

Transit Development District Steering Committee meeting minutes August 13, 2025

Location

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

<https://youtu.be/4ihv1B8Ov8k?si=jghnckfii0NYMCt9>

Present

Chris Harris, Michael Barry, Brian Poland, Scott Kingan, Chuck Gardiner, Geof Benson, Angie Nelson Deutch, Tim Corcoran

Minutes

Minutes from the May 14, 2025, meeting were approved.

Attendance and Updates

David Wellman announced that attorney David Hollenbeck was unable to attend due to a medical procedure, and A.J. Bittner was also double booked. Chris Harris welcomed everyone and confirmed the start of the quarterly update for the Transit Development District Steering Committee. A roll call was conducted to confirm attendance.

Westlake Corridor and Doubletrack Updates

David Wellman reported on the progress of the West Lake corridor, highlighting that design is nearly complete and that significant installations, such as the pedestrian bridge, have been made. He acknowledged delays due to design issues but reassured that efforts are underway to prevent further setbacks. Additionally, he shared that the Doubletrack project is essentially complete, with trains now operating fully in double track mode.

Transit Development District Updates

David Wellman shared that the Beverly Shores and Pines TDD has received approval from the state budget committee. He mentioned that Valpo and South Bend are still addressing issues related to their TDDs. Next steps for the Beverly Shores and Pines TDD will involve discussions about potential funding sources and collaboration with INDOT.

TDD Increment Collection and Updates

Chris Harris from the City of Gary asked about the Gary Metro TDD and Miller TDD, noting their establishment dates. Courtney Kvachkoff explained that no increment was collected for these TDDs and discussed the distribution timelines for local income tax and property tax. Brian

Poland raised concerns about the lack of income for the Hammond Gateway TDD, which Courtney confirmed was due to no identified incremental growth.

Workshop on TDD Utilization

Chris Harris highlighted the potential for a workshop to better understand TDD tools and their capacity for generating increment. Courtney Kvachkoff and Chuck Gardner supported this idea, with Gardner stressing the need for education on how TDD funds can benefit their towns. There was a consensus on the importance of having follow-up discussions, potentially after drafting MOUs.

Updates on Transit Development Districts and Community Synergy

Chris Harris from the City of Gary discussed his recent trip to Michigan City, noting the positive experience and the potential for community synergy through transit development districts. Mayor Angie Nelson Deutch provided updates on local developments, including a new mixed-use project and the opening of a train station, while expressing the need to raise awareness about the station's availability. Both emphasized the importance of marketing these developments to enhance community connectivity.

The meeting was adjourned.