

**GARY REDEVELOPMENT COMMISSION
MINUTES OF REGULAR MEETING
FEBRUARY 15, 2023**

BE IT REMEMBERED that the Gary Redevelopment Commission met in a Regular Meeting in its offices at 504 Broadway, Suite 200, Gary, Indiana on Wednesday, February 15, 2023.

PRESENT:

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

ABSENT:

Sharon Chambers, Member
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
Pete Schwiegeraht, Pivotal
Daniel Botich, SEH of Indiana
Sheleita Miller, Gatekeeper Accounting
K. Matthews
Bridget Carr

THE MEETING was called to order by Commissioner Rogge at 4:22 P. M.

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

ACCEPTANCE of AGENDA for February 15, 2023: Commissioner Hall moved for approval. Commissioner Sims second. The vote showed:

Ayes – All

Nays – None

The motion was carried.

CERTIFICATION of RECORD of Executive Session held on February 15, 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 Sims moved for approval of the Certificate of Record of the Executive Session. Commissioner Hall seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

CLAIMS LIST of February 15, 2023. (Previously approved by the Director): Ms.

Vachet said there were no changes to the Claims List. In the 101-General Fund-801 the subtotal remained the same and the claims to be paid are in the total amount of \$4,531.43. And in the 2512-Non-Reverting-474 Fund the subtotal remained the same and the claim to be paid is in the total amount of \$10,000.00. Therefore, staff recommended to approve the Claims List in the grand total amount of \$14,531.43. Commissioner Sims moved for approval. Commissioner Hall seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

SPECIAL CLAIMS LIST of February 15, 2023. (Previously approved by the

Director): Ms. Vachet said there were no changes to the Special Claims List of February 15, 2023. 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 \$37,779.38. 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 \$34,500. In the 4453-Truck City TIF-838 Fund the subtotal remained the same and the claim to be paid is in the total amount of \$84,477.50. In the 4454-Kirkyard TIF-854 Fund the subtotal remained the same and the claim to be paid is in the total amount of \$195,498.20. And in the 2534-US Steel TIF-8870 Fund the subtotal remained the same and the claim to be paid is in the total amount of \$397,991.95. Therefore, staff recommended to approve the Special Claims List in the grand total amount of \$750,247.03. Commissioner Hall moved for approval. Commissioner Sims seconded.

The vote showed:

Ayes – All

Nays – None

The motion was carried.

ACCEPTANCE AND APPROVAL of Minutes of the Regular Meeting held on July 27,

2022: Commissioner Hall said that he had a correction. The name Parkway should be corrected to Premistar that is related to the Gary SouthShore RailCats Baseball Stadium HVAC agenda item. Commissioner Hall moved for approval, subject to the correction. Commissioner Sims seconded, subject to the correction. The vote showed:

Ayes – All

Nays – None

The motion was carried, subject to the correction.

ACCEPTANCE AND APPROVAL of Minutes of the Regular Meeting held on

September 7, 2022: Commissioner Hall moved for approval. Commissioner Sims seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

ACCEPTANCE AND APPROVAL of Minutes of the Regular Meeting held on

September 21, 2022: Commissioner Hall moved for approval. Commissioner Sims seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

ACCEPTANCE AND APPROVAL of Minutes of the Regular Meeting held on October

19, 2022: Commissioner Sims moved for approval. Commissioner Hall seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

ACCEPTANCE AND APPROVAL of Minutes of the Special Meeting held on October

26, 2022: Commissioner Sims moved for approval. Commissioner Hall seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

ACCEPTANCE AND APPROVAL of Minutes of the Regular Meeting held on

November 16, 2022: 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. 7351, a resolution approving and authorizing the execution of a professional services contract with Gatekeeper Accounting Services, LLC for accounting services: Ms. Vachat said Staff requested to enter into a professional services contract with Gatekeeper Accounting for accounting services in a not to exceed amount of \$90,000. The contract is from January 1, 2023 to December 31, 2023. 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. 7352, a resolution approving and authorizing the execution of a professional services contract with Heather McCarthy, Esq. to provide legal services: Ms. Vachet said Staff requested to enter into a professional services contract with Heather McCarthy, Esq. for legal services in a not to exceed amount of \$75,000. The contract is from January 1, 2023 to December 31, 2023. 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. 7353, a resolution approving and authorizing a professional services contract with Gilbert King, Jr., Esq. for legal

services: Ms. Vachet said Staff requested to enter into a professional services contract with Gilbert King, Jr., Esq. to provide legal services relative to the Unsafe Building process. The contract is in a not to exceed amount of \$20,000. The contract is from January 1, 2023 to December 31, 2023. 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. 7354, a resolution approving and authorizing the execution of a professional services contract with Veridus Group LLC to provide real estate development and other economic development services

relative to key parcels within the City of Gary: Ms. Vachet said Staff requested to enter into a professional services contract with Veridus Group LLC to provide real estate development and other economic development services relative to key parcels within the City of Gary. The contract is in a not to exceed amount of \$66,000. The contract is from January 1, 2023 to December 31, 2023. 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. 7355, a resolution approving and authorizing the execution of an Annual Supplemental Letter Agreement with SEH

of Indiana LLC (SEH) to provide economic development services: Ms. Vachet said Staff requested to enter into an Annual Supplemental Letter Agreement with SEH of Indiana LLC to provide economic development services. The contract is in a not to exceed amount of \$137,500. The contract is from January 1, 2023 until December 31, 2023. Ms. Vachet said that Daniel Botich of SEH of Indiana was present. 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. 7356, a resolution approving and authorizing the execution of a professional services contract with Rodney Mitchell to provide services for Redevelopment Staff and Field Staff for the year 2023: Ms. Vachet said Staff requested to enter into a professional services contract with Rodney Mitchell to provide services to the Redevelopment Staff and Field Staff in a not to exceed amount of \$25,000. The contract is from February 20, 2023 to February 20, 2024. 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. 7357, a resolution approving and authorizing the execution of a consulting agreement with Michael Baker International, Inc. to provide comprehensive planning, economic development, site due diligence and technical services: Ms. Vachet said Staff requested to enter into a

Consulting Agreement with Michael Baker International, Inc. for an amount not to exceed \$114,500. The contract is from January 1, 2023 to December 31, 2023. 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. 7358, a resolution approving and authorizing the execution of an Engagement Letter with Barnes and Thornburg LLP for special counsel legal services: Ms. Vachet said Staff requested to enter into a professional services contract with Barnes and Thornburg LLP to provide special counsel legal services. The contract is in a not to exceed amount of \$60,000. The contract is from January 1, 2023 to December 31, 2023. 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. 7359, a resolution approving and authorizing of a professional services contract with Premistar for HVAC maintenance plan at the Gary SouthShore RailCats Baseball Stadium located at 1 Stadium Plaza, Gary, Indiana: Ms. Vachet said Staff and Mr. Brian Lyter, President of the Gary SouthShore RailCats Baseball Stadium requested to enter into a professional services contract with Premistar to provide services for the HVAC quarterly maintenance plan. The contract is in a not to exceed amount of \$28,936. The contract expires on December 31, 2023. Commissioner Hall said the contract had the name of Parkway on it

and that needs to be corrected to Premistar. Commissioner Hall moved for approval, subject to the correction. Commissioner Sims seconded, subject to the correction. The vote showed:

Ayes – All

Nays – None

The motion was carried.

REQUEST for APPROVAL of RESOLUTION NO. 7360, a resolution approving and

authorizing an amendment to the Purchase Agreement between the Gary

Redevelopment Commission and Broadway Homes LLC: Ms. Vachet said Pete

Schwiegeraht, Pivotal's Senior Vice President of Development Midwest Region was

present at the meeting. Mr. Schwiegeraht said they will be building 40-units of townhomes

in the Emerson area of Gary, and they need time to finalize details with the City. The

project cost is \$13 Million Dollars. Ms. Vachet said the RDC and Broadway Homes, LLC

entered into a Project and Purchase Agreement for the purchase of the property.

Pursuant to the terms of the agreement, the parties wish to amend the current agreement

to extend the inspection period until August 18, 2023. With the exception of the

amendment, the prior agreement shall remain in full force and effect. 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. 7361, a resolution approving and

authorizing an execution of a professional services contract with The Gorman

Group to provide appraisal services: Ms. Vachet said Staff requested to enter into a

professional services contract with The Gorman Group for appraisal services in an amount not to exceed \$30,000.00. The contract is from February 15, 2023 and expires on December 31, 2023. 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. 7362, a resolution approving and authorizing the execution of a professional services contract with American Eagle Security, Inc. for commercial security monitoring at various buildings in the City

of Gary: Ms. Vachet said Staff requested to enter into a professional services contract with American Eagle Security to provide services for commercial security monitoring for various buildings that are owned by the City of Gary. The contract is in a not to exceed amount of \$11,212.50. The contract is from February 15, 2023 and expires on December 31, 2023. 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. 7363, a resolution approving and authorizing a right-of-way for Indiana Department of Transportation (INDOT) proposed De Minimis Section 4(F) use of Gateway Park: Ms. Vachet said Staff

requested the Commission to authorize a right-of-way with INDOT that is needed to make improvements to the pavement which involves Gateway Park along Broadway, it is a very

small section. 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. 7364, a resolution approving and authorizing the execution of a professional services contract with Turf Specialists, Inc. for baseball field maintenance services at the Gary SouthShore RailCats Baseball Stadium located at 1 Stadium Plaza, Gary, Indiana: Ms. Vachet said Staff

requested to enter into a professional services contract with Turf Specialist, Inc. to provide baseball field maintenance services. The contract is in a not to exceed amount of \$48,980.

The contract expires on December 31, 2023. 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. 7365, a resolution approving and authorizing awarding the property located at 1135 Benton Street and 1150 Benton Street to Intentional Purpose, LLC regarding the Re-Imagine Gary: Rehab

One Get Two Free Pilot Program: Ms. Vachet said Staff had determined that Intentional Purpose LLC had submitted the most responsive and responsible bid for the above referenced property. The Re-Imagine Gary: Rehab One Get Two Free Pilot Program has very specific requirements and it is located in the Aetna section of Gary. Intentional Purpose, LLC has already completed the first phase of the program and per the

stipulations of the program, they are now eligible to acquire two additional properties to rehab for phase II. The Executive Director and Commission Attorney are requesting to negotiate, finalize, and execute any and all documents related to the Purchase Sale Agreement. As per the intent of the Re-Imagine Gary: Rehab One Get Two Free pilot program, the purchase price shall be Zero Dollars and Zero Cents (\$0.00) and Intentional Purpose LLC, Inc. will provide all ancillary costs associated with closing. 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. 7366, a resolution approving and authorizing awarding the property located at 1144 Greene Street and 1145 Greene Street to Miller’s Junction, LLC regarding the Re-Imagine Gary: Rehab One Get Two Free Pilot Program: Ms. Vachet said Staff had determined that Miller’s Junction, LLC had submitted the most responsive and responsible bid for the above referenced property. They have already completed the first phase of the program and per the stipulations of the program, they are now eligible to acquire two additional properties to rehab for phase II. The Executive Director and Commission Attorney are requesting to negotiate, finalize, and execute any and all documents related to the Purchase Sale Agreement. As per the intent of the Re-Imagine Gary: Rehab One Get Two Free pilot program, the purchase price shall be Zero Dollars and Zero Cents (\$0.00) and Intentional Purpose LLC, Inc. will provide all ancillary costs associated with closing. 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. 7367, a resolution approving and authorizing the execution of a professional services contract with Inga D. Lewis-

Shannon to provide tax sale legal services: Ms. Vachet said Staff requested to enter into professional services contract with Inga D. Lewis-Shannon, Esq. for legal services for the 2023 Tax Sale in a not to exceed amount of \$266,000. This is related to properties that the Commission have received from the Lake County Commission Sale. The properties will be put in our names so we can do property assembly. The contract is from February 15, 2023 to December 31, 2023. Commissioner Sims moved for approval.

Commissioner Hall seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

DISCUSSION: Executive Director’s Comment(s): Ms. Vachet said the professional services contracts are all in a not to exceed amount, and if we do use their services we do not pay them.

PUBLIC Comment(s) on agenda items only: There were comments on the minutes and property. Mr. Purnell had comments on the SouthShore RailCats Baseball Stadium HVAC maintenance plan.

COMMISSIONERS’ Comment(s): There were no Commissioner’s comments.

SCHOOL BOARD REPRESENTATIVE’S Comment(s): Mr. Johnson was absent.

AGENDA Item(s) for next Board Meeting: Ms. Vachet said she had 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 5:10 P. M.

By: _____
George A. Rogge, President

By: _____
Gwendolyn F. Sims, Secretary