



TDD Steering Committee Quarterly Update

May 13, 2026

REGIONAL DEVELOPMENT AUTHORITY

Agenda

- Welcome and Introductions
- Approval of Minutes from March 18, 2026
- RDA Updates
- Discussion/Community Updates
- Next Steps & Questions
- Adjourn



COMMITTEE & TEAM INTRODUCTIONS

Gary

Chris Harris

Hammond

Brian Poland

East Chicago

Milton Reed

Ogden Dunes

Scott Kingan

Porter

Michael Barry

Portage

Tom Cherry

Michigan City

Angie Nelson
Deutch

South Bend

Tim Corcoran

Valparaiso

Bob Thompson

Dyer

Scott Jefferson

Munster

Chuck Gardiner

Beverly Shores

Geof Benson

Pines

Tammy Watkins

RDA

AJ Bytnar

Amy Jakubin

David Wellman

KPMG

Vince Dolan

Lauren Wilson

Tom Harmening

MKSK

Eric Lucas

Aaron Kowalski

Valerie Berstene

Tori Luckenbach

Policy Analytics

Bill Sheldrake

Dave Reynolds

Update on the Rail Investment

Development of the new rail lines and stations is progressing at a steady pace.

Monon Corridor

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.

The line is in operation as the Monon Corridor (or M Line) following a ribbon cutting on March 31, 2026.. The FTA grant commitment is May 20, 2026.

The project is practically substantially complete . The NICTD team is focused on completing the open punch list items (»20) and reaching contractual Final Acceptance on the project.

Design is complete. All of the as-built plans have been received and NICTD is completing their review of the final sets of plans received.

The electrical isolation work at the two rail crossings near the Hammond Gateway station has been completed. The final replacement transformer was received, installed and tested during the second week of April. All four transformers have been replaced and are operational.

Coordination between NICTD and the City of Hammond is ongoing regarding the future Downtown Hammond station at Russell Street. The station is a separate City of Hammond project from the West Lake project.

NICTD is now focused on refining operations of the Monon Corridor for commuters.

Update on the Rail Investment

Development of the new rail lines and stations is progressing at a steady pace.

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.

The project is functionally complete.

NICTD is now operating in full double track mode.

Land Development Entity (LDE)

Create a Land Development Entity to Assist with Transformative Redevelopment

VISION:

Accelerate redevelopment by assisting with assembling, acquiring, and stabilizing challenging properties, providing added capacity and expertise, and operating collaboratively with local municipal entities.

THIS INCLUDES:

- Property Assembly + Acquisition
- Brownfields
- Identifying + Acquiring Grant Opportunities
- Managing Funding

INITIATIVES:



Establish a Land Development Entity (LDE) connected to the RDA.



Work with agencies and municipalities to identify potential properties and procure grant funding to assist in environmental cleanup.



Explore potential TOD opportunities unlocked by new, enhanced rail service.



LDE Status Report

The three-member Board of Directors of the Land Development Entity (LDE) met for the first time Thursday, April 30. The Directors are:

- **Peter Novak**, Chief Executive Officer of the Northwest Indiana REALTORS® Association
- **Matthew Wells**, President and Chief Executive Officer of One Region
- **Rick Calinski**, Director of Public Affairs and Economic Development for NIPSCO, who will serve as the inaugural Chairman of the Board.

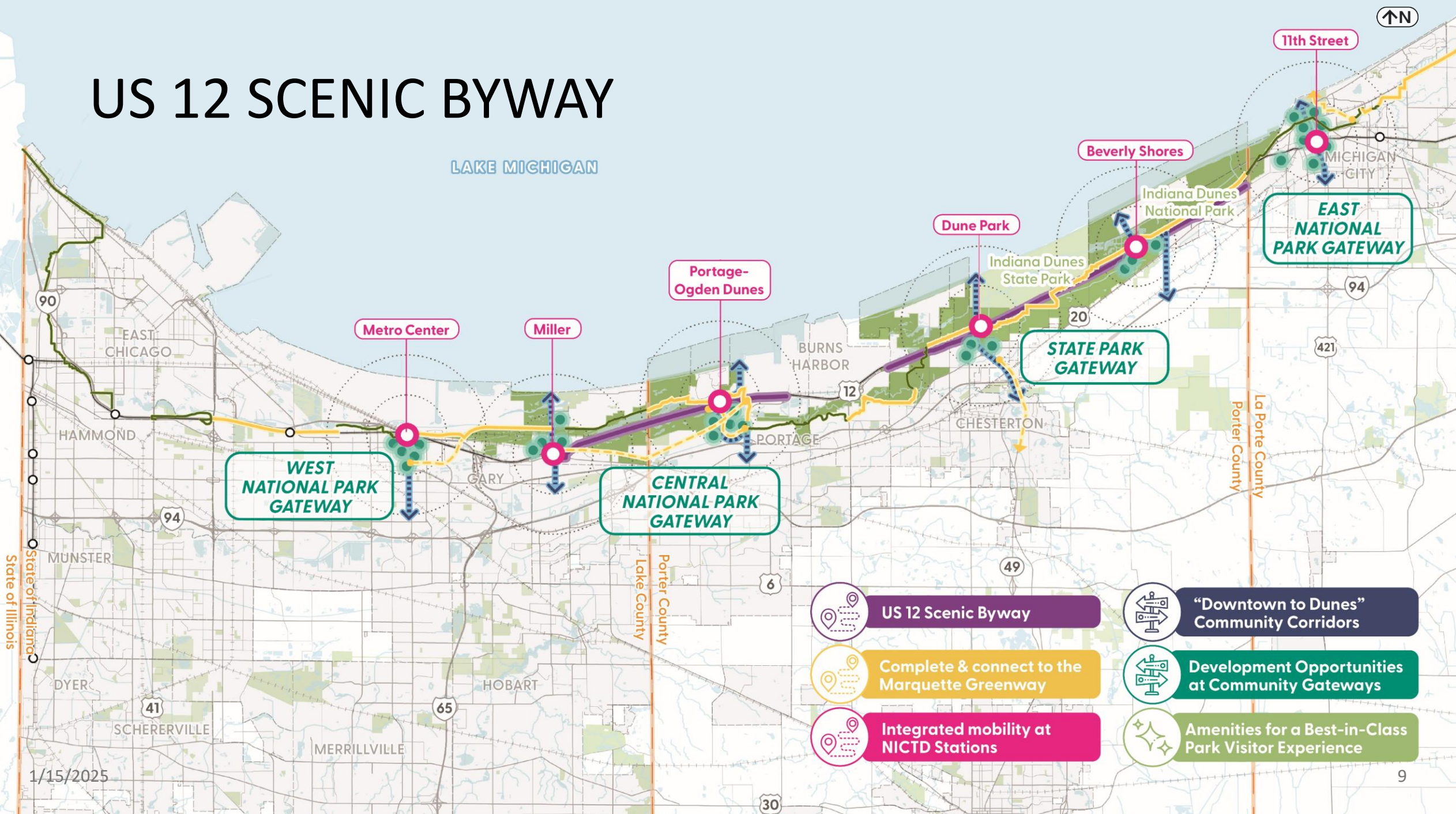
"I am honored and excited to serve on this Board and as Chairman," Calinski said. "I believe this organization can truly act as a springboard in communities where redevelopment has been a challenge. When there is an environmental hurdle, we can bring partners to the table to find solutions to new investment and job creation."

A modern dining and kitchen area. In the foreground, a dark wood dining table is set with white plates, glasses, and placemats, surrounded by dark wood chairs. On the wall above the table is a large, colorful artwork featuring six donuts in a 2x3 grid, each on a different colored background (pink, blue, red, dark blue, light pink, orange). In the background, a kitchen area is visible with white cabinetry, a stainless steel refrigerator, a microwave, and a toaster on the counter. A doorway leads to another room.

Development Catalyst Grant

- Through the Development Catalyst Grant, the RDA is committing **\$250,000** to help local governments in Lake and Porter Counties build the tools, plans, and frameworks needed to attract quality development, expand the local tax base, and connect local priorities to the region's long-term vision.
- All cities, towns, townships, and county governments in Lake and Porter Counties are eligible. Joint applications from multiple jurisdictions are encouraged and will receive preference in the evaluation process.
- **Grant Range:** \$15,000 – \$75,000
- **Complete information as well as a detailed program guide and budget worksheet can be found at** www.in.gov/rda/guidelines

US 12 SCENIC BYWAY





As identified in the RDA's 2025 Comprehensive Strategic Plan's National and State Parks strategy, the RDA is launching a regional initiative to advance the designation of U.S. Highway 12 as a scenic byway along the southern shore of Lake Michigan.

National and State Parks

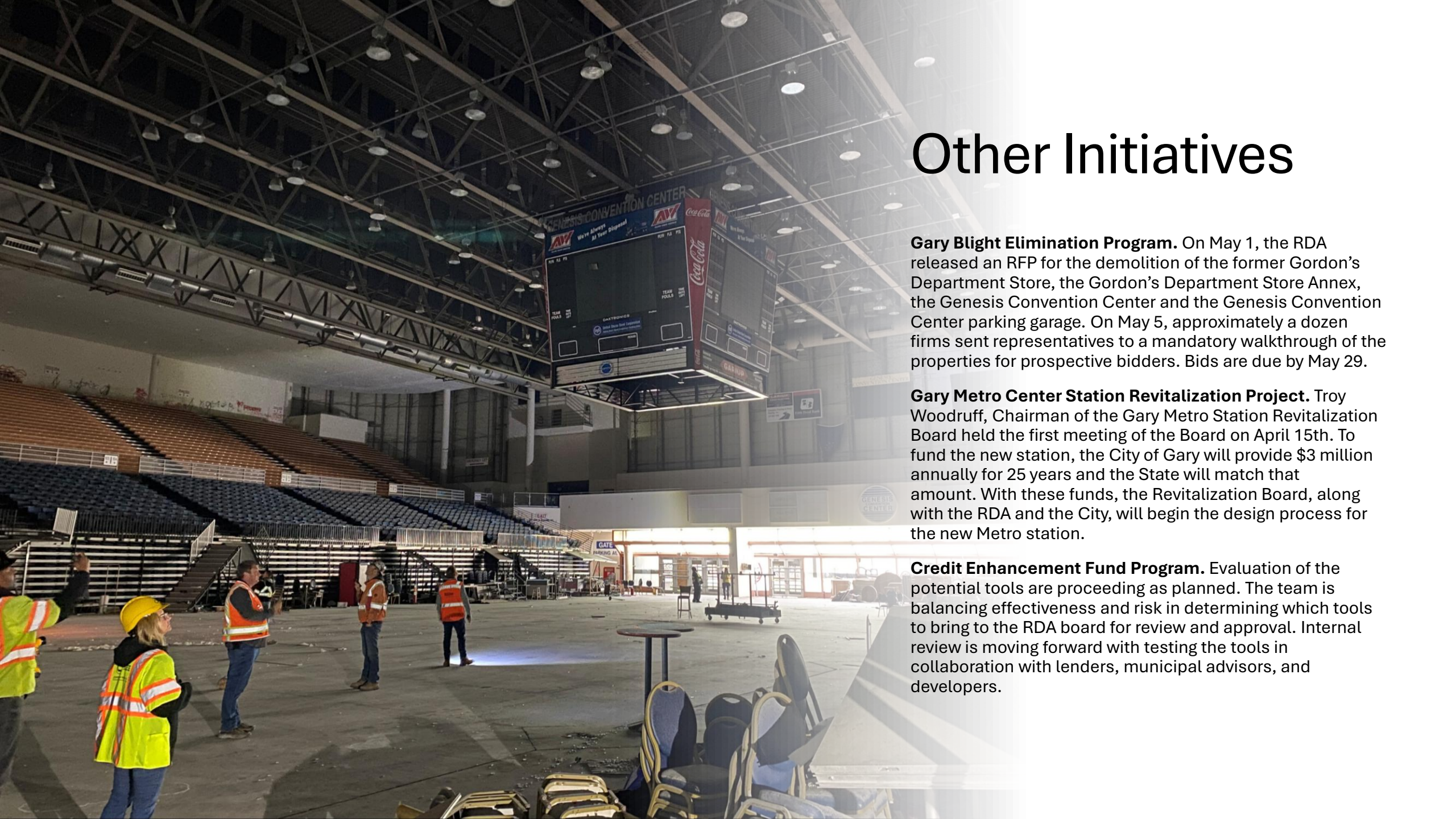
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Recommended Initiatives

Link the National Park Corridor:

- US 12 as a Scenic Byway
- Complete the Marquette Greenway & Connections
- Utilize NICTD Stations as Mobility Hubs

A large indoor arena, likely the Genesis Convention Center, is shown under renovation. The high ceiling features a complex network of steel trusses and numerous circular lights. A large, multi-sided scoreboard is suspended from the ceiling, displaying various advertisements including 'Genesis Convention Center', 'AVI', 'Coca-Cola', and 'GASUP'. The arena floor is concrete and appears to be in the process of being prepared. In the foreground, several workers wearing high-visibility yellow and orange safety vests and hard hats are standing and talking. To the left, rows of blue and red stadium seats are visible. In the background, there are large glass windows and a sign that reads 'GATE PARKING A1'.

Other Initiatives

Gary Blight Elimination Program. On May 1, the RDA released an RFP for the demolition of the former Gordon's Department Store, the Gordon's Department Store Annex, the Genesis Convention Center and the Genesis Convention Center parking garage. On May 5, approximately a dozen firms sent representatives to a mandatory walkthrough of the properties for prospective bidders. Bids are due by May 29.

Gary Metro Center Station Revitalization Project. Troy Woodruff, Chairman of the Gary Metro Station Revitalization Board held the first meeting of the Board on April 15th. To fund the new station, the City of Gary will provide \$3 million annually for 25 years and the State will match that amount. With these funds, the Revitalization Board, along with the RDA and the City, will begin the design process for the new Metro station.

Credit Enhancement Fund Program. Evaluation of the potential tools are proceeding as planned. The team is balancing effectiveness and risk in determining which tools to bring to the RDA board for review and approval. Internal review is moving forward with testing the tools in collaboration with lenders, municipal advisors, and developers.



Next Steps & Questions

Next Meeting: August 12, 2026