

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

BE IT REMEMBERED that the Gary Redevelopment Commission met in a Regular Session on Wednesday, July 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
Sharon Chambers, Member
LaJuan Clemons, Sr.

ABSENT:

Glenn I. Johnson, School Board Representative

ALSO PRESENT:

Wendy Vachet, Executive Director
Carrol Pirtle, Deputy Director
Jeraldine Williams, Executive Administrative Assistant
Sheleita Miller, Gatekeeper Accounting
Robert Bugs
Scott S. Upshaw, Gary East Side CDC
C. Morgan

CALL TO ORDER:

The meeting was called to order by Commission President Rogge at 4:03 P. M.

ROLL CALL:

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

Commissioner Rogge said the Public Comment(s) was not on the agenda.

Commissioner Rogge requested the Board to add the public comment(s) to the agenda.

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

Ayes – All

Nays – None

The motion was carried.

ACCEPTANCE of AGENDA of July 19, 2023:

Commissioner Hall moved for approval to accept the agenda, subject to adding public comment(s) to the agenda. Commissioner Chambers seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

CERTIFICATION of RECORD of Executive Session held on July 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 Chambers seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

CLAIMS LIST of July 19, 2023. (Previously approved by the Director):

Ms. Pirtle 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 \$3,015.75.

In the 2512-Non-Reverting-474 Fund the subtotal remained the same and the claims to be paid are in the total amount of \$45,485.17.

In the 2234-Unsafe-960 Fund the subtotal remained the same and the claims to be paid are in the total amount of \$3,280.00.

And in the 2226–Demolition-518 Fund the subtotal remained the same and the claims to be paid are in the total amount of \$45,446.00.

Therefore, Staff recommended to approve the Claims List in the grand total amount of \$97,226.92. Commissioner Hall moved for approval. Commissioner Chambers seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

SPECIAL CLAIMS LIST of July 19, 2023. (Previously approved by the Director):

Ms. Pirtle 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 \$254,554.05.

In the 4447-Lakefront TIF-826 Fund the subtotal remained the same and the claims to be paid are in the total amount of \$62,644.33.

And in the 4448-Midwest TIF-828 Fund the subtotal remained the same and the claim to be paid is in the total amount of \$9,837.81.

Therefore, Staff recommended to approve the Special Claims List in the grand total amount of \$327,036.19. Commissioner Hall moved for approval. Commissioner Chambers seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

DISCUSSION: UPDATE of City of Gary Redevelopment Commission Policies and Procedures:

Ms. Vachet said that the Policies and Procedures are in the process of being updated, once updated they will be forwarded to the Commission to review and approve. Once approved by the Commission they will be posted on our website.

REQUEST for APPROVAL of RESOLUTION NO. 7412, a resolution approving the awarding of properties located at Mississippi Street & 15th Avenue and 1601 E. 15th Avenue and authorizing a purchase agreement between Lasta Trans, Inc. and the Redevelopment Commission:

Atty. Jenkins said Lasta Trans, Inc. was the only bid received, and was the most responsive and responsible bidder for the above referenced properties with a bid of \$80,100.00 for the mentioned parcels. Staff requested that the Gary Redevelopment Commission accept the bid and award the said properties to Lasta Trans, Inc.; and that the Executive Director and the Commission Attorney be authorized to execute any and all documents approving this award and further authorize the Executive Director and Attorney to negotiate, finalize, and execute a purchase sale agreement for the above referenced property. 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. 7413, a resolution authorizing the execution of a professional services contract with Industrial Insulation Solutions, Inc. for asbestos testing and removal for various properties located in Gary, IN:

Atty. Jenkins said Staff recommended to award and enter into a contract with Industrial Insulation Solutions, Inc. as being the lowest, most responsive and responsible bidder for asbestos testing and removal for various properties located in the City of Gary, IN. The contract is in the total amount of \$100,000. The contract is effective July 19, 2023 and ends on December 31, 2024. 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. 7414, a resolution authorizing and awarding real property from the City of Gary Redevelopment Commission to St. Mary of the Lake under the abutting landowner statute. Property Address: 564 Hancock Street located in the City of Gary, Indiana:

Ms. Vachet said the City of Gary Redevelopment Commission is the record owner of the above mentioned property. The parties involved have performed all requisite inspections and finds the transfer of the parcel to be acceptable. The Staff requested the transfer of the properties from the Commission to private ownership to be effectuated via Quitclaim Deed upon a successful agreement, negotiated and executed by the Executive Director and Commission Attorney. The transfer shall be made for a price of No Dollar (\$0) with value in-lieu of property utilized for Lake Street Improvements. 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. 7415, a resolution accepting the transfer of certain real property from the City of Gary to the Gary Redevelopment Commission. Property Address: 300 N. Matthews, Gary, IN:

Ms. Vachet said the City of Gary is the record owner of the above mentioned property. The City of Gary Department of Redevelopment has performed all requisite inspections and finds the parcels to be acceptable. The Staff requested that the Commission approve the transfer of the aforementioned parcels from the City of Gary to the City of Gary Redevelopment Commission, and that the transfer of the property is to be effectuated by Quit Claim Deed. The transfer of the property shall be made for a price of No Dollars (\$0). Commissioner Hall moved for approval. Commissioner Chambers seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

DISCUSSION: Draft Midtown Revitalization Plan:

Ms. Vachet gave an overview of the plan for information only.

DISCUSSION: Executive Director's Comment(s):

Ms. Vachet 1) welcomed the new Board member, LaJuan Clemons; and said that she appreciated working with former Commissioner Jerimiah King. 2) Industrial Insulation Solutions, Inc. has a history of doing a good job for asbestos testing and removal. 3) The

updated Policies and Procedures will be sent to the Commissioners and School Board Representative to review and to get their comments.

PUBLIC Comment(s) on agenda items only:

Mr. Roberts Buggs had comments.

COMMISSIONERS' Comment(s):

All the Commissioners welcomed LaJuan Clemons, Jr. to the Board.

SCHOOL BOARD REPRESENTATIVE'S Comment(s):

Mr. Johnson was absent.

AGENDA Item(s) for next Board Meeting:

Ms. Vachet said there will be a property transaction.

ADJOURNMENT:

Commissioner Hall moved to adjourn the meeting. Commissioner Chambers 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: _____
Adam Hall, Acting Secretary