



TDD Steering Committee Quarterly Update

August 17, 2022

ONAL DEVELOPM

COMMITTEE &
TEAM
INTRODUCTIONS

Gary	Hammond	East Chicago	Ogden Dunes
Trent McCain	Brian Poland	Richard Morrisroe	Scott Kingan
Porter	Portage	Michigan City	South Bend
Michael Barry	AJ Monroe	Skyler York	Tim Corcoran
	Dyer	Munster	Beverly Shores
	Scott Jefferson	Lee Ann Mellon	John Blackburn
RDA	Policy Analytics	KPMG	MKSK
Sherri Ziller	Bill Sheldrake	Vince Dolan	Eric Lucas
Amy Jakubin	David Reynolds	Marc Bleyer	Aaron Kowalski
David Wellman		Tom Harmening	Tori Luckenbach

Agenda

A close-up photograph of a hand in a dark suit jacket holding a wooden gavel. The hand is positioned over a light-colored wooden surface, likely a table. The background is softly blurred, showing a lamp and what appears to be a courtroom or a formal meeting room.

- **Welcome and Introductions**
- **Approval of Minutes from May 18, 2022**
- **RDA Update on Rail Projects**
- **TDD Boundaries Update**
- **SBC TDD Review preview**
- **TDD Implementation Planning**
- **Next steps and questions**
- **Adjourn**

Update on the Rail Investment

Development of the new rail lines and stations is progressing at a steady pace.

West Lake Corridor

- 9-mile extension to Dyer, Indiana
- First extension of commuter rail in Northwest Indiana in over a century
- Project Cost: \$852 million
- Demolition of 86 of the 94 properties is completed. All relocations offers have been accepted.
- Final design is at 76% complete
- Construction is 3.8% complete
- Project schedule is currently on track to achieve the projected substantial completion and revenue service dates
- Construction Substantial Completion projected on May 28, 2025
- Revenue Service Date projected on May 20, 2026

South Shore Line (Double Track)

- 25-mile project area, includes 16 miles of new second track, the closing of 20 grade-level crossings in Michigan City, and the elimination of “street running” in Michigan City
- Project Cost: \$643 million (excluding financing)
- DT project was split into seven separate construction contracts.
- NTP has been provided for all seven contracts and physical construction is underway with most work occurring between Dune Park and Michigan City.
- Double Track Groundbreaking Ceremony was held on June 20, 2022
- Construction Substantial Completion projected on January 17, 2024
- Revenue Service Date projected on November 11, 2024



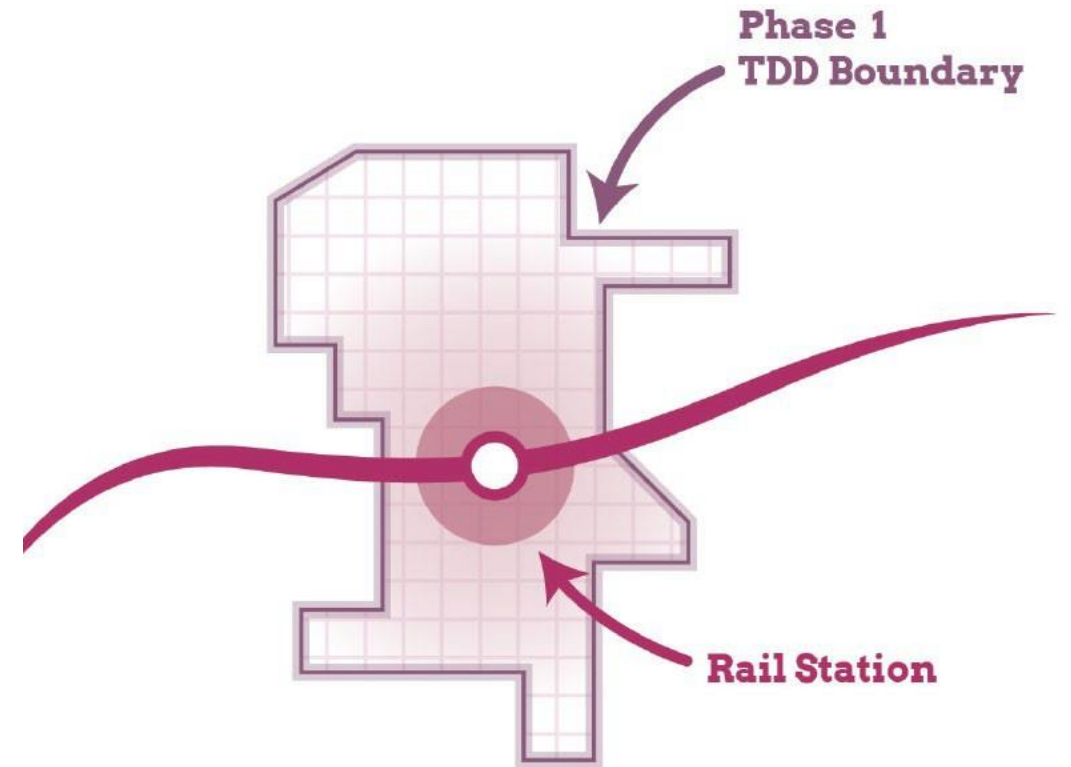
TDD Boundaries

Update

TDD Planning Progress (completed or in-process)

TDD Boundary Definition

- **Completed:** Munster/Dyer Main Street, Munster Ridge Road, Hammond Gateway/Downtown, East Chicago, Gary Miller, Portage/ Ogden Dunes, Michigan City
- State Budget Committee review (Fall 2022)
- 1st group of TDD boundaries to be established in 2022
- **In-process:** Gary Downtown, Dune Park (Porter), Beverly Shores, and South Bend Airport
- 2nd group of TDD boundaries will need to follow the same process



Illustrative exhibit – not an actual boundary

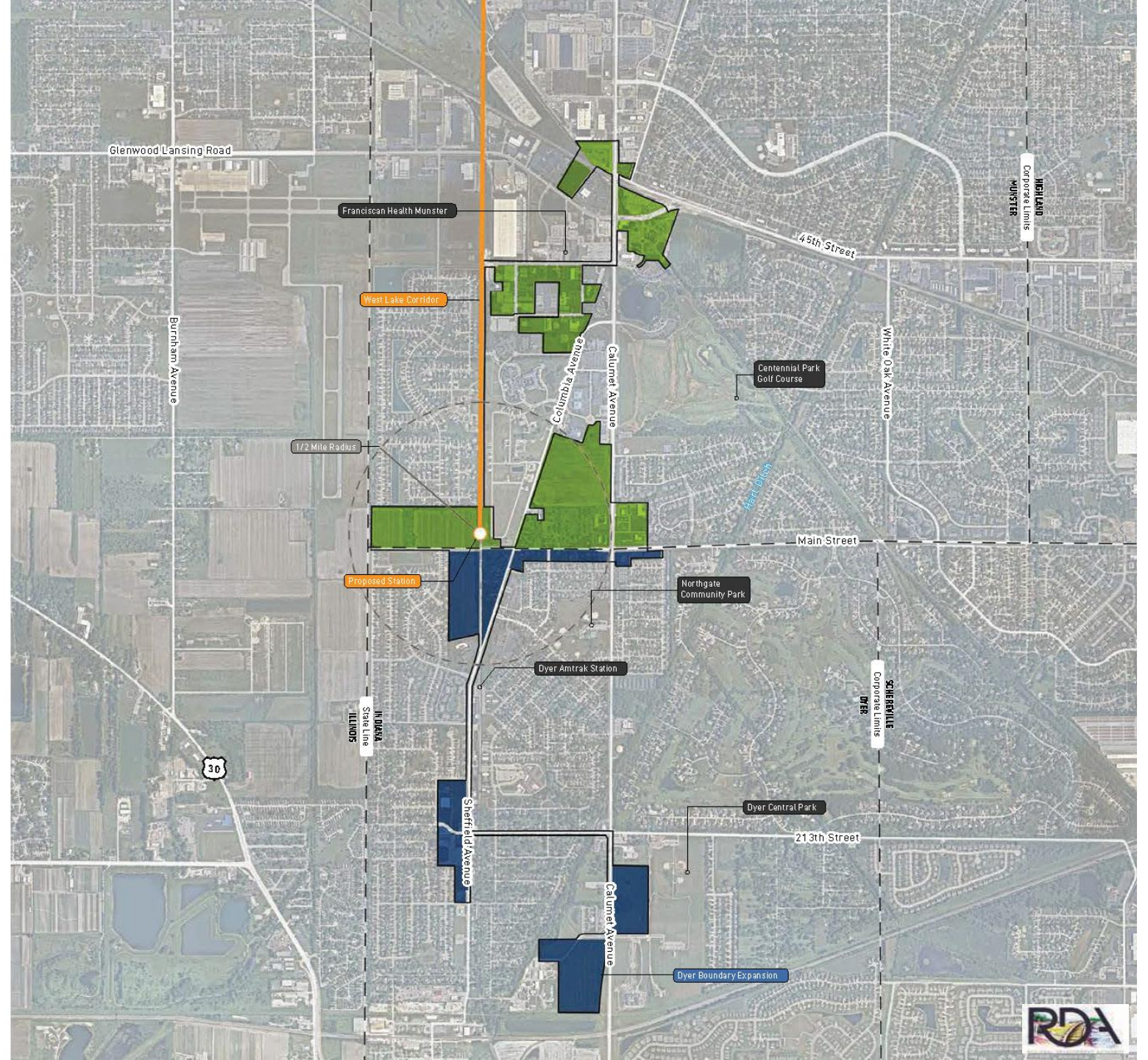
MAIN STREET TDD BOUNDARY

Main Street TDD Area:

311.7 total acres

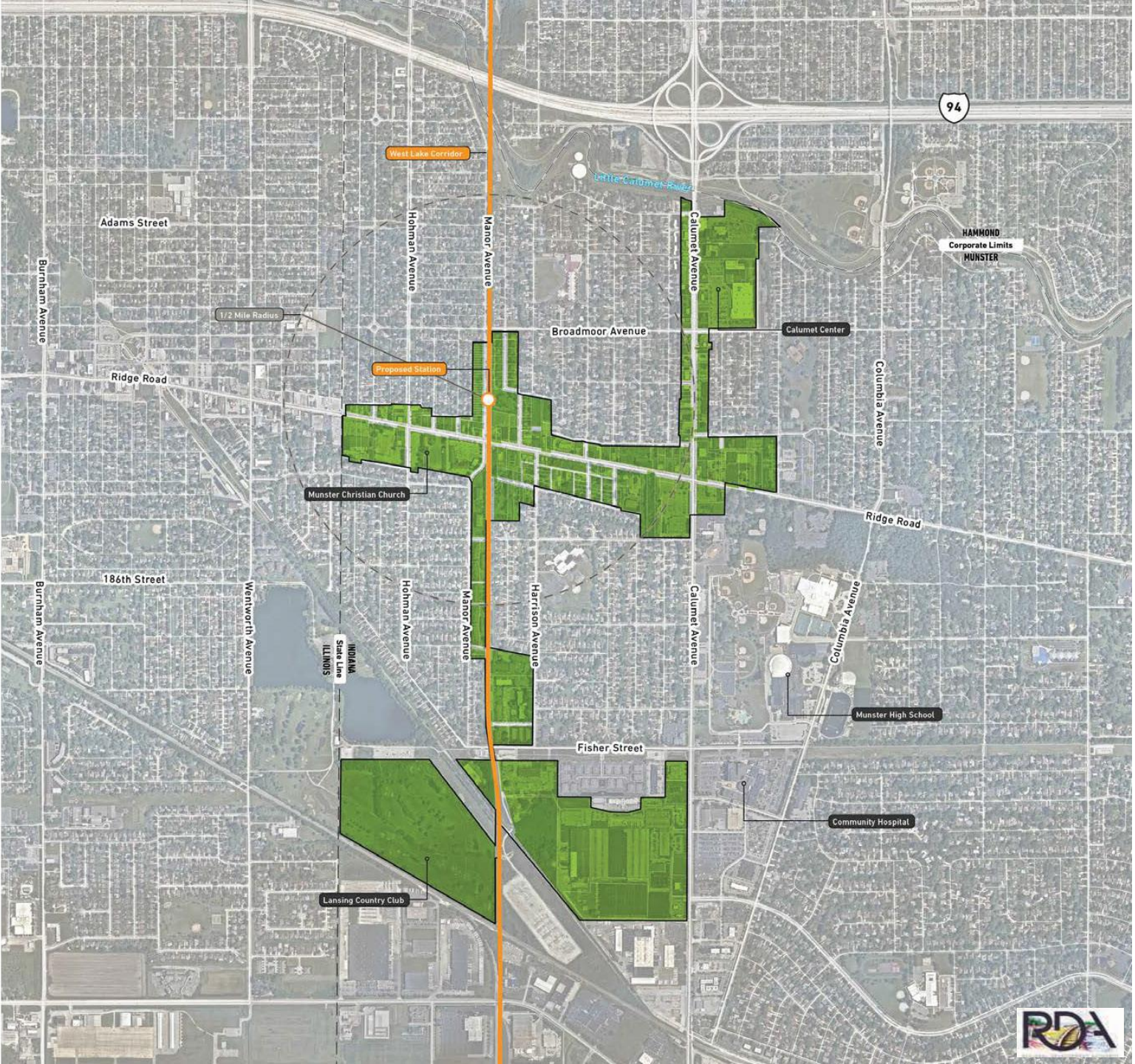
Munster: 195.3 acres

Dyer: 116.4 acres



RIDGE ROAD TDD BOUNDARY

Ridge Road TDD Area:
309.3 total acres



HAMMOND TDD BOUNDARY

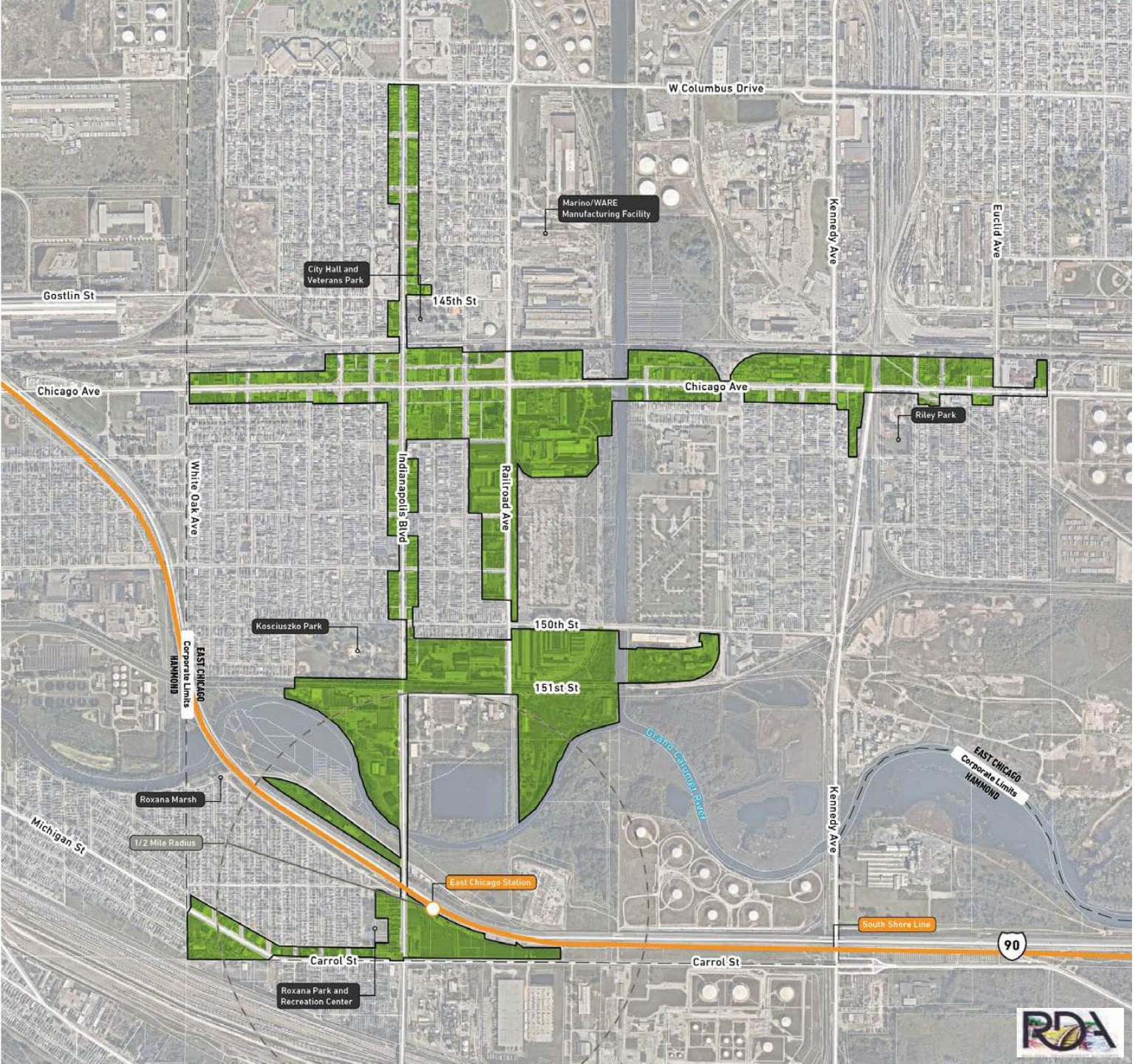
Gateway & Downtown Station Areas

TDD Area in Hammond:
314.0 total acres



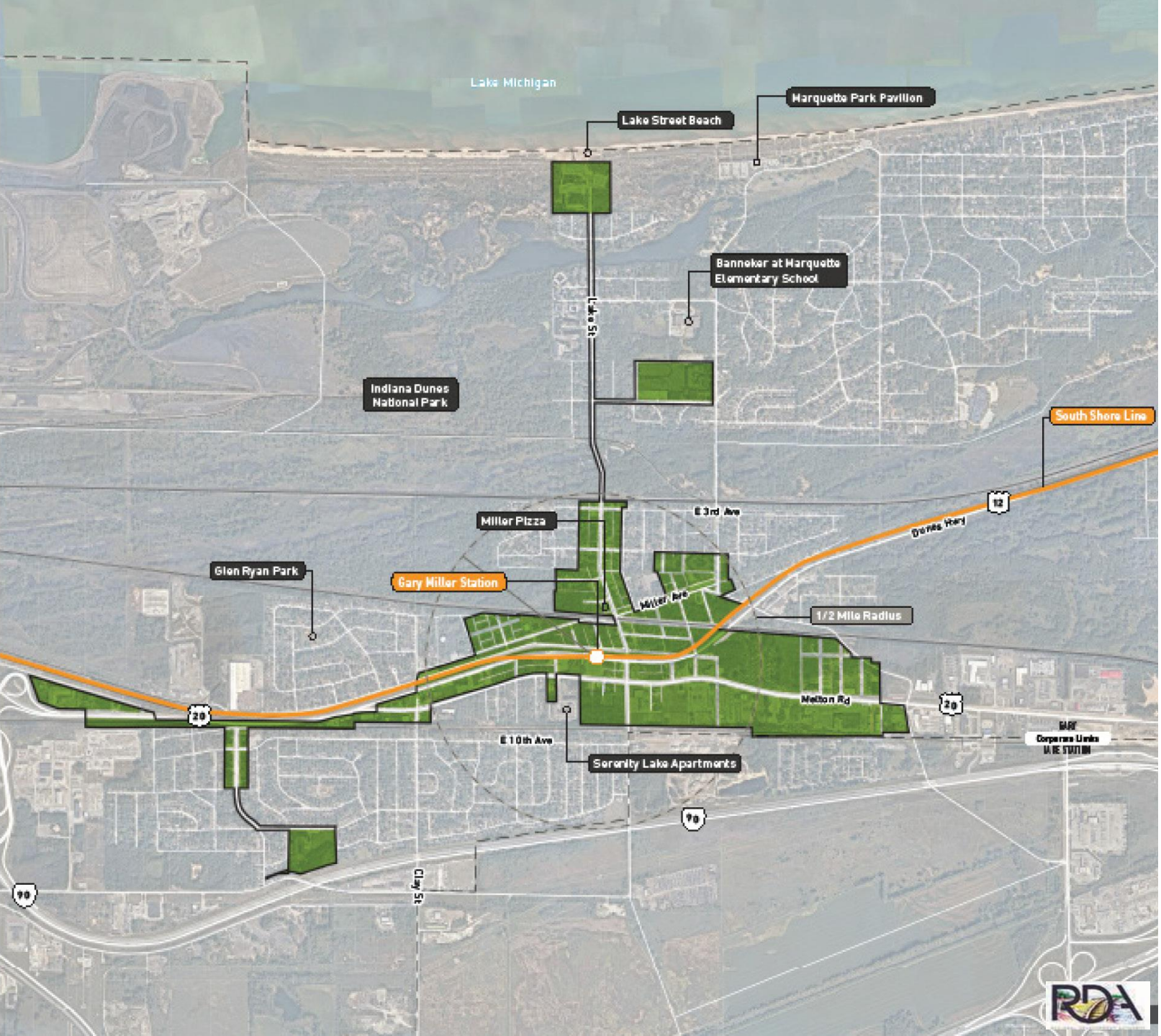
EAST CHICAGO TDD BOUNDARY

TDD Area in East Chicago:
298.7 total acres



GARY MILLER TDD BOUNDARY

TDD Area in Gary Miller:
315.7 total acres



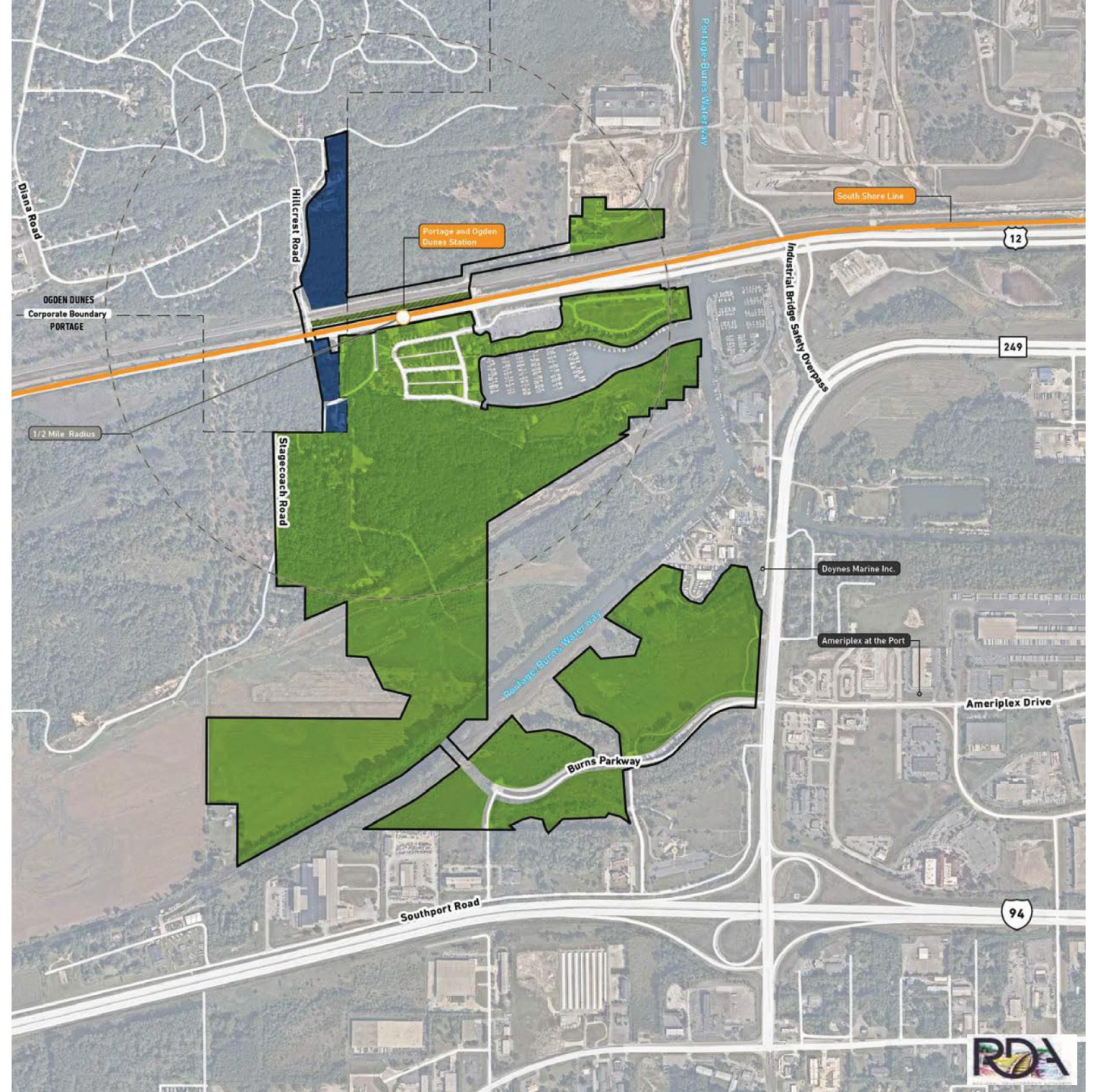
PORTAGE/ OGDEN DUNES TDD BOUNDARY

TDD Area:

308.7 total acres

Portage: 292.4 acres

Ogden Dunes: 16.3 acres



MICHIGAN CITY TDD BOUNDARY

TDD Area in Michigan City:
315.1 total acres





State Budget Committee TDD Review

Preview



RDA TDD Approval Process

- ✓ The RDA Board held two public hearings on June 9 and August 11 prior to establishing the TDDs.
- ✓ The public hearings, including the public comments, have been recorded and the full recordings are available in the RDA offices.
- ✓ Following a second hearing the Board passed resolutions establishing the Munster/Dyer, Munster Ridge Road, Hammond Gateway, East Chicago, Gary Miller, Portage Ogden Dunes and Michigan City TDDs.
- ❑ These TDDs are subject to final review by the State Budget Committee.

SBC TDD Review

- The Transit Development Districts become effective only after the State Budget Committee review
- The next SBC meeting will be held at the Statehouse, room 431, on August 31, 2022, starting at 10:30 a.m. Eastern time.
- It's important that the SBC review the TDDs this calendar year because the base year for the TDD is the same year as the SBC review
- A delay in the SBC review would delay the capture of the TDD increment





TOD Implementation Planning

Update

TOD Planning Progress (completed, in-process, or coming soon)

Task 1 – Analysis and Initial Work Sessions

Completed Dyer, Munster, Hammond, East Chicago, Gary Downtown, Gary Miller, Ogden Dunes, Portage, Dune Park (Porter), Michigan City, and South Bend Airport

In-process Beverly Shores

Task 2 – Land Use Mapping/Projections

Completed Dyer, Munster, Hammond, East Chicago, Gary Miller, Ogden Dunes, Portage, and Michigan City

In-process Gary Downtown, Dune Park (Porter), Beverly Shores, and South Bend Airport

Task 3 – Zoning Analysis

Completed Dyer, Munster, Hammond, East Chicago, Gary Miller, and Michigan City

In-process Gary Downtown

Task 4 – TOD Zoning

In-Process: Dyer, Munster, Hammond, East Chicago, Gary Downtown, Gary Miller, and Michigan City

Task 5 – Development Planning

In-Process: Dyer, Munster, Hammond, East Chicago, Gary Downtown, Gary Miller, Portage, Ogden Dunes, Dune Park (Portage), and Michigan City

Task 6 – Engineering Analysis and NICTD Coordination

Completed Dyer, Munster, Hammond, East Chicago, Gary Miller, Ogden Dunes, Portage, and Michigan City

In-process Gary Downtown, Dune Park (Porter), Beverly Shores, and South Bend Airport

Task 7 – Capital Projects Planning

Coming soon project descriptions and graphics/diagrams, key considerations, and cost estimates to incorporate into TDD planning

Task 8 – Tracking Performance

Completed project summary layout

Completed TOD readiness analysis

Completed TOD implementation work plans

In-process: website updates

In-process: : Written recommendations

In-process: Summary document

Coming soon: stakeholder meetings, in-person/hybrid community input sessions, and work sessions

TOD Planning Progress (completed or in-process)

Task 9 – Additional Planning Tasks

Completed:

- Impact Analysis (all communities with TDD's)
- Missing Middle Housing Types
- East Chicago Indianapolis Boulevard corridor planning and conceptual street design (undergoing edits)
- East Chicago Marquette Trail routing input
- Munster/Dyer Main Street corridor planning, and conceptual street design (undergoing edits)
- Hammond Gateway Stormwater Analysis
- Beverly Shores Sewer Analysis

In-process

- Dyer additional development planning
- Hammond additional development planning
- Gary Downtown Broadway corridor planning and conceptual street design
- Gary Downtown TOD property strategy
- Gary Downtown TOD vision
- Portage/Ogden Dunes US 12 corridor planning, trail connectivity, and conceptual street design
- Portage Conservation-based property strategy
- Michigan City Franklin Street corridor planning and conceptual street design
- South Bend Airport station relocation previous planning review and integration



Next Steps & Questions

Next Meeting: November 16, 2022