

**GARY REDEVELOPMENT COMMISSION  
MINUTES OF THE REGULAR MEETING  
MARCH 15, 2023**

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**BE IT REMEMBERED** that the Gary Redevelopment Commission met in a Regular Session on Wednesday, March 15, 2023 in its offices at 504 Broadway, Suite 200, Gary, Indiana.

**PRESENT:**

George A. Rogge, President  
Adam Hall, Vice- President  
Gwendolyn F. Sims, Secretary  
Jeremiah King, Member  
Sharon Chambers, Member

**ABSENT:**

Glenn I. Johnson, School Board Representative

**ALSO PRESENT**

Wendy Vachet, Executive Director  
Carrol Pirtle, Deputy Director  
Gilbert King, Jr., Esq., Commission Attorney  
Jeraldine Williams, Executive Administrator Assistant  
Sheleita Miller, Gatekeeper Accounting  
Rafi Wilkinson, Indiana Dunes National Park  
Daniel Botich, Short Elliot Henderson, Inc. (SEH)  
Rufus Purnell  
Doreen Carey  
Janie Marcinkowski  
Julian F. Carr

**CALL TO ORDER:**

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

**ROLL CALL:**

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

**ACCEPTANCE of AGENDA of March 15, 2023:**

Commissioner Hall 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 March 15, 2023:**

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

Ayes – All

Nays – None

The motion was carried.

**CLAIMS LIST of March 15, 2023. (Previously approved by the Director):**

Ms. Vachet said there were no changes to the Claims List:

In the 1101-General Fund-801 the subtotal remained the same and the claims to be paid are in the total amount of \$4,531.43.

And in the 2512-Non-Reverting-474 Fund the subtotal remained the same and the claim to be paid is in the total amount of \$10,000.00.

Therefore, Staff recommended to approve the Claims List in the grand total amount of \$14,531.43. Commissioner Hall moved for approval. Commissioner Chambers seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

**SPECIAL CLAIMS LIST of March 15, 2023. (Previously approved by the Director):**

Ms. Vachet 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 \$280,325.01.

In the 4447-Lakefront TIF-826 Fund the subtotal remained the same and the claim to be paid is in the total amount of \$604,600.00.

And in the 4454-Dalton Arms TIF-834 Fund the subtotal remained the same and the claim to be paid is in the total amount of \$182,063.50.

Therefore, Staff recommended to approve the Special Claims List in the grand total amount of \$1,066,988.51. Commissioner Hall moved for approval. Commissioner Chambers seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

**ACCEPTANCE AND APPROVAL of Minutes of the Annual and Regular Meeting held on January 18, 2023:**

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

Ayes – All

Nays – None

The motion was carried.

**ACCEPTANCE and APPROVAL of Minutes of the Regular Meeting held on February 15, 2023:**

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

Ayes – All

Nays – None

The motion was carried.

**ACCEPTANCE and APPROVAL of Minutes of the Special Meeting held on March 1, 2023:**

Commissioner Hall said the minutes should be corrected to reflect that Commissioner King and Mr. Johnson were absent. Commissioner Chambers moved for approval, subject to correction to the minutes. Commissioner Sims seconded, subject to correction to the minutes. The vote showed:

Ayes – All

Nays – None

The motion was carried.

**RECEIVE and OPEN BIDS for the properties located at 308-10 and 312-14 Lake Street, 2120-26 and 2128-34 Taney Place and 749, 753 and 757 West 25<sup>th</sup> Avenue for the Commission to hold, use, exchange, lease, rent or otherwise dispose of the property all located in the City of Gary:**

Ms. Pirtle said Staff requested the Board to Receive and Open Bids for the mentioned properties. Commissioner Hall moved to close the receiving of bids. Commissioner Sims seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

Commissioner Hall moved to open the bids separately. Commissioner Sims seconded.

The vote showed:

Ayes – All

Nays – None

The motion was carried.

Ms. Pirtle said one bid was received for the property located at 308-10 and 312-14 Lake Street from Miller Revitalize LLC in the amount of \$1,750.00.

Ms. Pirtle said no bid was received for the property located at 2120-26 and 2128-34 Taney Place.

Ms. Pirtle said one bid was received for the property located at 749, 753 and 757 West 25<sup>th</sup> Avenue from Darrell Biddings, Jr. in the amount of \$1,250.00.

Commissioner Hall moved to refer the bids to Staff and the Commission Attorney so that they can review the bids, and bring back to the Board their recommendations.

Commissioner Chambers seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

**REQUEST for APPROVAL of RESOLUTION NO. 7369, a resolution ratifying and authorizing the transfer and award of real property from the City of Gary Redevelopment Commission to private homeowners for the City of Gary's Side Lot Program:**

Ms. Pirtle said these 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 they have been paid. Once the properties are transferred to the homeowners the properties will be added back to the Lake County tax roll. Ms. Pirtle said Staff recommended to approve to award and transfer the property to the following homeowners: Laryl E. Beck for property located at 2320 Chase Street, Andres Delgado for property located at 732 Pennsylvania Street, Mary Love for property located at 820 Kentucky Street, Howard Reedus for property located at 2136-42 Taney Street, Marrand Hardy for property located at 628 E. 24<sup>th</sup> Avenue and 632 E. 24<sup>th</sup> Avenue, Elizabeth Clay for property located at 332 Madison Street, and Yvone Summers for property located at 1217 Garfield Street. 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. 7370, a resolution ratifying and authorizing the Addendum and Release to the Purchase Agreement between the Gary Redevelopment Commission and T.G. Vanzandth, Inc. for properties located at 415 and 425 S. Lake Street:**

Ms. Vachet said this item had previously been tabled. Ms. Vachet said on December of 2021, The Gary Redevelopment Commission approved a purchase agreement between the RDC and T.G. Vanzandth, Inc. for the purchase of property located at 415 and 425 S. Lake Street. With the terms of that Purchase Agreement, there was a restriction on the ability of the buyer to use the property as collateral for any loans until certain

developments were taken care of as outlined in the Purchase Agreement. The buyer has performed the necessary parts of the agreement and the parties have since negotiated and drafted the attached addendum to the Purchase Agreement for the properties. Staff requested that the Commission authorize the Executive Director and Commission Attorney to finalize the necessary documents for the addendum to the purchase agreement for 415 and 425 S. Lake Street. 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. 7371, a resolution approving and authorizing the execution of a professional services contract with Community Title Company to provide title reports in relation to tax sale properties:**

Ms. Vachet said Staff requested to enter into a professional services contract with Community Title Company in a not to exceed amount of \$25,000. The reports will be for \$125 each for various properties in the City of Gary. The contract is from March 1, 2023 to December 31, 2023. 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. 7372, a resolution approving and authorizing an Easement Agreement for a waterline with Indiana American Water Company, Inc. (Address: 852-54 Jefferson Street):**

Ms. Vachet said Staff requested to enter into an Easement Agreement for property that is owned by the Commission. The property will be used for a right-of-way for a water line in order to replace an obsolete water main in the area to maintain water system health and reliability. The granting of the easement is in the best interest of both Indiana American Water Company and the community as a whole. Commissioner Sims moved for approval. Commissioner Chambers seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

**REQUEST for APPROVAL of RESOLUTION NO. 7373, a resolution approving amending the consulting agreement with American Structurepoint, Inc. to provide a comprehensive feasibility study report to explore options for a future 5<sup>th</sup> Avenue Complete Streets Project:**

Ms. Vachet said the Commission previously approved Resolution No. 7272, authorizing a professional services contract with American Structurepoint to provide a comprehensive feasibility study report to explore options for a future 5<sup>th</sup> Avenue Complete Streets Project back in March of 2022. The original contract was amended on September 7, 2022 to increase the amount from \$89,000.00 to \$98,076.00. The original contract had a term of service from March 16, 2022 until December 31, 2022. The contractor is in need of additional time to carry out the traffic study. Therefore, Staff requested that the performance period of the contract be extended until October 1, 2023, and that the Executive Director and Commission Attorney be authorized to enter final negotiations for the execution of an amendment to the professional services contract with American Structurepoint, 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. 7374, a resolution accepting the transfer of certain real property from the City of Gary to the Gary Redevelopment Commission:**

Ms. Vachet said Staff requested the Commission to accept the transfer of the following properties from the City of Gary to the Gary Redevelopment Commission to hold for land assembly for future projects and also for disposal. The properties are located at 1020 Greene Street, 1028 Greene Street, 1036 Greene Street, 1044 Greene Street, 1148 Greene Street, 1232 Greene Street, 1045 Greene Street, 1037 Greene Street, 1028 Greene Place, 1036 Greene Place, 1029 Greene Place, 1021 S. Hamilton Street, 1117 S. Hamilton Street, 1149 S. Hamilton Street, 1116 S. Hamilton Street, 1020 Hamilton Place, 1036 Hamilton Place, 1044 Hamilton Place, 5241 E. 10<sup>th</sup> Avenue, 5247 E. 10<sup>th</sup> Avenue, 5317 E. 13<sup>th</sup> Place, 5401 E. 13<sup>th</sup> Place, 5158 E. 10<sup>th</sup> Avenue, 5508 E. 13<sup>th</sup> Place, 600 E. 35<sup>th</sup> Avenue, 308-10 Lake Street, 1701 Garfield Street, Mississippi Street and 15<sup>th</sup> Avenue, 1601 E. 15<sup>th</sup> Avenue, 5700 E. 3<sup>rd</sup> Avenue, and 2517 Ellis Avenue. 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. 7375, a resolution approving and authoring a Cooperative Management Agreement between the National Park Service/Indiana Dunes National Park and the City of Gary Redevelopment Commission related to the Marquette Greenway Trail Project:**

Ms. Vachet said Mr. Rafi Wilkinson, representative of the Indiana Dunes National Park will give the overview of the project. Mr. Wilkerson gave an overview. Ms. Vachet said the City of Gary has been involved with the National Park Service/Indiana Dunes National Park while working on the Marquette Greenway Trail Project for many years. The Trail is from Broadway to Grand Boulevard and is very cumbersome, with roads, bridges, and complex real estate situations throughout. The parties all agree that it would be in their best interest to coordinate under a Cooperative Management Agreement to facilitate acquiring the necessary parcels into either the ownership of the City or the Parks. The City will eventually donate those parcels related to the trail for the project. The parties understand this process could take years to complete, but the design and construction can begin without delay with all parties having input on the process. Staff requested to authorize the Executive Director and Commission Attorney to negotiate and finalize the necessary documents to approve the RDC's portion of the Cooperative Management Agreement. Commissioner Chambers moved for approval. Commissioner Hall seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

**REQUEST FOR APPROVAL OF RESOLUTION NO. 7376, a resolution approving and authoring a Temporary Interfund Loan to be repaid on or before December 31, 2023.  
(Related to Truck City Bond):**

Ms. Vachet said the Temporary Interfund Loan is a loan to pay off the debt of the Truck City bond so that we can actually reduce the amount to be paid. It is necessary for the purpose of a mandatory redemption to make a final payment on outstanding principal and interest on an outstanding allocation area obligation, more specifically, the City of Gary, Indiana Taxable Economic Development Revenue Bonds, Series 2007 (Rolling Plains Properties Project). The Commission had requested and been presented with a Redemption Analysis from our consultant Daniel Botich of SEH of Indiana, showing that the Bonds may be paid in full in FY 2023 from the current balance of the Truck City of Gary Allocation Fund (Fund 4453), plus, anticipated tax increment revenue distributions of June 2023 and December 2023. Based upon the analysis and dependent upon applicable Notice of Redemption under Bonds' Trust Indenture, a mandatory redemption on the Bonds anticipated to be May 4, 2023 is calculated to achieve an interest savings of \$34,752.29 on the Bonds current outstanding principal of \$250,000 as of February 2, 2023. Also, based upon the analysis and dependent upon applicable Notice of Redemption under Bonds' Trust Indenture, a mandatory redemption on the Bonds, including the prior five (5) early mandatory redemptions on the Bonds, the total interest savings is calculated to be \$814,532.97. A final mandatory redemption anticipated to be May 4, 2023 would call the Bonds as paid in full. The Commission found that a final mandatory redemption on the Bonds is financially prudent and eliminates the Commission's only current financial obligation and pledge of tax increment revenue from the Truck City of Gary Allocation Area's Allocation Fund. Staff requested that the Controller of the City of Gary, Indiana as the Treasurer of the Commission be authorized to make the following temporary loan, such temporary loan to be secured by a pledge of anticipated FY 2023 tax increment revenue distributed to the Commission from captured

assessed valuation from within the Commission's Truck City of Gary Allocation Area (TIF Code: T45117):

<u>Date</u>	<u>From</u>	<u>To</u>	<u>Amount</u>
March 17, 2023	Fund 4447 (Lakefront Allocation Fund)	Fund 4453 (Truck City of Gary Allocation Fund)	\$90,000

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Ms. Vachet said that the Temporary Loan from Fund 4453 to 4453 will be repaid in full upon instruction of the Commission to the City Controller as the Commission Treasurer on or before December 31, 2023. Commissioner Hall moved for approval. Commissioner Chambers seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

**REQUEST FOR APPROVAL OF RESOLUTION NO. 7377, a resolution approving and authorizing a Temporary Interfund Loan and Repayment thereof for the Truck City Bond:**

Ms. Vachet said this resolution is in connection with the previous above agenda item. An additional resolution is needed to authorize the transfer of the Temporary Interfund Loan and Repayment, this is consistent with and pursuant to 36-7-14-39 (b) of the Act. A temporary financial need exists to cover the redemption of the City of Gary, Indiana Taxable Economic Development Revenue Bonds, Series 2007 (Rolling Plains Properties Project). There is a sixth and final optional redemption to pay all outstanding maturities on the Bonds as described in the bond agreement. The Commission will benefit from a bond interest savings of \$34,750. The total bond interest savings is approximately \$814,500 from all of the six optional redemptions authorized since November 15, 2011.

This action will cause the bonds to be paid in full nine and half years early based on the maturity date of February 1, 2032, per the most recently issued amortization schedule. The temporary inter-fund loan is from the Lakefront TIF Fund (4447-0826) to the Truck City TIF Fund (4453-0838) in the amount of ninety thousand dollars (\$90,000). The temporary inter-fund loan will be repaid within six months. The Lakefront TIF Fund (4447-0826) has sufficient funding to complete the temporary inter-fund loan. The Truck City Fund (4453-0838) will have sufficient funding to repay the temporary inter-fund loan. Staff recommended the Commission approve the temporary loan and repayment that will be processed by the Finance Department of the City of Gary. In the event that any part of this resolution is ever declared invalid, unconstitutional or otherwise null and void, the Board of Redevelopment Commissions specifically intends that all of the remaining portions thereof shall have full force, effect, and validity until declared otherwise. This resolution shall be in full force and effect from and after the date of passage. Commissioner Hall moved for approval. Commissioner Chambers seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

**REQUEST FOR APPROVAL OF RESOLUTION NO. 7378, a resolution approving and authoring the amendment and the execution of a professional services contract with Dynamo Metrics a.k.a. Munetrix:**

Ms. Vachet said the Commission had previously approved a professional service contract with Dynamo Metrics and the contract is for three years, and there is still two years left on their contract. The company has been acquired by Munetrix, and they have changed their

name to Munetrix. Circumstances have changed such that the period of performance for the contract needs to be extended until May 20, 2023. Staff requested that the Commission enter into a Consulting Agreement with Dynamo Metrics a.k.a. Munetrix and to authorize the Executive Director and Commission Attorney to enter final negotiations for the execution of the amended contract with Munetrix. 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. 7379, a resolution approving and authoring an Easement Agreement for two parcels for INDOT’S SR 53 Pavement Replacement Project:**

Ms. Vachet said the Indiana Department of Transportation (INDOT) is planning a public highway project known as Pavement Replacement Project located on SR 53 from US 20 (4<sup>th</sup> Avenue) to 0.11 Miles North of US 20 in Lake County, Indiana. INDOT needs a right of way impacting 301 Broadway. The purpose of the project is to improve service ability of the existing concrete pavement, which is needed since there are numerous shattered panels along the concrete roadway, as well as severe joint deterioration and mid-panel cracking. The granting of the easement is in the best interests of all parties involved and the community as a whole. Staff recommended to approved Res. No. 7879 and to authorize the Executive Director and Commission Attorney to finalize negotiations and execute the necessary Easement Agreement and associated documents for the SR 53 Pavement Replacement Project with INDOT. Commissioner Hall moved for approval. Commissioner Chambers seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

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

Ms. Vachet said Staff is anticipating on working on the Side Lot Program, several development agreements and other endeavors. Also, Staff is working on site security of Commission own property, and working with the administration regarding the dumping throughout the City. We have entered into a Cooperation Agreement working closely with the Indiana Department of Environment Management.

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

Ms. Dorreen Cary had positive comments related to the Marquette Greenway Trail Project.

**COMMISSIONERS' Comment(s):**

There were no comments.

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

Mr. Johnson was absent.

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

Ms. Vachet said she had none.

**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 4:44 P. M.**

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

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