



- I. **Call to Order:** The NWIRDA Board of Director’s meeting was called to order at 10:00 a.m. CT on Thursday, October 14, 2021 with Chairman Donald P. Fesko presiding.
- II. **Roll Call:** Present: Chairman Donald P. Fesko, Randy Palmateer, Christopher Campbell, Milton Reed, Africa Tarver, Patrick Lyp and Darnail Lyles. Seven members were present constituting a quorum.
- III. **General Public Comment:** *None*
- IV. **Consent Agenda:** R. Palmateer motioned to approve the consent agenda with a second by C. Campbell. All were in favor and the motion was approved.
1. **Minutes:** Board Meeting of July 8, 2021 *Approved*
  2. **Reports:** MWBE Quarterly Expenditure Compliance (2<sup>nd</sup> QTR, 2021) *Approved*
  3. **Reports:** Buy Indiana Quarterly Report (2<sup>nd</sup> QTR, 2021) *Approved*
  4. **Reports:** Zip Code Quarterly Report (2<sup>nd</sup> QTR, 2021) *Approved*
  5. **Reports:** Contractor Utilization Report (2<sup>nd</sup> QTR, 2021) *Approved*
- V. **Actions on Anticipated Recommendations from Fiscal Task Force**
- i. **Appointment of New President and CEO:** On behalf of the governing Board of the Northwest Indiana Regional Development Authority, R. Palmateer motioned to appoint Sherri Ziller as the next President and CEO of the Northwest Indiana Regional Development Authority with a second by C. Campbell. All were in favor and the motion was approved.  
  
S. Ziller thanked the Board of Directors, Attorney Hollenbeck, her Staff (Jill, Amy, and Dave), her family (Zach and Robbie) for all of their support, and her Predecessor Bill Hanna for paving the way for transformative change to continue to happen.  
  
S. Ziller looks forward to working with the Board, the many partner communities, and civic and business leaders throughout Northwest Indiana to continue building a vibrant and prosperous future. As President and CEO, S. Ziller emphasized that she will continue to lead the RDA’s initiatives to expand commuter rail and surface transportation assets in Northwest Indiana, and to leverage those assets to bring economic development and private investment to The Region.
- VI. **Project Status Review**



**a. Surface Transportation and Development:**

**Update:** S. Ziller reported construction work has been divided into seven construction packages. NICTD has awarded 4 procurements (DT2, DT3, DT5, DT7), has bids for 1 (DT1) and is expecting bids for 2 in the next month (DT4, DT6). The main construction contract, DT 1, received bids from Paschen and Walsh on October 11 for the revised scope that includes the value engineering (VE) opportunities identified which reduce cost. The VE opportunities include construction items (platforms, set-out tracks, bridges), extended service outages (rail service to be interrupted for approximately 6 months on half the project one construction season and then 6 months on the other half the next season) and commercial items (separating out PTC work and materials procurement (e.g. rail). S. Ziller also reported that Walsh is the low bidder at \$304.8 million and that NICTD is currently reviewing the bids to confirm that they are responsive.

**b. Transit Development Districts:**

**Update:** S. Ziller reported the TDD process continues to move forward. In September, the RDA held the first of what will be a series of Industry Days designed to inform the development community about the opportunities afforded by the TDDs and by rail expansion in the region in general. The first Industry Day attracted about half a dozen developers and featured a look at two communities, Munster and Portage, as well as a dive into the nuts and bolts of the TDD. Based on feedback following the session (which was held virtually over Zoom), the RDA is tweaking the program to feature less TDD nuts and bolts and more of the communities. In order to get the TDD details out of the way more quickly we have done a brief TDD basics video and uploaded it to the developer section of [nwitdd.com](http://nwitdd.com) and staff will point developer invitees there ahead of each Industry Day. The next Industry Day is scheduled for October 27th and will feature the Hammond Gateway and downtown station.

S. Ziller also reported that the RDA was asked to present at the Michigan City's developer meeting for its recently released RFP for the 11th Street Central development and the RDA is reaching out to all remaining communities to schedule further Industry Days and that an invite will be sent to the Board.

Lastly, S. Ziller reported that the next TDD Steering Committee meeting is scheduled for November 17, 11:00 a.m., CT.



c. **FTA TOD Planning Grant:**

**Update:** S. Ziller reported NICTD was awarded an FTA grant for TOD planning and subsequently awarded a contract to MKSK to work with local communities to identify their needs and do that planning. NICTD and the RDA are acting as co-managers of this process. MKSK has since assembled a team of sub-consultants and has begun holding kickoff meetings with the various communities. So far, Hammond, Michigan City, Munster and Portage have had their kick off meetings and RDA staff will continue to monitor the process and keep the Board informed of developments.

d. **RDA Operations:**

**Update:** S. Ziller reported that she will begin our 2022 Administrative Budget with Bill Sheldrake [PAllc] and hopefully be ready to begin conversations with the Board in late November and to have on the agenda for passage at the December board meeting. Staff will also begin a review of the RDA Policy Manual and any changes needing Board approval will be presented as early as the December meeting or the first meeting in 2022.

e. **EPA Update:**

**Update:** J. Huber reported that the Coalition continues to work with the City of East Chicago and the East Chicago Housing Authority to support site development through environmental remediation activities at the planned Senior Housing project at the Lakeshore Manor site in East Chicago, and currently the Coalition anticipates that environmental remediation activities will be completed by end of summer 2022.

In addition, J. Huber added that with regards to the EPA Assessment Grant, the Coalition will be working with Hammond to support brownfield assessment activities along Calumet Avenue for the planned 100 parcel residential development of the former Clark Athletic field. Currently, the Coalition is working with the City of Hammond to prepare needed documentation for EPA eligibility and site assessment planning activities.



Lastly, J. Huber reported that it's expected that both projects will bring remarkable quality of life improvements to their respective communities, as well as positively impact RDA project investments at Wolf Lake in Hammond and the Main & Guthrie corridor in East Chicago and thanked Board member Reed and Board member Tarver for their support and assistance along the way.

VII. **Unfinished Business:** *None*

VIII. **New Business:**

i. **Update:** *None*

IX. **2021 Board Planning Calendar:** The quarterly Board meeting structure is reflected in the planning calendar.

X. **2022 Future Meeting Date:** The Board meeting schedule for 2022 is reflected in the future meeting dates.

XI. **General Public Comment:** *None*

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

*Respectfully submitted by Amy L. Jakubin*

