

**GARY REDEVELOPMENT COMMISSION  
MINUTES OF REGULAR MEETING  
SEPTEMBER 20, 2023**

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**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, September 20, 2023.

**PRESENT:**

George A. Rogge, President  
Adam Hall, Vice-President  
Gwendolyn F. Sims, Secretary  
LaJuan Clemons, Sr., Member

**ABSENT:**

Sharon Chambers, Member  
Akilia McCain, Representative of School Board Corp.

**ALSO PRESENT:**

Carrol Pirtle, Deputy Director  
Steven D. Jenkins, Esq., Commission Attorney  
Jeraldine Williams, Executive Administrative Assistant  
Marcella Gregory, Community Advocate  
Nora Newson  
Janie Marcinkowski, Community Advocate

**THE MEETING** was called to order by Commissioner Rogge at 4:08 P. M.

**ROLL CALL:** Commissioner Rogge, Commissioner Hall, Commissioner Sims and Commissioner Clemons, Sr. were present. Commissioner Chambers and Mrs. McCain, Representative of School Board were absent.

**ACCEPTANCE of AGENDA for June 21, 2023:** Commissioner Hall moved for approval.

Commissioner Sims second. The vote showed:

Ayes – All

Nays – None

The motion was carried.

**ACCEPTANCE of AGENDA for July 19, 2023:** Commissioner Hall moved for approval.

Commissioner Sims second. The vote showed:

Ayes – All

Nays – None

The motion was carried.

**CERTIFICATION of RECORD of Executive Session held on September 20, 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 Sims moved for approval of the Certificate of Record of the Executive Session.

Commissioner Hall seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

**CLAIMS LIST of September 20, 2023. (Previously approved by the Deputy 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 \$16,855.62.

**In the 2512-Non-Reverting-474 Fund** the subtotal remained the same and the claims to be paid are in the total amount of \$50,321.00.

**In the 2234-Unsafe-960 Fund** the subtotal remained the same and the claim to be paid is in the total amount of \$310.00.

**And in the 2226-Demolition-518 Fund** the subtotal remained the same and the claim to be paid is in the total amount of \$104.13

Therefore, staff recommended to approve the Claims List in the grand total amount of \$67,590.75. Commissioner Clemons moved for approval. Commissioner Sims seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

**SPECIAL CLAIMS LIST of September 20, 2023. (Previously approved by the Deputy 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 \$450,164.42.

**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 \$86,811.35.

**In the 4449-Lancaster DuSable Area TIF-830 Fund** the subtotal remained the same and the claim to be paid is in the total amount of \$21,282.18.

**In the 4450-Grant Street TIF-833 Fund** the subtotal remained the same and the claim to be paid is in the total amount of \$206,457.43.

**In the 4451-Dalton Arms TIF-834 Fund** the subtotal remained the same and the claim to be paid is in the total amount of \$17,724.51.

**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.

**In the 4454-Kirk Yard TIF-854 Fund** the subtotal remained the same and the claim to be paid is in the total amount of \$1,206,553.95.

**In the 4455-East Lake Front TIF-875 Fund** the subtotal remained the same and the claims to be paid are in the total amount of \$200,188.50.

Therefore, staff recommended to approve the Special Claims List in the grand total amount of \$5,898,039.73. Commissioner Sims moved for approval. Commissioner Hall seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

**RECEIVE and OPEN BIDS** for the property located at **658 LaPorte Street** for the Commission to hold, use, exchange, lease, rent or otherwise dispose of the property 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 R. Angulo Trucking in the amount of \$1,000.00. 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 Clemons seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

**REQUEST for APPROVAL of RESOLUTION NO. 7416**, a resolution authorizing the award and execution of a professional services contract with **Jerry J. Kulik & Company, LLC** to provide appraisal services located at 300 N. Matthews Street:

Atty. Jenkins said Staff recommended to enter into a professional services contract with Jerry J. Kulik & Company, LLC in the amount of \$7,500.00. The contract is effective August 16, 2023 and ends on December 31, 2023. Commissioner Clemons moved for approval. Commissioner Hall seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

**REQUEST for APPROVAL of RESOLUTION NO. 7417**, a resolution authorizing a transfer of property to **Dunes Gateway Community Development Corporation**. **Property Addresses: 600-92 Union Street and 8719 Juniper Terrace, Gary, IN:**

Atty. Jenkins said Staff requested that the Board transfer the afore said mentioned property that are located adjacent to Nobel School to further development which can be put to use to benefit low or moderate income families. Dunes Gateway Community Development Corporation is a community development corporation incorporated in Indiana. They want to acquire the parcels in order to partner with Shirley Heinz Land Trust to focus on conservation of the natural environment and develop trails that connect to natural area. Staff requested that the Board authorize the transfer of the two parcels and further authorize the Deputy Director and Commission Attorney to enter into negotiations to finalize and execute any documents necessary to carry out the transfer of the parcels. Commissioner Hall moved for approval. Commissioner Clemons seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

**REQUEST for APPROVAL of RESOLUTION NO. 7418**, a resolution authorizing accepting the transfer of certain real property from **private homeowners** to the Redevelopment Commission. **Property Addresses: 809 Martin L. King, Dr., 4301 W. 25<sup>th</sup> Place, and 4312 W. 25<sup>th</sup> Place, Gary, IN:**

Atty. Jenkins said Staff requested that the Board accept the aforementioned properties former homeowners 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. 7419**, a resolution approving and authorizing the execution of a professional services contract with **Get It Done Landscaping and Snow Removal Elite LLC** for landscaping services for the final cut of the season for the sites located at Wirt High School and Gleason/Gilroy Golf Course:

Atty. Jenkins said Staff is requesting to enter into a contract with Get It Done Landscaping and Snow Removal Elite LLC to provide landscaping services for the final cut of the season. The contract is from September 20, 2023 to December 31, 2023. The contract is in the amount of \$7,5,000. Staff recommended to approved Res. No. 7419. 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. 7420**, a resolution ratifying and approving the amendment to the professional services contract for **Wendy L. Vachet** to serve as the executive director for the Gary Redevelopment Commission for the year of 2023:

Atty. Jenkins said Staff requested that the Commission authorize the ratification and approval to amend the professional services contract of Ms. Wendy L. Vachet. Ms. Vachet will no longer be serving as the Executive Director as of September 7, 2023. Ms. Vachet professional services contract Amendment has been changed for the Contract ending date from December 31, 2023 to September 7, 2023. Commissioner Sims moved for approval. Commissioner Clemons seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

**REQUEST for APPROVAL of RESOLUTION NO. 7421**, a resolution approving the **Interlocal Agreement** between the **Gary Redevelopment Commission, Gary Board of Public Works and Safety, and the Northwestern Indiana Regional Planning Commission** as it relates to the **Construction of the Marquette Greenway**:

Atty. Jenkins said the City of Gary of Redevelopment Commission, the City of Gary Board of Public Works and Safety, and the Northwestern Indiana Regional Planning Commission are all participating entities in the Marquette Greenway project who desire to enter into an agreement to provide for the ability to provide design, engineering, right-

of-way and construction services for the mutual benefit of the participating entities, and at a shared cost.

The purpose of the interlocal agreement is to allow NIRPC to act as the Local Participating Agency (LPA) on behalf of the other entities for the mutual benefit of the participating entities at a substantial savings for services involved in the Marquette Greenway trail project.

The agreement allows NIRPC to provide administration and supervision over the trail construction project, while the City of Gary, through this Commission will contribute an estimated Two Million, Three Hundred Seventy-Six Thousand, One Hundred Seventy-Six Dollars (\$2,376,176.00) to NIRPC as part of this agreement.

The duration of the agreement will be from September 22, 2023 and last until December 31, 2029, and may be renewable each calendar year thereafter by agreement of the parties as needed. Therefore, Staff requested that the Commission authorize the Executive Director, Commission Attorney, and staff to enter into final negotiations to finalize and execute any documents relating to the Interlocal Agreement. Commissioner Hall moved for approval. Commissioner Clemons seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

**REQUEST for APPROVAL OF RESOLUTION NO. 7422, a resolution authorizing the award and execution of a professional services contract with **Sam Schwartz Consulting LLC** to develop the **City of Gary's City-wide Comprehensive Safety Action Plan:****

Atty. Jenkins 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 September 15, 2022. 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 requiring 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; and, which the Gary Redevelopment Commission has approved on June 21, 2023.

The grant funding and matching funds are intended to fund the professional services of a qualified firm or team to develop the City of Gary's City-wide Safety Action Plan. The staff issued an RFP on July 31, 2023 to identify potential awardees and received four responses. The four RFP responses were reviewed by staff and other stakeholders to identify the most responsive firm/team. Staff determined that the team headed by Sam Schwartz Consulting, LLC is well qualified and the best fit for developing the City-wide Safety Action Plan project. Staff requested the Board to authorize the Executive Director and the Commission's Attorney with help from Staff to negotiate and finalize a professional services contract for \$165,000 to complete the City of Gary's City-wide Safety Action Plan project with Sam Schwartz Consulting, LLC. Commissioner Hall moved for approval. Commissioner Sims seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

**RECEIVE and AWARD RFQ No. 2023-4** to demolish structures located at **1053 Harrison Street, 1915 Pennsylvania Street and 2212-18 West 12<sup>th</sup> Avenue** all located in the City of Gary, Indiana:

Atty. Jenkins said said Staff sent out RFQ. No. 2023-4 to the following contractors: JM Industrial Services, ACTIN Contracting LLC, Aavatar Enterprises, LLC and C. Lee Construction Services. Bids were received from JM Industrial Services in the total amount

of \$49,900 for the property located at 2212-18. W. 12<sup>th</sup> Avenue; and from Aavatar Enterprises in the total amount of \$31,700 for the properties located at 1053 Harrison Street (\$11,800) and for 1915 Pennsylvania Street (\$19,900). Staff recommended to award JM Industrial Services for demolition services in the amount of \$49,900; and to award Aavatar Enterprises for demolition services in the total amount of \$31,700 as being the lowest, most responsive and responsible bidders for RFQ No. 2023-4 in the total amount of \$81,600. 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. 7423**, a resolution authorizing the execution of a demolition agreement with **Aavatar Enterprise, Inc.** for demolition services located at various sites in the City of Gary related to **RFQ No. 2023-4**.

Atty. Jenkins said Staff recommended to award and enter into a contract with Aavatar Enterprise, Inc. as being the lowest, most responsive and responsible bidder for RFQ No. 2023-4 in the total amount of \$31,700 for the properties located at 1053 Harrison Street (\$11,800) and for 1915 Pennsylvania Street (\$19,900). The contract ends on December 31, 2023. Commissioner Sims moved for approval. Commissioner Clemons seconded.

The vote showed:

Ayes – All

Nays – None

The motion was carried.

**REQUEST for APPROVAL of RESOLUTION NO. 7424**, a resolution authorizing the execution of a demolition agreement with **JM Industrial Services, Inc.** for demolition services located at various sites in the City of Gary related to **RFQ No. 2023-4:**

Atty. Jenkins said Staff recommended to award and enter into a contract with JM Industrial Services as being the lowest, most responsive and responsible bidder for RFQ No. 2023-4 in the total amount of \$49,900 for the property located at 2212-18 W. 12<sup>th</sup> Avenue. The contract ends on December 31, 2023. Commissioner Hall moved for approval. Commissioner Clemons seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

**REQUEST for APPROVAL of RESOLUTION NO. 7425**, a resolution authorizing accepting the transfer of funds from **Lake County into Redevelopment Fund 25-4741** to pay for demolition services located at **1900 W. 5<sup>th</sup> Avenue:**

Atty. Jenkins said the City of Gary Redevelopment Commission (GRC) previously executed a resolution authorizing the GRC and Lake County Board of Commissioners (LCBC) to enter into a certain Memorandum of Understanding to provide certain professional services to assist and aid in the demolishing of certain properties. The property located at 1900 W. 5<sup>th</sup> Avenue was included on the list of properties to be demolished under the MOU with financial assistance from Lake County, and the property has now been demolished by a demolition contractor, Actin Contracting LLC.

The Commission now wishes to accept funds from Lake County in the amount of \$239,967.00 into fund 25-4741 in order to pay for the demolition contractor per the terms of the MOU. Therefore, Staff requested that the Commission authorize the acceptance from funds from Lake County to be deposited into the Redevelopment Commission's

funds to pay for demolition services performed by Actin Contracting, LLC. Commissioner Sims moved for approval. Commissioner Clemons seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

**DISCUSSION:** Deputy Director’s Comment(s): Ms. Pirtle said she had no reports.

**PUBLIC Comment(s) on agenda items only:** Ms. Janie Marcinkowski and Ms. Marcella Gregory had comments.

**COMMISSIONERS’ Comment(s):** There were no Commissioner’s comments.

**SCHOOL BOARD REPRESENTATIVE’S Comment(s):** Ms. Akilia McCain was absent.

**AGENDA Item(s) for next Board Meeting:** Ms. Pirtle 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 4:37 P. M.**

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

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