

**GARY REDEVELOPMENT COMMISSION  
MINUTES OF SPECIAL MEETING  
OCTOBER 30, 2023**

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**BE IT REMEMBERED** that the Gary Redevelopment Commission met in a Special Meeting in its offices at 504 Broadway, Suite 200, Gary, Indiana on Wednesday, October 30, 2023.

**PRESENT:**

George A. Rogge, President  
Gwendolyn F. Sims, Secretary  
Sharon Chambers, Member  
Akilia McCain, Representative of School Board Corp.  
LaJuan Clemons, Sr., Member

**ABSENT:**

Adam Hall, Vice-President

**ALSO PRESENT:**

Christopher Harris, Executive Director  
Steven D. Jenkins, Esq., Commission Attorney  
Jeraldine Williams, Executive Administrative Assistant

**THE MEETING** was called to order by Commissioner Rogge at 4:08 P. M.

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

**ACCEPTANCE of AGENDA for October 20, 2023:**

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

Ayes – All

Nays – None

The motion was carried.

**CERTIFICATION of RECORD of Executive Session held on October 30, 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 Sims moved for approval of the Certificate of Record of the Executive Session. Commissioner Chambers 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. (Deferred October 18, 2023):**

Mr. Harris said the allocation areas were designated by the City of Gary Redevelopment Commission to address and eliminate the conditions of areas needing redevelopment and economic development through the redevelopment and revitalization within certain areas throughout the City of Gary and the Gary Redevelopment Districts. The Gary Redevelopment Commission receives tax increment distributions from various allocation areas for the purposes consistent and pursuant to I. C. 36-7-14. The Gary Redevelopment Commission by order of the State Board of Accounts must designate a budget by resolution to authorize expenditures from allocation funds of the Commission. The following allocation area budget amounts are to be designated for the City of Gary Finance Department regarding:

FUND	DEPT.	DESCRIPTION	AMOUNT
4445	823	Consolidated Area	in the amount of \$ 3,390,465.43
4447	826	Lakefront	in the amount of \$ 8,360,635.62
4448	828	Midwest Center	in the amount of \$ 896,721.00
4449	830	Lancaster Dusable	in the amount of \$ 343,430.00
4450	833	County Market	in the amount of \$ 898,250.00
4451	834	Dalton Arms	in the amount of \$ 365,754.00
4452	835	Kenny's Ribs	in the amount of \$ 148,552.00
4453	838	Truck City	in the amount of \$ 134,109.00
4454	854	Kirkyard	in the amount of \$ 879,875.00
4455	875	East Lakefront	in the amount of \$ 346,442.50
			<u>\$15,764,234.55</u>

The Staff recommended to approve Resolution No. 7426. Commissioner Sims moved for approval. Commissioner Chambers second. The vote showed:

Ayes – All

Nays – None

The motion was carried.

**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.**

**(Deferred October 18, 2023):**

Mr. Harris said the Redevelopment Commission is required every year to adopt a budget for the Non-Reverting Fund (2512). Staff recommended to approve the proposed Budget for the year 2024 in the amount of \$2,094,000. Therefore, Staff recommended to approve Resolution No. 7427. Commissioner Clemons moved for approval. Commissioner Sims seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

**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. (Deferred October 18, 2023):**

Mr. Harris said the Redevelopment Commission is required every year to adopt a budget for the Façade Program Fund (2466). Staff recommended to approve the proposed Budget for the year 2024 in the amount of \$507,599.12. Therefore, Staff recommends to approve Resolution No. 7428. Commissioner Sims moved for approval. Commissioner Chambers second. The vote showed:

Ayes – All

Nays – None

The motion was carried.

**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. (Deferred October 18, 2023):**

Mr. Harris said the Redevelopment Commission is required every year to adopt a budget for the Unsafe Building Fund (229). Staff recommended to approve the proposed Unsafe Building Fund (229) for the year 2024 in the amount of \$97,000.00. Therefore, Staff recommended to approve Res. No. 7429. Commissioner Sims 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 he wanted to thank Police Chief Titus and the Police Department for being successful in finding the person who broke into the Genesis Convention Center. He said it is his utmost priority to secure the properties that the Commission owns.

**PUBLIC Comment(s) on agenda items only:**

Mr. Jim Nowacki spoke on Resolution No. 7425, regarding the 2024 Operating Appropriations for the Allocation Area Funds and the expenditures.

**COMMISSIONERS' Comment(s):**

Commissioner Clemons said he believed that they have an excellent and professional new director and the Commissioners are committed and dictated to serving the City; and that he believed that the public needs will be met. Commissioner Sims said the allocation area funds are for specific areas in the City of Gary and when the funds are ready to be spent it will come before the Board and public. Commissioner Sims welcomed the new director, Christopher Harris.

**SCHOOL BOARD REPRESENTATIVE'S Comment(s):**

Mrs. McCain said she was glad to be present at the meeting and that she is a non-voting member of the Commission. She said that she looks forward to sharing with her colleagues what she has learned from the Redevelopment Commission, so that we can prepare the students and the schools for what is happening in our city. She said that she looks forward with working alongside everyone. Mrs. McCain welcomed Christopher Harris as the new director.

**AGENDA Item(s) for next Board Meeting:**

Mr. Harris said there will a Special Meeting 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 4:25 P. M.**

By: \_\_\_\_\_  
**George A. Rogge, President**

By: \_\_\_\_\_  
**Gwendolyn F. Sims, Secretary**