TDD Steering Committee

August 18, 2021

Quarterly Update
1. Welcome and Introductions
2. Approval of Minutes from May 19, 2021
3. RDA Update on Rail Projects
4. Community Meeting Update
5. Spotlight: Industry Day preview
6. TDD Website Update
7. TDD Boundary Status Update
8. FTA TDD Project Announcement
9. NICTD/RDA Partnership and Consultant Team
10. Next steps and questions
11. Adjourn
### COMMITTEE & TEAM INTRODUCTIONS

**Gary**
- Eric Reaves (Chairman)

**Hammond**
- Brian Poland

**East Chicago**
- Richard Morrisroe
- Carolyn Saxton

**Porter**
- Michael Barry

**Portage**
- AJ Monroe

**Michigan City**
- Skyler York
- Tim Corcoran

**Dyer**

**Munster**
- Scott Jefferson
- Lee Ann Mellon

**RDA**
- Sherri Ziller
- Amy Jakubin
- David Wellman

**Policy Analytics**
- Bill Sheldrake
- David Reynolds

**KPMG**
- Vince Dolan
- Oscar Bedolla
- Tom Harmening
- Marc Bleyer

**MKSK**
- Eric Lucas
- Aaron Kowalski
- Luis Huber-Calvo
RAIL PROJECTS UPDATE

WEST LAKE

• 9-mile extension to Dyer, Indiana

• First extension of commuter rail in Northwest Indiana in over a century

• Project Cost: Estimated $852 million

• NICTD in possession of 84 of 85 residential parcels and all 9 commercial parcels, some relocations remain outstanding

• Design-builder Paschen has completed 55% of project design

• Project schedule is currently on track to achieve the projected substantial completion and revenue service
RAIL PROJECTS UPDATE

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

• Estimated cost: $454.7 million

• DT project was split into seven separate construction contracts.

• The bids for the main construction work exceeded the budget and were rejected by NICTD.

• **After modifications to reduce costs and risks to contractors, the contract for the main construction work was re-advertised for bid on Aug. 5. Bids are due Oct. 1.**
TDD BOUNDARY AND ENGAGEMENT UPDATE

Public Engagements Completed:
- Munster Ridge Road
- Munster/Dyer Main Street
- Portage/Ogden Dunes
- Gary Miller
- East Chicago
- Hammond Gateway
- Michigan City

Draft TDD Boundary In process:
- Beverly Shores
- Dune Park
- Gary Metro
- Hammond South
- South Bend Airport
INDUSTRY DAY
PREVIEW

FORMAT

• Week of Sep. 20
• Online
• One hour
• 30/15/15 presentation/Q&A/breakouts
• Presentation and Q&A recorded for web site
INDUSTRY DAY PREVIEW

PRESENTATION OUTLINE

- TDD Overview
- RDA & Community: Role and Vision
- TDD Program Operations
- Appendix
  - Social Equity
  - Regional Overview
  - Community Overview
  - RDA Team Directory
INDUSTRY DAY PREVIEW

GOALS

Showcase the opportunity in Northwest Indiana

1. Showcase the infrastructure and TDD efforts:
   - Rail alignment and investments
   - Future development opportunities
   - Unique community profiles
   - Summarize financial benefits of TDDs

2. Building connections between the local community and the development community is a key component to the success of this project.
   - Enable participants to help advocate and build support for TDD opportunities.

3. RDA and the local communities:
   - provide the development community with critical information for investment decisions
   - assist in identifying potential development and infrastructure opportunities within the TDD boundaries

Link investors with local communities

Goals of the Industry Day and Market Soundings
$2B investment in state-of-the-art transportation infrastructure and related economic development programs will drive new opportunities across Northwest Indiana.

"The planned improvements along the South Shore corridor and the creation of the West Lake line will provide a catalyst for development in Northwest Indiana. Over the next 20 years, this will change the face of Northwest Indiana."

-Sheri Ziller, Interim CEO, Indiana Regional Development Authority
TDD WEBSITE UPDATES

Stations with revised boundaries
- Munster Ridge Road
- Munster Dyer Main Street
- Hammond Gateway
- East Chicago
- Gary Miller
- Portage / Ogden Dunes

Waiting final leadership comments
- Michigan City

Station Area Summary
Describes basic understandings of the surrounding station area

Boundary Strategy
Paired with visual

Current Boundary & Summary
Paired with visual

Northwest Indiana RDA
TDD BOUNDARIES STATUS UPDATE

**South Shore Line Double Track Project**

- **Estimated cost:** $455M
- **Status:** Design and engineering work
- **Funding:** January of 2021 ($173M FTA Grant awarded Jan 2021)

**West Lake Corridor Project**

- **Estimated cost:** $852M
- **Status:** Under construction and full funding grant agreement in place
- **Funding:** Fall of 2020 ($100M FTA Grant awarded in May 2020)
NICTD/RDA PARTNERSHIP AND CONSULTANT TEAM

RDA/NICTD

Sherri Ziller
RDA Project Manager

Kelly Wenger
NICTD Project Manager

RDA Steering Committee
RDA Board of Directors
NICTD Board of Trustees

Stakeholders
Neighborhoods
Residents/Public

MKSK PROJECT LEADERSHIP

Eric Lucas
PIC

Chris Hermann
TOD Planning Leader

Aaron Kowalski
Project Manager

Luis Huber Calvo
Delivery Leader

TOD PLANNING & INFRASTRUCTURE TEAM LEADERSHIP

MKSK
Sherri Collison
Tori Luckenbach
Juliana Silveira
David Armbruster

TPUDC
Brian Wright
Jessica Wilson
William Wright

Shrewsberry
Karen Valiquette
Michael Farmer
Kwabena Adu-Sarkodie
Matthew Wallace

Metric
Vince Epps
Patricia Linkins
Samir Raman
Kennita Jones
SUMMARY OF COMPLETED AND CURRENT PHASES

**Phase 1 – TDD Boundary Planning (RDA)**
- Initial analysis
- Community workshops
- Draft TDD boundaries
- High-level land use and development planning
- Website and public engagement
- Preparing draft boundaries for RDA Board Approval & State Budget Committee Review
- TDD boundaries to be established

**Phase 2 – FTA TOD Planning (RDA AND NICTD)**
- Meeting with communities to establish priorities
- Infrastructure & environmental review
- Coordination with NICTD on Double Track and West Lake projects
- Land use & zoning review and updates
- Testing 5-8 development sites per TDD station area
- Capital Improvement Plans
- Continue engagement with public and website updates
- Targeted planning activities to catalyze future investment
GOALS AND BENEFITS

Advance Land Use Projections & Development Scenarios

Evaluate zoning needs and formulate zoning recommendations and design guidelines

Coordinate with NICTD
Design/Engineering with ongoing efforts on facilities, street design and infrastructure

Provide planning activities at appropriate scales for each community

Compile station area Capital Improvement Plans to address necessary upgrades to utilities, streets, and public improvements

Identify performance metrics to evaluate the effectiveness of planning and engagement activities

Advance development readiness by crafting updated policies and regulations that effectuate investment
**TIMELINE**

**GROUP A**

**GROUP B**

**GROUP C**

**Step 1**

**TASK 1, TASK 3, TASK 5, & TASK 8**
- Create a database/understand each station area
- Record current zoning areas and identify potential changes in zoning code/ordinance
- Work cooperatively with NICTD on the design and engineering process underway
- Craft performance measures

**Step 2**

**TASK 2, TASK 4, & TASK 6**
- Prepare a series of land use map projections
- Draft revisions to regulatory ordinance/code and/or create applicable design guidelines
- Identify at least 5-8 priority sites

**Step 3**

**TASK 7 & TASK 9**
- Develop a capital improvement plan
- Individualized area planning activities
NEXT STEPS & QUESTIONS

• Kick-off project
• Meet with individual communities
• Complete field work
• Planning commences
NEXT MEETING

November 17, 2021
11 a.m.
Location/Virtual TBD