

TDD Steering Committee

August 18, 2021

Quarterly Update



T L O P M E N

AGENDA

1. **Welcome and Introductions**
2. **Approval of Minutes from May 19, 2021**
3. **RDA Update on Rail Projects**
4. **Community Meeting Update**
5. **Spotlight: Industry Day preview**
6. **TDD Website Update**
7. **TDD Boundary Status Update**
8. **FTA TDD Project Announcement**
9. **NICTD/RDA Partnership and Consultant Team**
10. **Next steps and questions**
11. **Adjourn**



COMMITTEE & TEAM INTRODUCTIONS

Gary	Hammond	East Chicago	Ogden Dunes
Eric Reaves (Chairman)	Brian Poland	Richard Morrisroe	Carolyn Saxton
Porter	Portage	Michigan City	South Bend
Michael Barry	AJ Monroe	Skyler York	Tim Corcoran
	Dyer	Munster	
	Scott Jefferson	Lee Ann Mellon	
RDA	Policy Analytics	KPMG	MKSK
Sherri Ziller	Bill Sheldrake	Vince Dolan	Eric Lucas
Amy Jakubin	David Reynolds	Oscar Bedolla	Aaron Kowalski
David Wellman		Tom Harmening	Luis Huber-Calvo
		Marc Bleyer	

RAIL PROJECTS UPDATE

WEST LAKE

- 9-mile extension to Dyer, Indiana
- First extension of commuter rail in Northwest Indiana in over a century
- Project Cost: Estimated \$852 million
- **NICTD in possession of 84 of 85 residential parcels and all 9 commercial parcels, some relocations remain outstanding**
- **Design-builder Paschen has completed 55% of project design**
- **Project schedule is currently on track to achieve the projected substantial completion and revenue service**



RAIL PROJECTS UPDATE

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
- Estimated cost: \$454.7 million
- DT project was split into seven separate construction contracts.
- The bids for the main construction work exceeded the budget and were rejected by NICTD.
- **After modifications to reduce costs and risks to contractors, the contract for the main construction work was re-advertised for bid on Aug. 5. Bids are due Oct. 1.**

TDD BOUNDARY AND ENGAGEMENT UPDATE

Public Engagements Completed:

- Munster Ridge Road
- Munster/Dyer Main Street
- Portage/Ogden Dunes
- Gary Miller
- East Chicago
- Hammond Gateway
- Michigan City

Draft TDD Boundary In process:

- Beverly Shores
- Dune Park
- Gary Metro
- Hammond South
- South Bend Airport



INDUSTRY DAY PREVIEW

FORMAT

- **Week of Sep. 20**
- **Online**
- **One hour**
- **30/15/15 presentation/Q&A/breakouts**
- **Presentation and Q&A recorded for web site**

INDUSTRY DAY PREVIEW

PRESENTATION OUTLINE

- **TDD Overview**
- **RDA & Community: Role and Vision**
- **TDD Program Operations**
- **Appendix**
 - **Social Equity**
 - **Regional Overview**
 - **Community Overview**
 - **RDA Team Directory**



INDUSTRY DAY PREVIEW

GOALS

KICK-OFF & INTRODUCTIONS

Goals of the Industry Day and Market Soundings

1



Showcase the opportunity in Northwest Indiana

Showcase the infrastructure and TDD efforts:

- Rail alignment and investments
- Future development opportunities
- Unique community profiles
- Summarize financial benefits of TDDs

2



Link investors with local communities

- Building connections between the local community and the development community is a key component to the success of this project.
- Enable participants to help advocate and build support for TDD opportunities.

3



Understand RDA and Community Roles & Goals

RDA and the local communities:

- provide the development community with critical information for investment decisions
- assist in identifying potential development and infrastructure opportunities within the TDD boundaries

INDUSTRY DAY PREVIEW

GOALS

KICK-OFF & INTRODUCTIONS

\$2B investment in state-of-the-art transportation infrastructure and related economic development programs will drive new opportunities across Northwest Indiana



Investment Opportunities

First to Market on Long-Term
Regional Growth

Technical Assistance

Access to Key Officials

Strong Local Partnerships

Insights into Regional Investment

Innovative Financing Options

Local Investment

"The planned improvements along the South Shore corridor and the creation of the West Lake line will provide a catalyst for development in Northwest Indiana. Over the next 20 years, this will change the face of Northwest Indiana."

-Sherri Ziller, Interim CEO, Indiana Regional Development Authority

TDD WEBSITE UPDATES

Stations with revised boundaries

- Munster Ridge Road
- Munster Dyer Main Street
- Hammond Gateway
- East Chicago
- Gary Miller
- Portage / Ogden Dunes

Waiting final leadership comments

Michigan City

Station Area Summary

Describes basic understandings of the surrounding station area

Boundary Strategy

Paired with visual

Current Boundary & Summary

Paired with visual

Michigan City Station Michigan City, Indiana
Last updated August 16, 2021

PROJECT UPDATES A virtual/open public presentation was held June 23, 2021. A revised boundary based on public comment can be found below.

Station Area Summary
Introduction
The Michigan City 16th Street TDD, as part of the Greater Trike project, includes a new station and parking garage at the intersection of 16th Street and Main Street. The TDD will take a collection of all the parcels within the new station and parking garage. Michigan City and ICDT are studying proposals for the development of the site for the full project. The new station and parking garage will improve the area's transportation network and increase demand for additional uses. The area is located by the intersection of 16th Street and Main Street. The area is located by the intersection of 16th Street and Main Street. The area is located by the intersection of 16th Street and Main Street.

Boundary Strategy
Due Diligence
The analysis needed to create the boundary based on the location and flood zones, land use patterns, and other factors. The analysis needed to create the boundary based on the location and flood zones, land use patterns, and other factors. The analysis needed to create the boundary based on the location and flood zones, land use patterns, and other factors.

Michigan City Economic Goals
• Support development and redevelopment of economically significant structures that add jobs and increase the city's tax base.
• Attract new and existing businesses to the city's downtown area.
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Land Use
Existing land use patterns are an important factor in the station area. The station area is located in the downtown area of Michigan City. The station area is located in the downtown area of Michigan City. The station area is located in the downtown area of Michigan City.

Vacant, Underutilized, and Publicly-Owned Land
Several vacant or underutilized and publicly-owned properties are located in the station area. The station area is located in the downtown area of Michigan City. The station area is located in the downtown area of Michigan City. The station area is located in the downtown area of Michigan City.

City Plans and Areas of Interest
Michigan City has several plans and areas of interest that are relevant to the station area. The station area is located in the downtown area of Michigan City. The station area is located in the downtown area of Michigan City. The station area is located in the downtown area of Michigan City.

TDD Boundary Summary
The existing TDD boundary for the Michigan City TDD project is shown in red. The station area is located in the downtown area of Michigan City. The station area is located in the downtown area of Michigan City. The station area is located in the downtown area of Michigan City.

NAVIGATION
WATERFRONT INFILL DEVELOPMENT ADAPTIVE LAND USE

TDD BOUNDARIES STATUS UPDATE

25 MILES | **16 MILES**

Project Area

New Second Track

South Shore Line Double Track Project

Estimated cost: \$455M

Status: Design and engineering work

Funding: January of 2021 (\$173M FTA Grant awarded Jan 2021)

Michigan City Carroll Ave

To South Bend

Michigan City 11th Street

Beverly Shores

Dune Park

Portage/Ogden Dunes

Gary Miller

Gary Metro

East Chicago

Hammond Gateway

Hammond South

Munster Ridge Road

Munster Dyer

West Lake Corridor Project

9 MILES

Rail Extension

Estimated cost: \$852M

Status: Under construction and full funding grant agreement in place

Funding: Fall of 2020 (\$100M FTA Grant awarded in May 2020)

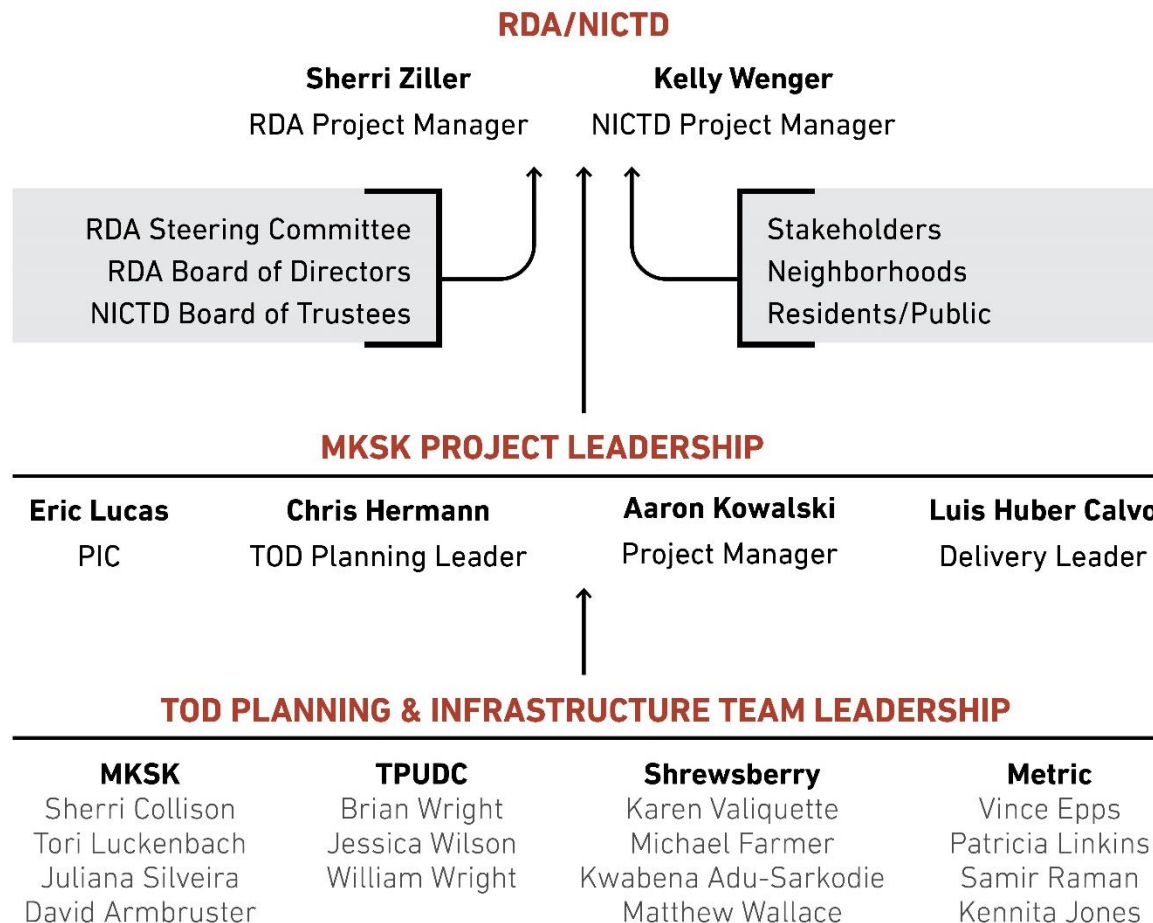


Station with draft TDD Boundary (August 2021)



Station with reference half mile area buffer

NICTD/RDA PARTNERSHIP AND CONSULTANT TEAM



SUMMARY OF COMPLETED AND CURRENT PHASES

Phase 1 –

TDD Boundary Planning (RDA)

- Initial analysis
- Community workshops
- Draft TDD boundaries
- High-level land use and development planning
- Website and public engagement
- Preparing draft boundaries for RDA Board Approval & State Budget Committee Review
- TDD boundaries to be established

Phase 2 –

FTA TOD Planning (RDA AND NICTD)

- Meeting with communities to establish priorities
- Infrastructure & environmental review
- Coordination with NICTD on Double Track and West Lake projects
- Land use & zoning review and updates
- Testing 5-8 development sites per TDD station area
- Capital Improvement Plans
- Continue engagement with public and website updates
- Targeted planning activities to catalyze future investment

GOALS AND BENEFITS



Advance Land Use Projections & Development Scenarios



Evaluate zoning needs and formulate zoning recommendations and design guidelines



Coordinate with NICTD Design/Engineering with ongoing efforts on facilities, street design and infrastructure



Provide planning activities at appropriate scales for each community



Compile station area Capital Improvement Plans to address necessary upgrades to utilities, streets, and public improvements

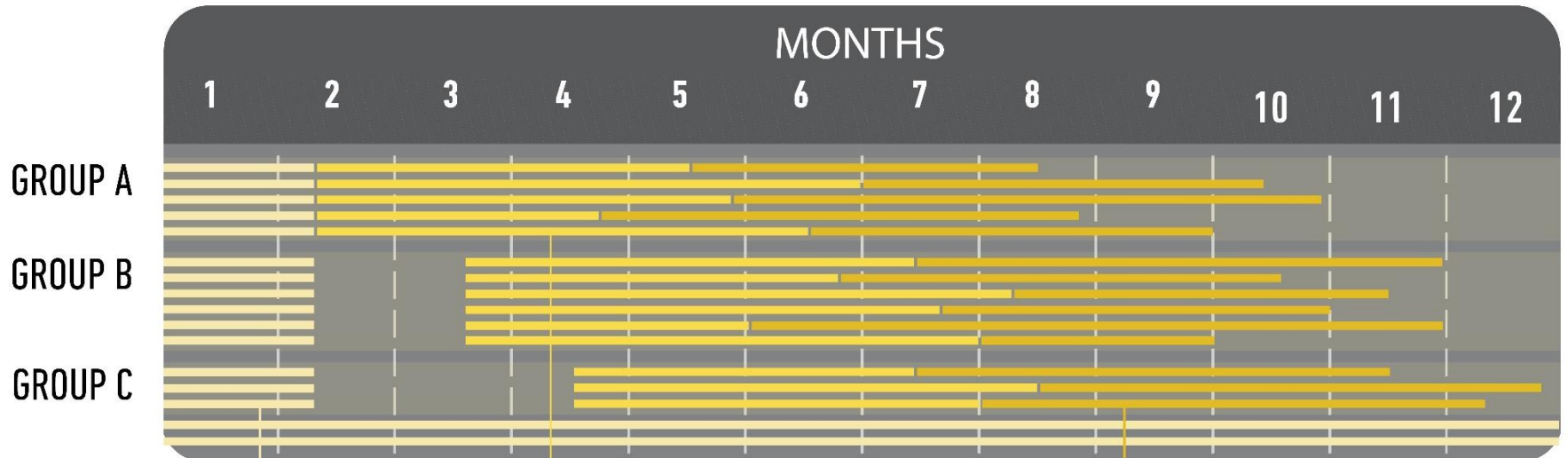


Identify performance metrics to evaluate the effectiveness of planning and engagement activities



Advance development readiness by crafting updated policies and regulations that effectuate investment

TIMELINE



Step 1

TASK 1, TASK 3, TASK 5, & TASK 8

- Create a database/understand each station area
- Record current zoning areas and identify potential changes in zoning code/ordinance
- Work cooperatively with NICTD on the design and engineering process underway
- Craft performance measures

Step 2

TASK 2, TASK 4, & TASK 6

- Prepare a series of land use map projections
- Draft revisions to regulatory ordinance/code and/or create applicable design guidelines
- Identify at least 5-8 priority sites

Step 3

TASK 7 & TASK 9

- Develop a capital improvement plan
- Individualized area planning activities

NEXT STEPS & QUESTIONS

- **Kick-off project**
- **Meet with individual communities**
- **Complete field work**
- **Planning commences**



NEXT MEETING

November 17, 2021
11 a.m.
Location/Virtual TBD