

ATTACHMENT A

- I. **Call to Order:** The RDA Board meeting was called to order at 11:00 a.m. on Tuesday October 16, 2012 with Chairman Leigh Morris presiding.
- II. **Roll Call:** Present: Chairman Leigh Morris, Harley Snyder, Lou Martinez, Bill Joiner, Ed Glover, Jeff Good, and Peter Novak. Seven members were present constituting a quorum.

Public Comment Policy: L. Morris reported that changes were made to the policy for public comment. Any individual who desired to provide public comment before the RDA Board of Directors will provide their name and organization on the sign-in sheet and “check mark” the agenda section(s) they will be addressing (the **only** agenda sections in which public comment will be solicited for are: General Public Comment, Working Group/Project Status Review, Unfinished Business and New Business).

- I. **General Public Comment:** J. Nowacky stated that an associate of his recently required a shopping center on Route 20 on the East side of Gary, Indiana and he is looking to have it re-developed, but the problem is that there is a vacant building adjacent to the shopping center and to Marquette Park and the building is in a total state of collapse. He asked the Board for the opportunity for the RDA to clean –up the gateway to the City and to also provide a location for economic development.
- II. **Consent Agenda:** P. Novak moved for approval of the consent agenda with a second by B. Joiner. All were in favor and the consent agenda was approved.

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| a. <u>Minutes of the Board Meeting of August 21, 2012</u> | Approved |
| b. <u>Consultant Service’s Report:</u> | Approved |
| c. <u>MBE/WBE Quarterly Report:</u> | Approved |
| d. <u>Buy-IN Quarterly Report:</u> | Approved |

III. **Action on Recommendation from Working Groups:**

- a. **IEDC Funding Request:** S. Ziller reported that there are currently three funding requests before the Board today from the Indiana Economic Development Corporation (IEDC). Per the RDA’s Economic Development Funding Policy, the Deal Closing fund is available to assist companies in locating to Northwest Indiana. Those companies must demonstrate an impact on the economy in terms of capital investment and job creation. S. Ziller reported that the deals have not been closed yet and are still in the negotiation phase. S. Ziller also reported the following:
1. The total amount of capital investments is approximately \$56 million.
 2. IEDC is committed to provide incentives totaling \$4,722,500.
 3. The total amount of new jobs created is approximately 314.
 4. The potential investment areas for these three projects are two in Lake County and one in Porter County.
 5. This total funding request to the RDA is \$4,450,000.

P. Novak stated that the RDA is excited about the prospects that have been presented to the Board; it adds employment to Northwest Indiana.

S. Ziller stated that the Board is being asked to allocate \$4,450,000 from its Deal Closing Fund to assist these companies in locating to Northwest Indiana.

B.Joiner offered a motion to approve the funding of the three projects, subject to the normal conditions attached, in terms of changes and deal structures and so forth, with a second by P. Novak. All were in favor and the motion was approved.

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- b. 2012 Budget Amendment:** S. Ziller reported that in the development of the RDA's 2013 budget, it was realized that two categories in the 2012 budget were identified as either being over-budget or close to being over-budget for 2012 calendar year. S. Ziller asked the Board for a budget amendment that would cover the costs of the two categories by lowering four categories that are anticipated as being under-budget as of December 31, 2012. The outcome of this request is budget neutral.

B.Joiner offered a motion for the recommendation to approve the budget amendment with a second by E. Glover. All were in favor and the motion was approved.

- c. Community Challenge Grant Policy:** L. Morris stated that the policy in front of the Board would be to create a fund to assist local units of governments to apply for projects that the Board would consider to be of regional significance in Lake and Porter counties. It would leverage funds from the private sector or public entities. The allocation would be not to exceed a million dollars each year and a maximum of \$200, 000 per grant, which could be renewed at the Board's discretion. The policy would be implemented in accordance with the RDA's conflict of interest policy. The funding request will be reviewed and presented to a Working Group for evaluation and recommendation to the full Board. The policy was reviewed by the Fiscal Task Force and was supported in concept. The RDA is still working out the details of the policy, but would ask the Board to take action on the concept while staff works out the kinks and would hope to have a finished policy at the November 20th RDA meeting.

B.Joiner offered a motion for the recommendation to approve the concept with a second by H. Snyder. All were in favor and the motion was approved.

IV. Project Status Review:

- i. Public Comment:** J. Nowacki stated, in regards to surface transportation, that there are investors looking into a site on Route 12 and Lake Street for installation for a new shopping center. Due to the uncertainly about the Lake Street and the South Shore station, it does not help that we see proposals being made for drastic alterations of the intersection. This guarantees that the investor's would have a difficult time forecasting the future. J. Nowacki also stated that, in regards to Marquette Park, although it is a beautiful facility the prices have gone up and the value is going down.

b. Surface Transportation:

- i. Update:** *None*

c. Shoreline Redevelopment

- i. Update:** S. Ziller delievered an update on the following projects, further stating that staff is monitoring all projects in terms of project progress and financial performance.
1. Hammond Lakes Area: \$31,480,000has been committed with \$21,803,679 expended and a balance of \$9,676,321 remains.
 2. Whiting Lakefront: \$22,008,225 has been committed with \$7,641,184 expended and a balance of \$14, 367,041 remains.
 3. Gary East Marquette Park: \$28,190,000 has been committed with \$19,248,591 expended and a balance of \$8,941,408 remains.
 4. East Chicago Shoreline Gateway/Water Filtration Plant Demolition: \$5,888,000 has been committed with \$1,708,604 expended and a balance of \$4,171,396 remains.
 5. Town of Porter: \$5,731,500 has been committed with \$2,107,574 expended and a balance of \$3,623,926 remains.

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S. Ziller reported that all Shoreline projects are on time, within budget and scope.

ii. **City of Portage Presentation:** Mayor Snyder made a presentation on the following projects:

- 1.) **Portage Lakefront River Walk Project**
- 2.) **Route 20-** main goal is focusing on creating a new vision. Allocation process on the old Dons motel has been implemented as well as the purchase of the Cast Away motel, which will be purchased at the end of the month.
- 3.) **Signage-** the City will begin putting up signs to direct visitors into the Portage Lakefront Park.
- 4.) **Fronius**
- 5.) **Marina Shores**

AJ Monroe also reported that the Portage Re-Development Commission has entered into a contact to develop an operation and maintenance plan at the park. The city is taking the next steps to further enhance the Portage Lakefront Park in cooperation with the re-development commission as well as the National Park Services. The second project is the development of a plan for the Portage Lakefront south property. AJ Monroe also added that the city continues to work with the Army Corp of Engineers. A draft plan has received the first level of approval, and the city has submitted some paperwork back to the Army Corp to being next steps. The city expects to see an upward of \$4 million invested in the area.

L. Morris asked AJ Monroe what the Army Corp of Engineers will allow the city to do.

AJ Monroe stated that it is a restoration project. It will help naturalize Burn's waterway, erosion matters, provide for habitat, and it also includes a recreational component that will be used for the continuing of the bike trail.

d. **Expansion of the Gary Chicago Airport:**

- i. **Update:** S. Landry stated that the airport is still on time and within budget for the December 31, 2013 deadline.

S. Wheeler gave an update on the following projects/contracts:

- 1.) **EJ&E (CN) Relocation (5 Contracts):**
 - a. EJ&E Bridges over the NS Gary Branch Project- Anticipated construction completion is set for December 31, 2012.
 - b. Dynamic Compaction and Earthwork Project- Dynamic compaction, placement of embankment (fill) and sub-ballast is 100% complete.
 - c. Grading and Retaining Walls Project- Anticipated construction completion is set for August 15, 2013.
 - d. Culvert & Grading Project- Construction was completed on September 25, 2012.
 - e. Signals and Track work Project- Construction completion is set for June 15, 2013.
- 2.) **Grade Separation (Overpass) for Airport Road (2 Contracts):**
 - a. Grade Separation Project
 - b. Illini State Site Preparation- Final documentation is being compiled.
- 3.) **Airfield (4 Contracts):**

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- a. Airfield- Electrical, Markings and Threshold
- b. Grading and Utilities Project
- c. Airfield- Paving Project
- d. Clearing, Grubbing & Phase 1 Grading Project- Final quantities are being compiled and documentation is currently being prepared.

S. Landry reported that Allegiant went into a seasonal adjustment and went on a six week hiatus due to a low volume of reservations and traffic going to Orlando. 50% of Allegiant routes nationwide have had some sort of seasonal adjustment, it is not only Gary Airport. S. Landry also stated that this is not unusual for Allegiant to do this. They will resume operations on October 18th. The Airport is already planning to capture spring break travel. Allegiant is here to stay and the public can still purchase tickets all the way up until April of 2013.

B.Joiner asked, in regards to the six week hiatus, what the % is towards the targeted 10,000 seats to be sold.

S. Landry answered stating that currently about 85% of seats has been sold. That number is important because if the Airport obtains 10, 000 seats in one calendar year, the Airport will become eligible for \$850,000 in federal airport improvement funds.

E. Glover advised that the Airport keep the RDA Board member aware and updated on the number of seats being sold.

L. Morris noted that the marketing/communications effort is in place. The RDA and the Airport Board are working collaboratively, and he indicated that the Airport is moving in a positive direction, and we are going to continue to be on time, within budget, and more planes will be seen by 2013.

e. Economic Development:

- i. **Update:** none

f. RDA Administrative:

- i. **Update:** S. Ziller reported that D. Wellman has been working very diligently with Purdue University Calumet's CVIS department to create a movie that highlights the RDA's projects to date, with some financial analysis integrated throughout the movie. S. Ziller stated that at the end of the meeting the first cut of the movie will be shown. The RDA anticipated on having the movie completed by the end of November, 2012.

V. Unfinished Business:

- a. **Public Comment:** J. Nowacki voiced his concerns on how important these projects are, however the residents in Gary do not see that due to the lack of maintenance to the parks.
 - i. **Town of Pines, Funding Request:** L. Morris reported that with the approval of the Community Challenge fund the RDA recommends that the Town of Pines be one of the first applicants for funding.

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H. Snyder also regarded the jobs cabinet program that is occurring in Porter County. With some of the discussion evolving from within the group, they should take a look at the Town of Pines proposal.

ii. **Other:** *None*

VI. **New Business:**

i. **Public Comment:** *None*

ii. **Auditor Selection:** S. Ziller reported that the RDA opened the bidding process for a CPA firm to perform the RDA's 2013 financial audit and two proposals were received. After careful reviewing and consideration from staff and the fiscal task force S. Ziller asked the Board for the recommendation for approving Whittaker and Company to perform the RDA's 2013 financial audit at the cost indicated in their proposal.

B. Joiner offered a motion to approve the recommendation as stated by S. Ziller with a second by L. Martinez. All were in favor and the motion was approved.

VII. **2012 Future Meeting Planning:** The quarterly Board structure and the monthly Working Groups are reflected in the planning calendar.

a. **RDA Working Group Meeting, November 20, 2012** *TBA*

b. **RDA Working Group Meeting, December 18, 2012** *TBA*

VIII. **Adjournment:** Without further business the meeting was adjourned.

Respectfully submitted by Amy Jakubin