

I. **Call to Order:** The RDA Board meeting was called to order at 10:00 a.m. on Monday, December 12, 2011, with Chairman Leigh Morris presiding.

II. **Introduction and Adoption of Public Comment Policy:** B. Hanna addressed the new public comment policy, stating that there will be two opportunities for public comment. Public comment will be addressed in the beginning and at the end of each meeting. Any individual who would like to make public comment on an agenda item must provide his or her name and organization on the sign-in sheet and the agenda item(s) he or she would like to address. As the agenda items are introduced, the Chairperson will recognize the person requesting to make public comment. Each person will be given up to three minutes to speak on the agenda item being addressed. At the conclusion of each meeting, members of the general public who have not already spoken to specific concerns will be given the opportunity to make additional comments regarding business items discussed by the RDA Board of Directors. B. Hanna recommended adoption of the revised public comment policy.

B.Joiner motioned to approve the request with a second by J. Good. All were in favor and the motion was approved.

III. **Roll Call:** Present: Chairman Leigh Morris, Harley Snyder, Lou Martinez, Bill Joiner, Ed Glover, Jeff Good, and Peter Novak. Seven members were present constituting a quorum.

IV. **Public Comment:** *None*

V. **Consent Agenda:** E. Glover moved for approval of the consent agenda with a second by B. Joiner. All were in favor and the consent agenda was approved.

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| a. <u>Minutes of the Board Meeting of October 18, 2011:</u> | Approved |
| b. <u>Consultant Services Report:</u> | Approved |
| c. <u>Executive Director's Report:</u> | Approved |
| d. <u>Chairman's Report:</u> | Approved |

VI. **Action on Recommendations from Working Groups:**

a. **Ratification:**

i. **EPA Brownfields RLF and Assessment Grants, Local Match:** B. Hanna stated that the primary goal is to bring federal funds into northwest Indiana, and to move as quickly as possible in order to meet deadlines. In the EPA Brownfields grant the RDA has formed a partnership between the cities of Hammond, Gary and East Chicago. The communities came together and filed a joint application for the Revolving Loan Fund and Assessment Program. The Assessment program will help provide the EPA with a more strategic outlook on the use of their funds and assist in maximizing current investments.

S. Ziller stated that during the last Board meeting RDA staff asked the Board for approval of a cash match for the EPA Grant. Grant allocations at that time were set at a 90/10 match, but now that match has been set at 80/20. S. Ziller requested Board approval for an additional \$100,000 to support the RDA's EPA grant initiative.

B.Joiner moved to approve the request with a second by H. Snyder. All were in favor of the motion and the motion was approved.

ii. **Contract, Bakers and Daniels, Grant Writing (EPA):** S. Ziller stated that with Board approval the RDA will engage Baker and Daniels in grant writing services for the EPA and

Brownfields loan. The cost of B&D's services is not to exceed \$14,000. S. Ziller requested approval of the contract.

B.Joiner moved for approval of the request with a second by P. Novak. All were in favor of the motion and the motion was approved

- iii. **Contract, American StructurePoint:** B. Hanna stated that American StructurePoint has submitted a proposal to do work around the Gary Airport which will include the expansion of the runway and transportation access in and around the airport. B Hanna requested for the authorization of a \$10,000 contract.

P. Novak moved to approve the request with a second by B. Joiner. All were in favor of the motion and the motion was approved.

- iv. **London Witte Group, 2011 Internal Control Audit:** B. Hanna stated that the RDA has selected London Witte Group to conduct the internal control audit and requested that the Board approve the contract in the amount of \$9, 500 which will cover the total cost of services being provided.

B.Joiner moved to approve the request with a second by J. Good. All were in favor of the motion and the motion was approved.

- v. **Contract, Landrum & Brown:** B. Hanna requested Board approval for the contingency of the Landrum & Brown contract. The contract will include an hourly engagement which will be monitored by the Board throughout the year. S. Ziller and D. Hollenbeck have drafted an agreement that has indicated the amount is not to exceed \$11, 000.

J. Good expressed his appreciation to Landrum & Brown. He is very impressed with all the time and effort that the firm has provided to the Airport and to the Airport Board.

H. Snyder moved for approval of the request with a second by J. Good. All were in favor of the motion and the motion was approved.

- vi. **Contract, Penson Associates, Inc.:** B. Hanna stated that the RDA has reached out to Penson Associates regarding data collection that will help outline where the RDA is heading. B. Hanna requested that the Board approve the contract in the amount of \$2800, plus the cost of expenses.

E. Glover moved to approve the request with a second by B. Joiner. All were in favor of the motion and the motion was approved.

b. **Renewal:**

- i. **PALLC Contract Extension, 2011-2013:** B. Hanna requested to approve the renewal of the RDA contract with Policy Analytics.

B.Joiner moved for approval of PALLC contract renewal with a second by H. Snyder. All were in favor of the motion and the motion was approved.

- ii. **2011/2012 Budgets:** B.Hanna reported that the RDA was under budget for 2011 and the overhead for RDA staff and expenses was 2.4 percent of expenditures. Under the 2012 budget the overhead will rise to 3 percent due to an increase in staffing needs. B. Hanna noted that this will still be half of the 6 percent that the State of Indiana allows to be charged to overhead for public works projects.

B.Joiner moved for the approval of the 2011/2012 budget with a second by E. Glover. All were in favor of the motion and the motion was approved.

- iii. **2012 Board Meeting Calendar:** B.Hanna asked that the Board review and adopt the 2012 calendar, unless alternations are needed to be made.

J. Good moved for the approval of the 2012 Board Meeting Calendar with a second by P. Novak. All were in favor of the motion and the motion was approved.

- iv. **Contract, JF New:** B. Hanna stated that the Donnelley Foundation has taken interest in investing in northwest Indiana, including the Gary Chicago International Airport. They want to assist in doing assessments on the properties surrounding the Airport, that of which are in need of economic/environmental development. B. Hanna asked the Board to approve \$30,000 for a study that will be completed by Cardno JF New of the area around the airport to determine which areas should be targeted for development and which for environmental preservation in order not to disturb rare species of plants or wildlife.

B.Joiner moved for the approval of the request with a second by E. Glover. All were in favor of the motion and the motion was approved.

VII. **Project Status Review:**

a. **Regional Bus Authority:**

- i. **Update:** *No report*

b. **Shoreline Redevelopment**

- i. **Update:** B. Joiner provided the following updates:

- **Hammond Lakes Area:** SEH is currently designing the South Park Trail, which includes the recently purchased property along Sheffield and Sheffield Park Entrance. Forsythe Park Promenade, Boardwalk/bridge across Wolf Lake, the West Trail and the Illiana Trail are progressing in the design stage. All scheduled projects were completed on time and are within budget. The George Lake Trail Pedestrian Bridge project continues and is about 77% complete. This project is anticipated to be completed in the spring of 2012 at an expected cost of \$4M. Wolf Lake Memorial Park Guardhouse & Entrance – 33% Complete 129th St. Entrance to Wolf Lake Memorial Park – 30% Complete. \$31,480,000 was committed with \$19,005,738 expended and a balance of \$12,474,262 remains.
- **Whiting Lakefront Improvements:** All scheduled projects are on time and are within budget. \$22,008,225 was committed with \$3,494,971 expended and a balance of \$18,513,254 remains.
- **Gary East Marquette Park:** On October 7, 2011, the EPA Office of Solid Waste and Emergency Response announced that the RDA-funded City of Gary Marquette Park Lakefront East Project will receive \$1.0 million for dredging of the Marquette Park Lagoons. The RDA is current working with the City and EPA on coordination efforts for the dredging to begin. Construction progress continues on the Recreation Pavilion and Father Marquette monument. All scheduled activities are on time, within budget and scope. The Aquatorium has made substantial progress within

the past few months. The project team continues to work on the recommendations plan, including the preparation of a draft outline of the plan document.

- **East Chicago Shoreline Gateway/ Water Filtration Plant Demolition:** The city continues to appraise properties for acquisition within the Community Gateway area of the North Harbor Project for development purposes. The 6,000 sq. ft. office/commercial building located at Main and Broadway has been completed and is now being leased. The new \$12,000,000 North Town Senior Citizen Building is now under construction in the 2300 block of Broadway as of 10/3/11, with a completion date of October 2012. The new water filtration plant remains under construction and on schedule for a spring 2012 completion date. Operational and startup tests are underway, and the new water plant is expected to come on line sometime at the end of 2011, and current water plant will start shutdown procedures and decommissioning. The City expects to continue demolition work starting in the fall with remediation/removal of hazardous materials at the existing plant and then complete demolition in winter/spring of 2012. \$5, 880,000 was committed with \$1,708,604 expended and a balance of \$ 4,171,396 remains.
- **Town of Porter- Gateway to the Dunes:** The Town of Porter continues to work diligently on the "Gateway to the Indiana Dunes" Project. All scheduled activities are on time, within budget and scope. The Gateway Sub-Area Plan has been completed and was accepted by the Town's Planning Commission and Town Council. \$5,731,500 was committed with \$1,432,600 expended and a balance of \$4,298,900 remains.
- **Valparaiso Partnership with RDA (PES):** In collaboration with the City of Valparaiso, the RDA along with project partners will support the design, allocation, installation, maintenance and performance assessment of storm water best management practices and green infrastructure preservation opportunities. The RDA is serving as the Grant Administrator to manage the US Forestry's award. All projects are on time and within budget and scope. \$20,000 was committed with \$354,878 leveraged.

B.Joiner introduced Indiana Dunes National Lakeshore Superintendent Costa Dillon who presented the RDA with an Environmental Achievement Award. The Board respectfully accepted the award for environmental achievement from C. Dillon. The award was a duplicate of one which was awarded to the Indiana Dunes by the Department of Interior for the Portage Riverwalk, funded by the RDA. The RDA was instrumental in the Portage Riverwalk facility. "This award represents 1 out of 10 awards given out in the country for environmental achievement," Dillon said, adding that the public is definitely noticing RDA accomplishments. C. Dillon also stated that when the final attendance figures for 2011 are in, it appears that the Portage Riverwalk will surpass Mt. Baldy as the most popular attraction on the lakefront.

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

i. **Update:** L. Morris provided the following updates:

- The partnership between the RDA and the joint working groups continue to be strong and are focused on the actions and efforts that are being done in order to provide maximum efficiency.
- All projects are on schedule for a December 31, 2013 completion.
- The airport is looking for ways that will help spur the overall economic development and the creation of jobs.

d. Extension of South Shore Commuter Service:

- i. **Update:** H. Snyder stated that the working group will be meeting with representatives of NICTD to discuss the progress as it relates to the studies that are being performed.

e. RDA Administrative:

- i. **Update:** B. Hanna stated that the RDA will continue to improve their communication with the public and will offer to provide them with as much information as possible.

VIII. Unfinished Business: none

IX. New Business:

- a. **Auditor Selection, Financial-2011:** S. Ziller announced that it is the recommendation from the Fiscal Task Force to engage Whittaker & Company to perform the financial audit for the 2011 calendar year.

B. Joiner moved for the approval of the request with a second by J. Good. All were in favor of the motion and the motion was approved.

- X. **2012 Future Meeting Planning:** The quarterly Board structure and the monthly Working Groups are reflected in the planning calendar.

- a. **Public Comment:** None

- b. **Board Meeting, January 17, 2012**

Indianapolis

- c. **Working Group Meeting, February 21, 2012**

Purdue Technology Center

General Public Comment:

Denise Dillard addressed the concern for job creation. She stated that there is a gap of employment that needs to be leveraged within the region.

Dwight Gardner thanked and appreciated all of the hard work the RDA has brought forward to the communities of northwest Indiana. His primary concern is the disconnect or gap between the project implementations and the creation of jobs to those who live in the most disparaged communities in northwest Indiana. He stated that we need to find a way to bridge that gap. D. Gardner asked if the Board could provide data referring to the man hours being paid and the percentage of those who reside in the community.

Rev. Rivera expressed her concern regarding the regional benefits agreement being implemented and stressed the need for such an agreement. The Federation will continue to push for the Board to pursue her request.

Charles Streatameyer endorsed the Federation for their efforts in raising the awareness of job skill levels. He stated that it is an important effort for long-term growth.

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

Respectfully submitted by Amy Jakubin