



- I. **Call to Order:** The RDA Board of Director's meeting was called to order at 9:30 a.m. CDT on Thursday, September 14, 2023 with Chairman Donald P. Fesko presiding.
- II. **Roll Call:** Present: Chairman Donald P. Fesko, Chris Campbell, Phil Taillon, Alesia Pritchett Patrick Lyp, Milton Reed, and Jason Gilliana. Seven members were present constituting a quorum.
- III. **General Public Comment:** None
- IV. **Consent Agenda:** Milton Reed motioned to approve the consent agenda with a second by Chris Campbell. All were in favor and the motion was approved.

1. **Minutes:** Board Meeting of June 8, 2023 *Approved*
2. **Reports:** MWBE Quarterly Expenditure Compliance (2nd QTR 2023) *Approved*
3. **Reports:** Buy Indiana Quarterly Report (2nd QTR, 2023) *Approved*
4. **Reports:** Zip Code Quarterly Report (2nd QTR, 2023) *Approved*
5. **Reports:** County Quarterly Report (2nd QTR, 2023) *Approved*
6. **Reports:** Contractor Utilization Report (2nd QTR, 2023) *Approved*

V. **Action Items:**

1. **Resolution 23-01: Governance Agreement Updates:** David Reynolds with Policy Analytics reported to the Board that new revised documents add provisions to make it clear that: (1) the RRIF Bond proceeds may be used to reimburse the State for its prior expenditures; and (2) such proceeds will be transferred to the pertinent State accounts; and (3) thereupon, the IFA can use such proceeds as permitted under the Revenue Trust Agreement. These changes are necessary to mirror the financing plan that was previously authorized by the RDA Board and to ensure that adequate funds will be available to cashflow the projects.

The documents that have been revised and up for approval from the RDA Board are: 1) Governance Agreement (fifth amended), 2) Revenue Trust Fund Agreement (third amended), and 3) the two bond indentures (WL and DT).

C. Campbell motioned to approve Resolution 23-01, as presented; and was seconded by D. Lyles. All were in favor and the motion carried unanimously.

2. **Audit Report: 2022 Financial and Internal Controls:** S. Ziller reported that the RDA's CY 2022 financial and internal controls audit were conducted by London Witte and the results of the audit were positive, a clean opinion with no weaknesses or deficiencies found. Substantial and very helpful assistance this year was provided by Aliign, the RDA's accounting consultant, and as in past years by Policy Analytics, as well.

The statute requires that the State Board of Accounts review the audit, and that has been accomplished.

C. Campbell motioned to approve the 2022 audit report, as presented; and was seconded by D. Lyles. All were in favor and the motion carried unanimously.

VI. 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.
- Design is 87% complete; designs of train operating systems, retaining walls and 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.
- Current construction is focused on earthwork, utility relocation, storm water systems, bridge foundations and retaining walls.
- Construction is 25% complete.
- 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 62% complete.



- DT1 (Main rail project): Work is fully underway in the sections west of Dune Park with several bridges under construction. East of Dune Park work is largely complete with remaining efforts focused in the Michigan City area.
- DT2 (MC 11th Street Station): Repair and reglazing work on refurbishment of terracotta façade for station is complete. Design of the garage is nearly complete and construction contracts for the garage are being procured.
- DT3 (Gary Miller Station): Work at the station house is progressing. Completed framing and masonry exterior. Interior walls are being completed. Roof installation is underway.
- 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. Coordination continues with DT1 contractor.
- Rail service east of Dune Park expected to be reinstated in late Summer.
- Construction Substantial Completion projected on January 17, 2024

b. Transit Development Districts:

TOD Update: S. Ziller reported RDA and NICTD have concluded FTA Funded TOD Planning and have met to receive feedback on the draft plans with East Chicago, Gary, Portage, and Michigan City. MKSK will meet with Hammond, Munster, and Dyer in June and planning will be concluded by the end of June. At the conclusion, the final plans will be uploaded to the RDA's NWITDD.com website and the local units will work to implement these recommendations into updated local plans and ordinances and use them to open discussions with developers about TOD. Local units have received the plans favorably to date.

S. Ziller also reported RDA and NICTD have some remaining fees within Shrewsberry's subcontract to MKSK under the FTA grant project. These dollars have been re-purposed for a two-month property stabilization and demolition strategy specific to Gary Downtown that will result in a plan including mapping of sites selected for demolition, key considerations for demolition, a list of



qualified demolition contractors, and cost estimates for demolition and site clearing. Sites will be focused on the City of Gary, Gary Housing Authority, and tax foreclosure/delinquent sites.

TDD Update: S. Ziller reported that the RDA is preparing to meet with the following communities focused on establishing four additional TDD boundaries by the end of 2023 following this schedule:

- **June** – internal meeting with local units to review existing conditions, discuss boundary strategy, and create draft boundaries for further testing by RDA (4 boundaries – Gary Metro/Downtown, Hammond South, Dune Park, Valparaiso)
- **July** – review meetings with local units on draft boundaries, market analysis, and TDD development opportunities. Hold public input session for each TDD boundary (4 boundaries – Gary Metro/Downtown, Hammond South, Dune Park, Valparaiso).
- **August** – review meetings with local units on boundary feedback and confirming boundaries. Letter of support sought by RDA to bring boundaries forward to RDA Board for Approval. First Public Hearing at RDA Board regularly scheduled August meeting.
- **September** – Second Public Hearing at RDA Board regularly scheduled meeting
- **October** – Presentation and review by State Budget Committee

President's Report: S. Ziller gave an update on this year's session of the General Assembly and reported on the following:

- **SB 434**, which was authored by Senator Eddie Melton, does several things, including potentially funding a Lake County Convention Center, and also provides funding for demolition around, and the reconstruction of, the downtown Gary Metro station. The bill provides \$3 million dollars in state funds annually for the reconstruction of the station, subject to matching funds from Gary. RDA would act as fiscal agent and oversee construction.



- **HB 1046** authorizes the first TDD that is not around a train station. Instead, this one will be in Valparaiso centered on the ChicaGo Dash Bus transit center. This facility is currently under construction along with the Journeyman Distillery project.
- **HB 1454** clarifies some points about the existing TDD legislation and added a provision that should be of significant interest to Hammond: under the original TDD legislation, any incremental tax dollars generated by a TDD had to be spent within that same district. Sharing of funds between districts was not allowed but that has changed. **HB 1454** modified the TDD legislation to allow a community with more than one TDD to share funds between those TDDs if they so choose. Munster, Hammond, and Gary are currently the only communities that have or will have more than one TDD.

Unfinished Business: None

VII. Unfinished Business: None

VIII. New Business:

i. **Update:** None

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

X. General Public Comment: None

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

Respectfully submitted by Amy Jakubin