Regional Development Authority Board Meeting Minutes

The April 17, 2024, meeting of the Northern Indiana Regional Development Authority (RDA) was held at South Bend – Elkhart Regional Partnership, 635 S. Lafayette Blvd., South Bend, IN 46601. 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: John DeSalle, University of Notre Dame
Pete McCown, Community Foundation of Elkhart County
Kristin Pruitt, Lake City Bank
Tim Sexton, University of Notre Dame

RDA Board Members Absent: Dallas Bergl, INOVA Federal Credit Union

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
Audra Sieradzki, Great Lakes Capital
Stephen A. Studer, Krieg DeVault LLP
Lauren Thomas, South Bend – Elkhart Regional Partnership
Alayna Wort, South Bend – Elkhart Regional Partnership

Report of Secretary
Ms. Taryn MacFarlane confirmed that the required public notice was made for the meeting.

Meeting Minutes
There were no additions or corrections to the March 27, 2024 meeting minutes.

A MOTION WAS MADE TO APPROVE THE MINUTES FROM THE MARCH 27, 2024 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 March 31, 2024 Financial Statements, as well as an accounting of payments recommended for ratification and approval.
A MOTION WAS MADE TO APPROVE THE YTD MARCH 31, 2024 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.

Ms. Lauren Thomas, South Bend – Elkhart Regional Partnership, presented information on Talent Attraction & Retention Activation. Highlights included the following initiative focus points:

- **Student Immersion Experience (SIE)**
  - Purpose is to supply the internship pipeline with qualified students to fill the existing regional internship programs (Regional Internship Program and enFocus Internships/Fellow).
  - Experiences will take place in the Spring and Fall, targeting 50 Junior and Senior college students per event. The 1.5 day experience will take place throughout St. Joseph, Elkhart, and Marshall counties, exposing students to quality of place/life and to career/industry in the region.

- **Remote Worker Strategy**
  - The Regional Partnership is partnering with MakeMyMove, key regional cities, Remote Worker Taskforce and regional businesses/organizations to recruit, incentivize, and retain remote workers.
  - To date, 18 remote workers have moved to the region, with an additional 234 applicants in the pipeline (60 of these applicants being in late-stage of the process).

Old Business

**READI 1.0 Project Update: Madison**

Ms. Audra Sieradzki, Great Lakes Capital, presented a READI 1.0 project update on Madison Lifestyle District, as well as Memorial Patient Tower. Highlights included the following:

- Combined, the two projects amount to more than $334M in private investment, leveraged by $24M in local RDC and $11.78M in State of Indiana (READI) funding.
- Memorial Patient Tower is a 10-story, 300,000-square-foot expansion of Memorial Hospital developed by Beacon Health System.
  - Largest construction project in 129-year history of Memorial Hospital
• Growth from 249 to 302 acute care beds, as well as expanded ICU, enhanced facility technology, and larger patient rooms.
• Planned growth of hundreds of new full-time employees.
• Total proposed private investment of $232M.

• Madison Lifestyle District, developed by Great Lakes Capital (GLC), has a total proposed private investment of more than $100M.
  • Redevelopment of two city blocks in South Bend.
  • Over 240 new rental housing units, including workforce housing units (80% to 120% of area median income).
  • 100-key hotel.
  • 40,000 square feet of commercial space.
  • 925 structured parking spaces (publicly owned and operated).

• Tentative construction timeline includes:
  • 2024 - City demolishing the South Bend Medical Foundation building and constructing new surface parking, providing replacement parking for Memorial employees. City begins initial site prep work at development site.
  • 2025 – City begins site prep and construction of parking garage on Madison Lifestyle District development site.
  • 2026 – City completes Phase I garage, GLC completes Phase 1 of Madison Lifestyle District, and Memorial Hospital opens Patient Tower. City to begin Phase II garage construction and GLC to begin Phase II of Madison Lifestyle District.
  • End of 2027 – City completes Phase II parking garage and GLC completes Phase II of Madison Lifestyle District.

**READI 2.0 Update**
Ms. MacFarlane presented READI 2.0 updates, highlights included the following:
• READI 2.0 regional awards were announced by IEDC on April 11, 2024.
  • Northern Indiana Regional Development Authority was one of six regions awarded the highest amount of $45M.
  • Regional award amounts ranged from $10M - $45M.
  • Process for local award funding next steps will be drafted and presented to the board. We are anticipating educational sessions for local project applicants on the RFP process and staggered deadlines for project submissions and RDA approvals.

**New Business**
There were no new business items to discuss.
Other Items/Upcoming Dates

Meeting Schedule
The next meeting will be held May 22, 2024, from 3:30 – 5:00 pm EST at South Bend – Elkhart Regional Partnership, 635 S. Lafayette Blvd., South Bend, IN 46601.

Any updates to meeting information will be posted on the South Bend – Elkhart Regional Partnership website: https://southbendelkhart.org/regional-development-authority/northern-indiana-regional-development-authority-2024-public-meeting-notice/

Adjournment
Upon a motion made, the Chair adjourned the public meeting.