



TDD Steering Committee Quarterly Update

November 12, 2025

REGIONAL DEVELOPMENT AUTHORITY

Agenda

- Welcome and Introductions
- Approval of Minutes from August 13, 2025
- Community Updates!
- RDA Update on Rail Projects
- TDD Boundaries Update
- 2026 Outlook
- Housekeeping
- Adjourn



COMMITTEE & TEAM INTRODUCTIONS

Gary

Chris Harris

Hammond

Brian Poland

East Chicago

Milton Reed

Ogden Dunes

Scott Kingan

Porter

Michael Barry

Portage

Tom Cherry

Michigan City

Angie Nelson
Deutch

South Bend

Tim Corcoran

Valparaiso

Bob Thompson

Dyer

Scott Jefferson

Munster

Chuck Gardiner

Beverly Shores

Geof Benson

Pines

Tammy Watkins

RDA

AJ Bytnar

Amy Jakubin

David Wellman

KPMG

Vince Dolan

Lauren Wilson

Tom Harmening

MKSK

Eric Lucas

Aaron Kowalski

Tori Luckenbach

Policy Analytics

Bill Sheldrake

Dave Reynolds



Community Updates!

Update on the Rail Investment

Development of the new rail lines and stations is progressing at a steady pace.



Update on the Rail Investment

Development of the new rail lines and stations is progressing at a steady pace.

West Lake Corridor

Design is 98% complete; train signals and operating systems remain in progress.

The Main Street underpass at Munster/Dyer station has been paved, the pedestrian bridge (BR101A) over Main Street has been installed and paving of the west parking lot paved.

Catenary system installation is near completion and work on system (e.g. communications and power) installation is continuing.

Installation of new ties and rail fasteners to meet the electrical isolation requirements for the rails in the project specifications is largely complete south of the Hammond Gateway station. This work is scheduled to be complete by early November.

Two of the electric transformers used to power the electric trains were found to be damaged. These have been removed and shipped to the manufacturer's facility for investigation in the cause of the damage. Replacement transformers may need to be procured by the contractor.

The NICTD team is focused on getting the trains running as soon as possible. NICTD conveyed to their its board on Monday September 29th that the start of revenue service may be delayed until late January or early February due to the transformer issue.

NICTD is working with the contractor to find ways to minimize changes from the current schedule and prevent remaining items from creating any further delays. The FTA grant commitment is May 20, 2026.

Update on the Rail Investment

Development of the new rail lines and stations is progressing at a steady pace.

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.

DT2, DT3, DT4, DT5, DT6, and DT7 are fully closed out. DT1 Administrative closeout is in progress and is projected to be complete in December 2025.

NICTD is now operating in full double track mode.

Punch list items at 11th Street Station/Michigan City garage and station house continued and is down to a small handful of items.

NICTD continues to coordinate with FTA, Michigan City, and the developer regarding the Michigan City Station Block and Transit-Oriented Development.



TDD Boundaries

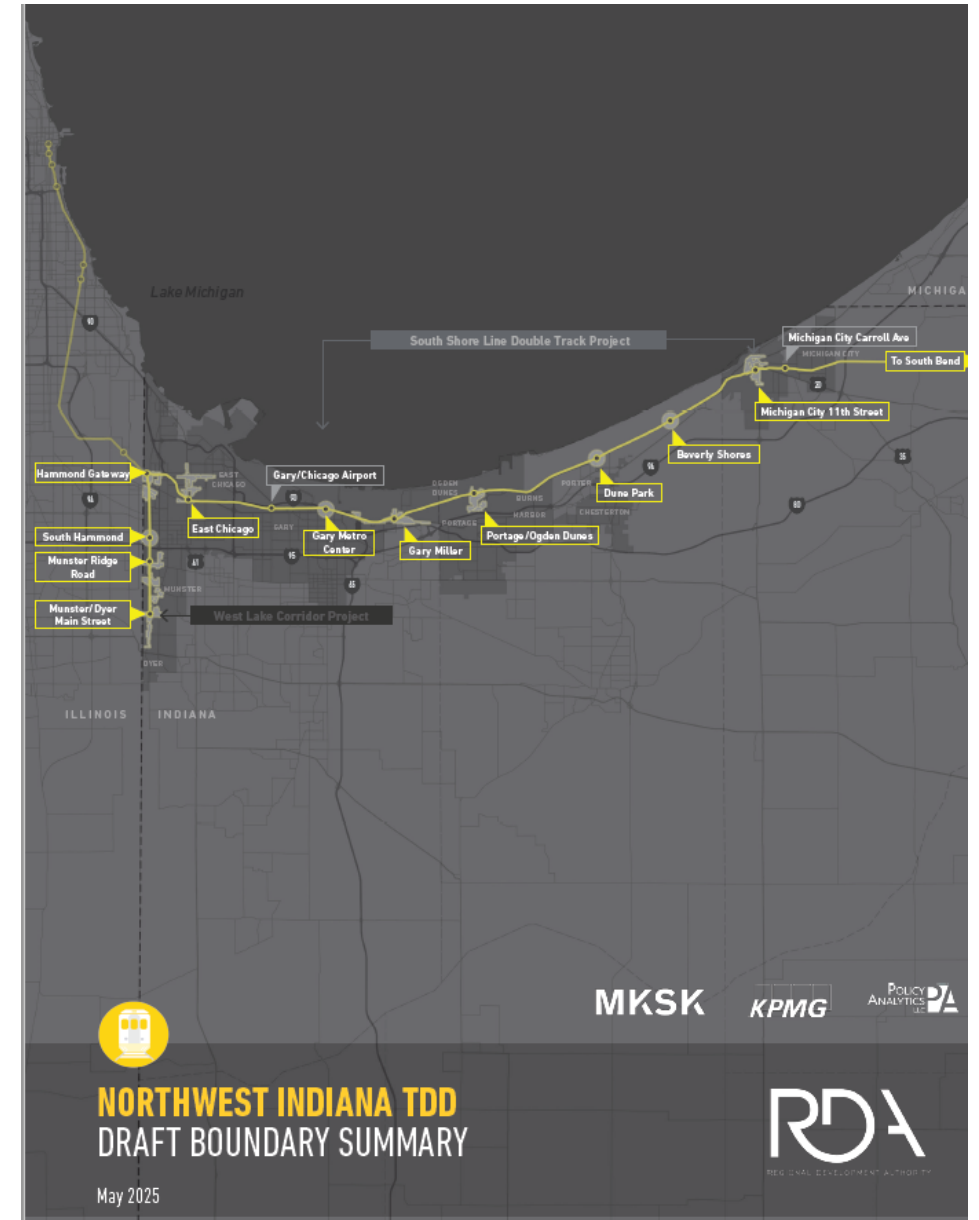
2025 Recap

TDD Boundary Update

Activity Around Currently Established Boundaries

Overall Updates

- 11 Established TDD Boundaries
 - West Lake – Hammond Gateway, Hammond South, Munster Ridge, Munster and Dyer Main
 - South Shore – East Chicago, Gary Metro, Gary Miller, Portage and Ogden Dunes, Dune Park (Porter), Beverly Shores and Pines, Michigan City (11th Street)
 - Eligible - South Bend Airport and Valparaiso Downtown
- TDD MOAs underway
- Several TDD expansion requests received



TDD Boundary Update

Activity Around Currently Established Boundaries

Overall Updates

- RDA would like to meet with each community with a TDD boundary to review the TDD summary document and list of recommendations within each TOD Plan (2023)
 - Land use and zoning recommendations should be integrated into Comprehensive Plan and Zoning Ordinance updates
 - Corridor projects should be included in the NIRPC TIP and to apply for grant dollars
 - Further recommendations should be used to start conversations locally, and with developers/investors
- RDA is meeting with developers and other key stakeholders to promote TOD development within TDDs
- RDA is establishing a Land Development Entity non-profit, in part to support TOD development within TDDs
- RDA applied for federal grant dollars in support of TOD development/pre-development
 - Applications pending



TDD Boundary Update

Activity Around Currently Established Boundaries

West Lake

- Hammond Gateway/Downtown
 - RDA assisting with support on TDD development
 - RDA provided draft RFP support for Hammond Gateway TOD
 - RDA provided draft zoning support for Hammond Gateway TOD
 - RDA continuing to meet with the city to offer technical support with TDD areas
 - Bank Calumet TOD development completed
- Hammond South



TDD Boundary Update

Activity Around Currently Established Boundaries

West Lake

- **Munster Ridge Road**
 - RDA continuing to meet with the town to offer support in TOD development with TDD areas
- **Munster/Dyer Main**
 - Continued Developer Interest in Dyer along Calumet Avenue and Sheffield Avenue
 - RDA assisting with support on TDD development
 - RDA assisting in evaluating Sheffield Avenue Complete Street improvements
 - RDA continuing to meet with the towns to offer technical support with TDD areas



TDD Boundary Update

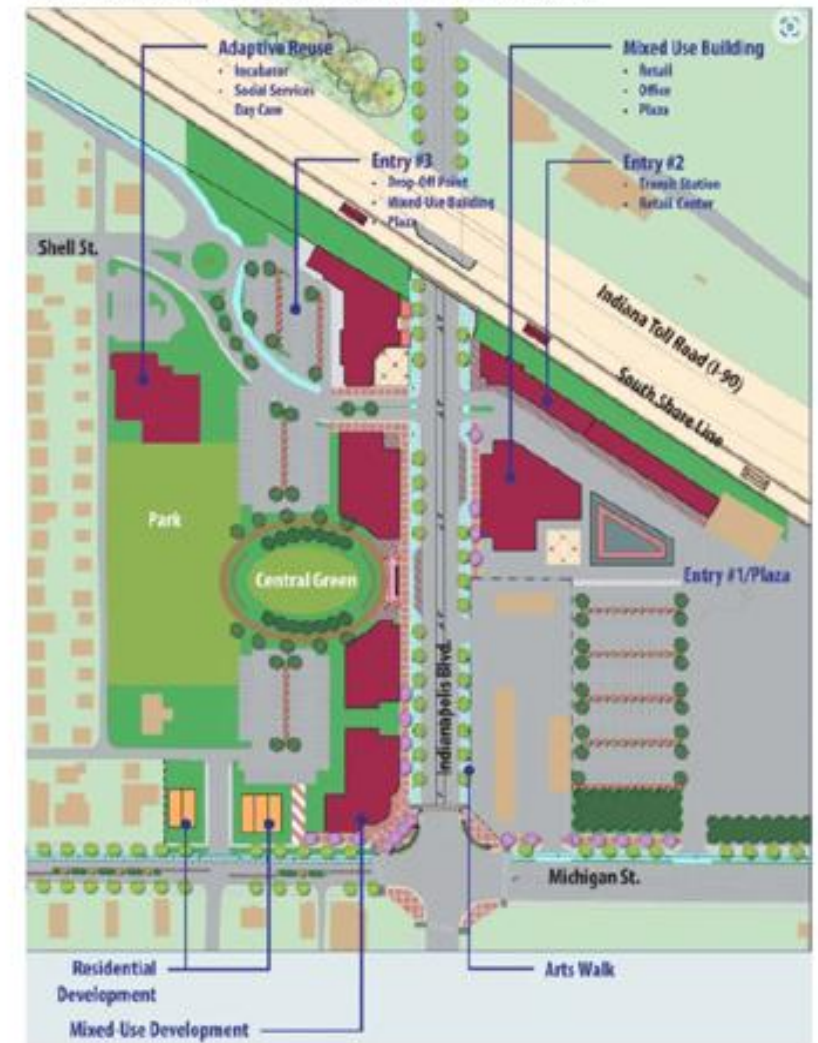
Activity Around Currently Established Boundaries

South Shore

- East Chicago
 - RDA assisting in evaluating a TDD boundary expansion
 - RDA continuing to meet with the city to offer technical support with TDD areas



2016 Ravenna TOD Plan - Highlighting Opportunities for TOD at the East Chicago Station



TDD Boundary Update

Activity Around Currently Established Boundaries

South Shore

- **Gary Metro**

- City of Gary successfully adopted its updated Comprehensive Plan that will enable TOD development
- City of Gary is updating their Zoning Code to enable TOD development
- City of Gary completed a Downtown Strategy in partnership with Notre Dame
- Genesis Center RFP completed
- Blight elimination work is underway
- RDA assisting in evaluating a TDD boundary expansion
- RDA continuing to meet with the city to offer technical support with TDD areas

- **Gary Miller**

- City of Gary successfully adopted its updated Comprehensive Plan that will enable TOD development
- City of Gary is updating their Zoning Code to enable TOD development
- RDA continuing to meet with the city to offer technical support with TDD areas



Mayor Melton's Vision for a "Greater Gary" Secured as City Council Approves Transformative 2025 Comprehensive Plan Update

TDD Boundary Update

Activity Around Currently Established Boundaries

South Shore

- Portage and Ogden Dunes
 - City of Portage is updating its Comprehensive Plan to enable TOD development
 - RDA is assisting in the enabling steps to designate US 12 as a State Scenic Byway
 - RDA continuing to meet with the city to offer technical support with TDD areas

Portage starting work on first comprehensive plan in 16 years



TDD Boundary Update

Activity Around Currently Established Boundaries

South Shore

- Dune Park (Porter)
 - RDA is assisting in the enabling steps to designate US 12 as a State Scenic Byway
 - RDA continuing to meet with the city to offer technical support with TDD areas



TDD Boundary Update

Activity Around Currently Established Boundaries

South Shore

- Beverly Shores and Pines
 - 2025 TDD boundary established
 - RDA is assisting in the enabling steps to provide sewer to Beverly Shores and Pines from Michigan City
 - RDA is assisting in the enabling steps to designate US 12 as a State Scenic Byway
 - RDA continuing to meet with the city to offer technical support with TDD areas



TDD Boundary Update

Activity Around Currently Established Boundaries

South Shore

- Michigan City
 - RDA is assisting in the enabling steps to designate US 12 as a State Scenic Byway
 - 11th Street Station TOD project underway
 - Sola TOD project underway
 - RDA continuing to meet with the city to offer technical support with TDD areas



TDD Increment overview

No new increment collected since last update

Next distribution expected late December

- Property Tax increment distributions → June, December
- Local Income Tax increment distribution → March
- Distribution remittance to be received in December, so next update in early 2026.

RDA finalizing separate TDD bank accounts (next week)

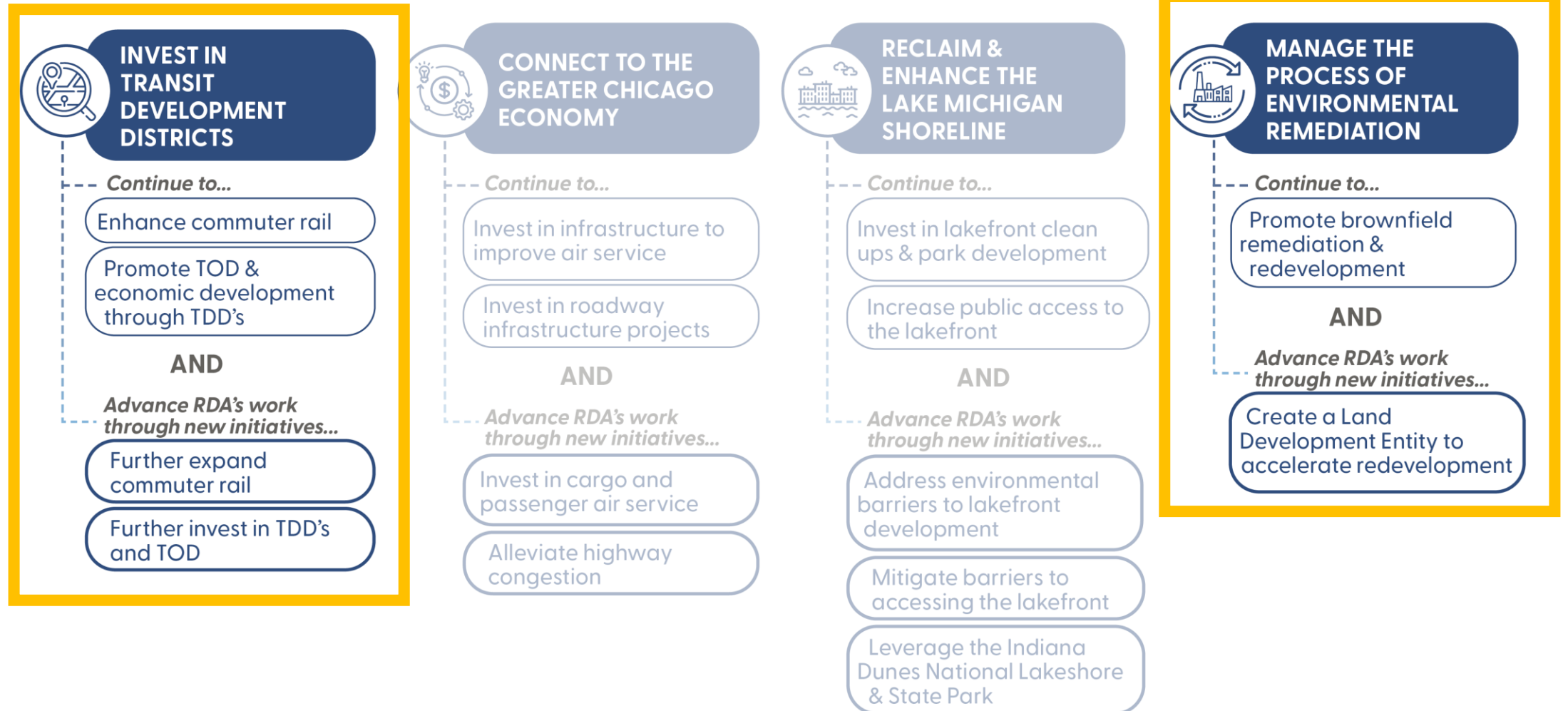
Questions? Please feel free to reach out.



2026 Outlook

2026 Outlook

RDA Comprehensive Strategic Plan



2026 Outlook

Land Development Entity

First Steps

CREATE A LAND DEVELOPMENT ENTITY TO ASSIST WITH TRANSFORMATIVE REDEVELOPMENT

The Northwest Indiana Region will be able to increase its economic and quality of life potential with an intentional program of environmental cleanup and reinvestment.

THE NEED:

- Northwest Indiana's **high concentration of documented brownfields** & potential of undocumented brownfields
- The Region lacks a **region-wide clean up and redevelopment effort** as seen in other regions and states
- Local units and regional organizations are hampered by **lack of funds and capacity**

THE PURPOSE:

- **Collaboration with local communities** in solving redevelopment issues/barriers
- Assemble and acquire, cleanup, and redevelop or sell for development properties that are **challenging or environmentally degraded**
- Optimizing the TDDs to **maximize TOD private investment** opportunities

RDA is committed to making a
\$5 M INVESTMENT
to start this initiative



2026 Outlook

Land Development Entity

Create a Land Development Entity to Assist with Transformative Redevelopment

VISION:

Accelerate redevelopment by assisting with assembling, acquiring, and stabilizing challenging properties, providing added capacity and expertise, and operating collaboratively with local municipal entities.

THIS INCLUDES:

- Property Assembly + Acquisition
- Brownfields
- Identifying + Acquiring Grant Opportunities
- Managing Funding
- Optimizing Private Investment in TDDs

INITIATIVES:



Establish a Land Development Entity (LDE) connected to the RDA.



Work with agencies and municipalities to identify potential properties and procure grant funding to assist in environmental cleanup.



Explore potential TOD opportunities unlocked by new, enhanced rail service.

2026 Outlook

Helping Communities implement their TOD Plans



Scope of Work

To further develop an individualized approach for each community, work plans were created, incorporating specific information desired by the FTA to be included in the planning process and other planning processes at the request of the communities, if any. The Scope of Work Breakdown on the following pages detail the work plan and planning activities in this process.

The following task list organized the work plans:

- Individualized engagement approach
- TOD readiness evaluation
- Previous planning gaps and opportunities
- TOD types and community priorities
- Potential areas of impact (TOD areas and other areas of anticipated significant change)
- Future land use projections (5-, 10-, 20-year time horizons)
- Development feasibility testing and potential community impacts
- Development character renderings
- Thoroughfare typology assignments
- Conceptual corridor designs
- Brownfield assessments
- Infrastructure assessments
- Zoning code/ordinance analysis and recommendations
- Order of magnitude infrastructure and corridor cost estimates
- Additional tasks as requested by individual communities, which may consist of corridor/connectivity planning, neighborhood/subarea planning, additional engagement activities, additional site concept designs and/or renderings, development pitch kits, open space and trail planning, case study research, additional conceptual street design, capacity building, action planning, and one-year follow-up summaries

Scope Items

Planning Needs and Gaps Analysis

Land Use & Zoning Review and Recommendations

Environmental Assessment and Recommendations

Transportation Assessment and Recommendations

Infrastructure Assessment and Recommendations

Development Testing

Capital Improvements Plan

On-Going Efforts

Coordination with NICTD

Stakeholder and Public Engagement

Planning Needs and Gaps Analysis

- Confirm framework plan direction by correlating objectives from previously completed plans with the community's current future vision
- Identify gaps and opportunities not addressed in local planning based on previously completed plans
- Determine and prioritize planning needs for future development and recommendations

Land Use & Zoning Review and Recommendations

- Record and analyze current land use and zoning ordinances
- Identify potential changes in land use and zoning ordinances to achieve desired future development
- Coordinate zoning with planning concepts and planned land uses
- Draft zoning code revisions and/or design guidelines to promote future TOD
- Draft regulating plan/zoning map
- RDA consultants will take zoning through process for adoption by local entities

Environmental Assessment and Recommendations

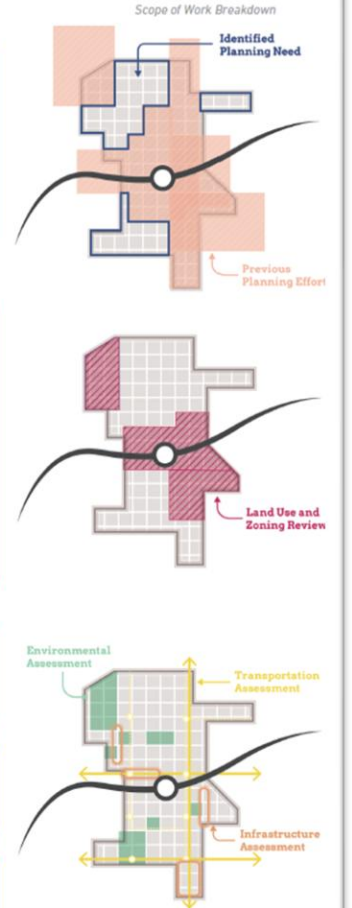
- Limited assessment of sites with potential or known environmental/brownfield concerns

Transportation Assessment and Recommendations

- Corridor and connectivity planning that improves access and walkability to the station area

Infrastructure Assessment and Recommendations

- Evaluating stormwater, utility, road, and pedestrian facilities at site and district scales



Housekeeping

- Appointment letters
- Community Survey
- 2026 Meeting Calendar
 - February 11
 - May 13
 - August 12
 - November 12 (Thurs.)
- Election of Chair

