

**GARY REDEVELOPMENT COMMISSION
MINUTES OF REGULAR MEETING
FEBRUARY 21, 2024**

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, February 21, 2024.

PRESENT:

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

ABSENT:

LaJuan Clemons, Sr., Member

ALSO PRESENT:

Christopher Harris, Executive Director
Steven D. Jenkins, Esq., Commission Attorney
Jeraldine Williams, Executive Administrative Assistant
Donna Jack
Sandra Washington
Kellie Fields
Carolyn McCrady, GARD
Jim Nowacki
Walter Lane
T. Glenn
Janie Marcinkowski, Community Advocate
Earnestine Cary

THE MEETING was called to order by Commissioner Rogge at 4:11 P. M.

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

ACCEPTANCE of AGENDA for February 21, 2024: Commissioner Hall moved for approval. Commissioner Sims seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

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

Commissioner Chambers arrived at this point in the meeting.

PUBLIC Comment(s) on agenda items only: Ms. Carolyn McCrady had comments on the order of the public comment(s) on the agenda, and Mr. Jim Nowacki had comments on the professional services contracts.

ACCEPTANCE AND APPROVAL of Minutes of the Annual and Regular Meeting held on

January 30, 2024: Commission Sims moved to accept the minutes. Commissioner Chambers seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

REQUEST for APPROVAL of RESOLUTION NO. 7452, a resolution authorizing the

award and the execution of a professional services contract with **Inga Lewis-Shannon** for legal services related to the 2024 tax sale:

Mr. Harris said the Staff had determined that Attorney Inga Lewis-Shannon is the best contractor to provide tax sale legal services to the Gary Redevelopment Commission. 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 Inga Lewis Shannon for a contract not to exceed \$266,000.00. The contract expires on December 31, 2024. Therefore, Staff recommended to approve Resolution No. 7452. 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. 7453, a resolution authorizing the award and the execution of a professional services contract with **Smith Sersic, LLC** for legal services related to the 2024 tax sale:

Mr. Harris said the Commission has determined that SMITH SERSIC, LLC is the best contractor to provide tax sale legal services to the Gary Redevelopment Commission. 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 Smith Sersic, LLC for a contract not to exceed \$276,000.00. Therefore, Staff recommended to approve Resolution No. 7453. 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. 7454, a resolution approving the Memorandum Of Understanding between the Commission and **University of Notre Dame Du Lac**:

The Gary Redevelopment Commission is committed to developing strategies to revitalize the downtown area of Gary. The University of Notre Dame is in a unique position to develop a vision and action plan for the regeneration of downtown Gary and has proposed various services to assist with that effort. The parties have developed a framework by which to collaborate towards mutually beneficial goals towards developing a plan to revitalize the downtown area outlined in the attached Memorandum of Understanding. Pursuant to the terms of the MOU, the University of Notre Dame will provide services towards the development of the urban regeneration plan, working under a retainer not to exceed \$150,000.00, paid out pursuant to the terms of the MOU. Staff requested that the Board authorize the Executive Director and Commission Attorney to enter into final negotiations and execute the MOU between the GRC and UND. Therefore, Staff recommends to approve Resolution No. 7454.

Commissioner Hall moved to defer the agenda item to review and understand the documents. Commissioner Chambers seconded. The motion to defer was tabled due to a lack of three votes. A discussion was held. Atty. Jenkins said that the item can be bought back before the Board at the next scheduled meeting.

Commissioner Hall moved to defer the agenda item until the next scheduled meeting. Commissioner Chambers seconded.

The vote showed:

Ayes – Commissioner Hall
Commissioner Chambers

Abstains – Commission Rogge

Nays – Commissioner Sims

The motion was carried to defer the agenda item until the next scheduled meeting.

DISCUSSION: Director’s Comment(s):

Mr. Harris spoke on the administration vision for the city.

COMMISSIONERS’ Comment(s):

There were no comments.

SCHOOL BOARD REPRESENTATIVE’S Comment(s):

There was no school board representative present. Mr. Harris said Mr. Glenn I. Johnson will be the school board representative.

AGENDA Item(s) for next Board Meeting:

Mr. Harris said there will be a special meeting on February 28, 2024 for opening and awarding bids for the renovation of the suites at the US Steelyard Baseball Stadium.

ADJOURNMENT:

Commissioner Sims moved to adjourn the meeting. Commissioner Hall seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

Commissioner Rogge adjourned the meeting at 4:44 P. M.

By: _____
George A. Rogge, President

By: _____
Sharon Chambers, Secretary