



- I. **Call to Order:** The RDA Board of Director’s meeting was called to order at 9:30 a.m. CT on Thursday, August 11, 2022 with Chairman Donald P. Fesko presiding.
- II. **Roll Call:** Present: Chairman Donald P. Fesko, Randy Palmateer, Patrick Lyp, Milton Reed, Darnail Lyles, Jason Gilliana and John Dull. Seven 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 R. Palmateer. All were in favor and the motion was approved.

1. **Minutes:** Board Meeting of June 9, 2022 *Approved*
2. **Reports:** MWBE Quarterly Expenditure Compliance (2nd QTR 2022) *Approved*
3. **Reports:** Buy Indiana Quarterly Report (2nd QTR, 2022) *Approved*
4. **Reports:** Zip Code Quarterly Report (2nd QTR, 2022) *Approved*
5. **Reports:** County Quarterly Report (2nd QTR, 2022) *Approved*
6. **Reports:** Contractor Utilization Report (2nd QTR, 2022) *Approved*

V. **Action Items:**

1. **Exemption Request:** NIRPC Travel Demand Survey: S. Ziller reported that all recipients of RDA funds must comply with the Minority/Women Owned Business (MWBE) Program Requirements inclusive of meeting or exceeding the 15% MBE and the 5% WBE requirements. A Grantee may request that a portion or all their grant funding be considered exempt from the MWBE program by filing the exemption in writing to the RDA.

The RDA has one MWBE compliance exemption request. The RDA’s matching contribution funds for the 2018 Household Travel Survey, granted on November 9, 2017, resulted in a successful sampling of approximately 1,700 households in Northwest Indiana about their daily travel habits. The survey allowed NIRPC to update its travel demand model that is used to plan for Northwest Indiana’s future growth and air quality compliance. Early in the process of determining whether NIRPC would be able to secure the funding for the survey – over a year before the RDA authorized its commitment – the Chicago Metropolitan Agency for Planning (CMAP) approached NIRPC and indicated that they were interested in commissioning a survey for the entire Chicago region, including NWI. S. Ziller reported, it became clear that structuring the procurement process for one larger survey would be a

major financial savings versus having the two organizations procure separate surveys. NIRPC therefore participated in one joint procurement process with CMAP, whose procurement adhered to all United States Department of Transportation requirements regarding Disadvantaged Business Enterprises (DBE), including Minority and Women-owned Business Enterprises (M/WBE).

The total requested for exemption from the Northwestern Indiana Regional Planning Commission (NIRPC) is \$46,993.30 and staff is recommending the Board consider exemption of the entirety of RDA grant dollars from MWBE compliance monitoring. This request has been vetted through Engaging Solutions, consultant to RDA for Compliance Monitoring, and per RDA policy, the Board making the final decision on exemption requests. In addition, S. Ziller also reported that she has a letter from Ty Warner supporting this request. If granted, RDA can officially “close out” their grant to NIRPC.

S. Ziller asked the Board to approve the NIRPC M/WBE exemption request, as presented.

R. Palmateer motioned to approve the request, as presented, with a second by P. Lyp. All were in favor and the motion was approved.

M. Reed asked staff to encourage other grantees to meet these requirements and that this stays a priority.

2. ***Compliance Utilization:*** Town of Munster: S. Ziller reported that the Town of Munster was awarded a \$6M grant from the RDA in October 2015 to leverage about \$18M to support a street realignment/grade separation project at the existing intersection of Calumet Avenue and 45th Street. This project contributed to ending the daily gridlock in all four directions and continues to be a catalyst for continued and sustained economic development in this entire area as more businesses and industries relocate to NWI and specifically Munster. This project is well on its way to result in significant commercial development at this site thus providing a more attractive area for TOD investments. The Town of Munster’s 45th & Calumet Avenue project is located approximately three miles northeast of the Dyer/Munster West Lake commuter Station; and just over two miles southeast of the Ridge Road Station location. Calumet Avenue will be a primary access route to both stations and will be closely linked to TOD opportunities within the corridor. As the 45th Street project will

relieve traffic congestion along the corridors; access to the West Lake Stations will be enhanced increasing the potential success of TOD around the stations.

The RDA grant (which came in at \$4,506,893.87) was used to match state and federal dollars in the amount of \$18,027,574.46. MWBE firms were utilized with RDA dollars in the amount of \$1,591,813.27, which is 35.3% of the RDA grant. Per the RDA Program Requirements policy adopted in March 2020, the Board may consider replacing the MWBE program requirements to DBE utilization.

S. Ziller asked the Board to approve the Town of Munster's DBE compliance utilization in place of the RDA's MWBE grant requirements as presented.

R. Palmateer motioned to approve the request, as presented, with a second by P. Lyp. All were in favor and the motion was approved.

3. **Funding Requests/Match:** RDA/NICTD Partnership: FTA TOD Planning Grant: S. Ziller recommended allocating a cost match of up to \$200,000 to continue the Transit Oriented Development (TOD) planning that is currently occurring in the communities along the existing South Shore line as well as the new West Lake Corridor rail line. In 2019, the RDA Board approved \$300,000 of match to leverage \$1.2 million of federal funding. With this 2019 funding, the RDA provided our partner communities with the tools needed to perform land use and development planning, update zoning codes, develop capital improvement plans, and much more. In this new proposed round of funding, a higher-level of TOD implementation planning will be available to the communities served by the two rail lines, located in Lake, Porter, La Porte, and St. Joseph counties. The completion of the two rail projects is projected to spur more than \$2.5 billion in private investment over the next 20 years in NW Indiana. Even as the rail projects are under construction, NWI is already seeing plans announced for, and construction begin on, multiple new multi-family apartment and townhome developments. This new round of funding will ensure that our communities are prepared for this influx of development.

This round of planning will:

- Develop rail station concept plans for stations outside of the 2 rail project areas to energize TOD development around the station area
- Consider future rail station locations to deliver additional opportunities for TOD development



- Assist with creating land redevelopment strategies to aid in land disposition and re-use
- Develop site specific readiness strategies to advance development and infrastructure to facilitate a market response
- Create community implementation plans to improve the multi-modal connections to the station areas
- Develop strategies to improve connectivity for the first and last mile users to the stations

The RDA will continue to collaborate with the communities to collectively engage in TOD planning in an organized and comprehensive manner while recognizing each community's uniqueness.

Additionally, the RDA cost match will leverage an additional \$800,000 in federal funds which will provide significant assistance to our partner communities. Further, S. Ziller is in continued conversations with Mike Noland, to solidify a cost contribution from NICTD to this effort as well.

S. Ziller asked the Board to approve the cost match commitment of up to \$200,000 to match a potential FTA Federal Award of \$800,000 for TOD planning and implementation along the proposed WLC and DT route.

R. Palmateer motioned to approve the request, as presented, with a second by J. Dull. All were in favor and the motion was approved.

VI. Project Status Review

a. Surface Transportation and Development:

Update: S. Ziller reported that pursuant to Section 2 of RDA Resolution 22-01, the RDA team worked with the IFA, NICTD, and federal government teams to close the RRIF Loan Agreement with the Build America Bureau (USDOT). It is another important step towards accomplishing West Lake. On June 15, 2022, I executed the various documents required on behalf of the RDA under the RRIF Loan Agreement between the Build America Bureau and the Indiana Finance Authority. The Board provided me the authority under RDA Resolution 22-01 to execute the RDA Direct Agreement and related documentation, including the Amended and Restated Trust Fund Agreement, the Indenture, the leases, and the Third Amended and Restated Governance Agreement. The Borrower is the IFA and the RRIF loan is being secured

from the previously committed funding provided by the RDA to the West Lake Corridor Project in the approximate amount of \$14.1M annually through 2048.

The RRIF Loan has two tranches:

- Tranche A is 10 years at an annual interest rate of 3.37%
- Tranche B is 26 years at an annual interest rate of 3.48%

West Lake

Final design and physical construction for West Lake continues.

- As of May 31, design is 75.5% complete. 46 of 47 60% design packages have been received, 47 of 51 90% design packages have been received, 43 of 51 100% design packages have been received, and 40 of 51 final Ready for Construction packages have been received.
- 4 commercial demolitions are complete, 5 commercial demolitions remain and are expected to be completed soon.

Double Track

- Double Track groundbreaking ceremony was held on June 20, 2022. Governor Holcomb, state and local officials, the FTA and the RDA participated in the ceremony.
- The first Extended Track Outage which uses a “bus bridge” to transport passengers from Carroll Ave. to Dune Park Station will be in place until November 30.
- Expansion of the Dune Park Station Parking Lot (DT5) reached substantial completion in May 2022

b. Transit Development Districts:

FTA TOD Planning Grant/TDD Project: S. Ziller reported that since last month, the team has advanced TOD development studies for Munster Dyer Main, Munster Ridge Road, Hammond Gateway and Downtown, East Chicago, Gary Miller, and Michigan City. We also completed in-person work sessions with Gary, Portage, and Dyer. We continue to collaborate closely with the City of Gary and NICTD on the possibilities of revitalizing the Gary Metro Station and the surrounding downtown area. We continue to advance corridor-focused concepts and advanced discussions testing stormwater and infrastructure needs at key sites throughout the TOD study area. We have completed infrastructure

studies for Hammond Gateway focused on stormwater analysis tied to future development potential. We also made significant advancements in wrapping up development testing in preparation for review with local units and NICTD (where the potential for joint development on NICTD property exists), finalizing land use recommendations and projections, and are delving into zoning recommendations in collaboration with our zoning team. We have scheduled zoning workshops with the first group of communities requesting zoning assistance. In late summer, the team will conduct public engagement to solicit input on TOD recommendations.

c. **President's Report:**

Update: S. Ziller reported that staff is working with Engaging Solutions to compile data for closeouts, possible exemption requests for Board consideration, and corrective action plans for grantees falling a little behind their targeted mark and will begin discussions with the Board on these matters in preparation for a future board meeting.

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. **Public Hearing**

a. **Action Items:**

1. **Resolution 22-02:** Establishment of Hammond Gateway/Downtown TDD
D. Lyles motioned to approve Resolution 22-02 with a second by M. Reed. All were in favor and the motion was approved.

2. **Resolution 22-03:** Establishment of East Chicago TDD

M. Reed motioned to approved Resolution 22-03 with a second by D. Lyles. All were in favor and the motion was approved.



3. Resolution 22-04: Establishment of Gary Miller TDD

D. Lyles motioned to approve Resolution 22-04 with a second by R. Palmateer. All were in favor and the motion was approved.

4. Resolution 22-05: Establishment of Michigan City TDD

D. Lyles motioned to approved Resolution 22-05 with a second by M. Reed. All were in favor and the motion was approved.

5. Resolution 22-06: Establishment of Munster/Dyer Main Street TDD

J. Dull motioned to approved Resolution 22-06 with a second by R. Palmateer. All were in favor and the motion was approved.

6. Resolution 22-07: Establishment of Munster Ridge TDD

J. Dull motioned to approve Resolution 22-07 with a second by D. Lyles. All were in favor and the motion was approved.

7. Resolution 22-08: Establishment of Portage/Ogden Dunes TDD

D. Lyles motioned to approve Resolution 22-08 with a second by P. Lyp. All were in favor and the motion was approved.

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

Respectfully submitted by Amy L. Jakubin