

## **Transit Development District Steering Committee meeting minutes May 17, 2023**

### **Location**

Conducted via Zoom. A recording of the meeting may be viewed here:

<https://www.youtube.com/watch?v=ZOI3hzbJqql>

### **Present**

AJ Monroe, Trent McCain, Lee Ann Mellon, Tim Corcoran, Debbra Gritters, Brian Poland, John Blackburn

### **Regional Development Authority Update**

Vince Dolan of KPMG provided an update on the rail projects. He noted that the design on West Lake is about 83% complete. About 18% of the overall project is done. The project is still on schedule.

Double track is overall 54% complete and by November should be around the 90% mark. Most of the work east of Dune Park is done. To the west is where you will see double track laid and bridgework done there. Garage design for the 11<sup>th</sup> St. station in Michigan City is complete and the city was bidding out for precast elements and some preliminary earthwork. At Miller the building is up, the roof is on and they are installing drywall.

There was a request from Hammond asking if they could get copies of some technical design materials relating to the Michigan City parking garage as they might be helpful as they work on designs for their own structure. RDA said it would work to get those materials to them. There was also a question about the track elevation on a section of West Lake in Hammond that RDA said it would address with NICTD.

There was a question about the projected Jan 17, 2024 completion date for double track and whether that might push into Spring. Our understanding is that the January date is for what is called “substantial completion” but that will be followed by several months of testing before the start of revenue service.

### **Discussion**

The meeting then moved to an update on the TDD boundary process. MKSK’s Aaron Kowalski outlined RDA goals for Spring and Summer 2023, including MOA review meetings and developer process guide review meetings for communities whose TDDs were approved last year.

Re communities in which RDA still has to create TDD boundaries, Hammond South, Gary Metro and Dune Park were the current focus, with Valparaiso, Beverly Shores and South Bend to be addressed as circumstances allowed. We are scheduling meetings with these communities to get their input and begin drafting draft boundaries. We were hoping to hold public engagement sessions this summer and finalize boundaries for approval in the fall.

Aaron provided a quick refresher on the boundary drafting process.

Aaron then moved on to the TDD Planning Process. To date TOD plans have been completed for most of the South Shore communities and sent to them for their review prior to publication. Aaron gave a review of a template of one of these plans.

David Reynolds of Policy Analytics then gave an update on legislative developments. There were three pieces of legislation we were watching. The first one was HR 1046, which authorized the RDA to establish a TDD in Valparaiso.

SEA 434 provided state funding for blight elimination in the Gary metro area and state funding for a new station in downtown Gary (does require a local match). Also instructs RDA to advance funding for blight elimination to get things rolling.

HEA 1454 clarified some elements about TDDs. It clarified that the district would capture incremental income tax from both people living and working in the TDD. If someone lives in one TDD and works in another, the increment is captured by the TDD in which they live. It also permits the sharing of revenues between TDDs in the same municipality if the legislative body of that municipality adopts an ordinance approving it.

### **Minutes**

Minutes of the previous meeting were approved.

The meeting was adjourned.