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June 26, 2024

Board of Directors  
Northwest Indiana Regional Development Authority  
Lake County, Indiana

We have reviewed the audit report of the Northwest Indiana Regional Development Authority, which was opined upon by LWG CPAs & Advisors, Independent Public Accountants, for the period January 1, 2023 to December 31, 2023. Per the *Independent Auditors' Report*, the financial statements included in the report present fairly the financial condition of the Northwest Indiana Regional Development Authority as of December 31, 2023, and the results of its operations for the period then ended, on the basis of accounting described in the report.

In our opinion, LWG CPAs & Advisors prepared the audit report in accordance with the guidelines established by the State Board of Accounts.

The audit report is filed with this letter in our office as a matter of public record.

A handwritten signature in cursive script that reads "Tammy R. White".

Tammy R. White, CPA  
Deputy State Examiner

Northwest Indiana Regional Development  
Authority

Financial Statements  
with  
Additional Information

Years Ended December 31, 2023 and 2022

# NORTHWEST INDIANA REGIONAL DEVELOPMENT AUTHORITY

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## INDEPENDENT AUDITORS' REPORT

To the Board of Directors of  
Northwest Indiana Regional Development Authority

### **Report on the Audit of the Financial Statements**

#### *Opinion*

We have audited the financial statements of Northwest Indiana Regional Development Authority, as of and for the years ended December 31, 2023 and 2022 and the related notes to the financial statements, which collectively comprise Northwest Indiana Regional Development Authority's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements present fairly, in all material respects, the respective financial position of Northwest Indiana Regional Development Authority, as of December 31, 2023 and 2022 and the related statements of activities and changes in net position, and cash flows, for the years then ended, and the related notes to the financial statements in accordance with accounting principles generally accepted in the United States of America.

#### *Basis for Opinion*

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of Northwest Indiana Regional Development Authority and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

#### *Responsibilities of Management for the Financial Statements*

Northwest Indiana Regional Development Authority's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about Northwest Indiana Regional Development Authority's ability to continue as a going concern for one year after the date that the financial statements are issued.

### ***Auditor's Responsibilities for the Audit of the Financial Statements***

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about Northwest Indiana Regional Development Authority's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

### ***Required Supplementary Information***

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis on pages 4-10 and the retirement plan schedule of proportionate share of pension liability and schedule of contributions on pages 29-30 be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an

opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Management has omitted the budgetary comparison information that accounting principles generally accepted in the United States of America require to be presented to supplement the basic financial statements. Such missing information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. Our opinions on the basic financial statements are not affected by this missing information

### ***Report on Internal Control over Financial Reporting***

We also have audited, in accordance with auditing standards generally accepted in the United States of America, Northwest Indiana Regional Development Authority's internal control over financial reporting as of December 31, 2023, based on criteria established in Internal Control – Integrated Framework issued by the Committee of Sponsoring Organizations of the Treadway Commission (COSO) and our report dated April 30, 2024 expressed an unmodified opinion.

### ***Other Reporting Required by Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued our report dated April 30, 2024 on our consideration of Northwest Indiana Regional Development Authority's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Northwest Indiana Regional Development Authority's internal control over financial reporting and compliance.



LWG CPAs & Advisors

Indianapolis, Indiana

April 30, 2024

# NORTHWEST INDIANA REGIONAL DEVELOPMENT AUTHORITY

## MANAGEMENT'S DISCUSSION AND ANALYSIS

Years Ended December 31, 2023, 2022 and 2021

The following discussion and analysis of Northwest Regional Development Authority's (the "Authority") financial performance provides an introduction and overview of the Authority's financial activities for the years ended December 31, 2023, 2022 and 2021. Please read this discussion in conjunction with the Authority's financial statements and the notes to financial statements immediately following this section.

### Financial Highlights

#### 2023

- Operating revenues for 2023 increased from \$23,118,211 to \$23,663,886 due to an increase in revenues from the Lake County Local Income Tax.
- Total expenses for 2023 increased from \$24,505,315 to \$34,742,238 due to more expenses associated with rail projects and West Lake Project lease transfers.
- Non-operating revenues for 2023 increased from \$923,796 to \$3,177,036 due to an increase in interest income.

#### 2022

- Operating revenues for 2022 decreased from \$23,369,049 to \$23,118,211 due to a decrease in revenues from the Lake County Local Income Tax.
- Total expenses for 2022 increased from \$5,712,355 to \$24,505,315 due to more expenses associated with rail projects.
- Non-operating revenues for 2022 increased from \$457,240 to \$923,796 due to an increase in interest income.

#### 2021

- Operating revenues for 2021 increased from \$23,233,525 to \$23,369,049 due to an increase in revenues from the Lake County Local Income Tax.
- Total expenses for 2021 decreased from \$12,922,505 to \$5,712,355 due to less grants and less expenses associated with rail projects.
- Non-operating revenues for 2021 increased from \$441,800 to \$457,240 due to an increase in interest income.

# NORTHWEST INDIANA REGIONAL DEVELOPMENT AUTHORITY

## MANAGEMENT'S DISCUSSION AND ANALYSIS

Years Ended December 31, 2023, 2022 and 2021

### Overview of the Financial Statements

This discussion and analysis is intended to serve as an introduction to the Authority's financial statements. The Authority's financial statements are comprised of the Financial Statements and the Notes to the Financial Statements. In addition to the financial statements this report also presents Supplementary Information after the Notes to the Financial Statements.

The *Statements of Financial Position* present all the Authority's assets and liabilities using the accrual basis of accounting, which is similar to the accounting used by private-sector companies. The difference between assets and liabilities is reported as net position. The increase or decrease in net position may serve as an indicator, over time, whether the Authority's financial position is improving or deteriorating. However, the consideration of other non-financial factors such as changes within the Northwest Indiana community may be necessary in the assessment of overall financial position and health of the Authority.

The *Statements of Activities* present all current fiscal year revenues and expenses, regardless of when cash is received or paid, and the ensuing change in net assets.

The *Statements of Cash Flows* report how cash and cash equivalents were provided and used by the Authority's operating, investing, and financing activities. These statements are prepared on a cash basis and present the cash received and disbursed, the net increase or decrease in cash for the year, and the cash balance at year end.

The *Notes to Financial Statements* are an integral part of the financial statements; accordingly, such disclosures are essential to a full understanding of the information provided in the financial statements. The Notes to the Financial Statements begin on page 14.

In addition to the financial statements, this report includes Additional Information. Required additional information begins on page 29 and is related to the Authority's participating in the public Employer's Retirement Fund. The additional information continues to present the 2023 Supplemental Schedule for Supporting Services on page 31.

There was a restatement of the Statement of Financial Position and the Statement of Activities resulting from a \$650,000 loan made to the City of East Chicago Housing Authority. For the year ended December 31, 2021, this amount was not recorded. This amount should have been recorded as a note receivable and as restricted net position. The result of the restatement was an increase in net position of \$450,000 and \$650,000 for the years ended December 31, 2022 and 2021, respectively. The following analysis includes the effects of the adjustment.

# NORTHWEST INDIANA REGIONAL DEVELOPMENT AUTHORITY

## MANAGEMENT'S DISCUSSION AND ANALYSIS

Years Ended December 31, 2023, 2022 and 2021

### Financial Analysis

The Authority receives substantially all of its revenue from state, city and county agencies. Beginning in 2006, the fiscal officer of each city and county described in IC 36-7.5-2(b) (other than the (2) largest cities in a county described in IC 36-7.5-2-3(b)(1) (Lake County, Porter County, East Chicago, Gary, and Hammond)) shall each transfer three million five hundred thousand dollars (\$3,500,000) each year to the Authority for deposit in the Authority's fund.

The RDA receives Local Income Tax revenue collected by the State and distributed to the RDA by the State Auditor (IC 6-3.6-9-5) which is derived from the governmental units in Lake County. These amounts are restricted to be used for the West Lake Corridor project.

### Factors Bearing on the Future

During 2018, the RDA signed a governance agreement with the Northern Indiana Commuter Transportation District ("NICTD") and the Indiana Finance Authority ("IFA"). This agreement which became effective August 31, 2018, governs the roles and responsibilities of the 3 entities regarding the planned improvements to the commuter rail, South Shore Line, specifically the Double Track Project and the West Lake Project. These projects have been approved for funding by Federal Transit Administration at an approximate total of \$1.3 billion (not to include financing costs) through its Capital Improvement Grant process and work is proceeding on both.

During 2022, the IFA issued a loan for funding the rail projects. In order to fund the debt payments, the RDA entered into lease agreements with the IFA in which it agrees to make semi-annual payments. These agreements are in place through November 1, 2048 and will be funded from member dues.

# NORTHWEST INDIANA REGIONAL DEVELOPMENT AUTHORITY

## MANAGEMENT'S DISCUSSION AND ANALYSIS

Years Ended December 31, 2023, 2022 and 2021

A comparative condensed summary of the Authority's net assets at December 31, 2023, 2022, and 2021 is as follows:

	<b>2023</b>	<b>2022</b>	<b>2021</b>
Current assets	\$ 104,667,127	\$ 109,848,071	\$ 104,629,296
Property and equipment			
Furniture & fixtures, net	18,452	19,648	20,865
Long-term assets	<u>2,510,000</u>	<u>4,010,000</u>	<u>5,580,000</u>
Total assets	<u>107,195,579</u>	<u>113,877,719</u>	<u>110,230,161</u>
Deferred outflows of resources	<u>57,171</u>	<u>57,838</u>	<u>63,689</u>
Current liabilities	6,782,456	9,480,687	8,795,099
Long-term liabilities	<u>24,300,302</u>	<u>20,372,734</u>	<u>16,826,171</u>
Total liabilities	<u>31,082,758</u>	<u>29,853,421</u>	<u>25,621,270</u>
Deferred inflow of resources	<u>51,861</u>	<u>62,689</u>	<u>189,825</u>
Net position	<u>\$ 76,118,131</u>	<u>\$ 84,019,447</u>	<u>\$ 84,482,755</u>

### 2023

Long-term assets decreased by \$1,500,000 due to the Authority receiving payments from a bond anticipation note from the City of Gary and a promissory note from the City of East Chicago Housing Authority.

Current liabilities decreased by \$2,698,231 from 2022 due to an decrease in accounts payable and grants payable.

### 2022

Long-term assets decreased by \$1,570,000 due to the Authority receiving payments from a bond anticipation note from the City of Gary and a promissory note from the City of East Chicago Housing Authority..

Current liabilities increased by \$685,588 from 2021 due to an increase in accounts payable.

# NORTHWEST INDIANA REGIONAL DEVELOPMENT AUTHORITY

## MANAGEMENT'S DISCUSSION AND ANALYSIS

Years Ended December 31, 2023, 2022 and 2021

### 2021

Long-term assets decreased by \$1,335,000 due to the Authority receiving payments from a bond anticipation note from the City of Gary.

Current liabilities decreased by \$8,324,380 from 2020 due to a decrease in accounts payable and grants payable.

A comparative condensed summary of the Authority's changes in net assets for the years ended December 31, 2023, 2022, and 2021 is as follows:

	2023	2022	2021
Operative revenues	\$ 23,663,886	\$ 23,118,211	\$ 23,369,049
Operating expenses	<u>34,742,238</u>	<u>24,505,315</u>	<u>5,712,355</u>
Operating income	(11,078,352)	(1,387,104)	17,656,694
Non-operating revenue	<u>3,177,036</u>	<u>923,796</u>	<u>457,240</u>
Change in net assets	<u>\$ (7,901,316)</u>	<u>\$ (463,308)</u>	<u>\$ 18,113,934</u>

### 2023

Operating revenues for 2023 increased by \$545,675 due to an increase in revenue from the Lake County Local Income Tax.

Operating expenses for 2023 increased from 2022 by \$10,236,923 due to increased activity related to the rail projects and West Lake Project lease transfers.

Non-operating revenue increased in 2023 due to an increase in interest income.

### 2022

Operating revenues for 2022 decreased by \$250,838 due to a decrease in revenue from the Lake County Local Income Tax.

Operating expenses for 2022 increased from 2021 by \$18,792,960 due to increased activity related to the rail projects.

Non-operating revenue increased in 2022 due to an increase in interest income.

# NORTHWEST INDIANA REGIONAL DEVELOPMENT AUTHORITY

## MANAGEMENT'S DISCUSSION AND ANALYSIS

Years Ended December 31, 2023, 2022 and 2021

### 2021

Operating revenues for 2021 increased by \$135,524 due to an increase in revenue from the Lake County Local Income Tax.

Operating expenses for 2021 decreased from 2020 by \$7,210,150 due to decreased activity related to the rail projects and less grants in 2021.

Non-operating revenue increased in 2021 due to an increase in interest income.

A comparative condensed summary of the Authority's operating expenses for the years ended December 31, 2023, 2022, and 2021 is as follows:

	2023	2022	2021
Salaries and wages	\$ 535,603	\$ 440,743	\$ 634,627
Professional fees	4,532,530	4,120,302	4,974,192
Program services	29,566,090	19,826,955	-
Other	<u>108,015</u>	<u>117,315</u>	<u>103,536</u>
 Total operating expenses	 <u>\$ 34,742,238</u>	 <u>\$ 24,505,315</u>	 <u>\$ 5,712,355</u>

### 2023

The increase in salaries and wages was due to an SBOA surplus that was used during 2022. There was no surplus used in 2023. The increase in professional fees was due to increased special consultant work in 2023. Program services increased from the prior year due to expenses associated with rail projects and West Lake Project in 2023.

### 2022

The decrease in salaries and wages was due to the retirement of the former CEO in 2021 as well as staffing changes in 2022. The decrease in professional fees was due to decreased special consultant work in 2022. Program services increased from the prior year due to expenses associated with rail projects in 2022.

### 2021

The decrease in professional fees was due to decreased professional fees in 2021. Program services decreased from the prior year due to no grants being awarded in 2021.

# NORTHWEST INDIANA REGIONAL DEVELOPMENT AUTHORITY

## MANAGEMENT'S DISCUSSION AND ANALYSIS

Years Ended December 31, 2023, 2022 and 2021

A comparative condensed summary of the Authority's cash flows for the years ended December 31, 2023, 2022, and 2021 is as follows:

	2023	2022	2021
Cash from activities:			
Operating	\$ (10,839,374)	\$ 3,896,713	\$ 14,191,672
Investing	<u>4,752,297</u>	<u>2,268,942</u>	<u>2,414,729</u>
Net change in cash	(6,087,077)	6,165,655	16,606,401
Cash:			
Beginning of the year	<u>103,155,594</u>	<u>96,989,939</u>	<u>80,383,538</u>
End of the year	<u>\$ 97,068,517</u>	<u>\$ 103,155,594</u>	<u>\$ 96,989,939</u>

### 2023

The Authority's available cash decreased by \$6,087,077 as of December 31, 2023. The decrease is primarily due to more cash expended for grants payable and payments to outside professionals/consultants.

### 2022

The Authority's available cash increased by \$6,165,655 as of December 31, 2022. The increase is primarily due to less cash expended for grants payable and payments to outside professionals/consultants.

### 2021

The Authority's available cash increased by \$16,606,401 as of December 31, 2021. The increase is primarily due to less cash expended for grants payable and payments to outside professionals/consultants.

### Requests for Information

This financial report is designed to provide the reader with a general overview of the Authority's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the Northwest Indiana Regional Development Authority's Office.

# NORTHWEST INDIANA REGIONAL DEVELOPMENT AUTHORITY

## STATEMENTS OF FINANCIAL POSITION

December 31, 2023 and 2022

	2023	Restated 2022
<b>ASSETS</b>		
Current assets		
Cash and cash equivalents	\$ 52,889,172	\$ 63,618,539
Restricted cash	44,179,345	39,537,055
Accounts receivable	6,057,375	5,078,312
Interest receivable	13,672	18,933
Current portion of note receivable	100,000	200,000
Prepaid expenses	27,563	25,232
Current portion of bond receivable	1,400,000	1,370,000
TOTAL CURRENT ASSETS	104,667,127	109,848,071
Property and equipment		
Furniture, fixtures & leasehold improvements	75,557	75,557
Accumulated depreciation	(57,105)	(55,909)
TOTAL PROPERTY AND EQUIPMENT (NET)	18,452	19,648
Long-term assets		
Bond receivable	2,160,000	3,560,000
Note receivable	350,000	450,000
TOTAL LONG-TERM ASSETS	2,510,000	4,010,000
TOTAL ASSETS	107,195,579	113,877,719
<b>DEFERRED OUTFLOWS OF RESOURCES</b>		
Pension costs	57,171	57,838
TOTAL DEFERRED OUTFLOWS OF RESOURCES	57,171	57,838
<b>LIABILITIES</b>		
Current liabilities		
Accounts payable and accrued expenses	546,924	1,941,155
Accrued vacation	34,885	34,850
Grants payable	6,200,647	7,504,682
TOTAL CURRENT LIABILITIES	6,782,456	9,480,687
Non-current liabilities		
Net pension liability	182,820	198,691
West Lake operating escrow	24,117,482	20,174,043
TOTAL NON-CURRENT LIABILITIES	24,300,302	20,372,734
TOTAL LIABILITIES	31,082,758	29,853,421
<b>DEFERRED INFLOWS OF RESOURCES</b>		
Pension costs	51,861	62,689
TOTAL DEFERRED INFLOWS OF RESOURCES	51,861	62,689
<b>NET POSITION</b>		
Net position - unrestricted	56,417,039	64,318,355
Net position - restricted	19,701,092	19,701,092
TOTAL NET POSITION	\$ 76,118,131	\$ 84,019,447

The accompanying notes are an integral part of these statements.

# NORTHWEST INDIANA REGIONAL DEVELOPMENT AUTHORITY

## STATEMENTS OF ACTIVITIES Years Ended December 31, 2023 and 2022

	Amount	
	2023	Restated 2022
<b>UNRESTRICTED NET ASSETS</b>		
Support		
Lake County Local Income Tax	\$ 6,163,886	\$ 5,618,211
City of East Chicago	3,500,000	3,500,000
Lake County	3,500,000	3,500,000
City of Gary	3,500,000	3,500,000
City of Hammond	3,500,000	3,500,000
Porter County	3,500,000	3,500,000
TOTAL SUPPORT	23,663,886	23,118,211
<b>EXPENSES</b>		
Program services		
Brownsfield RLF Loan	-	40,910
Rail Projects Annual Lease	20,263,886	16,271,483
West Lake Project Lease Transfer	9,302,204	3,514,562
TOTAL PROGRAM SERVICES	29,566,090	19,826,955
Supporting services		
Salaries & professional services	5,068,133	4,561,045
Operating expenses	106,819	116,098
TOTAL SUPPORTING SERVICES	5,174,952	4,677,143
Depreciation expense	1,196	1,217
TOTAL EXPENSES	34,742,238	24,505,315
<b>NON-OPERATING REVENUE</b>		
Interest income	3,177,036	923,796
TOTAL NON-OPERATING REVENUE	3,177,036	923,796
CHANGE IN NET POSITION	(7,901,316)	(463,308)
NET POSITION - BEGINNING OF YEAR	84,019,447	84,482,755
NET POSITION - END OF YEAR	\$ 76,118,131	\$ 84,019,447

The accompanying notes are an integral part of these statements.

# NORTHWEST INDIANA REGIONAL DEVELOPMENT AUTHORITY

## STATEMENTS OF CASH FLOWS Years Ended December 31, 2023 and 2022

	2023	2022
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>		
Fee revenue	\$ 26,628,262	\$ 27,752,161
Payments to grantees	(10,606,239)	(3,756,629)
Payments to others	(26,861,397)	(20,098,819)
NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES	(10,839,374)	3,896,713
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>		
Bond payment proceeds	1,370,000	1,340,000
Note receivable payment proceeds	200,000	-
Investment interest income	3,182,297	928,942
NET CASH PROVIDED (USED) BY INVESTING ACTIVITIES	4,752,297	2,268,942
<b>NET CHANGE IN CASH AND CASH EQUIVALENTS</b>	(6,087,077)	6,165,655
<b>CASH, RESTRICTED CASH, AND CASH EQUIVALENTS, BEGINNING OF YEAR</b>	103,155,594	96,989,939
<b>CASH, RESTRICTED CASH, AND CASH EQUIVALENTS, END OF YEAR</b>	\$ 97,068,517	\$ 103,155,594
<b>RECONCILIATION OF OPERATING INCOME TO CASH FLOWS PROVIDED (USED) BY OPERATING ACTIVITIES</b>		
Operating income	\$ (11,078,352)	\$ (1,387,104)
Depreciation expense	1,196	1,217
Decrease (increase) in assets		
Accounts receivable	(979,063)	1,172,915
Prepaid expenses	(2,331)	(1,181)
Increase (decrease) in liabilities		
West Lake operating escrow	3,943,439	3,461,035
Net pension liability	(26,032)	(35,757)
Accounts payable and other accruals	(1,394,196)	886,745
Grants payable	(1,304,035)	(201,157)
NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES	\$ (10,839,374)	\$ 3,896,713

The accompanying notes are an integral part of these statements.

# NORTHWEST INDIANA REGIONAL DEVELOPMENT AUTHORITY

## NOTES TO THE FINANCIAL STATEMENTS Years Ended December 31, 2023 and 2022

### (1) Summary of significant accounting policies

Nature of Activities – The Northwest Indiana Regional Development Authority (the “RDA” or the “Authority”) was established as a separate body corporate and politic by HEA 1120-2005 which identified the board selection process, powers, duties and sources of funding.

If the RDA issues bonds they are to create two funds, a general fund and a lease rental account. It specifies that the lease rental account shall always maintain a balance that is higher than the highest annual debt service and lease payment.

Mission – The RDA operates with the highest ethical principles to stimulate a significant rebirth in Northwest Indiana and is a catalyst in transforming the economy and quality of life in Northwest Indiana. They are guided by a set of principles directing them to be:

- **BOLD** in their thinking
- **COLLABORATIVE** when working with many groups and organizations without regards to political affiliation, race, or social status
- **TRANSPARENT** to the public and press as work is done
- **NON-PARTISAN** as we reach out to all affected parties
- **EFFICIENT** in use of the public’s resources
- **ACCOUNTABLE** for their actions, now and in the future
- **SOCIALLY EQUITABLE** as we conduct business (internal and external) and direct the use of our resources in ways that respect the diversity of our region

The Legislative vision for the RDA from House Bill 1120 is summarized as follows:

Lake and Porter counties face unique and distinct challenges and opportunities related to transportation and economic development. A unique approach is required to fully take advantage of the economic potential of the South Shore, Gary/Chicago Airport, and Lake Michigan shoreline. Powers and responsibilities of the RDA are appropriate and necessary to carry out the public purposes of encouraging economic development and further facilitating the provision of air, rail, and bus transportation services, project, and facilities, shoreline development projects, and economic development projects in eligible counties.

### Power and Duties

- Assist in the coordination of local efforts concerning projects
- Assist a commuter district, airport authority, shoreline development commission and regional bus authority in coordinating regional transportation and economic development
- Fund projects identified in the article
- Fund bus services and projects related to bus services (facilities)
- May issue grants, make loans and loan guarantees, issue bonds or enter into a lease of a project

# NORTHWEST INDIANA REGIONAL DEVELOPMENT AUTHORITY

## NOTES TO THE FINANCIAL STATEMENTS Years Ended December 31, 2023 and 2022

### (1) Summary of significant accounting policies (cont.)

- Developed a Comprehensive Strategic Development Plan which identified the following:
  - Projects to be funded
  - Timeline and budget
  - Return on investment
  - Need for ongoing subsidy
  - Expected federal matching funds

Financing – The following identifies the sources of funding for the RDA:

- Riverboat admission, wagering, or incentive payments received by Lake County, Hammond, East Chicago, or Gary
- County economic development income tax received by a county or city
- Amounts from the Toll Road Authority
- Food and beverage tax (the RDA does not have the authority to impose any tax; only the right to receive income in accordance with the legislation.)
- Federal funds
- Appropriations from the general assembly
- Other revenue appropriated to the fund by a political subdivision
- Gifts, Donations or Grants
- Private Equity

Reporting Entity – In evaluating how to define the RDA for financial reporting purposes, management has considered all potential component units. The decision to include a potential component unit in the reporting entity was made by applying the criteria set forth in accounting principles generally accepted in the United States of America. The basic – but not only – criterion for including a potential component unit within the reporting entity is the governing body’s ability to exercise oversight responsibility. The most significant manifestation of this ability is financial interdependency. Other manifestations of the ability to exercise oversight responsibility include, but are not limited to, the selection of governing authority, the designation of management, the ability to significantly influence operations, and accountability for fiscal matters. A second criterion used in evaluating potential component units is the scope of public service. Application of this criterion involves considering whether the activity is conducted within the geographic boundaries of the RDA and is generally available to its citizens. A third criterion used to evaluate potential component units for inclusion or exclusion from the reporting entity is the existence of special financing relationships, regardless of whether the RDA is able to exercise oversight responsibilities. Based upon the application of these criteria, no entities have been considered to be potential component units for the purpose of defining the RDA’s reporting entity.

# NORTHWEST INDIANA REGIONAL DEVELOPMENT AUTHORITY

## NOTES TO THE FINANCIAL STATEMENTS Years Ended December 31, 2023 and 2022

### (1) Summary of significant accounting policies (cont.)

Non-Exchange Transactions – Governmental Accounting Standards Board (“GASB”) No. 33 defines a non-exchange transaction, as a governmental unit that gives (or receives) value without directly receiving (or giving) equal value in return. Because the RDA distributes money to local governmental units without directly receiving equal value in return, the transactions qualify as a non-exchange transaction. On an accrual basis, expenses to grantees are recognized in the fiscal year in which all eligibility requirements have been satisfied. Eligibility requirements include timing requirements, which specify the year when the monies are required to be used or the fiscal year when use is first permitted, and revenue requirements, in which the monies are provided to the qualified agencies on a reimbursement basis. Monies requested by year end but not reimbursed until the following fiscal year are considered grants payable.

Measurement Focus and Basis of Accounting – The accounting principles of the Authority are based upon accounting principles generally accepted in the United States of America, as prescribed by the GASB. The Authority adopted GASB Statement No. 34, *Basic Financial Statements and Management’s Discussion and Analysis – for State and Local Governments*, GASB Statement No. 37, *Basic Financial Statements – and Management’s Discussion and Analysis – for State and Local Governments: Omnibus* and GASB Statement No. 38, *Certain Financial Statement Disclosures*. The primary impact of adopting these GASB statements is the presentation of net assets, which replaces the previous fund equity section of contributed capital and retained earnings, the presentation of Management’s Discussion and Analysis (MD&A) as required supplementary information, and the addition of a statement of cash flows. The accounting and financial reporting treatment applied to a fund is determined by its measurement focus. The accounts of the Authority are reported using the flow of economic resources measurement focus.

The accounting policies of the Authority are based upon accounting principles generally accepted in the United States of America, as prescribed by the GASB. The Authority uses the accrual basis of accounting, under which revenues are recognized when earned and expenses are recognized when incurred. Enterprise funds may elect to apply Financial Accounting Standards Board (“FASB”) pronouncements issued after November 30, 1989, provided that such standards are not in conflict with standards issued by the GASB. The Authority has elected not to apply FASB pronouncements issued after November 30, 1989.

Management’s Use of Estimates – The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and the disclosure of contingent assets and liabilities as of the date of the financial statements, and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from the estimates.

# NORTHWEST INDIANA REGIONAL DEVELOPMENT AUTHORITY

## NOTES TO THE FINANCIAL STATEMENTS Years Ended December 31, 2023 and 2022

### (1) Summary of significant accounting policies (cont.)

Revenue – The RDA receives substantially all of its support revenue from state, city and county agencies. The State of Indiana distributes to the Authority admissions tax collected from Lake County, East Chicago, Gary, and Hammond. The amount to be collected from each entity is \$3,500,000 per fiscal year. As of December 31, there could be shortfalls in admissions tax collected which is collected in the subsequent year. Porter County distributes funds to the RDA from its Local Option Income tax in the amount of \$3,500,000 per year. The RDA also receives Local Income Tax due to governmental units in Lake County, but collected by the State and transferred to the RDA. These amounts are restricted to be used for the West Lake Corridor project.

The IC 8-15-2-14.7 provides that an appropriation made by the general assembly to the Authority may be distributed to the Authority only if all transfers required from cities and counties to the Authority under IC 36-7.5-4-2 have been made.

Revenue is ear-marked for projects recognized with the development of a Comprehensive Strategic Development Plan. Based on this plan the following projects were identified:

- Commuter Rail Transportation – Plans to extend the South Shore rail line to Lowell and Valparaiso are being reviewed.
- Lake Michigan Shoreline Development – A reinvestment strategy for the Lake Michigan shoreline to provide balance between nature, industry, restoration and redevelopment while reclaiming the shoreline for public access and projects related to the Lake Michigan Marina and Shoreline Development Commission. IC 36-7.5-2-1 identifies the types of projects eligible for RDA funding.
- Town of Porter – Indiana 49 lakeshore gateway corridor area between Interstate 94 to the Indiana Dunes State Park.

Federal Grant Funds – The RDA is the recipient and fiscal agent of a Brownfield Revolving Loan Fund (“RLF”) grant sponsored by the US Environmental Protection Agency (EPA). The grant award is \$1,400,000. The reporting requirements for this grant include quarterly progress reports which are due four times a year, within 30 days of the end of each quarter: January 31, April 30, July 31, and October 31. An annual financial report is due at the end of the year and by January 31. Once all data is assembled, the Authority’s project manager submits the quarterly progress report and the annual financial report to the designated EPA project officer.

At times, the RDA receives money from federal agencies and acts as the fiscal agent responsible for distributing funds to local municipalities to leverage local matches from the RDA. The funds are drawn-down from the federal agencies only upon the grantee spending the money and requesting reimbursement. The RDA monitors the grant and the grantee and ensures that the grantee is in compliance with the eligibility on how the monies are spent. The RDA submits quarterly reports to the federal agencies. The RDA received \$40,910 and \$458,693 of federal funds related to Brownfield during 2023 and 2022, respectively.

# NORTHWEST INDIANA REGIONAL DEVELOPMENT AUTHORITY

## NOTES TO THE FINANCIAL STATEMENTS Years Ended December 31, 2023 and 2022

### (1) Summary of significant accounting policies (cont.)

Accounts Receivable – Accounts receivable represent payments due to the RDA at December 31. In addition, any shortfalls in admissions tax distributions during the year are included in accounts receivable. All amounts are expected to be collected.

Prepaid Expenses – Prepaid expenses represent payments to vendors during the current period, which will reflect costs applicable to subsequent accounting periods.

Accounts Payable and Accrued Expenses – The December 31 accounts payable balance relates to materials, supplies, taxes or services provided to the Authority during one calendar year, and not paid until the following calendar year. Expenses that have occurred but not invoiced through the financial statement date are considered accrued expenses.

Accrued Vacation – It is the policy of the Authority that unused vacation time can be carried forward. Vacation time earned but not taken is considered accrued vacation and should be paid the employee at the time services are terminated.

Grants Payable and Other Related Accruals – The Authority is committed to various organizations via reimbursement based grants. These payments are made when the organization has fulfilled the terms of the grant and submitted for reimbursement from the Authority. See Note 6 for further detail.

West Lake Operating Escrow – Under the Governance Agreement, the RDA has committed to escrow revenues received from the State of Indiana per IC 6-3.1-20-7 and IC 36-4.5-4-2 for the purpose of defraying the West Lake rail project's annual operating deficits at such time the project becomes operational. The project is expected to achieve revenue service sometime in 2025.

Operating Revenue, Operating Expenses, and Non-Operating Revenue and Expenses – The principal operating revenue of the Authority derives from gaming or admissions taxes collected by and transferred to the RDA by the State of Indiana. Secondly the Authority receives local income tax revenue which under State law (IC 6-3.6-9-5) is a fixed percentage of local income tax owing to the specified governmental units in Lake County but collected by the State and transferred directly to the RDA on a monthly basis. Operating expenses for the Authority include contractual and administrative expenses. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses.

Income Tax Status – The RDA is a quasi-government organization that operates as a separate body corporate and politic. An opinion from the Attorney General has been requested regarding the RDA's tax exempt status and Federal and State filing requirements.

Cash and Cash Equivalents – The RDA considers all investments with maturities of three months or less, when purchased, to be cash equivalents. Cash and cash equivalents are stated at fair value and consist of cash bank accounts. See Note 2 for further detail.

# NORTHWEST INDIANA REGIONAL DEVELOPMENT AUTHORITY

## NOTES TO THE FINANCIAL STATEMENTS Years Ended December 31, 2023 and 2022

### (1) Summary of significant accounting policies (cont.)

Furniture, Fixtures, and Leasehold Improvements – Furniture and equipment are recorded at cost less accumulated depreciation computed on the straight-line method over the estimated useful life of five to ten years. Leasehold improvements are computed on the straight-line method over the estimated useful life of three years.

Net Position – Net position is comprised of the net earnings from operating and non-operating revenues, expenses and capital contributions. Net position is considered restricted for the portion of revenue collected from the Lake County Local Income Tax as it is to be used for the West Lake Corridor project. The remaining net position is considered unrestricted and is available for the use of the Authority.

Budgetary Information – Each year, the budget is prepared on or before the first day of December on a basis consistent with generally accepted accounting principles. The budget is adopted by the Board annually and submitted to the state finance committee in January of each year for approval. The legal level of budgetary control is at the total fund expense level.

Staff and Payroll – Staff salaries, other compensation, and related expenses are paid by the state budget agency and reimbursed by the RDA.

Tuition Expense – The agency offers an incentive for employees to further their education with a tuition reimbursement program.

Leases – The agency has a twelve (12) month rental agreement for office space and supply reimbursement. The lease expense for the year ended December 31, 2023 was \$49,519. The agreement expires June 30, 2024. The monthly lease amount, which is due at the beginning of each month, is \$4,577. The remaining obligation due for the rental agreement is \$27,462.

Restricted Cash – The agency has received funding related to a rail improvement project in Lake County. The cash received is considered restricted in use for this project.

Subsequent Events – Subsequent events have been evaluated through April 30, 2024, which is the date the financial statements were available to be issued.

### (2) Concentrations

At December 31, 2023 and 2022, \$750,000 of the RDA's cash and cash equivalents was insured by the Federal Depository Insurance Corporation (FDIC), and therefore classified under Risk Category 1. The Public Deposit Insurance Fund (PDIF) was created by the Acts of 1937 in the State of Indiana to protect the public funds of the state and its political subdivisions deposited in approved financial institutions. The PDIF insures those public funds deposited in approved financial institutions which exceed the limits of coverage provided by any FDIC. The RDA has funds deposited in PDIF approved financial institutions.

At December 31, 2023 and 2022, the remaining portion of cash respectively, was covered by the PDIF and classified in Risk Category 1.

# NORTHWEST INDIANA REGIONAL DEVELOPMENT AUTHORITY

## NOTES TO THE FINANCIAL STATEMENTS

Years Ended December 31, 2023 and 2022

### (3) Furniture, Fixtures, and Leasehold Improvements

All furniture, fixtures, and leasehold improvements is depreciated using the straight-line method. Depreciation expense at December 31, 2023 and 2022 was \$1,196 and \$1,217. Furniture, fixtures, and leasehold improvements at year end consist of the following:

	2023	2022
Furniture and fixtures	\$ 37,655	\$ 37,655
Leasehold improvements	37,902	37,902
Accumulated depreciation	(57,105)	(55,909)
Total property and equipment, net	\$ 18,452	\$ 19,648

### (4) Pension plan

#### **Plan Description**

The RDA is a participating employer of the Public Employees' Hybrid plan (PERF Hybrid), and its employees are participating members. PERF Hybrid is part of the Public Employees' Retirement Fund (PERF) and consists of two components: the Public Employees' Defined Benefit Account (PERF DB), the monthly employer-funded defined benefit component, and the Public Employees' Hybrid Members Defined Contribution Account (PERF DC), a member-funded account. PERF Hybrid is administered by the Indiana Public Retirement System (INPRS). INPRS issues a publicly available financial report, including PERF Hybrid, that may be obtained at <http://www.inprs.in.gov/>.

#### **Public Employees' Defined Benefit Account**

PERF DB is a cost-sharing, multiple employer defined benefit fund providing retirement, disability, and survivor benefits to full-time employees of the State not covered by another plan and those political subdivisions (counties, cities, townships, and other governmental units) that elect to participate in the retirement fund. Administration of the fund is generally in accordance with IC 5-10.2, IC 5-10.3, IC 5-10.5, 35 IAC 1.2, and other Indiana pension law.

#### **Eligibility for Pension Benefit Payment**

*Full Retirement Benefit:* A member is entitled to a full retirement benefit at 1) at age 65 with at least 10 years of creditable service (eight years for certain elected officials), 2) at age 60 with at least 15 years of creditable service, 3) at age 55 if age and creditable service total at least 85, 4) at age 55 with 20 years of creditable service and active as an elected official in the PERF-covered position, or 5) at age 70 with 20 years of creditable service and still active in the PERF-covered position.

# NORTHWEST INDIANA REGIONAL DEVELOPMENT AUTHORITY

## NOTES TO THE FINANCIAL STATEMENTS

Years Ended December 31, 2023 and 2022

### **(4) Pension plan (cont.)**

*Early Retirement Benefit:* A member is entitled to an early retirement benefit at age 50 and a minimum of 15 years of creditable service. The benefit is 44% of full benefits at age 50, increasing 5% per year up to 89% at age 59.

*Disability Benefit:* An active member qualifying for Social Security disability with five years of creditable service may receive an unreduced retirement benefit for the duration of disability.

*Survivor Benefit:* If a member dies after June 30, 2018, a spouse or dependent beneficiary of a member with a minimum of 10 years of creditable service receives a benefit as if the member retired the later of age 50 or the age the day before the member's death. If a member dies while receiving a benefit, a beneficiary receives the benefit associated with the member's selected form of payment.

### **Contribution Rates**

Contributions are determined by the INPRS Board and are based on a percentage of covered payroll. If determined to be necessary by the actuaries of INPRS, the INPRS Board updates the percentage of covered payroll annually effective July 1. Employers currently contribute 11.2% of covered payroll. No member contributions are required.

### **Benefit Formula and Postretirement Benefit Adjustment**

The lifetime annual benefit equals years of creditable service multiplied by the average highest five-year annual salary multiplied by 1.1% (minimum of \$180 per month). Postretirement benefit increases are granted on an ad hoc basis pursuant to IC 5-10.2-12.4 and administered by the INPRS Board.

### **Public Employees' Defined Contribution Account**

PERF DC is a multiple-employer defined contribution fund providing retirement benefits to full-time employees of the State not covered by another plan and those political subdivisions (counties, cities, townships, and other governmental units) that elect to participate in the retirement fund. Administration of the account is generally in accordance with IC 5-10.2, IC 5-10.3, 35 IAC 1.2, and other Indiana pension law.

### **Contribution Rates**

Member contributions under PERF DC are set by statute and the INPRS Board at 3% of covered payroll. The employer may choose to make these contributions on behalf of the member. The Board made no contributions to PERF DC for the year ended June 30, 2021. Under certain limitations, voluntary post-tax member contributions up to 10% of compensation can be made solely by the member.

# NORTHWEST INDIANA REGIONAL DEVELOPMENT AUTHORITY

## NOTES TO THE FINANCIAL STATEMENTS

Years Ended December 31, 2023 and 2022

### (4) Pension plan (cont.)

#### **Benefit Terms**

Members (or their beneficiaries) are entitled to the sum total of contributions plus earnings 30 days after separation from employment (retirement, termination, disability, or death) or upon providing proof of the member's qualification for Social Security disability benefits. The amount may be paid in a lump sum, partial lump sum, direct rollover to another eligible retirement plan, or a monthly annuity. PERF DC members are 100% vested in their account balance.

#### **Significant Actuarial Assumptions**

The total pension liability is determined using an actuarial valuation performed by the actuaries of INPRS, which involves estimates of the value of reported amounts (e.g., salaries, credited service, etc.) and assumptions about the probability of occurrence of events far into the future (e.g., mortality, disabilities, retirements, employment terminations, etc.). Actuarially determined amounts are subject to review and modifications, as actual results are compared with past expectations and new estimates are developed.

Key methods, assumptions, and dates of experience studies used in calculating the total pension liability in the latest actuarial valuation are included in the publicly available financial report published by INPRS. In addition, the INPRS financial report includes a target asset allocation and geometric real rates of return expected to be realized in calculating the total pension liability, as well as how those rates of return were determined.

Net pension liability is sensitive to changes in the discount rate, and to illustrate the potential impact the following table presents the net pension liability of the Plan calculated using the discount rate of 6.25 percent, as well as what the Plan's net pension liability would be if it were calculated using a discount rate that is one percentage point lower (5.25 percent), or one percentage point higher (7.25 percent) than the current rate:

1% Decrease (5.25%)	Current (6.25%)	1% Increase (7.25%)
\$ 297,938	\$ 182,820	\$ 86,834

#### **Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions**

At December 31, 2023 and 2022, the RDA reported a liability of \$198,691 and \$113,163, respectively, for its proportionate share of the net pension liability. The RDA's proportionate share of the net pension liability was based on the RDA's wages as a proportion of total wages for the PERF Hybrid Plan. The proportionate share used at the December 31, 2023 and 2022, measurement dates was 0.0000518 and 0.0000630, respectively.

# NORTHWEST INDIANA REGIONAL DEVELOPMENT AUTHORITY

## NOTES TO THE FINANCIAL STATEMENTS Years Ended December 31, 2023 and 2022

### (4) Pension plan (cont.)

For the years ended December 31, 2023 and 2022, the RDA recognized pension expense of \$26,032 and \$35,757, respectively. At December 31, 2023 and 2022, the RDA reported deferred outflows of resources and deferred inflows of resources related to the PERF Hybrid Plan from the following sources:

	<u>Deferred Outflows of Resources</u>	<u>Deferred Inflows of Resources</u>
As of December 31, 2023		
Changes in proportion and differences between employer contributions and proportionate share of contributions	\$ 1,558	\$ 51,861
Differences between expected and actual experience	3,740	-
Net difference of projected and actual investment earnings	41,903	-
Changes in assumption	9,970	-
Total	<u>\$ 57,171</u>	<u>\$ 51,861</u>
As of December 31, 2022		
Changes in proportion and differences between employer contributions and proportionate share of contributions	\$ 2,120	\$ 53,432
Differences between expected and actual experience	4,285	756
Net difference of projected and actual investment earnings	24,521	-
Changes in assumption	26,912	8,501
Total	<u>\$ 57,838</u>	<u>\$ 62,689</u>

# NORTHWEST INDIANA REGIONAL DEVELOPMENT AUTHORITY

## NOTES TO THE FINANCIAL STATEMENTS Years Ended December 31, 2023 and 2022

### (4) Pension plan (cont.)

Amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense (income) as follows:

Year Ending December 31:

2023	\$ (7,684)
2024	(15,586)
2025	22,873
2026	5,707
Total	<u>\$ 5,310</u>

### (5) Bond receivable

In 2016, the RDA agreed to loan \$13,100,000 to the City of Gary, Indiana. The amount due to the RDA from the City of Gary at December 31, 2023 and 2022 was \$3,560,000 and \$4,930,000, respectively.

Year Ending December 31:

	<u>Principal</u>	<u>Interest</u>
2024	\$ 1,400,000	74,433
2025	1,435,000	41,822
2026	725,000	8,306
Total	<u>\$ 3,560,000</u>	<u>\$ 124,561</u>

### (6) Note receivable

In 2019, the RDA agreed to loan \$650,000 to the City of East Chicago Housing Authority. Based on an agreement with the EPA, this loan was made to establish a revolving loan fund (RLF) that would be used for future eligible cleanup and mitigation work that meets EPA guidelines. The amount due to the RDA from the City of East Chicago Housing Authority at December 31, 2023 and 2022 was \$450,000 and \$650,000, respectively.

Year Ending December 31:

	<u>Principal</u>
2024	\$ 100,000
2025	100,000
2026	250,000
Total	<u>\$ 450,000</u>

# NORTHWEST INDIANA REGIONAL DEVELOPMENT AUTHORITY

## NOTES TO THE FINANCIAL STATEMENTS Years Ended December 31, 2023 and 2022

### (7) Commitments

Since the inception of the RDA, there have been contracts awarded for approved projects within Northwest Indiana. Because not all awarded contracts have been completed, the RDA has remaining commitments of \$6,200,647 at December 31, 2023 as follows:

Project Name:	Water Filtration Plant Demolition
Nature of Project:	Shoreline Restoration
Date Awarded:	11/13/2008
Initial Total Project Cost:	\$1,980,000
Cost through 12-31-2023:	\$225,000
Remaining Balance at 12-31-2023:	\$1,755,000
Percent (%) Complete as of 12-31-2023:	11%

Project Name:	Hammond Lakes Area
Nature of Project:	Shoreline Restoration
Date Awarded:	1/8/2009
Initial Total Project Cost:	\$31,480,000
Cost through 12-31-2023:	\$31,443,909
Remaining Balance at 12-31-2023:	\$36,091
Percent (%) Complete as of 12-31-2023:	99%

Project Name:	Porter Gateway to the Dunes (Grant 2)
Nature of Project:	Shoreline Restoration
Date Awarded:	7/7/2011
Initial Total Project Cost:	\$3,915,000
Cost through 12-31-2023:	\$3,345,333
Remaining Balance at 12-31-2023:	\$569,667
Percent (%) Complete as of 12-31-2023:	85%

Project Name:	NICTD
Nature of Project:	Surface Transportation - Commuter Rail
Date Awarded:	5/7/2013
Initial Total Project Cost:	\$275,000
Cost through 12-31-2023:	\$262,621
Remaining Balance at 12-31-2023:	\$12,379
Percent (%) Complete as of 12-31-2023:	95%

# NORTHWEST INDIANA REGIONAL DEVELOPMENT AUTHORITY

## NOTES TO THE FINANCIAL STATEMENTS Years Ended December 31, 2023 and 2022

### (7) Commitments (cont.)

Project Name:	Modern Forge
Nature of Project:	Other - Deal Closing
Date Awarded:	9/18/2014
Initial Total Project Cost:	\$2,000,000
Cost through 12-31-2023:	\$1,968,750
Remaining Balance at 12-31-2023:	\$31,250
Percent (%) Complete as of 12-31-2023:	98%

Project Name:	Tec Air
Nature of Project:	Other - Deal Closing
Date Awarded:	4/3/2014
Initial Total Project Cost:	\$2,450,000
Cost through 12-31-2023:	\$2,446,700
Remaining Balance at 12-31-2023:	\$3,300
Percent (%) Complete as of 12-31-2023:	100%

Project Name:	Shoreline and Demolition
Nature of Project:	Shoreline
Date Awarded:	7/18/2014
Initial Total Project Cost:	\$17,495,000
Cost through 12-31-2023:	\$16,842,877
Remaining Balance at 12-31-2023:	\$652,123
Percent (%) Complete as of 12-31-2023:	96%

Project Name:	Southlake County Community Service
Nature of Project:	Public Transportation
Date Awarded:	1/15/2014
Initial Total Project Cost:	\$318,791
Cost through 12-31-2023:	\$318,791
Remaining Balance at 12-31-2023:	\$0
Percent (%) Complete as of 12-31-2023:	100%

# NORTHWEST INDIANA REGIONAL DEVELOPMENT AUTHORITY

## NOTES TO THE FINANCIAL STATEMENTS

Years Ended December 31, 2023 and 2022

### (7) Commitments (cont.)

Project Name:	Shoreline and Demolition Phase II
Nature of Project:	Shoreline
Date Awarded:	9/22/2016
Initial Total Project Cost:	\$12,935,000
Cost through 12-31-2023:	\$12,534,557
Remaining Balance at 12-31-2023:	\$400,443
Percent (%) Complete as of 12-31-2023:	97%

Project Name:	RLF Loan
Nature of Project:	Other - Deal Closing
Date Awarded:	12/22/2014
Initial Total Project Cost:	\$160,000
Cost through 12-31-2023:	\$99,213
Remaining Balance at 12-31-2023:	\$60,787
Percent (%) Complete as of 12-31-2023:	62%

Project Name:	Valpo Chicago Dash Phase II
Nature of Project:	ChicaGo Dash - Commuter Bus Service
Date Awarded:	8/1/2017
Initial Total Project Cost:	\$6,847,000
Cost through 12-31-2023:	\$4,260,356
Remaining Balance at 12-31-2023:	\$2,586,644
Percent (%) Complete as of 12-31-2023:	62%

Project Name:	Porter County Airport
Nature of Project:	Taxiway Connector Pavements
Date Awarded:	2/21/2017
Initial Total Project Cost:	\$317,917
Cost through 12-31-2023:	\$224,954
Remaining Balance at 12-31-2023:	\$92,963
Percent (%) Complete as of 12-31-2023:	71%

# NORTHWEST INDIANA REGIONAL DEVELOPMENT AUTHORITY

## NOTES TO THE FINANCIAL STATEMENTS Years Ended December 31, 2023 and 2022

### (7) Commitments (cont.)

Effective August 31, 2018 the RDA entered into a governance agreement with NICTD and IFA for the development of the South Shore Line, specifically the Double Track and the West Lake Corridor projects. On June 1, 2022 and December 1, 2022, the RDA signed a lease agreement as a lessee with the IFA and the U.S. Department of Transportation's Build America Bureau for Railroad Rehabilitation and Improvement Financing loans for the West Lake Corridor project and the Double Track project, respectively. These loans are subject to additional federal oversight. The terms of the lease agreements are governed under IC 5-1.3-5 and IC 5-13-10.5-20. The agreements specify that RDA's receipt of "Member Dues" transferred by the Auditor of State under IC 36-7.5-4-2 and of local income tax transferred under IC 6-3.6-9-5(c) will be used to make the lease payments. The LIT funds received by the RDA may only be used for the West Lake Corridor project, which is located within Lake County. The RDA will make "pay-go" payments from the loans inception until the leases begin in 2025, the actual lease payments, in the same amount, will then begin and continue through 2048. The future payments are as follows:

		<u>West Lake Corridor</u>		<u>Double Track</u>		<u>Total</u>
2024	\$	-	\$	-	\$	-
2025		-		641,277		641,277
2026		14,100,000		2,117,385		16,217,385
2027		14,100,000		2,117,385		16,217,385
2028		14,100,000		2,117,385		16,217,385
Thereafter		281,999,998		42,347,668		324,347,666
	\$	<u>324,299,998</u>	\$	<u>49,341,100</u>	\$	<u>373,641,098</u>

### (8) No interest security forgivable loan

The contingent security interest acquired by the RDA under the forgivable loan program is incrementally released as the grantor complies with the grant requirements. There is no reasonable way to predict future conduct by grantees. Although there is a potential likelihood that the RDA could obtain some form of an asset at some date in the future if grantee noncompliance occurs, there is no way to predict if or when that will occur.

### (9) Prior period adjustment

The RDA restated the Statement of Financial Position and the Statement of Activities for the year ended December 31, 2022. An amount of \$650,000 that was receivable from the City of East Chicago Housing Authority was previously not recorded. This amount should have been recorded as a note receivable and as restricted net position. This change increased net position \$650,000 for the year ended December 31, 2022.

**REQUIRED  
ADDITIONAL INFORMATION**

# NORTHWEST INDIANA REGIONAL DEVELOPMENT AUTHORITY

## Retirement Plan Schedule of Proportionate Share of Pension Liability

	<u>2023</u>	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>	<u>2017</u>	<u>2016</u>	<u>2015</u>	<u>2014</u>
Authority's proportion of the net pension liability	0.0000518	0.0000630	0.0000860	0.0000914	0.0000900	0.0000915	0.0000946	0.0000894	0.0000840	0.0000854
Authority's proportionate share of the net pension liability	\$ 182,820	\$ 198,691	\$ 113,163	\$ 276,064	\$ 297,456	\$ 310,830	\$ 422,062	\$ 405,737	\$ 342,124	\$ 224,426
Authority's covered-employee payroll	325,871	362,330	474,343	493,528	469,071	466,715	469,240	428,435	402,211	416,765
Authority's proportionate share of the net pension liability as a percentage of its covered-employee payroll	56.1%	54.8%	23.9%	55.9%	63.4%	66.6%	89.9%	94.7%	85.1%	53.8%
Plan fiduciary net position as a percentage of the total pension liability	80.8%	82.5%	92.5%	81.4%	80.1%	78.9%	76.6%	75.3%	77.3%	84.3%

\* The amounts presented are as of the fiscal year end of the plan, June 30.

See independent auditors' report.

**NORTHWEST INDIANA REGIONAL  
DEVELOPMENT AUTHORITY**  
**Retirement Plan Schedule of Contributions**

	<u>2023</u>	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>	<u>2017</u>	<u>2016</u>	<u>2015</u>	<u>2014</u>
Statutorily required contribution	\$ 36,498	\$ 40,581	\$ 53,127	\$ 55,275	\$ 52,536	\$ 52,272	\$ 52,555	\$ 47,985	\$ 45,048	\$ 46,678
Contributions in relation to the statutorily required contribution	<u>36,498</u>	<u>40,581</u>	<u>53,127</u>	<u>55,275</u>	<u>52,536</u>	<u>52,272</u>	<u>52,555</u>	<u>47,985</u>	<u>45,048</u>	<u>46,678</u>
Deficit (excess)	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Authority's covered-employee payroll	\$ 325,871	\$ 362,330	\$ 474,343	\$ 493,528	\$ 469,071	\$ 466,715	\$ 469,240	\$ 428,435	\$ 402,211	\$ 416,765
Contributions as a percentage of covered-employee payroll	11.2%	11.2%	11.2%	11.2%	11.2%	11.2%	11.2%	11.2%	11.2%	11.2%

\* The amounts presented are as of the fiscal year end of the plan, June 30.

See independent auditors' report.

## **ADDITIONAL INFORMATION**

# NORTHWEST INDIANA REGIONAL DEVELOPMENT AUTHORITY

## Supplemental Schedule for Supporting Services

For the Years Ended December 31, 2023 and 2022

	2023	2022
Accounting	\$ 41,418	\$ 39,011
Federal/State/Compliance consultant	85,969	85,969
Financial advisor	343,000	273,252
Legal	115,777	101,346
Rail project consultants	3,631,354	3,469,993
Salaries and related personnel costs	535,603	440,743
Transit Development District Planning	315,012	150,731
<b>Total Salaries and Professional Services</b>	<b>5,068,133</b>	<b>4,561,045</b>

### Operating Expenses

Bank charges	328	381
Communication	14,188	6,665
Insurance	27,737	28,508
Meals and entertainment	802	1,249
Office supplies	2,885	3,444
Postage	61	90
Professional development	3,072	-
Rent	50,179	60,016
Repairs and maintenance	-	6,252
Telephone and fax services	3,704	3,712
Travel	3,863	5,781
<b>Total Operating Expenses</b>	<b>106,819</b>	<b>116,098</b>
<b>Total Supporting Services Expenses</b>	<b>\$ 5,174,952</b>	<b>\$ 4,677,143</b>

See independent auditors' report.



## INDEPENDENT AUDITORS' REPORT

To the Board of Directors of  
Northwest Indiana Regional Development Authority

### **Report on Internal Control over Financial Reporting**

#### *Opinion on Internal Control Over Financial Reporting*

We have audited Northwest Indiana Regional Development Authority's internal control over financial reporting as of December 31, 2023, based on criteria established in the Internal Control – Integrated Framework (2013), issued by the Committee of Sponsoring Organizations of the Treadway Commission (COSO). In our opinion, Northwest Indiana Regional Development Authority maintained, in all material respects, effective internal control over financial reporting as of December 31, 2023, based on criteria established in the Internal Control – Integrated Framework (2013), issued by the Committee of Sponsoring Organizations of the Treadway Commission (COSO).

We also have audited, in accordance with auditing standards generally accepted in the United States of America, the financial statements of Northwest Indiana Regional Development Authority, and our report dated April 30, 2024 expressed an unmodified opinion.

#### *Basis for Opinion*

We conducted our audit in accordance with GAAS. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of Internal Control Over Financial Reporting section of our report. We are required to be independent of Northwest Indiana Regional Development Authority and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

#### *Responsibilities of Management for Internal Control Over Financial Reporting*

Management is responsible for designing, implementing, and maintaining effective internal control over financial reporting, and for its assessment about the effectiveness of internal control over financial reporting included in the accompanying Management's Report on Internal Control Over Financial Reporting.

### ***Auditor's Responsibilities for the Audit of Internal Control Over Financial Reporting***

Our objectives are to obtain reasonable assurance about whether effective internal control over financial reporting was maintained in all material respects and to issue an auditor's report that includes our opinion on internal control over financial reporting. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit of internal control over financial reporting conducted in accordance with GAAS will always detect a material weakness when it exists.

In performing an audit of internal control over financial reporting in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Obtain an understanding of internal control over financial reporting, assess the risks that a material weakness exists, and test and evaluate the design and operating effectiveness of internal control over financial reporting based on the assessed risk.

### ***Definition and Inherent Limitations of Internal Control Over Financial Reporting***

An entity's internal control over financial reporting is a process effected by those charged with governance, management, and other personnel, designed to provide reasonable assurance regarding the preparation of reliable financial statements in accordance with accounting principles generally accepted in the United States of America. An entity's internal control over financial reporting includes those policies and procedures that (1) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the entity; (2) provide reasonable assurance that transactions are recorded as necessary to permit preparation of financial statements in accordance with accounting principles generally accepted in the United States of America, and that receipts and expenditures of the entity are being made only in accordance with authorizations of management and those charged with governance; and (3) provide reasonable assurance regarding prevention, or timely detection and correction of unauthorized acquisition, use, or disposition of the entity's assets that could have a material effect on the financial statements.

Because of its inherent limitations, internal control over financial reporting may not prevent, or detect and correct, misstatements. Also, projections of any assessment of effectiveness to future periods are subject to the risk that controls may become inadequate because of changes in conditions, or that the degree of compliance with the policies or procedures may deteriorate.



LWG CPAs & Advisors  
Indianapolis, Indiana  
April 30, 2024



**REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON  
COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL  
STATEMENTS PERFORMED IN ACCORDANCE WITH  
GOVERNMENT AUDITING STANDARDS**

To the Board of Directors  
of Northwest Indiana Regional Development Authority

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, the financial statements of Northwest Indiana Regional Development Authority as of and for the year ended December 31, 2023, and the related notes to the financial statements, which collectively comprise Northwest Indiana Regional Development Authority's basic financial statements, and have issued our report thereon dated April 30, 2024.

***Internal Control over Financial Reporting***

In planning and performing our audit of the financial statements, we considered Northwest Indiana Regional Development Authority's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Northwest Indiana Regional Development Authority's internal control. Accordingly, we do not express an opinion on the effectiveness of Northwest Indiana Regional Development Authority's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over financial reporting was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control over financial reporting that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

### ***Compliance and Other Matters***


As part of obtaining reasonable assurance about whether Northwest Indiana Regional Development Authority's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under Government Auditing Standards.

### ***Purpose of this Report***

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

### ***Report on Internal Control over Financial Reporting***

In addition to the audit of the financial statements of Northwest Indiana Regional Development Authority as of and for the year ended December 31, 2023, and the related notes to the financial statements, we were also engaged to perform an audit of internal control. We have issued our opinion on internal control in our report dated April 30, 2024.

  
LWG CPAs & Advisors  
Indianapolis, Indiana  
April 30, 2024