

## Transit Development District Steering Committee meeting February 16, 2022

### **Note**

The meeting can be viewed here: <https://www.youtube.com/watch?v=4KoeH3QJBg>

### **Location**

Conducted via Zoom

### **Present**

Trent McCain, Richard Morrisroe, Lee Ann Mellon, Tim Corcoran, Michael Barry, AJ Monroe

### **Election of Chairperson for 2022**

AJ Monroe was unanimously elected chair

### **Minutes**

Minutes of the previous meeting were approved.

### **Regional Development Authority Update**

RDA COO Sherri Ziller updated the committee on the progress of the rail projects.

On West Lake, design-build is continuing, and physical construction will start in March. On double track, all the construction contracts have been awarded. The first extended track outage from Carroll Ave to Dune Park will begin Feb 27. State and RDA have agreed on the final funding plan for the main construction contract. Finally, Michigan City has selected a developer for the 11st Street station development.

Sherri also discussed the upcoming d2024 Housing Summit and its goal of promoting market rate housing developments in NWI.

Lee Ann Mellon asked if this was open to the public and if not, would the presentations be made available. Sherri said it was not as they have limited capacity. There is a web site to sign up but there is a wait list. She added she would check in with One Region about sharing the presentations.

### **Discussion**

Aaron Kowalski discussed the completed draft TDDs and notes a few final tweaks were being suggested in several communities. He then gave an update on the TOD planning effort and the TOD materials they planned to present at the Housing Summit. The TOD effort is now focusing on determining how best the TDD can support TOD in the station communities.

Communities have been asking about what types of housing they might add in the space between single-family homes and large apartment building so they are exploring that. Finally they are looking at

how these new neighborhoods can appeal to different audiences and be connected to other amenities in NWI.

He then broke down current progress with each community and the four “place types” being developed as broad suggested guides for individual communities.

Lee Ann Mellon asked, for the benefit of the public joining the meeting, regarding the planning: that these tools and examples and practices would be laid out for the community but not necessarily what they will adopt. She noted that Munster was starting a new comprehensive plan and planned a lot of outreach to see what the community wanted the town to look like and it might not be TOD.

Sherri replied that this has been a collaborative process from the beginning and is intended as a compliment to your economic development goals, and that each community knows best what it wants, and we are here to help you realize that.

Aaron noted that local communities control land use and zoning so we are hopeful that in collaboration this process will be informative and hope that this work can serve as a foundation for your comprehensive plan.

AJ asked where we stand with approval of the TDDs. Aaron answered that all the boundaries were still in draft state and as far as procedural next steps are concerned it's on the timeline of the RDA and the process as set forth in the TDD statute. Bill Sheldrake added that approval should happen in the next few months.

AJ updated the committee on two solid proposals received for the RFP in the Portage TDD.

The meeting was adjourned