



TDD Steering Committee Quarterly Update

February 12, 2025

REGIONAL DEVELOPMENT AUTHORITY

Agenda

- **Welcome and Introductions**
- **Election of Chairperson**
- **Approval of Minutes from November 13, 2024**
- **RDA Update on Rail Projects**
- **TDD Boundaries Update**
- **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.

West Lake Corridor

Design is 96% complete; train signals and operating systems remain in progress. Design of the last bridge (BR101) is complete as approval from the CSX railroad was received.

With the exception of BR101 and the Main Street underpass at Munster Dyer station civil works are mostly done.

Trackwork along the full length of the project is largely complete. Catenary system installation is near completion and work on system (e.g. communications and power) installation is beginning.

Final paving of the Munster/Dyer station parking lot will occur in the spring. Work on the station and preparations for installation of the bridge over Main Street continue.

Construction is 88% complete.

An extended period of testing and commissioning is required between construction completion and Revenue Service.

The NICTD team is focused on when the trains will be running. Revenue Service Date of May 1, 2025, is NICTD's current target. The FTA grant commitment is May 20, 2026.

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.

DT1 (Main rail project):
Contract is complete.

DT2 (MC 11th Street Station):
Much of the parking garage structure is 80% complete and completion of the garage is scheduled for March 6, 2025.

Gary Miller Station (DT3), Portage/Ogden Dunes Parking Lot (DT4), Dune Park East Parking Lot (DT5) are complete.

Revenue Service began on May 14, 2024, earlier than the FTA grant commitment of November 6, 2024

Overall Construction largely complete, the only construction remaining is attributable to the parking garage in Michigan City.

NICTD continues to work on its scheduling and is coordinating with Metra to improve operations.



TDD Boundaries

Update



Remaining TDDs

- **Beverly Shores/Pines:** following a well-attended public engagement session and comment period, both towns are currently reviewing a final draft of the TDD.
- **Valparaiso:** conversations ongoing.
- **South Bend:** conversations ongoing.

BEVERLY SHORES / PINES: TDD BOUNDARY

TOTAL ACRES: 233.2 ACRES

BEVERLY SHORES: 100.8 ACRES

TOWN OF PINES: 132.4 ACRES





Michigan City

- A proposed \$200 million to \$300 million development is expected to bring at least 500 apartments and a grocery store to downtown Michigan City.
- Nine development teams made proposals for the Fifth and Pine site.
- The Michigan City Redevelopment Commission has narrowed it down to four finalists.
- The city hopes the development will tie together various attractions in and near downtown, expand the downtown footprint and bring more residents who would patronize local businesses and spark more reinvestment and redevelopment.



Next Steps & Questions

Next Meeting: May 14, 2025