



REGIONAL DEVELOPMENT AUTHORITY

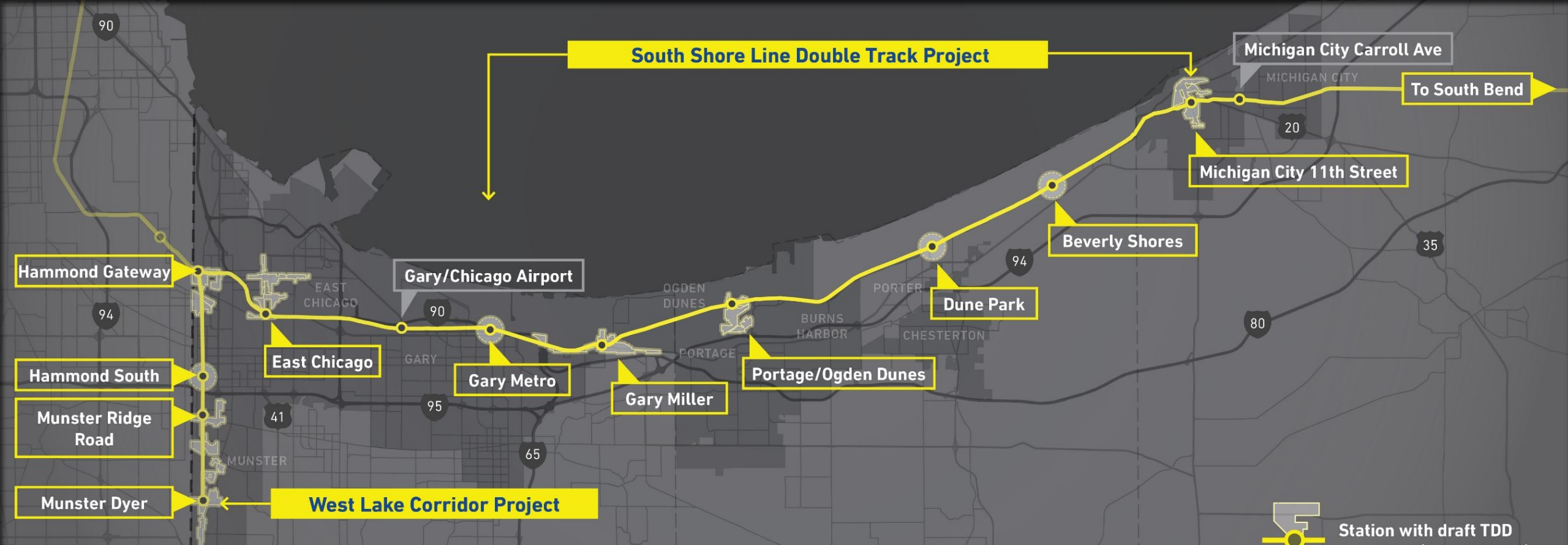
October 31, 2025

2025 Business & Economic Outlook

Northwest Indiana Regional Development Authority

- Established in 2006 to fund transformative regional infrastructure projects.
- Examples include several Lake Michigan shoreline restoration projects, extension of the main runway at the Gary Chicago International Airport and the Double Track and West Lake Corridor commuter rail projects.
- Funded by \$17.5 million annually from Lake and Porter counties, and the cities of Hammond, Gary and East Chicago, as well as project-specific funding from the State of Indiana.





TRANSIT DEVELOPMENT DISTRICTS

TDDs **incentivize and promote development** around South Shore stations.

TDDs begin as a $\frac{1}{2}$ square mile, or 320-acre, area around a station, and **may be expanded once** up to one square mile or 640 acres. They capture incremental property and income tax revenues, similar to a TIF district.

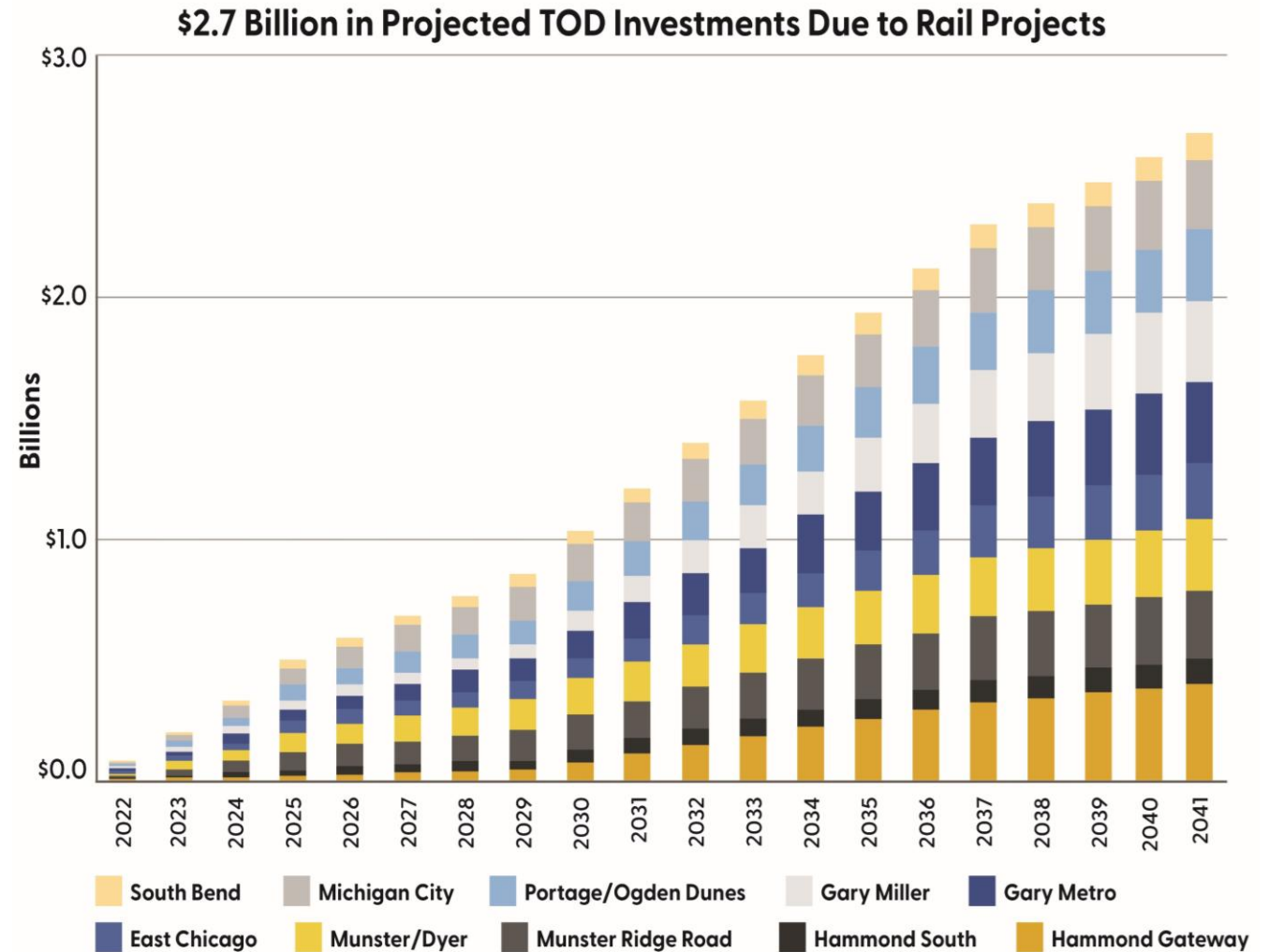
11 TDDs across 13 communities have been approved: Munster/Dyer Main Street, Munster Ridge Road, Hammond South, Hammond Gateway/Downtown, East Chicago, Gary Metro, Gary Miller, Portage/Ogden Dunes, Porter (Dune Park), Beverly Shores/Pines and Michigan City.

Transit-Oriented Economic Development

The expansion of the two rail lines improves accessibility to Chicago, and increases in-migration, commuting access, and is incentivizing private investment in projects across the region.

In 2016, the RDA projected \$2.7 billion in new development catalyzed by expanded commuter rail access over the next 20 years.

In 2024 Northwest Indiana communities reported more than \$700 million in development projects, either started or announced – this prior to the final completion of the rail!



Michigan City

- Michigan City officially opened the 11th Street Station and parking garage, completing the last piece of the Double Track project.
- The site also includes the \$103 million Franklin apartment tower currently under construction.





Michigan City

- SoLa, a 14-story mixed-use luxury development on the Michigan City's North End, is set to officially break ground early next year.
- Developers have reached an agreement with Marriott International to open a Renaissance Hotel on SoLa's east side
- \$300 million, 700,000 square feet



Hammond

- After 3 ½ years and \$30 million in investment, developers have revived the century-old Bank Calumet tower in Hammond.
- It includes 100 market-rate apartments, the Brew Box coffee shop and The Reserve: A Grand Venue wedding and special events space.
- More than four-fifths has already been rented out.

Gary

- The first two projects in the \$12 million RDA/City of Gary Blight Elimination Program at 1700-1704 Broadway (pictured) and at 700 and 716-22 E. 5th Avenue have been completed.
- In September, the IEDC board approved \$15 million to bolster the RDA's redevelopment efforts in and around the Gary Metro TDD.
- The award brings total local/state investment in downtown Gary blight elimination and redevelopment to \$27 million over the past 19 months.
- The grant will be used as follows:
 - \$5 million for renovations at the Hudson & Campbell Center adjacent to Gary City Hall
 - \$5 million for blight elimination and redevelopment in the Holy Angels neighborhood
 - \$5 million for redevelopment within the Transit Development District



Transit Development District Update

- The **Beverly Shores/Pines Transit Development District** was approved in 2025.
- This district runs primarily along the length of Route 12 in both communities.
- Its primary purpose is to facilitate a sanitary sewer connection to Michigan City.
- This is a prerequisite to any development.



RDA 2025 CSP UPDATE: STRATEGIES

- **Regional Airports:** Reposition regional airports into key passenger and cargo aviation hubs.
- **Commuter Rail:** Expand commuter rail transit to serve more Northwest Indiana communities.
- **Highway Corridors:** Reduce the negative impacts of congestion on highway corridors.
- **National and State Parks:** Leverage the Indiana Dunes National and State Parks for regional and national tourism.
- **Redevelopment:** Create a Land Development Entity to assist with transformative investment and redevelopment.
- **Lakefront:** Mitigate the barriers to growing and strengthening lakefront communities and assets.

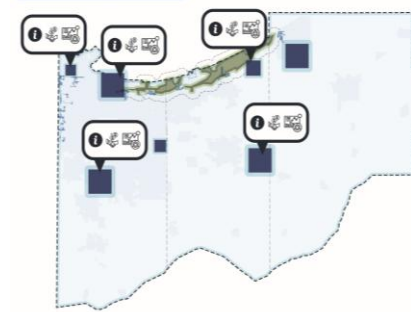
Highway Corridors



National and State Parks



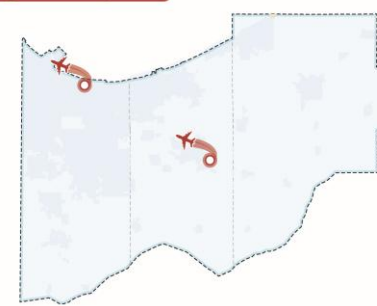
Redevelopment



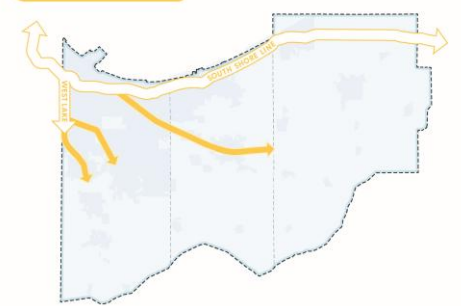
Lakefront



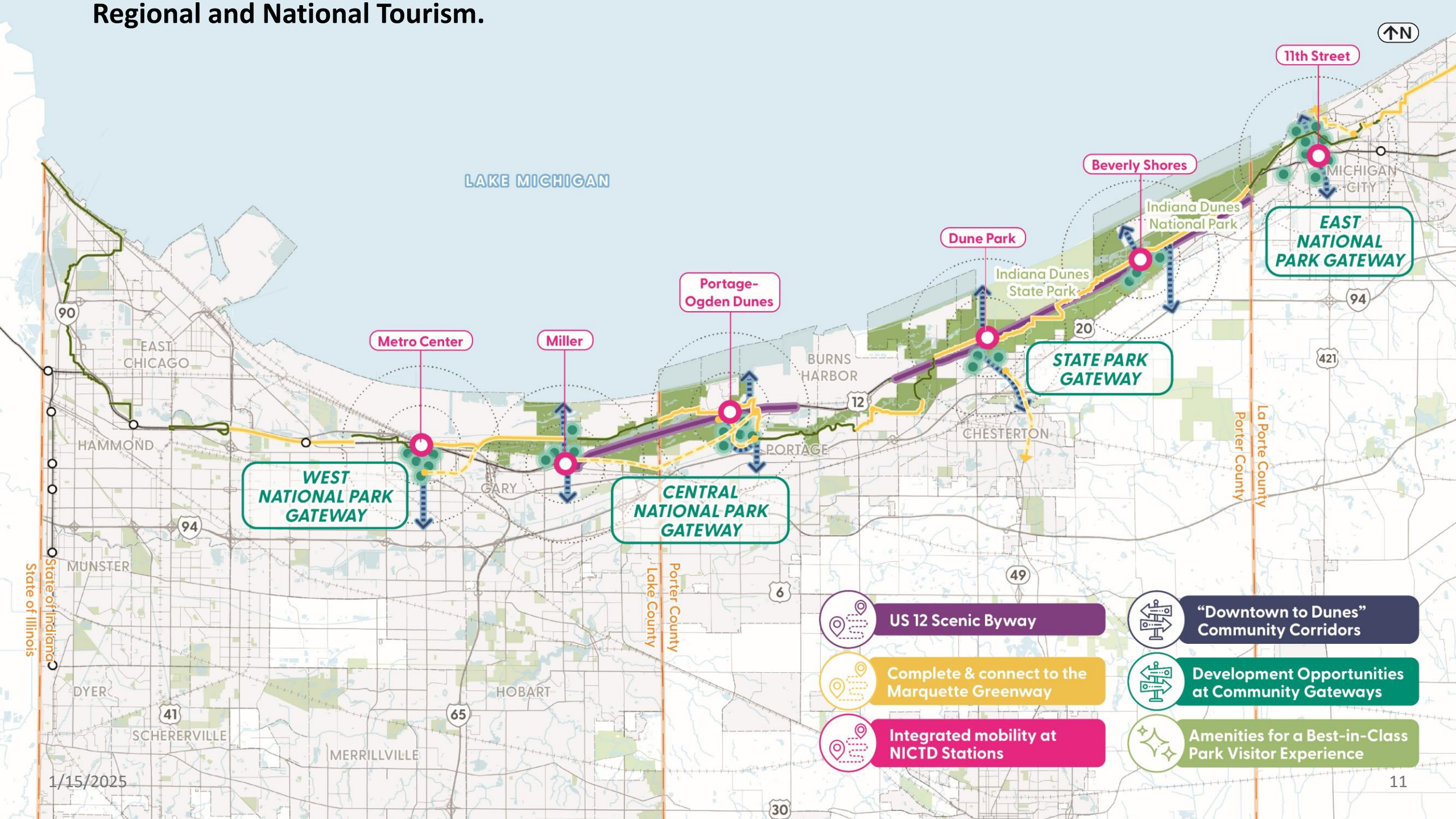
Regional Airports



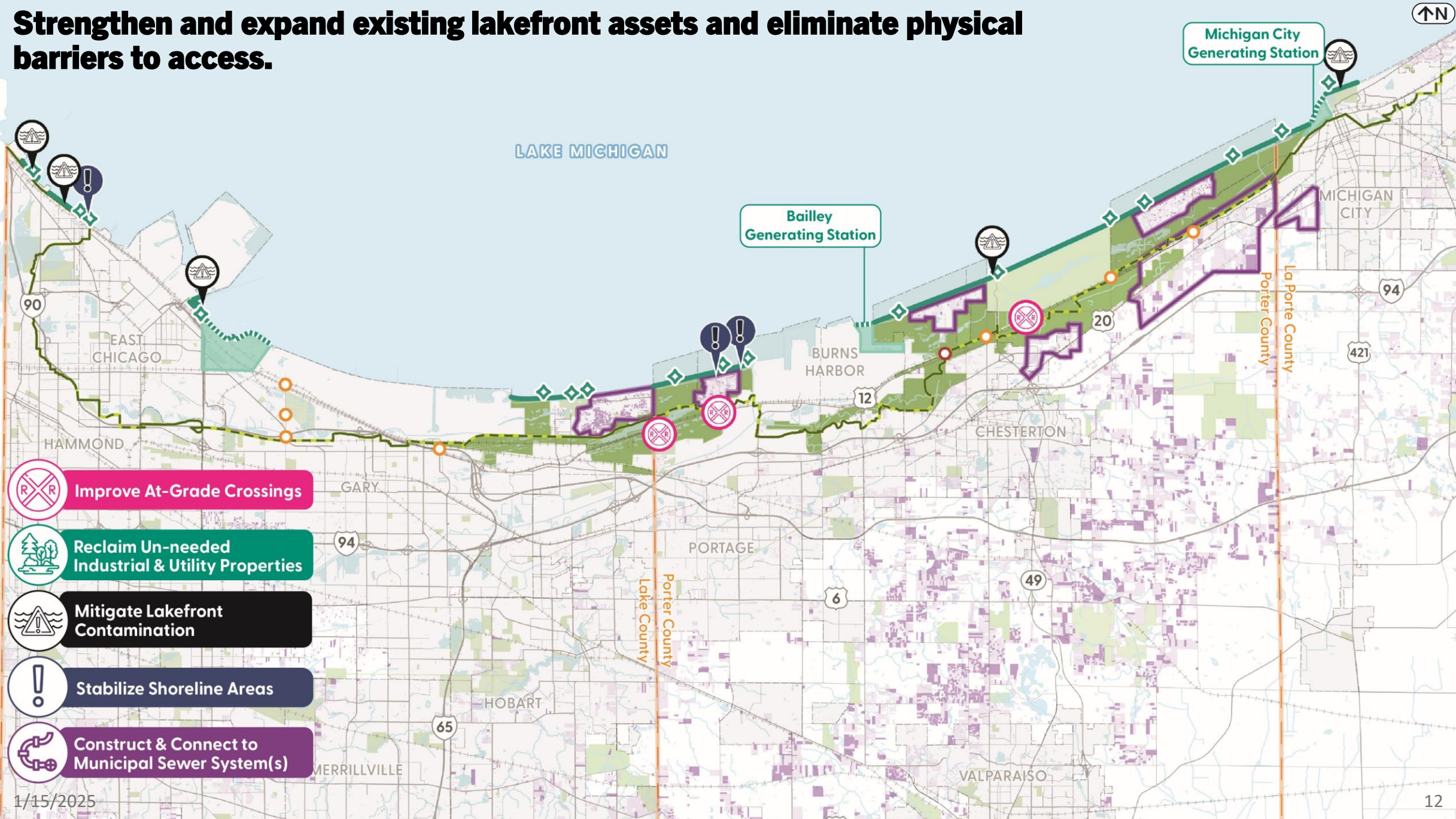
Commuter Rail



Regional and National Tourism.



Strengthen and expand existing lakefront assets and eliminate physical barriers to access.



Improve At-Grade Crossings

Reclaim Un-needed Industrial & Utility Properties

Mitigate Lakefront Contamination

Stabilize Shoreline Areas

Construct & Connect to Municipal Sewer System(s)

An aerial photograph showing a large, modern commuter rail station with a multi-level parking lot, a small station building, and several tracks. The tracks run parallel to a road and a wooded area. The sky is clear and blue.

Commuter Rail Update

- The **Double Track Project** is complete.
- Work continues on the **Monon Line** (a.k.a. West Lake) to correct issues in the electrical system.
- The Monon Line is now expected to begin service in February of 2026.
- RDA is exploring further expansions to communities such as St. John and Valparaiso.



LDE

Northwest Indiana RDA Land Development Entity

What is the Land Development Entity?

- The Northwest Indiana RDA's Land Development Entity, or LDE, is a 501 C3 non-profit subsidiary of the RDA that will assemble, acquire and prepare properties to make them suitable for private sector investment and redevelopment.
- The LDE will be able to work hand in hand with local communities in tandem with their own land assembly efforts to maximize tax base through private sector investment.
- The LDE will provide a coordinated, region-wide approach while leveraging public-private partnerships to fill funding gaps, share risk, and align private investment with public goals.
- The LDE will help optimize Transit Development Districts and strengthen the State's return on investment in Northwest Indiana
- The LDE will acquire grant funding from various sources to implement projects
- The RDA is committing an initial \$5 million in seed money so that the LDE can begin operations as soon as possible.

Next Steps



PUBLIC HEARING AND RDA BOARD
APPROVAL OF RESOLUTION
ESTABLISHING THE LDE



CREATION OF A LDE FUND



BOARD OF DIRECTORS



STRATEGIC OUTREACH AND
IMPLEMENTATION




Tying It All Together



In synopsis

The RDA's role is to lower barriers and catalyze the first projects. Once the first wave of housing, retail, and transit improvements are delivered, we believe the market will begin to self-sustain.



Signal intent: if you're considering an investment (a storefront, office or housing project), tell us. Early market signals allow public partners to time infrastructure and incentives to maximize leverage. If there are hurdles and friction points, we need to know.



REGIONAL DEVELOPMENT AUTHORITY

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THANK YOU!