

## **Transit Development District Steering Committee meeting February 16, 2022**

### **Note**

The meeting can be viewed here: <https://www.youtube.com/watch?v=RyycAba3rCY>

### **Location**

Conducted via Zoom

### **Present**

Trent McCain, Richard Morrisroe, Lee Ann Mellon, Tim Corcoran, Michael Barry, AJ Monroe, Scott Jefferson, John Blackburn, Scott Kingan, Brian Poland

### **Minutes**

Minutes of the February 16, 2022 meeting were approved.

### **Regional Development Authority Update**

RDA COO Sherri Ziller updated the committee on the progress of the rail projects. She noted that West Lake final design was nearing completion and the project remained on track. On Double Track, Ziller noted that construction had begun, with “bus bridges” being used to transport passengers between stations where track was under construction and that Michigan City and developer Flaherty & Collins had reached an agreement on the new station and retail/residential complex.

### **Discussion**

Aaron Kowalski updated the committee on the ongoing TOD process. He noted that the process was originally to end in July but had been extended to the end of the year to give communities more time. Most recently the team held a kickoff meeting for the Gary downtown TDD.

After an update on individual community progress, Kowalski presented the land use framework it’s using in conversations with local communities. The first is downtown, the highest-density variant meant for places like downtown Hammond. The second is the village TOD, a less dense, more small town concept. The final concept is transitional TOD, which may be applicable to stations in already developed areas.

He also reviewed the draft TDD boundaries and how different development strategies might play out.

### **RDA Board TDD Approval**

Sherri provided a preview of the approval process for seven of the TDDs that have been finished to date and would be presented to the RDA Board at the next meeting. Dave Wellman and David Reynolds walked through the specifics and the requirements for two public hearings.

A question was asked about holding the public hearings in each of the communities versus a centralized hearing in Crown Point. The answer was that we had looked at that, but that would require 14 meetings

versus two and so take an exceptionally long amount of time to complete, and this was why the zoom option had been added to the meeting.

Wellman explained that the RDA was requiring a letter of support from each community for the TDDs. He also explained the notice requirements and asked for the committee's help in getting notices posted on community websites and in prominent locations around town.

A question was raised about the timing of the letter of support and the requirements for notice if a community declined to support the TDD. The answer was that there was some time prior to publication of the notices and if there was a problem with the letter, please let us know as soon as possible. Another question was that the timing was tight and the answer was that we understood and that when we sent out the request there would be a template accompanying it so that communities would have an idea of we were looking for. A third question was raised regarding communities that would need to take official action to provide a letter. The answer was that if there is an issue, let us know and we will manage it accordingly.

The meeting was adjourned.