

**MINUTES OF MEETING
GARY REDEVELOPMENT COMMISSION
July 21, 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, July 21, 2021.

PRESENT:

**Adam Hall, Vice-President
George A. Rogge, Secretary
Gwendolyn F. Sims, Member
Jeremiah King, Member**

ABSENT:

**Eric E. Reaves, President
Glenn I. Johnson, School Board Representative**

ALSO PRESENT:

**AJ Bytnar, Director
Carrol Pirtle, Deputy Director
Debera Backhus, Staff**

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

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

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

CERTIFICATION OF RECORD of Executive Session, held Wednesday, July 21, 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.

Director Bytnar Requested that the Board “table” agenda item numbers 4, 5 and 6; detailed as the following, respectively, CLAIMS LIST of July 21, 2021, SPECIAL CLAIMS LIST of July 21, 2021, and REQUEST for APPROVAL of RESOLUTION NO. 7191, and a resolution ratifying a revision to the 2020 budget for the Non-Reverting Fund 474. Commissioner Rogge moved to table agenda item numbers 4, 5 and 6. Commissioner Sims moved to second. The vote showed:

Ayes: All

Nays: None

The motion was approved.

REQUEST for APPROVAL of RESOLUTION NO. 7192, a resolution authorizing and accepting the transfer of several certain real properties from a private citizen Laverne Dillard, Administrator of the Estate of Lovell Amison: Deputy Director Pirtle said the properties are located by Redevelopment properties in various areas of the City that we would like to acquire. Commissioner Sims motioned to approve. Commissioner Rogge seconded. The vote showed:

Ayes: All

Nays: None

The motion was approved.

REQUEST for APPROVAL of RESOLUTION NO. 7193, a resolution authorizing and accepting the transfer of certain real property from the City of Gary located at 2800-18 West 5th Avenue in the City of Gary: Director Bytnar said the property was transferred from the Board of Works. We want to obtain appraisals and then make the property available to dispose of. Commissioner Rogge motioned to approve. Commissioner Sims seconded. The vote showed:

Ayes: All

Nays: None

The motion was approved.

REQUEST for APPROVAL of RESOLUTION NO. 7195, a resolution authorizing the award and transfer of real property from the City of Gary Redevelopment Commission to private homeowners LaChaundra Laster for property located at 361 Polk Street; Frances Lane for property located at 809-15 W. 35th Avenue; George Washington for property located at 2345 Delaware Street; Jermanie Harris for property located at 316 Pierce Street; Georgina McClellan for property located at 737 Harrison and Richard and Raecheil Sampler for property located at 2019-23 Ohio Street through the City of Gary's Side Lot Program: Deputy Director Pirtle said the aforesaid mentioned properties are part of the City of Gary's Side Lot Program, therefore, there is no monetary amount. The properties are adjacent to the aforementioned homeowners. The program stipulates that the homeowners' taxes are paid up to at least 2 years, which all have been paid up. Once the properties are transferred to the homeowners the properties will be added back to the Lake County tax roll. Staff recommended to approve to award and

transfer the respective properties to the respective homeowners; and to approve Resolution No. 7195. Commissioner Sims motioned to approve. Commissioner Rogge seconded. The vote showed:

Ayes: All

Nays: None

The motion was approved.

REQUEST for APPROVAL of RESOLUTION NO. 7196, A resolution of the City of Gary Redevelopment Commission rescinding the award of properties to 1st Metro Development for property located at 1516, 1522, 1524, 1600 and 1608 Massachusetts Street in Gary, Indiana and awarding said properties to First Metropolitan Builders of America Inc.: Director Bytnar said Mr. Allan Fefferman was awarded the properties, however, he passed away a few months ago. In order to complete the transaction with Mr. Fefferman's heirs, it was determined by our legal department and his counsel that we need to rescind the original award to 1st Metro Development and award it to their sister company, First Metropolitan Builders of America Inc. in order to continue with the transaction and they can continue to develop the properties as it was originally intended. Commissioner Rogge motioned to approve. Commissioner Sims seconded. The vote showed:

Ayes: All

Nays: None

The motion was approved.

REQUEST for APPROVAL of RESOLUTION NO. 7197, a resolution approving the execution of a professional service contract with Ronald King Man In Charge

for landscaping services: Deputy Director Pirtle said this is for lawn care services in various areas of the City to eliminate blight. The contract is in the amount of \$15,000 and it expires on December 31, 2021. Commissioner Sims motioned to approve. Commissioner Rogge seconded. The vote showed:

Ayes: All

Nays: None

The motion was approved.

REQUEST for APPROVAL of RESOLUTION NO. 7198, a resolution approving the execution of a professional service contract with XF Management LLC for landscaping services: Deputy Director Pirtle said this is for lawn care services in various areas of the City to eliminate blight. The contract is in the amount of \$21,000 and it expires on December 31, 2021. Commissioner Rogge motioned to approve. Commissioner Sims seconded. The vote showed:

Ayes: All

Nays: None

The motion was approved.

REQUEST for APPROVAL of RESOLUTION NO. 7199, a resolution approving the execution of a professional service contract with Moore Lawn Care for landscaping services: Deputy Director Pirtle said this is for lawn care services in various areas of the City to eliminate blight. The contract is in the amount of \$21,000 and it expires on December 31, 2021. Commissioner Sims motioned to approve. Commissioner Rogge seconded. The vote showed:

Ayes: All

Nays: None

The motion was approved.

REQUEST for APPROVAL of RESOLUTION NO. 7200, a resolution approving the execution of a professional service contract with B & B Seasonal Services LLC for landscaping services: Deputy Director Pirtle said this is for lawn care services in various areas of the City to eliminate blight. The contract is in the amount of \$15,000 and it expires on December 31, 2021. Commissioner Sims motioned to approve. Commissioner Rogge seconded. The vote showed:

Ayes: All

Nays: None

The motion was approved.

REQUEST for APPROVAL of RESOLUTION NO. 7201, a resolution approving the execution of a professional service contract with De-Vine Landscaping & Property Management for landscaping services: Deputy Director Pirtle said this is for lawn care services in various areas of the City to eliminate blight. The contract is in the amount of \$22,500 and it expires on December 31, 2021. Commissioner Sims motioned to approve. Commissioner Rogge seconded. The vote showed:

Ayes: All

Nays: None

The motion was approved.

REQUEST for APPROVAL of RESOLUTION NO. 7202, a resolution approving an additional appropriation of funds into the Consolidated Area TIF Fund 823: Deputy Director Pirtle said the City of Gary Department of Redevelopment receives

tax increment distributions from various allocation areas (TIF Districts) for the propose of infrastructure and development. The department must establish line items by resolution to authorize expenditures from existing TIF Funds. Therefore, Staff requested that the appropriations be established for the Consolidated Area TIF Fund 823 in the amount of \$1,361,076.19. Commissioner Sims motioned to approve. Commissioner Rogge seconded. The vote showed:

Ayes: All

Nays: None

The motion was approved.

REQUEST for APPROVAL of RESOLUTION NO. 7203 – a resolution ratifying and approving an extension to the project and purchase agreement between the Gary Redevelopment Commission and MVAH Holding LLC to extend the Inspection Period of the project commonly referred to as the Broadway Homes Project Phase II: Director Bytnar said MVAH Holding is requesting for an extension for the due diligence period. They have been awarded tax credits for Phase II and as part of that they are working through the local land use approvals. They also will be making an application to the City Council for tax abatement, so, they have asked during these periods that Redevelopment extend the due diligence period. This would further extend the term by adding two additional 90-day extensions for an extension fee in the amount of One Hundred Dollars (\$100.00) each. Staff recommended that the Board approve Resolution No. 7203. Commissioner Sims motioned to approve. Commissioner Rogge seconded. The vote showed:

Ayes: All

Nays: None

The motion was approved.

REQUEST for APPROVAL of RESOLUTION NO. 7204, a resolution ratifying and approving an inter fund loan and approving repayment on the inter fund loan: Director Bytnar said the total loan was for Two Million Dollars. Staff recommended to repay One Million Dollars from the 474 Non-Reverting Fund to the 823 Downtown Consolidated Fund. Commissioner Rogge motioned to approve. Commissioner Sims seconded. The vote showed:

Ayes: All

Nays: None

The motion was approved.

REQUEST for APPROVAL of RESOLUTION NO. 7205, a resolution rescinding Resolution No. 7038, which authorized an inter fund loan for \$40,000 that was not implemented: Director Bytnar said the transaction was not needed so this resolution is to rescind the inter-fund loan and to inform the Finance Department. Commissioner Rogge motioned to approve. Commissioner Sims seconded. The vote showed:

Ayes: All

Nays: None

The motion was approved.

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

COMMISSIONER COMMENT(S): There was no comment.

SCHOOL BOARD REPRESENTATIVE COMMENT(S): Mr. Johnson was absent.

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

AGENDA Item(s) for next Board Meeting: Director Bytnar said today's agenda items that were tabled, which were agenda items numbers 4, 5 and 6; detailed as the following, respectively, Claims List of July 21, 2021, Special Claims List of July 21, 2021, and Request for Approval of Resolution No. 7191, a resolution ratifying a revision to the 2020 budget for the Non-Reverting Fund 474. Additionally, there will be upcoming RFP openings and awards.

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 4:29 P. M.

By: _____
Adam Hall, Vice-President

By: _____
George A. Rogge, Secretary