

Transit Development District Steering Committee meeting minutes November 13, 2024

Location

Conducted via Zoom. A recording of the meeting may be viewed here:

<https://www.youtube.com/watch?v=1siz7THSIW4>

Present

Chris Harris, Chuck Gardiner, Brian Poland, Geof Benson, Michael Barry, Mayor Angie Nelson-Deutch, Tim Corcoran

Minutes

Minutes from the August 14, 2024, meeting were approved.

Regional Development Authority Update

Dave Wellman provided an update on the rail projects. On West Lake, design is approximately 95% complete and construction is about 84% complete. The project is still on track to finish in the Spring of 2025. The most recent project highlight is the completion of the Gateway Station, which became operational on October 18, 2024.

On Double Track, as you know, trains are running and NICTD is working out issues with the new schedule. The only remaining major piece to be completed is the parking garage at 11th Street in Michigan City. That is scheduled to be completed early next year.

TDD Boundaries Update

Aaron Kowalski of MKSK provided an update on the outstanding TDD boundaries. We continue to work with Beverly Shores and Pines. With Valparaiso we have put together a couple scenarios and we are setting up meetings with South Bend.

He provided a preview of the draft district for Pines/Beverly Shores. Primarily looking along US 12 where there are areas to develop and where the communities could eventually extend sewers into their communities.

Discussion

Dave Wellman noted that the RDA had been working to promote the TDDs with the development community at events around the state and even nationally, and we intend to continue doing so into 2025. He also noted that the TDD Program Guide discussions were largely complete and will be available publicly in the near future.

Chuck Gardiner asked if it had been updated from the guide set around a few months ago. Vince Dolan of KPMG said there had been no major changes and any changes that were made would be red-lined.

Q&A

Chris Harris gave an update the Gary Metro TDD. The city is looking at expanding the district in accordance with its Livable Broadway plan. The goal would be to extend the district out to the IUN area. He also provided some information on the Notre Dame school of architecture's programs that are available to communities in northern Indiana.

Mayor Angie Nelson-Deutch asked if the RDA couple meet with its redevelopment commission to clarify what resources are available to Michigan City via its TDD. She also said the city was working on two housing projects with the TDD, and that the conversion of Franklin Street into a two-way street would be completed in the next week. RDA said we would be happy to meet.

Michigan City has also kicked off its study for the prison area and that they will have to look at possibly including that in the TDD.

The meeting was adjourned.