

**MINUTES OF REGULAR MEETING
GARY REDEVELOPMENT COMMISSION
JUNE 29, 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, June 29, 2022.

PRESENT:

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

ABSENT:

Glenn I. Johnson, Representative of School Board

ALSO PRESENT:

**Carrol Pirtle, Deputy Director
Steven Jenkins, Esq., Commission Attorney
Jeraldine Williams, Staff**

THE MEETING was called to order by Commissioner Rogge at 4:05 P. M.

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

ACCEPTANCE of AGENDA for June 29, 2022: Commissioner Chambers moved for approval. Commissioner Hall second. The vote showed:

Ayes – All

Nays – None

The motion was carried.

CERTIFICATION of RECORD of Executive Session held on June 29, 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.

ACCEPTANCE AND APPROVAL of Minutes of the Regular Meeting held on

April 27, 2022: Commissioner Chambers 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

May 18, 2022: Commissioner Hall moved for approval. Commissioner Chambers seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

CORRECTED CLAIMS LIST of May 18, 2022. (Previously approved by the Executive Director): Ms. Pirtle said there are corrections to the Claims List of May 18, 2022:

In our 1101-General-0801 Fund there were no changes, therefore, the sub-total stayed the same in the amount of \$13,593.77.

In our 2512-Unsafe Fund that was listed, it should have been listed as the 4741–Non Reverting Fund, there were no changes to the claims, therefore, the sub-total stayed the same in the amount of \$29,996.99.

In our 2234-Unsafe-229 Fund there were no changes, therefore, the sub-total stayed the same in the amount of \$1,283.55.

In our 2226-Demolition-0518 Fund there were changes. The claim for Republic Services of Indiana was in the amount of \$10,181.56 and now is increased to a corrected amount of \$20,104.58.

Therefore, the sub-total changes from \$46,690.45 to the corrected sub-total amount of \$56,613.47.

The grand total changed from \$91,564.76 to an increased corrected amount of \$101,487.78.

Commissioner Hall moved to approve the Corrected Claims List of May 18, 2022. Commissioner Sims seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

REQUEST for APPROVAL of RESOLUTION NO. 7301, a resolution authorizing and approving the funding source for the Local Public Agency (LPA) relating to the reconstruction of 15th Avenue from Martin Luther King Drive to the I-65 Interchange: Atty. Jenkins said the City of Gary Board of Public Works has approved

a Local Public Agency Agreement between the City of Gary and INDOT to use federal funds to reconstruct 15th Avenue from Martin Luther King Dr. to the I-65 Interchange. Pursuant to the LPA, the total cost of the project is \$3,036,000, with federal funds covering Eighty percent (80%) and the City being responsible for the remaining Twenty percent (20%) which totals \$607,200.00. Also, as part of the project, the City of Gary has entered into an agreement with American Structurepoint, Inc. as a consultant to perform engineering services as it relates to the project for an amount not to exceed \$485,870.00, which is covered under the City's Twenty Percent (20%) match. Staff requested that the Redevelopment Commission agree to be responsible for funding the City's portion of the project and that the Executive Director and Commission Attorney to finalize the negotiations and the agreement. 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. 7302, a resolution authorizing and approving an amendment to the Purchase Agreement between the Gary Redevelopment Commission and Broadway Homes LLC: Atty. Jenkins said the RDC and Broadway Homes, LLC entered into a Project and Purchase Agreement for the purchase of property located in Gary, Indiana. Pursuant to the terms of the agreement, the parties wish to amend the current agreement to extend the inspection period until January 20, 2023 with the exception of the amendment, the prior

agreement shall remain in full force and effect. 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. 7303, a resolution authorizing the execution of a professional services contract with Heather McCarthy, Esq. to provide legal services: Ms. Pirtle said Heather McCarthy, Esq. is the best contractor to provide legal services to the Gary Redevelopment Commission. Staff is requesting that the Board authorize the Executive Director and Commission Attorney to enter into final negotiations. The contract is for an amount not to exceed \$25,000.00. Commissioner Chambers moved for approval. Commissioner Sims seconded. Commissioner Hall requested that the Board be given the final contract with hourly rates. The vote showed:

Ayes – All

Nays – None

The motion was carried.

REQUEST to OPEN BIDS for the property located at 890 Chase Street, Gary, Indiana for the Commission to hold, use, sell, exchange, lease, rent or otherwise dispose of the property according to law: Ms. Pirtle said no bid was received. Ms. Pirtle said receiving of bids can be opened after 30 days. No action was taken.

REQUEST to AWARD RFQ 2022-6 to demolish structures located at 349, 353, 357, 361, 365, and 369 Jackson Street in the City of Gary: Ms. Pirtle said Staff sent

out RFQ No. 2022-6 to contractors to demolish the above mentioned structures. After review of bids received, Staff recommended to award and enter into a contract with ACTIN Contracting, LLC as being the lowest, most responsive and responsible bidder for RFQ No. 2022-6 in the amount of \$79,677.00. 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. 7304, a resolution authorizing the execution of a demolition agreement with ACTIN Contracting, LLC to demolish structures located at 349, 353, 357, 361, 365, and 369 Jackson Street in the City of Gary. Related to RFQ No. 2022-6: Ms. Pirtle said Staff requested to enter into a contract with Actin Contracting, LLC to demolish the aforesaid mentioned structures as being the lowest, most responsive and responsible bidder for RFQ No. 2022-6. The contract is in a not to exceed amount of \$79,677.00. The contract ends on December 31, 2022. Staff recommended to approve Res. No. 7304. Commissioner Chambers moved for approval. Commissioner Sims seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

REQUEST to AWARD RFQ 2022-7 to demolish structures located at 1147 and 1155 Burr Street, 2616 Van Buren Street, 2656 and 2660 Adams Street, 1541 Polk Street, and 23 East 43rd Avenue in the City of Gary: Ms. Pirtle said Staff sent out RFQ.

No. 2022-7 to contractors to demolish the above mentioned structures. 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. 2022-7 in the amount of \$58,000.00. 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. 7305, a resolution authorizing the execution of a demolition agreement with Aavatar Enterprises, Inc. to demolish structures located at 1147 and 1155 Burr Street, 2616 Van Buren Street, 2656 and 2660 Adams Street, 1541 Polk Street, and 23 East 43rd Avenue in the City of Gary. Related to RFQ No. 2022-7: Ms. Pirtle said Staff requested to enter into a contract with Aavatar Enterprises, Inc. to demolish the aforesaid mentioned structures as being the lowest, most responsive and responsible bidder for RFQ No. 2022-7. The contract is in a not to exceed amount of \$58,000. The contract ends on December 31, 2022. Staff recommended to approve Res. No. 7305. Commissioner Sims moved for approval. Commissioner Chambers seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

REQUEST to AWARD RFQ 2022-8 to demolish structures located at 4424 East 12th Place, 1320 and 1328 Dakota Street, 6040 East 3rd Avenue, and 424 S.

Hancock Street in the City of Gary: Ms. Pirtle said Staff sent out RFQ. No. 2022-8 to contractors to demolish the above mentioned structures. 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. 2022-8 in the amount of \$37,800. 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. 7306, a resolution authorizing the execution of a demolition agreement with Aavatar Enterprises, Inc. to demolish structures located 4424 East 12th Place, 1320 and 1328 Dakota Street, 6040 East 3rd Avenue, and 424 S. Hancock Street in the City of Gary. Related to RFQ No. 2022-8: Ms. Pirtle said Staff requested to enter into a contract with Aavatar Enterprises, Inc. to demolish the aforesaid mentioned structures as being the lowest, most responsive and responsible bidder for RFQ No. 2022-8. The contract is in a not to exceed amount of \$37,800. The contract ends on December 31, 2022. Staff recommended to approve Res. No. 7306. Commissioner Hall moved for approval. Commissioner Sims seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

REQUEST to AWARD RFQ 2022-9 to demolish structures located at 1141 Fillmore Street, 1533 Taney Place, 405 Pierce Street, 1509 Vermont Street, 204 Taney Street, 2337 Pennsylvania Street, 2335 Tennessee Street in the City of Gary:

Ms. Pirtle said Staff sent out RFQ No. 2022-9 to contractors to demolish the above mentioned structures. After review of bids received, Staff recommended to award and enter into a contract with N & T Auto Salvage LLC as being the lowest, most responsive and responsible bidder for RFQ No. 2022-9 in the amount of \$47,000. 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. 7307, a resolution authorizing the execution of a demolition agreement with N & T Auto Salvage LLC to demolish structures located at 1141 Fillmore Street, 1533 Taney Place, 405 Pierce Street, 1509 Vermont Street, 204 Taney Street, 2337 Pennsylvania Street, 2335 Tennessee Street in the City of Gary. Related to RFQ No. 2022-9: Ms. Pirtle said Staff requested to enter into a contract with N & T Auto Salvage LLC to demolish the aforesaid mentioned structures as being the lowest, most responsive and responsible bidder for RFQ No. 2022-9. The contract is in a not to exceed amount of \$47,000.00. The contract ends on December 31, 2022. Staff recommended to approve Res. No. 7307. Commissioner Hall moved for approval. Commissioner Chambers seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

REQUEST to AWARD RFQ 2022-10 to demolish structures located at 204 and 208 N. Clark Road, 4618-22 Birch Avenue, 209-15 Porter Street, 1504-44 N. Porter Street, 156 Birch Avenue, 209-15 Porter Street, 156 and 201 Birch Avenue, and 202 N. Porter Street in the City of Gary: Ms. Pirtle said Staff sent out RFQ. No. 2022-10 to contractors to demolish the above mentioned structures. After review of bids received, Staff recommended to award and enter into a contract with ACTIN Contracting, LLC as being the lowest, most responsive and responsible bidder for RFQ No. 2022-10 in the amount of \$82,096.00. 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. 7308, a resolution authorizing the execution of a demolition agreement with ACTIN Contracting, LLC to demolish structures located at 204 and 208 N. Clark Road, 4618-22 Birch Avenue, 209-15 Porter Street, 1504-44 N. Porter Street, 156 Birch Avenue, 209-15 Porter Street, 156 and 201 Birch Avenue, and 202 Porter Street in the City of Gary. **Related to RFQ No. 2022-10:** Ms. Pirtle said Staff requested to enter into a contract with ACTIN Contracting, LLC. to demolish the aforesaid mentioned structures as being the lowest, most responsive and responsible bidder for RFQ No. 2022-10. The contract is in a not to

exceed amount of \$82,096.00. The contract ends on December 31, 2022. Staff recommended to approve Res. No. 7308. Commissioner Hall moved for approval. Commissioner Chambers seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

REQUEST to AWARD RFQ 2022-11 to demolish structures located at 1720 Virginia Street and 1750 Virginia Street in the City of Gary: Ms. Pirtle said Staff sent out RFQ. No. 2022-11 to contractors to demolish the above mentioned structures. After review of bids received, Staff recommended to award and enter into a contract with JM Industrial Services as being the lowest, most responsive and responsible bidder for RFQ No. 2022-11 in the amount of \$34,000. 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. 7309, a resolution authorizing the execution of a demolition agreement with JM Industrial Services to demolish structures located at 1720 Virginia Street and 1750 Virginia Street in the City of Gary. **Related to RFQ No. 2022-11:** Ms. Pirtle said Staff requested to enter into a contract with JM Industrial Services to demolish the aforesaid mentioned structures as being the lowest, most responsive and responsible bidder for RFQ No. 2022-11. The contract is in a not to exceed amount of \$34,000.00. The contract ends on December 31,

2022. 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. 7310, a resolution approving the Purchase Agreement between the Gary Redevelopment Commission and Adam Zheng for property located at 7015 W. 5th Avenue, Gary, IN: Ms. Pirtle said at a previous meeting Adam Zheng was awarded the property. Staff recommended to enter into a purchase agreement with Adam Zheng for an amount of \$210,000. Staff requested that the Commission authorize the Executive Director and Commission Attorney to enter into final negotiations and to finalize and execute the purchase agreement. Therefore, Staff recommended to approve Res. No. 7310. 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. 7311, a resolution authorizing the award and transfer of real property from the City of Gary Redevelopment Commission to private homeowner Harry McDaye for property located at 854 Johnson Street through the City of Gary's Side Lot Program: Ms. Pirtle said this property is part of the City of Gary's Side Lot Program, therefore, there is no monetary amount. The City of Gary's Side Lot Program stipulates that the

homeowners' taxes are paid up to at least 2 years, which they have been paid. Once the properties are transferred to the homeowners the property will be added back to the Lake County tax roll. Staff recommended to approve to award and transfer the properties to the respective private homeowner. 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. 7312, a resolution authorizing the award and the execution of a professional services contract with Gilbert King, Jr., Esq. for legal service: Atty. Jenkins said Staff recommended to enter into a professional services contract with Gilbert King, Jr. to provide legal services relative to the unsafe building process, transactional legal work, and other legal work. The amount of the contract is not to exceed \$10,000. Commissioner Chambers moved for approval. Commissioner Hall seconded. Commissioner Hall requested that the Board be given the final contract with hourly rate. The vote showed:

Ayes – All

Nays – None

The motion was carried.

ANNOUNCEMENT of a RFQ for security, board-up and property assessment of commercial and residential structures located in the City of Gary, Indiana: Atty. Jenkins said Staff wanted to announce that they will be sending out request for quotations for property that is owned by the City of Gary to area contractors for various blighted

structures that need to be boarded up. This is being done because our team is not sufficient to address the vast amount of blighted structures in the City of Gary. The contract will not exceed \$60,000.

NEW BUSINESS Discussion: Ms. Pirtle said she had no new business to discuss.

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

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

COMMISSIONERS' Comments: Commissioner Hall wished everyone a safe 4th of July Holiday.

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 July 20, 2022.

ADJOURNMENT: Commissioner Hall moved to adjourn the meeting. Commission Sims seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

Commissioner Rogge adjourned the meeting at 4:40 P. M.

By: _____
George A. Rogge, President

By: _____
Gwendolyn F. Sims, Secretary