

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

BE IT REMEMBERED that the Gary Redevelopment Commission held its Regular Session meeting virtually on Wednesday, February 16, 2022 at 4:00 P. M.

PRESENT:

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

ABSENT:

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

ALSO PRESENT:

Carrol Pirtle, Deputy Director
Steven D. Jenkins, Esq. Commission Attorney
Angela Lockett, Esq., Corporation Council of City of Gary
Jeraldine Williams, Staff
Deb Backhus, Staff
Paula Beeks, Staff
Daniel Botich, SEH of Indiana
Sheleita Miller, Gatekeeper Accounting
Tee Washington,
Jennie R.
Dorreen Carry
Lin Kaatz Chary
Jacquelyn Harris of The 411

CALL TO ORDER:

The meeting was called to order by Commissioner Rogge at 4:02 P. M.

ROLL CALL:

Commissioner Rogge, Commissioner Hall, Commissioner Sims, and Commissioner Chambers were present. Commissioner King and Mr. Johnson were absent.

ACCEPTANCE of AGENDA for February 16, 2022:

Commissioner Hall moved for approval to accept the agenda. Commissioner Sims seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

CERTIFICATION OF RECORD of Executive Session, held February 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". Commissioners present for the Executive Session were Commissioner Rogge, Commissioner Hall, Commissioner Sims, and Commissioner Chambers. Commissioner King and Mr. Johnson, Representative of School Board were absent. 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 Regular Meeting held on January 19, 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 Special Meeting held on February 9, 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. 7267, a resolution of the City of Gary Redevelopment Commission authorizing a reduction in the notice required to extend the lease under the current baseball stadium agreement at the Railcats Baseball Stadium to March 16, 2022.

Overview given by Ms. Pirtle: The City of Gary and the Northwest Sports Venture, LLC (NSV) are parties to the Stadium License Agreement dated on and about June 14, 2021. The terms of the agreement may be extended for additional terms of five years pursuant to Article III of the Agreement. The Agreement requires that NSV provides written notice six months prior to the end of the current term. The end of this term would be November 30, 2021. The negotiations regarding the stadium lease are still on-going and both parties agree that the time period to provide the necessary notice under the Article should be shortened with the date to provide written notice to extend the lease from the original terms of November 30, 2021 to extend to March 16, 2022. Staff is requesting the Commission authorization to the time required for this notice under the Stadium Lease Agreement and notice should be due by March 16, 2022. Therefore, staff recommended

to approve Resolution 7267. 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. 7261, a resolution authorizing the execution of a professional services contract with American Eagle Security, Inc. for a commercial security monitoring at various buildings within the City of Gary.

Overview given by Ms. Pirtle: Staff requested to enter into a professional services contract with American Eagle to provide services for commercial security and monitoring for various buildings in the City of Gary. Their contract is in a not to exceed amount of \$11,212.50. The contract is from January 1, 2022 and expires on December 31, 2022.

Therefore, Staff recommended to approve Resolution 7261. 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. 7262, a resolution authorizing designating the 2022 Operating Appropriations for the Façade Improvement Rebate Fund/GUEA Properties (Fund 2466 Department 8140) in the City of Gary relating to the Redevelopment Commission.

Overview given by Ms. Backhus: Staff requested the Board to authorize the Operating Budget for the 2022 Façade Improvement Rebate Program, which currently has

\$524,986.77 funds available for façade program improvements for the year 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. 7263, a resolution authorizing and approving the Fiscal Officer of the City of Gary to make an Inter-Fund Repayment from the 474 Non-Reverting Fund to the Redevelopment Consolidated Area TIF Fund 823. Overview given by Ms. Miller, accountant for the Commission: The Board on February 19, 2020 approved Resolution No. 7018 which authorized the Fiscal Officer of the City of Gary to complete an inter-fund loan from the Consolidated TIF Fund 823 to the Non-Reverting Fund 474. The 474 Non- Reverting Fund currently has sufficient funds to pay back One Million Dollars of the aforementioned loan. Staff recommended that the Board authorize the Fiscal Officer of the City of Gary to complete this repayment and to approve Resolution 7263. 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. 7264, a resolution approving and authorizing the execution of a consultant agreement with Michael Baker International, Inc.

to provide comprehensive planning, economic development, site due diligence, and technical services.

Overview given by Mr. Bytnar: Staff recommended to enter into a contract with Michael Baker International, Inc. for an amount not to exceed \$100,000.00. The contract is from January 1, 2022 to December 31, 2022. Staff is also requesting that the Executive Director and Commissioner Attorney be authorized to enter into final negotiations for the execution of a professional services contract with Michael Baker International, Inc. Therefore, Staff recommended to approve Resolution No. 7264. 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. 7265, a resolution approving and authorizing the execution of a professional services contract with Gatekeeper Accounting Services, LLC for accounting services.

Overview given by Mr. Bytnar: Staff recommended to enter into a contract with Gatekeeper Accounting Services for an amount not to exceed \$125,000.00. The contract is from January 1, 2022 to December 31, 2022. Staff recommended to approve Resolution 7265. 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. 7266, a resolution approving the purchase of a truck for use by the Redevelopment Staff.

Overview given by Ms. Pirtle: Staff attempted to inquire about the availability of vehicles through the State QPA system; however, the supply chain shortage has left us on a waiting list because there are no vehicles available. It is now necessary to go outside of the normal purchasing procedure to purchase a vehicle as soon as we can. Staff is expected to spend no more than \$35,000.00 for a vehicle. Therefore, Staff requested the Executive Director and Commission Attorney be authorized to enter into a final negotiation for the purchase of a truck to be used by the Redevelopment and Demolition Departments. Staff recommended to approve Resolution 7266. Commissioner Hall moved for approval. Commissioner Sims seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

NEW BUSINESS: Ms. Pirtle said she had none.

DISCUSSION: Ms. Pirtle said she had none.

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

COMMISSIONERS' Comments: There were none.

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

AGENDA Item(s) for the next Board Meeting: Ms. Pirtle 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 4:19 P. M.

By: _____
George A. Rogge, President

By: _____
Gwendolyn F. Sims, Secretary