

**GARY REDEVELOPMENT COMMISSION
MINUTES OF THE REGULAR MEETING
MAY 17, 2023**

BE IT REMEMBERED that the Gary Redevelopment Commission met in a Regular Session on Wednesday, May 17, 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
Eddie Melton, Indiana Senate
Ragen Hatcher, Indiana House of Representative
Scott Roberts, Michael Baker International
Joe Jones, Michael Baker International
Jim Nowacki
Janie Marcinkowski
Tony Glenn
Rufus Purnell
Dorreen Carey

CALL TO ORDER: The meeting was called to order by Commission President Rogge at 4:15 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 May 17, 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 May 17, 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 Sims moved for approval. Commissioner Hall seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

CLAIMS LIST of May 17, 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 \$557.04.

And in the 2512-Non-Reverting-474 Fund the subtotal remained the same and the claims to be paid are in the total amount of \$54,449.04

Therefore, Staff recommended to approve the Claims List of May 17, 2023 in the grand total amount of \$55,006.08. Commissioner Hall moved for approval. Commissioner Sims seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

SPECIAL CLAIMS LIST of May 17, 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 \$63,229.50.

In the 4447-Lakefront TIF-826 Fund the subtotal remained the same and the claims to be paid are in the total amount of \$30,223.27.

In the 4453-Truck City TIF 838-Fund the subtotal remained the same and the claim to be paid is in the total amount of \$257,221.81.

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 \$9,931.21.

Therefore, staff recommended to approve the Special Claims List of May 17, 2023 in the grand total amount of \$360,595.79. 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. (Deferred April 19, 2023): Commissioner King moved for approval.

Commissioner Hall seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

ACCEPTANCE and APPROVAL of Minutes of the Regular Meeting held on April 19, 2023: Commissioner Hall moved for approval. Commissioner Sims seconded. The vote

showed:

Ayes – All

Nays – None

The motion was carried.

REVIEW and AWARD RFQ No. 2023-1 to demolish structures located at 3896 Washington Street, 3884 Washington Street, 3950 Washington Street, 3944 Washington Street, 4222 Jackson Street, 4060 Monroe Street, 324 W. 41st Avenue, 336 W. 41st Avenue, and 4123 Washington Street all located in the City of Gary, Indiana; **and REQUEST for APPROVAL of RESOLUTION NO. 7398**, a resolution approving and authorizing the execution of a contract with Aavatar Enterprises, Inc. for demolition of various sites in the City of Gary related to RFQ No. 2023-1: Ms. Pirtle said Staff sent out RFQ. No. 2023-1 to the following contractors: ACTIN Contracting, LLC, Gary Material Supply, LLC, and Aavatar Enterprises, Inc. to demolish the above mentioned structures. Staff received and reviewed bids from Aavatar

Enterprises, Inc. in the about of \$94,200 and from ACTIN Contracting, LLC in the amount of \$134,336.

Staff recommended to award and enter into a contract with Aavatar Enterprises, Inc. as being the lowest, most responsive and responsible bidder for RFQ No. 2023-1 in the total amount of \$94,200. The contract ends on December 31, 2023. Therefore, Staff recommended to approve Resolution No. 7398. Commissioner Hall moved for approval. Commissioner Sims seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

REVIEW and AWARD RFQ No. 2023-2 to demolish structures located at 3956 Virginia Street, 3978 Virginia Street, 3965 Virginia Street, 313 E. 39th Avenue, 305 E. 39th Avenue, 3887 Jefferson Street, 3925 Pennsylvania Street, 4013 Pennsylvania Street and 4159 Pennsylvania Street all located in the City of Gary, Indiana; and REQUEST for APPROVAL of RESOLUTION NO. 7399, a resolution approving and authorizing the execution of a contract with Aavatar Enterprises, Inc. for demolition of various sites in the City of Gary related to RFQ No. 2023-2: Ms. Pirtle said Staff sent out RFQ. No. 2023-2 to the following contractors: JM Industrial Services, KLF Enterprises, Inc., and Aavatar Enterprises, Inc. to demolish the above mentioned structures. Staff received and reviewed bids from Aavatar Enterprises, Inc. in the amount of \$68,900 and from JM Industrial Services, Inc. in the amount of \$95,800. Staff recommended to award and enter into a contract with Aavatar Enterprises, Inc. as being

the lowest, most responsive and responsible bidder for RFQ No. 2023-2. The contract is in the total amount of \$68,900. The contract ends on December 31, 2023. Therefore, Staff recommended to approved Resolution No. 7399. Commissioner Sims moved for approval. Commissioner King seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

REVIEW and AWARD RFQ No. 2023-3 to mobilize demolition equipment to various sites in the City of Gary, Indiana; and REQUEST for APPROVAL of RESOLUTION NO. 7400, a resolution awarding and authorizing the execution of a contract with C. Lee Construction Services, Inc. for mobilization of demolition equipment in response to RFQ No. 2023-3: Ms. Pirtle said Staff sent out RFQ. No. 2023-3 for lowboy mobilization to the following contractors: Gary Material and Supply, ACTIN Contracting, and C. Lee Construction Services. Staff received and reviewed bids from C. Lee Construction Services for lowboy mobilization for Straight Time in the amount of \$155, for Over Time in the amount of \$175, and for Down Time in the amount of \$195; and from ACTIN Contracting in the amount of \$500 per move in city limits. Staff recommended to award and enter into a contract with C. Lee Construction Services as being the lowest, most responsive and responsible bidder for RFQ No. 2023-3 in an amount not to exceed \$10,000. The contract ends on December 31, 2023. Therefore, Staff recommended to approved Resolution No. 7400. 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. 7401, a resolution ratifying a Property Transfer Agreement between the Commission and Logan Park Assembly

of Christ Church: Atty. Jenkins said the Redevelopment Commission previously approved a Property Transfer Agreement with Logan Park Assembly of Christ Church in 2015. Due to certain unforeseen events, the document was never recorded after it was authorized by the Commission. Staff finds it necessary to ratify the Property Transfer Agreement in order to facilitate the transfer into the name of the Church. Staff recommended that the Commission authorize the Executive Director and Commission Attorney to enter final negotiations for the execution of the Property Transfer Agreement between the Commission and Logan Park Assembly of Christ Church. Therefore, Staff recommended to approve Resolution No. 7401. Commissioner Sims moved for approval.

Commissioner Hall seconded. The vote showed:

Ayes – Commissioner Sims
Commissioner Hall
Commissioner Rogge

Abstains - King

Nays – None

The motion was carried.

REQUEST for APPROVAL of RESOLUTION NO. 7402, a resolution approving and authorizing the Purchase Agreement between the Commission and Tai Atkins for property located at 2264-70 Taney Street, 2272-78 Taney Street, and 2280-86 Taney

Street, all located in the City of Gary, Indiana: Atty. Jenkins said Staff requested that the Board approve and authorize a Purchase Agreement with Tai Atkins for the above mentioned properties for the purchase price of \$3,200. Therefore, Staff recommended to approve Resolution No. 7402. Commissioner Hall moved to defer the item. Commissioner King seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried to defer.

REQUEST for APPROVAL of RESOLUTION NO. 7403, a resolution approving and authorizing the awarding of real property from the Gary Redevelopment Commission to private homeowners relating to the City of Gary's Side Lot Program.

Property Addresses: 3614-26 W. 24th Place, 2947 Calhoun Street, 2951 Calhoun Street, 839 Rhode Island Street, 561 Georgia Street, 2528-30 Prospect Avenue, 2532-34 Prospect Avenue, and 2536-38 Prospect Avenue, all located in the City of

Gary, Indiana: Atty. Jenkins said Staff requested that the Board approve and authorize the aforesaid mentioned properties, which are part of the City of Gary's Side Lot Program, therefore, there is no monetary amount. The Program stipulates that the homeowners' taxes are paid up to at least 2 years, which all have been paid up. Once the properties are transferred to the homeowners the properties will be added back to the Lake County tax roll. Therefore, Staff recommended to approve to award and transfer to the private homeowners the above mention properties located at 3614-26 W. 24th Place, 2947 Calhoun Street, 2951 Calhoun Street, 839 Rhode Island Street, 561 Georgia Street, 2528-30 Prospect Avenue, 2532-34 Prospect Avenue and 2536-38 Prospect Avenue, all

located in the City of Gary, Indiana. Staff recommended to approve Resolution No. 7403. Commissioner Sims moved for approval. Commissioner Hall seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

DISCUSSION: Executive Director's Comment(s): Ms. Vachet had comments.

PUBLIC Comment(s) on agenda items only: Mr. Jim Nowacki had comments regarding disposal of property. Ms. Janie Marcinkowski had questions and Atty. Jenkins said that this part of the meeting is for comments only, however, she can contact Staff to meet with her regarding her questions. Tony Glenn had questions. Mr. Eddie Melton read aloud a letter that was sent yesterday to Ms. Vachet, Director, Mr. Rogge, president of the Gary Redevelopment Commission, Mayor Jerome Prince, and the City Council requesting that the present administrative not sale property, and to put it on hold, particularly high volume property.

COMMISSIONERS' Comment(s): Commissioner Hall had comments regarding demolition of structures and its cost. Commission Rogge acknowledged Senator Eddie Melton, who was at the meeting.

SCHOOL BOARD REPRESENTATIVE'S Comment(s): Mr. Johnson was absent.

AGENDA Item(s) for next Board Meeting: Ms. Vachet said she will have agenda items by the next scheduled meeting.

ADJOURNMENT: Commissioner Sims 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 4:45 P. M.

**By: _____
George A. Rogge, President**

**By: _____
Gwendolyn F. Sims, Secretary**