pol, Jr. said he will not be able to attend the meetings for the next couple of months because he will be in Indianapolis serving as Senator. Steven Jenkins, Esq. and Angela Lockett, Esq. will be the attorneys for the Commission while he is away. Also, the City will be hiring an additional attorney. Mr. Bytnar said Atty. Jenkins will be working for the department as of January 1, 2022. Atty. Jenkins said he has set in on meetings and he looks forward to working with everyone.

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 4:43 P. M.

By: _____
George A. Rogge, President

By: _____
Adam Hall, Acting Secretary