

**GARY REDEVELOPMENT COMMISSION
MINUTES OF REGULAR MEETING
JUNE 21, 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, June 21, 2023.

PRESENT:

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

ABSENT:

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

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
D. Carter, President, Amazing American Foods, Inc.
Janie Marcinkowski
Jim Nowacki
Dorreen Carey
Carolyn McCrady
Travis Williams, Indiana/Kentucky/Ohio Region, Council of Carpenters

THE MEETING was called to order by Commissioner Rogge at 4:05 P. M.

ROLL CALL: Commissioner Rogge, Commissioner Hall, Commissioner Sims and Commissioner King were present. Commissioner Chambers and Mr. Johnson, Representative of School Board were absent.

ACCEPTANCE of AGENDA for May 17, 2023: Commissioner Sims moved for approval. Commissioner Hall second. The vote showed:

Ayes – All

Nays – None

The motion was carried.

CERTIFICATION of RECORD of Executive Session held on June 21, 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.

ACCEPTANCE and APPROVAL of Minutes of the Regular Meeting held on May 17,

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

Ayes – All

Nays – None

The motion was carried.

CLAIMS LIST of June 21, 2023. (Previously approved by the Director):

Atty. Jenkins 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 \$5,696.95

In the 2512-Non-Reverting-474 Fund the subtotal remained the same and the claims to be paid are in the total amount of \$58,692.50.

And in the 2226-Demolition-518 Fund the subtotal remained the same and the claims to be paid are in the total amount of \$3,412.63

Therefore, staff recommended to approve the Claims List in the grand total amount of \$67,802.08. Commissioner Sims moved for approval. Commissioner Hall seconded.

The vote showed:

Ayes – All

Nays – None

The motion was carried.

SPECIAL CLAIMS LIST of June 21, 2023. (Previously approved by the Director):

Atty. Jenkins 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 \$26,905.74.

In the 4447-Lakefront Area TIF-826 Fund the subtotal remained the same and the claims to be paid are in the total amount of \$20,324.64.

And in the 4455-East Lake Front TIF-875 Fund the subtotal remained the same and the claim to be paid is in the total amount of \$7,336.64.

Therefore, staff recommended to approve the Special Claims List in the grand total amount of \$54,566.63. Commissioner Sims moved for approval. Commissioner Hall seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

RECEIVE and OPEN BIDS for properties located at Mississippi Street & 15th Avenue and 1601 E. 15th Avenue all located in the City of Gary:

Commissioner Rogge asked how many bids were received. Atty. Jenkins said one bid was received. Commissioner Rogge asked for a motion to open the bid. Commissioner Hall moved to open the one bid received. Commissioner Sims seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

Commissioner Hall opened and read aloud the bid submitted by Lasta Trans, Inc. in the amount of \$80,100.00. Commissioner Hall moved to refer the one bid to Staff and the Commission Attorney so that they can review the bid, and to bring back to the Board their recommendation. Commissioner Sims seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

REVIEW and AWARD RFQ No. 2023-4 for debris disposal services to remove demolition debris only in back of the property at the former Ivanhoe Elementary School located at 5700 W. 15th Avenue in the City of Gary, Indiana:

Atty. Jenkins said Staff sent out RFQ. No. 2023-4 to the following contractors: JM Industrial Services, ACTIN Contracting LLC, and Aavatar Enterprises, LLC. Bids were received from JM Industrial Services in the amount of \$28,700, from ACTIN Contracting, LLC in the amount of \$18,520, and from Aavatar Enterprises, LLC in the about of \$21,900. Staff recommended to award ACTIN Contracting LLC as being the lowest, most responsive and responsible bidder for RFQ No. 2023-4 in the total amount of \$18,520.

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. 7404, a resolution approving and authorizing the execution of a contract with **ACTIN Contracting LLC** for debris disposal services to remove demolition debris only in back of the property at the former Ivanhoe Elementary School located at 5700 W. 15th Avenue in the City of Gary, Indiana related to **RFQ No. 2023-4**:

Atty. Jenkins said Staff recommended to award and enter into a contract with ACTIN Contracting LLC as being the lowest, most responsive and responsible bidder for RFQ No. 2023-4 in the total amount of \$18,520. The contract ends 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. 7405, a resolution approving an amendment to a Purchase Agreement between the RDC and **Pivotal GP Holding LLC**:

Ms. Vachet said the RDC 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. 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 enter final negotiations and execute the Sixth Amendment to the Purchase Agreement between the RDC and Pivotal GP Holding LLC. 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. 7406, a resolution approving and accepting the transfer of certain real property from private owners to the Gary Redevelopment Commission. Property Address: 1052-54 Fairbanks Street:

Atty. Jenkins said Staff requested that the Board accept the afore said mentioned property to add to the landbanking properties for future use. 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. 7407, a resolution authorizing and awarding of real property from the Gary Redevelopment Commission to private homeowner(s) relating to the City of Gary's Side Lot Program. Property Address: 2517 Ellis Avenue and 1701 Garfield Street all located in the City of Gary, Indiana:

Atty. Jenkins said Staff requested that the Board approve and authorize the afore said mentioned properties be awarded to private homeowners as 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. Staff recommended to approve to award and transfer to the private homeowners the above mention properties located at 2517 Ellis Avenue and 1701 Garfield Street all located in the City of Gary, Indiana. 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. 7408, a resolution approving the Safe Streets and Roads for All Grant to develop a city-side comprehensive safety action plan:

Ms. Vachet said the City of Gary applied for a Safe Streets and Roads for All Grant to develop a City-wide comprehensive safety action plan on or about September 15, 2022 and on January 31, 2023, the City was awarded \$140,000 of grant funds to be used by the City to develop the above referenced safety plan. The grant includes a commitment that requires the City to provide a match in the amount of \$35,000, \$25,000 of which will be paid by the Redevelopment Commission as a cash match and the remaining \$10,000 of the match will come from in-kind staff labor. The completion of the safety action plan will allow the City to apply for subsequent implementation grants from the U.S. Department of Transportation to provide funding to address safety issues. Staff requested that the Board approve the commitment of the matching funds required under the grant agreement and authorize the Executive Director and the Commission Attorney to negotiate, finalize, and execute the attached grant agreement once the U.S. Department of

Transportation Federal Highway Administration Office of Safety finalizes and approves the grant agreement. 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. 7409, a resolution amending N & T Auto Salvage, LLC demolition agreement by rescinding the award of several properties located in the City of Gary, and to enter into a demolition agreement with Aavatar Enterprises, Inc. to award several properties located in the City of Gary, all related to RFQ No. 2022-9. Property Addresses: 405 Pierce Street and 1141 Fillmore Street, Gary, Indiana:

Atty. Jenkins said on June 29, 2022 Staff entered into a demolition contract with N & T Auto Salvage, LLC for RFQ No. 2022-9. Staff requested to rescind the award of the two property structures located at 405 Pierce Street in the amount of \$7,000 and 1141 Fillmore Street in the amount of \$7,000. Also, Staff requested to award the two properties to the next lowest, most responsive and responsible bidder which is Aavatar Enterprises, Inc. for 405 Pierce Street in the amount of \$9,400 and for 1141 Fillmore Street in the amount of \$9,400. 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. 7410, a resolution authorizing the award and execution of a professional services contract with ALB Development Advisors LLC for planning and consulting services:

Ms. Vachet said Staff requested to enter into a professional services contract with ALB Development Advisors LLC to provide planning and consulting services to assist the Executive Director. The contract is in a not to exceed the amount of \$60,000. The contract is from June 1, 2023 until January 31, 2024. 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. 7411, a resolution authorizing the award and execution of a professional services contract with All Blue Consultant, LLC for program and project management services:

Ms. Vachet said Staff requested to enter into a professional services contract with All Blue Consultant LLC to provide program and project management services to assist the Executive Director. The contract is in a not to exceed amount of \$55,000. The contract is from June 26, 2023 until January 31, 2024. 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):

Ms. Vachet discussed property assessment, the former Ivanhoe School, the Indiana Department of Environmental Management (I.D.E.M.), solid waste and dumping issues, and the City of Gary's Side Lot Program.

PUBLIC Comment(s) on agenda items only: Ms. Carolyn McCrady, Ms. Dorreen Carey, and Mr. Jim Nowacki had comments.

COMMISSIONERS' Comment(s): There were no Commissioner's 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 King seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

Commissioner Rogge adjourned the meeting at 4:35 P. M.

By: _____
George A. Rogge, President

By: _____
Gwendolyn F. Sims, Secretary