

**MINUTES OF REGULAR MEETING
GARY REDEVELOPMENT COMMISSION
SEPTEMBER 22, 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, September 22, 2021.

PRESENT:

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

ALSO PRESENT:

**AJ Bytnar, Director
Carrol Pirtle, Deputy Director
Debera Backhus, Staff
Rodney Pol, Esq., Commission Attorney
Jim Weaser, Esq.
Cozey Weatherspoon, Councilman 2nd District
Sheleita Miller, Gatekeeper Accounting
Guest
Jim Djuric, Djuric Trucking, Inc.
Guest**

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

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

CERTIFICATION OF RECORD of Executive Session, held Wednesday, September 22, 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 Sims seconded.

The vote showed:

Ayes – All

Nays – None

The motion was carried.

Mr. Bytnar asked the Board to move the Claims List of July 21, 2021 and Special Claims List of July 21, 2021 to later in the meeting. By common consensus, the Board agree to move the following agenda items to later in the meeting, Claims List of July 21, 2021 and Special Claims List of July 21, 2021.

REQUEST for APPROVAL of RESOLUTION NO. 7216, a resolution of the City of Gary Redevelopment Commission approving Option to Purchase Property Agreements for properties commonly referred to as Ivanhoe Elementary School located at 5700-6100 W. 15th Avenue, Gary, Indiana and Thomas Edison School located at 5400 W. 5th Avenue, Gary, Indiana with Djuric Trucking, Inc.; and designating the Executive Director and Commission Attorney to execute all documents necessary to effectuate the closing on this transaction: Mr. Bytnar said we previously awarded the two properties to Djuric Trucking, Inc. The Purchase Property Agreement and Development Agreement will set the final purchase price individually for both properties. Atty. Jim Weaser, representing Djuric Trucking, Inc. gave an overview of Djuric Trucking, Inc. Djuric Trucking, Inc. has been in business in Hammond, Indiana for over 40 years, however, they have to move due to economic development reasons. The Ivanhoe Elementary School site will be used for a terminal facility and the Thomas Edison School will be used for their headquarters and another business. There will be employment opportunities.

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. 7217 A Resolution of the City of Gary Redevelopment Commission accepting and awarding the bid from Miller’s Junction LLC to purchase the property commonly referred to as 6516 Melton Road, Gary, Indiana for the purpose of building playground, picnic and dog park facilities adjacent to the Miller’s Junction Manufactured Home Community: Ms. Pirtle said on August 18, 2021 the Board received and opened the one bid for the property from the Miller’s Junction Manufactured Home Community in the amount of \$6,000.00. Staff recommended to award the property to the Miller’s Junction Manufactured Home Community in the amount of \$6,000.00. 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. 7218, a resolution of the City of Gary Redevelopment Commission approving a Form of a Project Development Agreement for property commonly referred to as 6200 Industrial Highway, Gary, Indiana and authorizing other matters in connection there with Riley Land Management, LLC, an affiliate of Fulcrum Bio Energy, Inc.: Mr. Bytnar gave a status of the project. In 2018 the Board previously enter into a Purchase Option Agreement with Riley Land Management, LLC, an affiliate of Fulcrum Bio Energy,

Inc. Also, there was an extension for the Purchase Agreement that was agreed to last year upon by both parties during negotiations. One of the contingency of the Purchase Agreement would be that a development agreement would be finalized prior to the execution of the sale of the property. Mr. Bytnar said negotiations are near completion and he wanted to let the Board know that once the negotiations are over Staff will be sending the draft of the development agreement, hopefully to be approved by the Board in the near future. Staff has done preliminary conversation with the Gary Sanitary District and Gary City Council because they need to be signatories on the Development Agreement. The resolution along with the Development Agreement in its final draft form will come before the Board for review. Atty. Pol, Jr. said he would be working to finalize the Development Agreement and working with the Gary Sanitary District and the Gary City Council on the project. Mr. Bytnar said there is no action/vote needed by the Board because the item was only for a status report.

REVIEW and AWARD RFQ No. 2021-13 and REQUEST for APPROVAL of RESOLUTION NO. 7220, a resolution authorizing the execution of a Demolition Agreement for supply and hauling of backfill material services for the demolition of 657 Delaware with ACTIN CONTRACTING, LLC relating to RFQ No. 2021-13: Ms. Pirtle said the agenda should reflect that the award is to JM Industrial Services. After review, Staff recommended to award JM Industrial Services as being the lowest, most responsive and responsible bidder. The contract for 657 Delaware Street is in the amount of \$8,900.00. Commissioner Sims moved for approval to award JM Industrial Services the contract in the amount of \$8,900.00. Commissioner Chambers seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

REQUEST for APPROVAL of RESOLUTION NO. 7221 a resolution of the City of Gary Redevelopment Commission amending ACTIN Contracting, LLL Demolition Agreement to exchange three of the demolition locations for three higher priority locations: Ms. Pirtle said on September 16, 2020 the Board approved a contract with ACTIN Contracting, LLL to demolish structures located at 2646 Van Buren Street, 625 East 46th Avenue, and 2584 Adams Street. One of the previous property had been rehabbed and the other two properties had issues. Ms. Pirtle recommended to continue to use the funds allocated to demolish the structures and to amend the contract with ACTIN Contracting, LLC by removing the structures located at 2646 Van Buren Street, 625 East 46th Avenue, and 2584 Adams Street and adding the following three higher priority demolition structures located at 608 Maryland Street, 117 Bridge Street, and 528 Jefferson Street. Commissioner Sims moved for approval. Commissioner Chambers seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

REQUEST for APPROVAL of CHANGE ORDERS 1 and 2 for the Marquette Trail Gary Green Link Phase III project: Mr. Bytnar asked that the item be deferred until the next regularly scheduled meeting. Commissioner Hall moved for approval to defer. Commissioner Sims seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried to defer.

REQUEST for APPROVAL of RESOLUTION NO. 7222, a resolution authorizing the award and transfer of real property from the City of Gary Redevelopment Commission to private homeowners William Abernathy for property located at 701 Delaware Street and Andrew Wells for property located at 2609 Connecticut Street through the City of Gary's Side Lot Program: Ms. Pirtle said the properties are next to the neighboring homeowners who have kept the property in good condition and who are current for at least two years with their taxes, once awarded and transferred to the homeowners the properties will go back on the Lake County Tax Roll. Ms. Pirtle recommended to approve to award and transfer the properties to William Abernathy for property located at 701 Delaware Street and to Andrew Wells for property located at 2609 Connecticut Street in regards to the City of Gary's Side Lot Program. Commissioner Sims moved for approval. Commissioner Chambers seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

REQUEST to Affirm Prior approval of Resolution 6040, a resolution that approved and authorized the execution of a Memorandum of Understanding between the City of Gary Redevelopment Commission and the Gary/Chicago International Airport Authority to transfer certain property (300 N. Mount Street) from the Commission to the Authority for the runway expansion project: Mr. Bytnar said the above item was previously approved by the Board in 2019. Since that time, none of the Board members that approved the item are currently on the Board and it would be prudent for the Board to re-affirm the item in advance of signing the

transfer documents. Commissioner Sims moved for approval. Commissioner Hall seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

CLAIMS LIST of July 21, 2021. (Previously approved by the Director): Mr. Bytnar said there were 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 \$57,473.99. In the 101-General Fund the subtotal remained the same and the claims to be paid are in the total amount of \$4,283.64. In the Building 518-Demolition Fund the subtotal remained the same and the claims to be paid are in the total amount of \$32,280.50. And in the 229-Unsafe Fund the subtotal remained the same and the claims to be paid are in the total amount of \$23,020.41. Therefore, staff recommended to approve the Claims List in the grand total amount of \$117,058.54. Commissioner Hall moved for approval. Commissioner Sims seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

SPECIAL CLAIMS LIST of July 21, 2021. (Previously approved by the Director): Mr. Bytnar said there were 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 \$1,006,458.69. And in the 826-Lakefront TIF Fund the subtotal remained the same and the claim to be paid is in the total amount of \$95,351.85. Therefore, staff recommended to approve the Special Claims List in

the grand total amount of \$1,101,810.54. Commissioner Hall moved for approval.

Commissioner Sims seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

NEW BUSINESS – Mr. Bytnar said the Fulcrum Development Agreement is anticipated to come before the Board by the next regularly scheduled meeting.

Discussion: Executive Director’s Report: Mr. Bytnar spoke on Gary’s Clean-Up effort. Mayor Prince hosted the first of several city wide clean-ups that will occur in the City. The Redevelopment Department and the In-House Demolition crew cleaned-up around 504 Broadway, the City Methodist Church and other downtown areas. Also, Djuric Trucking will begin lawn maintenance of Ivanhoe Elementary School and Thomas Edison School. The developer they have been working with on the Gleason and Gilroy project have begun their own landscaping clean-up of the exterior of the former Gleason Golf Course.

PUBLIC Comment(s) on agenda items only: Councilman Cozey Witherspoon, 2nd District, expressed his excitement for the Djuric Trucking Project and the prospect of returning the properties back to the tax roll.

COMMISSIONERS’ Comments: There were no Commissioners’ comments.

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

AGENDA Item(s) for next Board Meeting: Mr. Bytnar said the deferred Change Orders, the Fulcrum Riley Land Management, LLC, an affiliate of Fulcrum Bio Energy, Inc. Development Agreement and a few RFP’s to be awarded.

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 4:40 P. M.

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

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