



I. **Call to Order:** The RDA Board of Director's meeting was called to order at 10:00 a.m. CDT on Thursday, January 25, 2024 with Chairman Donald P. Fesko presiding.

II. **Roll Call:** Present: Chairman Donald P. Fesko, Randy Palmateer, Chris Campbell, Patrick Lyp, and Phil Taillon. *

* Dave Hollenbeck, RDA Legal Counsel, opened the meeting by announcing that since the RDA added three new members to the Board, matters that are *not* related to TDDs (Transit Development Districts) fall under the jurisdiction of the original 7-member board. Consequently, for matters unrelated to TDDs, a quorum would be constituted by having at least four (4) members present. However, for TDD-related matters, the board is required to have six (6) members present.

As per the Dave Hollenbeck's legal opinion, he advised that the board is able to proceed with voting on non-TDD related action items listed on the agenda, such as the Election of Officers. However, any other action items that require a quorum of at least six (6) members will need to be addressed during the next scheduled meeting.

Dave Hollenbeck addressed that the next meeting has been tentatively rescheduled and will take place on Thursday, February 15 at 10:00 AM CDT. This is when the RDA board will be able to address the remaining action items.

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

IV. **Election of Board Officers:** Phil Taillon motioned to nominate Randy Palmateer for Vice-Chairman with a second Patrick Lyp. All were in favor and the motion was approved.

Randy Palmateer motioned to nominate Christopher Campbell for Treasurer with a second by Phil Taillon. All were in favor and the motion was approved.

V. **Consent Agenda:** All items under the consent agenda are *pending approval* until next scheduled Board meeting. No action was taken.

1. **Minutes:** Board Meeting of December 14, 2023
2. **Reports:** MWBE Quarterly Expenditure Compliance (4th QRT 2023)
3. **Reports:** Buy Indiana Quarterly Report (4th QRT 2023)
4. **Reports:** Employment Quarterly Report By *County* (4th QRT 2023)
5. **Reports:** Employment Quarterly Report By *Zip Code* (4th QRT 2023)
6. **Reports:** Contractor Utilization Report (4th QRT 2023)



VI. Action Item:

1. **Budget:** Proposed 2024 Project Planning and Due Diligence: Budget was tabled until next schedule meeting - *no action was taken.*

VII. Project Status Review

a. Surface Transportation and Development:

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

West Lake

- Design is 92% complete; design of smaller civil works, train operating systems and one major bridge remain in progress.
- Current construction is focused on rail bed, utility relocation, bridges, station areas and retaining walls.
- The walls, roof/interior floor of the EALM building in Hammond are complete. Utility installation is ongoing.
- Construction is 62% complete.
- An extended period of testing and commissioning is required between Construction Completion and Revenue Service.
- Revenue Service Date of *May 1, 2025* is NICTD's current target.

Double Track

- Overall Construction is 97% complete.
- DT1 (*Main rail project*): Remaining work focused on overhead catenary system and systems testing activities have begun for areas west of Dune Park Station. Extended Track Outage is currently underway from Dune Park to Gary Metro, train service expected to resume April 2024.
- DT2 (*MC 11th Street Station*): The TOD developer encountered an underground sewer and is relocating it. *Once complete*, work on the parking garage will resume.
- DT3 (*Gary Miller Station*): Work remains on vestibule. Other parts of station are undergoing final testing and inspections.
- DT6 (*Positive Train Control*): Contract is 79% complete. Coordination continues with DT1 contractor.
- Revenue Service Date of *May 15, 2024* is NICTD's current target

b. Transit Development Districts:

Update: Sherri Ziller reported that, since the last board meeting, the RDA confirmed the project list for the Gary Blight Elimination Study with Mayor Melton and his team and has selected a consultant for a site survey for the



Metro Station Authority, all tied to the Gary Metro/Downtown TDD boundary. The RDA has also coordinated to move forward with 2024 TDD boundaries with the participation of Valparaiso (downtown), South Bend

(airport), and Beverly Shores and Pines (1 potential TDD). The team is also supporting communities to navigate development potential from a technical standpoint. The RDA continues to work with both existing and new administrations on TDD implementation.

Sherri Ziller also reported that the first 2024 meeting of the TDD steering committee is scheduled for February 21. It will be held virtually and if anyone is interested in participating, just contact Dave Wellman and he will send you a link.

c. **President's Report:**

Update: Sherri Ziller reported on the following:

1. **NCSP** – the RDA continues the preparation for beginning the New Comprehensive Strategic Plan project –which is to occur in CY 2024. Sherri expects to have the budget in place at the January (25th) RDA Board meeting for the Board's consideration along with the proposed project team that will fulfill the needs of the strategic plan.
2. **Convention Center Feasibility Study** – the RDA has a kickoff meeting later this afternoon to review the scope and deliverables, project timeline and target dates of the study and identify the key stakeholders for the firm to engage with when they conduct the study. RDA is still on track for a final report to be delivered on March 1, 2024
3. **Gary Metro Station Revitalization** – Sherri Ziller reported that the RDA is beginning to develop a strategy for the planning and eventual construction of the Gary Metro station and platform. The RDA plans to work with the City of Gary, NICTD, and other connected organizations to develop the plan and timeline and pursue all available sources of revenue for the station, including possible public-private partnerships arrangements. The RDA is working on establishing the organizational



by-laws of the Gary Metro Center Station Revitalization Project Board. As these develop, the RDA will share them with the State.

4. **Blight Elimination** – Sherri Ziller reported and stated that the statute says the RDA will after July 1, 2023, and again after July 1, 2024, deposit \$3 million (each year) into the State Blighted Property Demolition Fund. The RDA is prepared to make its first deposit; however, the RDA has been waiting for Gary to make their deposit, and since the RDA’s eventual reimbursement is capped by the amount of funding that Gary provides, the RDA intends to only grant dollars to Gary that have been fully matched by Gary.

Additionally, Sherri reported that Gary is required to transfer up to \$3,000,000 per year and that the RDA anticipates that Gary will transfer the entire \$3 million each year which will provide a total of \$12 million to spend on demolition in Gary. Mayor Melton has indicated a desire to find the funding.

Sherri also reported that the RDA will be releasing an RFP for the demolition of the initial round of properties and will also be releasing an RFP for a construction manager to oversee the demolitions.

- ci. **Unfinished Business:** None
- cii. **New Business:** None
- ciii. **2024 Board Planning Calendar:** The quarterly Board meeting structure is reflected in the planning calendar.
- civ. **General Public Comment:** None

Respectfully submitted by Amy Jakubin