

Transit Development District Steering Committee meeting minutes August 14, 2024

Location

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

<https://youtu.be/04o82Alo1RQ>

Present

Chris Harris, Chuck Gardiner, Brian Poland, Geof Benson, Michael Barry, Beth Shrader, Mayor Angie Nelson-Deutch

Minutes

Minutes from the February 15, 2024, meeting were approved.

Regional Development Authority Update

Dave Wellman provided an update on the rail projects. He noted that the design on West Lake is 94% complete and overall construction is now 77% done. The project is still on schedule for a May 2025 revenue service date.

He then turned to Double Track, which began revenue service in May. He noted that NICTD was still working out kinks in the schedule and would be debuting an updated schedule in the next week. Otherwise, the project is substantially complete with only the parking garage in Michigan City remaining to be finished. That was slated for February of next year.

Discussion

Aaron Kowalski provided an update on the TDD boundaries. RDA continues to work with South Bend, Valparaiso and Beverly Shores/Pines – on their TDD boundaries.

Bill Shedrake of Policy Analytics then provided a refresher of the interaction between TDDs and TIF districts as questions about this have contained to be raised in various meetings with communities. He began with an overview of the TDD statute as relates to TDDs and TIFs and then moved to a more detailed discussion.

Chairman Chris Harris noted that for the city's Gary Metro TDD, a good portion of the district overlaid the consolidated TIF in Gary, and asked whether the Memorandum of Agreement between the city and the RDA for that TDD had to be completed for the incremental revenues in the overlapped area to be captured. Bill replied that the overlap area will effectively have to be considered a separate taxing district and the county auditor will have to track that area

separately, and the RDA will help with that. If the city wants the RDA to receive increment from that overlapped area in order to fund development, a MoA will need to be signed. And the reason is that in order to, say, issue bonds, the RDA will need a clear statement of how the increment will be allocated.

Michael Barry asked when we can start working on the MoA? The answer was that we have a draft of the MoA and are doing some final cleanup with legal. So in the next few weeks we would expect to send out a draft MoA. Then we would expect discussion with the communities to begin.

Q&A

Geoff Benson updated the committee on activities in Beverly Shores/Pines. He noted they had an upcoming meeting to look at a draft boundary and move the process along.

Mayor Angie Nelson-Deutch noted she would be doing a walk-through of the new parking garage at the end of the week.

Best Schrader noted the Valpo transit center will be open by the time the committee meets again.

Aaron Kowalski thanked everyone who had taken time to participate in stakeholder meetings as part of the RDA's strategic plan update.

Chris Harris noted that Gary was working with Notre Dame on a new plan for downtown, including templates for small, incremental housing and commercial development, within the TDD.

Chuck Gardiner noted Munster has struggled with what kind of development would be appropriate for the TDD, and small incremental development would be ideal. Are there example of this we can use to present as options for Munster on a smaller scale. Chris Harris said one of Gary's challenges is that parcels were platted 30 wide by 109 feet deep, so in the 1960s we suburbanized our zoning code so you had to develop on multiple parcels as opposed to what existed in the past. Now we are looking at changing zoning to allow for smaller scale development.

The meeting was adjourned.