

Transit Development District Steering Committee meeting September 11, 2018

Location

Purdue Tech Center, Crown Point, IN

Present

Lynn Eplawy, Scott Jefferson, Karen Freeman-Wilson, Brian Poland, Carolyn Saxton

Regional Development Authority Update

RDA President and CEO Bill Hanna was invited to update the committee on the status of the commuter rail expansion project. He covered materials related to slides 3 and 4 of the workshop powerpoint (attached) regarding the West Lake and double tracking projects. He then turned the floor over to the RDA consulting team to discuss matters related specifically to the transit development districts (TDDs).

TDDs

Bill Sheldrake (Policy Analytics) and Sebastian Smelko (Ice Miller) were invited to brief the committee on the policy and legal framework for establishing a TDD (ppt slides 5 and 6). In response to questions from the Chairwoman, B. Sheldrake explained the pass-through process by which the RDA would pass through revenues not used for TDD projects to local governments, and the every-three-year review period required by statute to adjust the percentage of revenues passed through. B. Poland asked if the RDA could use TDD revenues on projects adjacent to the TDD that would benefit the TDD. B. Sheldrake replied that although such language does exist in regards to standard TIF districts it was not added to the TDD language.

TOD

Oscar Bedolla and Ian Flanagan from KPMG then presented a primer on transit oriented development (ppt slides 7-9). L. Eplawy asked if there was a timeline available so that communities could plan out development. I. Flanagan replied that communities on the existing line that would be impacted by double tracking could begin earlier but West Lake communities were dependent on the progress of project funding. They had estimated a 9-12 month process which would also need to fit in with the state budget committee cycle.

B. Sheldrake reviewed the TDD maps developed by the RDA as part of its comprehensive strategic plan update, noting these were intended as an illustration of how development might

proceed. He also added that the maps were developed with significant input from local planners, engineers and policy experts.

B. Poland had a question regarding the pass through of the income tax, whether that went directly to the community or back to the state. B. Shel Drake said it would go back to the state and be distributed throughout the county via the normal formula. The question was also raised about potential conflicts between a TDD and an existing TIF. B. Shel Drake said that the RDA would work with local communities in such a case and is expressly forbidden from endangering outstanding bonds.

ROLES AND RESPONSIBILITIES

Sherri Ziller and Ian Flanagan discussed slides 10-11 dealing with the organizational structure of the process, and next steps. S. Ziller said the RDA and its team would work toward holding individual workshops with each community to draw up the TDDs. I. Flanagan noted that it would be helpful if municipalities could provide an information on existing TIF districts and market studies so as to ensure that any conflicting documentation is ironed out. There was then cross-discussion of the relationship between the RDA TDD maps, maps produced by Farr during the West Lake public meeting process and local communities' own comprehensive plans. B. Hanna responded that this was a critical issue and discussions should also include developers to get their input on what they are interested in building in order to create a complete picture of what would maximize returns.

The future meeting dates of November 14 was confirmed.

The meeting was adjourned.