

**GARY REDEVELOPMENT COMMISSION
MINUTES OF REGULAR MEETING
May 18, 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, May 18, 2022.

PRESENT:

Adam Hall, Vice-President
Gwendolyn F. Sims, Secretary
Jeremiah King, Member
Sharon Chambers, Member

ABSENT:

George A. Rogge, President
Glenn I. Johnson, Representative of School Board

ALSO PRESENT:

Rodney Pol, Esq., City of Gary, Corp. Counsel
Carrol Pirtle, Deputy Director
Debera Backhus, Staff
Jeraldine Williams, Staff

THE MEETING was called to order by Commissioner Hall at 4:09 P. M.

IN THE ABSENCE of President Rogge, Vice-President Hall served as chairman.

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

ACCEPTANCE of AGENDA for May 18, 2022: Commissioner Sims moved for approval of acceptance of Agenda for May 18, 2022. Commissioner Chambers seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

CERTIFICATION OF RECORD of Executive Session, held May 18, 2022:

Commissioner Hall 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 asked for the vote. Commissioner Chambers moved for approval. Commissioner Sims seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

CLAIMS LIST of May 18, 2022. (Previously approved by the Director):

Ms. Pirtle said there were no changes to the Claims List as follows.

1101- General Fund 0801: \$13,593.77
2512-Unsafe Building Fund 4741: \$29,996.99
2512-Unsafe Building Fund 229: \$1,283.55
518-Demolition Fund: \$46,690.45

Ms. Pirtle recommended to approve the Claims List in the grand total amount of \$91,564.76. Commissioner Hall asked for the vote. Commissioner Sims moved to approve the Claims List. Commissioner King seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

SPECIAL CLAIMS LIST of May 18, 2022. (Previously approved by the

Director): Ms. Pirtle said there were no changes to the Special Claims List as follows:

823 Consolidated Area TIF: \$122,754.88
826-Lakefront TIF: \$110,850.81
4449-Lancaster 0830 TIF: \$13,357.32

4450-County Market 0833 TIF \$307,246.81
4454-Dalton Arms TIF 0834 -\$180,814.00
4453-Truck City TIF 0838 - \$82,073.75
2534-U.S. Steel Area 8870 TIF - \$4,541,692.30

Ms. Pirtle recommended to approve the Special Claims List in the grand total amount of \$5,358,789.87. Commissioner Hall asked for the vote. Commissioner King moved to approve the Special Claims List. Commissioner Sims seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

REQUEST for APPROVAL of RESOLUTION NO. 7290, a resolution approving and authorizing the execution of an Engagement Letter with Barnes and Thornburg LLP for special counsel legal services: Atty. Pol, Jr. said the engagement letter is for land acquisition and real estate transactions. This is for an extension to their prior contract. The contract is in a not to exceed amount of \$60,000. Commissioner Hall asked for the vote. 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. 7291, a resolution approving and authorizing an amendment for extension of the Purchase Agreement between the Gary Redevelopment Commission and New Way Projex, Inc. Property located at 4717 E. 10th Street in the City of Gary, related to the Aetna Pilot Program: Ms. Backhus said there were unforeseen events that have prevented New Way Projex from completing the required improvements and repairs in the specified time frame. Staff

requested to amend the current agreement to extend the time frame for them to satisfy the terms of the agreement by granting an extension until December 31, 2022 to complete the required improvements and repairs to develop the property; and with the exception of the amendment, the prior agreement shall remain in full force and effect. Commissioner Hall asked for the vote. 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.7292, a resolution authorizing the award and transfer of real property from the City of Gary Redevelopment Commission to private homeowners for property located at 1178 Allen Street, 551-55 Tompkins Street, and 2185 Jefferson Street through the City of Gary’s Side Lot Program: Ms. Pirtle said the City of Gary’s Side Lot Program has no monetary amounts for the property. The program stipulates that the homeowners’ taxes are to be paid up to at least 2 years, which they have been paid. Once the properties are transferred to the homeowners the properties will be added back to the Lake County tax roll. Staff recommended to approve to award and transfer the properties to the respective private homeowners. Commissioner Hall asked for the vote. Commissioner Chambers moved for approval. Commissioner Sims seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

RECEIVE and OPEN BIDS for property located at 3713-23 Broadway for the Commission to hold, use, sell, exchange, lease, and rent or otherwise dispose of the property: Ms. Pirtle said the Notice to Bidders for the property was advertised on April 21st and 28th, 2022. Commissioner Hall asked for the vote to receive and close the receiving of bids, and to open the bids. Commissioner Chambers moved for approval. Commissioner Sims seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

Ms. Pirtle said one bid was received and it was from Corey Amon, CEO and owner of AIG Investment Group, LLC in the amount of \$9,600. Ms. Pirtle asked the Board to refer the bid to Staff for them to review it and to bring back their recommendation. Commissioner Hall asked for the vote to refer the bid to Staff. Commissioner King moved for approval. Commissioner Chambers seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

RECEIVE and OPEN BIDS for property located at 2264-70 Taney Street, 2272-78 Taney Street, 2280-86 Taney Street and 2257-63 Taney Street for the Commission to hold, use, sell, exchange, lease, and rent or otherwise dispose of the property: Ms. Pirtle said the Notice to Bidders for the property was advertised on April 28th and May 9th, 2022. One bid was received. Ms. Pirtle asked the Board to receive and close the receiving of bids, and to open the bid. Commissioner Hall asked for the vote to receive

and close the receiving of bids, and to open the one bid. Commissioner Chambers moved for approval. Commissioner Sims seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

Ms. Pirtle said one bid was received from Tai Adkins for the property located at 2264-70 Taney Street, 2272-78 Taney Street, and 2280-86 Taney Street in the amount of \$3,200. Staff did not receive any bids for 2257-63 Taney Street.

Ms. Pirtle said that Tai Adkins did submit a letter of conflict, which indicated that she is a City of Gary, Councilwoman.

Ms. Pirtle asked the Board to refer the bid to Staff for them to review it and to bring back their recommendation. Commissioner Hall asked for the vote. Commissioner Sims moved for approval. Commissioner King seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

AWARD of RFQ No. 2022-4 to demolish structures located at 1686 W. 11th Avenue and 1690 W. 11th Avenue in the City of Gary, IN: Ms. Pirtle said after review of bids received, Staff recommended to award and enter into a contract with Aavatar Enterprises, Inc. as being the lowest, most responsive and responsible bidder for RFQ No. 2022-4 in the amount of \$41,900. Commissioner Hall asked for the vote. 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. 7293, a resolution authorizing the execution of a demolition agreement with Aavatar Enterprises, Inc. to demolish structures located at 1686 W. 11th Avenue and 1690 W. 11th Avenue in the City of Gary, IN. Related to RFQ No. 2022-4: Ms. Pirtle said after review of bids received, Staff recommended to award and enter into a contract with Aavatar Enterprises, Inc. as being the lowest, most responsive and responsible bidder for RFQ No. 2022-4 in the amount of \$14,900. Commissioner Hall asked for the vote. Commissioner Chambers moved for approval. Commissioner Sims seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

AWARD of RFQ No. 2022-5 to demolish structures located at 4625 W. 5th Avenue and 4520-38 W. 5th Avenue in the City of Gary, IN: Ms. Pirtle said after review of bids received, Staff recommended to award and enter into a contract with JM Industrial Services, Inc. as being the lowest, most responsive and responsible bidder for RFQ No. 2022-5 in the amount of \$90,600. Commissioner Hall asked for the vote. 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. 7294, a resolution authorizing the execution of a demolition agreement with JM Industrial Services, Inc. to demolish structures located at 4625 W. 5th Avenue and 4520-38 W. 5th Avenue in the City of Gary, IN. Related to RFQ No. 2022-5: Ms. Pirtle said after review of bids received, Staff recommended to award and enter into a contract with JM Industrial Services, Inc. as being the lowest, most responsive and responsible bidder for RFQ No. 2022-5 in the amount of \$90,600. Commissioner Hall asked for the vote. Commissioner Chambers moved for approval. Commissioner King seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

AWARD and REQUEST for APPROVAL of RESOLUTION No. 7295, a resolution approving the execution of a professional services contract with De-Vine Landscaping & Property MGT for landscaping services: Ms. Pirtle said Staff recommended to enter into a contract with De-Vine Landscaping & Property MGT. The contract is in the amount of \$13,000.00 and the contract is from May 18, 2022 to September 30, 2022. Commissioner Hall asked for the vote. Commissioner Sims moved for approval. Commissioner King seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

AWARD and REQUEST for APPROVAL of RESOLUTION No. 7296, a resolution approving the execution of a professional services contract with Get It

Done Landscaping and Snow Removal Elite LLC for landscaping services: Ms. Pirtle said Staff recommended to enter into a contract with Get It Done Landscaping and Snow Removal Elite LLC. The contract is in the amount of \$45,000.00 and the contract is from May 18, 2022 to September 30, 2022. Commissioner Hall asked for the vote. Commissioner Sims moved for approval. Commissioner Chambers seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

AWARD and REQUEST for APPROVAL of RESOLUTION No. 7297, a resolution approving the execution of a professional services contract with Lakewood Smith's LLC Lawn Care Services for landscaping services: Ms. Pirtle said Staff recommended to enter into a contract with Lakewood Smith's LLC Lawn Care Services. The contract is in the amount of \$15,000.00 and the contract is from May 18, 2022 to September 30, 2022. Commissioner Hall asked for the vote. Commissioner Sims moved for approval. Commissioner King seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

AWARD and REQUEST for APPROVAL of RESOLUTION No. 7298, a resolution approving the execution of a professional services contract with Yard Neat LLC for landscaping services: Ms. Pirtle said Staff recommended to enter into a contract with Yard Neat LLC. The contract is in the amount of \$16,000.00. The contract is from May 18, 2022 to September 30, 2022. Commissioner Hall asked for the vote.

Commissioner Sims moved for approval. Commissioner Chambers seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

AWARD and REQUEST for APPROVAL of RESOLUTION No. 7299, a resolution approving the execution of a professional services contract with Moore Lawn Care for landscaping services: Ms. Pirtle said Staff recommended to enter into a contract with Moore Lawn Care. The contract is in the amount of \$11,000.00 and the contract is from May 18, 2022 to September 30, 2022. Commissioner Hall asked for the vote. 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. 7300, a resolution authorizing the execution of a contract for asbestos removal inspections, samples, and testing with Industrial Insulation Solution, Inc. for various demolition sites in the City of Gary, IN: Ms. Pirtle said Staff recommended to enter into a contract with Industrial Insulation Solution, Inc. as being the lowest, most responsive and responsible bidder. The contract is in the amount of \$25,000. The contract is from May 18, 2022 and it will expire on December 31, 2022. Commissioner Hall asked for the vote.

Commissioner Chambers moved for approval. Commissioner Sims seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

NEW BUSINESS: There was no new business.

Discussion: Deputy Director's Report: Ms. Pirtle said there was none.

PUBLIC Comment(s) on agenda items only: There were no public comments.

COMMISSIONERS' Comments: Commissioner Hall welcomed back Senator Pol, Jr.

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

AGENDA Item(s) for next Board Meeting: Ms. Pirtle said there were none.

ADJOURNMENT: Commissioner Sims moved to adjourn the meeting.

Commissioner Sims seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

Commissioner Hall adjourned the meeting at 4:49 P. M.

By: _____
Adam Hall, Vice-President

By: _____
Gwendolyn F. Sims, Secretary