

TDD Workshop

TDD Steering Committee

November 14, 2018

ILLINOIS

INDIANA



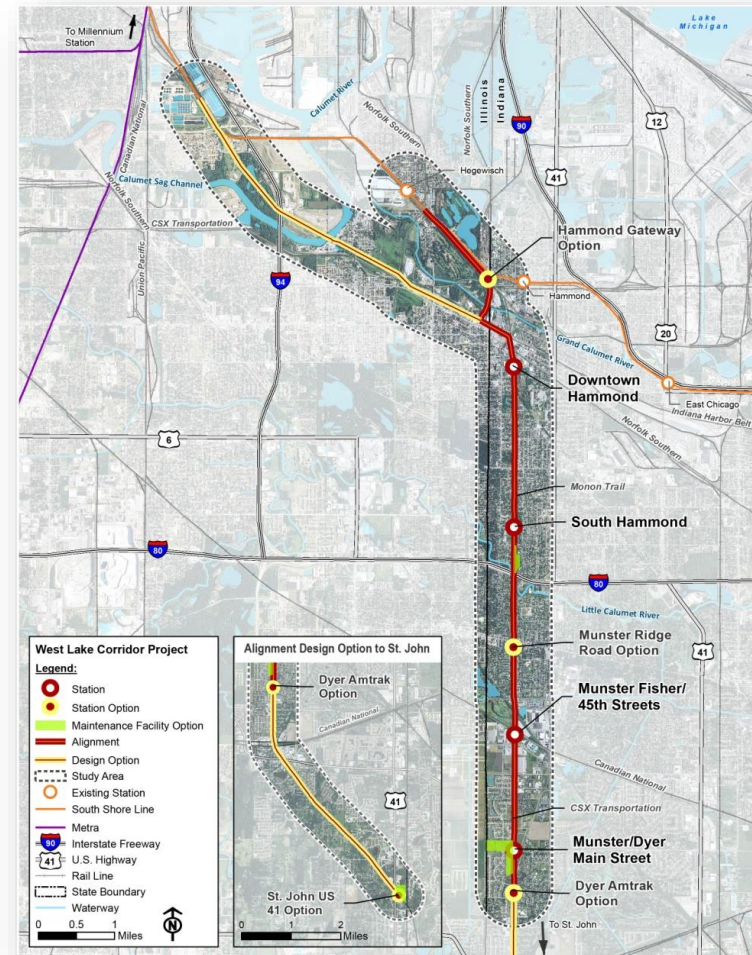
AGENDA

1. Introduction - Chair
2. Rail Projects Progress Update
3. Role of TDD's in Economic Development across the Region
4. Review of Steps for Creation and Public Input into TDD's
5. RDA Responsibilities for reporting transit related development
6. TDD Steering Committee role in reporting
7. Next Steps and Scheduling

RAIL PROJECTS UPDATE

West Lake Corridor Project

- 9 mile extension to Dyer, Indiana
- First extension of commuter rail in NW Indiana in over a century
- \$764 million estimated project cost
- Seeking federal New Starts funding, 50% non-federal share secured
- Completed environmental review and received a Record of Decision
- Completed 30% Engineering
- Submitted federal funding application and documentation on September 4, 2018



RAIL PROJECTS UPDATE

Double Track Project

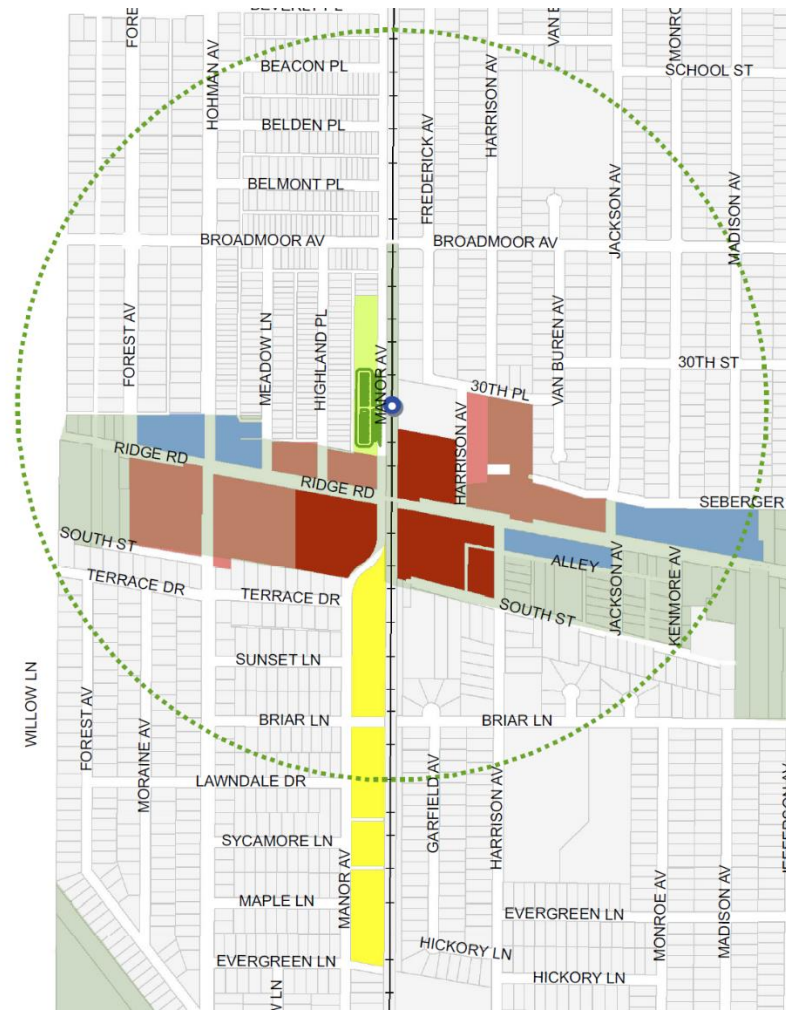
- 25 mile project area, 16 miles new 2nd track, 4 new bridges, 3 new hi-level boarding platforms, 7 new hi-speed crossovers, closing 20 grade X-ings in Michigan City, train/car separation in Michigan City
- \$376 million estimated project cost
- Finalizing environmental approvals
- Completed 30% Engineering
- Seeking federal New Starts funding, 50% non-federal share secured
- Developing federal funding application and documentation



ROLE OF TDD'S

Transit and Economic Development

- TDD's are TIF districts focused on transit-oriented development across the region
- State of Indiana created TDD mechanism to assist NW Indiana municipalities in economic development
- Local community retains land use and zoning control
- Revenue collected from the district – spent in the district



RDA's PROCESS

Creation and Timing of TDD Process

1. RDA is in the process of gathering engineering and planning data on the station areas
2. RDA will meet with the engineering and planning staffs of the municipalities to ensure the accuracy of the detailed planning inputs
3. RDA along with the municipalities will create alternative scenarios for TDD zoning and development plans
4. RDA (in conjunction with the municipality) will convene 2 public hearings on plans for and the proposed boundary of the district
5. RDA will then take the boundary description, development plans and proposals and a revenue estimate to the State Budget Committee for approval
6. TDD date of establishment is no earlier than SBC approval
7. It is anticipated that the process for the 1st few TDD's to be established will extend into mid-2019

TDD COMMITTEE & FTA

Interaction Between TDD Steering Committee and the FTA

1. FTA requests reporting on economic development and investment along the rail corridor and around the station areas
2. Evidence of increased investment related to the transit projects will positively affect FTA's views of the West Lake and Double Track projects
3. RDA is responsible to report development activity and new or expanded projects within the station areas or along the corridors on a quarterly basis to the FTA
4. RDA requests the help of the TDD Steering Committee and the municipalities that you represent in bringing information relevant to development activity to the RDA
5. The relevant data could include: project name, street address, municipality, investment \$'s, completion date

NEXT STEPS

Establishing the TDD Monitoring Process

- Schedule pre-planning, data gathering meetings with engineering and planning staff at each municipality
- Request a meeting or conference call with each TDD Steering Committee member to set up the monitoring process
- RDA is concurrently researching each station area for development activity
- RDA will schedule the next Steering Committee meeting at a time when the members can report on their findings related to new transit related development projects