



DYER

# TDD BOUNDARY PUBLIC HEARING #2

## OVERVIEW

8/11/22



# RECAP - RAIL PROCESS

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## Update on the Rail Investment and TDD Boundaries

Development of the new rail lines and stations is progressing at a steady pace.

### West Lake Corridor

- 9-mile extension to Dyer, Indiana
- First extension of commuter rail in Northwest Indiana in over a century
- Project Cost: \$852 million (excluding financing)
- Demolition of 86 of the 94 properties is completed. All relocations offers have been accepted.
- Final design is 76% complete.
- Construction is 3.8% complete.
- Project schedule is currently on track to achieve the projected substantial completion and revenue service dates.
- West Lake Groundbreaking Ceremony was held virtually on October 27, 2021.
- Construction Substantial Completion projected on May 28, 2025.
- Revenue Service Date projected on May 20, 2026.

### South Shore Line (Double Track)

- 25-mile project area includes 16 miles of new second track, the closing of 20 grade-level crossings in Michigan City, and the elimination of “street running” in Michigan City.
- Project Cost: \$643 million (excluding financing).
- DT project was split into seven separate construction contracts.
- After modifications to reduce costs and risks to contractors, the contract for the main construction work was awarded to Walsh Herzog.
- Double Track Groundbreaking Ceremony was held on June 20, 2022 .
- Construction Substantial Completion projected on January 17, 2024.
- Revenue Service Date projected on November 11, 2024.

# **RDA TDD BOUNDARY PUBLIC COMMENT PERIOD**

The RDA Board of Directors will receive public comment on the TDD Boundary limited to the following:

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- **Only comments related to the TDD boundaries will be in order**
- **Commentary on NICTD and rail planning of TOD developments within each community will be ruled out of order**

# AGENDA

- **Introductions**
- **Recap on TDD boundary process**
- **Public input received to date**
- **Individual TDD boundary hearings and public input**



# RECAP - INTRODUCTIONS



# RECAP - TDD BOUNDARY PROCESS AND LEGISLATION

## Overview of Transit Development Districts (TDD)



TDD Legislation

Complementing the investment in the West Lake Corridor and Double Track Rail Projects, the Indiana General Assembly established Transit Development Districts (“TDD”) under HEA 1144-2017 to:

**Incentivize, guide and promote economic development around the stations along the South Shore commuter line and future West Lake Corridor line.**

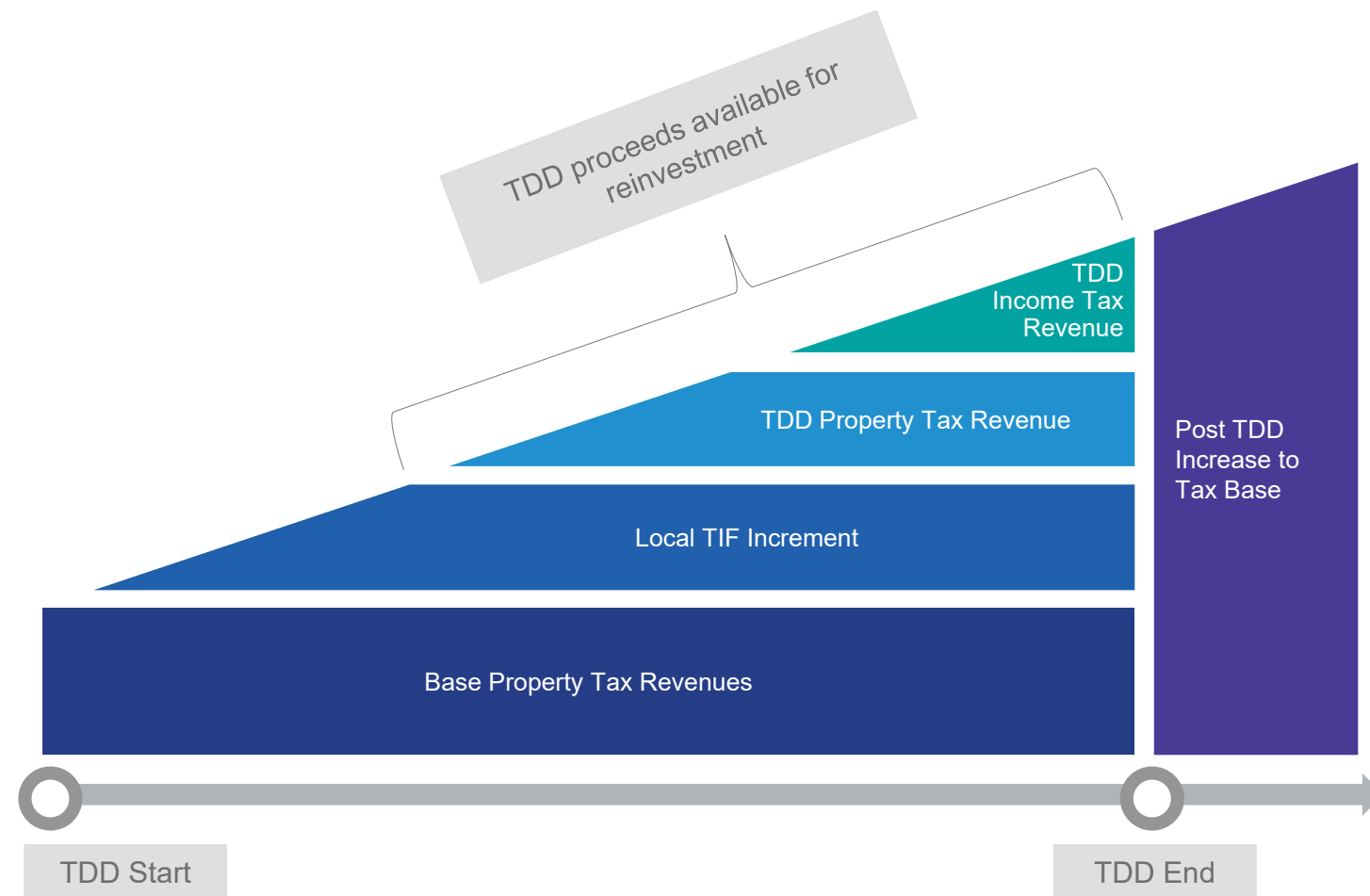
These TDD areas will capture incremental property tax and local income tax revenue to support local development. The legislation allows for a tax increment district of ½ square mile area, or 320 acres, around each train station. Each district may be expanded one time up to 1 square mile are or 640 acres.



# RECAP - TDD BOUNDARY PROCESS AND LEGISLATION

## Overview of Transit Development Districts (TDD)

Working in a TDD area and leveraging TDD proceeds can unlock development opportunities



### How the TDD Works

- A TDD permits the capture of incremental property tax and local income tax revenues for development of the area around the transit station
- Within the same district (e.g. increment captured in the community will be spent in the community)
- When the TDD expires, all of the TDD increment is transferred to the tax base
- If a TDD and a TIF overlap, the RDA and the RDC will negotiate the split of the incremental revenues between TDD and TIF
- A TDD expires no later than 6/30/2047

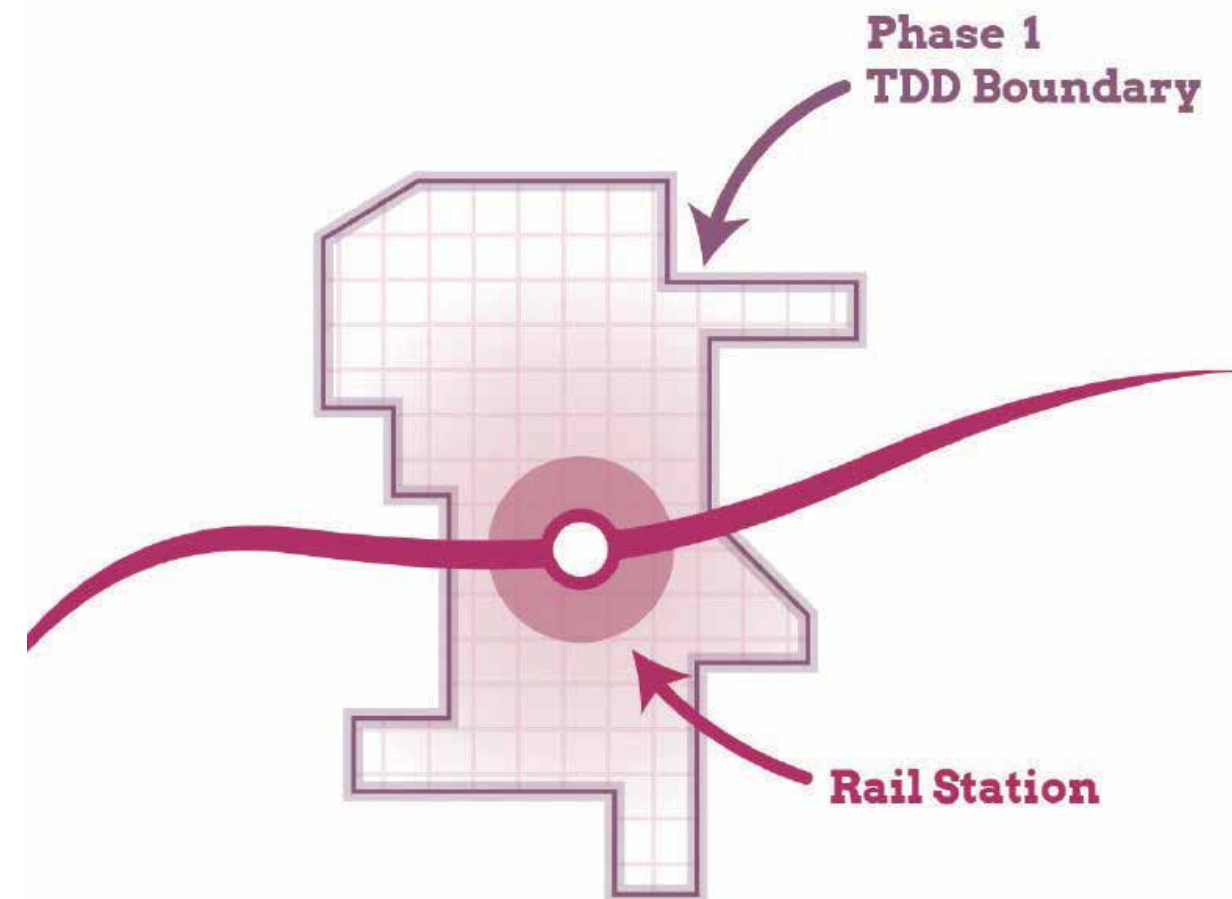


# RECAP - TDD BOUNDARY PROCESS AND LEGISLATION

## Overview of Transit Development Districts (TDD) process

### TDD Boundaries Ready for RDA Board Review

- Munster/Dyer Main Street (modifications received from Dyer), Munster Ridge Road, Hammond Gateway/Downtown, East Chicago, Gary Miller, Portage/ Ogden Dunes, and Michigan City
- Initial analysis: Completed
- Community workshops: Completed
- Draft TDD boundaries: Completed and reviewed with local units
- High-level land use and development planning: Completed
- Website and public engagement: Completed
- Letters of support requested and obtained
- Draft boundaries ready for RDA Board approval (June and July)
- State Budget Committee review (Fall 2022)
- 1st group of TDD boundaries to be established in 2022
- Remaining TDD boundaries underway for Gary Downtown, Dune Park, and Beverly Shores
- The first RDA Board public hearing as per statute was held on June 6, 2022. The RDA Board took comments during that session.



Illustrative exhibit – not an actual boundary





**This isn't just a boundary.**

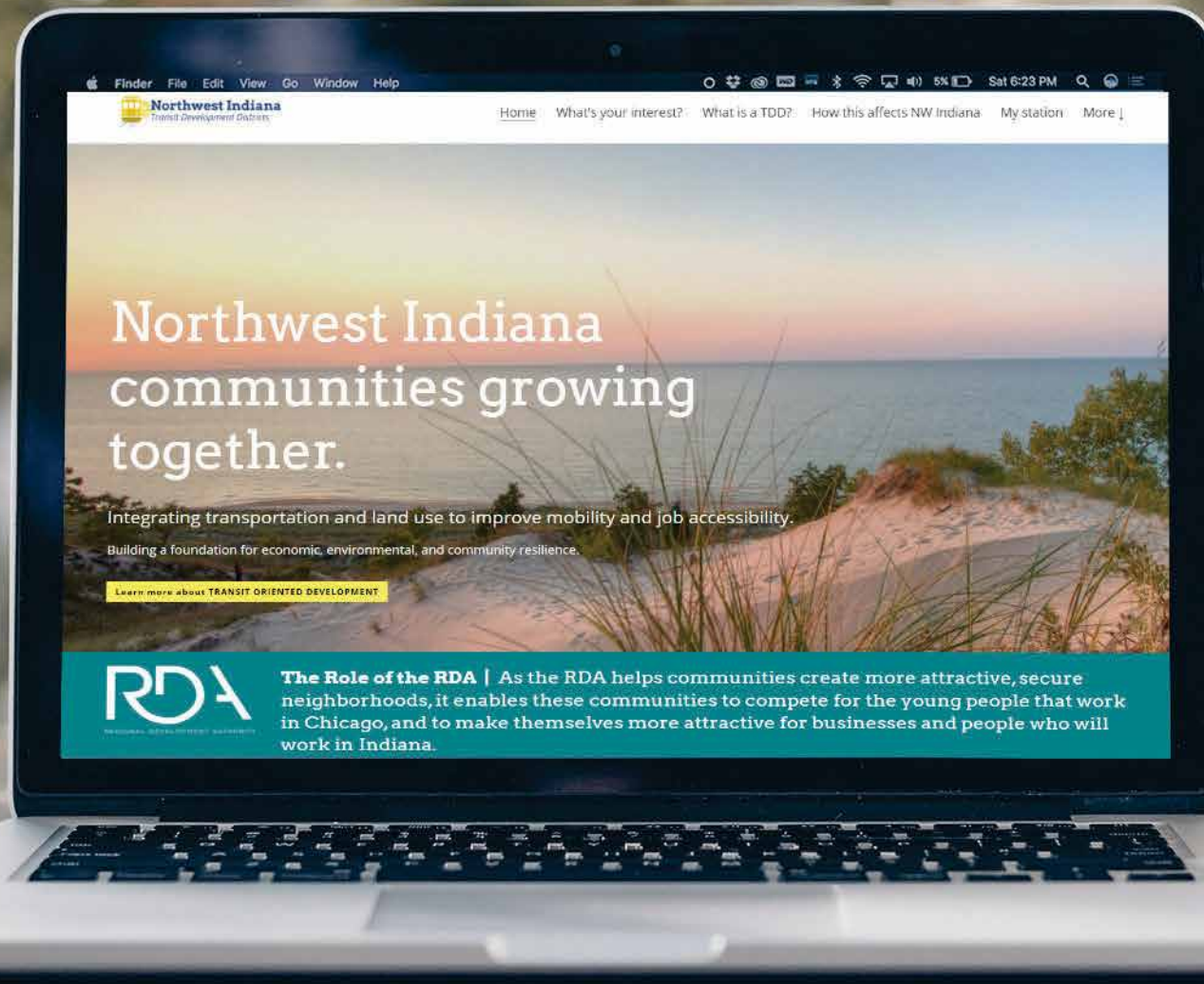
**It complements the **economic growth path** of communities.**



# VISIT THE TDD WEBSITE

also linked on the RDA's main website

[www.NWITDD.com](http://www.NWITDD.com)



learn more and  
follow this process

Check out the RDA's Transit Development District Website

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# TDD BOUNDARY PUBLIC HEARING #2

# HAMMOND GATEWAY/DOWNTOWN

8/11/22

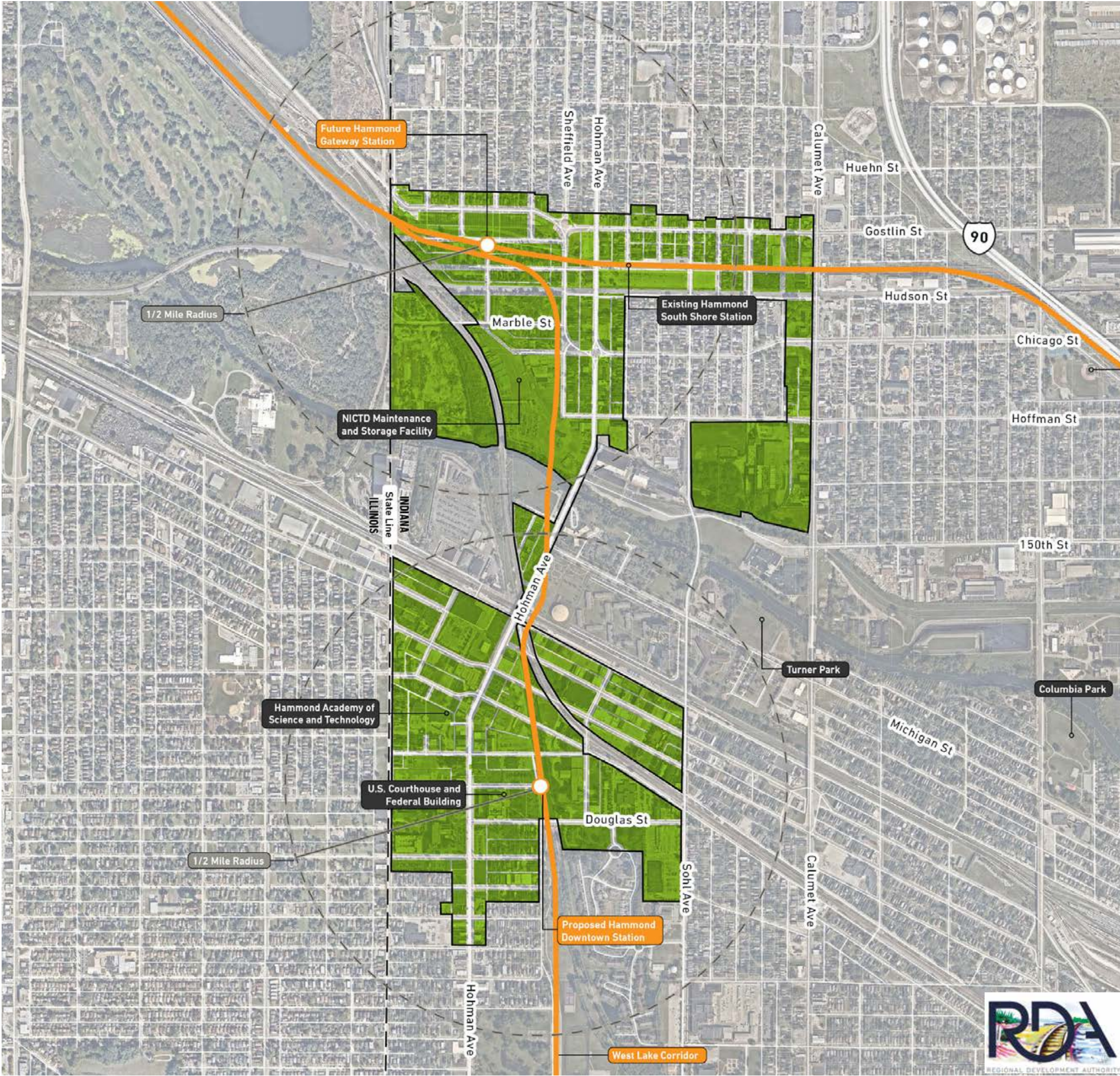




# HAMMOND TDD BOUNDARY

Gateway & Downtown Station Areas

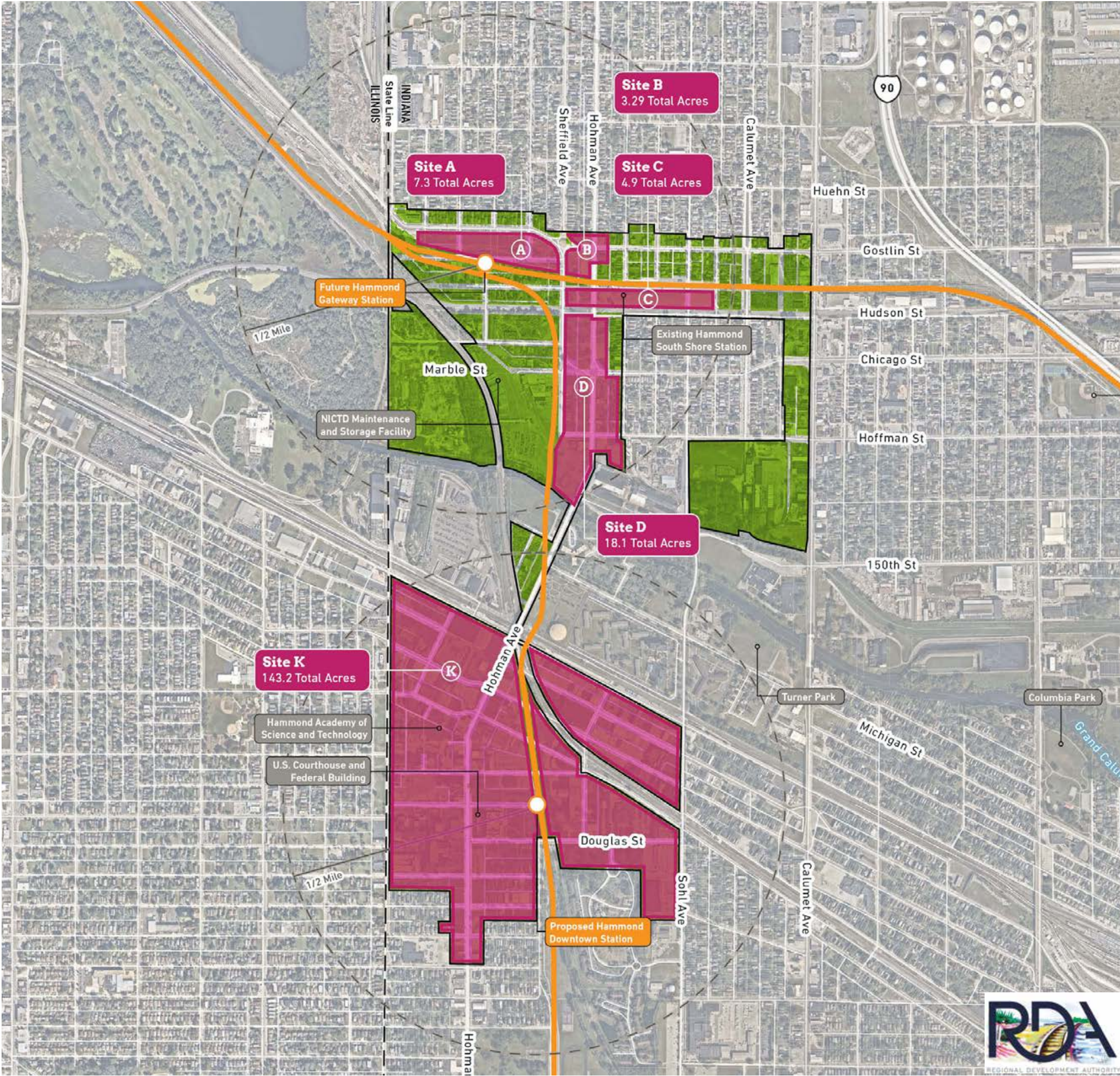
TDD Area in Hammond:  
314.0 total acres





# HAMMOND PRIORITY SITES

TDD Area in Hammond:  
314.0 total acres





# HAMMOND MEETINGS AND KEY MILESTONES

- 4/26/19 – Bus tour with RDA
- 10/7/19 - Tour and initial work session with Hammond staff
- 5/29/20 – Meeting with Hammond staff
- 6/18/20 – Meeting with Hammond staff
- 7/6/20 – Meeting with Hammond staff and NICTD
- 8/19/20 – Meeting with Hammond staff
- 10/2/20 – Hammond TDD draft boundary preview with staff
- 10/20/20 – Hammond TDD draft boundary preview with staff
- 11/2/20 – TIF/TDD discussion
- 11/11/20 – Hammond site selection meeting with staff
- 1/19/21 – Email from staff suggesting changes to the draft Gateway/Downtown TDD boundary
- 2/9/21 – Hammond logistics meeting
- 3/18/21 – Hammond public input review meeting
- 3/22/21 – Email from staff suggesting changes to the draft Gateway/Downtown TDD boundary
- 3/23/21 – Meeting with Hammond staff
- 5/4/21 – Meeting with Hammond staff
- 5/27/21 – Meeting with Hammond staff
- 6/4/21 – Hammond logistics preview
- **6/9/21 – Hammond Public Engagement session**
- 6/23/21 – Hammond public input review meeting
- 8/19/21 - Meeting with Hammond staff to confirm the draft TDD boundary
- **6/9/22 - RDA Board Hearing #1**



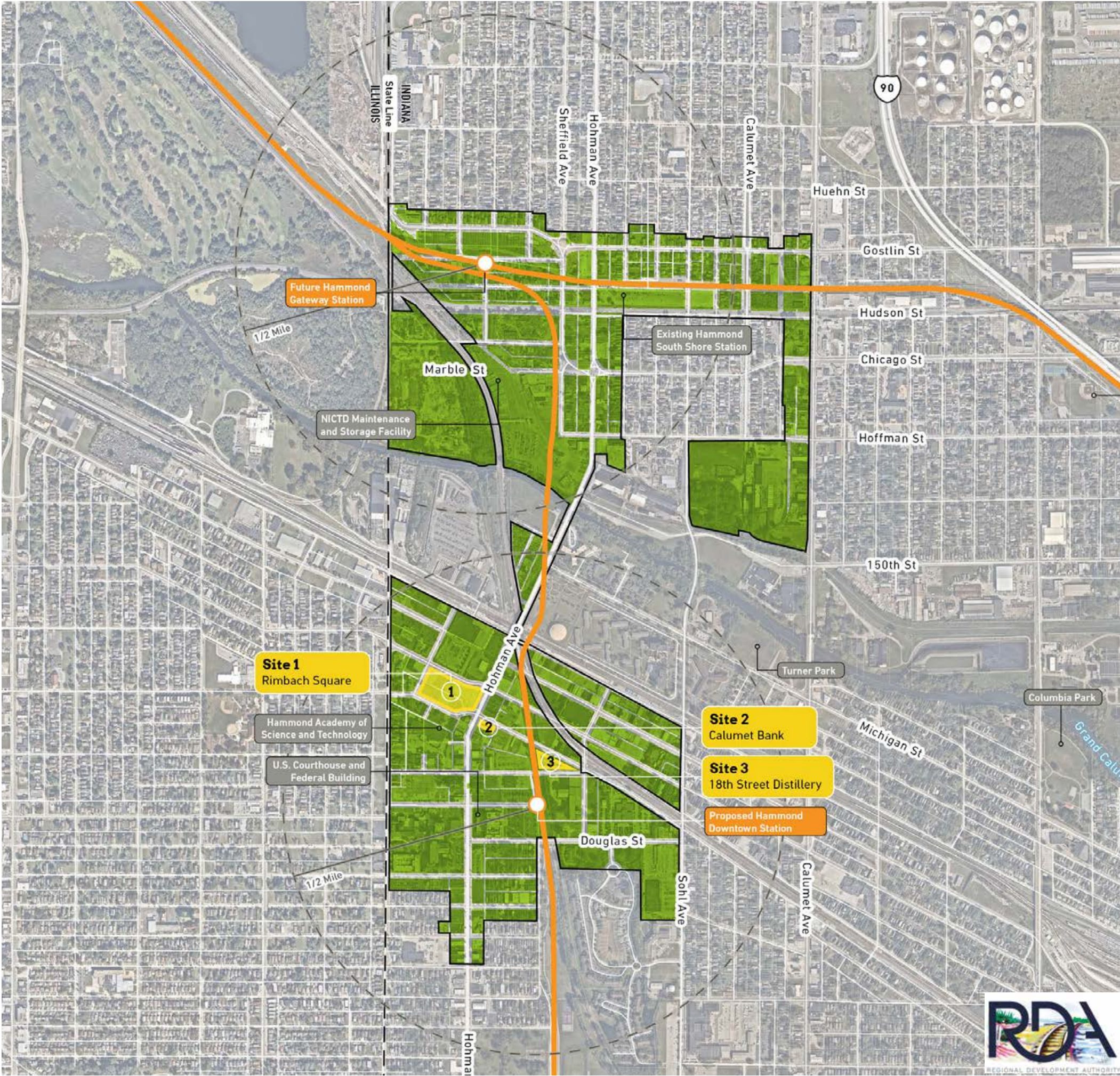
# HAMMOND PIPELINE DEVELOPMENT

## Downtown Station Area

**Site 1:**  
Rimbach Square

**Site 2:**  
Calumet Bank

**Site 3:**  
18th Street Distillery





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DYER

# TDD BOUNDARY PUBLIC HEARING #2

## EAST CHICAGO

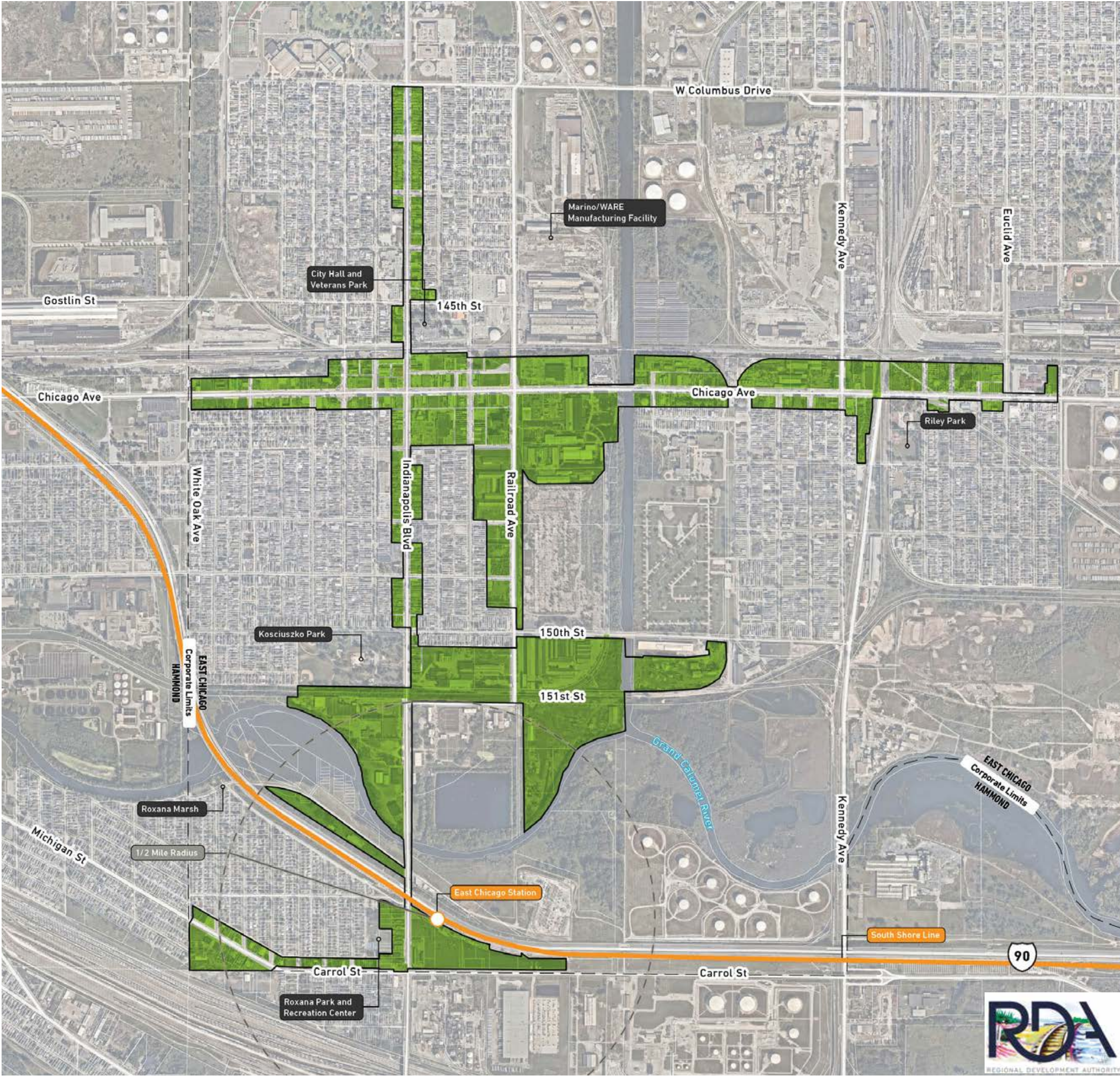
8/11/22





# EAST CHICAGO TDD BOUNDARY

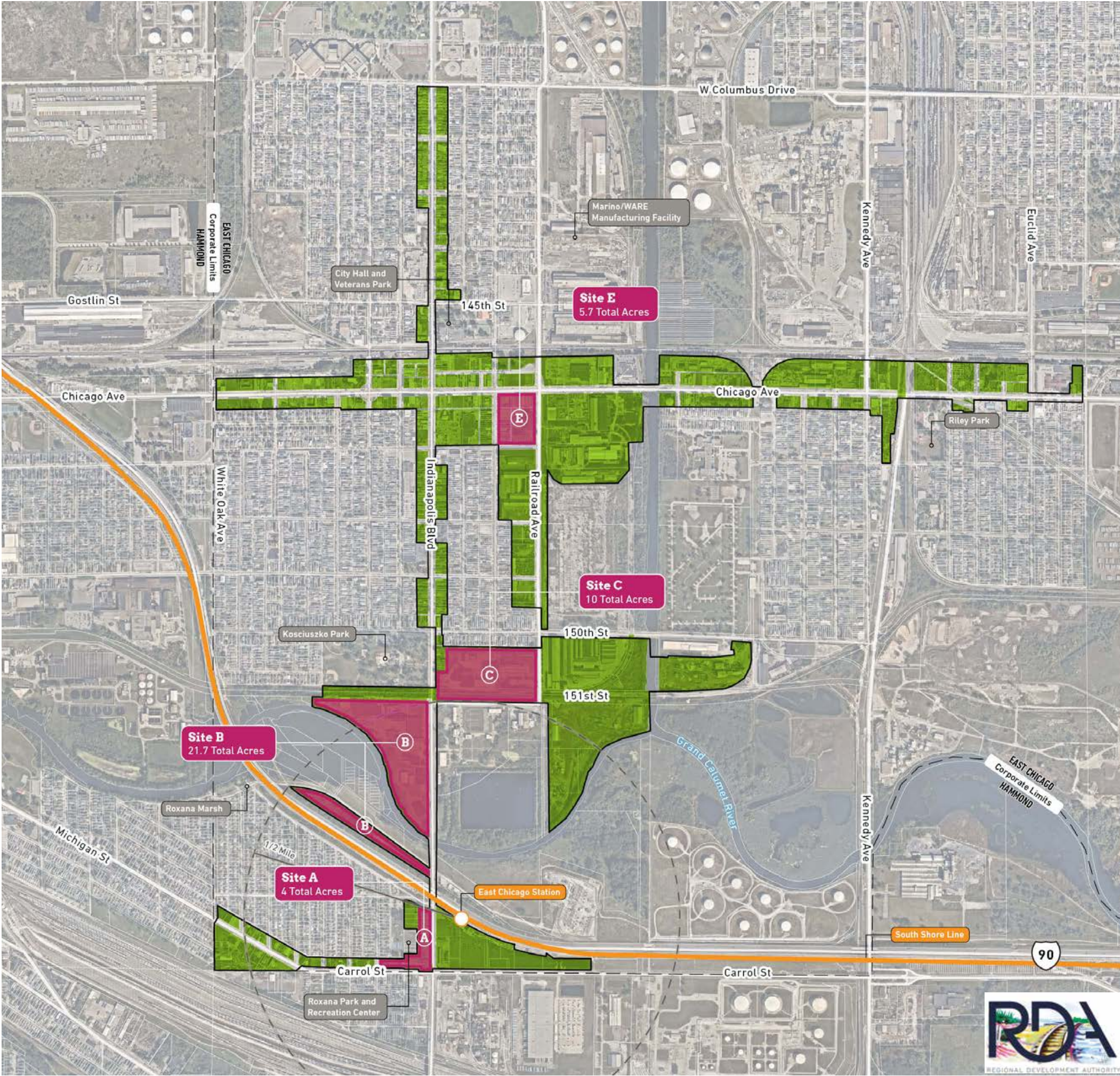
TDD Area in East Chicago:  
298.7 total acres





# EAST CHICAGO PRIORITY SITES

TDD Area in East Chicago:  
298.7 total acres





# EAST CHICAGO MEETINGS AND KEY MILESTONES

- 4/26/19 – Bus tour with RDA
- 12/31/20 - Tour and initial work session with East Chicago staff
- 4/10/20 – Work session with East Chicago staff
- 6/18/20 – Meeting with East Chicago staff
- 7/6/20 – Meeting with East Chicago staff
- 9/28/20 – Meeting with East Chicago leadership
- 10/2/20 – Work session with East Chicago staff
- 10/8/20 – East Chicago TDD draft boundary preview with staff and council persons
- 10/27/20 – East Chicago TDD draft boundary preview with staff and council persons
- 12/10/20 – Meeting with East Chicago staff
- 2/17/21 – East Chicago logistics meeting
- 2/18/21 – East Chicago Public Engagement preview with staff and council persons
- **3/9/21 – East Chicago Public Engagement session**
- 3/15/21 – East Chicago input review meeting
- 5/20/21 - Email sent to request confirmation of changes to TDD boundary
- **6/9/22 - RDA Board Hearing #1**

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DYER

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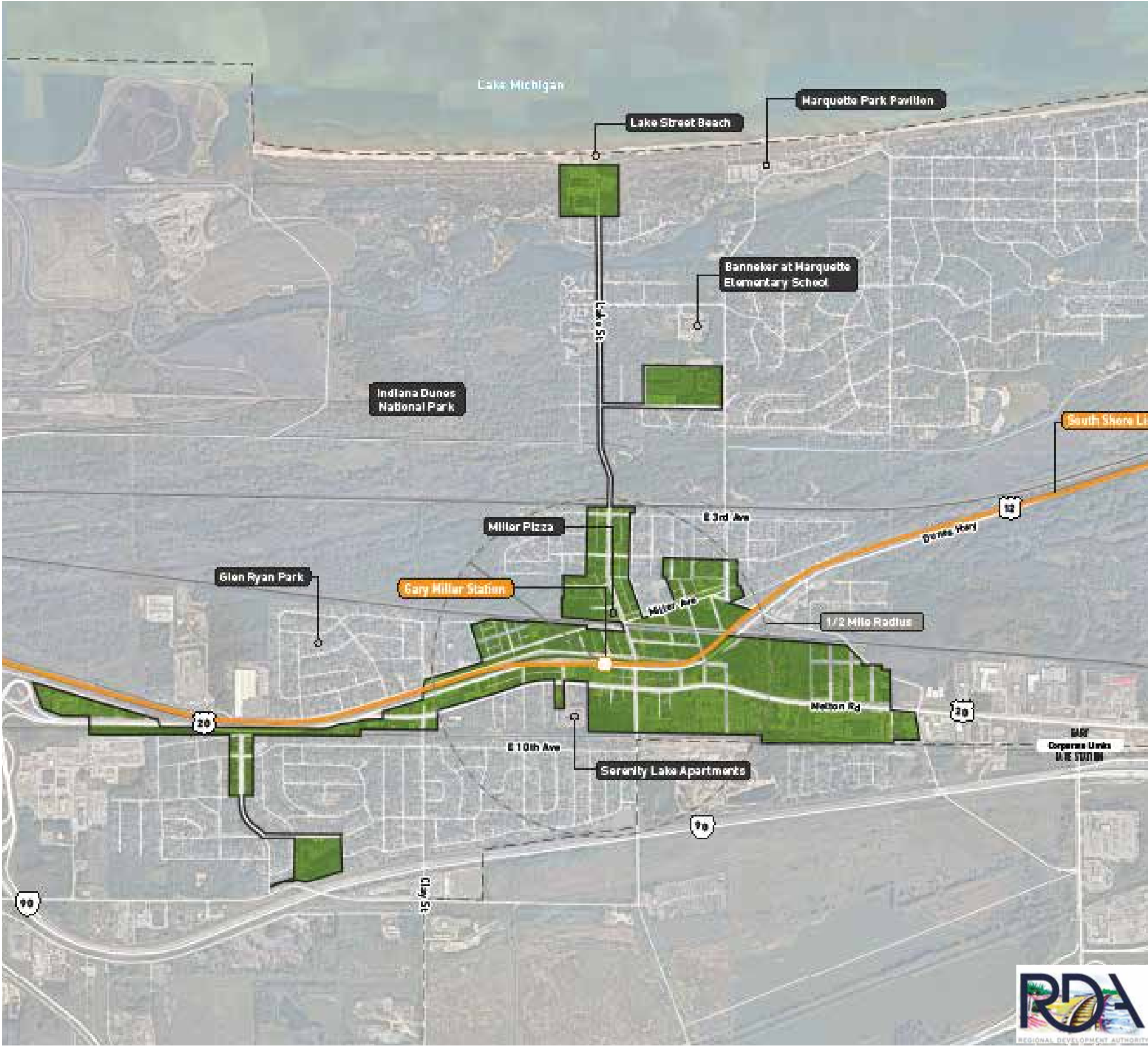
## GARY MILLER

8/11/22



# GARY MILLER TDD BOUNDARY

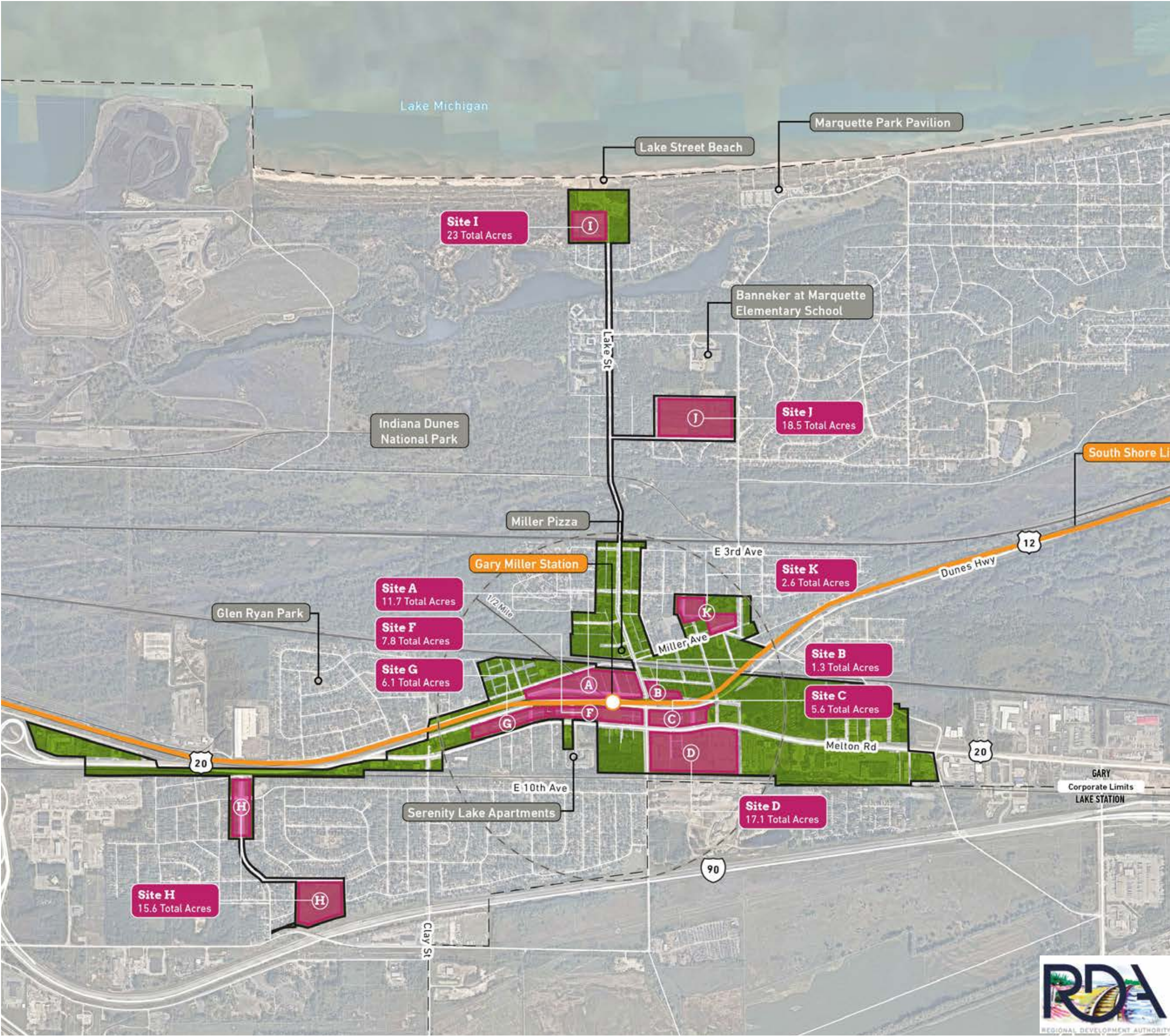
TDD Area in Gary Miller:  
315.7 total acres





# GARY MILLER PRIORITY SITES

TDD Area in Gary Miller:  
315.7 total acres





# GARY MILLER MEETINGS AND KEY MILESTONES

- 4/26/19 – Bus tour with RDA
- 3/6/20 – Tour and initial work session with Gary staff (Miller and Downtown/Metro)
- 3/26/20 – Informational meeting with Gary and GHA staff
- 4/30/20 – Meeting with Gary staff and NICTD
- 5/28/20 – Meeting with Gary staff
- 6/4/20 – Meeting with Gary staff
- 8/12/20 – Meeting with Gary leadership
- 10/23/20 – Miller TDD draft boundary preview with staff
- 2/10/21 – Miller logistics meeting
- 2/11/21 – Miller Public Engagement session
- 3/03/21 – Miller boundary public input review meeting
- 5/20/21 – Email sent to request confirmation of changes to TDD boundary
- 8/19/21 – Meeting with Gary staff to confirm the draft TDD boundary
- 9/9/21 – Meeting with Gary staff
- 6/9/22 - RDA Board Hearing #1



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# TDD BOUNDARY PUBLIC HEARING #2

## MICHIGAN CITY

8/11/22



POLICY ANALYTICS LLC

MKSK

KPMG



# MICHIGAN CITY TDD BOUNDARY

TDD Area in Michigan City:  
315.1 total acres

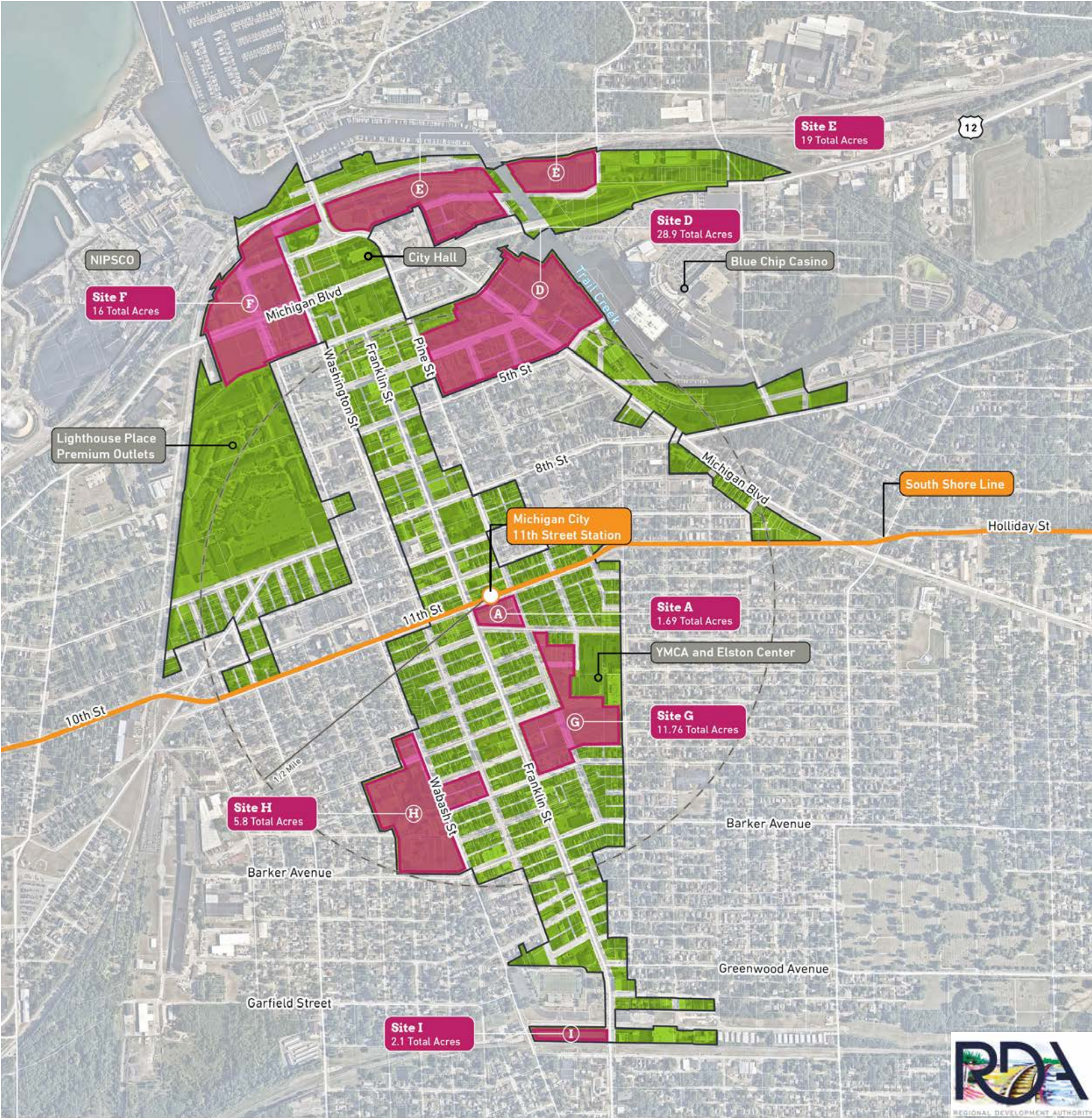




# MICHIGAN CITY PRIORITY SITES

Michigan City:  
13,120 total acres /  
20.5 square miles

TDD Area in Michigan City:  
315.1 total acres





# MICHIGAN CITY MEETINGS AND KEY MILESTONES

- 4/26/19 – Bus tour with RDA (leadership change occurred after this initial meeting)
- 4/7/20 - Tour and initial work session with Michigan City staff
- 6/18/20 – Meeting with Michigan City staff
- 7/6/20 – Meeting with Michigan City staff
- 8/19/20 – Meeting with Michigan City staff
- 8/20/20 – Meeting with Michigan City leadership
- 1/22/21 – Meeting with Michigan City staff
- 2/4/21 – Boundary and development site review with Michigan City staff
- 5/20/21 - Email sent to request confirmation of changes to TDD boundary
- 6/10/21– Meeting with Michigan City staff
- 6/21/21 – Michigan City logistics meeting
- 6/23/21 – Michigan City Public Engagement session
- 7/20/21 – Michigan City boundary review and feedback meeting
- 6/9/22 - RDA Board Hearing #1



# MICHIGAN CITY PIPELINE DEVELOPMENT

**Site 1:**  
Multi-Family Development

**Site 2:**  
Multi-Family Development

**Site 3:**  
You Are Beautiful  
Hotel/Mixed-Use Development

**Site 4:**  
Harborview Station

**Site 5:**  
11th Street Station TOD

**Site 6:**  
Moose Lodge  
Adaptive Re-Use Development

**Site 6:**  
Franciscan Hospital Site





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DYER

# TDD BOUNDARY PUBLIC HEARING #2

## MUNSTER DYER MAIN STREET

8/11/22



POLICY ANALYTICS LLC

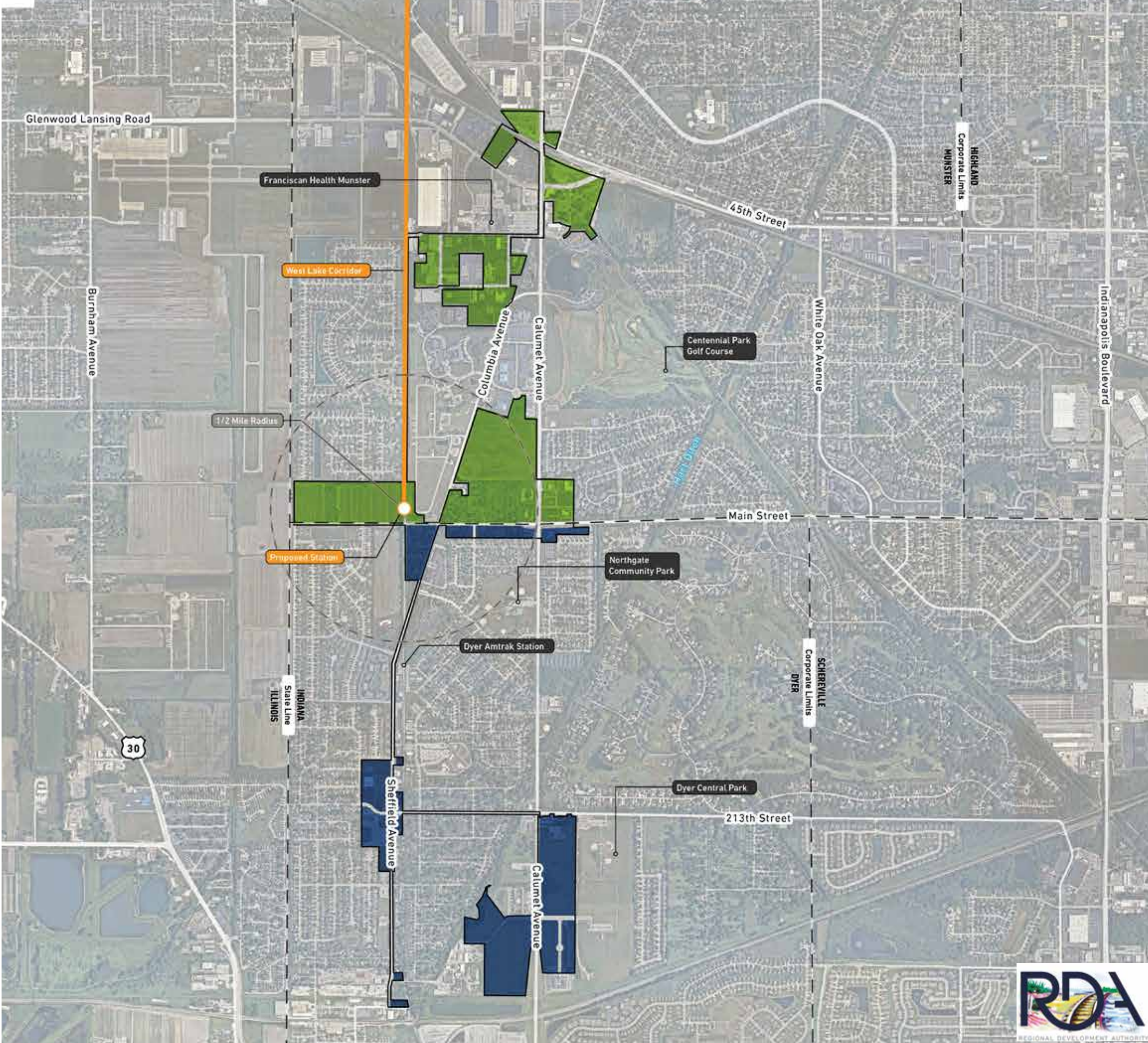
MKSK

KPMG



# MAIN STREET TDD BOUNDARY

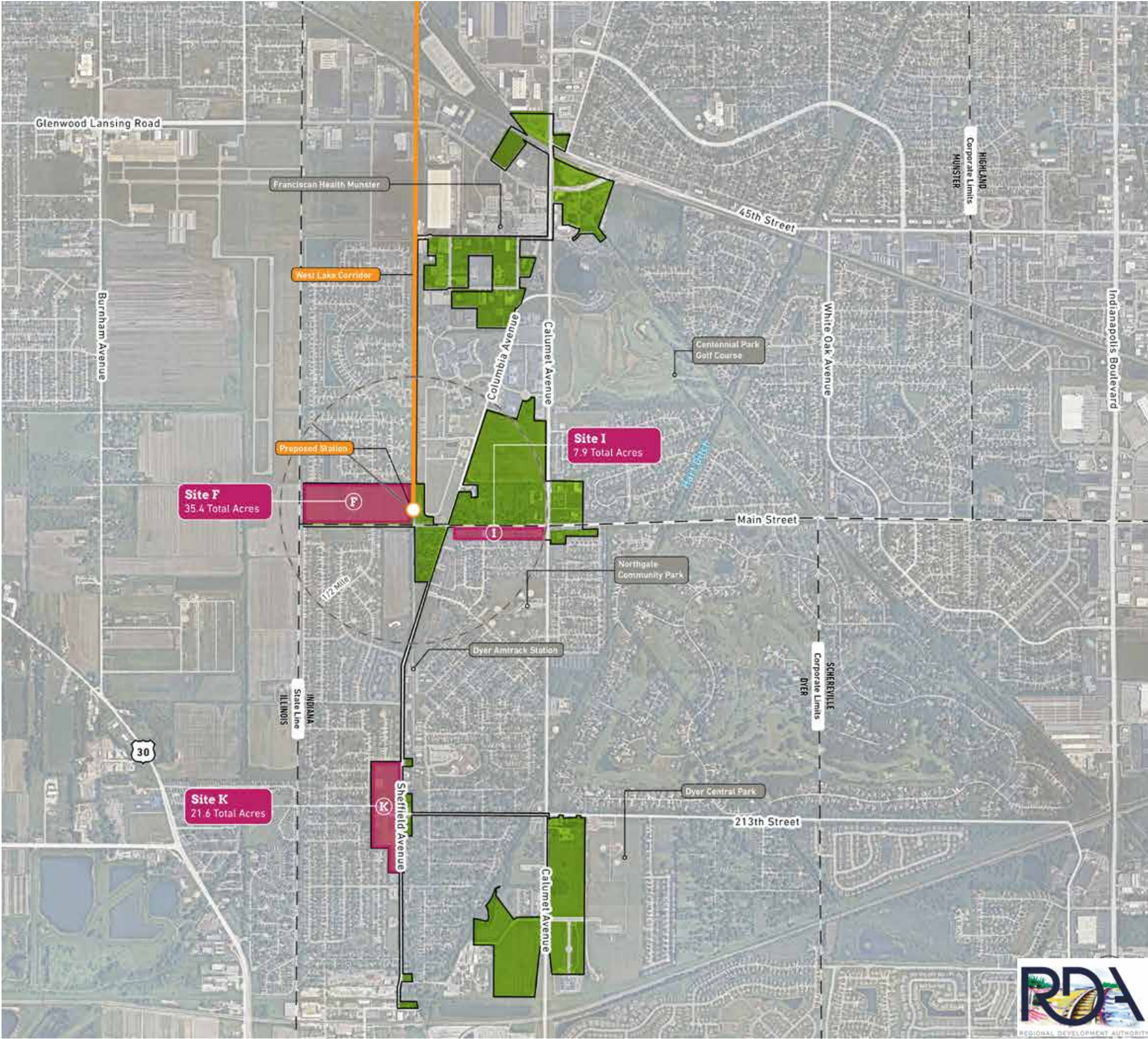
**Main Street TDD Area:**  
311.7 total acres  
Munster: 195.3 acres  
Dyer: 116.4 acres





# MAIN STREET TDD BOUNDARY

**Main Street TDD Area:**  
311.7 total acres  
Munster: 195.3 acres  
Dyer: 116.4 acres





# MUNSTER MEETINGS AND KEY MILESTONES

- 4/26/19 – Bus tour with RDA
- 9/19 - Tour and initial work session with Munster staff
- 3/17/20 - Informational meeting with Munster staff and council persons
- 4/3/20 - Ridge Road work session with Munster staff and consultants
- 4/8/20 - Munster work session with staff and council persons
- 4/10/20 – Ridge Road work session with Munster staff
- 5/12/20 – Analysis results call with Munster staff
- 5/21/20 – Meeting with Munster staff
- 6/3/20 – Ridge Road recap meeting with Munster staff
- 8/19/20 – Meeting with Munster staff
- 9/16/20 – Meeting with Munster staff
- 9/22/20 – Meeting with Munster staff regarding traffic
- 10/1/20 – Munster Ridge Road and Main Street draft TDD boundary preview with staff and council persons
- 11/6/20 – NICTD and adjacent site at Main Street meeting
- 10/22/20 – Munster logistics meeting
- 11/18/20 – Munster Ridge Road Public Engagement session
- 12/2/20 – Combined Munster Dyer Main Street Public Engagement session
- 1/14/20 – Munster public input review meeting
- 5/20/21 – Email sent to request confirmation of changes to TDD boundary
- 5/24/21 – Email boundary confirmation received from staff
- 8/19/21 – Meeting with Munster staff to confirm the draft TDD boundary
- 6/9/22 - RDA Board Hearing #1



# DYER MEETINGS AND KEY MILESTONES

- 4/26/19 – Bus tour with RDA
- 9/19 - Tour and initial work session with Dyer staff
- 10/13/20 – Main Street TDD draft boundary preview with staff and council persons
- 10/26/20 – Dyer logistics meeting
- 12/2/20 – **Combined Munster Dyer Main Street Public Engagement session**
- 1/13/20 – Dyer public input review meeting
- 5/20/21 - Email sent to request confirmation of changes to TDD boundary
- 5/29/21 – Meeting with Dyer leadership
- 7/19/21 – Meeting with Dyer staff to confirm the draft TDD boundary
- 10/19/21 – Recap with Dyer staff on TDD boundary
- 1/31/22 – Meeting with Dyer Staff
- 5/8/22 – Meeting with Dyer Staff
- 5/24/22 – Meeting with Dyer Leadership
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## MUNSTER RIDGE ROAD

8/11/22

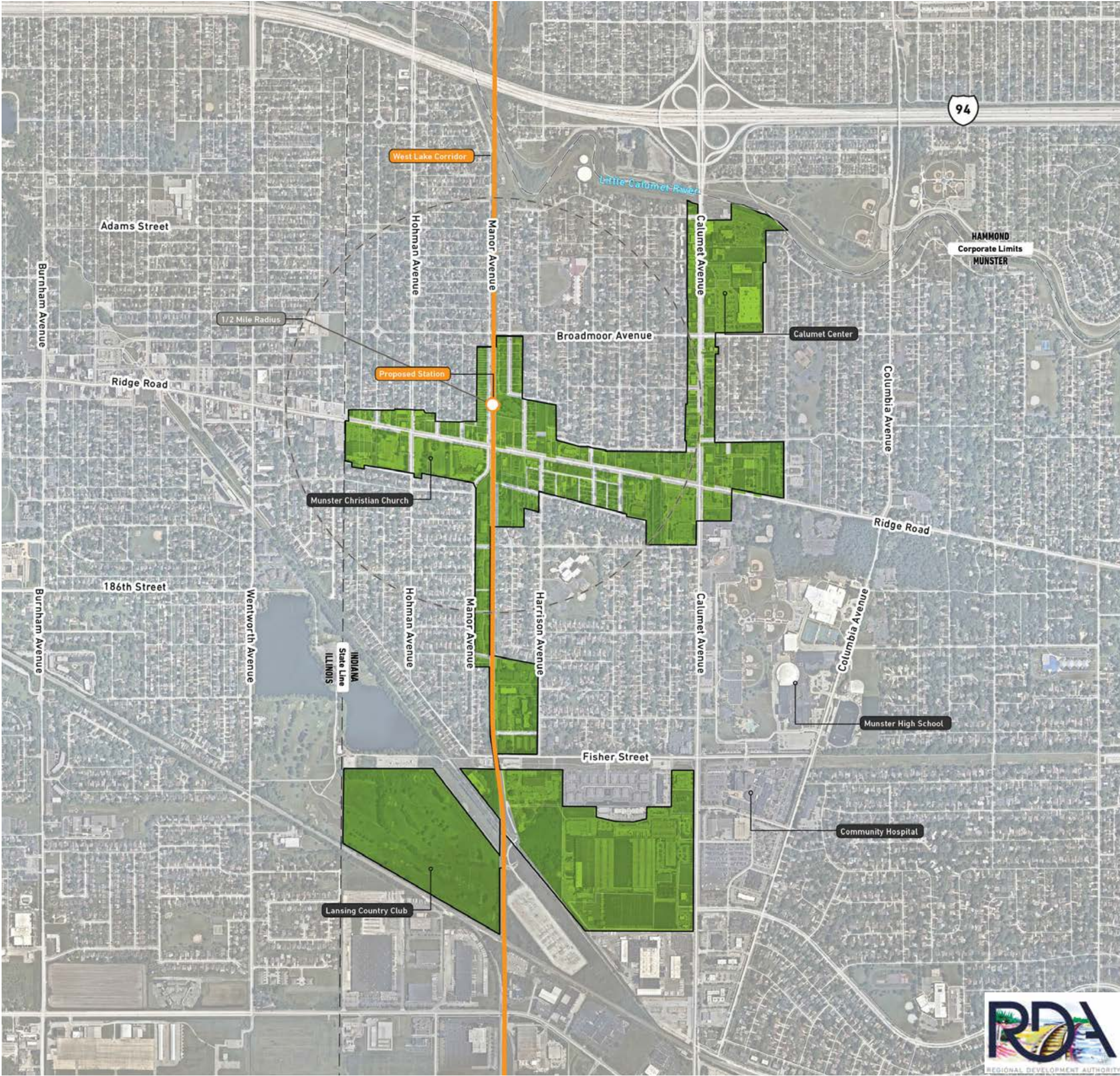




# RIDGE ROAD TDD BOUNDARY

Town of Munster  
4,889.6 total acres /  
7.6 square miles

Ridge Road TDD Area:  
309.3 total acres

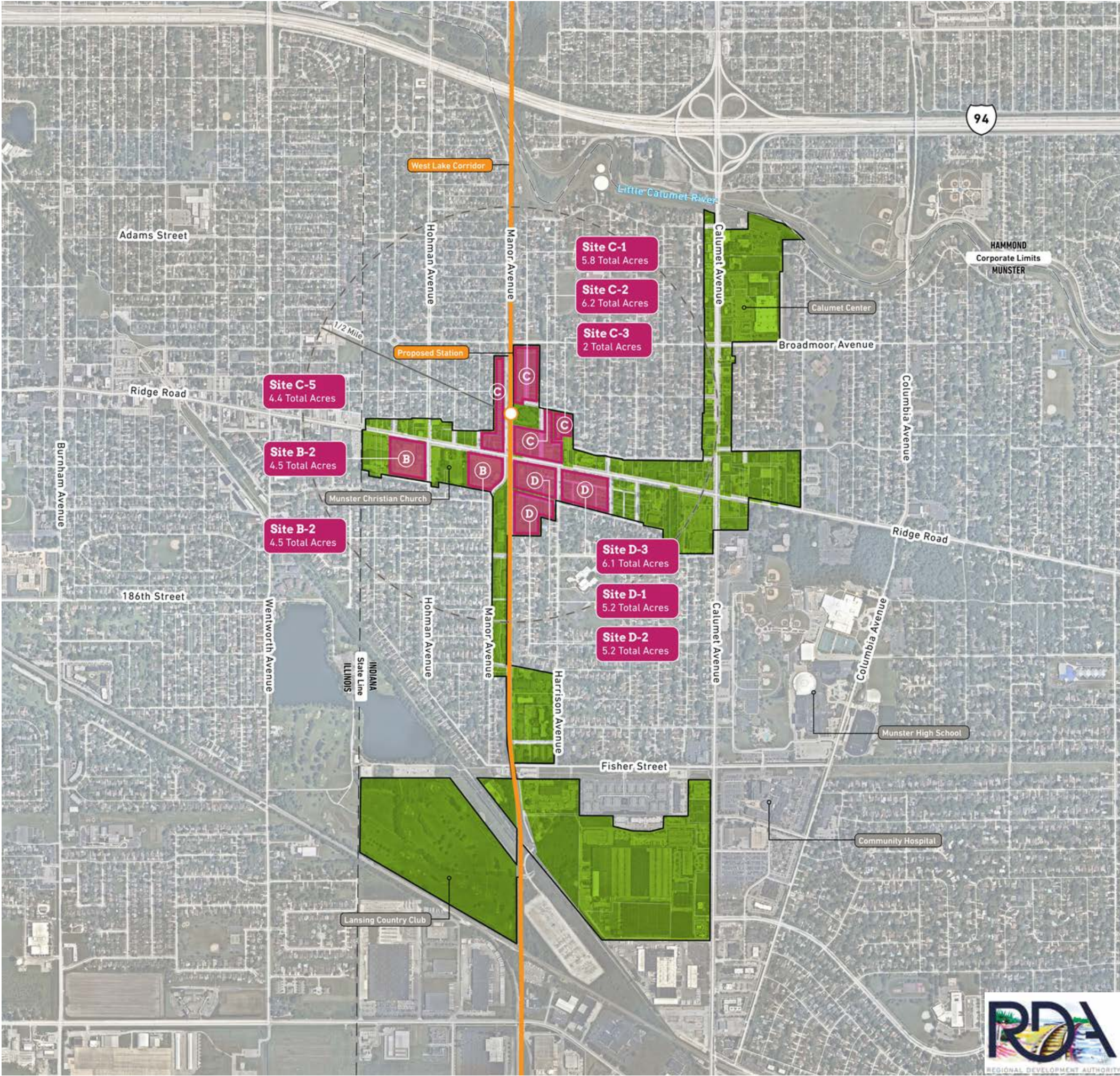




# RIDGE ROAD PRIORITY SITES

Town of Munster  
4,889.6 total acres /  
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Ridge Road TDD Area:  
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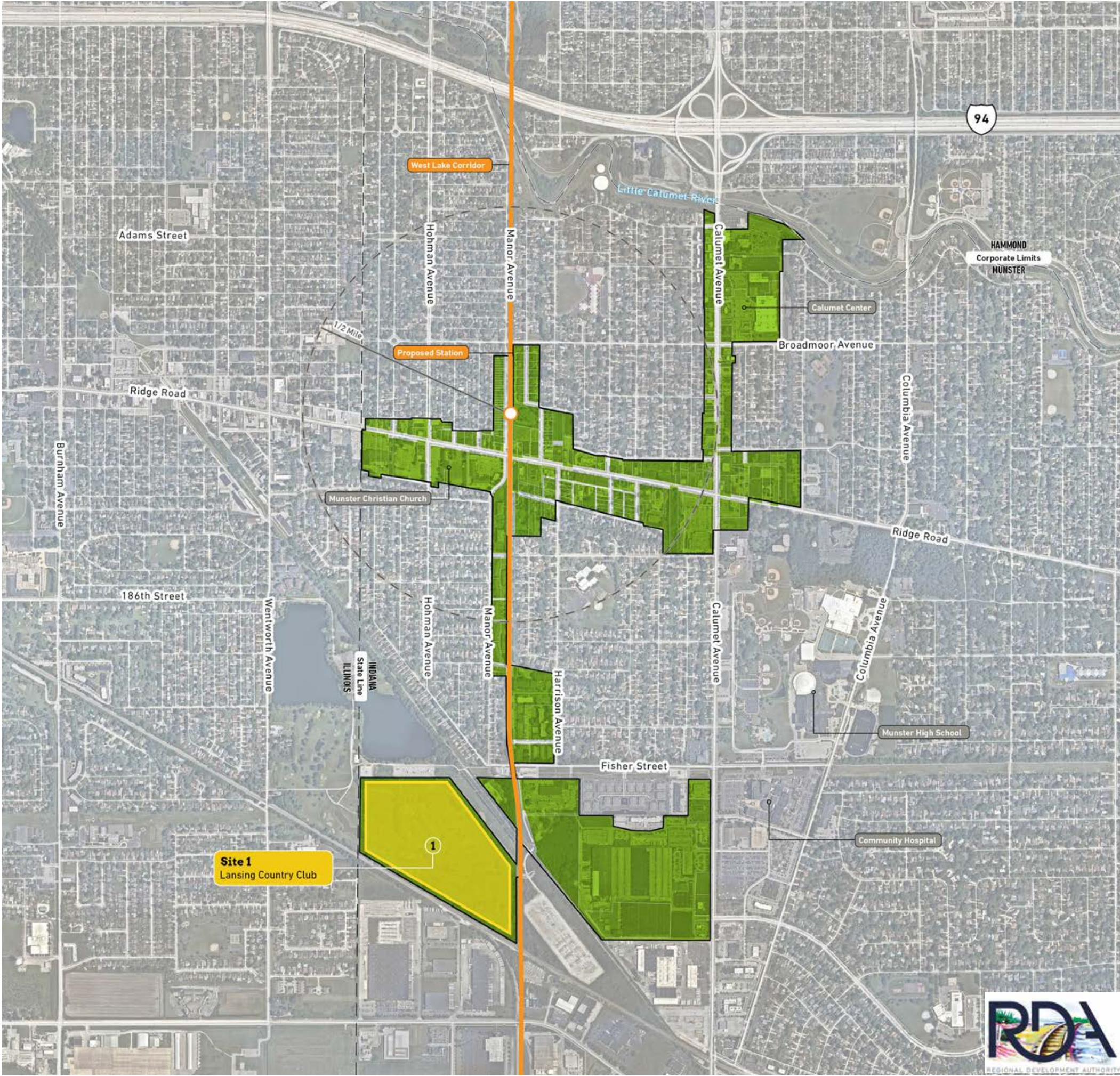
# MUNSTER MEETINGS AND KEY MILESTONES

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- 4/8/20 - Munster work session with staff and council persons
- 4/10/20 – Ridge Road work session with Munster staff
- 5/12/20 – Analysis results call with Munster staff
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- 6/3/20 – Ridge Road recap meeting with Munster staff
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# RIDGE ROAD PIPELINE DEVELOPMENT

Site 1:  
Lansing Country Club





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## PORTAGE OGDEN DUNES

8/11/22



POLICY ANALYTICS LLC

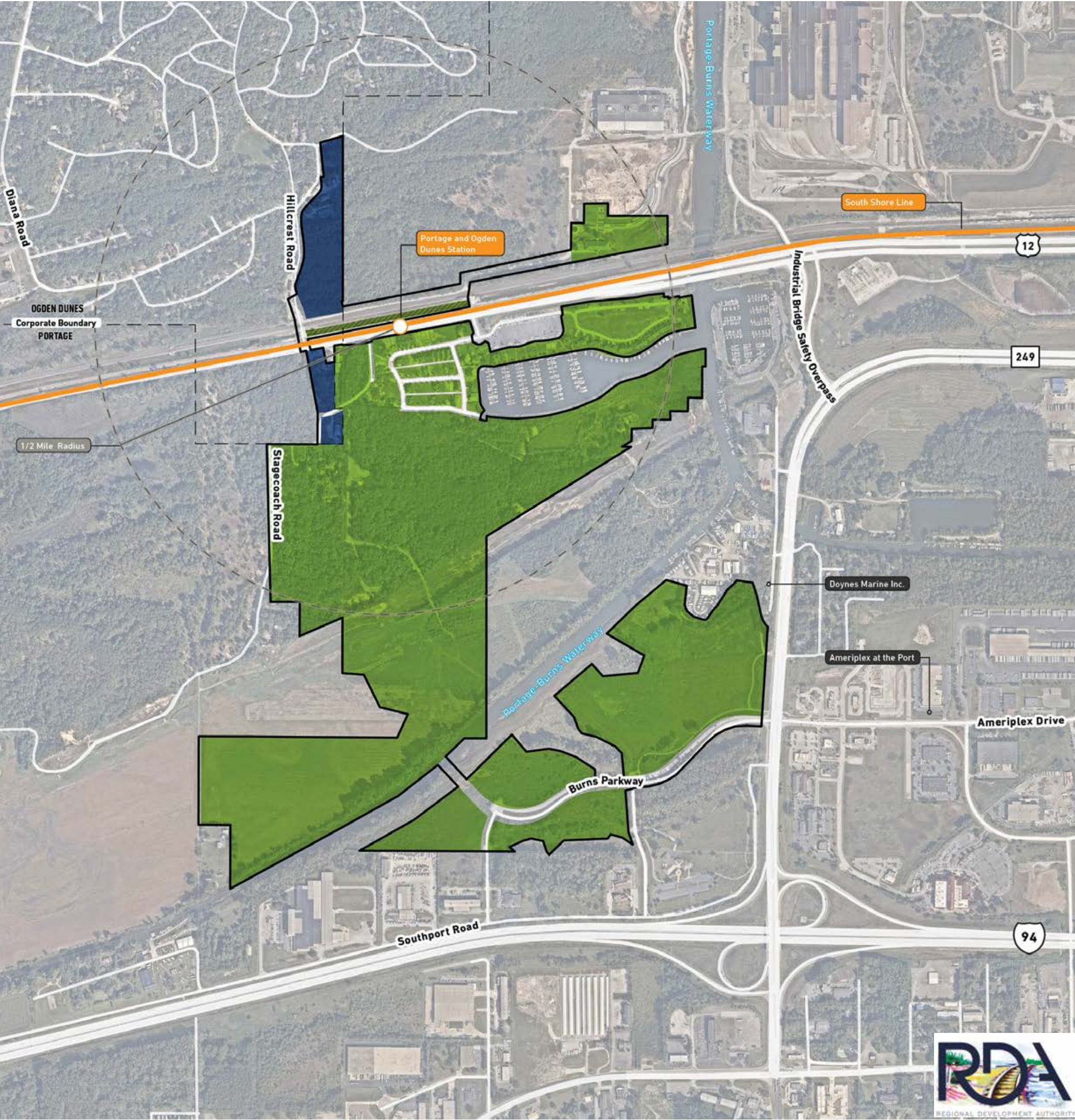
MKSK

KPMG



# PORTAGE/ OGDEN DUNES TDD BOUNDARY

**TDD Area:**  
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Portage: 292.4 acres  
Ogden Dunes: 16.3 acres

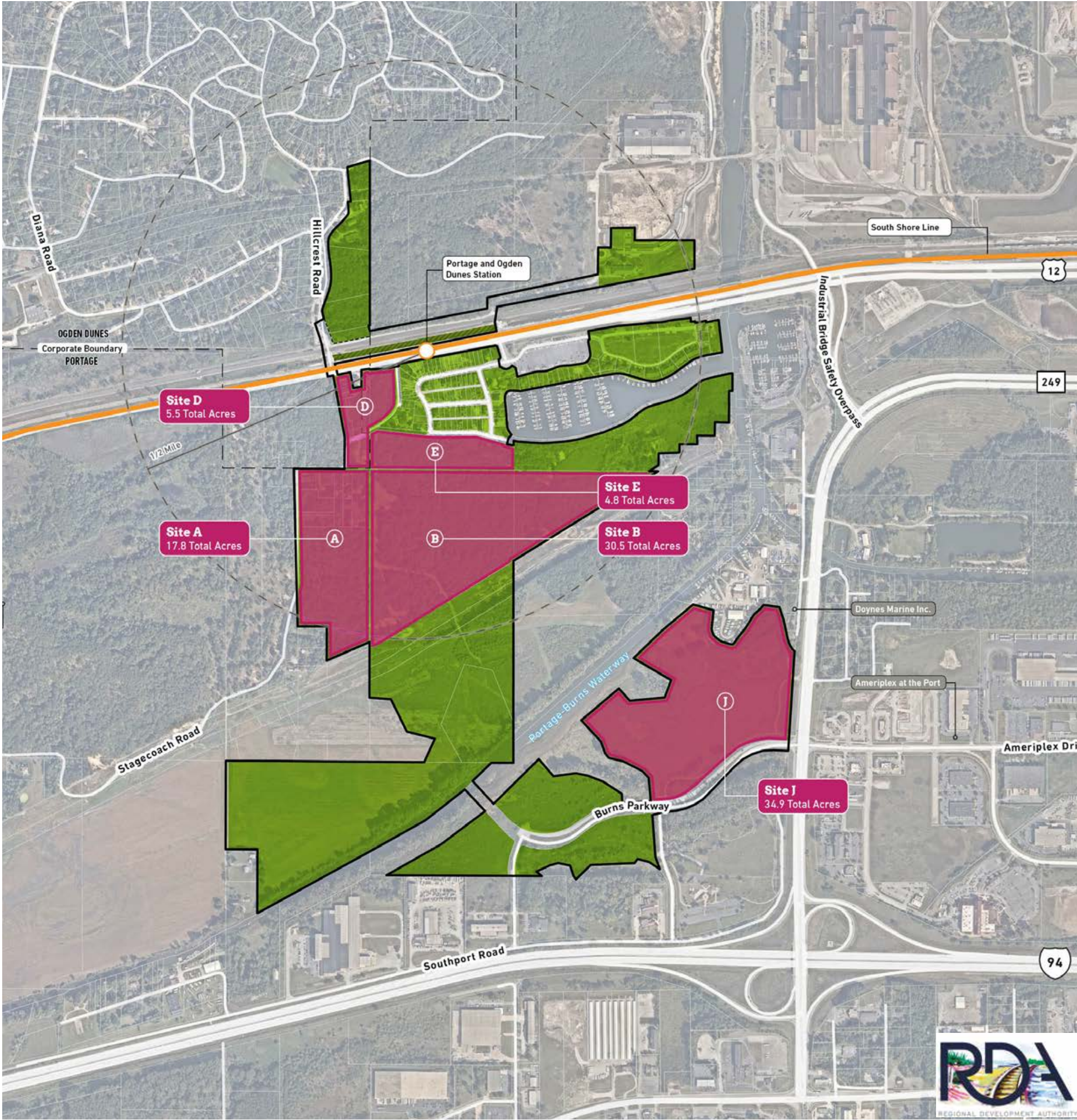




# PORTAGE/ OGDEN DUNES PRIORITY SITES

## TDD Area in Portage:

308.7 total acres  
Portage: 292.4 acres  
Ogden Dunes: 16.3 acres





# PORTAGE MEETINGS AND KEY MILESTONES

- 3/4/20- Initial meeting with Portage and NICTD regarding parking at the station area
- 3/23/20 – Parking lot review meeting
- 3/24/20 – Tour and initial work session with Portage staff
- 4/14/20 – work session with Portage staff
- 4/15/20 – work session with Portage staff
- 4/29/20 – meeting regarding drainage and retaining wall
- 5/11/20 – Parking lot review meeting
- 6/1/20 – Development planning review meeting
- 6/4/20 – Meeting with NICTD and Portage
- 7/21/20 – Meeting with Portage leadership
- 8/19/20 – Meeting with Portage staff
- 11/13/20 – Meeting with Portage staff
- 12/23/20 – Meeting with Portage staff
- 1/7/21 – Portage logistics meeting
- 2/3/21 – Portage Public Engagement session
- 2/11/21 – Portage boundary public input review meeting
- 5/20/21 - Email sent to request confirmation of changes to TDD boundary
- 5/24/21 - Email boundary confirmation received from staff
- 9/9/21 – Meeting with Portage staff to confirm the draft TDD boundary
- 6/9/22 - RDA Board Hearing #1



# OGDEN DUNES MEETINGS AND KEY MILESTONES

- 3/4/20- Initial meeting with Ogden Dunes regarding parking at the station area
- 6/4/20 – Meeting with NICTD and Ogden Dunes
- 6/15/20 – Meeting with Ogden Dunes council persons
- 6/18/20 – Meeting with Ogden Dunes council persons
- 8/7/20 – Meeting with Ogden Dunes council persons
- 11/2/20 – Meeting with Ogden Dunes council persons
- **12/3/20 – Ogden Dunes Public Engagement Session**
- 2/9/21 – Ogden Dunes boundary public input review meeting
- **6/9/22 - RDA Board Hearing #1**



# **RDA TDD BOUNDARY PUBLIC COMMENT PERIOD**

The RDA Board of Directors will receive public comment on the TDD Boundary limited to the following:

- **Persons wishing to comment will need to sign up, write, and verbally state their name and address while approaching the podium**
- **For persons attending virtually:**
  - **Please type your name and address in the chat function if you wish to make a comment and you will be called on individually**
  - **When called on, state your name and address verbally**
  - **If you wish to make a comment in writing only, please type your name and address in the chat function along with your comment or send via email to [dwellman@rda.in.gov](mailto:dwellman@rda.in.gov)**
- **Public comments will be limited to three minutes per person**
- **Only comments related to the TDD boundaries will be in order**
- **Commentary on NICTD and rail planning of TOD developments within each community will be ruled out of order**





DYER

# TDD BOUNDARY PUBLIC HEARING #2

## OVERVIEW

8/11/22

