

**GARY REDEVELOPMENT COMMISSION  
MINUTES OF THE REGULAR MEETING  
APRIL 19, 2023**

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**BE IT REMEMBERED** that the Gary Redevelopment Commission met in a Regular Session on Wednesday, April 19, 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

**ABSENT:**

Sharon Chambers, Member  
Glenn I. Johnson, School Board Representative

**ALSO PRESENT**

Wendy Vachet, Executive Director  
Carrol Pirtle, Deputy Director  
Steven D. Jenkins, Esq., Commission Attorney  
Jeraldine Williams, Executive Administrative Assistant  
Sheleita Miller, Gatekeeper Accounting  
Rufus Purnell  
Tony Glenn

**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, and Commissioner King were present. Commissioner Chambers and Mr. Johnson, School Board Representative were absent.

**ACCEPTANCE of AGENDA of April 19, 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 April 19, 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 Hall moved for approval. Commissioner Sims seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

**CLAIMS LIST of April 19, 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 \$3,119.53.

In the 2512-Non-Reverting-474 Fund the subtotal remained the same and the claim to be paid is in the total amount of \$36,559.75.

In the 2234-Unsafe-960-Fund the subtotal remained the same and the claim to be paid is in the total amount of \$18,796.50.

And in the 2226-Demolition-518-Fund the subtotal remained the same and the claim to be paid is in the total amount of \$171,100.00.

Therefore, Staff recommended to approve the Claims List in the grand total amount of \$229,575.78. Commissioner Hall moved for approval. Commissioner Sims seconded.

The vote showed:

Ayes – All

Nays – None

The motion was carried.

**SPECIAL CLAIMS LIST of April 19, 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 \$29,769.42.

In the 4447-Lakefront TIF-826 Fund the subtotal remained the same and the claims to be paid are in the total amount of \$65,653.40.

And in the 4455-East Lakefront TIF 875-Fund the subtotal remained the same and the claim to be paid is in the total amount of \$5,698.75.

Therefore, staff recommended to approve the Special Claims List in the grand total amount of \$101,121.57. Commissioner Hall 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 March**

**15, 2023:** Commissioner Hall moved to defer. Commissioner Sims seconded. The vote showed:

Ayes – Commissioner Hall  
Commissioner Sims  
Commissioner Rogge

Nays – None

Abstains – Commissioner King

The motion was carried to defer.

**REQUEST for APPROVAL of RESOLUTION NO. 7380, a resolution approving an Option to Purchase Property Agreement for property commonly referred to as Thomas Edison School located at 5400 W. 5<sup>th</sup> Avenue, Gary, Indiana with Djuric Trucking, Inc.:**

Atty. Jenkins said this is for the transfer to Djuric Trucking, Inc. for the parcel commonly known as Thomas Edison School. After negotiations between both parties the agreed upon purchase price is \$225,000.00, in addition to several commitments and obligations. Therefore, Staff recommended approval of Resolution No. 7380. 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. 7381, a resolution approving and authorizing the execution of a Second Amendment to the Ground Lease and First Amendment to Memorandum of Ground Lease with Region Growth Capital LLC:**

Atty. Jenkins said the Redevelopment Commission and Region Growth Capital are parties to a Ground Lease and Option Agreement to Acquire Fee Estate (NSJ Parcels) dated as of December 23, 2019, as amended by the First Amendment to Ground Lease and Option Agreement to Acquire Fee Estate (SJ Parcels) dated as of March 17, 2021. The Commission and Region Growth Capital executed and recorded the Memorandum of Ground Lease and Option Agreement to Acquire Fee Estate dated as of June 18, 2021, and recorded June 21, 2021. The Commission caused to be recorded the Final Plat of Subdivision of Gary Commerce Center which consolidated several of the parcels of land

leased under the Ground Lease. The Commission and Region Growth Capital need to amend the Ground Lease and the Memorandum to reflect the revised legal description of the Land leased under the Ground Lease and the Memorandum. Staff requested the Board to approve and authorize the execution of the Second Amendment to the Ground Lease and First Amendment to Memorandum of Ground Lease with Region Growth Capital for the purpose of including additional parcels; and that the Executive Director and Commission Attorney be authorized to negotiate and finalize the documents. Therefore, Staff recommended approval of Resolution No. 7381. 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. 7382, a resolution authorizing the execution of a professional services contract with Veridus Group Inc. to provide a property condition assessment of the Gary South Shore RailCats Stadium property located at 1 Stadium Plaza, Gary, Indiana:**

Ms. Vachet said Veridus Group has done work for the Commission before relating to property condition assessment. Ms. Vachet requested that Veridus Group do a property condition assessment for the Gary South Shore RailCats Stadium, which is twenty-two years old; and that the Board authorize the Executive Director and Commission Attorney to enter final negotiations for the execution of a professional services contract with Veridus Group. The contract is in a not to exceed amount of \$19,850.00. The contract will be effective once fully executed and will expire December 31, 2023. Therefore, Ms.

Vachet recommended approval of Resolution No. 7382. 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. 7384, a resolution approving and authorizing the re-awarding of the property located at 1044 Greene Street and 1045 Greene Street to Miller’s Junction LLC related to the City of Gary’s Re-Imagine Gary: Rehab One Get Two Free Pilot Program Phase II in the Aetna area of the City of Gary:**

Atty. Jenkins said the notice process for the property was incomplete, and know it has been completed. Staff had determined that Miller’s Junction LLC had submitted the most responsive and responsible bid for the above referenced property. The program has very specific requirements and it is located in the Aetna section of Gary. Miller’s Junction LLC has already completed the first phase of the program and per the stipulations of the program, they are now eligible to acquire two additional properties to rehab for phase II. The Executive Director and Commission Attorney requested that the Commission allow them to negotiate, finalize, and execute any and all documents related to the Purchase Sale Agreement. As per the intent of the program, the purchase price shall be Zero Dollars and Zero Cents (\$0.00) and Miller’s Junction LLC will provide all ancillary costs associated with closing. 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. 7385, a resolution approving and authorizing awarding the property located at 5317 E. 13<sup>th</sup> Place and 5401 E. 13<sup>th</sup> Place to Ivy Kane Properties LLC related to the City of Gary's Re-Imagine Gary: Rehab One Get Two Free Pilot Program Phase II in the Aetna area of the City of Gary:**

Atty. Jenkins said Staff had determined that Ivy Kane Properties LLC had submitted the most responsive and responsible bid for the above referenced property. The program has very specific requirements and it is located in the Aetna section of Gary. Ivy Kane Properties LLC has already completed the first phase of the program and per the stipulations of the program, they are now eligible to acquire two additional properties to rehab for phase II. The Executive Director and Commission Attorney requested to negotiate, finalize, and execute any and all documents related to the Purchase Sale Agreement. As per the intent of the program, the purchase price shall be Zero Dollars and Zero Cents (\$0.00) and Ivy Kane Properties LLC will provide all ancillary costs associated with closing. 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. 7387, a resolution approving and authorizing awarding property located at 308-310 Lake Street and 312-14 Lake Street and authorizing a Purchase Agreement between Miller Revitalize LLC and the Gary Redevelopment Commission:**

Ms. Vachet recommended the property be awarded is to Miller Revitalize LLC as being the most responsive and responsible bidder and the purchase price for the property is \$1,750.00. They will be opening a business and the property will be adjacent to their business. The awarded property will still be used as a parking lot and there will be an easement agreement for Revolution Church to continue to use the parking lot on the property. Ms. Vachet requested the Board to authorize the Executive Director and the Commission Attorney to execute any and all documents approving this award and further authorize the Director and Attorney to negotiate, finalize, and execute a purchase agreement for the above referenced property. 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. 7388, a resolution approving and authorizing awarding property located at 749 W. 25<sup>th</sup> Avenue, 753 W. 25<sup>th</sup> Avenue, and 757 W. 25<sup>th</sup> Avenue and authorizing a Purchase Agreement between Darrell Biddings, Jr. and the Gary Redevelopment Commission:**

Atty. Jenkins said Staff recommended to award the property to Darrell Biddings, Jr. as being the most responsive and responsible bidder and the purchase price is \$1,250.00. Atty. Jenkins requested that the Board authorize the Executive Director and the Commission Attorney to execute any and all documents approving this award and further authorize the Director and Attorney to negotiate, finalize, and execute a purchase agreement for the above referenced property. 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. 7389, a resolution approving the execution of a professional services contract with Get It Done Landscaping and Snow Removal Elite LLC for landscaping services:**

Atty. Jenkins said Staff requested to enter into a professional services contract with Get It Done Landscaping and Snow Removal Elite LLC for landscaping services for property located at Brunswick Elementary School, Wirt High School, Aetna Elementary School, Gleason/Gilroy Golf Course, and other miscellaneous properties. The contract is in an amount not to exceed \$50,000.00. The contract is from April 19, 2023 and expires on December 31, 2023. 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. 7390, a resolution approving the execution of a professional services contract with 1 Moore Lawn Care for landscaping services:**

Atty. Jenkins said Staff requested to enter into a professional services contract with 1 Moore Lawn Care for landscaping services for property located at 4049 Jackson Street, 4057 Jackson Street, 4048 Jackson Street, 4035 Delaware Street, 1020 Greene Street, 1028 Greene Street, 1036 Greene Street, 1157 Greene Street, 1165 Greene Street. The contract is in an amount not to exceed \$10,000.00. The contract is from April 19, 2023

and expires on December 31, 2023. 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. 7391, a resolution approving the execution of a professional services contract with Yard Neat LLC for landscaping services:**

Atty. Jenkins said Staff requested to enter into a professional services contract with Yard Neat LLC for landscaping services for property located at 1637 Kentucky Street, 1620 Kentucky Street, 1637 Vermont Street, 1620 Vermont Street, 1527 Kentucky Street, 2257-59 Wallace Street, 701 Martin Luther King Drive, 2372 Polk Street, 2432 Lincoln Street, and other miscellaneous properties. The contract is in an amount not to exceed \$15,000.00. The contract is from April 19, 2023 and expires on December 31, 2023.

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. 7392, a resolution approving the execution of a professional services contract with Lakewood Smith's LLC Lawn Care Services for landscaping services:**

Atty. Jenkins said Staff requested to enter into a professional services contract with Lakewood Smith's LLC Lawn Care Services for landscaping services for property located

at 1024 Case Street, 1032 Cass Street, 1042 Cass Street, 1043 Cass Street, 1102 Cass Street, 1110 Cass Street, 1111 Cass Street, 1150 Cass Street, 1175 Cass Street, 1203 Cass Street, 1244 Cass Street, and other miscellaneous properties. The contract is in an amount not to exceed \$15,000.00. The contract is from April 19, 2023 and expires on December 31, 2023. 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. 7393, a resolution approving the execution of a professional services contract with Beeks Legacy Investment LLC for landscaping services:**

Atty. Jenkins said Staff requested to enter into a professional services contract with Beeks Legacy Investment LLC for landscaping services for property located at 1110 Benton Street, 1143 Benton Street, 1159 Benton Street, 4425 East 10<sup>th</sup> Avenue, Ivanhoe Elementary School, and other miscellaneous properties. The contract is in an amount not to exceed \$15,000.00. The contract is from April 19, 2023 and expires on December 31, 2023. 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. 7394, a resolution approving the execution of a professional services contract with De-Vine Landscaping & Property Management for landscaping services:**

Atty. Jenkins said Staff requested to enter into a professional services contract with De-Vine Landscaping & Property Management for landscaping services for property located at 4435 W. 26<sup>th</sup> Avenue, 4414 W. 26<sup>th</sup> Avenue, 4442 W. 26<sup>th</sup> Avenue, 4500 W. 26<sup>th</sup> Avenue, 4514 W. 26<sup>th</sup> Avenue, 2165-67 Marshall Place, 2169-71 Marshall Place, 2141-43 Marshall Place, 2145-47 Marshall Place, 2120-26 Taney Place, 2128-34 Taney Place, and other miscellaneous properties. The contract is in an amount not to exceed \$13,000.00. The contract is from April 19, 2023 and expires on December 31, 2023. 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. 7395, a resolution approving the execution of a professional services contract with Rodney's Lawn Care LLC for landscaping services:**

Atty. Jenkins said Staff requested to enter into a professional services contract with Rodney's Lawn Care LLC for landscaping services for property located at Gary Genesis Center, 702 Adams Street (across from 21<sup>st</sup> Century Charter School), and other miscellaneous properties. The contract is in an amount not to exceed \$15,000.00. The contract is from April 19, 2023 and expires on December 31, 2023. 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. 7396, a resolution approving the execution of a professional services contract with Mike's Lawn Care Services LLC for landscaping services:**

Atty. Jenkins said Staff requested to enter into a professional services contract with Mike's Lawn Care Services LLC for landscaping services for property located at East 10<sup>th</sup> Avenue – vacant properties, Hamilton Street properties, Hamilton Place properties, East 13<sup>th</sup> Avenue properties, and other miscellaneous properties. The contract is in an amount not to exceed \$12,000.00. The contract is from April 19, 2023 and expires on December 31, 2023. 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. 7397, a resolution approving the awarding and authorizing the execution of a contract with C. Lee Construction Services, Inc. for demolition of the Nobel School site in the City of Gary in response to RFQ No. 2022-12:**

Ms. Vachet said Staff had determined that C. Lee Construction Services Inc. is the best contractor to perform demolition services related to RFQ No. 2022-12. Circumstances have changed such that the original award must be increased to accommodate increased costs not contemplated by either party at the time the award was made due to asbestos removal.

The contract is in an amount not to exceed \$148,400.00. Commissioner Hall moved for approval. Commissioner Sims seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

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

- **Old Lake Sandy Jo** - There was a ground breaking ceremony on the site known as the Gary's Commerce Center and once all approvals are received there will be a new structure on the site.
- **Djuric Trucking** – Today, the Board finalized the purchase agreement with them for a trucking facility at the former Thomas Edison School located at 5400 W. 5<sup>th</sup> Avenue. They will have a ground breaking ceremony in the near future.
- Website – The website will be updated.
- **Re-Imagine Gary: Rehab One Get Two Free Pilot Program** – The City of Gary's Aetna Pilot Program is being revised, so no new applications are being received. In addition, similar pilot programs are being looked at in other parts of the City.
- **Lake County Commissioner's Tax Sale Properties** – Legislation has changed to prohibit the abuse of the tax sale properties. We have pulled off over 400 properties from the tax sale, so we can increase the City's landbanking inventory; and we have partnered with **Indiana University Northwest** – who has done work on the legislation.

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

Mr. Tony Glenn – had commits and questions on the property condition assessment of the Gary South Shore RailCats Stadium, and the on property that were sold. Ms. Dorreen

Cary - had positive comments related to the Marquette Greenway Trail Project. A female citizen – had commits and questions on the projects related to completion time, cost, and property addresses. Mr. Rufus Purnell – had questions regarding Nobel School, and the lawn mowing contracts. Ms. Vachet said this portion is for comments only, and she or Staff will speak with the citizens after the meeting.

**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, but said, there will be items for the next meeting.

**ADJOURNMENT:**

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

Ayes – All

Nays – None

The motion was carried.

**Commissioner Rogge adjourned the meeting at 4:26 P. M.**

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

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