

- I. **Call to Order:** The RDA meeting was called to order at 11:15 a.m. with **John Clark** convening.
- II. **Roll Call:** Present: Bill Joiner, Gus Olympidis, Carmen Fernandez, John Clark, Harley Snyder, Howard Cohen and Lou Martinez. Seven members were present constituting a quorum.
- III. **Approval of Minutes:** **John Clark** requested approval of minutes from the January 16, 2007 meeting. **H. Cohen** moved to accept the minutes with a second by **B. Joiner**. All were in favor and the January 16 meeting minutes were approved.
- IV. **Treasurer's Report:** The RDA currently has \$41,632,528 deposited among three financial institutions in interest-bearing accounts. The report reflected activity through January 31, 2007. Lake County and the city of East Chicago have deposited their quarterly contribution. Porter County will now pay twice a year rather than four times a year. As of today, all contributors are up to date with the payments. Direct project expenses for January 2007 were \$150,797, professional services were \$29,400, and office expenses totaled \$3,935. Interest income totaled \$215,650. On a motion by L. Martinez and a second by B. Joiner, all were in favor and the Treasurer's Report was approved.
- V. **Report of Chair:**

a. Phase II – RDA Strategic Plan

The Board had a very productive meeting in Indianapolis during the General Assembly in January of 2007. There was a high level of interest from the Northwest Indiana delegation and others. The RDA's strategic plan received unanimous praise for its focus and responsiveness to the legislative mandate. Approval is required for the RDA to move forward. J. Clark requested that Bill Sheldrake from Policy Analytics, LLC continue discussion of this plan and formally introduce Phase II.

Bill Sheldrake and Policy Analytics, LLC put together various scenarios and assumptions in Phase II of the plan. Phase II is the second and final installment of the comprehensive strategic plan. Phase I laid out the vision of the goals and strategies for the four targeted investments. Phase II describes how the RDA can achieve those bold visions. It focuses on costs, timing, how investments would lay out over time, and the return on investments. Match rates were looked at as well as how much money can come in from federal and state government. The assumption has been that it would be the net local match cost which is what the RDA might be responsible for. In other words, the RDA will use leveraging as much as possible. The distribution of funds would be in a way that would cause federal, state, and, in some cases, private funds to be maximized. The goal is to have a maximum return on investment. These set of assumptions show how much can be afforded with certain revenue scenarios. Phase II shows how investments can eventually flow through. Some members of the Statehouse who will be involved with the final approval of this plan looked at these assumptions with very good responses. Policy Analytics, LLC and Hunden Strategic Partners have been very pleased to work with the RDA and thanks them for the opportunity.

H. Snyder reemphasized that the proposals for revenue enhancements are not suggestions or proposals by the RDA. They are observations and opportunities that Policy Analytics, LLC have pointed out as ways to access funds. B. Sheldrake agreed with H. Snyder. The scenarios have been presented. By choosing one set of options, the RDA can see the financial outcomes such as what the investments will yield and what revenue options would be necessary to fund the four projects. Policy Analytics, LLC is not recommending any scenario. Phase II is a set of analyses from which the RDA can hopefully find the necessary information to make the choices the RDA wants to make. It was stressed again that the RDA does not have the authority to raise monies. By accepting Phase II, the RDA is not endorsing any specific option. Some of those decisions are not the RDA's.

The Chairman wants the plan to be formally accepted today. Then, the plan can be submitted to the director of the Office of Management and Budget (OMB) who can then share it with the State Budget Agency (SBA). Together, the OMB and SBA can approve the plan. After the plan is approved, the RDA is required to make substantial investments.

Bill Joiner moved to accept the Phase II plan as it was submitted by the consultants and have J. Clark submit the plan to OMB for final approval of both Phase I and II with a second by H. Snyder.

Discussion:

H. Cohen supports the motion but wants some period of time between the time the RDA accepts the plan and the time it is submitted to OMB to distribute the plan to his appointing authority. This is for courtesy.

G. Olympidis believes Phase II is a fine report but wondered if more creative scenarios without imposing taxes could be contemplated. Bill Sheldrake believes this can take at least 30 days and most other scenarios would involve some kind of private investment. Bill Sheldrake will extend the report but would prefer to discuss with the entire Board as to what direction the plan should take. Absent this preference, an approximate timeframe cannot really be determined at this point.

This suggestion is outside the scope of work in which Policy Analytics, LLC was originally contracted. The contract would then need to be extended. The awareness of other options is clear. Not all options are reflected in this report. The RDA is reluctant to add any further delay to asking for the order.

Back to the sequence of submittal, the Board feels their appointing authorities should have some time to review Phase II and the strategies it offers.

Any comments offered by the appointing authorities have no real bearing on the plan itself nor do they have influence on the approval of the plan.

Seven to ten days was considered an appropriate amount of time for the appointing authorities to review the plan.

J. Clark pledged that he would submit Phase I and II to OMB no later than 8 days.

B. Joiner's motion remained as is with the timeframe of submittal to OMB at the discretion of the Chairman. All were in favor and the motion was accepted.

The Chairman asked if he had the authority and if it was legal to allow time for appointing authorities to review the plan before it is released to the public.

Attorney Hollenbeck indicated that under the Indiana Open Records Act, the RDA has certain records that fall within the discretion of the body as to whether documents can be disclosed or not. Phase II falls in this category. Co-counsel Gordon White agreed. The RDA can delay disclosure for a given period of time.

The Times newspaper would consider this a violation of the Open Records Act. The Board acknowledged this.

The plan will be distributed to the appointing authorities by the end of today. J. Clark will make a decision during the Public Comment as to when he will submit the plan to OMB.

VI. Project Planning Report:

a. Regional Bus Authority:

Ken Dallmeyer, Executive Director of the RBA, updated the Board on the status and progress of the RBA. The RBA's next meeting is scheduled for February 21, 2007 at 3:00 p.m. at the United Methodist Southlake Campus facility. Final copies of the RBA's strategic operations plan were given to the Board. A decision will probably be made at the Feb. 21 meeting as to which kind of management style would be most appropriate. After the meeting, the RBA would then be ready to meet with the RBA working group about how financing can be possible. Mr. Dallmeyer is requesting that the RBA working group reestablish to look over the RBA's reports and talk about kinds of funding options that are available. T. Sanders will contact Mr. Dallmeyer to set up a working group meeting.

b. South Shore:

Gerald Hanas provided the South Shore update. The Grant Agreement between the RDA and NICTD has been executed. NICTD has a Board meeting scheduled for Friday, February 23. The bid on procurement of railcars could be approved at the meeting on Friday.

c. Gary/Chicago Airport:

Chris Curry, Executive Director at the Airport, was in Orlando on business and was unable to attend the meeting today. T. Sanders delivered the report. The RDA has funded the Airport in the amount of \$2.47 million for land acquisition. The Airport has purchased parcels of property to the north and west of the Airport for runway extension. Currently, the Airport has \$20,000 in invoices which the RDA will help with the local share. On a personal note, T. Sanders flew with Sky Value and had a wonderful experience.

d. Marquette Plan:

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

There was a shoreline redevelopment plan working group meeting on Feb. 19, 2007. B. Joiner chaired the meeting and provided an overview of what took place. Many of the Board were present at the meeting. The meeting entailed the refinement of dollars that is going to be requested of the RDA and the water treatment facility in East Chicago demolition dollars. The timeframe looks to be about 18 months. The request to the RDA will probably be slightly less than or equal to \$1.7 million. This money will provide funding for the S.B. Friedman Study. A couple of Board members wanted to have critical path issues responded to. One of those issues included the 250 foot setback required in terms of the lake. Secondly, the issue about how much area would be available beyond the 250 feet and if it would be available to generate private investment capital was covered at the Feb. 19th meeting. These issues will be revisited at a later date. The study is needed in order to move forward and to answer some critical questions. The Board realizes that there are risks associated with providing funding at this stage. The Working Group would rather invest the \$1.7 million for the study than to blindly fund millions of dollars. There is probably going to be a not-for-profit entity constructed. The two city's legal counsels are working on this issue and will then report to Dave Hollenbeck. The consultants were advised to have conversations with Congressman Pete Visclosky's office. The Board is very pleased with the quality and background of the consultants for Gary and East Chicago. A working group meeting is scheduled for March 19. On March 20, the working group will present the final findings in a textual format and will be seeking approval.

▪ ***Portage Northshore Park Plan***

A.J. Monroe updated the Board on the progress of the Portage Northshore Park Plan. A work program was handed out to the Board. It outlines the plan for the next several months and all partners involved have committed to the plan. The City of Portage and the National Parks Services have been engaged in numerous conversations. May is an important month for this project. The Schematic Plan with Value Analysis input is to be revised for submittal by May 15, 2007. Also by this date, JJR and sub-consultants are to prepare Class B and Class C cost estimates.

e. NIRPC Application

T. Sanders reported that NIRPC requested funding for their Household Travel Survey. A check has been forwarded to NIRPC for that purpose. These funds will leverage \$400,000 in federal money for this required study.

IX. Executive Director's Report:

The RDA will be submitted as a presenter at the field hearing to be held in Chicago on April 18th and 19th, 2007. It is unclear exactly the role the RDA would play. The Board received a list of National Surface Transportation Policy and Revenue Study commissioners and a list of meeting dates. The Board may want to include this hearing on their schedules.

T. Sanders received a call from Indiana Attorney General Steve Carter to inform the RDA that we have been included as one of the noticees to review the sale of GUEA property. The GUEA property will be transferred to the city of Gary but the proposal is in the public comment phase. The RDA is participating in this because the RDA is the only organization to provide oversight to our four major projects.

Tim Sanders will be speaking at the Quality of Life Council on March 2 at Purdue University Calumet.

- X. **Public Comment:** There were a couple audience members with comments for the RDA Board. Topics included economic opportunity for all people, cost of shoreline redevelopment in East Chicago and Gary, concern for the Illiana Expressway in connection with the RDA, concern for RDA to become more involved, and urging Board to stay focused on what our responsibilities are because everyone will want money from us.

Chairman John Clark revisited the issue of submitting the plan to OMB. It was decided that a letter of transmittal will be prepared for J. Clark's signature for the OMB as soon as each Board member has had the opportunity to meet with their appointing authorities. The deadline is Monday, February 26, 2007.

- XI. **Adjournment:** Without further business, B. Joiner moved for adjournment with a second by H. Cohen, all were in favor and the meeting was adjourned.

The next RDA Board meeting is scheduled for March 20, 2007. Location and time TBD.

Respectfully submitted by Sherri Shabaz.
February 23, 2007.