

- I. **Call to Order:** The RDA Board meeting was called to order at 10:00a.m. CST on Tuesday, May 21, 2013 with Chairman Don Fesko presiding.
- II. **Roll Call:** Present: Chairman Don Fesko, Harley Snyder, Ed Glover, Jeff Good, Bill Joiner and Tom Dabertin. Six members were present constituting a quorum.
- III. **Election of Officers:** D. Hollenbeck stated that pursuant to our enabling statute the RDA is to elect from its membership a Chairman, a Vice Chairman and a Secretary Treasurer.

J. Good offered a recommendation and a motion to move for a slate of officers to include the following: Don Fesko as Chairman, Harley Snyder as Vice-Chairman and Bill Joiner as Secretary Treasurer with a second by Ed. Glover. All were in favor and the motion was approved.

D. Hollenbeck voted on the slate as it was presented. All were in favor and by unanimous vote the slate had been elected.
- IV. **Recognition Ceremony:** H. Snyder addressed that by the Governing Board of the Northwest Indiana Regional Development Authority that Leigh Morris, Peter Novak and Lou Martinez should be and is hereby publically commended, acknowledged and applauded for their years of dedicated service to the citizens of Northwest Indiana.

L. Morris extended his appreciation and opportunity to have served as the Chairman of the Northwest Indiana Regional Development Authority over the past five years. He also advised the region that the best is yet to come.

P. Novak expressed his honor to be a part of the RDA stating that each member of the RDA has put in countless, free hours, and for that they should be commended. P. Novak is confident that the new members will get what needs to be done accomplished.

L. Martinez thanked the trustees at United Way and the Lake County Counsel to allow him to serve on the RDA Board. It has been a great venture working with a lot of people over the years who are dedicated and who are going in the right direction. L. Martinez extended his appreciation to the Board and the Staff and wishes everyone well.

D. Fesko added that the departing Board members have set the bar very high and he appreciates their services to the RDA.
- V. **General Public Comment:** J. Nowacki addressed his concerns about the Gary Airport and Marquette Park stating that money is being wasted. He also stated that the Marquette Park Pavilion is a beautiful facility but no one can afford it and the place sits empty.
- VI. **Consent Agenda:** B. Joiner moved for approval of the consent agenda with a second by E. Glover. All were in favor and the consent agenda was approved.

a. **Minutes of the Board Meeting of April 2, 2013** **Approved**
- VII. **Action on Recommendations from Fiscal Task Force:**

- a. **Challenge Applications:** B. Hanna addressed that the RDA Community Challenge fund provides matching grants to leverage funds from the private sector and/or public entities for public initiatives or projects of regional significance. The fund has an annual authorization of \$1 million per year and a maximum of \$200,000 per grant.

B.Hanna asked for recommendation for the following challenge grant applications:

- i. **Sheraton Hotel Demolition**- RDA's \$200,000 to would leverage \$1,070,000 in federal funds.
- ii. **Valparaiso Sewer Lift Station**: The RDA's \$200,000 would match about \$90,000 in local funds and over \$80,000 in capital investment around the Valparaiso area where the Horseprairie lift station would attract new jobs and private investment along the 49 corridor on the east side of Valparaiso.
- iii. **Indiana Shifting Sands Documentary**: RDA's \$50,000 would leverage \$200,000 in State and Federal dollars. This documentary highlights regional partnerships that have contributed to the progress underway with the restoration of the Lake Michigan Shoreline. It's a piece that would fit in nicely with the RDA's Lakeshore reinvestment initiatives.
- iv. **Indiana Dunes National Lakeshore Transportation**: RDA's \$75,000 match would leverage about \$200,000 in Federal funds. Purchase of 1 of 4 alternative fueled shuttle busses with a small portion going towards a marketing effort. The goals of the project are to increase the use of the South Shore line and spur economic development in the region by bringing visitors to the park who may patronize local businesses and visit nearby venues, including Marquette Park.

B.Joiner offered a motion to approve the grant applications with a second by J. Good. All were in favor and the motion was approved.

E. Glover mentioned that the leverage ratio is commendable and that he is pleased with what the RDA's commitment is bringing to the communities of northwest Indiana.

- b. **Deal Closing Applications:** B. Hanna reported that the deal closing fund provides an opportunity for the RDA to participate in partnership with IEDC and other economic development groups to secure companies that would otherwise not locate in Northwest Indiana. B. Hanna presented to the Board the following deal closing application that is up for recommendation:

- i. **Project Frost**: IEDC is still in the negotiating phase for this project.

B.Hanna asked the Board for recommendation to participate with IEDC on negotiations with Project Frost, contingent upon legal review.

E. Glover moved for approval with a second by B. Joiner. All were in favor and the motion was approved.

- c. **Selection of Accounting Services Provider:** B. Hanna announced to the Board that the recommendation from the fiscal task force will be to hire locally and choose McMahon and Associates for a 1 year term beginning May 1, 2013.

B.Hanna asked for recommendation to approve the hiring of McMahon and Associates, contingent upon a legal review of the contract.

H. Snyder moved for approval of the recommendation, contingent upon legal review, with a second by B. Joiner. All were in favor and the motion was approved.

VIII. Project Status Review:

a. Public Comment: J. Nowacki addressed his concerns regarding the Sheraton hotel stating that the RDA should take a better look at the application proposed by the City of Gary.

b. Surface Transportation:

i. Update: B. Hanna reported that the RDA is working with NICTD to develop a strategic business plan. The plan will be to consider the connectivity for commuters going in and out of Chicago as a catalytic function that the RDA and northwest Indiana has an opportunity to access. This study will be considering trains, buses and any other formats to try and get it into a concise and organized action plan that will provide people with better access to jobs. The RDA has engaged with URS Corporation to conduct the study and they will be functioning in a joint working group scenario in order to produce the results needed. This study will be a collaborative effort with NICTD.

c. Shoreline Redevelopment:

i. Update: S. Ziller introduced Dwayne Williams from the City of Gary and Joel Baldwin from Hitchcock design group to give a report on Marquette Park and what the RDA investment has meant to their City.

D. Williams, City Planner for Gary, extended his appreciation for the RDA's role in Gary. Starting with his experience with Marquette Park he stated that when he was first asked by the Mayor to work on the park in 2012, along side with the design and construction group to get the park completed, that this was one of the most exciting projects he has ever worked on in his career. To see the transformation of the park, he remembers as a child that to see it deteriorate over time and then have the RDA come in and help fund the park was a wonderful thing and he appreciates the RDA efforts and funding that was put forth; it really helped to transform the park. D. Williams also stated that the RDA is the fuel for the transformation of the City of Gary and also for the Region. The design group and the construction teams that were put together are a great team to work alongside and the Pavilion itself was in such bad shape and to see the transformation that had taken place is wonderful. D. Williams stated that when he recently spoke to the parks director, she stated that the facility has been booked for every weekend for the whole summer including the fall as well. D. Williams thanked the RDA for their efforts and the City appreciates everything that the RDA has put forth to help transform the City of Gary.

J. Baldin, from Hitchcock design group, gave an update on the following construction activity in Marquette Park:

- a.** Concession Building.
- b.** Special events space.
- c.** Playground.
- d.** Restoration of the natural areas along the beach including the oak savanna and the dunes.
- e.** Landscaping.
- f.** Aquatorium.
- g.** Picnic Shelter.
- h.** West Courtyard; being managed by the Society; many events have been taken here.

J. Baldin stated that they are in the process of wrapping everything up and have approximately 2 more months. Signing is starting to go up and landscaping is underway. Joel thanked the RDA and addressed how much the RDA has changed the park and how he and his team are very excited to be a part of the transformation.

B. Hanna added that if you have not recently seen the park you really should go. The scope of the whole project is incredible and the park is really starting to come alive within the community. It's really a tremendous transformation that has occurred and B. Hanna is extremely impressed with the progress and the overall activity that has taken place.

d. Expansion of the Gary Airport:

- i. **Update:** H. Snyder reported that the project of the Gary Chicago International Airport remains on time, within budget and scope. The Airport Board has asked for their appointment of a **adhoc** P3 expiration committee. H. Snyder serves on this committee and he states that they are very active and that they have made some recommendations. At this point and time the Airport Board has authorized the possibility of who the Board might bring in as a potential P3 partner. H. Snyder states that the Board is optimistic that this will be completed sometime this fall and the Board is also making some recommendations regarding the financial opportunities for the Airport as well. He reports that the group is very involved with the Airport expansion and looks forward to the completion of the project.

e. Economic Development:

- i. **Update:** *No Report.*

f. RDA Operations:

- i. **Update:** S. Ziller reported that as part of the RDA's ongoing process improvement plan, policies and procedures had been created and/or updated in the RDA's Policy and Procedure Manual and Employee Handbook and Quality Manual. S. Ziller stated that looking at the RDA's grant management and financial procedures; most of the updates were recommendations from the RDA's financial audit. The RDA has tightened up internal controls related to operational and grants expenditures.

S. Ziller personally thanked Jillian Huber and ODS for their work on the Employee Handbook.

S. Ziller asked for recommendation from the Board to approve the policies, contingent upon legal review.

B.Joiner moved for the approval of the recommendation, contingent upon legal review with a second by H. Snyder. All were in favor and the motion was approved.

IX. Unfinished Business:

- i. **Public Comment:** J. Nowacki voiced his concern regarding Marquette Park and he expressed the need for sidewalks going into the park; making the park accessible to the community.

ii. **Update:** *None*

X. **New Business:**

- i. **Public Comment:** J. Nowacki addressed his concerns regarding the Gary Airport's P3 partnership and the expansion of the Gary Airport.
- ii. **Exemption Request, Town of Porter:** S. Ziller reported that there's an exemption request from the Town of Porter in the amount of \$465,400 and is Porter's local match using RDA grant dollars, for the construction of the Dunes Kankakee Trail from the NICTD Bridge to the State park entrance. The RDA's match will leverage \$150,000 in State funds through INDOT. The Town of Porter is seeking an approval in the amount of \$465,000 to be exempt from the RDA's MBE/WBE compliance program because State funds are subject to their own compliance requirements with use of disadvantage business enterprises.

B.Joiner motioned to approve the request with a second by H. Snyder. All were in favor and the motion to approve the exemption request was approved.

- iii. **SEA585- RDA Responsibilities:** D. Hollenbeck addressed to the Board that SB585, as signed by the Governor, creates two responsibilities for the RDA specifically focused and targets two issues in northwest Indiana. The first of those, as a statutory, the RDA is authorized to investigate and study the feasibility of citing a trauma center in northwest Indiana and in order to complete that task by November 1st 2014. The second task assigned is to again investigate and study the feasibility in developing an academic medical center in northwest Indiana with completion by November 1st 2013. Both of these responsibilities are significant and will be herculean in nature in terms of completion in a timely fashion. Effective date of the statute is the first of this year. D. Hollenbeck suggested his recommendation stating that at this point it would be to try and hit the ground running on July 1st 2013 and to give some thought as to structure and process to complete the task as expeditiously.

iv. **Other:** *None*

XI. **2013 Future Meeting Planning:** The quarterly Board structure and the monthly Working Groups are reflected in the planning calendar.

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

Respectfully submitted by Amy Jakubin