



Gary Redevelopment Commission

Minutes of the Regular Meeting

Held May 22, 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 May 22, 2024

The meeting was called to order by Commissioner Rogge at 4:06p.m.

Roll Call:

Absent: Commissioner Sharon Chambers was absent from the meeting.

Present: Commissioner Rogge, Commissioner Stalling, Commissioner Clemons, Commissioner Washington, School Board Appointee Johnson.

Also Present: Christopher Harris, Executive Director, Steven D. Jenkins, Esq., Commission Attorney, Marc Anthony Selio, Executive Assistant

Acceptance of Agenda for May 22, 2024

Commissioner Stalling made a motion to approve the agenda. The motion was seconded by Commissioner Clemmons. The vote passed unanimously with all members present voting in favor.

Certification of Record of Executive Session held on May 22, 2024:

Commissioner Rogge presented a statement for the record, titled "Statement of Executive Session." The statement read: "I hereby certify that nothing has been discussed in the Executive Session held immediately before this open meeting, except for those items specified and listed in the notice."

Commissioner Stalling moved to accept the record as presented by Commissioner Rogge. Commissioner Clemmons seconded the motion. The motion passed unanimously, with all members present voting in favor.

Acceptance and Approval of the Minutes of the Regular Meeting held on April 17, 2024.

A motion was made by Commissioner Clemmons to accept the minutes of the April 17, 2024 meeting. Commissioner Stalling seconded the motion. The motion was passed unanimously, with all commissioners voting in favor.

Public Comments

The public was allowed to comment at this time.

Constituent Christy Sass, 46403, made a statement regarding the Redevelopment website.

A second constituent rose to make public comments. His name was not captured. He commented about his desire to work with the Redevelopment Dept on development projects.

No further comments were made by the public.

Agenda Items

Resolution #7470: Request for approval-Get It Done Contracting

- **Description:** A RESOLUTION OF THE CITY OF GARY REDEVELOPMENT COMMISSION APPROVING AND RATIFYING THE PROFESSIONAL SERVICES CONTRACT WITH GET IT DONE LANDSCAPING AND SNOW REMOVAL ELITE LLC.
- **Presentation:** Director Harris provided an overview of the resolution, and asked that the motion be laid on the table.
- **Motion and Second:** Commissioner Stalling moved that the resolution be tabled. Commissioner Clemmons seconded the motion.
- **Vote:** The vote to hold and table Resolution #7470 resulted in 4 ayes, 1 abstention. The motion passed.

Resolution #7471: Request for Approval – Devine Landscaping & Property Mgt.

- **Description:** A RESOLUTION OF THE BOARD OF REDEVELOPMENT COMMISSIONERS, CITY OF GARY ACCEPTING THE TRANSFER OF CERTAIN REAL PROPERTY FROM PRIVATE OWNERS TO THE REDEVELOPMENT COMMISSION
- **Presentation:** Director Christopher Harris provided an overview of the resolution.
- **Motion and Second:** Commissioner Stalling moved to accept the resolution, Commissioner Clemmons second the motion
- **Vote:** The vote resulted in 3 ayes, and 1 abstention. The motion was passed.

Resolution #7472- Transfer of Private Property

- **Description:** A RESOLUTION OF THE BOARD OF REDEVELOPMENT COMMISSIONERS, CITY OF GARY ACCEPTING THE TRANSFER OF CERTAIN REAL PROPERTY FROM PRIVATE OWNERS TO THE REDEVELOPMENT COMMISSION
- **Presentation:** Director Harris provided an overview of the resolution.
- **Motion and Second:** Commissioner Stalling moved for approval of the resolution. Commissioner Clemmons seconded the motion.
- **Vote:** The vote to approve Resolution #7472 resulted in 4 ayes. The motion passed.

Resolution #7473- Request to Approve Contract-Gatekeeper Accounting Services

- **Description:** A RESOLUTION OF THE CITY OF GARY REDEVELOPMENT COMMISSION APPROVING AND RATIFYING THE EXECUTION OF A PROFESSIONAL SERVICES CONTRACT WITH GATEKEEPER ACCOUNTING SERVICES, LLC FOR ACCOUNTING SERVICES
- **Presentation:** Director Harris provided an overview of the resolution.
- **Motion and Second:** Commissioner Stalling moved for approval of the resolution. Commissioner Clemmons seconded the motion.
- **Vote:** The vote to approve Resolution #7472 resulted in 3 ayes and 1 abstention. The motion passed.

Resolution #7474- Request to Approve Contract-Urban 3

- **Description:** A RESOLUTION OF THE CITY OF GARY REDEVELOPMENT COMMISSION AUTHORIZING THE EXECUTION OF A PROFESSIONAL SERVICES CONTRACT WITH URBAN 3
- **Presentation:** Director Harris suggested the resolution be tabled until the next meeting.
- **Motion and Second:** Commissioner Stalling moved to lay the resolution on the table. Commissioner Clemmons second the motion.
- **Vote:** The vote to hold and table the resolution resulted in 4 ayes. The motion to table passed.

Resolution #7475- Request to Approve Contract-Hubinger Landscaping Corp

- **Description:** A RESOLUTION OF THE CITY OF GARY REDEVELOPMENT COMMISSION AUTHORIZING THE EXECUTION OF A PROFESSIONAL SERVICES CONTRACT WITH HUBINGER LANDSCAPING CORP. TO PERFORM BEAUTIFICATION ALONG BROADWAY FROM 5TH TO 9TH AVENUE
- **Presentation:** Director Harris provided an overview of the resolution. A decision to table the motion for the June 5, 2024 meeting was made.
- **Motion and Second:** Commissioner Stalling made the motion to table Resolution No. 7475 until the next meeting. Commissioner Washington seconded the motion. **Vote:** The vote to table Resolution #7475 resulted in 4 ayes. The motion to table passed.

Let it be known, the original agenda was amended on 5/21/24, and Resolutions No. 7479 and 7480 were added.

Resolution #7479- Request to Approve Contract-Actin Contracting LLC

- **Description:** 7479 A RESOLUTION OF THE CITY OF GARY REDEVELOPMENT COMMISSION APPROVING AND RATIFYING A DEMOLITION AGREEMENT WITH ACTIN CONTRACTING LLC FOR DEMILITION OF 1364 TAFT
- **Presentation:** Director Harris provided an overview of the resolution, and details about the unsafe structure and the need for immediate demolition.
- **Motion and Second:** Commissioner Stalling made the motion to approve the resolution. Commissioner Clemons second the motion.
- **Vote:** The votes were 3 ayes, and 1 abstention. The motion passed.

Resolution #7480- Request to Approve Contract-Actin Contracting LLC

- **Description:** A RESOLUTION OF THE CITY OF GARY REDEVELOPMENT COMMISSION APPROVING AND RATIFYING A DEMOLITION AGREEMENT WITH ACTIN CONTRACTING LLC FOR DEMILITION OF 1955 MASSACHUSETTS.
- **Presentation:** Director Harris provided an overview of the resolution, and details about the unsafe structure and the need for emergency demolition.
- **Motion and Second:** Commissioner Stalling made the motion to approve the resolution. President Rogge seconded the motion.
- **Vote:** The votes resulted in 1 no, 2 ayes, and 1 abstention. A decision was made to lay the resolution on the table for further discussion at the June 5th meeting.

Resolution #7476- Request to Award Property, Authorize A Purchasing Agreement

Description: A RESOLUTION OF THE CITY OF GARY REDEVELOPMENT COMMISSION AWARDING PROPERTY LOCATED AT 1900 W. 5TH AVE. AND AUTHORIZING A PURCHASE AGREEMENT BETWEEN MGM PROPERTY MGT LLC AND THE REDEVELOPMENT COMMISSION

- **Acceptance of Bids:** One bid was received, and read publicly. The bid was read by Director Harris. The bid was from MGM Property MGT LLC, at \$4,011.00.
- **Presentation:** Director Harris read the bid publicly, and moved that the commission accept the bidder as being the most responsive and responsible bidder for the property.
- **Motion and Second:** Commissioner Stalling made the motion to approve the resolution and award the contract. Commissioner Rogge seconded the motion.
- **Vote:** The votes resulted in 3 ayes, and one abstention. The motion was passed.

Resolution #7477- Request to Award Property, Authorize A Purchasing Agreement

Description: A RESOLUTION OF THE CITY OF GARY REDEVELOPMENT COMMISSION AWARDING PROPERTY LOCATED AT 225 E. 7th AVE. AND AUTHORIZING A PURCHASE AGREEMENT BETWEEN _____ AND THE REDEVELOPMENT COMMISSION

- **Acceptance of Bids:** No bids were received for this resolution
- **Presentation:** Attorney Jenkins recommended to keep the bid open, and for further discussion at another time.
- **Motion and Second:** Commissioner Stalling moved to keep the bid opening for 225 E. 7th Avenue. Commissioner Clemmons second the motion.
- **Vote:** The votes resulted in 4 ayes, passing the motion to keep the bid open and available for further discussion by the commission.

Resolution #7478- Request to Award Property, Authorize A Purchasing Agreement

Description A RESOLUTION OF THE CITY OF GARY REDEVELOPMENT COMMISSION AWARDING PROPERTIES LOCATED ON E. 10TH AVE. IN AETNA AND AUTHORIZING A PURCHASE AGREEMENT BETWEEN _____ AND THE REDEVELOPMENT COMMISSION

- **Acceptance of Bids:** Only one bid was received and accepted, and read publicly. The bid was from Fred Long Sr. The properties 5619 E. 10th Ave 45-09-07-203-001.000-004 5633 E. 10th Ave 45-09-07-203-002.000-004 5641 E. 10th Ave 45-09-07-203-003.000-004 4903 E. 10th Ave 45-09-07-104-001.000-004 4923 E. 10th Ave. 45-09-07-104-003.000-004
- **Presentation:** Director Harris opened and read the bid publicly. The request for more information from the bidder was made, and Director Harris recommended to award the bid at the next meeting.
- **Motion and Second:** Commissioner Rogge moved to award the bid at the next meeting. Commissioner Stalling second the motion.
- **Vote:** The votes resulted in 4 ayes, passing the motion to keep the bid open and available for further discussion by the commission

Comments

Director Chris Harris made comments to the public, apologizing for the delay on the updates of the website. He mentioned the staff is working to keep information posted online pertaining to meetings and bids and requests for proposals.

Commissioner Stalling commented on the idea of meeting twice monthly, to make things more efficient for the department. He also commented on making everything as transparent as possible.

Commissioner Washington made comments about his installment onto the Board of Commissioners of the Redevelopment Commission. He remarked about how the purchasing of property in Gary should be transparent and remarked on the idea of presentations from developers and bidders during meetings.

No other commissioner made comments.

A motion was made to adjourn. The motion was seconded. The meeting was adjourned at 5:25 pm.