



- I. Call to Order: The NWIRDA Board of Director’s meeting was called to order at 10:00 a.m. CT on Thursday, February 10, 2022 (via Zoom) with Chairman Donald P. Fesko presiding.
II. Roll Call: Present: Chairman Donald P. Fesko, Randy Palmateer, Christopher Campbell, Milton Reed, Africa Tarver, Patrick Lyp and Darnail Lyles. Seven members were present constituting a quorum.
III. General Public Comment: None
IV. Election of Board Officers: M. Reed motioned to nominate Randy Palmateer for Vice-Chairman with a second by A. Tarver.

The motion was carried on a roll call vote with six members in favor and none opposed.

Table with 3 columns: Name, YES, NO. Rows include Donald P. Fesko, Christopher Campbell, Milton Reed, Patrick Lyp, Africa Tarver, and Darnail Lyles, all with 'X' in the YES column.

M. Reed motioned to nominate Christopher Campbell for Treasurer with a second by A. Tarver.

The motion was carried on a roll call vote with six members in favor and none opposed.

Table with 3 columns: Name, YES, NO. Rows include Donald P. Fesko, Randy Palmateer, Milton Reed, Patrick Lyp, Africa Tarver, and Darnail Lyles, all with 'X' in the YES column.

- V. Consent Agenda: M. Reed motioned to approve the consent agenda with a second by C. Campbell.



2. **Reports:** MWBE Quarterly Expenditure Compliance (4th QTR, 2021) *Approved*
3. **Reports:** Buy Indiana Quarterly Report (4th QTR, 2021) *Approved*
4. **Reports:** Zip Code Quarterly Report (4th QTR, 2021) *Approved*
5. **Reports:** County Quarterly Report (4th QTR, 2021) *Approved*
6. **Reports:** Contractor Utilization Report (4th QTR, 2021) *Approved*

The motion was carried on a roll call vote with seven members in favor and none opposed.

	YES	NO
Donald P. Fesko	X	
Randy Palmateer	X	
Christopher Campbell	X	
Milton Reed	X	
Patrick Lyp	X	
Africa Tarver	X	
Darnail Lyles	X	

VI. Actions on Anticipated Recommendations from Fiscal Task Force

- i. **Resolution 22-01: Governance Agreement Updates:** S. Ziller deferred to Sebastian Smelko (Ice Miller) to give an update to the Board.

S. Smelko reported that the RDA Board of Directors has approved the Governance Agreement in its previous forms. NICTD, the IFA and the RDA have further amended the Governance Agreement and its various exhibits (*including the Double Track, Schedule, Cost Budget and Financing Plan and West Lake Financing Plan and Schedule*) to memorialize the DT Project 1, as awarded, and to clarify the timing of the parties’ financing obligations with respect to the West Lake project. Throughout the entirety of these transformational Rail Projects, this has been an iterative process, which has required the RDA to work not only with NICTD and the IFA, but also with the proposed contractors, and the FTA. Previously, the RDA Board has delegated certain authorities to the Chairman, the Fiscal Task Force, the CEO, and the COO to take all actions necessary to carry out the purpose of the Governance Agreement. These delegations of authorities have been granted under various separate resolutions from 2018 through 2021. The prior authorizations given to the CEO provided the authority to authorize NICTD General Manager to execute the DT Project 1 contract and issue the LNTP and Notice to Proceed to Walsh, which was accomplished in December and earlier last month to avoid having to pay escalation costs to the contractor. S. Smelko asked the RDA Board of Directors for its consideration on the amended Governance Agreement, including all updated Double Track and West Lake exhibits, for approval. Resolution 22-01 approves and



authorizes the updated Double Track Project, including the updated Cost Budget, updated Schedule and update Financing Plan as well as the updated Schedule and Financing Plan for the West Lake Project where it authorizes the CEO in consultation with the Chair to execute the Third Amended and Restated Governance Agreement, Financing Documents and such other agreements as may be necessary to carry out the Resolution.

M. Reed motioned to approve Resolution 22-01 as presented with a second by C. Campbell.

The motion was carried on a roll call vote with seven members in favor and none opposed.

	YES	NO
Donald P. Fesko	X	
Randy Palmateer	X	
Christopher Campbell	X	
Milton Reed	X	
Patrick Lyp	X	
Africa Tarver	X	
Darnail Lyles	X	

VII. Project Status Review

a. Surface Transportation and Development:

Update: S. Ziller reported the rail projects continue to move forward and provided a general update on both rail projects:

West Lake Rail project

- Design-Builder is continuing with final design and delivered several design packages for NICTD review in Q4.
- As of January 1, design is 77.5% complete. 44 of 45 60% design packages have been received, 42 of 50 90% design packages have been received and 31 of 51 100% design packages have been received.
- Physical construction for West Lake is still expected to commence in March as long as the weather cooperates.



- Agreements for several of the more complex relocations (JM Industries and Djuric Trucking) have been finalized.
- RDA continues to coordinate with NICTD and will continue to monitor progress closely.

Double Track

- All seven construction packages have been awarded. All contracts have received a notice to proceed or a limited notice to proceed and are either currently underway or beginning physical work once the weather allows the 2022 construction season.
- The first Extended Track Outage which will bus passengers from Carroll Ave. to Dune Park Station is scheduled to begin February 27 until November 30.
- NICTD and the funding partners have agreed on the final scope and funding plan for the DT1 project and updated DT project budget.
- Michigan City has selected a mixed use developer for the 11th Street Station.

b. Transit Development Districts:

Update: S. Ziller reported the TDD boundaries have been drafted for Dyer, Munster, Hammond, East Chicago, Gary Miller, Portage, Ogden Dunes, and Michigan City. We are also re-engaging Porter in a discussion about forming a TDD boundary for the Dune Park area within the town. The RDA is confirming any further minor changes to the draft boundaries with the local units. We recently presented before One Region to better explain the benefits of TDD to catalyze TOD economic development in the region. Approximately 50 members of the development and economic development community attended. We are also conducting TOD impacts, trends, and housing development best practice research in coordination with the Housing Summit planned for the end of this month at Valparaiso University.

The next TDD Steering Committee meeting is scheduled for February 16 at 11:00 a.m.

- c. FTA TOD Planning Grant:** S. Ziller reported the TOD team has completed in-person work sessions with Dyer, Munster, Hammond, Portage, and Michigan City to determine local priorities for TOD advancement and the base scope of



work the team is advancing. Further in-person work sessions have been scheduled with East Chicago (February 15th) and Gary Miller (February 18th), and the team is working to confirm meetings with Ogden Dunes and Porter. In addition, our team is finalizing infrastructure, and brownfield review, drafted land use character maps, completed initial zoning assessments, and is working to finalize development opportunity planning and impact assessment. The RDA is also working on some corridor-focused planning and analysis for each community in close collaboration with the local units. Our next step is to set up a second round of in-person work sessions with the local units to review draft analysis, initial land use and development recommendations, collaboration on corridor planning, and provide additional education tailored to each community's needs.

d. **RDA Operations:** S. Ziller gave an update on the following:

Housing Summit – RDA and One Region will be hosting D|2024 housing summit to gather feedback and share examples of how market-rate housing can attract talent and further leverages the South Shore rail investment. Developers, contractors, elected officials and other leaders will convene to discuss transit-oriented development prospects along the South Shore Line and West Lake Corridor. The discussion will be focused on new mixed-use development with market-rate multifamily units. The hope is to address how Northwest Indiana can achieve regional housing goals by developing more modern housing options oriented toward commuters to higher-paying jobs in Chicago.

Various communities will be speaking about their TOD projects, the RDA will be giving an overview, and the former Mayors of Pittsburgh and Orland Park, IL will be sharing experiences about how these types of housing have transformed their cities.

The Housing Summit will take place from 1 to 4 p.m. Feb. 28 at Valparaiso University.

Annual Report – Dave Wellman is wrapping up the final details on the RDA's Annual Report. RDA staff will send you the link to the electronic file in the next week or so.

Ethics Training – Jill Huber is currently working with the State to finalize a schedule for the RDA and Board of Directors to participate in the State's Ethics Training course.



Conflict of Interest – Lastly, S. Ziller asked the Board to complete the RDA’s conflict of interest form.

VIII. **Unfinished Business:** *None*

IX. **New Business:**

i. **Update:** *None*

X. **2022 Board Planning Calendar:** The quarterly Board meeting structure is reflected in the planning calendar.

XI. **General Public Comment:** *None*

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

Respectfully submitted by Amy L. Jakubin