

**GARY REDEVELOPMENT COMMISSION
MINUTES OF SPECIAL MEETING
SEPTEMBER 7, 2022**

BE IT REMEMBERED that the Gary Redevelopment Commission met in a Special Meeting on Wednesday, September 7, 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
Jeremiah King, Member

ABSENT:

Sharon Chambers, Member
Glenn I. Johnson, Representative of School Board

ALSO PRESENT:

AJ Bytnar, Director
Carrol Pirtle, Deputy Director
Steven D. Jenkins, Esq., Commission Attorney
Jeraldine Williams, Staff
Debera Backhus, Staff
Sheleita Miller, Gatekeeper Accounting Services

THE MEETING was called to order by Commissioner Hall at 4:07 P. M.

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

Commissioner Hall moved to defer the following agenda item - REQUEST for APPROVAL of RESOLUTION 7320, a resolution of the City of Gary Redevelopment Commission approving an option to purchase property agreement for property commonly referred to as Thomas Edison School located at 5400 W. 5th Avenue, Gary, Indiana with Djuric Trucking, Inc. Commissioner Sims seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried to defer.

ACCEPTANCE of AGENDA for September 7, 2022: Commissioner Hall moved to accept the agenda for September 7, 2022. Commissioner Sims seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

CERTIFICATION OF RECORD of Executive Session, held September 7, 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.

CLAIMS LIST of September 7, 2022. (Previously approved by the Director):
Mr. Bytnar said there are no changes to the Claims List as followed:

1101- General Fund 0801: \$23,774.78

2234-Unsafe Fund 0960: \$10,748.74

2226-Demolish Fund 0518: \$2,508.57

Mr. Bytnar recommended to approve the Claims List in the grand total amount of \$37,032.09. Commissioner Hall asked for the vote. Commissioner King moved to approve the Claims List. Sims seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

SPECIAL CLAIMS LIST of September 7, 2022. (Previously approved by the Director): Mr. Bytnar said there are no changes to the Special Claims List as followed:

4445-Consolidated Area TIF-0823: \$178,263.96

4447-Lakefront TIF-0826: \$98,785.13

448-Midwest TIF-0828: \$26,100.77

4450-County Market TIF-0833: \$249,141.95

4454-Dalton Arms TIF-0834: \$154,362.57

2534-US Steel Area TIF-8870: \$5,314,051.44

4454-Kirkyard TIF-0854: \$1,097,600.99

4445-East Lake Front TIF-0875: \$54,301.22

Mr. Bytnar recommended to approve the Special Claims List in the grand total amount of \$7,172,608.03. 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. 7315, a resolution of the City of Gary Redevelopment Commission amending the consulting agreement with American Structurepoint, Inc. to provide a comprehensive feasibility study report to explore the options for a future 5th Avenue Complete Streets Project: Ms. Backus said the Board previously approved Resolution No. 7272, authorizing a professional services contract with American Structurepoint to provide a comprehensive feasibility study report to explore options for a future 5th Avenue Complete Streets Project back in March of 2022. The original contract was in a not to exceed amount of \$89,000.00 for the contract term beginning March 16, 2022 and expiring on December 31, 2022. However, the contractor is in need of an additional \$9,076.00 to carry out a traffic study, which is crucial to the feasibility study. Staff requested that the original amount of the contract be increased from \$89,000 to \$98,076.00. Also, Staff requested that the RDC Executive Director and RDC Attorney be authorized to enter final negotiations for the execution of an amendment to the professional services contract with American Structurepoint, Inc. 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. 7316, a resolution of the City of Gary Redevelopment Commission awarding property located at 3713-23 Broadway to AIG Investment Group: Atty. Jenkins said that AIG Investment Group was the only bidder. Staff recommended to award the property to AIG Investment Group

as being the most responsive and responsible bidder. Also, Staff requested that the Commission authorize the Executive Director and Legal Counsel to negotiate terms for a purchase agreement for the referenced property. 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. 7317, a resolution of the City of Gary Redevelopment Commission awarding 2264-70, 2272-78, and 2280-86 Taney Street to Tai Adkins: Atty. Jenkins said Staff had determined that Ms. Tai Adkins is the most responsive and responsible bid. Staff requested that the Executive Director and Legal Counsel to negotiate terms for a purchase agreement for the properties. 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. 7318, a resolution of the City of Gary Redevelopment Commission authorizing the donation of 5026 E. 10th Avenue to South Shore NDC to allow for the rehabilitation of the property: Ms. Backus said this would be their second house for rehabilitation. Staff requested that the property be donated to South Shore NDC. A representative from South Shore NDC

spoke. Commissioner Hall moved for approval. Commissioner King seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

REQUEST for APPROVAL of RESOLUTION 7319, a resolution of the City of Gary Redevelopment Commission approving an MOU between the City of Gary Board of Public Works and the Redevelopment Commission for the acquisition of a right- of- way for property located at 3200 Grant Street: Mr. Bytnar said the Gary Board of Public Works (BOW) and the Commission have partnered to acquire property located at 3200 Grant Street for a public road project. The BOW initiated Eminent Domain proceedings to acquire property located at 3200 Grant Street for the purposes of a public road project. The City of Gary Redevelopment Commission is willing to commit funds toward paying for the project. This is specially for the acquisition of additional right-of-way on 32nd and Grant Street. Also, Staff requested that the RDC Executive Director and Commission Attorney enter final negotiations for the execution of the Memorandum of Understanding between the City of Gary Board of Public Works and the Redevelopment Commission. Commissioner Hall moved for approval. Commissioner Sims seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

REQUEST for APPROVAL of RESOLUTION 7321, a resolution of the City of Gary Redevelopment Commission ratifying the execution of an Engagement Letter for professional grant writing services with Sam Schwartz in order to apply for the Safe Streets 4 All Comprehensive Safety Action Plan: Ms. Backus said Staff determined that Sam Schwartz is the best contractor to provide grant writing services on behalf of the Redevelopment Commission in order to apply for the Safe Streets and Roads for All Grant Program. The grant applied for will be in the amount of \$200,000.00. Sam Schwartz contract is in a not to exceed amount of \$8,000.00. Mr. Bytner said this is a further extension of the Bike and Pedestrian Plan that the Redevelopment Commission funded. Also, Staff request that the Executive Director and Commission Attorney be authorized to execute an engagement letter for grant writing services with Sam Schwartz. 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. 7322, a resolution of the City of Gary Redevelopment Commission authorizing the execution of a Memorandum Of Understanding by and between the City of Gary Redevelopment Commission and the Lake County Board of Commissioners for the performance of demolition services on property located in the City of Gary. (Address: 1900 W. 5th Avenue, Gary, IN): Mr. Bytnar said the Gary Redevelopment Commission and the Lake County Board of Commissioners have partnered before to assist and aid in the demolishing of certain property. Staff requested to enter into a MOU for the property located at 1900 W.

5th Avenue, the partially burned out former Mahencia Apartment Buildings, due to the dangerous condition of the structures and its threat to public health and safety. The Lake County Commissioners will fund 50% of the demolition cost up to \$300,00.00. The Gary Redevelopment Commission will contribute funds for the other 50% for demolition of the property. The vacant property will be put out for marketing. The Staff of the Gary Redevelopment Commission will perform certain demolition activities for the mentioned property. Commissioner Hall moved for approval. Commissioner Sims seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

REQUEST for APPROVAL of RESOLUTION 7323, a resolution of the City of Gary Redevelopment Commission approving and authorizing the execution of a professional services contract addendum with Gregory H. Jenkins for planning services: Atty. Jenkins said the purpose of the addendum is to amend the contract to include additional indemnity language hold harmless addendum to the original contract to protect the contractor. There is no other change to the contract or the amount. Staff requested that the Executive Director and the Commission Attorney finalize and execute a professional services contract addendum with Gregory H. Jenkins. Commissioner Hall moved for approval. Commissioner Sims seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

REQUEST to AWARD RFQ 2022-12 to demolish structures located at 411 Mount Street, 4920 W. 5th Avenue, and 226 E. 21st Avenue (Old Superior Beverage) in the City of Gary: Ms. Pirtle said Staff sent out RFQ No. 2022-12 to the following contractors: C. Lee Construction, JM Industrial Services, Actin Contracting LLC, N & T Auto Salvage LLC, Gary Material Supply LLC, Aavatar Enterprise, Inc., Chem Check, Inc., and KFL Enterprise, Inc.

For 411 Mount Street the following contractors submitted bids: ACTIN Contracting LLC, JM Industrial Services, C. Lee Construction LLC, Aavatar Enterprise, Inc., KFL Enterprise, Inc., and N & T Auto Salvage LLC. Ms. Pirtle said Staff recommended to award 411 Mount Street to N & T Auto Salvage, LLC as being the lowest, most responsible and responsive bidder in the amount of \$7,500.

For 4920 W. 5th Avenue (posted as 4924 and 4930 W. 5th Avenue) the following contractors submitted bids: ACTIN Contracting LLC, JM Industrial Services, C. Lee Construction LLC, Aavatar Enterprise, Inc., KFL Enterprise, Inc., and N & T Auto Salvage LLC. Ms. Pirtle said Staff recommended to award 4920 W. 5th Avenue (posted as 4924 and 4930 W. 5th Avenue) to ACTIN Contracting LLC as being the lowest, most responsible and responsive bidder in the amount of \$32,750.

For 226 E. 21st Avenue the following contractors submitted bids: ACTIN Contracting LLC, JM Industrial Services, C. Lee Construction LLC, KFL Enterprise, Inc., and N & T Auto Salvage LLC. Ms. Pirtle said Staff recommended to award 226 E. 21st Avenue to C. Lee Construction Services as being the lowest, most responsible and responsive bidder in the amount of \$89,850.

Also, Ms. Pirtle recommended to enter into contracts with the contractors awarded structures for RFQ No. 2022-12. 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. 7324, a resolution of the City of Gary Redevelopment Commission approving and authorizing the execution of a contract with ACTIN Contracting, LLC for demolition of various sites in the City of Gary in response to RFQ No. 2022-12. Address: 4920 W. 5th Avenue, Gary: Ms. Pirtle said Staff recommended to enter into a contract with ACTIN Contracting, LLC as being the lowest, most responsive and responsible bidder to demolish the structure located at 4920 W. 5th Avenue related to RFQ No. 2022-12. The contract is in a not to exceed amount of \$32,750. 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. 7325, a resolution of the City of Gary Redevelopment Commission approving and authorizing the execution of a contract with N & T Auto Salvage, LLC for demolition of various sites in the City of Gary in response to RFQ No. 2022-12. Address: 411 Mount Street, Gary: Ms. Pirtle said Staff recommended to enter into a contract with N & T Auto Salvage, LLC as being

the lowest, most responsive and responsible bidder to demolish the structure located at 411 Mount Street related to RFQ No. 2022-12. The contract is in a not to exceed amount of \$7,500. 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. 7326, a resolution of the City of Gary Redevelopment Commission approving and authorizing the execution of a contract with C. Lee Construction Services, LLC for demolition of various sites in the City of Gary in response to RFQ No. 2022-12. Address: 226 E. 21st Avenue, Gary: Ms. Pirtle said Staff recommended to enter into a contract with C. Lee Construction Services, LLC as being the lowest, most responsive and responsible bidder to demolish the structure located at 226 E. 21st Avenue related to RFQ No. 2022-12. The contract is in a not to exceed amount of \$89,850. Commissioner Hall moved for approval. Commissioner Sims seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

NEW BUSINESS - Discussion: Director's Report: Mr. Bytnar said in the next couple of weeks there will be on the City's website a link to the Neighborhood Intel Data that the Commission approved in 2020.

PUBLIC Comment(s) on agenda items only: Mr. Jim Nowacki had comments.

COMMISSIONERS' Comments: Commissioner King had positive comments relating to the Neighborhood Intel Data and he recommended that the Board have workshops to teach the public on how to use it.

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

AGENDA Item(s) for next Board Meeting: Mr. Bytnar said he had none.

ADJOURNMENT: Commissioner Hall moved for approval to adjourn.

Commissioner Sims seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

Commissioner Rogge adjourn the meeting at 5:30 P. M.

By: _____
George A. Rogge, President

By: _____
Gwendolyn F. Sims, Secretary