



# City of Gary PLAN COMMISSION

## CITY OF GARY PLAN COMMISSION

**Thursday, November 20, 2025 @ 3:30 PM**

Hudson Campbell, 455 Massachusetts Street Gary, Indiana 46404

Live viewing of the meeting can be seen here: [www.youtube.com/@GaryTV](http://www.youtube.com/@GaryTV)

### AGENDA

#### **1. Meeting Called to order**

#### **2. Roll call**

- Tom Cera (President) - Mayoral
- Jeremiah King - Mayoral
- Adam Hall (Secretary) - Mayoral
- Bill Cook - Mayoral
- Willie Miller - Council
- Allen Harrell - Parks Commission
- Darren Washington - Council
- Sherman Wilson - Board of Works
- William Allen (Vice-President) - City Engineer

#### **3. Approval of Minutes and Agenda**

October 16, 2025

#### **4. Public Meeting**

PC Calendar	Official dates for the 2026 year
TIF District Resolutions Amendments	Midwest Center TIF: Resolution dated December 17, 2002
TIF District Resolutions Amendments	Lakefront TIF: Resolution 2745 (dated August 15, 2000)
TIF District Resolutions Amendments	Urban Renewal Area (Truck City) TIF: Resolution dated April 5, 1977
PC UDO	Introduction to the Unified Development Ordinance

#### **5. Planning/Zoning Department Update**

### **ADJOURNMENT**

Next meeting: December 18, 2025 (THURSDAY)



Eddie D. Melton  
Mayor



Marco Molina  
City Attorney

## CITY OF GARY PLAN COMMISSION PUBLIC MEETING

**Thursday, October 9, 2025 @ 3:30 PM**

Conference Room, Hudson Campbell Sports Center,  
455 Massachusetts St., Gary, IN 46402

### AGENDA

#### **Roll call**

ALAN HARRELL – **PRESENT**  
WILLIAM ALLEN - **PRESENT**  
TOM CERA – **PRESENT**  
ADAM HALL – **PRESENT**  
WILLIE MILLER - **ABSENT**  
SHERMAN WILSON - **PRESENT**  
BILL COOK – **PRESENT**  
JEREMIAH KING – **ABSENT**  
DARREN WASHINGTON – **ABSENT**

#### **MEETING MINUTE APPROVAL**

**Motion to approve September minutes:** Alan Harrell

**Seconded by:** William Allen

**Motion passed with a vote of 5-0-1**

Member	T. CERA	W. ALLEN	A. HARRELL	A. HALL	W. MILLER	S. WILSON	B. COOK	J. KING	D. WASHINGTON
Vote	<b>YES</b>	<b>YES</b>	<b>YES</b>	<b>ABSTAIN</b>	<b>ABSENT</b>	<b>YES</b>	<b>YES</b>	<b>ABSENT</b>	<b>ABSENT</b>

#### **DEPARMTNET PRESENTATION**

##### **PC UDO – UNIFIED DEVLEOPMENT ORDINANCE**

- Michael Gaines introduced the presentation that reflected the update to the zoning ordinance, which is the regulation that enforces the vision of the comprehensive plan. Atty. Celona Hayes provided an overview of the ordinance structure emphasizing the clarity, consistency, and flexibility. Corrie Sharp highlighted the various districts including, residential, business, manufacturing, entertainment, destination, and mixed-use alongside the accompanying developmental standards. Dr. Sylvia Martin presented the environmental overlay districts, including solar, wind energy, wellhead, and floodplain. Atty. Marco Molina elaborated on the roles the Board of

Eddie D. Melton  
Mayor



Marco Molina  
City Attorney

Zoning Appeals and Plan Commission contribute in enforcement of the new ordinance. Dr. Martin showcased the future goals that will accompany will the zoning update including a citywide rezoning strategy and the address management system. Mr. Gaines concluded the presentation.

### **Adjournment**

## 2026 PLAN COMMISSION CALENDAR

### TIMELINE : FILING DEADLINES & DISTRIBUTION DATES

Meeting Dates: 3rd Thursday *	Application Filing & Packet Fee Deadline	Public Notice & Neighborhood Notifications	Certified Mail; Submission of Legal Ad & Post in Yard	Receipt of proof of publications & photos	Finalize Meeting
3:30PM *	21 days prior by 4pm	17 days prior	10 days prior	7 days prior	5 days prior
15-Jan	25-Dec	29-Dec	5-Jan	8-Jan	10-Jan
19-Feb	29-Jan	2-Feb	9-Feb	12-Feb	14-Feb
19-Mar	26-Feb	2-Mar	9-Mar	12-Mar	14-Mar
16-Apr	26-Mar	30-Mar	6-Apr	9-Apr	11-Apr
21-May	30-Apr	4-May	11-May	14-May	16-May
18-Jun	28-May	1-Jun	8-Jun	11-Jun	13-Jun
16-Jul	25-Jun	29-Jun	6-Jul	9-Jul	11-Jul
20-Aug	30-Jul	3-Aug	10-Aug	13-Aug	15-Aug
17-Sep	27-Aug	31-Aug	7-Sep	10-Sep	12-Sep
15-Oct	24-Sep	28-Sep	5-Oct	8-Oct	10-Oct
19-Nov	29-Oct	2-Nov	9-Nov	12-Nov	14-Nov
17-Dec	26-Nov	30-Nov	7-Dec	10-Dec	12-Dec
<i>Responsible Party</i>					
PLAN COMMISSION MEETING DATE	Petitioner turns in packet	Staff sends email to Petitioner	Petitioner's deadline to post mail, publish newspaper, & place sign	Petitioner emails staff	Staff publishes agenda with staff reports



**A RESOLUTION OF THE CITY OF GARY PLAN COMMISSION  
APPROVING AN AMENDMENT TO RESOLUTION 2465 FOR THE MIDWEST  
CENTER FOR INDUSTRY REDEVELOPMENT TIF DISTRICT FUND 444-8  
ALLOCATIONS**

**WHEREAS**, the Redevelopment Commission previously approved Resolution No. 2465, designating the Midwest Center for Industry Redevelopment Area, Declaring the Midwest Center for Industry Redevelopment Area to Be Blighted, Approving a Redevelopment Plan and Establishing an Allocation Area for Purposes of Tax Increment Financing; and

**WHEREAS**, Resolution No. 2470 Confirming a Resolution Designation and Declaring the Midwest Center for Industry Redevelopment Area to be Blighted, Approving a Redevelopment Plan and Establishing an Allocation Area for Purposes of Tax Increment Financing was previously approved by the Redevelopment Commission; and

**WHEREAS**, the City of Gary Plan Commission on the 26<sup>th</sup> of November 2002, issued a Resolution which was its written order approving the Declaratory resolution and the Redevelopment Plan; and

**WHEREAS**, the Plan Commission by said written order, certified the Declaratory Resolution and the Redevelopment Plan conformed to the general plan of development for the City; and

**WHEREAS**, the Midwest Center for Industry Redevelopment Area Tax Increment Financing was designated as TIF District Fund 444-8; and

**WHEREAS**, pursuant to Indiana Code 36-7-14-12.2, a Redevelopment Commission may expend revenues from a TIF district that are allocated for police and fire services on both capital expenditures and operating expenses; and

**WHEREAS**, the Redevelopment Commission approved Resolution No. 7626 to amend Resolution 2465 of the Midwest Center for Industry Redevelopment TIF District Fund 444-8 allocations to include \$1,300,000 to fund police and fire services (a copy of which is attached hereto); and

**WHEREAS**, it is in the best interests of the City of Gary, that the Plan Commission approve this amendment.

**NOW THEREFORE, BE IT RESOLVED BY THE GARY PLAN COMMISSION**, That the Plan Commission hereby approves the amendment to expend revenues from this TIF district for police and fire services as set forth in the amendment to Resolution 2465 by a vote of \_\_\_\_\_ in favor, \_\_\_\_\_ against with \_\_\_\_\_ abstentions; and

**BE IT FURTHER RESOLVED BY THE GARY PLAN COMMISSION**, that this resolution shall serve as the approving order of the Gary Plan Commission of the amendment to Resolution 2465 for the Midwest Center of Industry Redevelopment TIF District FUND 444-8 allocations.

**HEREBY APPROVED and ADOPTED**, by the Plan Commission of the City of Gary, Indiana this \_\_\_\_ day of \_\_\_\_\_, 2025.

**CITY OF GARY PLAN COMMISSION**

\_\_\_\_\_  
**DATE**

\_\_\_\_\_  
**TOM CERA, PRESIDENT**

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**WILLIAM ALLEN, VICE-PRESIDENT**

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**ADAM HALL, SECRETARY**

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**ALAN HARRELL, MEMBER**

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**BILL COOK, MEMBER**

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**WILLIE MILLER, MEMBER**

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**DARREN WASHINGTON, MEMBER**

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**SHERMAN WILSON, MEMBER**



**A RESOLUTION OF THE CITY OF GARY PLAN COMMISSION  
APPROVING AN AMENDMENT TO RESOLUTION 2117 FOR THE LAKEFRONT  
REDEVELOPMENT TIF DISTRICT FUND 445-7 ALLOCATIONS**

**WHEREAS**, the Redevelopment Commission previously approved Resolution No. 2117, designating the Lakefront Redevelopment Area, Declaring the Lakefront Redevelopment Area to Be Blighted, Approving a Redevelopment Plan and Establishing an Allocation Area for Purposes of Tax Increment Financing; and

**WHEREAS**, Resolution No. 2179 Modifying and Amending and Confirming as so Modified and Amended a Resolution Designation and Declaring the Lakefront Redevelopment Area to be Blighted, Approving a Redevelopment Plan and Establishing and Allocation Area for Purposes of Tax Increment Financing was previously approved by the Redevelopment Commission; and

**WHEREAS**, Amending Declaratory Resolution No. 3182 and Confirmatory Resolution No. 3208 were approved by the Redevelopment Commission; and

**WHEREAS**, the Lakefront Redevelopment Area TIF was designated as TIF District Fund 445-7; and

**WHEREAS**, the City of Gary Plan Commission on the 27<sup>th</sup> of June, 2000, issued a Resolution which was its written order approving the Declaratory resolution and the Redevelopment Plan; and

**WHEREAS**, the Plan Commission by said written order, certified the Declaratory Resolution and the Redevelopment Plan conformed to the general plan of development for the City; and

**WHEREAS**, pursuant to Indiana Code 36-7-14-12.2, a Redevelopment Commission may expend revenues from a TIF district that are allocated for police and fire services on both capital expenditures and operating expenses; and

**WHEREAS**, the Redevelopment Commission approved Resolution No. 7626 to amend Resolution 2117 for the Lakefront Redevelopment TIF District Fund 445-7 allocations to include \$1,000,000.00 to fund police and fire services (a copy of which is attached hereto); and

**WHEREAS**, it is in the best interests of the City of Gary, that the Plan Commission approve this amendment.

**NOW THEREFORE, BE IT RESOLVED BY THE GARY PLAN COMMISSION**, That the Plan Commission hereby approves the amendment to expend revenues from this TIF district for police and fire services as set forth in the amendment to Resolution 2117 by a vote of \_\_\_\_\_ in favor, \_\_\_\_\_ against with \_\_\_\_\_ abstentions; and

**BE IT FURTHER RESOLVED BY THE GARY PLAN COMMISSION**, that this resolution shall serve as the approving order of the Gary Plan Commission of the amendment to Resolution 2117 for the Lakefront Redevelopment TIF District Fund 445-7 allocations .

**HEREBY APPROVED and ADOPTED**, by the Plan Commission of the City of Gary, Indiana this \_\_\_\_ day of \_\_\_\_\_, 2025.

**CITY OF GARY PLAN COMMISSION**

\_\_\_\_\_  
**DATE**

\_\_\_\_\_  
**TOM CERA, PRESIDENT**

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**WILLIAM ALLEN, VICE-PRESIDENT**

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**ADAM HALL, SECRETARY**

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**ALAN HARRELL, MEMBER**

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**BILL COOK, MEMBER**

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**WILLIE MILLER, MEMBER**

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**DARREN WASHINGTON, MEMBER**

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**SHERMAN WILSON, MEMBER**

**A RESOLUTION OF THE CITY OF GARY PLAN COMMISSION  
APPROVING AN AMENDMENT TO RESOLUTION 908 FOR SMALL FARMS URBAN  
RENEWAL AREA (TRUCK CITY) TIF DISTRICT FUND 445-3 ALLOCATIONS**

**WHEREAS**, the Redevelopment Commission previously approved Resolution No. 908, declaring the Small Farms Urban Renewal Area to Be Blighted, Approving an Urban Renewal Plan and Conditions Under Which Relocation Payments Will be Made for Project No. Ind, R-67 Area; and

**WHEREAS**, Resolution No. 973 Confirming a Resolution 908 declaring the Small Farms Urban Renewal Area to Be Blighted, Approving an Urban Renewal Plan and Conditions Under Which Relocation Payments Will be Made for Project No. Ind, R-67 Area was previously approved by the Redevelopment Commission; and

**WHEREAS**, Amending Resolution Nos. 2583, 2631, 2653, and 2955 were approved by the Redevelopment Commission; and

**WHEREAS**, the City of Gary Plan Commission on the 26<sup>th</sup> of October 1976, issued a Resolution which was its written order approving the Declaratory resolution and the Redevelopment Plan; and

**WHEREAS**, the Plan Commission by said written order, certified the Declaratory Resolution and the Redevelopment Plan conformed to the general plan of development for the City; and

**WHEREAS**, the Small Farms Urban Renewal Area was designated as Truck City TIF District Fund 445-3; and

**WHEREAS**, pursuant to Indiana Code 36-7-14-12.2, a Redevelopment Commission may expend revenues from a TIF district that are allocated for police and fire services on both capital expenditures and operating expenses; and

**WHEREAS**, the Redevelopment Commission approved Resolution No. 7628 to amend Resolution 908 regarding Truck City TIF District Fund 445-3 allocations to include \$587,796 to fund police and fire services (a copy of which is attached hereto); and

**WHEREAS**, it is in the best interests of the City of Gary, that the Plan Commission approve this amendment.

**NOW THEREFORE, BE IT RESOLVED BY THE GARY PLAN COMMISSION**, That the Plan Commission hereby approves the amendment to expend revenues from this TIF district for police and fire services as set forth in the amendment to Resolution 908 by a vote of \_\_\_\_\_ in favor, \_\_\_\_\_ against with \_\_\_\_\_ abstentions; and

**BE IT FURTHER RESOLVED BY THE GARY PLAN COMMISSION**, that this resolution shall serve as the approving order of the Gary Plan Commission of the amendment to Resolution 908 for the Truck City TIF District Fund 445-3 allocations .

**HEREBY APPROVED and ADOPTED**, by the Plan Commission of the City of Gary, Indiana this \_\_\_\_ day of \_\_\_\_\_, 2025.

**CITY OF GARY PLAN COMMISSION**

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**DATE**

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**TOM CERA, PRESIDENT**

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**WILLIAM ALLEN, VICE-PRESIDENT**

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**ADAM HALL, SECRETARY**

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**ALAN HARRELL, MEMBER**

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**BILL COOK, MEMBER**

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**WILLIE MILLER, MEMBER**

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**DARREN WASHINGTON, MEMBER**

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**SHERMAN WILSON, MEMBER**