



- I. **Call to Order:** The RDA Board of Director’s meeting was called to order at 10:00 a.m. CST on Thursday, August 18, 2016 with Chairman Donald P. Fesko presiding.
- II. **Roll Call:** Present: Chairman Donald P. Fesko, Bill Joiner, Christopher Campbell, Milton Reed and Randy Palmateer. Five members were present constituting a quorum.
- III. **General Public Comment:** *None*
- IV. **Consent Agenda:** R. Palmateer motioned to approve the consent agenda with a second by B. Joiner. All were in favor and the motion was approved.
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| a. <b>Minutes: Board Meeting of April 21, 2016:</b>  | <b>Approved</b> |
| b. <b>Reports: Buy Indiana Quarterly Report (1<sup>st</sup> &amp; 2<sup>nd</sup> QRT 2016)</b>         | <b>Approved</b> |
| c. <b>Reports: MWBE Quarterly Expenditure Compliance (1<sup>st</sup> &amp; 2<sup>nd</sup> Quarter)</b> | <b>Approved</b> |
| d. <b>Resolution 08-01: Compensation Agreement Compliance</b>  | <b>Approved</b> |
- V. **Presentation: RDA Comprehensive Strategic Implementation Plan:** B. Hanna presented to the RDA Board the Comprehensive Strategic Implementation Plan that was implemented when the Indiana General Assembly approved \$180 million for the West Lake Corridor last year. The plan lays out a road map for rail expansion and transit-oriented planning and development that will make Northwest Indiana the first choice in suburban Chicago for new and existing residents, the first choice for businesses to start or expand, and the first choice for access to jobs, both in the region and in Chicago. The update also details the costs, benefits, and fiscal and economic impacts of commuter rail expansion in Northwest Indiana. B. Hanna stated that with diverse opportunities in all areas we will be the leading area for economic growth in Indiana and that will be the best example in the nation for balancing growth with preservation, exciting and trendy urban and lake front communities with tranquil rural areas. Northwest Indiana will be the example of what Hoosiers can be when given global opportunity.
- VI. **Actions on Recommendations from Fiscal Task Force:**
- a. **Recommendations:**
- i. **Resolution 08-02: RDA Funding Commitment for Project Development for West Lake Corridor Extension:** B. Hanna reported that the RDA Board of Directors first voted to support funding for the West Lake Corridor project in February 2014. At this juncture, both the RDA and the State of Indiana made funding provisions toward the West Lake Project, which extends the commuter rail network in Northwest Indiana from the City of Hammond south to accommodate population centers in Lake County Indiana and adjacent centers in Illinois. B. Hanna stated that while the RDA is able to fund NICTD’s Project Development needs during the next 12 to 18 months without issuing debt, the RDA Board has approved providing up to \$8.3 million of RDA funds annually to fund a portion of the required local commitment. In addition, the State of Indiana directed the RDA to accomplish the mission of extending commuter rail in Northwest Indiana in legislation passed in 2015. As part of that directive, the State committed to appropriate \$6.0 million annually for up to 30 years to assist the RDA in that mission, (HEA 1001-2015).
- B. Hanna also stated that the resolution resolves that the RDA has committed to provide funding to NICTD as it enters into the Project Development phase of the West Lake Corridor project. The RDA has also been equipped by the Indiana General Assembly through grants and other State resources to fund the entire local portion of the project, (assumed to be 50% of total cost) should the West Lake Corridor project eventually be given a “Full Funding Grant Agreement” by the FTA.

B.Hanna asked the Board for recommendation to adopt Resolution 08-02. A resolution that commits the RDA to begin funding costs for the West Lake Corridor Extension project.

B.Joiner motioned to approve the recommendation with a second by C. Campbell. All were in favor and the motion was approved.

- ii. **Procurement: KPMG, TOD Investment on the South Shore Expansion Project:** B. Hanna reported to the Board that one of the goals envisioned by the RDA's Comprehensive Strategic Plan is regional transportation planning and development. Therefore, pursuant to that goal, the RDA Fiscal Task Force is recommending engagement with consulting firm KPMG to undertake a study of TOD best practices that will enable communities, and the region, to maximize the benefits of vastly improved connectivity to Chicago, including both increased access to jobs in the city as well as new job creation in Northwest Indiana.

Additionally, B. Hanna stated that the TOD investment area would include 4 stations along the existing South Shore Line and 4 new stations along the West Lake Corridor and there would be 3 phases to TOD build-out over a 20+ year period; ¼ mile in 0-5 years, ½ mile in 5-15 years, and beyond ½ mile in 15+ years. We're looking at residential, neighborhood revitalization, office, retail, light industrial, and recreations and open space in be included in the TOD.

Moreover, B. Hanna reported that right now, there are no existing funding sources identified for TOD. The RDA would need to use innovative forms of financing to attract investment into the TOD for 8 stations somewhere in the ballpark of \$4B that will connect us to public-private partnerships, or a master development. Indiana Economic Development Corporation has awarded the RDA a grant from their Economic Development fund for our continued efforts related to the Regional Cities Initiative in the amount of \$150,000 to be used towards an engagement with KPMG.

B.Hanna offered a recommendation to approve granting authority to RDA staff to enter into negotiations to engage with KPMG for Phase I services related to TOD investment along the South Shore Expansion project in an amount not to exceed \$475,000 using IEDC's Economic Development Fund grant.

M. Reed motioned to approve the recommendation with a second by R. Palmateer. All were in favor and the motion was approved.

- iii. **Funding Request: City of Hobart Infrastructure Relocation to 69<sup>th</sup> Avenue:** S. Ziller reported to the Board that originally, a Fortune 50 company had selected the City of Hobart for consideration as a finalist as a site location. The City of Hobart had partnered with the IDEC to provide an incentive package suitable for the company to consider. Unfortunately, S. Ziller stated that the company decided to hold off on making a commitment to locate in Hobart. However, given the importance of improving the infrastructure in that area to make this a more attractive place for developers and investors, the RDA Fiscal Task Force is recommending reallocating the original funding commitment of up to \$2.5M towards improvements to reconstruct 69th Avenue from Colorado Street to Mississippi St. to prepare the street for future commercial/industrial traffic. Future development could produce 8,000 construction jobs and 2,500 permanent jobs at full build-out.

Additionally, S. Ziller reported that the City is committed to funding any shortfall with 69th Avenue with their TIF funds and will cover the remaining 85% of design and engineering work. This particular project fits into the City's larger corridor improvement plan which focuses on capital improvement plans along

Colorado Street, 61st Avenue to US 30 (rail overpass, roundabout) and an interchange on I-65 at 73rd Avenue in which INDOT is a partner.

S. Ziller offered a recommendation to approve reallocation of previous funding approval of \$2,500,000 towards Hobart's 69th Avenue capital improvement plans contingent upon the State Budget Committee's final funding approval.

B.Joiner motioned to approve the recommendation, contingent upon legal review, with a second by R. Palmateer. All were in favor and the motion was approved.

**VII. Project Status Review:**

**a. Surface Transportation:**

i. Update: *None*

**b. Shoreline Redevelopment:**

i. Update: *None*

**c. Expansion of the Gary Airport:**

i. Update: *None*

**d. Economic Development:**

i. Update: *None*

**e. RDA Operations:**

i. Update: *None*

**VIII. Unfinished Business:**

i. Update: *None*

**IX. New Business:**

i. Update: *None*

**X. 2016 Future Meeting Planning:** The quarterly Board structure and the monthly Working Groups are reflected in the planning calendar.

**XI. General Public Comment:** *None*

**XII. Adjournment:** Without further business the meeting was adjourned.  
*Respectfully submitted by Amy Jakubin*