

## **Transit Development District Steering Committee meeting February 19, 2020**

### **Location**

Purdue Tech Center, Crown Point, IN

### **Present**

Scott Jefferson, Bernie Doyle, Dean Button (for Brian Poland), Carolyn Saxton, AJ Monroe, Richard Morrisroe, Matt Reardon (for Michael Barry), Eric Reaves

### **Election of Chair**

Scott Jefferson was elected chairperson for 2020.

### **Regional Development Authority Update**

RDA COO Sherri Ziller provided an update on the status of the West Lake and double tracking projects. On West Lake, she noted that since the last steering committee meeting, the FTA had issued its annual funding report, which set a goal of reaching a full funding grant agreement (FFGA) on West Lake in the fall of 2020.

Meanwhile, double track had received permission to “enter into engineering” from the FTA. In this phase, NICTD will complete all design and engineering work. Part of the cost of this will be reimbursed by FTA. In FTA’s annual funding report issued in February, they have set a goal of reaching a FFGA on double track by June of 2021.

### **Discussion**

The meeting then proceeded into a discussion of the TDD process and potential financing tools led by KPMG’s Oscar Bedolla, a consultant to the RDA. During this discussion a number of questions about the TDDs, the process and the rail projects were asked:

Q: How many public meetings are required prior to the establishment of the TDDs? A: two per station area.

Q: What is being approved? A: The boundaries of the TDD and the ROI calculations.

Q: Would establishing a TDD stop any current plans for development? A: No.

Q: Why did West Lake project costs increase and were communities asked to increase their financial contributions to the projects? A: Bids for the project were opened and came in \$100

million higher than expected, the RDA and the state were in the process of negotiating to close that gap. Local communities are not being asked for more money.

Q: Will development guidelines be uniform or unique to each community? A: Unique to each community.

Q: Does the tax increment dedicated to development in the TDD include sales tax? A: No, only income and property tax.

Q: Is the income tax increment from the community total or from within the TDD. A: Within the TDD.

Q: Is the calculation of that income tax where it's earned or where it sleeps? A: We are in conversation about that now.

Q: How does a TDD work with a TIF? A: Any TIF debt obligations will be taken care of first.

Q: Who manages this? A: RDA at the moment, possibly a land development agency that might be created.

Q: Can TDD increment be used for gap funding? A: Yes.

Q: How does this interact with commercial bank financing? A: Can work in partnership with.

A future meeting date of May 20 was set.

The meeting was adjourned.