

**GARY REDEVELOPMENT COMMISSION
MINUTES OF ANNUAL AND REGULAR MEETING
JANUARY 30, 2024**

BE IT REMEMBERED that the Gary Redevelopment Commission met in an Annual and Regular Meeting in its offices at 504 Broadway, Suite 200, Gary, Indiana on Tuesday, January 30, 2024.

PRESENT:

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

ALSO PRESENT:

Christopher Harris, Executive Director
Carrol Pirtle, Deputy Director
Steven D. Jenkins, Esq., Commission Attorney
Jeraldine Williams, Executive Administrative Assistant
Alan Herrell, McColly real Estate
Dorreen Carey
Louie Gonzalez, GARD
T. Glenn
Janie Marcinkowski, Community Advocate
Marcella Gregory, MOM Advocates
K. May Lewis, Citizenquest
D. Maletteur, Huabloestar
Will D. Wilkes, Residential Premier Real Estate
Sheleita Miller, Gatekeeper Accounting

THE MEETING was called to order by Commissioner Rogge at 4:16 P. M.

ROLL CALL: Commissioner Rogge, Commissioner Hall, Commissioner Chambers, Commissioner Sims, and Commissioner Clemons, Sr. were present. The School Board representative was absent.

ACCEPTANCE of AGENDA for January 30, 2024: Commissioner Hall moved to defer the **REQUEST for APPROVAL of RESOLUTION NO. 7450**, a resolution authorizing and

awarding a contract with **Liveview Technologies, Inc.**; and to accept and approve the agenda as amended. Commissioner Chambers seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

ELECTION of Commission Officers for the Year 2024 (President, Vice-President, and Secretary). **VACATE POSITIONS of Commission Officers:** Commissioner Hall moved to vacate the position of Commission Officers. Commissioner Chambers seconded.

The vote showed:

Ayes – All

Nays – None

The motion was carried.

ELECT POSITIONS of Commission Officers for the Year 2024. (President, Vice-President, and Secretary): Commissioner Rogge said he relinquished the meeting over to Atty. Jenkins as the administrator for elections of Commission Officers for the Year 2024. Atty. Jenkins accepted and said nominations were open for the year 2024.

Atty. Jenkins asked for a motion for President: Commissioner Hall moved to elect Commissioner Rogge as President, and to close the nomination. Commissioner Sims seconded. The vote showed:

Ayes – All

Nays - None

The motion was carried to elect Commissioner Rogge as President, and to close the nomination.

Atty. Jenkins asked for a motion for Vice-President: Commissioner Chambers moved to elect Commissioner Hall as Vice-President, and to close the nomination.

Commissioner Sims seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried to elect Commissioner Hall as Vice-President and to close the nomination.

Atty. Jenkins asked for a motion for Secretary. Commissioner Sims moved to elect Commissioner Chambers as Secretary, and to close the nomination. Commissioner Hall seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried to elect Commissioner Chambers as Secretary and to close the nomination.

Atty. Jenkins said the Elected Officers for the year 2024 were as follows: George A. Rogge as President, Adam Hall as Vice-President, and Sharon Chambers as Secretary. Atty. Jenkins said he relinquished his position as administrator and he turned the meeting over to Commission President Rogge. Commissioner Rogge assumed his duty as the Commission President and thanked Atty. Jenkins for his role as administrator for the election of Commission Officers for the year 2024.

CERTIFICATION of RECORD of Executive Session held on January 30, 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 Sims seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

PUBLIC Comment(s) on agenda items only: Ms. Dorreen Carey made comments regarding the quality of the audio sound of the meetings when they are televised; and on the previous deferred item.

ACCEPTANCE and APPROVAL of Minutes of the Regular Meeting held on

November 15, 2023: Commissioner Chambers moved for approval. Commissioner Sims seconded. The vote showed:

Ayes – Commissioner Chambers
Commissioner Sims
Commissioner Clemons
Commissioner Rogge

Abstains – Commissioner Hall

Nays – None

The motion was carried.

ACCEPTANCE AND APPROVAL of Minutes of the Regular Meeting held on December

20, 2023: Commissioner Chambers moved for approval. Commissioner Sims seconded.

The vote showed:

Ayes – All

Nays – None

The motion was carried.

ACCEPTANCE AND APPROVAL of Minutes of the Special Meeting held on **December 27, 2023**: Commissioner Chambers moved for approval. Commissioner Sims seconded.

The vote showed:

Ayes – All

Nays – None

The motion was carried.

CLAIMS LIST of January 30, 2024. (Previously approved by the Executive Director):

Mr. Harris said there were no changes to the Claims List. Therefore, staff recommended to approve the Claims List in the grand total amount of \$238.25. Commissioner Hall moved for approval. Commissioner Chambers seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

SPECIAL CLAIMS LIST of January 30, 2024. (Previously approved by the Executive Director):

Mr. Harris said there were no changes to the Special Claims List. Therefore, staff recommended to approve the Special Claims List in the grand total amount of \$46,759.67. 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. 7447, a resolution accepting the transfer of certain real property from private owners to the Redevelopment Commission.

Addresses: 1701 Washington Street and 1700-04 Broadway:

Mr. Harris said Staff recommended to accept the properties located at 1701 Washington and 1700-04 Broadway from private owners to the Department of Redevelopment, Gary Redevelopment Commission. The Indiana State Statute provides for the donation of the properties to the Commission upon terms and conditions as agreed upon by the parties. The properties are located in a Project Area served by the City of Gary. The RDC has performed all requisite inspections and finds the properties to be acceptable. Therefore, Staff recommended to approve Resolution No. 7447. 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. 7448 a resolution acknowledging Rise Consulting Group as the Commission's Fellow through the ERC Fellowship Program:

Mr. Harris said the Redevelopment Department, among many other entities, applied for a fellow through the Economic Recovery Corps Fellowship program, which supports 30 month fellowships for community and economic development professionals to serve in underserved urban, rural, and tribal areas across the United States. Rise Consulting LLC was selected and has agreed to become the fellow for both the City of Gary Redevelopment Commission, and the Economic Development Corporation of Michigan City. The compensation to the Fellow shall be paid by the International Economic Development

Corporation at no cost to the City. Working with the Fellow will ultimately be in the best interest of the City of Gary as the Fellow provides technical assistance, planning, and capacity building support to the Department of Redevelopment. Therefore, Staff recommended to approve Resolution No. 7448. Commissioner Sims moved for approval. Commissioner Chambers seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

REQUEST for APPROVAL of RESOLUTION NO. 7449, a resolution approving the Memorandum of Agreement between the GRC and Faith CDC:

Mr. Harris said the RC is a department of a municipal unit created under the laws of the State of Indiana with a primary focus on clearing, replanning and redeveloping areas within the City of Gary. Families Anchored In Total Harmony, Inc. (Faith 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. Faith CDC and GRC desires 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. Staff requested that the President and Secretary authorize the Executive Director and Commission Attorney to enter into final negotiations and execute the MOA between the GRC and Faith CDC. Therefore, Staff recommended to approve Resolution No. 7449. Commissioner Chambers moved for approval. Commissioner Sims seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

REQUEST for APPROVAL of RESOLUTION NO. 7451, a resolution authorizing the ratification and execution of a professional services contract with Smith Sersic, LLC:

Mr. Harris said the Board of Redevelopment Commissioners of the City of Gary, Department of Redevelopment has determined that SMITH SERSIC, LLC is the best contractor to provide legal services to the Gary Redevelopment Commission as it relates to assistance with the Unsafe Building Law pursuant to a special demolition project for which the contractor has already begun working. Staff recommended that the President and Secretary authorize the RDC Executive Director and Commission Attorney to enter final negotiations and execute a professional services contract with Smith Sersic, LLC for a contract not to exceed \$50,000 with a start date of December 1, 2023 which will last until December 31, 2024. Therefore, Staff recommended to approve Resolution No. 7451. Commissioner Sims moved for approval. Commissioner Chambers seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

DISCUSSION: Director's Comment(s):

Mr. Harris said he hoped that everyone had a happy new year. He said that the City is ready to redevelop; the Fellow will arrive by February 21, 2024, and that the Town Hall meeting was cancelled. He spoke on the Main Street Broadway project, and on Senate Bill No. 434.

COMMISSIONERS' Comment(s):

Commissioner Hall said he looked forward to working with the new administration; and about having the meetings at City Hall. Commission Sims said congratulations to the new administration. Commissioner Rogge thanked everyone for voting him Commission President for the year 2024.

SCHOOL BOARD REPRESENTATIVE'S Comment(s):

There was no school board representative present.

AGENDA Item(s) for next Board Meeting:

Mr. Harris said he 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 4:40 P. M.

By: _____
George A. Rogge, President

By: _____
Sharon Chambers, Secretary