



TO: President Gardiner and Members of Council

FROM: Dustin Anderson, Town Manager

SUBJECT: Agreement with TDD Boundaries

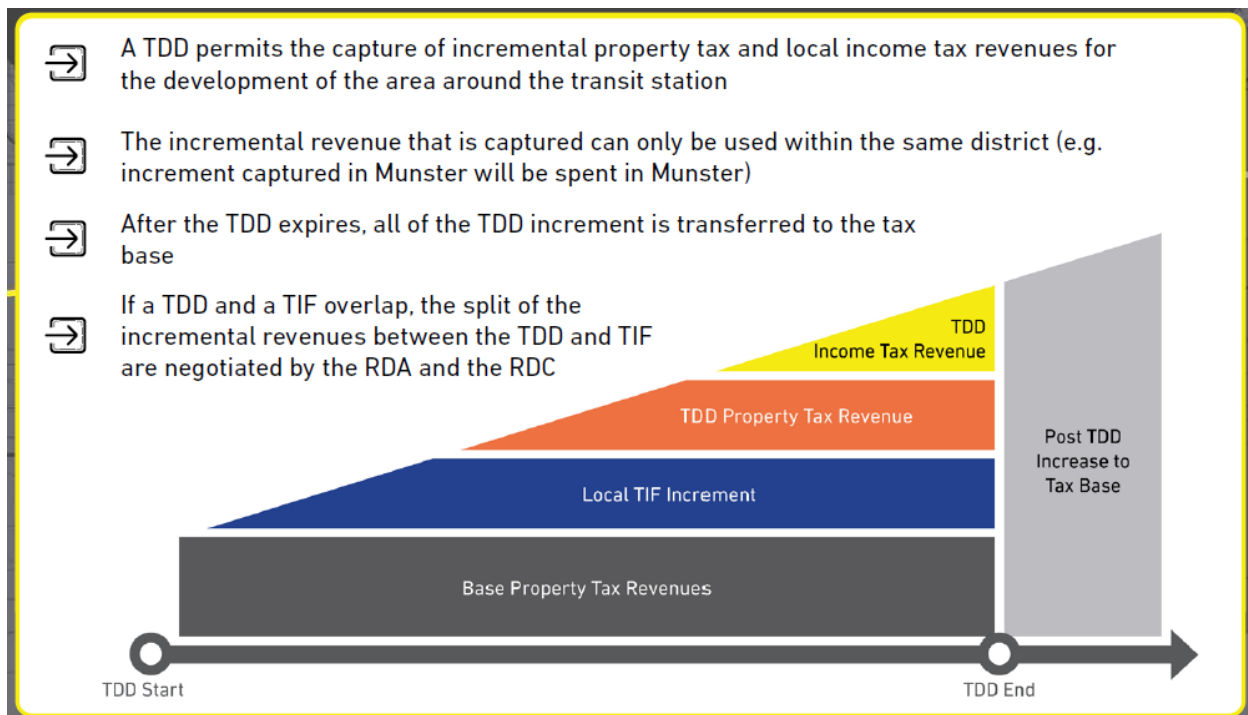
DATE: June 6, 2022

Background

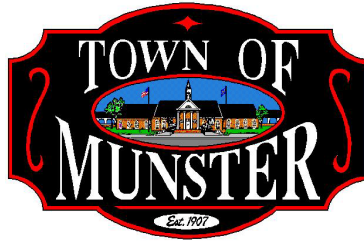
When the Northern Indiana Commuter Transit District (NICTD) secured a significant funding for their Westlake Extension project through the State of Indiana, it required legislative action by general assembly. In this enabling legislation, the general assembly created transit development districts that would be established around the newly constructed stations.

These Transit development districts capture the incremental growth in local income and property tax revenue, for use in public investment related to the station area. Revenue collected from each respective district stays in each respective district and the local community retains land use and zoning control.

The structure of this financial tool is summarized in the following graphic:



This special economic development tool is an effort by the State of Indiana to realize economic development in Northwest Indiana communities and is formed by a data-based process that has included community-wide input, best practices, and market analysis.



What this district is not, is a change in zoning or a comprehensive plan activity. Nor is it a partnership or proposal with a developer, or eminent domain. If a person's home or business (or both) fall within the TDD boundary, there is no change to the current or future status of their investment – other than it potentially being worth more.

There are two transit development districts in the Town – one at the Ridge Road Station and another at the Munster-Dyer station. About a third of the Munster-Dyer TDD is in the Town of Dyer. The boundary maps for each of these are attached to the Resolution 2096 as Exhibit A and Exhibit B, respectively.

Methodology

The State empowered the Northwest Indiana Redevelopment Authority (RDA) to ensure that the process of boundary adoption that the general assembly drafted was followed. This process included: meeting with communities to understand their goals and preferences for growth and development; engaging with the public through meetings and hearings; collaborating with NICTD on parking and development topics; conducting community analysis to prepare preliminary and final TDD boundary; identifying potential development and infrastructure opportunities; and, shepherding the TDD boundary through the state approval process.

After consultation with local communities, two public hearings must be held before the RDA approves the TDD boundaries for review and approval by the State Budget Committee.

The RDA met with the Town over 19 times and hosted community engagement meetings for both TDDs to solicit comment from the public on the proposed TDD boundaries. The RDA Board will be holding their public hearings on this matter on June 9th and July 14th. RDA staff is requesting that all communities that will have a TDD confirm that they concur with the boundaries as presented.

Town staff presents Resolution 2096: A Resolution in Support of the Approval of the Ridge Road and Munster-Dyer Transit Development Districts.

Recommendation

Approve Resolution 2096: A Resolution in Support of the Approval of the Ridge Road and Munster-Dyer Transit Development Districts.