

- I. **Call to Order:** The RDA Board of Director’s meeting was called to order at 10:00 a.m. CST on Thursday, December 8, 2022 with Chairman Donald P. Fesko presiding.

- II. **Roll Call:** Present: Chairman Donald P. Fesko, Chris Campbell, Africa Tarver, Patrick Lyp, Milton Reed, Darnail Lyles, Jason Gilliana and John Dull. Eight members were present constituting a quorum.

- III. **General Public Comment:** *None*

- IV. **Consent Agenda:** Milton Reed motioned to approve the consent agenda with a second by Chris Campbell. All were in favor and the motion was approved.
 - 1. ***Minutes:*** Board Meeting of August 11, 2022 *Approved*
 - 2. ***Reports:*** MWBE Quarterly Expenditure Compliance (3rd QTR 2022) *Approved*
 - 3. ***Reports:*** Buy Indiana Quarterly Report (3rd QTR, 2022) *Approved*
 - 4. ***Reports:*** Zip Code Quarterly Report (3rd QTR, 2022) *Approved*
 - 5. ***Reports:*** County Quarterly Report (3rd QTR, 2022) *Approved*
 - 6. ***Reports:*** Contractor Utilization Report (3rd QTR, 2022) *Approved*
 - 7. ***Compensation:*** CEO Annual Compensation/Performance Review *Approved*

V. **Action Items:**

- 1. **Budget: Proposed 2023 Administrative Budget:** Bill Sheldrake reported that the proposed budget grouping for the administrative categories’ totals show a 2.8% increase over the CY 2022 level. For CY 2023, the category of “Professional Consulting Services” has been budgeted for 2 firms. First, Engaging Solutions, an HR compliance consultant, is budgeted at the same level as its 2022 expenditures but will accomplish an additional audit due to the closing out of several of the RDA grant contracts. Second, Policy Analytics, in addition to its normal financial advisory services, has been tasked by the RDA management with producing 2 returns on investment studies. One is for the Gary Chicago International Airport and the second for NICTD. The NICTD study is in view of the very substantial increase in the construction cost of the rail projects.

Africa Tarver motioned to approve the 2023 administrative budget, as presented, with a second by Patrick Lyp. All were in favor and the motion was approved.

- 2. **Budget: Proposed 2023 Project Planning and Due Diligence Budget:** Bill Sheldrake reported the RDA’s responsibilities in carrying out the requirements of HEA 1144-2017, managing the development around the station areas for the West Lake and

Double Track projects injects new and expanded costs into its budget. Both RDA staff and its consulting team continue to spend long hours meeting with the staffs of region municipalities, analyzing past development patterns and planning redevelopment strategies to execute the RDA's region-wide redevelopment mission. These activities will evolve to some extent, but as development projects come to the transit development districts, and developers bring requests for financial support, the pressure to continue to lead the region in economic development will continue. The project planning and due diligence budget shows a decrease of about 16% from CY 2022.

Chris Campbell motioned to approve the project planning and due diligence budget, as presented, with a second by Milton Reed. All were in favor and the motion was approved.

3. **Resolution 22-09: Governance Agreement Updates:** Sherri Ziller reported Staff and RDA finance consulting teams have held phone conferences with each of the Board members to discuss the final proposed terms of the financing and funding for West Lake and Double Track. All documents related to the final terms have been updated and provided to the Board in advance of this meeting.

Sherri Ziller asked the Board to approve Resolution 22-09, as presented.

Chris Campbell motioned to approve Resolution 22-09, as presented, with a second by Patrick Lyp. All were in favor and the motion was approved.

VI. Project Status Review

a. Surface Transportation and Development:

Update: Sherri Ziller updated the Board on both rail projects.

West Lake

- Design-Builder is continuing with final design and delivered several design packages for NICTD review in Q3.
- As of September, design is 77.5% complete. 46 of 47 60% design packages have been received, 48 of 51 90% design packages have been received, 43 of 50 100% design packages have been received, and 42 of 51 final Ready for Construction packages have been received.
- Physical construction for West Lake continues with utility relocation, retaining walls, and bridge foundation construction.

- All commercial/industrial demolitions have been completed.

Double Track

- All seven construction packages have been awarded. All contracts have received a notice to proceed or a limited notice to proceed and construction is currently underway.
- As of September, overall construction completion across the seven packages is 30.6% complete.
- Extended Track Outage 1 between Carroll Ave. to Dune Park Station has been working and will continue to be in place until at least February.
- Extended Track Outage 2 between Carroll Ave. and Gary Metro began August 15.
- NICTD is working with the contractor to address supply chain issues and they have jointly developed temporary solutions so that the project schedule can be maintained.

b. Transit Development Districts:

FTA TOD Planning Grant/TDD Project: Sherri Ziller reported that most recently, RDA and the consulting team met with NICTD, GPTC, and City of Gary officials to advance thinking around Gary Metro. RDA also worked closely with NICTD to understand it is going to take some time to get FAA clearance to move the rail to the west side of the South Bend Airport. MKSK continues to advance corridor-focused concepts, and advanced discussions testing stormwater and infrastructure needs at key sites throughout the TOD study area. RDA has completed infrastructure studies for Hammond Gateway focused on stormwater analysis tied to future development potential and worked with NICTD to reduce the size of the detention pond, impacting future TOD development by 90%. MKSK also made significant advancements in wrapping up development testing in preparation for review with local units and NICTD (where the potential for joint development on NICTD property exists), finalizing land use recommendations and projections, and formalizing zoning recommendations in collaboration with our zoning team. MKSK is on track to provide a draft deliverable towards the end of the year.

- c. **President's Report:** Sherri Ziller reported that she been active in the local business community with speaking engagements at CAF/NWIBRT's annual Business and Economic Roundtable, Homebuilders Association of Northwest Indiana, and the Crown Point Rotary Club, and One Region Membership meeting. The RDA also worked with



NICTD in hosting the State Budget Committee on its recent trip to The Region, as well as Labor Secretary Marty Walsh and U.S. Rep. Frank Mrvan.

Additionally, Sherri Ziller reported to the Board that in October, staff and the collective consulting team (MKSK, KPMG and Policy Analytics) convened in Indianapolis for a strategy session on our processes and procedures for interfacing with developers. The RDA is building three documents: an internal operating manual, a program guide for developers and process guide for developers and communities. These will standardize interactions with developers and provide necessary information to them as part of the RDA's developer outreach efforts.

Unfinished Business: None

VII. Unfinished Business: None

VIII. New Business:

i. **Update: None**

IX. 2023 Board Planning Calendar: The quarterly Board meeting structure is reflected in the planning calendar.

X. 2023 Future Meeting Dates

XI. General Public Comment: None

XII. Adjournment: Without further business the meeting was adjourned.

Respectfully submitted by Amy L. Jakubin