

**GARY REDEVELOPMENT COMMISSION  
MINUTES OF REGULAR MEETING  
MARCH 20, 2024**

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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, March 20, 2024.

**PRESENT:**

George A. Rogge, President  
Adam Hall, Vice-President  
Ken Stalling, Member

**ABSENT:**

Sharon Chambers, Secretary  
LaJuan Clemons, Sr., Member  
Glenn I. Johnson, Representative of School Board

**ALSO, PRESENT:**

Christopher Harris, Executive Director  
Steven D. Jenkins, Esq., Commission Attorney  
Jeraldine Williams, Executive Administrative Assistant  
Marc Selio, Executive Assistant

**PUBLIC PRESENT:**

Jennie Riddenham, GARD  
Dorreen Carey, GARD  
Angela Williams  
T. Glenn  
Janie Marcinkowski  
Rufus Purnell  
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**THE MEETING** was called to order by Commissioner Rogge at 4:07 P. M.

**ROLL CALL:** Commissioner Rogge, Commissioner Hall and Commissioner Stalling were present. Commissioner Chambers and Commissioner Clemons, Sr. were absent. Mr. Johnson, School Board representative was absent.

**ACCEPTANCE of AGENDA for March 20, 2024:** Commissioner Hall moved for approval. Commissioner Stalling seconded. The motion was carried. The vote showed:

Ayes – All

Nays – None

The motion was carried.

**CERTIFICATION of RECORD of Executive Session held on March 20, 2024:**

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 Stalling seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

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

J Marcinkowski commented concerning the GRC website.

Tony Glenn commented regarding Baker Tilly Municipal Advisors.

A resident commented regarding Gary Land Co.

**ACCEPTANCE AND APPROVAL of Minutes of the Regular Meeting held on February**

**21, 2024:** Commissioner Hall moved to accept the minutes. Commissioner Stalling seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

**ACCEPTANCE and APPROVAL of Minutes of the Special Meeting held on February 28,**

**2024**: Commissioner Hall moved to accept the minutes, subject to the minutes reflecting that he left the meeting at 5:50pm. Commissioner Stalling seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

**RECEIVE and OPEN Request for Proposals for 601 Ridge Road located in the City of**

**Gary, IN**: Commissioner Adam moved to close the acceptance of bids. Commissioner Stalling seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

Commissioner Adam moved to open the bid received. Commissioner Stalling seconded.

The vote showed:

Ayes – All

Nays – None

The motion was carried.

Mr. Harris opened and read aloud the bid received from Payday Group Check & Real Estate, Inc. in the amount of \$6,000.00.

Commissioner Hall moved to defer the bid to staff and commission attorney for recommendation. Commissioner Stalling seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

Mr. Harris said that a recess of the meeting was not necessary, because of the receipt of one bid only.

**AWARD OF BID** for Request for Proposals for **601 Ridge Road** located in the City of Gary, IN: Mr. Harris said staff recommended that Payday Group Check & Real Estate, Inc. be awarded the bid, as being the only bidder, and the lowest and most responsive and responsible bidder, in the amount not to exceed \$6,000.00. Commissioner Hall moved to approve the award. Commissioner Stalling seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

**REQUEST for APPROVAL of RESOLUTION NO. 7458**, a resolution approving and awarding a Purchase Agreement between the Gary Redevelopment Commission and Payday Group Check & Real Estate, Inc. for the property located at **601 Ridge Road** in the City of Gary, IN: Mr. Harris recommended that the Commission enter into a contract with Payday Group Check & Real Estate, Inc. as being the most responsive and responsible bidder for the above referenced property with a bid of \$6,000.00. Staff recommended that the Commission authorize the Executive Director and Commission Attorney to negotiate, finalize and execute all necessary documents to carry out the purchase agreement with Payday Group Check & Real Estate, Inc. Therefore, Staff recommended to approve Res. No. 7458. Commissioner Hall moved for approval. Commissioner Stalling seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

**REQUEST for APPROVAL of RESOLUTION NO. 7459**, a resolution authorizing the ratification of a professional services contract with **Door & Window Guard System, Inc (DAWGS)**, to install specialized security doors and windows at various locations: Mr. Harris said staff recommended to enter into a contract with Door & Window Guard System, Inc. (DAWGS). Mr. Harris said the Commission has determined that DAWGS is the best contractor to provide security doors and windows at various locations in the City of Gary. Staff requested that the Board authorize the Executive Director and Commission Attorney to enter final negotiations for the execution of a professional services contract with Door & Window Guard System, Inc. for a contract not to exceed \$34,495.00. Therefore, staff recommends to approve the ratification of resolution No. 7459. Commissioner Hall moved for approval. Commissioner Stalling seconded. The vote showed:

Ayes - All

Nays - None

The motion was carried.

**REQUEST for APPROVAL of RESOLUTION NO. 7460**, a resolution authorizing the execution of a professional services contract with **Gatlin Plumbing & Heating** for de-winterization services at the Gary Southshore Railcats baseball stadium: Mr. Harris said the Commission has determined that Gatling Plumbing & Heating is the best contractor to provide de-winterization services. Staff recommended that the Commission enter into a contract with Gatlin Plumbing & Heating, in an amount not to exceed \$11,500.00. The contract expires on December 31, 2024. Therefore, staff recommended to approve Resolution No. 7460. Commissioner Hall moved for approval. Commissioner Stalling seconded. The vote showed:

Ayes - All

Nays - None

The motion was carried.

**REQUEST for APPROVAL of RESOLUTION NO. 7461**, a resolution approving the Memorandum of Agreement between the Gary Redevelopment Commission and **Bolton CDC**: Mr. Harris said **Bolton CDC** is a non-profit corporation created under the laws of the State of Indiana with a primary focus on creating social, economic, and environmental equity for the residents of Gary, Indiana. The parties desired to enter into an agreement to work in a cooperative fashion to accomplish shared objectives which will be mutually beneficial to all parties and the citizens of Gary as a whole. The Commission President and Secretary authorized the Executive Director and Commission Attorney to enter into final negotiation and execute the MOA between the GRC and Bolton CDC. Therefore, staff recommended to approve Resolution No. 7461. Commissioner Hall moved for approval.

Commissioner Stalling seconded. The vote showed:

Ayes - All

Nays - None

The motion was carried.

**REQUEST for APPROVAL of RESOLUTION NO. 7462**, a resolution authorizing the execution of a professional services contract with **Premistar for HVAC** services at The Gary Southshore Railcats Baseball Stadium: Mr. Harris said the Commission has determined that Premistar is the best contractor to provide HVAC services. Staff recommended that the Commission enter into a contract with Primstar, in an amount not to exceed \$29,640.00. The contract expires on December 31, 2024. Therefore, staff

recommended to approve Resolution No. 7462. Commissioner Hall moved for approval. Commissioner Stalling seconded. The vote showed:

Ayes - All

Nays - None

The motion was carried.

**REQUEST for APPROVAL of RESOLUTION NO 7463**, a resolution authorizing the ratification and execution of a professional services contract with **Allstate Appraisal** to provide appraisal services: Mr. Harris said the Commission has determined that Allstate Appraisal is the best contractor to provide appraisal services. Staff recommended that the Commission enter into a contract with Allstate Appraisals, in an amount not to exceed \$30,000.00. The contract expires on December 31, 2024. Therefore, staff recommended to approve Resolution No. 7463. Commissioner Hall moved for approval. Commissioner Stalling seconded. The vote showed:

Ayes - All

Nays - None

The motion was carried.

**REQUEST for APPROVAL of RESOLUTION NO 7464**, a resolution authorizing the ratification and execution of a professional services contract with **Gorman Group** to provide appraisal services: Mr. Harris said the Commission has determined that Gorman Group is the best contractor to provide appraisal services. Staff recommended that the Commission enter into a contract with Gorman Group, in an amount not to exceed \$30,000.00. The contract expires on December 31, 2024. Therefore, staff recommended to approve Resolution No. 7464. Commissioner Hall moved for approval. Commissioner Stalling seconded. The vote showed:

Ayes - All

Nays - None

The motion was carried.

**REQUEST for APPROVAL of RESOLUTION NO. 7465**, a resolution authorizing the award and the execution of a professional services contract with **Baker Tilly Municipal Advisors** for accounting services: Mr. Harris said staff recommended to enter into a contract with Baker Tilly Municipal Advisors. Mr. Harris said the Commission has determined that Baker Tilly Municipal Advisors is the best contractor to provide accounting services. Staff requested that the Board authorize the Executive Director and Commission Attorney to enter final negotiations for the execution of a professional services contract with Baker Tilly Municipal Advisors for a contract not to exceed \$12,500.00. The contract expires on December 31, 2024. Therefore, staff recommends to approve Resolution No. 7465. Commissioner Hall moved for approval. Commissioner Stalling seconded. The vote showed:

Ayes - All

Nays - None

The motion was carried.

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

Mr. Harris spoke on the Aetna revitalization efforts. He also mentioned the Miller South Shore Double Track project.

**COMMISSIONERS' Comment(s):**

Commissioner Rogge and Stalling both agreed on the comments Director Harris gave.

**SCHOOL BOARD REPRESENTATIVE'S Comment(s):**

Mr. Johnson was absent at the meeting.



**AGENDA** Item(s) for next Board Meeting:

There were no items mentioned for the next Board Meeting.

**ADJOURNMENT:**

Commissioner Hall moved to adjourn the meeting. Commissioner Stalling seconded.

The vote showed:

Ayes – All

Nays – None

The motion was carried.

**Commissioner Rogge adjourned the meeting at 4:42 P. M.**

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

By: \_\_\_\_\_  
Adam Hall, Acting Secretary