

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

BE IT REMEMBERED that the Gary Redevelopment Commission met in a Regular Session in its offices at 504 Broadway, Suite 200, Gary, Indiana on Wednesday, October 19, 2022.

PRESENT:

George A. Rogge, President
Adam Hall, Vice-President
Jeremiah King, Member
Sharon Chambers, Member

ABSENT:

Gwendolyn F. Sims, Secretary
Glenn I. Johnson, Representative of School Board

ALSO PRESENT:

Wendy Vachet, Executive Director
Carrol Pirtle, Deputy Director
Steven Jenkins, Esq., Commission Attorney
Debera Backhus, Staff
Janeen Walker-Tarver
Rufus Purnell
Dorreen Carey
Janie Marcinkowski
Toni Glen

THE MEETING was called to order by Commissioner Rogge at 4:05 P. M.

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

ACCEPTANCE of AGENDA for October 19, 2022: Commissioner Hall moved for approval. Commissioner Chambers second. The vote showed:

Ayes – All

Nays – None

The motion was carried.

CERTIFICATION of RECORD of Executive Session held on October 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”. Commissioner Hall moved for approval. Commissioner King seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

ACCEPTANCE AND APPROVAL of Minutes of the Regular Meeting held on

June 29, 2022: Commissioner Hall moved for approval. Commissioner Chambers seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

CLAIMS LIST of October 19, 2022. (Previously approved by the Director):

Atty. Jenkins said there are no changes to the Claims List of October 19, 2022. In the 1101-General-0801 Fund the subtotal remained the same and the claims to be paid are in the total amount of \$10,957.53. In the 2512-Non-Reverting-474 Fund the subtotal remained the same and the claims to be paid are in the total amount of \$8,584.58. In the 2234-Unsafe-0960 Fund the subtotal remained the same and the claims to be paid are in

the total amount of \$3,730.00. And in the 2226-Demolition-0518 Fund the subtotal remained the same and the claims to be paid are in the total amount of \$10,315.56. Therefore, Staff recommended to approve the Claims List in the grand total amount of \$33,587.67. Commissioner Hall moved to approve the Claims List of October 19, 2022. Commissioner King seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

SPECIAL CLAIMS LIST of October 19, 2022. (Previously approved by the Director): Atty. Jenkins said there are no changes to the SPECIAL Claims List of October 19, 2022. 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 \$31,858.84. In the 4447-Lakefront Area TIF-826 Fund the subtotal remained the same and the claims to be paid are in the total amount of \$108,275.28. In the 4448-Midwest TIF-828 Fund the subtotal remained the same and the claim to be paid is in the total amount of \$1,849.35. In the 4455-East Lake Front TIF-875 Fund the subtotal remained the same and the claims to be paid are in the total amount of \$18,290.00. Therefore, Staff recommended to approve the Claims List in the grand total amount of \$160,273.47. Commissioner Hall moved to approve the Claims List of October 19, 2022. Commissioner King seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

RECEIVE and OPEN BIDS for the properties located at 2177-79, 2181-83, 218587 and 2189-91 Ellsworth Street for the Commission to hold, use, exchange, lease, rent or otherwise dispose of the all located in the City of Gary: Atty. Jenkins said on September 9th and 23rd of 2022 the Commission published a Request for Bidders in the newspaper of general circulation in Lake County Indiana for the development of the mentioned properties. Staff requested that the Board receive and open the bid(s) for the mentioned properties. Commissioner Hall moved to close the receiving of bids. Commissioner Chambers seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

Commissioner Hall asked how many bids were submitted. Ms. Pirtle said two bids were received.

Commissioner Hall moved to open the bids. Commissioner Chambers seconded.

The vote showed:

Ayes – All

Nays – None

The motion was carried.

Commissioner Rogge opened the two bids that were submitted. A bid was received from Janine Walker-Tarver for the property located at 2177-91 Ellsworth Street in the amount of \$2,250.00; and a bid was received from Andrea Watkins for the properties located at 2181-83, 2185-87 and 2189-91 Ellsworth Street in the amount of \$5,000.00.

Commissioner Hall moved to refer the bids to Staff to bring back recommendations for award. Commissioner King seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

REQUEST for APPROVAL of RESOLUTION NO. 7332, a resolution approving and authorizing the execution of the amendment of a consulting agreement with Michael Baker International, Inc. to provide comprehensive planning, economic development, site due diligence and technical services: Atty. Jenkins said Staff requested an amendment of a consulting agreement with Michael Baker International, Inc. Circumstances have changed, which requires the prior contract amount of One Hundred Thousand Dollars (\$100,000.00) to be increased to \$60,000 in order to accommodate the services of the contractor for the remainder of the 2022 term. Also, Staff requested that the Executive Director and RDC Attorney to enter final negotiations for the execution of an amendment of the professional services contract with Michael Baker International, Inc. 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. 7333, a resolution approving and authorizing rescinding a demolition award and agreement for JM Industrial Services for properties located at 1720 Virginia Street and 1750 Virginia

Street and awarding to Actin Contracting for the property located at 1720 Virginia Street and awarding to C. Lee Contracting Services for the property located at 1750 Virginia Street related to RFQ No. 2022-11: Atty. Jenkins said Staff requested that the Board approve to rescind JM Industrial demolition award and contract agreement for the properties located at 1720 Virginia Street and 1750 Virginia Street. JM Industrial Services under bided the properties, and now those two properties must be awarded to the next lowest and responsive bidder. Staff recommended to award 1720 Virginia Street to the next lowest bidder, Actin Contracting in the bid amount for \$15,134.00; and to award 1750 Virginia Street to the next lowest bidder, C. Lee Contracting Services in the bid amount of \$31,400.00. 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. 7334, a resolution authorizing the execution of a demolition agreement for demolition services with Actin Contracting, LLC for property located at 1720 Virginia Street in the City of Gary related to RFQ No. 2022-11: Atty. Jenkins said Staff recommended to enter into a demolition agreement with ACTIN Contracting, LLC to provide demolition services for property located at 1720 Virginia Street in the amount of \$15,134.00 relating to RFQ No. 2022-11. Ms. Pirtle said that the bid amount should be changed from \$45,134.00 to the corrected bid amount of \$15,134.00 for the award and the demolition agreement. Commissioner Hall moved for approval to award and to enter into a contract with Actin

Contracting, LLC in the corrected amount of \$15,134.00 for the structure located at 1720 Virginia Street. Commissioner Chambers seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

REQUEST FOR APPROVAL OF RESOLUTION NO. 7335, a resolution authorizing the execution of a demolition agreement for demolition services with Lee Contracting Services for the property located at 1750 Virginia Street in the City of Gary related to RFQ 2022- 11: Atty. Jenkins said Staff recommended to enter into a demolition agreement with C. Lee Contracting Services to provide demolition services for property located at 1750 Virginia Street in the amount of \$31,400.00 relating to RFQ No. 2022-11. 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. 7336, a resolution approving and authorizing the execution of the amendment of an Agreement of Purchase and Sale between the City of Gary Redevelopment Commission and Bradford Equities II LLC.: Atty. Jenkins said the Commission had previously entered into a purchase sale agreement with Bradford Equities II LLC to pursue development of the property commonly known as South Gleason Golf Course/Gilroy Stadium. Pursuant to a number of issues unique to the site, the parties have agreed to amend the prior

Purchase and Sale Agreement to address many of the identified issues. The total purchase price, which is set at Nine Million Dollars is conditioned on the obligations set forth in the agreement being fully satisfied by Bradford Equities II LLC. Staff recommended that the RDC Executive Director and RDC Attorney be authorized to execute the amendment of an Agreement of a Purchase and Sale. Commissioner Hall moved for approval. Commissioner Chambers seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

NEW BUSINESS: Atty. Jenkins said there was no new business.

Discussion: Atty. Jenkins said there was no report.

PUBLIC Comment(s) on agenda items only: Ms. Carolyn McCrady had comments regarding the sale of the South Gleason Golf Course/Gilroy Stadium and the Genesis Center. Ms. Janie Marcinkowski had a comment regarding Michael Baker Int'l. Mr. Toni Glenn had comments regarding South Gleason Golf Course/Gilroy Stadium, and the process of public comments. Mr. Glenn asked where was the Executive Director. Ms. Vachet acknowledged that she was present at the meeting.

COMMISSIONERS' Comments: Commissioner Hall said the South Gleason Golf Course/Gilroy Stadium contract had been entered into about three years ago and careful negotiations were done, this agenda item was for an amendment to the purchase sale agreement. Mr. King said that he wanted to assure the citizens that their concerns are being heard, and that development will happen at the South Gleason Golf Course/Gilroy Stadium.

Atty. Jenkins said that all request for public records/documents have to go through the Law Department.

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

AGENDA Item(s) for next Board Meeting: Ms. Pirtle said there will be a Special Meeting on Wednesday, October 26, 2022, the Executive Session to be held at 3:30 P.M. and the Regular Meeting to be held at 4:00 P.M.

ADJOURNMENT: Commissioner Hall moved to adjourn the meeting.

Commissioner King seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

Commissioner Rogge adjourned the meeting at 4:35 P. M.

By: _____
George A. Rogge, President

By: _____
Adam Hall, Acting Secretary