

**GARY REDEVELOPMENT COMMISSION  
MINUTES OF REGULAR MEETING  
NOVEMBER 16, 2022**

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**BE IT REMEMBERED** that the Gary Redevelopment Commission met in a Regular Session on Wednesday, November 16, 2022 in its offices at 504 Broadway, Suite 200, Gary, Indiana.

**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

**ALSO PRESENT:**

Wendy Vachet, Executive Director  
Carrol Pirtle, Deputy Director  
Steven D. Jenkins, Esq.  
Jeraldine Williams, Staff  
Tony Glenn  
Janie Marcinkowski  
Dorreen Carey  
Rufus Purnell

**THE MEETING** was called to order by Commission President Rogge at 4:07 P. M.

**CALL to Order:** 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 November 16, 2022:** Commissioner Chambers moved for approval. Commissioner Sims seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

**CERTIFICATION of RECORD of Executive Session held on November 16, 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 Chambers moved for approval. Commissioner Sims seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

**REQUEST for APPROVAL of RESOLUTION NO. 7331, a resolution approving and authorizing the execution of a second extension and amendment of an Option to Purchase Agreement for property commonly referred to as 6200 Industrial Highway with Fulcrum Centerpoint, LLC, successor-in-interest to Riley Land Management LLC. (Discussed on October 19, 2022):** Ms. Vachet said the parties entered into an agreement for the Option to Purchase the property on November 7, 2018, as amended by the extension and an amendment of Option to Purchase Property dated April 22, 2021. All of the options to extend the option period under the Purchase Option have been exercised and the current option period expires on December 31, 2022. The agreement to extend the Option to Purchase for this property is in the best interest of the Commission and will improve development opportunities in the City of Gary. The City of Gary Redevelopment Commission and Fulcrum have amicably agreed to extend the option period from the current expiration date of December 31, 2022 through December

31, 2023 in exchange for a payment of One Hundred Thousand Dollars (\$100,000) with such amount applying to the purchase price. Both parties have also amicably agreed to amend the terms and conditions of the Purchase Option as detailed in the Second Extension and Amendment of Option to Purchase Agreement. 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. 7338, a resolution authorizing the execution of a professional services contract with Gatlin Plumbing & Heating, Inc. for winterizing to prevent pipe freezing and pipes bursting at the RailCats Baseball Stadium:** Ms. Vachet said the City is responsible for maintenance and repair expenses at the RailCats Baseball Stadium. Staff requested to enter into a contract with Gatlin Plumbing & Heating, Inc. for winterizing to prevent pipe freezing and pipes bursting at the RailCats Baseball Stadium. The contract is in the amount of \$8,500.00. Commissioner Sims moved for approval. Commissioner Chambers seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

**REQUEST for APPROVAL of the Gary Redevelopment Meeting Schedule for the calendar year 2023:** Ms. Vachet said Staff requested to move the scheduled annual and regular meeting of January 2, 2023 to January 18, 2023 in order to have a quorum

and to insure that the Commissioners and staff will be able to attend. Commissioner Hall moved for approval. Commissioner Sims seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

**NEW BUSINESS:** Ms. Vachet said there was none.

**Discussion:** Ms. Vachet said there was no report.

**PUBLIC Comment(s) on agenda items only:** Ms. Dorreen Carey had comments regarding Fulcrum Centerpoint.

**COMMISSIONERS' Comments:** Commissioner Sims wished everyone a safe and happy holiday.

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

**AGENDA Item(s) for next Board Meeting:** Ms. Vachet said there was none.

**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 4:22 P. M.

By: \_\_\_\_\_  
George A. Rogge, President

By: \_\_\_\_\_  
Gwendolyn F. Sims, Secretary