

**GARY REDEVELOPMENT COMMISSION
MINUTES OF REGULAR MEETING
APRIL 27, 2022**

BE IT REMEMBERED that the Gary Redevelopment Commission held its Regular Session meeting on Wednesday, April 27, 2022 in its offices located 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, School Board Representative

ALSO PRESENT:

Carrol Pirtle, Deputy Director
Steven D. Jenkins, Esq., Commission Attorney
Angela Lockett, Esq., Corporation Council
Jeraldine Williams, Staff
Deb Backhus, Staff
Paula Beeks, Staff
Sheleita Miller, Gatekeeper Accounting
Janie Marcinkowski
Dorreen Carey

CALL TO ORDER:

The meeting was called to order by Commission President Rogge at 4:07 P. M.

ROLL CALL:

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

ACCEPTANCE of AGENDA for April 27, 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 on April 27, 2022, 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 Sims seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

ACCEPTANCE and APPROVAL of Minutes of the Regular Meeting held on March 16, 2022:

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. 7282, a resolution voiding the Option to Purchase Property Agreement for properties commonly referred to as **Ivanhoe Elementary School** located at 5700-6100 W. 15th Avenue with **Djuric Trucking, Inc.:**

Atty. Jenkins gave an overview. 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. 7283, a resolution of the City of Gary Redevelopment Commission amending the **Option to Purchase Property Agreements** for properties commonly referred to as **Thomas Edison School** located at **5400 W. 5th Avenue**, Gary, Indiana with **Djuric Trucking, Inc.**; and Designating the Executive Director and Commission Attorney to execute all documents necessary to effectuate the closing on this transaction:

Atty. Jenkins said this item is for informational purposes, only. Commissioner Hall moved for deferment. Commissioner Sims seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried for deferral.

REQUEST for APPROVAL of RESOLUTION NO. 7276, a resolution approving and authorizing the ratification of a professional services contract with **Parkway Mechanical** for an **HVAC maintenance plan** at the Gary SouthShore RailCats Baseball Stadium located at 1 Stadium Plaza, Gary, Indiana:

Atty. Jenkins said the contract is in a not to exceed amount of \$24,981.00 and the effective date is from March 16, 2022 to December 31, 2022. 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. 7277, a resolution approving and authorizing the ratification of a professional services contract with **Total Roofing & Construction Services** for **roof repair** at the Gary SouthShore RailCats Baseball Stadium located at 1 Stadium Plaza, Gary, Indiana:

Atty. Jenkins said the contract is in a not to exceed amount of \$12,000.00 and the effective date is from March 16, 2022 to December 31, 2022. Commissioner Sims moved for approval. Commissioner Chambers seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

A REQUEST for APPROVAL of RESOLUTION NO. 7278, a resolution approving and authorizing the ratification of a professional services contract with **Van's Enterprises Ltd** for **field maintenance** at the Gary SouthShore RailCats Baseball Stadium located at 1 Stadium Plaza, Gary, Indiana:

Atty. Jenkins said the contract is in a not to exceed amount of \$44,875.00 and the effective date is from March 16, 2022 to December 31, 2022. 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. 7279, a resolution approving and authorizing the ratification of a professional services contract with **Gatlin Plumbing & Heating, Inc.** for **de-winterization** at the Gary SouthShore RailCats Baseball Stadium located at 1 Stadium Plaza, Gary, Indiana:

Atty. Jenkins said the contract is in a not to exceed amount of \$9,100.00 and the effective date is from March 16, 2022 to December 31, 2022. 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. 7280, a resolution approving and authorizing the ratification of a professional services contract with **Visua** for **production room equipment** at the Gary SouthShore RailCats Baseball Stadium located at 1 Stadium Plaza, Gary, Indiana:

Atty. Jenkins said the contract is in a not to exceed amount of \$24,449.51 and the effective date is from March 16, 2022 to December 31, 2022. 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. 7281, a resolution approving and authorizing the ratification of a professional services contract with **Daktronics** for **interfacing technology for the production room equipment** at the Gary SouthShore RailCats Baseball Stadium located at 1 Stadium Plaza, Gary, Indiana:

Atty. Jenkins said the contract is in a not to exceed amount of \$12,000.00 and the effective date is from March 16, 2022 to December 31, 2022. 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. 7285, a resolution amending a professional service contract with **Community Title Company** to include costs associated with title services provided for the Genesis Center and Ivanhoe Gardens:

Atty. Jenkins said this is to amend the prior contract to increase the contract amount of \$25,000.00 by \$5,000.00, which should be sufficient to cover the costs of the additional title services. The contract effective date is from February 1, 2022 to December 31, 2022. 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. 7286, a resolution authorizing the ratification and execution of a professional services contract with **The Gorman Group** to provide appraisal services:

Ms. Pirtle said the contract is in a not to exceed amount of \$20,000.00 and the effective date is from April 1, 2022 to December 31, 2022. 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. 7287, a resolution amending **K.L.F.**

Enterprises, Inc., demolition agreement by rescinding the award of the property located at 1800-14 Broadway and to enter into a demolition agreement with **N & T Auto Salvage,**

LLC to award the property located at 1800–14 Broadway all related to RFQ No. 2020-2:

Ms. Pirtle asked the Board to rescind K.L.F. Enterprises, Inc. demolition agreement for

RFQ No. 2020-2 for the structure located at 1800-14 Broadway; and to award N & T Auto

Salvage, LLC the structure located at 1800-14 Broadway in an amount not to exceed

\$72,000.00. The contract effective date is April 1, 2022 to December 31, 2022.

Commissioner Hall moved for approval. Commissioner Chambers seconded. The vote

showed:

Ayes – All

Nays – None

The motion was carried.

RECEIVE and REVIEW BIDS for (RFQ) No. 2022-4 to demolish structures located at

1686 W. 11th Avenue and 1690 W. 11th Avenue located in the City of Gary, Indiana:

Ms. Pirtle said Staff sent out RFQ No. 2022-4 for 1686 W. 11th Avenue and the following

contractors submitted bids: ACTIN Contracting LLC submitted a bid in the amount of

\$19,687, Aavatar Enterprises, Inc. submitted a bid in the amount of \$24,900, and

Richardson Disposal submitted a bid in the amount of \$23,250. Also, contractor's

submitted bids for 1609 W. 11th Avenue: ACTIN Contracting LLC submitted a bid in the

amount of \$24,055, Aavatar Enterprises, Inc. submitted a bid in the amount of \$17,000,

and Richardson Disposal submitted a bid in the amount of \$19,500. Staff recommended the Board to refer the bids to Staff and the Attorney to bring back recommendations to award and to enter into demolition contracts for RFQ No. 2022-4. Commissioner Hall moved for approval. Commissioner Sims seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

RECEIVE and REVIEW BIDS for (RFQ) No. 2022-5 to demolish structures located at 4625 W. 5th Avenue and 4520-38 W. 5th Avenue located in the City of Gary, Indiana:

Ms. Pirtle said Staff sent out RFQ No. 2022-05 and the following contractors submitted bids for 4625 W. 5th Avenue: JM Industrial Services, Inc. submitted a bid in the amount of \$21,800, C. Lee Construction Services – No Bid, and Gary Material Supply – No Bid. Also, contractors submitted bids for 4620-38 W. 5th Avenue: JM Industrial Services, Inc. submitted a bid in the amount of \$68,800, C. Lee Construction Services – No Bid, and Gary Material Supply – No Bid. Staff recommended the Board to refer the bids to Staff and the Attorney to bring back a recommendation to award and to enter into a demolition contract for RFQ No. 2022-5. 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. 7288, a resolution authorizing the award and transfer of real property from the City of Gary Redevelopment Commission to

a private homeowner for property located at **1053 Ralston Street** through the **City of Gary's Side Lot Program**:

Ms. Pirtle recommended to award and approve the transfer of the property located at 1053 Ralston Street to the adjacent homeowner. The property will go back on the Lake County Tax Roll. 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. 7289, a resolution approving and authorizing the execution of a professional services contract with **Visua** for **production room equipment wireless camera** at the Gary SouthShore RailCats Baseball Stadium located at 1 Stadium Plaza, Gary, Indiana:

Atty. Jenkins said this item was tabled at the previous meeting. This is for the wireless camera. The contract is in a not to exceed amount of \$15,000.00 and the effective date is from April 27, 2022 to December 31, 2022. Commissioner Chambers moved for approval. Commissioner Sims seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

NEW BUSINESS: Ms. Pirtle said RFQ's will be on the next meeting agenda.

Discussion: Deputy Director's Report: Ms. Pirtle said she had no report.

PUBLIC Comment(s) on agenda items only: There was no public comment.

COMMISSIONERS' Comments: There were no Commissioners' comments.

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

AGENDA Item(s) for next Board Meeting: Ms. Pirtle said the next meeting will be held on May 18, 2022.

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 4:49 P. M.

By: _____
George A. Rogge, President

By: _____
Gwendolyn F. Sims, Secretary