



I. **Call to Order:** The RDA Board of Director’s meeting was called to order at 10:00 a.m. CDT on Thursday, March 9, 2023 with Chairman Donald P. Fesko presiding.

II. **Roll Call:** Present: Chairman Donald P. Fesko, Chris Campbell, Phil Taillon, Patrick Lyp, Milton Reed, Jason Gilliana and John Dull. Seven members were present constituting a quorum.

III. **General Public Comment:** None

IV. **Installation of New Board Member** Dave Hollenbeck formally sworn in Phil Taillon as the Hammond Appointment to the RDA Board of Directors.

V. **Election of Board Officers** Milton Reed motioned to nominate Randy Palmateer as **Vice-Chairman** with a second by Chris Campbell. All were in favor and the motion was approved.

Patrick Lyp motioned to nominate Chris Campbell as **Treasurer** with a second by Milton Reed. All were in favor and the motion was approved.

VI. **Consent Agenda:** Patrick Lyp motioned to approve the consent agenda with a second by Chris Campbell. All were in favor and the motion was approved.

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| 1. Minutes: Board Meeting of December 8, 2022 | <i>Approved</i> |
| 2. Reports: MWBE Quarterly Expenditure Compliance (4 th QTR 2022) | <i>Approved</i> |
| 3. Reports: Buy Indiana Quarterly Report (4 th QTR, 2022) | <i>Approved</i> |
| 4. Reports: Zip Code Quarterly Report (4 th QTR, 2022) | <i>Approved</i> |
| 5. Reports: County Quarterly Report (4 th QTR, 2022) | <i>Approved</i> |
| 6. Reports: Contractor Utilization Report (4 th QTR, 2022) | <i>Approved</i> |

VII. **Project Status Review**

a. **Surface Transportation and Development:**

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

West Lake

- 9-mile extension of existing SSL service between Dyer and Hammond, includes four new stations, a maintenance and storage facility, refurbishment of 32 rail cars, and construction of 2,322 parking spaces.
- Utilizing Design-Build contracting structure, contractor tasked with completing design elements before beginning construction of them.

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- Design is 83% complete; designs of train operating systems, retaining walls & major bridges remains in progress.
- Contractor has split the project into three construction segments (north, central, and south) and is progressing construction in all three.
- A significant portion of construction is still focused on earthwork, utility relocation, bridge foundations and retaining walls.
- Construction is 19% complete; most of construction activities have been site work including earthwork, utility relocations and storm water systems.
- Construction Substantial Completion projected on May 28, 2025.
- Revenue Service Date projected on May 20, 2026.

Double Track

- 25-mile project area includes 16 miles of new second track, the closing of 20 grade-level crossings in Michigan City, and the elimination of “street running” in Michigan City.
- Overall Construction is 39% complete.
- DT1 (Main rail project): Rail work has fully resumed following the winter; work west of Dune Park received a Notice to Proceed on March 6th.
- DT2 (MC 11th Street Station): Precast garage components have been procured. Developer has indicated that garage may be 2 months late, Michigan City has begun to implement alternate parking plan.
- DT3 (Gary Miller Station): East parking lot is complete, and construction of station house is progressing.
- DT4 (Portage/Ogden Dunes Parking Lot): Project is complete.
- DT5 (Dune Park East Parking Lot): Project is complete.
- DT6 (Positive Train Control): Mapping activity will begin once construction east of Dune Park is complete.
- Rail service east of Dune Park expected to be reinstated in late June to early July.
- Construction Substantial Completion projected on January 17, 2024

b. Transit Development Districts:

FTA TOD Planning Grant: Sherri Ziller reported that the team is making final edits to the TOD study, with anticipated delivery in March 2023. In addition, the team is already seeing an uptick in developer interest, including continued collaboration with communities in RFP and developer preparedness. Coming out of the TOD study process, the local units receiving planning assistance will be able to take the individualized TOD strategies & adopt components of them into



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local planning documents such as Comprehensive Plans, Neighborhood Plans, Zoning

Ordinances, and Capital Project Planning. In addition, development concepts contained within the study will aid in attracting economic development aligned with each community's growth path.

TDD Boundary Studies: Sherri Ziller reported that the team has met with local units to confirm interest in advancing additional TDD boundaries. Communities involved in the next round of TDD boundaries include the City of Gary (Downtown/Metro), City of Hammond (Hammond South), Porter (Dune Park), and Beverly Shores. The RDA has been evaluating these areas in anticipation of advancing these boundaries to the local units for support, the RDA board through required public hearings, and the State Budget Committee in 2023.

The team is also planning additional engagement "road shows" with the local units to educate communities with adopted TDD boundaries on the process of development utilizing TDDs through MOA and guidance documents. This process will also educate newly elected, appointed, and staff-level officials on the TDDs. The aligned TOD study will also be a part of these discussions planned for Spring 2023.

- c. **President's Report:** Sherri Ziller reported that our consulting team (MKSK, KPMG and Policy Analytics) continue to refine our strategy on the processes and procedures for interfacing with developers. Staff is building three documents: an internal operating manual, a program guide for developers and process guide for developers and communities. These will standardize our interactions with developers and provide necessary information to them as part of our developer outreach efforts. Sherri noted that she will be setting up a meeting with the Board chair to discuss and then will plan on presenting to the entire board.

Other updates Sherri Ziller reported on:

Annual Financial and Internal Control Audit: Sherri Ziller reported the RDA is currently undergoing its annual financial and internal control audit. Fieldwork will begin soon. She will present the final audit report at an upcoming board meeting.

Open Grants Status: Sherri Ziller reported the RDA has a number of open grants open that staff are working to close, specifically the inactive ones to get them off the books. Staff closed two grants last year and there are two more in the hopper. There are about



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3 grants that the RDA is working with Engaging Solutions on because of some outstanding issues with meeting compliance numbers. Once that gets sorted out, Sherri will be making a recommendation to the Board so we can have a path forward with our existing grantees.

Speaking Engagements: Sherri Ziller reported that she has a few speaking engagements coming up. One today with the Munster Chamber of Commerce. And then in April, she be speaking to the Crossroads Chamber. Then in May, with the Lakeshore Chamber of Commerce.

Legislative Update: Sherri Ziller reported that Dave Wellman has been keeping the Board updated on now two Bills that RDA is watching. They continue to take shape but ultimately both Bills have the potential to be positive additions to the development in our communities in NWI, and really a huge impact on the success of our TDD's.

1. HB 1046 now contains the language of a previously separate bill authored by Rep. Ed Soliday that would allow the RDA to establish a transit development district in Valparaiso. RDA will continue to watch this in the Senate now.
2. SB 434 continues to take shape but ultimately authorizes the RDA to support a new Metro Center transportation hub in downtown Gary, RDA is committed to and are excited about the possibilities that could bring. It also contains language to fund the demolition of blighted property in Gary, and enhanced public safety services in Gary, in addition to a convention center in Lake County.

Unfinished Business: None

VIII. **Unfinished Business:** None

IX. **New Business:**

i. **Update:** None

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

XI. **2023 Future Meeting Dates**

XII. **General Public Comment:** *None*

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

Respectfully submitted by Amy L. Jakubin