

**MINUTES
GARY REDEVELOPMENT COMMISSION
REGULAR MEETING
AUGUST 18, 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, AUGUST 18, 2021.

PRESENT:

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

ALSO PRESENT:

**AJ Bytnar, Director
Carrol Pirtle, Staff
Atty. Pol, Jr., Esq.
Debera Backhus, Staff**

Commission Vice-President Adam Hall chaired the meeting.

CALL to Order: The meeting was called to order by Commissioner Hall at 4:08 P. M.

ROLL Call: Commissioner Rogge, Commissioner Hall, Commissioner Sims, Commissioner King and Commissioner Chambers were present. Mr. Johnson, School Board Representative was present.

Commissioner Hall welcomed new member Ms. Sharon Chambers to the Board.

**CERTIFICATION OF RECORD of Executive Sessions, held August 18, 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. Commissioner Rogge seconded. The vote showed:**

Ayes – All

Nays – None

The motion was carried.

ELECTION OF VACATED POSITION(S): VACATE POSITION(S) and ELECT POSITION(S): Commissioner Hall notified the Commission that all current office positions would be vacated, and new positions would be open for election due to former Commission President Eric E. Reaves no longer being on the Board. Commissioner Hall relinquished the meeting over to Atty. Rodney Pol, Jr. as the administrator for the election of offices.

Atty. Pol, Jr. said asked for a motion to vacate all current offices holding positions. Commissioner Rogge moved to vacate all offices. Commissioner Hall seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

Atty. Pol, Jr. said all offices were opened for the election of Commission offices for the remainder of the year 2021.

Atty. Pol, Jr. asked for nominations for President. Commissioner King nominated and moved to elect Commissioner Hall as President. Commissioner Hall seconded.

Commissioner Sims nominated and moved to elect Commissioner Rogge as President and to close the nominations for President. Commissioner Chambers seconded.

The vote showed for Commissioner Adam Hall as President:

**Ayes – Commissioner King
Commissioner Hall**

**Nays – Commissioner Sims
Commissioner Chambers
Commissioner Rogge**

The motion failed for Adam Hall as President due to the lack of three votes.

The vote showed for Commissioner George Rogge as President:

**Ayes – Commissioner Sims
Commissioner Chambers
Commissioner Hall
Commissioner Rogge**

Nays – Commissioner King

The motion was carried to close the nomination and to elect Commissioner Rogge as President.

Atty. Pol, Jr. asked for a motion for Vice-President. Commissioner Sims nominated and moved to elect Commissioner Hall as Vice-President and to close the nominations for President. Commissioner King seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried to close the nomination and to elect Commissioner Hall as Vice-President.

Atty. Pol, Jr. asked for a motion for Secretary. Commissioner Chambers nominated and moved to elect Commissioner Sims as Secretary. Commissioner Hall seconded. Commissioner Hall nominated Commissioner King for Secretary and moved to close the nominations for Secretary. Commissioner Rogge seconded.

The vote showed for Commissioner Gwendolyn F. Sims as Secretary:

**Ayes – Commissioner Chambers
Commissioner Hall
Commissioner Rogge**

**Nays – Commissioner Hall
Commissioner King**

The motion was carried to elect Commissioner Sims as Secretary.

Atty. Pol, Jr. said with the motion carried it would nullify the other nomination for Secretary.

Atty. Pol, Jr. said the Elected Offices are to the end of the year 2021 and they are as follows: George A. Rogge as President, Adam Hall as Vice-President, and Gwendolyn F. Sims as Secretary.

Atty. Pol, Jr. said he relinquished his position as administrator and turned the meeting over to President, Commissioner Rogge. Commissioner Rogge thanked Atty. Pol, Jr. for his role as administrator for the election of Commission Offices.

ACCEPTANCE and APPROVAL of Minutes of the Regular Meeting held on May 19, 2021: Commissioner Sims moved for approval. Commissioner Hall seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

By common consensus, the Board agreed to vote on as a group the minutes held on June 2, 2021, June 16, 2021, June 29, 2021 and July 21, 2021.

ACCEPTANCE and APPROVAL of Minutes of the Regular Meeting held on June 2, 2021, ACCEPTANCE and APPROVAL of Minutes of the Regular Meeting held on June 16, 2021, ACCEPTANCE and APPROVAL of Minutes of the Special Meeting held on June 29, 2021, and ACCEPTANCE and APPROVAL of Minutes of the Regular Meeting held on July 21, 2021: Commissioner Hall moved for approval of the aforementioned agenda items. Commissioner Sims seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

REQUEST for APPROVAL of RESOLUTION NO. 7206, a resolution ratifying the authorization of Counsel to take legal action taken to protect the interests of the Commission: Atty. Pol, Jr. said this is a request for the Counsel to ratify the actions that were taken by the Counsel in the litigations pertaining to Akyumen Industries. Commissioner Sims motioned to approve. Commissioner Chambers seconded. The vote showed:

Ayes – Commissioner Sims
Commissioner Chambers
Commissioner Hall
Commissioner Rogge

Abstains: Commissioner King

Nays – None

The motion was carried.

REQUEST for APPROVAL of RESOLUTION NO. 7207, a resolution authorizing the award and transfer of real property from the City of Gary Redevelopment Commission to private homeowners Roslyn Chandler for property located at 979 Ellsworth St.; Roxanne Williams for property located at 5920 E. 4th Ave; Judah Bruno for properties located at 425-27 Bridge St. and 429-31 Bridge St; Andrew Wells Jr. for property located at 2609 Connecticut St.; Lachaundra Laster for 317 Polk St. and Shaunta Beasley for 740 Polk St. 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 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. Deputy Director Pirtle stated that there is a typo

for one of the addresses, it should be changed from 317 Polk St. and corrected to 371 Polk St. Staff recommended to approve to award and transfer properties to the respective homeowners; and to approve Resolution No. 7207 with the stated correction. Commissioner Sims moved for approval with the correction. Commissioner Chambers seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

REQUEST for APPROVAL of RESOLUTION NO. 7215 a resolution of the City of Gary Redevelopment Commission conditionally accepting the bid from T.G. Vanzandth, Inc. to purchase the properties commonly referred to as 415 and 425 S. Lake Street, Gary, IN for the purpose of renovating the property to establish a restaurant and event space: Director Bytnar recommended to approved Resolution No. 7215, contingent upon final negotiations of the purchase agreement. Commissioner Hall moved for approval. Commissioner Sims seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

RECEIVE and OPEN BIDS for property located at 7015 W. 5th Ave. for the Commission to hold, use, sell, exchange, lease, and rent or otherwise dispose of the property: Commissioner Rogge asked for a motion to close to receive bids. Commissioner Hall moved for approval to close to receive bids. Commissioner Sims seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

Commissioner Rogge asked how many bids were received: Deputy Director Pirtle said four bids were submitted.

Commissioner Hall moved to open the bids. Commissioner Sims seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

Deputy Director Pirtle said bids were received as follows:

Gurdial Singh – submitted a bid in the amount of \$305,000.00

S & I Sales and Service Incorporated – submitted a bid in the amount of \$200,000.00

S & I Sales and Service Incorporated – submitted a bid in the amount of \$200,000.00

Adam Zheng – submitted a bid in the amount of \$210,000.00

Commissioner Hall moved to refer bids to Staff and Commission Attorney to review and for them to bring back their recommendation. Commissioner Sims seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

RECEIVE and OPEN BIDS for property located at 7100-7226 W. 5th Ave. for the Commission to hold, use, sell, exchange, lease, and rent or otherwise dispose of the property: Commissioner Rogge asked for a motion to close to receive bids. Commissioner

Hall moved for approval to close to receive bids. Commissioner Sims seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

Commissioner Rogge asked how many bids were received. Deputy Director Pirtle said there was no bid received.

Commissioner Rogge said for the lack of a bid, there is no need for a vote on the agenda item.

RECEIVE and OPEN BIDS for property located at 113 Hamilton St. for the Commission to hold, use, sell, exchange, lease, and rent or otherwise dispose of the property: Commissioner Rogge asked for a motion to close to receive bids. Commissioner Hall moved for approval to close to receive bids. Commissioner Chambers seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

Commissioner Rogge asked how many bids were received: Deputy Director Pirtle said two bids were submitted.

Commissioner Hall moved to open the bids. Commissioner Sims seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

Deputy Director Pirtle said bids were received as follows:

Deborah Stratman – submitted a bid in the amount of \$35,000.00

Ken Zomperelli – submitted a bid in the amount of \$40,100.00

Commissioner Hall moved to refer bids to Staff and Commission Attorney to review and for them to bring back their recommendation. Commissioner Sims seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

RECEIVE and OPEN BIDS for property located at 1169-91 Massachusetts St. for the Commission to hold, use, sell, exchange, lease, and rent or otherwise dispose of the property. Commissioner Rogge asked for a motion to close to receive bids. Commissioner Hall moved for approval to close to receive bids. Commissioner Sims seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

Commissioner Rogge asked how many bids were received. Deputy Director Pirtle said there was no bid received.

Commissioner Rogge said for the lack of a bid, there is no need for a vote on the agenda item.

RECEIVE and OPEN BIDS for 50 properties located in the Pulaski New Opportunity Area for the Commission to hold, use, sell, exchange, lease, and rent or otherwise dispose of the property: Commissioner Rogge asked for a motion to close to receive bids.

Commissioner Hall moved for approval to close to receive bids. Commissioner Sims seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

Commissioner Rogge asked how many bids were received: Deputy Director Pirtle said one bid were submitted.

Commissioner Hall moved to open the bid. Commissioner Sims seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

Deputy Director Pirtle said one bid was received as follows:

Gary East Side Community Development Corp. - submitted a bid in the amount of \$51.00

Commissioner Hall moved to refer the one bid to Staff and Commission Attorney to review and for them to bring back their recommendation. Commissioner Sims seconded.

The vote showed:

Ayes – All

Nays – None

The motion was carried.

RECEIVE and OPEN BIDS for property located at 6516 Melton Rd. for the Commission to hold, use, sell, exchange, lease, and rent or otherwise dispose of the property. Commissioner Rogge asked for a motion to close to receive bids: Commissioner

Hall moved for approval to close to receive bids. Commissioner Sims seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

Commissioner Rogge asked how many bids were received: Deputy Director Pirtle said one bid were submitted.

Commissioner Hall moved to open the bid. Commissioner Sims seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

Deputy Director Pirtle said one bid was received as follows:

Miller Junction LLC/Tom Gilbert - submitted a bid in the amount of \$6,000.00

Commissioner Hall moved to refer the one bid to Staff and Commission Attorney to review and for them to bring back their recommendation. Commissioner Sims seconded.

The vote showed:

Ayes – All

Nays – None

The motion was carried.

Director Bytnar asked Atty. Pol, Jr. if agenda item numbers 19, 20, 21, and 22 can be voted on at the same time. Atty. Pol, Jr. said the Board can amend the agenda to vote on them at the time as the four agenda items have the same awardee N & T Auto Salvage, LLC.: Commissioner Hall moved to amend the agenda items to consolidate agenda item

numbers 19, 20, 21, and 22 into one agenda item. Commissioner Sims seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

Deputy Director Pirtle said RFQ's were sent out to the following contractors: Gary Material Supply, LLC., C. Lee Construction Services, LLC, Actin Contracting, Aavatar Enterprises, Inc., JM Industrial Services, Inc., N & T Auto Salvage, LLC, KLF Enterprise, Inc., and D & R Site Services for debris removal at various sites in the City of Gary.

After receiving responses from contractors the quotes were reviewed by Staff. After review by the Staff it is recommended to award and enter into a contract with N & T Auto Salvage, LLC as being the lowest, most responsive and responsible bidder for Resolution No. 7208 for RFQ No. 2021-8 in the amount of \$39,500.00; Resolution No. 7209 for RFQ No. 2021-9 in the amount of \$28,000.00, Resolution No. 7210 for RFQ No. 2021-10 in the amount of \$24,900.00, and Resolution No. 7211 for RFQ No. 2021-11 in the amount of \$25,600.00.

Commissioner Hall moved to award and enter into a contract with N & T Auto Salvage, LLC as being the lowest, most responsive and responsible bidder for Resolution No. 7208 for RFQ No. 2021-8 in the amount of \$39,500.00; Resolution No. 7209 for RFQ No. 2021-9 in the amount of \$28,000.00, Resolution No. 7210 for RFQ No. 2021-10 in the amount of \$24,900.00, and Resolution No. 7211 for RFQ No. 2021-11 in the amount of \$25,600.00. Commissioner Sims seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

REQUEST for APPROVAL of RESOLUTION NO. 7212, a resolution approving and authorizing the execution of a professional services contract with American Eagle Security, Inc. for commercial security monitoring at Wirt-Emerson School in the City of Gary: Director Bytnar said the Commission owns the property and there have been several break-ins. Director Bytnar recommended to approve the contract in the amount of \$8,270.00 and the contract expires December 31, 2021. Commissioner Sims moved to approve. Commissioner Hall seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

REQUEST for APPROVAL of RESOLUTION NO. 7213, a resolution approving and authorizing the execution of an AARP Foundation Senior Community Service Employment Program Host Agency Agreement to engage an AARP program participant to assist the City of Gary Redevelopment Department in day to day tasks: Deputy Director Pirtle said there will be no cost; and recommended to engage an AARP senior participant for receptionist front desk tasks. Commissioner Sims moved to approve. Commissioner Hall seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

REQUEST for APPROVAL of RESOLUTION NO. 7216, a resolution of the City of Gary Redevelopment Commission approving and authorizing the execution of an engagement letter with Barnes and Thornburg LLP for special counsel legal services: Atty. Pol, Jr. said

this is related to the special counsel services for ongoing litigations. The contract is in a not to exceed amount of \$60,000.00. Commissioner Sims moved to approve. Commissioner Chambers seconded. The vote showed:

**Ayes – Commissioner Sims
Commissioner Chambers
Commissioner Hall
Commissioner Rogge**

Abstains – Commissioner King

Nays - None

The motion was carried.

REQUEST for APPROVAL of RESOLUTION NO. 7191, a resolution ratifying and approving a budget modification of the 2020-474 (Non-Reverting) Fund for the Buffington Harbor Drive Reconstruction project: Director Bytnar said this is for an administrative update with the Finance Department to ensure that theirs and our fund amounts match. Commissioner Sims moved to approve. Commissioner Hall seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

REQUEST for APPROVAL of RESOLUTION NO. 7214, a resolution of the City of Gary Redevelopment Commission ratifying, authorizing, and rescinding the temporary inter-fund loan from the Midwest Center TIF fund 828 to the non-reverting fund 474 by the Chief Financial Officer of the City of Gary: Director Bytnar said last year the Board approved an inter-fund loan and we found out that we did not need to complete the loan. This is to clear up any confusion that may exist in the Finance Department. Deputy Bytnar recommended to approve Resolution No. 7214. Commissioner Hall moved to approve. Commissioner Sims seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

NEW BUSINESS: Director Bytnar requested one item be added to the agenda. An amendment to Resolution No. 7086 which was a resolution that approved a contract between the Redevelopment Commission and Christopher Burke Engineering. This request is to approve the amendment authorizing the Executive Director or City Attorney to sign for any documents in relations to letter of map amendment or letter of map revision. Commissioner Hall moved to approve to add the item to the agenda. Commissioner Sims seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

Commissioner Hall moved to approve the amendment to Resolution No. 7086. Commissioner Sims seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

Discussion: Executive Director's Report: Director Bytnar gave an update on the letter of map revision and letter of map amendment.

Atty. Pol, Jr. requested an amendment to agenda item No. 25, a REQUEST for APPROVAL of RESOLUTION NO. 7216, a resolution of the City of Gary Redevelopment Commission approving and authorizing the execution of an engagement letter with Barnes and Thornburg LLP for special counsel legal services. Atty. Pol, Jr. said in addition to the

engagement letter, Staff is requesting the Board to approve the Executive Director or Commission Attorney to have the authority to execute a Joint Representation Letter from with Barnes and Thornburg LLP that would cover the Redevelopment Commission as well as the City. Commissioner Chambers motioned to approve the amendment of Resolution No. 7216. Commissioner Sims seconded. The vote showed:

**Ayes – Commissioner Sims
Commissioner Chambers
Commissioner Hall
Commissioner Rogge**

Abstains – Commissioner King

Nays - None

The motion was carried.

Commissioner Chambers motioned to approve the amendment of Resolution No. 7216 to authorize the Deputy Director and legal counsel to execute the Joint Representation Letter for City of Gary Redevelopment and City of Gary with Barnes & Thornburg LLP. Commissioner Sims seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

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

COMMISSIONERS' Comments: Commissioner King commented on agenda items and decisions to abstain from voting on select resolutions. Commissioner King acknowledged his appreciation for Commissioner Adam Hall as chairman when Eric Reaves was absent from the meeting, and this was his second time nominating Commissioner Hall as president. Commissioner Chambers thanked everyone for

welcoming her to the Board and that she looks forward to working with everyone, and she congratulated all the elected officers.

SCHOOL BOARD REPRESENTATIVE'S Comments: Mr. Johnson said that schools are now open for Fall Classes. He said that Commissioner Hall did an excellent job as chairman while Commissioner was absence, he also welcomed Commissioner Chambers to the Board.

AGENDA Item(s) for next Board Meeting: Director Bytnar said there was no agenda item.

ADJOURNMENT: Commissioner Sims moved to adjourn the meeting.

Commissioner Hall seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

Commissioner Rogge adjourned the meeting at 5:06 P. M.