



- I. **Call to Order:** The RDA Board of Director's meeting was called to order at 10:00 a.m. CST on Thursday, June 8, 2017 with Chairman Donald P. Fesko presiding.
- II. **Roll Call:** Present: Chairman Donald P. Fesko, Bill Joiner, Christopher Campbell, Milton Reed, Thomas Golab, Phil Taillon and Randy Palmateer. Seven 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 C. Campbell. All were in favor and the motion was approved.
 - a. **Minutes: Board Meeting of March 9, 2016:** *Approved*
 - b. **Reports: Buy Indiana Quarterly Report (1st QTR 2017)** *Approved*
 - c. **Reports: MWBE Quarterly Expenditure Compliance (1st QTR 2017)** *Approved*
 - d. **Amendment #2: NICTD/AECOM (West Lake)** *Approved*
 - e. **Amendment #3: NICTD/AECOM (West Lake)** *Approved*
 - f. **Contracts: BTBH Law Firm, Legal Services** *Approved*
- V. **Actions on Recommendations from Fiscal Task Force:**
 - a. **Recommendations:**
 - i. **Resolution: RDA Funding Commitment South Shore Double-Tracking Project:** B. Hanna reported that essentially this allocation will go toward funding the Double Track and represent the portions of the local costs for Lake and Porter County's; therefore, making the total cost \$3M per year for the next 30 years. The Double Tracking Project already has funding approvals by LaPorte County and Michigan City. St. Joseph County is currently considering their funding later this month. This project is part of the RDA's long term capital investment strategy, along with the already funded West Lake Corridor commuter rail line. The successful implementation of these projects will stimulate economic development and population growth in Northwest Indiana to the benefit of the entire State. As part of the 4-county funding mechanism to match the State's appropriation of \$6M per year for the next 30 years, the request of the RDA is to fund Lake and Porter County's portion of \$3M per year for the next 30 years.

B. Hanna deferred to RDA Legal Counsel, David Hollenbeck. D. Hollenbeck referred to attachment D which conditions the RDA's commitment of \$3M per year. The RDA is standing in the position of Lake and Porter County in terms of funding mechanisms. D. Hollenbeck also stated that to the completion of final legal considerations that have to go into it, he spoke with Attorney Lukeman (Attorney for NICTD), and he has indicated that it satisfies NICTD's need to include in the package that they have to put together with the FTA.

D. Hollenbeck reported that, as the author of the resolution, it satisfies the RDA's concerns in order to continue the project moving forward.

B. Hanna asked the Board to approve the funding commitment for Lake and Porter County's portion to fund the Double Tracking project, as presented.

R. Palmateer motioned to approve the resolution with a second by C. Campbell. All were in favor and the motion was approved without dissent.



- ii. **Procurement: Implementation of Commuter Rail and Economic Development Strategic Plan:** B. Hanna stated that the RDA has resource needs in order to successfully implement the projects on time and under budget. B. Hanna reported that per the action of the Indiana General Assembly during the 2015 and 2017 Sessions it has become the specific direction from both the Indiana Executive and Legislative branches to finance and construct the West Lake Corridor project and the South Shore Double Track project and to accomplish the planned associated economic development. In that effort, the RDA includes items such as government structure to get the maximum value for the bonding and finances for both West Lake and Double Tracking. Furthermore, this will require financial expertise and the RDA has been working with KPMG and would like to continue our relationship as the RDA moves forward. Other elements contained within this request include additional legal review resources to assist the structures and varies contracts that will be derived in order to achieve success.

B. Hanna asked the Board to approve the procurement of the requested additional resources in a budgeted amount of \$3.7M over a 2-year term as presented.

B. Joiner motioned to approve the procurement of the additional resources with a second by R. Palmateer.

P. Taillon questioned the numbers that were received and that more information is needed behind the final numbers that were received. P. Taillon also questioned timing and asked that the Board waits on the requested procurement and wait for the ratings review.

Six members were in favor to approve the procurement. Dissenting: P. Taillon. Motion passed.

- iii. **Contracts: Lake County Convention Center Feasibility and Market Analysis Study Vendor:** D. Fesko reported that the Lake County Council has asked the RDA to undertake a study to examine the feasibility and market demand analysis of a convention center in Lake County and after the review of the RDA Fiscal Task Force, Conventions, Sports and Leisure (CSL) has been recommended to perform the study in an amount not to exceed \$56,500.

R. Palmateer motioned to approve the procurement of CSL to perform a Feasibility and Market Analysis study for a convention center in Lake County in an amount not to exceed \$56,500 as presented with a second by B. Joiner.

T. Golab voiced his concerns regarding the general economics, in terms of spending dollars on a feasibility study, given the resources that are within the 25-geographic mile area of what is being proposed, there may be alternatives resources. He asked to Board for more information of what is driving the economics of this decision.

B. Hanna responded to T. Golab's concerns by adding that the request the RDA received for the county government was to consider the issue that has been talked about for a few years. The study is designed to get the answering of the questions for the feasibility of whether or not to do so and if so, what location is best. To that end, the RDA put together an ad hoc committee of non-RDA members to do an evaluation on behalf of the county and to go through the process of making a selection.

S. Ziller added that the RDA hired the law firm, Barnes & Thornburg, to assist in the selection process and they also helped draft the RFP that was sent out to the market. The RDA also assembled a steering committee that included non-RDA members and from that the RDA received five proposals and the scoring committee went through the proposals and rated them. The top two firms were asked to give oral presentations and afterwards they narrowed it down to CSL for \$56,500.



M. Reed commented stating that the proposal was very professional and he appreciates the fact that it appears to be neutral.

R. Palmateer stated that it was important to get somebody with a fresh set of eyes outside of the area.

Six members were in favor of the motion. Dissenting: T. Golab. Motion passed.

- iv. **Amendment #1: Farr Associates:** D. Fesko reported that Farr Associates, RDA consultant performing TOD planning for New Starts funding application to the FTA for West Lake, is requesting a budget amendment in the amount of \$6,750 in which the RDA would be responsible for 20%, \$1,350. The other 80% will be paid by the FTA grant for this project. Details of the change order are related to the redesigning of the Munster Ridge Road station to reflect current changes in the proposed location, now north of Ridge Road as of March 20th, 2017.

M. Reed motioned to approve the budget amendment in the amount of \$6,750 (\$1,350 RDA portion) to the current contract with Farr Associates as presented with a second by C. Campbell. All were in favor and the motion was approved without dissent.

- v. **Contract Close-Out: American Structure Point, Development Ideas/Architectural Renderings for TOD Surrounding Proposed Munster/Dyer Station:** D. Fesko reported that American Structure Point (ASP) has been providing the RDA with on-call engineering services since 2011. Projects include services with major Interstate infrastructure, municipal roads projects and most recently architectural renderings of the proposed Munster/Dyer train station. ASP's current contract is for \$30,000 and the RDA is requesting increasing the contract by \$10,000 for a total of \$40,000 to accommodate services in relation to the proposed Munster/Dyer train station and to close out the contract.

R. Palmateer motioned to approve the budget increase for American Structure Point in the amount of \$10,000 as presented with a second by B. Joiner. All were in favor and the motion was approved without dissent.

- vi. **Amendment: Funding Commitment: City of Gary, Marina Access Road/Buffington Harbor:** D. Fesko reported that the project was originally approved by the RDA Board of Director's on June 18, 2015 contingent upon City and State funding materializing. Subsequently, the State of Indiana has reallocated their portion to another City of Gary project, the Realignment of 12/20 (also an RDA-funded project). To make up for the original State commitment of \$2.3M, the City has received a federal grant from the Economic Development Administration (EDA) in the amount of \$3M. The City of Gary has since pledged \$1.2M in TIF funds and plans to cover the remaining \$2.3M gap with additional TIF revenue.

C. Campbell motioned to amend its current grant contingencies to allow for the State funding to be replaced by the EDA grant with a second by B. Joiner. All were in favor and the motion was approved without dissent.

- vii. **Audit Report: 2016 Financial and Internal Controls:** B. Hanna reported that the RDA is pleased to deliver to the Board that London-Witte Group performed the RDA's 2016 financial audit and internal control audit and that the audit did not detect any material weaknesses and offered areas for strengthening and improving over the RDA's internal controls.

B. Hanna asked the Board to approve the 2016 Financial and Internal Audit Report as presented.



B. Joiner motioned to receive and moved to execute the recommendation with a second by C. Campbell. All were in favor and the motion was approved without dissent.

VI. 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*

VII. Unfinished Business:

i. **Update:** *None*

VIII. New Business:

i. **Update:** *None*

IX. 2017 Future Meeting Planning: The quarterly Board structure and the monthly Working Groups are reflected in the planning calendar.

X. General Public Comment: J. Nowacki voiced his concern regarding the expansion of the Gary airport.

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

Respectfully submitted by Amy L Jakubin