

**GARY REDEVELOPMENT COMMISSION
MINUTES OF ANNUAL AND REGULAR MEETING
JANUARY 18, 2023**

BE IT REMEMBERED that the Gary Redevelopment Commission met in an Annual and Regular Meeting in its offices at 504 Broadway, Suite 200, Gary, Indiana on Wednesday, January 18, 2023.

PRESENT:

George A. Rogge, President
Adam Hall, Vice-President
Gwendolyn F. Sims, Secretary
Sharon Chambers, Member

ABSENT:

Jeremiah King, Member
Glenn I. Johnson, Representative of School Board Corp.

ALSO PRESENT:

Wendy Vachet, Executive Director
Carrol Pirtle, Deputy Director
Steven D. Jenkins, Esq., Commission Attorney
Jeraldine Williams, Staff
Tony Glenn
Janie Marcinlowski

THE MEETING was called to order by Commissioner Rogge at 4:25 P. M.

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

ACCEPTANCE of AGENDA for January 18, 2023: Commissioner Hall moved for approval. Commissioner Sims second. The vote showed:

Ayes – All

Nays – None

The motion was carried.

ELECT POSITIONS of Commission Officers for the Year 2023. (President, Vice-President, and Secretary): Commissioner Rogge said he relinquished the meeting over to Atty. Jenkins as the Administrator for elections of Commission Officers for the Year 2023. Atty. Jenkins said nominations were open for the year 2023.

Atty. Jenkins asked for a motion for President: Commissioner Sims moved to elect Commissioner Rogge as President, and to close the nominations. Commissioner Chambers seconded. The vote showed:

Ayes – All

Nays - None

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

Atty. Jenkins asked for a motion for Vice-President: Commissioner Sims moved to elect Commissioner Hall as Vice-President, and to close the nominations.

Commissioner Chambers seconded. The vote showed:

Ayes – All

Nays – None

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

Atty. Jenkins asked for a motion for Secretary. Commissioner Chambers moved to elect Commissioner Sims as Secretary, and to close the nominations. Commissioner Hall seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried to elect Commissioner Sims as Secretary and to close the nominations.

Atty. Jenkins said the Elected Officers for the year 2023 were as follows: George A. Rogge as President, Adam Hall as Vice-President, and Gwendolyn F. Sims as Secretary. Atty. Jenkins said he relinquished his position as administrator and he turned the meeting over to Commission President Rogge. Commissioner Rogge assumed his duty as the Commission President and thanked Atty. Jenkins for his role as administrator for the election of Commission Officers for the year 2023.

CERTIFICATION of RECORD of Executive Session held on January 18, 2023:

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.

CLAIMS LIST of January 18, 2023. (Previously approved by the Director): Ms. Pirtle said there were no changes to the Claims List. In the 101-General Fund-801 and 2503-General Fund-801 the subtotal remained the same and the claims to be paid are in the total amount of \$32,415.34. In the 2512-Non-Reverting-474 Fund the subtotal remained the same and the claim to be paid is in the total amount of \$2,500.00. In the 2234-Unsafe Fund-960 the subtotal remained the same and the claim to be paid is in the total amount of \$1,100.91. And in the 2226-Demolition-518 Fund the subtotal remained the same and

the claims to be paid are in the total amount of \$22,384.50. Therefore, staff recommended to approve the Claims List in the grand total amount of \$58,400.75. Commissioner Hall moved for approval. Commissioner Sims seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

SPECIAL CLAIMS LIST of January 18, 2023. (Previously approved by the Director):

Ms. Pirtle said there were no changes to the Special Claims List. In the 4445-Consolidated Area TIF 823 Fund the subtotal remained the same and the claims to be paid are in the total amount of \$165,990.68. In the 4447-Lakefront TIF 826 Fund the subtotal remained the same and the claims to be paid are in the total amount of \$85,678.17. In the 4448-Midwest TIF 828 Fund the subtotal remained the same and the claim to be paid is in the total amount of \$59,627.92. And in the 4455-East Lake Front 875 Fund the subtotal remained the same and the claim to be paid is in the total amount of \$23,385.24. Therefore, staff recommended to approve the Special Claims List in the grand total amount of \$334,682.01. 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. 7339, a resolution approving and authorizing a Non-Exclusive Easement Agreement with AT & T Indiana for operating, maintaining and improving of certain communication facilities. (Parcel 45-09-06-480003.000-004, Easement IN-2022-DEC-3410784-0): Atty. Jenkins said

AT&T Indiana is in the process of operating, maintaining, and constructing facilities for the transmission of signals used in facilitating communication, which will enhance its ability to provide quality services. The City of Gary Department of Redevelopment, also known as the City of Gary Redevelopment Commission is the owner of a certain property and right-of-ways in which they desire to use for the expansion of their communication facilities. The granting of this easement is in the best interest of AT&T Indiana and the community at large. AT&T Indiana will pay \$1,000 for the easement. 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. 7340, a resolution approving Designating the 2023 Operating Appropriations for the Allocation Area Funds in the City of Gary relating to the Redevelopment Commission: Ms. Pirtle said the allocation areas were designated by the City of Gary Redevelopment Commission to address and eliminate the conditions of areas needing redevelopment and economic development through the redevelopment and revitalization within certain areas throughout the City of Gary and the Gary Redevelopment Districts. The Gary Redevelopment Commission receives tax increment distributions from various allocation areas for the purposes consistent and pursuant to I. C. 36-7-14. The Gary Redevelopment Commission by order of the State Board of Accounts must designate a budget by resolution to authorize expenditures from allocation funds of the Commission. Staff requested the Board to approve Designating the 2023 Operating Appropriations for the Allocation Area Funds in the City of Gary relating to the Gary Redevelopment Commission in the total amount of

\$15,764,234.55. 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. 7341, a resolution of the City of

Gary Redevelopment Commission ratifying and authorizing the Director to submit an Application for Community Development Block Grant Funding for the calendar

year 2023: Ms. Pirtle said Staff requested that the Commission ratify and approve the submission of an application for CDBG Funding for the Calendar Year 2023 in order to continue with demolition throughout the City of Gary. This is for the 518-Demolition Fund.

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. 7342, a resolution approving and

authorizing the extension of certain Professional Services Contracts from the year

2022 until the end of February, 2023: Atty. Jenkins said Staff requested that the Commission extend the service period of the Department's professional services contracts from the year 2022 until the end of February of 2023 for Gatekeeper Accounting Services, LLC, Veridus Group LLC, Heather McCarthy, Esq., Gilbert King, Jr., Esq., The Gorman Group,

Barnes & Thornburg LLP, American Eagle Security, Inc., Michael Baker International, SEH of Indiana LLC, First Group Engineering, Inc., and Inga Shannon Lewis, Esq. This is being done in order for Staff to assess the Department's needs for the year of 2023. Also there will be no changes to the compensation of the contracts; only the termination date will change from December 31, 2022 to February 28, 2023. Also, there is still funds on some contracts, plus some vendors are still turning in their invoices for payment. Therefore, Staff recommended approval of Resolution No. 7342, and to authorize the Executive Director and Commission Attorney to negotiate, finalize and execute all necessary documents to carry out the above referenced contract extensions. Commissioner Chambers moved for approval. Commissioner Sims seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

REQUEST for APPROVAL of RESOLUTION NO. 7343, a resolution ratifying and approving a professional services contract for Wendy L. Vachet to serve as the executive director for the Gary Redevelopment Commission for the year of 2023:

Atty. Jenkins said Staff requested the Commission to ratify and approve a professional services contract with Wendy L. Vachet to serve as the Executive Director for the Gary Redevelopment Commission for the year 2023. Ms. Vachet has the necessary experience to perform that role and has expressed a willingness to perform those services on behalf of the Commission. The contract is from January 1, 2023 to December 31, 2023 at a rate of \$10,000 per month. 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. 7344, a resolution approving the addendum and release to the purchase agreement between the Gary Redevelopment Commission and T.G. Vanzandth, Inc. for properties located at 415 and 425 S. Lake Street: Atty. Jenkins gave an overview. Commissioner Hall moved to table the agenda item. Commissioner Chambers seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried to table the agenda item.

REQUEST for APPROVAL of RESOLUTION NO. 7345, a resolution authorizing the approval for execution of the budget for the Unsafe Building Fund (2234) for the year 2023: Ms. Pirtle said the Unsafe Building Fund (2234-NEW) was established and created to assist in the development and redevelopment of certain areas within the City of Gary in 2014. Staff requested that the Commission allow the Executive Director to submit a proposed Budget for the Unsafe Building Fund for 2023 in the amount of \$97,000.00. Commissioner Chambers moved for approval. Commissioner Sims seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

REQUEST for APPROVAL of RESOLUTION NO. 7346, a resolution authorizing the approval for execution of the budget for the Non-Reverting Fund 2512 for the year

2023: Ms. Pirtle said the City of Gary Redevelopment Commission is required to adopt a Budget for the Non-Reverting Fund (2512-NEW). Staff requested the Commission allow the Executive Director to submit a proposed Budget for the Redevelopment Non-Reverting Fund (2512) for 2023 in the amount of \$2,094,000.00. 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. 7347, a resolution authorizing the approval for execution of the budget for the Façade Improvement Fund (8140) for the year 2023: Ms. Pirtle said the Façade Program (8140-NEW) was established and created to assist in the development and redevelopment of certain areas within the City of Gary. Staff requested the Commission allow the Executive Director to submit a proposed Budget for the Façade Program Fund for 2023 in the amount of \$529,999.12. Commissioner Chambers moved for approval. Commissioner Chambers seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

REQUEST for APPROVAL of RESOLUTION NO. 7348, a resolution awarding properties located on Ellsworth Street and authorizing a purchase agreement between Janeen Walker-Tarver and the Gary Redevelopment Commission. (Property Addresses: (2177-2191 Ellsworth Street), 2177-79 Ellsworth Street, 2181-83 Ellsworth Street, 2185-87 Ellsworth Street, and 2189-91 Ellsworth Street): Ms.

Pirtle said Staff, after careful review and due diligence of all proposals submitted, recommended that the City of Gary Redevelopment Commission accept the Two Thousand Two Hundred Fifty Dollars and No Cents (\$2,250.00) purchase price bid and associated proposal submitted by Janeen Walker-Tarver and to award Ms. Walker-Tarver the parcels as this proposal provided the best vision, use and associated benefits for the above mentioned properties. Commissioner Sims moved for approval. Commissioner Chambers seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

REQUEST for APPROVAL of RESOLUTION NO. 7349, a resolution approving the

Memorandum Of Agreement between the GRC and the Gary

Housing Authority/Northwest Indiana Development Corporation: Ms. Vachet said

the Gary Redevelopment Commission is a department of a municipal unit created under the laws of the State of Indiana with a primary focus on clearing, replanning and redeveloping areas within the City of Gary. The GHA (Gary Housing Authority) is a municipal corporation created under the laws of the State of Indiana with a primary focus on affordable housing within the City of Gary. NIDC (Neighborhood Initiatives Development Corp.) is a non-profit corporation created under the laws of the State of Indiana with a primary focus on facilitating housing development, enhancing overall economic development, and creating a thriving community for residents and visitors of Lake County, Indiana. The parties desired to enter into an agreement to work in a cooperative fashion to accomplish shared objectives which will be mutually beneficial to all parties and the citizens of Gary. Staff requested that the President and Secretary

authorize the Executive Director and Commission Attorney to enter into final negotiations to execute the MOA between the GRC and GHA/NIDC. 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. 7350, a resolution approving the

initial down payment for the initial right of way for Clark Road associated with the

Local Trax Project: Ms. Vachet said the City of Gary has been involved with the Local

Trax Project with INDOT (Indiana Department of Transportation) since receiving the Local

Trax Grant Award back in October 2018 for a project related to Buffington Harbor and N.

Clark Road. The project was approved by the City of Gary's Board of Public Works with

aspects of the project being funded by the City of Gary Redevelopment Commission. The

total project is \$22 Million Dollars. The award was based on an 80/20 match, with the

portion of the City to pay \$5 Million Dollars. There's an invoice for \$600,000 that we need

to pay for the initial right of way as it relates to N. Clark Road. Staff recommended that

the President and Secretary hereby authorize the RDC Executive Director and

Commission Attorney to take whatever steps necessary to pay the invoice related to the

Local Trax Right of Way as it relates to N. Clark Rd. Commissioner Hall moved for

approval. Commissioner Chambers seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

DISCUSSION: Executive Director's Report: Ms. Vachet thanked the Board for approving her contract for Executive Director. Also, she spoke on projects that the department will be working on.

PUBLIC Comment(s) on agenda items only: Mr. Tony Green and Janie Marcinowski asked the Board to talk with them after the meeting to discuss the agenda item related to T. G. Vanzandth, Inc. for property located at 415 and 425 S. Lake Street.

COMMISSIONERS' Comments: All the Commissioners said Happy New Year and welcome Ms. Vachet as the Executive Session and that they looked forward to working with her and Staff.

SCHOOL BOARD REPRESENTATIVE'S Comments: Mr. Johnson was absent.

AGENDA Item(s) for next Board Meeting: Ms. Vachet said there will be agenda items.

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

Ayes – All

Nays – None

The motion was carried.

Commissioner Rogge adjourned the meeting at 5:04 P. M.

By: _____
George A. Rogge, President

By: _____
Gwendolyn F. Sims, Secretary