

**GARY REDEVELOPMENT COMMISSION
MINUTES OF SPECIAL MEETING
FEBRUARY 28, 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 28, 2024.

PRESENT:

George A. Rogge, President
Adam Hall, Vice-President
Sharon Chambers, Secretary
LaJuan Clemons, Sr., Member
Ken Stalling, 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
Tony Glenn
Janie Marcinkowski
Jennifer Taylor, Sparkle Town
Tom Vavrek, Vavrek Architects
Rachel Mijer, Vavrek Architects
Brian Lyter, TBH Holdings
Carrol Pirtle
Aussi Andralo, The Pangere Corp.

THE MEETING was called to order by Commissioner Rogge at 4:33 P. M.

ROLL CALL: Commissioner Rogge, Commissioner Hall, Commissioner Chambers, Commissioner Clemons, Jr. and Ken Stalling were present. Glenn I. Johnson, the School Board representative was present.

ACCEPTANCE of AGENDA for February 28, 2024: Commissioner Hall moved for approval. Commissioner Chambers seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

CERTIFICATION of RECORD of Executive Session held on February 28, 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 Chambers seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

PUBLIC Comment(s) on agenda items only: There were none.

REQUEST for APPROVAL of RESOLUTION NO. 7454, a resolution approving the Memorandum Of Understanding between the Commission and **University of Notre Dame Du Lac.** (Previously on February 21, 2024 agenda):

Mr. Harris said 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 Gary Redevelopment Commission and the University of Notre Dame. Therefore, Staff recommended to approve Res. No.

7454. Commissioner Hall moved for approval. Commissioner Chambers seconded. The vote showed:

Ayes – Commissioner Hall
Commissioner Chambers
Commissioner Stalling
Commissioner Rogge

Nays – Commissioner Clemons

The motion was carried.

REQUEST for APPROVAL of RESOLUTION NO. 7455, a resolution approving and authorizing the extension of certain professional services contracts from 2023 until the end of April 2024 for **Gatekeeper Accounting Services, LLC and Gary Material Supply**:

Mr. Harris said the Commission had previously approved professional services agreements for Gatekeeper Accounting Services, LLC and Gary Material Supply. The circumstances necessitate the extension of the service period of the above referenced contracts from 2023 until the end of April of 2024, while staff assesses the Department's needs for the year of 2024. There will be no changes to compensation of the above contracts; only the termination date will change from December 31, 2023 to April 30, 2024. Staff recommended that the Commission authorize the Executive Director and Commission Attorney to negotiate, finalize and execute all necessary documents to carry out the above referenced contract extensions. Therefore, Staff recommended to approve Res. No. 7455. 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. 7456, a resolution approving and authorizing the ratification of a professional services contract with **Allstate Appraisal** for real estate appraisal services performed in 2023-2024:

Mr. Harris said the Commission has determined that Allstate Appraisal is the best contractor to provide real estate appraisal services to the Gary Redevelopment Commission. Allstate has unpaid invoices for services already provided totaling \$17,250.00. Staff recommended that the President and Secretary authorize the Executive Director and Commission Attorney to enter final negotiations and execute a professional services contract with Allstate Appraisal for a Contract to pay the past due invoices in an amount not to exceed \$17,250.00. Therefore, Staff recommended to approve Res. No. 7456. Commissioner Hall moved for approval. Commissioner Chambers seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

RECEIVE and OPEN Request for Bids for renovation of the **US Steel Yard** located at One Stadium Plaza, Gary, IN:

Mr. Harris said this for the renovation of the suites and removal of the pedestrian bridge, which will allow for stage equipment to be bought in. Four contractors have submitted proposals. After proposals are opened and read aloud, the meeting will be recessed for the Staff and Vavrek Architects, the professional services architect to come back with a recommendation to award. Commissioner Hall moved to close the submission of bids. Commissioner Chambers seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

Commissioner Hall moved to open the bids. Commissioner Chambers seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

Mr. Harris opened the bids and read the base scope submitted from Berglund Construction in the amount of \$1,027,000, from Pangere Corp. in the amount of \$1,018,832, from Gariup Construction Co. in the amount of \$1,027,500, and from Powers and Sons Construction Co. base bid in the amount of \$765,000.

Powers and Sons Construction Co. base bid in the amount of \$765,000; alternate No. 1 amount \$275,500, alternate No. 1A amount \$93,700, alternate No. 2 amount \$219,500, alternate No. 3 amount \$62,000, alternate No. 4 amount \$291,700, and alternate No. 4A amount \$166,700.

Gariup Construction Co. base bid amount \$1,027,000; alternate No. 1 amount \$310,000, alternate No. 1A amount \$70,000, alternate No. 2 amount \$350,000, alternate No. 3 amount \$72,000, alternate No. 4 amount \$300,000 and alternate No. 4A amount \$172,000.

Pangere Corp. base bid amount \$1,018,832; alternate No. 1 amount \$292,328, alternate No. 1A amount \$75,900, alternate No. 2 amount \$222,794, alternate No. 3 amount \$104,225, alternate No. 4 amount \$174,007 and alternate No. 4A amount \$293,592.

Berglund Construction base bid amount \$1,027,000; alternate No. 1 amount \$331,000, alternate No. 1A amount \$73,000, alternate No. 2 amount \$ 338,000, alternate No. 3 amount \$103,000, alternate No. 4 amount \$294,00 and alternate No. 4A amount \$173,200.

RECESS of meeting:

Commissioner Hall moved for a recess in order for Mr. Harris, Atty. Jenkins and Vavrek Architect to review the bids and bring back to the Board their recommendation.

Commissioner Chambers seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried to recess the meeting at 5:00 p. m.

Commissioner Hall left the meeting at 5:50 p. m.

RECONVENE of meeting:

Commissioner Rogge asked for a motion to reconvene the meeting. Commissioner Stalling moved for approval. Commissioner Chambers seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried to reconvene the meeting at 6:05 p. m.

AWARD OF BID(S) for renovation of the **US Steel Yard** located at One Stadium Plaza, Gary, IN:

Mr. Harris said after review and elevating the four bids Staff recommended that Powers and Sons Construction Co. submitted the lowest, and most responsive bid and should be awarded the bid to perform the construction/renovation work at the stadium in an amount not to exceed \$1,056,700. Commissioner Chambers moved for approval. Commissioner Stalling seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

REQUEST for APPROVAL of RESOLUTION NO. 7457, a resolution approving awarding construction contract between the Commission and **Powers and Sons Construction Company** for **renovations to the suites at the US Steel Yard** located at One Stadium Plaza, Gary, IN:

Mr. Harris said the Commission caused the publication of an Invitation to Bid for renovations to be performed at the US Steel Yard Stadium. After evaluating the received bids, the Commission has determined that Powers and Sons Construction Company submitted the lowest, most responsive bid, and should be awarded the contract to perform the construction/renovation work at the stadium. The Commission desires to negotiate terms, and execute a contract with Powers and Sons Construction Company for an amount not to exceed \$1,056,700 with a start date of March 4, 2024 for work to be completed by May 10, 2024.

Staff recommended that the President and Secretary authorize the Executive Director, Commission Attorney, and contractor to negotiate, finalize, and execute the contract between the Commission and Powers and Sons Construction Company for the renovations to be performed at the Steel Yard. Also, Mr. Harris said there is \$232,000 subsidy from Lake County in effort to perform the work. Therefore, Staff recommended to approved Res. No. 7457. Commissioner Chambers moved for approval. Commissioner Stalling seconded. The vote showed:

Ayes – Commissioner Chambers
Commissioner Stalling
Commissioner Rogge

Nays – Commissioner Clemons

The motion was carried.

DISCUSSION: Director's Comment(s):

Mr. Harris spoke on the EDA with Economic Recovery Board and meeting the Fellow that will be working on the administration vision for the Broadway corridor. Mr. Harris welcomed and acknowledged new Board members, Commissioner Ken Stalling and School Board Representative Glenn I. Johnson.

COMMISSIONERS' Comment(s):

Commissioner Stalling said that he was glad to be on this Board.

SCHOOL BOARD REPRESENTATIVE'S Comment(s):

Mr. Johnson had no comment.

AGENDA Item(s) for next Board Meeting:

Mr. Harris said he had none.

ADJOURNMENT:

Commissioner Stalling moved to adjourn the meeting. Commissioner Clemons seconded. The vote showed:

Ayes – All

Nays – None

The motion was carried.

Commissioner Rogge adjourned the meeting at 6:20 P. M.

By: _____
George A. Rogge, President

By: _____
Sharon Chambers, Secretary