

**GARY REDEVELOPMENT COMMISSION
MINUTES OF REGULAR MEETING
OCTOBER 18, 2023**

BE IT REMEMBERED that the Gary Redevelopment Commission met in a Regular Meeting in its offices at 504 Broadway, Suite 200, Gary, Indiana on Wednesday, October 18, 2023.

PRESENT:

George A. Rogge, President
Adam Hall, Vice-President
LaJuan Clemons, Sr., Member

ABSENT:

Gwendolyn F. Sims, Secretary
Sharon Chambers, Member
Akilia McCain, Representative of School Board Corp.

ALSO PRESENT:

Christopher Harris, Executive Director
Carrol Pirtle, Deputy Director
Steven D. Jenkins, Esq., Commission Attorney
Jeraldine Williams, Executive Administrative Assistant
Jim Nowacki
T. Glen
Dorreen Corey
David Fossett
Rufus Purnell
David Castellanos

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

ROLL CALL: Commissioner Rogge, Commissioner Hall, and Commissioner Clemons, Sr. were present. Commissioner Sims, Commissioner Chambers and Mrs. McCain, Representative of School Board were absent.

ACCEPTANCE of AGENDA for October 18, 2023: Commissioner Hall moved for approval. Commissioner Clemons second. The vote showed:

Ayes – All

Nays – None

The motion was carried.

CERTIFICATION of RECORD of Executive Session held on October 18, 2023:

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 of the Certificate of Record of the Executive Session. Commissioner Clemons second. The vote showed:

Ayes – All

Nays – None

The motion was carried.

ACCEPTANCE AND APPROVAL of Minutes of the Regular Meeting held on September 20, 2023:

Commissioner Hall moved for approval to accept the Minutes of the Regular Meeting held on September 20, 2023. Commissioner Clemons second. The vote showed:

Ayes – All

Nays – None

The motion was carried.

CLAIMS LIST of October 18, 2023. (Previously approved by the Director):

Atty. Jenkins said there were no changes to the Claims List.

In the 1101-General-801 Fund the subtotal remained the same and the claims to be paid are in the total amount of \$1,677.00.

In the 2512-Non-Reverting-474 Fund the subtotal remained the same and the claims to be paid are in the total amount of \$42,096.63.

In the 2234-Unsafe-960 Fund the subtotal remained the same and the claims to be paid are in the total amount of \$7,411.00.

And in the 2226-Demolition-518 Fund the subtotal remained the same and the claim to be paid is in the total amount of \$23,829.00.

Therefore, staff recommended to approve the Claims List in the grand total amount of \$75,013.63. Commissioner Hall moved for approval. Commissioner Clemons second.

The vote showed:

Ayes – All

Nays – None

The motion was carried.

SPECIAL CLAIMS LIST of October 18, 2023. (Previously approved by the Director):

Atty. Jenkins said there were no changes to the Special Claims List.

In the 4445-Consolidated Area TIF-823 Fund the subtotal remained the same and the claims to be paid are in the total amount of \$271,800.60:

In the 4447-Lakefront Area TIF-826 Fund the subtotal remained the same and the claims to be paid are in the total amount of \$25,432.50.

And in the 2266-GUEA Properties-8140 Fund the subtotal remained the same and the claim to be paid is in the total amount of \$22,400.

Therefore, staff recommended to approve the Special Claims List in the grand total amount of \$319,633.10. Commissioner Hall moved for approval. Commissioner Clemons second. The vote showed:

Ayes – All

Nays – None

The motion was carried.

REQUEST for APPROVAL of RESOLUTION NO. 7426, a resolution approving Designating the 2024 Operating Appropriations for the Allocation Area Funds in the City of Gary relating to the Redevelopment Commission:

Atty. Jenkins gave an overview. Commissioner Hall moved to defer until the next scheduled meeting. Commissioner Clemons second. The vote showed:

Ayes – All

Nays – None

The motion was carried to defer.

REQUEST for APPROVAL of RESOLUTION NO. 7427, a resolution authorizing the approval for execution of the budget for the Non-Reverting Fund 2512 for 2024:

Atty. Jenkins gave an overview. Commissioner Hall moved to defer until the next scheduled meeting. Commissioner Clemons second. The vote showed:

Ayes – All

Nays – None

The motion was carried to defer.

REQUEST for APPROVAL of RESOLUTION NO. 7428, a resolution authorizing the approval for execution of the budget for the Façade Program Fund (2466) for the year 2024:

Atty. Jenkins gave an overview. Commissioner Hall moved to defer until the next scheduled meeting. Commissioner Clemons second. The vote showed:

Ayes – All

Nays – None

The motion was carried to defer.

REQUEST for APPROVAL of RESOLUTION NO. 7429, a resolution authorizing the approval for execution of the budget for the Unsafe Building Fund (229) for 2024:

Atty. Jenkins gave an overview. Commissioner Hall moved to defer until the next scheduled meeting. Commissioner Clemons second. The vote showed:

Ayes – All

Nays – None

The motion was carried to defer.

REQUEST for APPROVAL of RESOLUTION NO. 7430, a resolution authorizing and approving the Fiscal Officer of the City of Gary to make an Inter-Fund Loan from the Lakefront Area TIF Fund (4447) to the East Lakefront Area TIF Fund (4455):

Atty. Jenkins said the East Lakefront Fund 4455 currently needs additional funds to pay expenditures owed to vendors. The Lakefront Fund 4447 currently has sufficient funds to repay Ten Thousand Dollars (\$10,000) of the aforementioned temporary loan. The East Lakefront Fund 4455 will receive a distribution of funds in December of the current budget year to repay the loan from the Lakefront Fund. Staff requested that the Fiscal Officer of the City of Gary be authorized to make an Inter-Fund Loan of \$10,000 from the Lakefront TIF Fund to the East Lakefront TIF Fund to be reimbursed upon receipt of the distribution in December of the current budget year. Therefore, Staff recommended to approve Res. No. 7430. Commissioner Hall moved for approval. Commissioner Clemons second. The vote showed:

Ayes – All

Nays – None

The motion was carried.

REQUEST for APPROVAL of RESOLUTION NO. 7431, a resolution authorizing and approving the Fiscal Officer of the City of Gary to complete the repayment of an Inter-Fund Loan from the Lakefront Area TIF Fund (4447) to the East Lakefront Area TIF Fund (4455):

Atty. Jenkins said today the Board approved Resolution No. 7430 which authorized an Inter-Fund Loan from the Lakefront Fund 4447 to the East Lakefront Fund 4455. The East Lakefront Fund 4455 will receive a distribution of funds in December of the current budget year to repay the loan. The East Lakefront Fund 4455 will have sufficient funds to repay Ten Thousand Dollars (\$10,000) of the aforementioned temporary loan. Staff requested that the Fiscal Officer of the City of Gary be authorized to make an Inter-Fund Loan Repayment of \$10,000 from the East Lakefront Fund (4455) to the Lakefront TIF Fund (4447) to be paid upon receipt of the distribution into the East Lakefront Fund 4455 in December of the current budget year. Therefore, Staff recommended to approve Res. No. 7431. Commissioner Hall moved for approval. Commissioner Clemons second. The vote showed:

Ayes – All

Nays – None

The motion was carried.

REQUEST for APPROVAL of RESOLUTION NO. 7432, a resolution authorizing and awarding real property from the City of Gary Redevelopment Commission to private homeowners for the City of Gary's Side Lot Program:

Atty. Jenkins said the aforementioned properties are 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 have been paid. Once the properties are transferred to the homeowners the properties will be added back to the Lake County tax roll. Therefore, Staff requested the Board to award to private homeowners the following properties that are located at: 4835 Carolina Street, 2339 Marshall Place, 2335 Marshall Place, 2181 Jefferson Street, 825 Elkhart Street, 4565 Connecticut Street, 2374 Taney Place, 570 Pennsylvania Street, 576 Pennsylvania Street, 2160 McKinley Street, 2348-50 McKinley Street, 868 Wheeler Street, 1023-25 Utah Street, 227-31 Hanley Street, 2694 Polk Place, and 4049 Connecticut Street. Therefore, Staff recommended to approve Res. No. 7432. Commissioner Hall moved for approval. Commissioner Clemons second. The vote showed:

Ayes – All

Nays – None

The motion was carried.

REQUEST for APPROVAL of RESOLUTION NO. 7433, a resolution authorizing the ratification of a professional services contract with Inga D. Lewis-Shannon to provide legal services for property acquisition, property disposition, and property research:

Atty. Jenkins said the Commission previously entered into a professional services contract with Inga D. Lewis- Shannon, Esq. during the year of 2022, with the understanding that the work would go over into the year 2023 for the property work. The contract is to provide property acquisition, property disposition, and property research services to the Commission. Staff requested the Commission to ratify the renewal of this contract with Attorney Inga D. Lewis-Shannon to finish out the work previously contracted for an amount

not-to-exceed \$4,710.00 with the contract term beginning January 1, 2023 to December 31, 2023. Staff also requested that the Executive Director and Commission Attorney to enter into final negotiations for the execution of a contract with Attorney Inga D. Lewis-Shannon. Therefore, Staff recommended to approve Res. No. 7433. Commissioner Hall moved for approval. Commissioner Clemons second. The vote showed:

Ayes – All

Nays – None

The motion was carried.

REQUEST for APPROVAL of RESOLUTION NO. 7434, a resolution authorizing the contract amendment change order for ACTIN Contracting, LLC for demolition of property located at 1900 W. 5th Avenue:

Atty. Jenkins said the Board previously executed a resolution authorizing the Commission and the Lake County Board of Commissioners to enter into a Memorandum of Understanding to provide certain professional services to assist and aid in the demolishing of certain properties. The property located at 1900 W. 5th Avenue was included on the list of properties to be demolished under the MOU with financial assistance from Lake County. The property has now been demolished by Actin Contracting LLC. Due to unforeseen circumstances, the overall cost of the contract increased by an amount less than 20% of the total contract, and it is necessary to increase the total contract price to cover the cost of the services rendered from \$582,967.00 to \$590,767.00. Staff requested that the Commission authorize the execution of a Change Order to pay for demolition services performed by Actin Contracting, LLC. Therefore, Staff recommended to approve Res. No. 7434. Commissioner Hall moved for approval. Commissioner Clemons second. The vote showed:

Ayes – All

Nays – None

The motion was carried.

REQUEST for APPROVAL of REQUEST for APPROVAL of RESOLUTION NO. 7435,
a resolution rescinding the transfer of property to Dunes Gateway Community
Development Corporation. Property Addresses: 600-92 Union Street and 8719
Juniper Terrace, Gary, IN:

Atty. Jenkins said on September 20, 2023, the Redevelopment Commission had previously authorized the transfer of two parcels to the Dunes Gateway Community Development Corporation in Res. No. 7417, under the authority of Indiana Code Section 36-7-14-22.2. After careful consideration, the Staff requested that the Commission rescind the authorization of the transfer of parcels to the CDC in order to utilize a different transfer method to bring about the original goals contemplated for the two parcels located at 600-92 Union Street and 8719 Juniper Terrace, all located in the City of Gary, IN.

Mr. Harris said Staff wanted to follow a better and cleaner process to transfer the two properties, so the two properties will go before the Board of Works. Therefore, Staff requested that the Commission approve Res. No. 7435. Commissioner Hall moved for approval. Commissioner Clemons second. The vote showed:

Ayes – All

Nays – None

The motion was carried.

DISCUSSION: Executive Director's Comment(s): Mr. Harris said this is his first public introduction as executive director, and he is excited to serve the citizens of Gary. He said there are a lot of exciting opportunities for the city, both now and into the coming year of

2024 with the new administration; and that he looks forward to working with the current Commissioners. Mr. Harris gave out his contact information to the public.

PUBLIC Comment(s) on agenda items only: Mr. Jim Nowacki spoke in reference to Res. No. 7433; and on properties that are owned by the City. Mr. David Castellanos said he is looking forward to working with Mr. Harris.

COMMISSIONERS' Comment(s):

Commissioner Clemons said he will do what is best for the City and that he welcomes comments from the citizens. Commissioner Hall, Commissioner Clemons and Commission Rogge welcomed Mr. Christopher Harris as Executive Director and said that they look forward to his leadership.

SCHOOL BOARD REPRESENTATIVE'S Comment(s): Ms. McCain was absent.

AGENDA Item(s) for next Board Meeting: Mr. Harris said there will a Special Meeting on Tuesday, October 24, 2023 for the purpose of the budgets that were deferred. Also, an Executive Session will be held prior to the special meeting.

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

Ayes – All

Nays – None

The motion was carried.

Commissioner Rogge adjourned the meeting at 4:33 P. M.

By: _____
George A. Rogge, President

By: _____
Adam Hall, Acting Secretary