

# NORTHERN INDIANA

## REGIONAL DEVELOPMENT AUTHORITY

### Regional Development Authority Board Meeting Minutes

The November 16, 2023, meeting of the Northern Indiana Regional Development Authority (RDA) was held at Howard Park, 219 S. St. Louis Blvd., South Bend, IN 46617. Mr. John DeSalle, Chair, called the public meeting to order. Roll call was taken, and it was noted that a quorum was present.

#### Roll Call

**RDA Board Members Present:** Dallas Bergl, INOVA Federal Credit Union  
John DeSalle, University of Notre Dame  
Pete McCown, Community Foundation of Elkhart County  
Kristin Pruitt, Lake City Bank  
Tim Sexton, University of Notre Dame

**Others Present:** Lori Flotow, South Bend – Elkhart Regional Partnership  
Debbie Gardner, MACOG  
Bethany Hartley, South Bend - Elkhart Regional Partnership  
Taryn MacFarlane, South Bend – Elkhart Regional Partnership  
Stephen A. Studer, Krieg DeVault LLP  
Alayna Wort, South Bend – Elkhart Regional Partnership

#### Executive Session

The Board met in Executive Session prior to the regular meeting.

#### Report of Secretary

Ms. Taryn MacFarlane confirmed that the required [public notice](#) was made for the meetings.

#### Meeting Minutes

There were no additions or corrections to the [October 24, 2023](#), meeting minutes.

A MOTION WAS MADE TO APPROVE THE [MINUTES FROM THE OCTOBER 24, 2023 MEETING](#), AND AFTER BEING DULY SECONDED, THE MOTION PASSED UNANIMOUSLY.

#### Reports of Officers, Consultants and Staff

##### ***Treasurer's Report***

Ms. Kristin Pruitt presented the [Treasurer's Report](#), which included the [year-to-date October 31, 2023 Financial Statements](#), as well as an accounting of payments recommended for ratification and approval.

# NORTHERN INDIANA

## REGIONAL DEVELOPMENT AUTHORITY

A MOTION WAS MADE TO APPROVE THE [YTD OCTOBER 31, 2023 FINANCIAL STATEMENTS](#) AS PRESENTED, AND AFTER BEING DULY SECONDED, THE MOTION PASSED UNANIMOUSLY.

A MOTION WAS MADE TO [RATIFY ALL INVOICES](#) APPROVED AND PAID BY THE TREASURER OR PENDING IN ACCORDANCE WITH THE POLICY OF THE BOARD, AND AFTER BEING DULY SECONDED, THE MOTION PASSED UNANIMOUSLY.

### **Reports of Committees and Partners**

#### **Regional Partnership**

Ms. Bethany Hartley provided updates from the Regional Partnership. [View Full SBE Regional Partnership Report](#)

### **Old Business**

#### **Madison Lifestyle District Project Update**

Mr. Brad Toothaker, Executive Principal of Bradley Company, and Mr. Caleb Bauer, Executive Director of Community Investment for the City of South Bend, presented updates on the Madison Lifestyle District project.

- A draft agreement to finalize the terms of the land transfer between Beacon and the City of South Bend is in the final stages.
- Beacon board has given agreement to its executive committee on high level terms.
- The City of South Bend anticipates taking the project before the City's redevelopment commission in late 2023 or early 2024.
- One parcel of land is privately owned, and there may be a possible land swap opportunity for that in the future.
- First stage will be site preparation for parking garage in 2024, with full construction anticipated for completion in 2025.
- Completion of hotel, residential, and medical office components anticipated for 2027.

#### **READI 1.0 Update**

Ms. MacFarlane presented [READI 1.0 updates](#), noting the following highlights:

- A feedback loop with capex projects, regarding possible improvements to the disbursement process, is being conducted by the Regional Partnership. Completion is anticipated in November.
- The Regional Partnership is working with the READI 2.0 Steering Committee in plans to host Indiana Economic Development Corporation (IEDC) staff on 12/13/23.
- The Regional Partnership's new READI 2.0 page is now live.
- Project Capex grantee status updates:
  - All 17 Capex projects have been fully approved by the IEDC.

# NORTHERN INDIANA

## REGIONAL DEVELOPMENT AUTHORITY

Of those 17 approved projects, 15 projects have fully executed agreements, and 2 contracts are under project review.

- Six capex projects have begun securing disbursements.
- Program grantee status updates:
  - All 11 programs have been approved by the IEDC and have fully executed contracts.
  - Four programs have begun securing disbursements.
- Combined \$1,981,302.48 has been disbursed.

### **READI 2.0 Stakeholder Process**

Ms. MacFarlane provided updates on the [READI 2.0 stakeholder engagement process](#), which is being conducted by the Regional Partnership on behalf of the region. Highlights included the following:

- *Municipal partner feedback loop*
  - The Regional Partnership staff has meet with each major city, as well as each county, to gain insight into their long-term master plans. Other cities may be a part of this process as well. The first round of meetings in this process have been completed.
- *"Bottom up" public stakeholder workshops*
  - Counties and LEDO's are co-hosting six public stakeholder workshops held across the region in November. Public input will be gathered via these workshops and participants will then be given the opportunity to suggest project ideas via an online platform. Workshop dates are as follows:

○ Elkhart County: Elkhart 11/1/23	Completed, 29 attendees
○ Marshall County: Plymouth 11/9/23	Completed, 21 attendees
○ Elkhart County: Goshen 11/14/23	21 registered to date
○ St. Joseph County: South Bend 11/17/23	80 registered to date
○ Marshall County: Bremen 11/28/23	13 registered to date
○ St. Joseph County: Mishawaka 11/30/23	34 registered to date
  - Key themes from workshop interview exercises:
    - Walkable park-like spaces in the downtown areas are well received upgrades, including the walkable streetscapes.
    - Outdoor trails and parks are well liked, both city and county assets.
    - Desire to see more investment in housing and downtown vibrancy, as well as continuation of the trail and riverfront improvements.
  - READI 2.0 strategies/focus points:
    - Trail connections in neighborhoods.
    - Downtown living to bring life to main streets.
    - Housing of all types
    - Walkability – increase and reimagine sidewalks and trails, especially in neighborhoods.

# NORTHERN INDIANA

## REGIONAL DEVELOPMENT AUTHORITY

- Riverwalks for recreation, natural beauty, dining, gathering, and entertainment.
  - Broadband/wi-fi accessibility
- *Public call for ideas:*
  - After attendance at a workshop, attendees may take part in a Jotform survey to submit project ideas. The survey opened on 11/6/23 and runs through 12/22/23.
- *READI steering committee:*
  - Group will provide oversight of the engagement process, review the stakeholder engagement information, and inform the region's written application to the IEDC as well as engage with IEDC when they come to the region.
  - First meeting completed 11/24/23, with others to be held 12/13/23 and a to be determined date in January, 2024.

### **RCI Projects Update**

Mr. David Matthews provided an update on the Commerce Center project.

- The pharmacy is now open to the public with operating hours of Monday – Friday, 9:00 am to 5:00 pm.
- The grocery store opening date is anticipated for 12/15/23.
- Some employees hired for Howard Pork (a restaurant) will staff the grocery store as well.
- Following the completion of the city's roadwork project and the reinstatement of two-way traffic on LaSalle Avenue, the grocery store will need an additional 3 to 6 weeks before opening to allow the wholesaler to stock the shelves.

A brief discussion was held regarding the 3 to 6 weeks described by Mr. Matthews to allow for the stocking of shelves. Mr. Bauer informed the board that the City of South Bend's roadwork project will be completed by 12/1/23. The RDA advised Mr. Matthews that he could begin the grocery store stocking and preparation as of today and open within 3 to 6 weeks from this date, to which Mr. Matthews agreed.

Ms. Hartley confirmed that members of the RDA and staff at the Regional Partnership plan to tour the Commerce Center project, including the grocery store, on 12/5/23.

The RDA noted that Mr. Matthews continues to be in breach of his contract with the RDA and that the Board will be considering additional actions depending on Mr. Matthews compliance with his agreements with the RD, particularly as it relates to Mr. Matthews continuing to meet agreed upon deadlines for completion. Mr. Matthews agreed to continue to provide the Board with continuous updates on a weekly basis.

# NORTHERN INDIANA

## REGIONAL DEVELOPMENT AUTHORITY

### **New Business**

#### **Presentation: Northern Indiana Commuter Transportation District (NICTD)**

Mr. Michael Noland, President of NICTD, presented information and updates on NICTD projects and future plans. Highlights:

- RDA allocated \$800K towards the plan for double tracking back in 2016.
- Now 93% of double track project done.
- Next May is anticipated completion of that project and the community and riders will see the result in decreased travel times to and from Chicago.
- Planning efforts are underway to support an application to the federal government to help fund a move of the South Shore line to the west side of the airport.
- NICTD anticipates an application to move forward in 2024.
- NICTD's strategic plan does include consideration of a downtown location in the future (phase 2).

### **Other Items/Upcoming Dates**

#### **Meeting Schedule**

The next meeting will be held December 5, 2023, from 9:30 – 11:00 am EST at Albert Estate Gathering Place, 322 Vandalia Street, LaPaz, IN 46563.

The board will approve the 2024 meeting schedule at its next meeting.

Any updates to meeting information will be posted on the South Bend – Elkhart Regional Partnership website: <https://southbendelkhart.org/regional-development-authority/2023-public-meeting-notice/>

### **Adjournment**

Upon a motion made, Mr. DeSalle adjourned the public meeting.