



I. **Call to Order:** The RDA Board of Director’s meeting was called to order at 9:30 a.m. CDT on Thursday, October 12, 2023 with Chairman Donald P. Fesko presiding.

II. **Roll Call:** Present: Chairman Donald P. Fesko, Randy Palmateer, Chris Campbell, Alesia Pritchett, Patrick Lyp, Milton Reed, and Jason Gilliana. Seven members were present constituting a quorum.

III. **General Public Comment:** None

IV. **Consent Agenda:** Randy Palmateer motioned to approve the consent agenda with a second by Alesia Pritchett. All were in favor and the motion was approved.

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| 1. <i>Minutes:</i> Board Meeting of September 14 th , 2023 | <i>Approved</i> |
| 2. <i>Reports:</i> MWBE Quarterly Expenditure Compliance (3 rd QTR 2023) | <i>Approved</i> |
| 3. <i>Reports:</i> Buy Indiana Quarterly Report (3 rd QTR 2023) | <i>Approved</i> |
| 4. <i>Reports:</i> Zip Code Quarterly Report (3 rd QTR 2023) | <i>Approved</i> |
| 5. <i>Reports:</i> County Quarterly Report (3 rd QTR 2023) | <i>Approved</i> |
| 6. <i>Reports:</i> Contractor Utilization Report (3 rd QTR 2023) | <i>Approved</i> |

V. **Project Status Review**

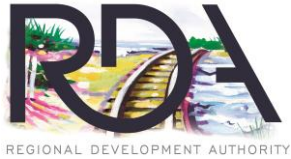
a. **Surface Transportation and Development:**

Update: Sherri Ziller updated the Board on both rail projects.

West Lake: S. Ziller reported that as of August, design work is 89% complete; designs of train operating systems, retaining walls and major bridges remains in progress. Construction is 46% complete. Additionally;

- Most of construction activities have been site work including earthwork for railroad track bed, utility relocations, storm water drainage systems and retaining walls.
- All commercial and industrial demolitions have been completed.
- Construction Substantial Completion is projected on May 28, 2026; and Revenue Service is projected to start on May 20, 2026.

Double Track: S. Ziller reported that two of the 6 main contracts – those for the parking lots in Portage/Ogden Dunes and Dune Park – have been completed. Additionally;

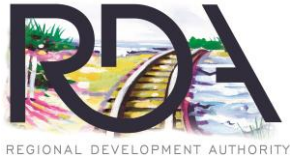


- In Gary Miller, the East parking lot is complete, and construction of station house roof trusses, decking, masonry, and exterior walls are underway.
- At 11th Street in Michigan City, repair of the terra cotta façade continues.
- The design of garage is nearly complete, and the developer has gone out for procurement of garage components.
- Regarding the main rail project, the relocation of the track from 11th Street in Michigan City and paving of the street is largely complete.
- Rail work will resume when the construction season starts in March with work continuing west of Dune Park.
- Bus operations continue between Carroll Ave Station and Gary Metro Station.
- Completion is still projected on January 17, 2024; and Revenue Service Date is projected to start Fall of 2024.

b. Transit Development Districts:

Update: S. Ziller reported that the RDA held public engagement session for the Dune Park (August 31st), Gary Metro (September 7th) and Hammond South (September 13th) Transit Development Districts. These sessions were well-attended by both members of the community and local leadership. Sessions were extremely productive in terms of feedback and have resulted in further refinements to the boundaries of each district. The RDA anticipates that all changes will be complete before they are presented to the board on October 12th.

Additionally, the RDA continues to work with the Town of Beverly Shores and the City of South Bend to complete the final two rail oriented TDDs remaining on our schedule. S. Ziller also noted that earlier this year the legislature approved a separate TDD in the City of Valparaiso around the city's new transit center at the Journeyman Distillery. RDA subsequently met with Valparaiso officials and begun the process of understanding their goals so we can create as effective a district as possible. This is expected to be completed and presented to the board for approval in 2024.



S. Ziller also reported that MKSK has completed TOD planning guides for each community with an approved TDD. These plans included reviews of past planning and confirmation of development goals; evaluating land use and zoning; assessing utility infrastructure, roadways and transportation networks, and environmental conditions; feasibility testing of development concepts; and planning for capital improvements. RDA received feedback from most of our

communities and will release these documents as soon as the remaining communities have submitted their comments.

Lastly, S. Ziller reported that MKSK has concluded a draft of the Gary Blight Elimination Strategy in collaboration with Shrewsbury and Associates.

President's Report: S. Ziller reported that the RDA is mandated to update the Feasibility Study on a Convention Center in NWI. To that end, the RDA has engaged with Barnes and Thornburg to support the RDA during the procurement process. The RDA has officially issued the RFP as of September 12. Proposals are due September 29. It is the RDA's goal to have the results of the updated Feasibility Study wrapped up before May 2024 to align with the Statute of the LC Commissioners being able to solicit for CC proposals through May 31, 2024. The RFP can be found on the RDA's website.

Additionally, S. Ziller reported that she has a number of speaking engagements coming up. She just participated in a panel discussion in the State of IL APA State Conference yesterday in the session of Changing Perceptions of NWI through Transit Oriented Economic Development and she is also a speaker and panel participant in this year's MPact (formally Rail-Volution) National Conference in November this year in Phoenix on the topic of Joint Development.

Lastly, Sherri reported that she has a number of local speaking opportunities – City of Hammond's Annual Realtor's Breakfast later this month, NWI Business Roundtable and Construction Advancement Foundation's Business and Economic Outlook Conference in early November. She will also be a speaker for the HBA – Economic Development Breakfast in mid-October.

Unfinished Business: None



VI. **Unfinished Business:** None

VII. **New Business:**

i. **Update:** None

VIII. **2023 Board Planning Calendar:** The quarterly Board meeting structure is reflected in the planning calendar.

IX. **General Public Comment:** None

X. **Adjournment:** Without further business the meeting was adjourned.

Respectfully submitted by Amy Jakubin



Northwest Indiana Regional
Development Authority
Meeting Minutes of October 12, 2023
Purdue Technology Center
9800 Connecticut Drive, Crown Point, IN
