



- I. **Call to Order:** The NWIRDA Board of Director's meeting was called to order at 10:00 a.m. CT on Thursday, December 9, 2021 with Chairman Donald P. Fesko presiding.
- II. **Roll Call:** Present: Chairman Donald P. Fesko, Christopher Campbell, Milton Reed, Africa Tarver, Patrick Lyp and Darnail Lyles. Six members were present constituting a quorum.
- III. **General Public Comment:** *None*
- IV. **Consent Agenda:** M. Reed motioned to approve the consent agenda with a second by C. Campbell. All were in favor and the motion was approved.
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| 1. Minutes: Board Meeting of October 14, 2021 | <i>Approved</i> |
| 2. Reports: MWBE Quarterly Expenditure Compliance (3 rd QTR, 2021) | <i>Approved</i> |
| 3. Reports: Buy Indiana Quarterly Report (3 rd QTR, 2021) | <i>Approved</i> |
| 4. Reports: Zip Code Quarterly Report (3 rd QTR, 2021) | <i>Approved</i> |
| 5. Reports: Contractor Utilization Report (3 rd QTR, 2021) | <i>Approved</i> |
- V. **Actions on Anticipated Recommendations from Fiscal Task Force**
- i. **Budget: Proposed 2022 Administrative Budget:** S. Ziller reported that all members of the Board have been briefed on both 2022 budgets. Policy Analytics assisted with devising the budgets and S. Ziller deferred to David Reynolds [PAllc] to present to the Board the 2022 budget.
- D. Reynolds reported the RDA's 2022 budget is proposed at \$1.482M which is a reduction of a little over 10% from the 2021 budget. This reduction is predominately from cost of revenue services.
- A. Tarver motioned to approve the 2022 administrative budget with a second by C. Campbell. All were in favor and the motion was approved.
- ii. **Budget: Proposed 2022 Project Planning and Due Diligence:** D. Reynolds reported that the 2022 project planning and due diligence budget is \$5.993M which is a 14.8% reduction from the 2021 budget. The reason for this reduction dealt with the financial consulting on the TOD budget and the legal representation on the rail projects.
- A. Tarver motioned to approve the 2022 project planning and due diligence budget with a second by C. Campbell. All were in favor and the motion was approved.



VI. Project Status Review

a. Surface Transportation and Development:

Update: S. Ziller reported both rail projects continue to move forward. Discussions have begun on drilling down the budget and finalizing the available funding and those discussions are ongoing and have been positive thus far. S. Ziller 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.
- No change in the commencement of physical construction for West Lake this will still be the start of 2022 construction season.
- As of November 10, design is 70.3% complete. All 60% design packages have been received, 40 of 45 90% design packages have been received and 23 of 45 100% design packages have been received.

Double Track:

- On November 22nd NICTD's board voted to approve award of the main double track construction contract (DT1) to Walsh-Herzog, Ogden Dunes station south parking lot and improvements to Stagecoach Road (DT4) to Larson-Danielson Construction and contract DT6 for positive train control (PTC) to XoRail.
- All seven construction packages have been awarded. Work is currently underway on DT2 (façade removal only), DT3 and DT5. DT7 is complete. Physical construction of DT1 will begin with the 2022 construction season as will DT4. DT6 (Positive Train Control) work will begin after the first of the year.
- NICTD and the funding partners are coordinating on the final scope and funding plan for the DT1 project. We will plan on having those documents and a resolution in front of you at our next Board meeting.
- The three developers who formally advised Michigan City that they intend to submit proposals for the mixed use development at the 11th Street Station are on track to submit proposal tomorrow, Friday December 10, 2021.



b. Transit Development Districts:

Update: S. Ziller reported the last TDD Steering Committee meeting of 2022 was held via Zoom Wednesday, November 17th. The RDA updated the committee on the progress of the rail projects, reviewed the 2021 TDD activity and provided a brief outlook for early 2022. Michigan City planning director Skyler York also provided some insight into a just-announced \$35 million apartment building project that will provide 200 1-2- and 3-bedroom apartments in the TDD within walking distance of the station. The developer explicitly cited the Double Track project as a reason for the project. Presentation materials and video of the meeting are on our web site at in.gov/rda if you would like more detail. In separate news, another developer announced plans for a \$150 million project in Michigan City that would include a hotel and 140 condos. This would also be in the TDD. More information on that project is expected soon. Finally, as November came to a close, S. Ziller reported the City of Portage issued an RFP for a nearly 44-acre portion of the proposed Portage/Ogden Dunes TDD. This area of the TDD would serve as a “gateway for visitors” and the city would like it to include restaurants, offices, specialty retail and possibly a hotel and conference center. This would feed into residential development, which would be elsewhere in the TDD. Portage will be holding a pre-proposal meeting for this on the 14th, and the deadline for submissions is January 27, 2022.

Additionally, the next TDD Steering Committee meeting is scheduled for February 16, 2022 at 11:00 a.m., CT.

c. FTA TOD Planning Grant:

Update: S. Ziller reported MKSK and their team completed field work, and in-person work sessions for Hammond, Michigan City, Munster and Portage to set the direction for planning assistance to implement TOD in the region. In preparation, the MKSK team conducted planning gaps and needs analysis, reviewed current and future land use, identified development sites within the TOD area, and conducted due diligence on infrastructure and potential brownfield sites. These sessions have led to the creation of detailed work plans for each of these communities setting forth the work focused on TOD over the coming months. MKSK is now conducting advanced development testing on key sites within the TOD area (and in the draft RDA TDD boundary) to pair demand projections for commercial, office/employment, and residential uses to real development footprints that can be reviewed with community officials and stakeholders in the



development community. Recently, the team completed development testing for the City of Portage which was incorporated into the recently released RFP for a 44-acre site owned by the City of Portage for development within the draft RDA TDD boundary.

Lastly, S. Ziller reported MKSK and their team have scheduled kick-off meetings for Dyer, East Chicago, Miller (Gary), and Ogden Dunes over the next two weeks. In-person work sessions and gaps and needs analysis will be conducted in January 2022 for this second group of communities.

VII. Unfinished Business: *None*

VIII. New Business:

i. **Update: *None***

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

X. General Public Comment: *None*

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

Respectfully submitted by Amy L. Jakubin