

**MINUTES OF REGULAR MEETING
GARY REDEVELOPMENT COMMISSION
JANUARY 19, 2022**

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, January 19, 2022.

PRESENT:

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

ABSENT:

Jeremiah King, Member

ALSO PRESENT:

**AJ Bytnar, Director
Carrol Pirtle, Deputy Director
Steven Jenkins, Esq., Commission Attorney
Angela Lockett, Esq., Corp. Council, City of Gary
Jeraldine Williams, Staff
Deb Backhus, Staff
Daniel Botich, SEH of Indiana
Sheleita Miller, Gatekeeper Accounting
Dorren Carry
Jacquelyn Harris of The 411**

THE MEETING was called to order by Commissioner Rogge at 4:03 P. M.

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

ACCEPTANCE of AGENDA for January 19, 2022: Commissioner Hall moved for approval. Commissioner Sims seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

CERTIFICATION OF RECORD of Executive Session, held January 19, 2022:

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”. Commissioners present for the Executive Session were Commissioner Rogge, Commissioner Hall, Commissioner Sims, and Commissioner Chambers; and also, Mr. Johnson, Representative of School Board was present. Commissioner Sims moved for approval. Commissioner Chambers seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

ACCEPTANCE and APPROVAL of Minutes of Annual and Regular Meeting held on January 5, 2022: Commissioner Sims moved for approval. Commissioner Hall seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

DISCUSSION of RESOLUTION NO. 7251, a resolution authorizing a lease amendment for the RailCats Baseball Stadium: Mr. Bytnar said the Board had previously approved the lease extension in order for the City and the RailCats to

negotiate the lease. The City desires in conjunction with the RailCats to amend the lease so that the terms reflect the business relationship. There will be a final draft of the lease for the Board's consideration at the February 16, 2022 meeting in case the Board has questions or comments. Mr. Bytnar said Staff will proceed with negotiations with the RailCats management and legal teams.

REQUEST for APPROVAL of RESOLUTION NO. 7248-*DN, a resolution amending a Demolition Agreement for Aavatar Enterprises to exchange one structure located at 4217 W. 19th Avenue and to replace it with a structure located at 2600 Virginia Street related to RFQ No. 2020-13: Ms. Wilson said the Redevelopment Commission approved a Demolition Agreement with Aavatar Enterprises on October 21, 2020 for RFQ No. 2020-13. This equal exchange of properties does not alter the total contract award amount of \$5,000.00. Therefore, Staff recommended to amend the contract and to approve Resolution No. 7248-*DN. Commissioner Chambers moved for approval. Commissioner Hall seconded.

The vote showed:

Ayes – All

Nays – None

The motion was carried.

REQUEST for APPROVAL of RESOLUTION NO. 7249, a resolution amending Actin Contracting, LLC demolition agreement by rescinding the award of the property located at 528 Jefferson Street and to enter into a demolition agreement with JM industrial Services to award the property located at 528 Jefferson Street all related to RFQ No. 2020-10: Ms. Wilson said the Commission approved a demolition agreement with ACTIN Contracting, LLC on September 22, 2021 for RFQ

No. 2020-10. ACTIN Contracting, LLC is no longer able to meet the requirements to demolish the property. It is in the best interest of the Commission to amend ACTIN CONTRACTING, LLC demolition agreement by rescinding the award of 528 Jefferson Street and to enter into a demolition agreement with JM Industrial Services to award the property located at 528 Jefferson Street. The demolish cost for the one structure is \$18,000. Therefore, Staff recommended to approve Resolution No. 7249. 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. 7250, a resolution approving and authorizing the execution of an Interlocal Agreement between the City of Gary and the Gary Redevelopment Commission for a professional services contract with Gregory H. Jenkins for planning services: Mr. Bytnar said Mr. Jenkins, the City's architect, has been acting as the Director of Planning for the past two years. The City agrees to pay an amount not to exceed Sixty Thousand Dollars (\$60,000.00) and the Commission agrees to pay an amount not to exceed Ten Thousand Dollars (\$10,000.00). The contract is effective January 1, 2022 and it will expire on December 31, 2022. Therefore, Staff recommended to approve Resolution No. 7250. 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. 7252, a resolution approving Designating the 2022 Operating Appropriations for the Allocation Area Funds in the City of Gary relating to the Redevelopment Commission: Ms. Miller, the accountant for the Commission 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. Therefore, Staff recommended to approve the Allocation Budgets in the grand total amount of \$12,274,359.55; and to approve Resolution No. 7252. 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. 7253, a resolution authorizing the approval for execution of the budget for the Unsafe Building Fund (229) for 2022: Ms. Miller said the Unsafe Building Fund (229) was established and created to assist in the development and redevelopment of certain areas within the City of

Gary in 2014. Staff recommended to approve the proposed Unsafe Building Fund (229) for the year 2022 in the amount of \$93,282.54; and to approve Resolution No. 7253. 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. 7254, a resolution authorizing the approval for execution of the budget for the Non-Reverting Fund 474 for 2022: Ms. Miller said the Redevelopment Commission is required every year to adopt a Budget for the Non-Reverting Fund (474). Staff recommended to approve the proposed Budget for Fund Redevelopment Non-Reverting Fund (474) for the year 2022 in the amount of \$1,810,932.73; and to approve Resolution No. 7254. 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. 7255, a resolution approving and authorizing the execution of an Annual Supplemental Letter Agreement with SEH of Indiana LLC (SEH) to provide economic development services: Mr. Bytnar said SEH of Indiana provides the oversight and maintenance of the allocation areas as well as bond issues, and the monitoring of them. They analyze economic development projects, incentives and tax abatements and they do our annual

report. Staff recommended that the Executive Director and the Commission Attorney be authorized to negotiate and finalize a professional services Supplemental Letter Agreement for \$96,500.00 to retroactively cover professional services provided by SEH of Indiana LLC from December 1, 2021 through December 31, 2022; and to approve Resolution No. 7255. Mr. Botich of SEH of Indiana gave an overview of their accomplishments. He said they work with Staff to insure that the allocation areas, tax increment financing and allocation funds are accurate so that bond payments are paid in a timely and regular basis. The Truck City obligation that is outstanding, we have, over time, paid off final maturities on those bonds due to surpluses in the allocation fund, saving the Commission approximately \$700,000.00. The bond will be paid off by 2024 instead of 2032. Also, SEH of Indiana insured that all the statutory filings are complete and insure tax abatements are monitored. 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. 7256, a resolution authorizing the execution of a professional services contract with Veridus Group LLC to provide real estate development services relative to key parcels within the City of Gary: Mr. Bytnar said On June 2, 2022 the Board approved a professional services contract with The Veridus Group. Staff recommended that the Board authorize the Executive Director and the Commission Attorney to enter final negotiations for the execution of a professional services contract for real estate development services

relative to key parcels with the Veridus Group LLC. The Contract will be from January 1, 2022 until December 31, 2022 and shall be for an amount not to exceed \$60,000. 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. 7257, a resolution authorizing the transfer of certain real property from the City of Gary Redevelopment Commission to Webb House Inc. Address: 2354 King Street: Ms. Wilson said the Webb House, Inc. is a not-for-profit entity and they want to build a veteran's home on the vacant land. The Commission had previously donated vacant property to the Webb House, Inc. and they built a veteran's home. Staff recommended to approve the transfer of the property from the City of Gary, Redevelopment Commission to Webb House Inc. a not-for-profit; and to approve Resolution No. 7257. 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. 7258, a resolution authorizing the award and transfer of real property from the City of Gary Redevelopment Commission to private homeowners Belinda Wright for property located at 732 Connecticut Street, Wendy Sanders for property located at 631

Harrison Street, LaChaundra Laster for property located at 371 Polk Street, Leon Hughes for property located at 1065 Harrison Street, and Rodney Dazena for property located at 5230 E. 10th Avenue, through the City of Gary's Side Lot Program: Ms. Wilson said the aforesaid mentioned properties are part of the City of Gary's Side Lot Program, therefore, there is no monetary amount. 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 properties to the respective homeowners; and to approve Resolution No. 7258. 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. 7259, a resolution authorizing the approval for execution of the budget for the Knight Foundation Fund 201 for 2022: Ms. Miller recommended to approve the proposed Knight Foundation Fund 201 for the year 2022 in the amount of \$164,773; and to approve Res. No. 7259. Commissioner Sims moved for approval. Commissioner Chambers seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

NEW BUSINESS: Mr. Bytnar said he had none.

Discussion: Executive Director's Report: Mr. Bytnar said he had none.

PUBLIC Comment(s) on agenda items only: There were none.

COMMISSIONERS' Comments: There were none.

SCHOOL BOARD REPRESENTATIVE'S Comments: There were none.

AGENDA Item(s) for next Board Meeting: Mr. Bytnar said Michael Baker In't., Gatekeeper Accounting, and the RailCats lease agreement may be on the next agenda.

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 4:34 P. M.

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

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

***(Res. No. 7248-*DN – Duplicate Number)**