



TDD Steering Committee Quarterly Update

August 16, 2023

ONAL DEVELOPM

COMMITTEE &
TEAM
INTRODUCTIONS

Gary	Hammond	East Chicago	Ogden Dunes
Trent McCain	Brian Poland	Debbra Gritters	Scott Kingan
Porter	Portage	Michigan City	South Bend
Michael Barry	AJ Monroe	Skyler York	Tim Corcoran
Valparaiso	Dyer	Munster	Beverly Shores
Beth Shrader	Scott Jefferson	Lee Ann Mellon	John Blackburn
RDA	Policy Analytics	KPMG	MKSK
Sherri Ziller	Bill Sheldrake	Vince Dolan	Eric Lucas
Amy Jakubin	David Reynolds	Lauren Wilson	Aaron Kowalski
David Wellman		Tom Harmening	Valerie Berstene
			Tori Luckenbach

Agenda

A close-up photograph of a hand in a dark suit jacket holding a wooden gavel. The hand is positioned over a light-colored wooden surface, likely a table. The background is softly blurred, showing a lamp and what appears to be a courtroom or a formal meeting room.

- **Welcome and Introductions**
- **Approval of Minutes from May 17, 2023**
- **RDA Update on Rail Projects**
- **TDD Boundaries Update**
- **TDD Implementation Planning**
- **Next steps and questions**
- **Adjourn**

Update on the Rail Investment

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

West Lake 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.
- Utilizing Design-Build contracting structure, contractor tasked with completing design elements before beginning construction of them.
- Design is 88% 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 rail bed, utility relocation, bridges, station areas and retaining walls.
- Construction is 34% complete.
- Construction Substantial Completion projected on May 28, 2025.
- Revenue Service Date projected on May 20, 2026

South Shore Line (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 66% 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. ETAO1 and ETAO2 civil construction expected to be complete by 9/28/23.
- DT2 (MC 11th Street Station): Design of the garage is largely complete, construction contracts for the garage have been procured and construction is expected to start late summer/early fall.
- DT3 (Gary Miller Station): Exterior work on the station house is largely complete with the interior more than 50% done. All station work should be complete by the Fall.
- DT4 (Portage/Ogden Dunes Parking Lot): Project is complete.
- DT5 (Dune Park East Parking Lot): Project is complete.
- DT6 (Positive Train Control): Mapping activities began the second week of June east of Dune Park. Coordination continues with DT1 contractor.
- NICTD plans to run revenue service trains on the new rail in Michigan City by early Fall
- Construction Substantial Completion projected on January 17, 2024



TDD Boundaries

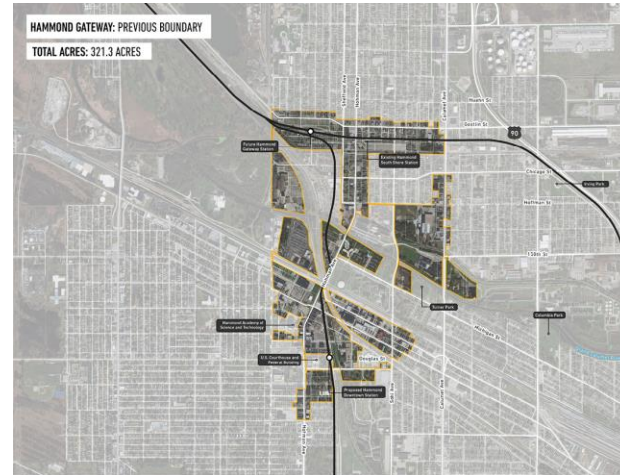
Update

Update on TDD Boundaries

Next steps for established boundaries (Hammond Gateway/Downtown, Munster Ridge, Munster/Dyer Main, Gary Miller, Portage/Ogden Dunes, and Michigan City)

Spring/Summer 2023

- TDD/TOD Development Technical Assistance
- MOA Review Meetings
- Developer Process Guide Review Meetings
- Increment Begins to be collected in 2024 for CY 2023



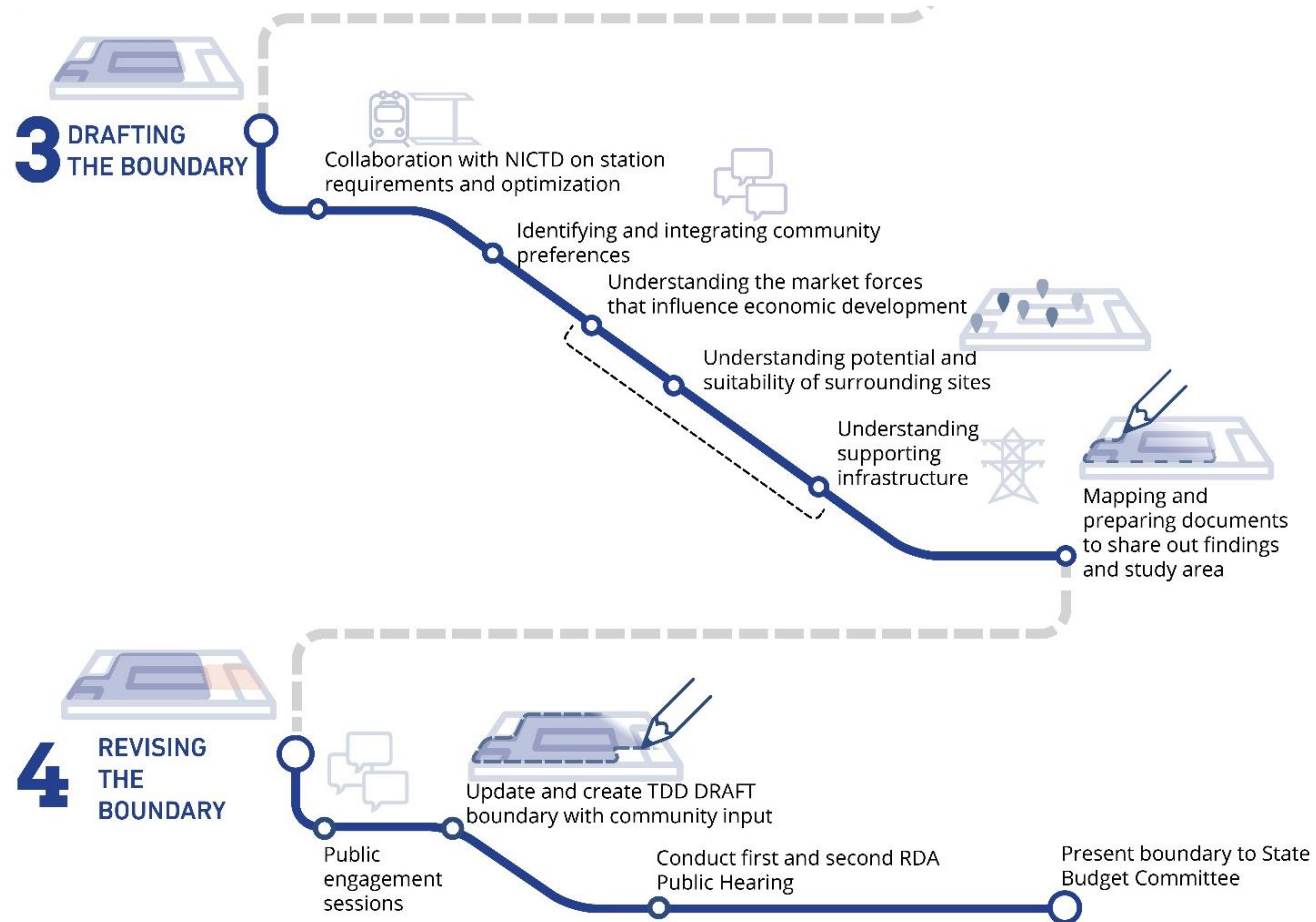
Update on TDD Boundaries

Next steps for to be established boundaries (Hammond South, Gary Metro, Dune Park- 2023, and Valparaiso - 2024)



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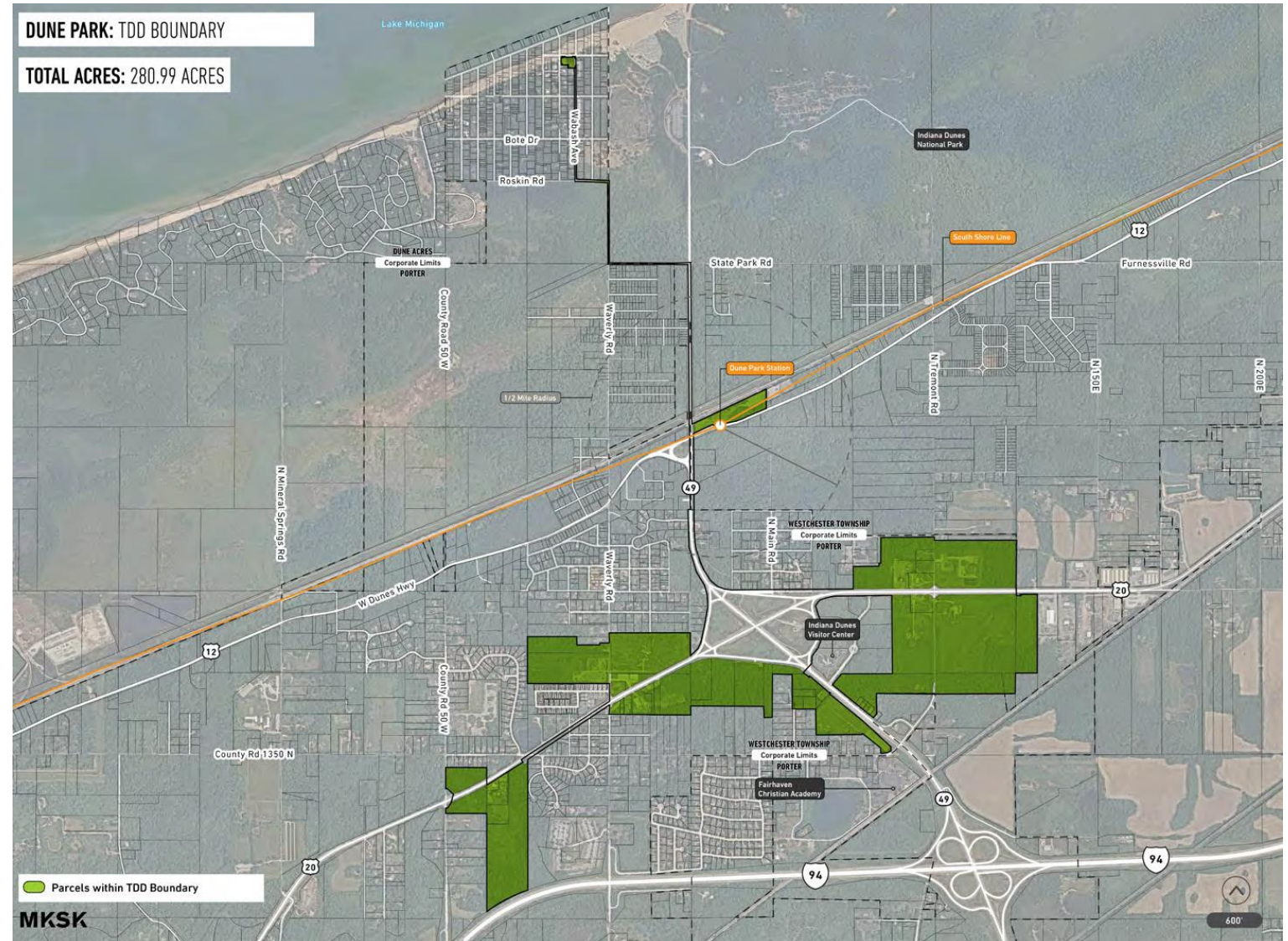


Update on TDD Boundaries

Dune Park – Porter (2023 Target)

Process Update:

- Initial Boundary Drafted and Work Sessions Conducted
- 8/8/2023 Presented at Town Council Information Session
- 8/31/2023 Public Engagement Session – Porter Town Hall, 6:00 pm
- September 2023 – Boundary Edits
- October 2023 – RDA Board Hearing
- November 2023 – RDA Board Hearing
- November/December 2023 – State Budget Committee Approval



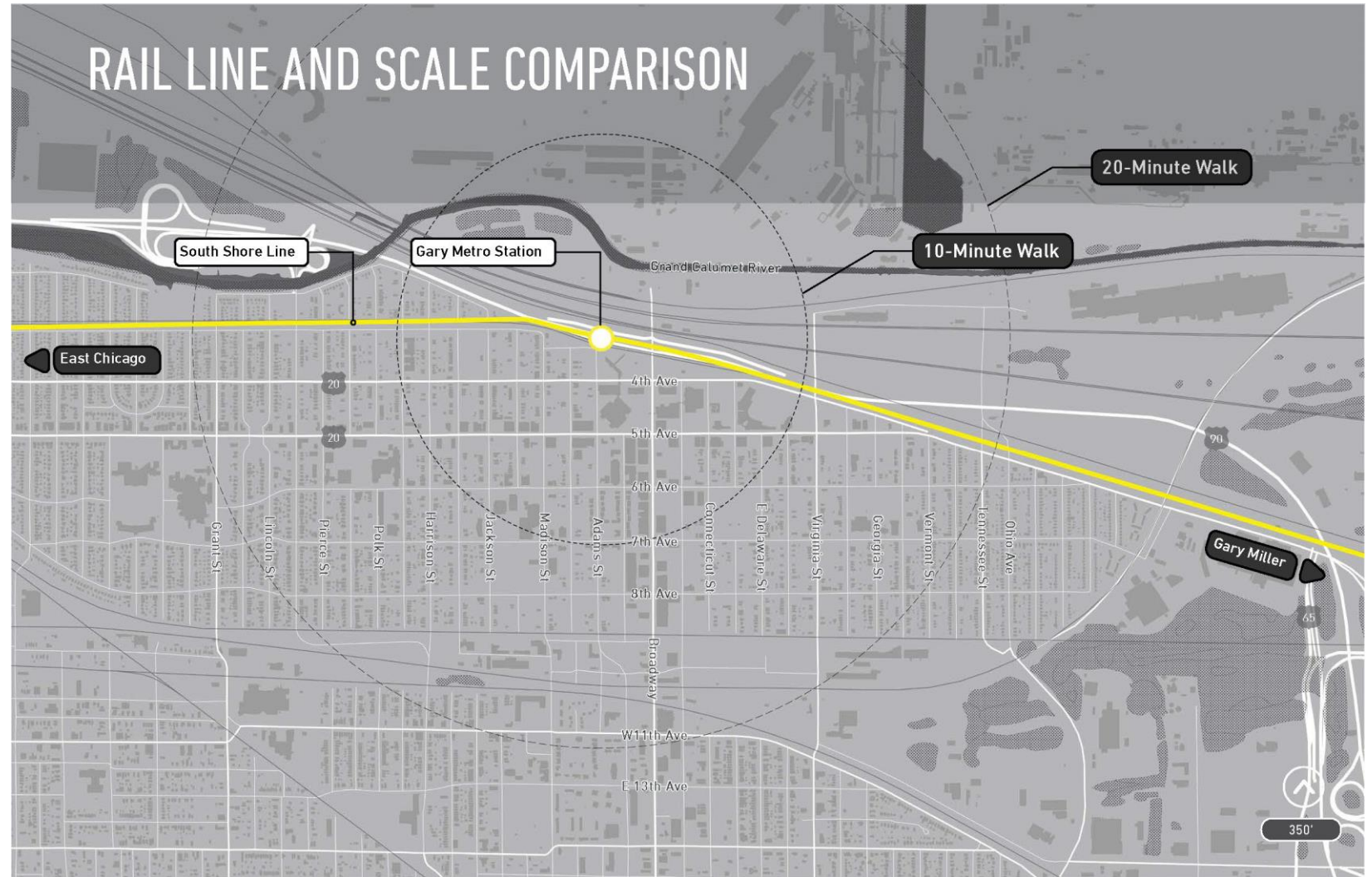
Update on TDD Boundaries

Gary – Metro/Downtown

(2023 Target)

Process Update:

- Initial Boundary Drafted and Work Sessions Conducted (ongoing)
- September 2023 – Public Engagement Session and Boundary Edits
- October 2023 – RDA Board Hearing
- November 2023 – RDA Board Hearing
- November/December 2023 – State Budget Committee Approval



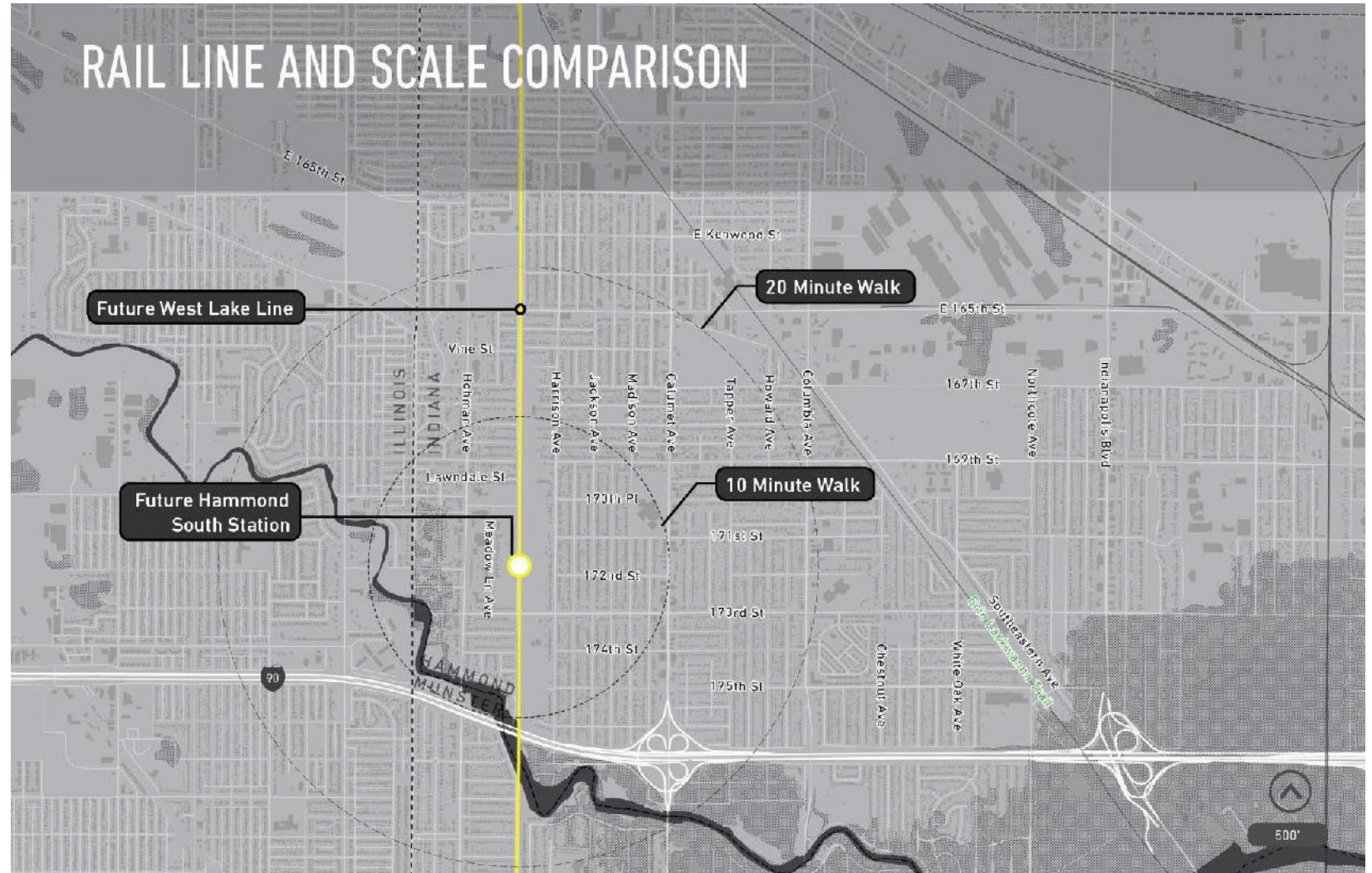
Update on TDD Boundaries

Hammond – South Boundary

(2023 Target)

Process Update:

- Initial Boundary Drafted and Work Sessions Conducted (ongoing)
- September 2023 – Public Engagement Session and Boundary Edits
- October 2023 – RDA Board Hearing
- November 2023 – RDA Board Hearing
- November/December 2023 – State Budget Committee Approval



Update on TDD Boundaries

Valparaiso – Downtown

(2024 Target)

Process Update:

- Initial Boundary Drafted and Work Sessions Conducted (ongoing)
- Late 2023 – Public Engagement Session and Boundary Edits
- Early 2024 – RDA Board Hearings
- Spring 2024– State Budget Committee Approval





TOD Implementation Planning

Update

TOD Implementation Planning

The second phase of work included review of past planning and confirming 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

TOD Implementation Planning

Awaiting Final Feedback

- Munster Ridge Road
- Munster/Dyer Main

Final Feedback Received

- All other communities

In-Process

Gary SB434 Blight Elimination Strategy

Website Update – Coming Late Summer/Early Fall 2023



learn more and
follow this process

Check out the RDA's Transit Development District Website



Next Steps & Questions

Next Meeting: November 15, 2023