

**GARY REDEVELOPMENT COMMISSION  
MINUTES OF REGULAR MEETING  
DECEMBER 20, 2023**

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**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, December 20, 2023.

**PRESENT:**

George A. Rogge, President  
Adam Hall, Vice-President  
Gwendolyn F. Sims, Secretary  
Sharon Chambers, Member  
LaJuan Clemons, Sr., 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  
Sheleita Miller  
Dorren Carey  
T. Glenn  
Janie Marcinkowski, Community Advocate  
Rufus Purnell

**THE MEETING** was called to order by Commissioner Rogge at 4:00 P. M.

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

**ACCEPTANCE of AGENDA for December 20, 2023:** Commissioner Hall moved for approval. Commissioner Sims seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

**CERTIFICATION of RECORD of Executive Session held on December 20, 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 Sims seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

**PUBLIC Comment(s) on agenda items only:** There was none.

**ACCEPTANCE and APPROVAL of Minutes of the Regular Meeting held on October**

**30, 2023:** Commissioner Sims moved for approval. Commissioner Hall seconded. The vote showed:

Ayes – Commissioner Chambers  
Commissioner Sims  
Commissioner Clemons  
Commissioner Rogge

Nays – None

Abstains – Commissioner Hall

The motion was carried.

**CLAIMS LIST of December 20, 2023. (Previously approved by the Executive Director):**

Mr. Harris 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 \$8,714.30.

In the 2512-Non-Reverting-474 Fund the subtotal remained the same and the claims to be paid are in the total amount of \$49,109.00.

In the 2234-Unsafe-960 Fund the subtotal remained the same and the claim to be paid is in the total amount of \$624.00.

And in the 2226 – Demolition-518 the subtotal remained the same and the claims to be paid are in the total amount of \$18,800.00.

Therefore, staff recommended to approve the Claims List in the grand total amount of \$77,247.30. Commissioner Hall moved for approval. Commissioner Sims seconded.

The vote showed:

Ayes – All

Nays – None

The motion was carried.

**SPECIAL CLAIMS LIST of December 20, 2023.** (Previously approved by the Executive Director):

Mr. Harris 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 \$175,837.59.

In the 4447-Lakefront TIF-826 Fund the subtotal remained the same and the claims to be paid are in the total amount of \$66,500.50.

And in the 2534-US Steel TIF-8870 Fund the subtotal remained the same and the claim to be paid is in the total amount of \$2,70.00.

Therefore, staff recommended to approve the Claims List in the grand total amount of \$245,088.90. Commissioner Hall moved for approval. Commissioner Chambers seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

**REQUEST to REVIEW and AWARD RFQ No. 2023-6 to demolish certain parts of the property located at 625 W. 9<sup>th</sup> Avenue, Gary, Indiana:**

Mr. Harris said Staff sent out RFQ. No. 2023-6 to the following contractors:

JM Industrial Services, ACTIN Contracting, LLC, C. Lee Construction Services, Inc., and Gary Material Supply, LLC to demolish certain parts of the above mentioned structure. After review of bids Staff received from:

JM Industrial Services for Building A in the amount of \$96,200, Building B in the amount of \$42,000 and Building C – debris & Building D in the amount of \$150,760; from ACTIN Contracting, LLC for Building A in the amount of \$26,400, Building B in the amount of \$37,6000, and Building C – debris & Building D in the amount of \$94,155; and from C. Lee Construction Service, Inc. for Building A in the amount of \$17,255, Building B in the amount of \$11,000, and Building C – debris & Building D in the amount of \$39,400.

Staff recommended to award and enter into a contract with C. Lee Construction Services, Inc. Commissioner Chambers moved for approval. Commissioner Sims seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

**REQUEST for APPROVAL of RESOLUTION NO. 7440**, a resolution of the City of Gary Redevelopment Commission approving and authorizing the execution of a contract with **C. Lee Construction Services, Inc.** demolish certain parts of the property located at 625 W. 9<sup>th</sup> Avenue, Gary, Indiana in response to **RFQ No. 2023-6**:

Mr. Harris said Staff recommended to award and enter into a contract with C. L. Construction Services, Inc. as being the lowest, most responsive and responsible bidder for RFQ No. 2023-6 in the total amount of \$67,655. Commissioner Chambers moved for approval. Commissioner Sims seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

**REQUEST for APPROVAL of RESOLUTION NO. 7441** a resolution authorizing confirmation of the beginning and ending dates of a professional grant writing contract with **Sam Schwartz** for work done in the year 2022:

Mr. Harris said the Commission had previously approved a professional service contract with Sam Schwartz Consulting, LLC. Due to some unforeseen circumstances, the contractor was never paid for their services performed from September 2, 2022 to September 30, 2022, with September 30<sup>th</sup> being the end date of the agreement. The total Invoiced amount due to the contractor for the services performed totaled in the amount of \$5,310.00. In order to pay the contractor's invoice, the City Finance Department requires that we pass this resolution to confirm that we approve of this contract with the exact beginning and ending date. Staff recommended that the President and Secretary authorize the Executive Director and Commission Attorney to work with the City of Gary Finance Department to pay the outstanding invoice and close out the 2022 Sam Schwartz Consulting

LLC contract. 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. 7442**, a resolution ratifying the award and execution of a professional services contract with **Vavrek Architects, Inc.:**

Mr. Harris said Staff determined that Vavrek Architects, Inc. is the best contractor to provide architectural services to the Gary Redevelopment Commission for a project at the RailCats Stadium. Staff recommended that the President and Secretary hereby authorize the Executive Director and Commission Attorney to enter final negotiations for and execution of a professional services contract with Vavrek Architects, Inc. in a contract amount not to exceed \$94,900.00. Commissioner Hall moved to defer the item. Commissioner Clemons seconded. The vote showed:

Ayes – Commissioner Hall  
Commissioner Clemons  
Commissioner Sims  
Commissioner Chambers

Nays – Commissioner Rogge

The motion was carried for deferment.

**REQUEST for APPROVAL of RESOLUTION NO. 7443**, a resolution transferring of certain real property from the City of Gary. Property Addresses: 548-54 and 556-62 Broadway, Gary, IN:

Mr. Harris said the Gary Redevelopment Commission (“GRC”) is the owner of record of the property located at 548-54 and 556-62 Broadway. The Gary Housing Authority (“GHA”) owns and maintains a multi-unit public housing senior high rise located at 578

Broadway known as Genesis Towers. The GHA currently maintains its executive offices within the second floor of the Genesis Towers and also maintains its public Housing Choice Vouchers within the first floor of Genesis Towers. The GHA has made use of the parking lot directly north of the Genesis Towers for residents and staff parking through a “gentleman’s agreement” with the GRC. The Gary Housing Authority seeks to secure parking for its residents and staff in a more formalized and permanent manner. Both entities have discussed a no fee inter-local transfer from GRC to GHA; and within those discussions, the GHA learned these parcels were formerly owned by the Gary Urban Enterprise Association and are subject to an agreement with the Indiana Attorney General regarding their transfer. The matter is still to go before the Gary City Council for final approval. Staff recommended that the Commission approve the transfer of the aforementioned property from the City of Gary Redevelopment Commissioner to the Gary Housing Authority. 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. 7444, a joint resolution of the City of Gary Redevelopment Commission and City of Gary Board of Public Works and Safety regarding the transfer of real property from the Redevelopment Commission to the City of Gary. Property Address: 733 Adams Street and 729 Adams Street, Gary, IN:**

Mr. Harris said the City of Gary, Redevelopment Commission is the record owner of certain property located at 733 Adams Street and 729 Adams Street. The City of Gary has performed all requisite inspections and finds the parcels to be acceptable. Staff

recommended that the Commission approve the transfer of the aforementioned parcels. Commissioner Chambers moved for approval. Commissioner Sims seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

**REQUEST for APPROVAL of RESOLUTION NO. 7445, a resolution ratifying and approving an amendment to purchase agreement between the GRC and Pivotal GP Holding, LLC:**

Mr. Harris said the 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 deadline for the parties to close on the property until February 28, 2024, with the exception of the amendment, the prior Agreement shall remain in full force and effect. Staff recommended that the Executive Director and the Commission Attorney be authorized to finalize and execute the Eighth Amendment to the Purchase Agreement between the GRC and Pivotal GP Holding, LLC. Commissioner Sims moved for approval. Commissioner Clemons seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.



**REQUEST for APPROVAL of RESOLUTION NO. 7446, a resolution authorizing execution of Commendation for former Deputy Mayor Geraldine B. Tousant for services with the City of Gary, Department of Redevelopment:**

Mr. Harris said Staff recommended to approve a resolution commending, recognizing and honoring former Deputy Mayor Geraldine B. Tousant, who had in addition worked in the Department of Redevelopment for over 39 years before becoming Deputy Mayor of the City of Gary. Commissioner Hall moved for approval. Commissioner Chambers seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

**REQUEST for APPROVAL of the Gary Redevelopment Meetings Schedule for the calendar year 2024:**

Mr. Harris recommended that the Board to accept the meeting schedule for the calendar year 2024. Commissioner Hall moved for approval. Commissioner Chambers seconded.

The vote showed:

Ayes – All

Nays – None

The motion was carried.

**REQUEST for APPROVAL to have the Annual and Regular meeting changed from January 2, 2024 to January 17, 2024:**

Mr. Harris recommended that the Board change the Annual and Regular meeting from January 2, 2024 to January 17, 2024. Commissioner Sims moved for approval.

Commissioner Clemons seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

**DISCUSSION:** Director's Comment(s):

Mr. Harris read the resolution of Mrs. Geraldine B. Tousant. Also, Mr. Harris thanked outgoing Mayor Jerome Prince and Deputy Mayor Trent McCain for their services to the City of Gary.

**COMMISSIONERS' Comment(s):**

All the Commissioners wished everyone a happy and safe holiday.

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

Mrs. McCain wished everyone a happy holiday.

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

Mr. Harris said that the Department is planning to have a Town Hall Meeting around the 30<sup>th</sup> day of January, 2024.

**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 4:43 P. M.**

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

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