

- I. **Call to Order:** The RDA meeting was called to order at 2:50 p.m. with **John Clark** convening.
- II. **Roll Call:** Present: Harley Snyder, Howard Cohen, Bill Joiner, John Clark, Carmen Fernandez, Gus Olympidis and Lou Martinez were present. Seven members were present constituting a quorum.
- III. **Approval of Minutes:** **John Clark** requested approval of minutes from the October 3, 2006 meeting. H. Cohen offered a motion to accept the minutes with a second by B. Joiner. All were in favor and the October 3 meeting minutes were approved.
- IV. **Report of Chair:** Chairman J. Clark publicly commended G. Olympidis for his role in undertaking a significant expansion of E-85 pumps in northwest Indiana. A letter written by Lieutenant Governor Becky Skillman to G. Olympidis was shared thanking him for his vision in the future of ethanol in Indiana.  
The recent election results should not have any significant impact on the RDA.
- V. **Treasurer's Report:** The RDA currently has \$39,950,470 deposited among three financial institutions in interest-bearing accounts. The planning consultant category will be moved under Professional Expenses since it is not a direct project expense. On a motion by B. Joiner and a second by H. Snyder, all were in favor and the Treasurer's Report was approved.
- VI. **Correspondence or Media:**
- a. **Majestic Star:**  
Executive Vice President of Strategic Initiatives, Steve Lemberg submitted a letter on behalf of Majestic Star Casino. The letter requested that the RDA consider a request to submit an application for financial support to aid in the development of a multi-purpose arena along the shoreline at Buffington Harbor in Gary, IN. This is the first request the RDA has received to fund a private sector. The RDA legislation, in and of itself, does not prohibit the RDA from funding this kind of project but the RDA does try to stay within the confines of its four main projects until the strategic plan is completed. The Board will allow Majestic Star officials to present their application at the December 12 meeting. No action was taken at this point because more information is needed.
- b. **NWI Times Article:**  
The NWI Times wrote an article entitled "Cities Want RDA Bucks". This article is for the board's perusal.
- VII. **Action/Discussion Items**
- a. **Employee Manual:**  
A pre-employment authorization form for drug, credit, and criminal background investigation has been created as an addition in the RDA employee handbook. On a motion by L. Martinez and a second by G. Olympidis, all were in favor and the RDA employee handbook was approved.
- b. **RFQ - Investment Consultant:**  
The RDA is currently accepting proposals for an investment consultant until November 30, 2006. As of today, the RDA has not received any proposals. After the deadline, the RDA will review all submitted proposals and form a working group.
- c. **RFQ - Project Manager:**  
The RDA is in the process of creating an RFQ for a project manager to oversee all RDA funded projects. More information will be provided at the December 12 board meeting.
- d. **Future Meeting Dates:**  
The proposed future RDA board meeting dates for 2007 are January 16, February 20, March 20, April 24, May 22 and June 19. On a motion by B. Joiner and a second by H. Cohen, all were in favor and the future meeting dates for 2007 were approved.  
One of these meeting dates for 2007 may be held in Indianapolis. T. Sanders and S. Shabaz will coordinate this meeting and report this information back to the RDA board.

**VIII. NICTD South Shore Railcar Funding Request:**

NICTD is officially requesting \$17.5 million from the RDA for funding 14 new railcars. On a motion by H. Cohen and a second by B. Joiner to accept NICTD's presentation packet as the request for funding, all were in favor and the request was accepted. A working group had been established at the May 9, 2006 meeting consisting of Harley Snyder (Chair), Howard Cohen and Bill Joiner.

There is a strong preference by some of the board members to hold on to some of that money (\$17.5 million) with the RDA.

**IX. Project Planning Report:**

***a. Regional Bus Authority:***

Tran Systems is near completion of the RBA study. There was a status report provided to the RDA board before today's meeting began. Stakeholder meetings have been conducted, market analysis needs have been identified, and listening sessions have generated input from over 250 system users and stakeholders. Another set of listening sessions are scheduled for the week of December 4, 2006. The next steps in this study are to present the budget and finance findings to the RBA board on November 15, 2006 and develop a strategic and operations plan report.

The study gives alternative strategies with three levels of involvement with local services: RBA as manager, RBA as regional services operator, and RBA as universal operator with the two latter being more preferable than the former.

If the RBA operates as a regional service operator, they can share the costs with local services. The local services can choose to participate if they meet the RBA standards and funds can be leveraged. However, the current issues may not be resolved if local services choose to not participate. More funding will be needed if the RBA operates as a regional services operator

If the RBA operates as a universal operator, they will operate and pay for all services. This will reduce management cost but larger funding will be required and local funds cannot be leveraged.

The RBA has a meeting on November 15, 2006 to work out these issues. The RDA board will await an update.

***b. South Shore:***

See above "VIII. NICTD South Shore Railcar Funding Request"

***c. Gary/Chicago Airport:***

After approving the contract language 7-0 at the previous RDA Board meeting, the contract was presented and rejected by the Airport. The Airport wants to use RDA funds for leveraging the sales of bonds so they created their own contract. G. White wrote a memo to the RDA board outlining the significant differences between the two contracts which were briefly mentioned during the meeting. The Board wants a newly crafted contract within ten days. G. White will complete the contract language but requires input from the Board members. He also wants to find out what the deal breaker is and isolate it. It's imperative that the RDA contracts do not destroy the basic intent.

On a motion by H. Snyder to withdraw the originally approved contract and have G. White craft a new contract, the motion was seconded by B. Joiner, all were in favor and the motion was approved.

***d. Marquette Plan:***

▪ ***South Shore Lakefront Redevelopment Plan - Gary/East Chicago Joint Application***

T. Sanders has met with the South Shore Lakefront Redevelopment Plan team three times and it's clear that their plan fits into the Marquette Plan. C. Fernandez recused herself from voting on this project due to her connections with the City of East Chicago. On a motion by B. Joiner to accept the South Shore Lakefront Redevelopment Plan application and a second by L. Martinez, all were in favor and the application was accepted. A working group was formed consisting of B. Joiner (Chair) and H. Snyder.

▪ **Portage North Park Development**

Previously, the City of Portage was to submit invoices to the RDA and payment was to be made to the city. Portage would then forward that payment to JJR, LLC. JJR and Portage are requesting payments be made directly to JJR, LLC. On a motion by H. Cohen to accept this change and a second by H. Snyder, all were in favor and payments to be made directly to JJR, LLC was accepted.

e. **NIRPC Application**

H. Cohen offered a motion recommending approval of NIRPC's application for a local match of \$100,000 to fund a travel study. B. Joiner seconded this motion, all were in favor and the application was approved. NIRPC is requesting this money be made available January of 2007.

- X. **Executive Director's Report:** All meeting materials were mailed to the RDA board ten days before the meeting. All board members agreed that his was helpful. The RDA office will continue to mail the meeting packets ten days before the meetings.
- XI. **Public Comment:** There were no comments from the public.
- XII. **Adjournment:** Without further business, the meeting was adjourned.

The next RDA Board meeting is scheduled for December 12, 2006 tentatively at Valparaiso University.  
Respectfully submitted by Sherri Shabaz.  
November 16, 2006.