

**GARY REDEVELOPMENT COMMISSION
MINUTES OF REGULAR MEETING
NOVEMBER 15, 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, November 15, 2023.

PRESENT:

George A. Rogge, President
Gwendolyn F. Sims, Secretary
LaJuan Clemons, Sr., Member

ABSENT:

Adam Hall, Vice-President
Sharon Chambers, Member
Akilia McCain, Representative of School Board Corp.

ALSO PRESENT:

Christopher Harris, Executive Director
Carrol Pirtle, Deputy Director
Jeraldine Williams, Executive Administrative Assistant
Tony Glenn
Jessica Esto
Rufus Purnell
David Suter, Square Foot Development

THE MEETING was called to order by Commissioner Rogge at 4:03 P. M.

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

ACCEPTANCE of AGENDA for November 15, 2023: Commissioner Sims moved for approval. 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 October

18, 2023: Commissioner Sims moved for approval. Commissioner Clemons second.

The vote showed:

Ayes – All

Nays – None

The motion was carried.

Commissioner Rogge requested the Board to amend the acceptance of agenda to

add and accept the Certification of Record of Executive Session held on November 15,

2023: Commission Sims moved to approve the amendment. Commissioner Clemons

second. The vote showed:

Ayes – All

Nays – None

The motion was carried.

CERTIFICATION of RECORD of Executive Session held on November 15, 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 Clemons seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

PUBLIC Comment(s) on agenda items only: Tony Glenn and Janie Marcinkowski had

comments.

REQUEST for APPROVAL of RESOLUTION NO. 7436, a resolution authorizing the Director to submit an Application for Community Development Block Grant Funding for the calendar year 2024:

Mr. Harris said the Community Development Block Grant Programming Application is submitted each year for demolition funding through the Community Development Department. The deadline for application for CDBG funding is on November 16, 2023. The Gary Redevelopment Commission believes that it has met all the requirements to receive a grant as set forth in the Grant Application. Staff requested and recommended that the Commission approve the 2024 Community Development Block Grant (CDBG) Application, so that the department can continue with their demolition and redevelopment efforts to beautify and bring economic development to the City. Also, Staff asked that the Commission authorizes its Executive Director, Christopher Harris, to submit an application for funding for the Community Development Block Grant funding for the calendar year 2024. Commissioner Sims moved for approval. Commissioner Clemons second. The vote showed:

Ayes – All

Nays – None

The motion was carried.

REQUEST for APPROVAL of RESOLUTION NO. 7437, a resolution authorizing the execution of a professional services contract with Gatlin Plumbing & Heating, Inc. for winterization services at the Gary SouthShore RailCats Baseball Stadium:

Mr. Harris said The City is responsible for maintenance and repair expenses at the Gary SouthShore RailCats Baseball Stadium. Staff requested to enter into a contract with Gatlin Plumbing & Heating, Inc. for winterizing to prevent pipe freezing and pipes bursting

at the Stadium. The contract is in the amount of \$8,500.00. Commissioner Sims moved for approval. Commissioner Clemons second. The vote showed:

Ayes – All

Nays – None

The motion was carried.

REQUEST for APPROVAL of RESOLUTION NO. 7438, a resolution ratifying and approving an amendment to a purchase agreement between the Gary Redevelopment Commission and Pivotal GP Holding, LLC:

Mr. Harris said the Gary Redevelopment Commission and Pivotal GP Holding, LLC f/k/a MVAH Holding LLC previously entered into a Project and Purchase Agreement for the purchase of certain real property located in Gary, Indiana as more particularly described in the Agreement. Pursuant to the terms of the agreement, the parties wish to amend the current agreement to extend the inspection period until November 30, 2023. With the exception of the amendment, the prior agreement shall remain in full force and effect. Staff requested that the Executive Director and the Commission Attorney be authorized to finalize and execute the Seventh Amendment to the Purchase Agreement between the Gary Redevelopment Commission and Pivotal GP Holding. Commissioner Sims moved for approval. Commissioner Clemons second. The vote showed:

Ayes – All

Nays – None

The motion was carried.

REQUEST for APPROVAL of RESOLUTION NO. 7439, a resolution accepting the transfer of certain real property from private owners to the Gary Redevelopment Commission. Address: 307 Jackson Street:

Mr. Harris said Indiana State Statute provides for the donation of properties to the Commission upon terms and conditions as agreed upon by the parties. The subject property is located at 307 Jackson Street, which is in a project area served by the City of Gary. The RDC has performed all requisite inspections and finds the property to be acceptable. Staff requested that the Gary Redevelopment Commission accept the transfer of the aforementioned property from the Private Owners to the Department of Redevelopment, Gary Redevelopment Commission. The transfer of the property is to be effectuated by Quit Claim Deed. Commissioner Sims moved for approval. Commissioner Clemons second. The vote showed:

Ayes – All

Nays – None

The motion was carried.

DISCUSSION: Director’s Comment(s):

Mr. Harris commented on having security for the Genesis Center and for Wirt High School; a RFP; and community input.

COMMISSIONERS’ Comment(s): Commissioner Sims said that she looked forward to continue to work with the Commission and she wished everyone a safe holiday. Commissioner Clemons spoke on Res. No. 7438 (a resolution ratifying and approving an amendment to a purchase agreement between the Gary Redevelopment Commission and Pivotal GP Holding, LLC); and more development services to the community. Mr. Rogge wished everyone a happy holiday.

SCHOOL BOARD REPRESENTATIVE’S Comment(s): Mrs. McCain was absent.

AGENDA Item(s) for next Board Meeting: Mr. Harris had none.

ADJOURNMENT: Commissioner Sims 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 4:21 P. M.

By: _____
George A. Rogge, President

By: _____
Gwendolyn F. Sims, Secretary