

**GARY REDEVELOPMENT COMMISSION
MINUTES OF THE REGULAR MEETING
SEPTEMBER 21, 2022**

BE IT REMEMBERED that the Gary Redevelopment Commission met in a Regular Session on Wednesday, September 21, 2022 in its offices at 504 Broadway, Suite 200, Gary, Indiana.

PRESENT:

George A. Rogge, President
Adam Hall, Vice- President
Jeremiah King, Member

ABSENT:

Gwendolyn F. Sims, Secretary
Sharon Chambers, Member
Glenn I. Johnson, School Board Representative

ALSO PRESENT

AJ Bytnar, Executive Director
Steven D. Jenkins, Esquire, Commission Attorney
Jeraldine Williams, Staff
Sheleita Miller, Gatekeeper Accounting

CALL TO ORDER:

The meeting was called to order by Commission President Rogge at 4:00 P. M.

ROLL CALL:

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

ACCEPTANCE of AGENDA for September 21, 2022:

Mr. Bytnar requested to add one additional item to the agenda: Reschedule the regularly meeting of October 19, 2022 to October 26, 2022. Commissioner Hall moved to accept

and approve the agenda with the additional one item. Commissioner King seconded.

The vote showed:

Ayes- All

Nays- None

The motion was carried.

CERTIFICATION of RECORD of Executive Session held on September 21, 2022:

Commissioner Rogge read into the record the 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 King seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

REQUEST for APPROVAL of RESOLUTION 7320-*DN, 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.: Mr. Bytnar said the

Commission had previously approved the purchase agreement. This is a request for extension of time for the property to close to allow them to get all the necessary approvals

and documents in order so that the project can start. Also, Staff requested that the

Executive Director and Commission Attorney be authorized to negotiate and finalize the

Option to Purchase Agreement with Djuric Trucking, Inc. Commissioner Hall moved for

approval. Commissioner King seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

REQUEST for APPROVAL of RESOLUTION NO. 7322-*DN, a resolution of the City of Gary Redevelopment Commission authorizing a purchase agreement between **AIG Investment Group and the Gary Redevelopment Commission for property located at 3713-23 Broadway:** Atty. Jenkins said the property was previously awarded last meeting to AIG Investment Group, LLC. This is a request for a purchase agreement with AIG Investment Group for Three Hundred Thousand Dollars (\$300,000.00) in addition to several commitments and obligations. Also, Staff requested that the Executive Director and Commission Attorney be authorized to finalize negotiations and execute the Purchase Agreement. Commissioner Hall moved for approval. Commissioner King seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

REQUEST for APPROVAL of RESOLUTION NO. 7323-*DN, a resolution of the City of Gary Redevelopment Commission approving the purchase agreement between **the RDC and Tai Adkins for properties located at 2264-70, 2272-78, and 2280-86 Taney Street:** Atty. Jenkins said Staff requested that the properties be sold to Ms. Adkins. The Purchase Agreement is in the amount of Three Thousand Two Hundred Dollars and No Cents (\$3,200.00). Also, Ms. Adkins has a conflict of waver form on file

stating that she is a City of Gary Councilwoman. Commissioner Hall moved for approval. Commissioner King seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

REQUEST for APPROVAL of RESOLUTION NO. 7324-*DN, a resolution approving the amendment for Joclyn Kelly for property located at 2633- 35 Broadway for the Gary Side Lot program: Atty. Jenkins said he wanted to make one correction. Instead of an amendment, this is a ratification for a transfer of the property that we had already approved. Due to some clerical errors and a bit of a misprint in the newspaper publication for the wrong address, we recently re-submitted those items so that we can ratify this transfer that had already taken place. Under the Indiana Statute for the abutting land owner statute, Ms. Kelly would be the only person eligible for this property. We're just kind of cleaning up the background of what happened so that we can formally go through with the transfer of the property to Ms. Kelly. Mr. Bytnar said we re-did the entire process to make sure we were in line with State Statute. Commissioner Hall moved for approval. Commissioner King seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

REQUEST for APPROVAL of RESOLUTION NO. 7325-*DN, a resolution accepting the transfer of certain real property from the City of Gary to the Gary Redevelopment Commission: Atty. Jenkins said this to accept the transfer of various

properties from the City of Gary to the Department of Redevelopment, Gary Redevelopment Commission, so that we can dispose of the properties. Commissioner Hall moved for approval. Commissioner

King seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

REQUEST FOR APPROVAL OF RESOLUTION NO. 7326-*DN, a resolution to approve a grant for the façade improvement rebate program for the building located at 3709 Broadway and owned by Cory Armand Investment Group, LLC: Ms.

Backhus said the Façade Improvement Rebate Program is administered by the Commission and is funded from proceeds of the sale of properties of the former Gary Urban Enterprise Association. The program allows for business owners to apply for a 50/50 rebate. Ms. Backhus said Cory Armand Investment Group, LLC will fix the front of the building that faces Broadway and they have already did tucked pointing and they have fixed up the two sides of the building, and they are doing exterior changes. Staff requested that a grant agreement be approved for the \$22,400.00, which is 50% of the total cost that will be reimbursed to them, contingent on final approvals and execution of the Façade Grant Agreement. Commissioner Hall moved for approval. Commissioner

King seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried

REQUEST to REVIEW AND AWARD RFQ NO. 2022- 13, demolition of the following

sites: Mr. Bytnar said Staff sent out RFQ No. 2022-1 to demolish various structures in the City of Gary 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. Bids were received for 5701 W. 5th Avenue, 360-94 Mount Street, 1026-30 W. 5th Avenue, 469 Fillmore Street, 132 Porter Street, and 374 Roosevelt Street. Staff recommended to award the lowest, most responsive and responsible contractors that submitted bids for the following structures:

JM Industrial Services: Address - 5701 W. 5th Avenue

Total Amount - \$59,800.00

C. Lee Construction: Addresses - 1026-30 W. 5th Avenue and 469 Fillmore Street

Total Amount - \$62,880.00

N & T Auto Services: 132 Porter Street, 374 Roosevelt Street, and 360-94 Mount Street

Total Amount - \$77,500.00

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

Ayes – All

Nays – None

The motion was carried.

REQUEST FOR APPROVAL OF RESOLUTION NO. 7327, a resolution of the City of Gary Redevelopment Commission approving and authorizing the execution of a contract with JM Industrial Services, Inc. for the demolition of various sites in the City of Gary in response to RFQ 2022- 13: Mr. Bytnar recommended to enter into a

demolition contract with JM Industrial Services for the structure located at 5701 W. 5th Avenue in the total amount of \$59,800.00. Commissioner Hall moved for approval. Commissioner King seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

REQUEST FOR APPROVAL OF RESOLUTION NO. 7328, a resolution of the City of Gary Redevelopment Commission approving and authorizing the execution of a contract with C. Lee Construction Services, Inc. for the demolition of various sites in the City of Gary in response to RFQ 2022- 13: Mr. Bytnar recommended to enter into a demolition contract with C. Lee Construction for the structures located at 1026-30 W. 5th Avenue and 469 Fillmore Street in the total amount of \$62,880.00. Commissioner Hall moved for approval. Commissioner King seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

REQUEST FOR APPROVAL OF RESOLUTION NO. 7329, a resolution of the City of Gary Redevelopment Commission approving and authorizing the execution of a contract with N&T Auto Salvage, Inc. for the demolition of various sites in the City of Gary in response to RFQ 2022- 13: Mr. Bytnar recommended to enter into a demolition contract with N &T Auto Services for the structures located at 132 Porter Street, 374 Roosevelt Street, and 360-94 Mount Street in the total amount of \$77,500.00.

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

Ayes – All

Nays – None

The motion was carried.

REQUEST for APPROVAL of RESOLUTION NO. 7330, a resolution of the City of

Gary Redevelopment Commission approving the Award of properties commonly

referred to as Ivanhoe Elementary School located at 5700-6100 W. 15th Avenue,

Gary, Indiana to Only Believe Entertainment, Inc. and the subsequent Agreement

will come back before the Commission for consideration: Mr. Bytnar recommended

to award the property to Only Believe Entertainment, Inc. who want to use the property

for a \$3.5 Million Dollar movie studio. He also requested that the Executive Director and

Commission Attorney be authorized to start negotiations for a purchase agreement, which

would come back before the Board for consideration. Commissioner Hall moved for

approval. Commissioner King seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

DISCUSSION of RESOLUTION NO. 7331, second extension for Fulcrum BioEnergy:

Mr. Bytnar said this is only for discussion. He has had conversation with Fulcrum

BioEnergy, as well as the Mayor’s Office. They are drawing near the end of the purchase

option agreement and we wanted to make sure that there is adequate runway to ensure

that all of the various kinds of review that needs to be completed both locally and

statewide are able to be done, and also to allow for the financing and bond issuances and working out some of the technical details. It's a very complicated site with it being the former Lehigh Cement Company, citing some of the environmental concerns that are there and some of the cleanup that will happen in advance of any development. So we are working through the rest of due diligence both on the technical side as well as on the financial side and environmental side to ensure that the product is ready to move forward. At a subsequent meeting, we'll have an extension for the Board to review. Mr. Bytnar said he just wanted to give a brief update and to find out if there were any questions or comments as continued conversations are being held with Fulcrum Energy. The Commissioners had no questions or comments.

PUBLIC Comment(s) on agenda items only: Ms. Janie Marcinlowski had comments on the transfer of properties from the City of Gary to the Gary Redevelopment Commission; Mr. Bytnar told Ms. Marcinlowski to contact Atty. Jenkins at the office for the information. Mr. Cory Armand thanked the Commission and thank Ms. Backhus for her hard work for the approval of the two agenda items regarding the AIG Investment Group and the Façade Improvement Rebate Program for the building located at 3709 Broadway. Ms. Michelle Robinson, founder of Paws 4 Cause, a 501-3C non-profit animal welfare organization had comments about the transfer of properties from the City of Gary to the Gary Redevelopment Commission. She wanted to know if Jackson Park was on the list. Mr. Bytnar told Ms. Robinson to contact Atty. Jenkins at the office for the information.

COMMISSIONERS' Comments: Commissioner Hall, Commissioner Rogge, and Commissioner King said they wished Mr. Bytnar much success upon him leaving, and

they thanked him for serving as Executive Director and that they looked forward to working with him in the future. Also, Commissioner King thanked Mr. Cory Armand for making an investment in Gary.

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

AGENDA Item(s) for next Board Meeting: Mr. Bytnar said BioEngery Fulcrum contract extension, Atty. Heather McCarthy's contract amendment. Also, the appraisals are back for Nobel School and Staff will be sending out a RFP.

NEW BUSINESS - Discussion: Director's Report: Mr. Bytnar thanked the Board members for providing their time, service, and dedication. He gave a brief overview of the projects that took place while he was director and spoke on future potential projects. Mr. Bytnar thanked Mayor Prince for keeping him on, he thanked the Gary Redevelopment Commission Board and the Staff, he specifically thanked Jeraldine Williams for her guidance and help.

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 4:22 P. M.

By: _____
George A. Rogge, President

By: _____
Adam Hall, Acting Secretary

Note: *DN – Duplicate Number