

## Stellar Communities - Monthly Status Report

City of Delphi – November 5, 2012

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### General Updates:

- INDOT proposals have been scored and sent to INDOT for final selection approval.
- A mailer highlighting Delphi Stellar projects is being prepared to distribute to all residents.
- Agreements have been negotiated between Delphi Preservation Society and the City for funding of the Opera House projects.

### Owner Occupied Housing

**Funding Source:** Indiana Housing and Community Development Authority (IHCD)

**Scope:** This project will provide grants to homeowners for rehabilitation of homes in core downtown Delphi neighborhoods.

**Status:**

- Environmental documentation will be completed by November 15, 2012
- Advertising for contractor bids will be ready for Board of Works approval by the end of November, there will be two advertisements.
- Bid openings will occur mid-December.
- Formal groundbreaking ceremony is being scheduled for the first week of January.

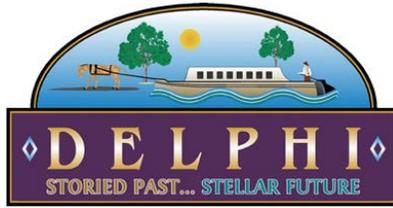
### Downtown Lofts

**Funding Source:** Indiana Housing and Community Development Authority (IHCD)

**Scope:** The Downtown Lofts project will create new housing opportunities in downtown Delphi by converting vacant upper floors of an existing downtown building into loft style apartments.

**Status:**

- IHCD will be visiting Delphi in November or December to present information on housing development options.
- A housing study is being proposed to help define Delphi housing market needs.



## **Downtown Streetscape**

**Funding Source:** Indiana Department of Transportation (INDOT)

**Scope:** Improvements will create a pedestrian friendly environment for Delphi's residents and visitors on six blocks of downtown streets. Upgrade of downtown water mains will also be included.

**Status:**

- Proposals have been scored and sent to INDOT for final approval of the selected firm
- Contracts will be prepared and submitted for Board of Works approval towards the end of November.

## **Washington Street Gateway Trail**

**Funding Source:** Indiana Department of Transportation (INDOT)

**Scope:** This project will create a new gateway trail connecting the Hoosier Heartland Corridor to downtown Delphi, the Canal Center, downtown neighborhoods, and numerous other trails. The project also includes improvements at the North Street viaduct to serve as a gateway to the downtown.

**Status:**

- Proposals have been scored and sent to INDOT for final approval of the selected firm
- Contracts will be prepared and submitted for Board of Works approval towards the end of November.

## **Delphi Opera House Restoration**

**Funding Source:** Indiana Office of Community and Rural Affairs (OCRA), and IHCD

**Scope:** The project will completely restore the opera house and includes a three story addition to the existing building.

**Status:**

- Agreements have been reached with Delphi Preservation Society on the project funding structure and Sub-Recipient agreements.
- Sub-recipient agreements and a Memorandum of Understanding have been drafted and will be presented to the City Council for approval.
- Grant agreement execution is anticipated by January 2013.

## **Façade Restorations**

**Funding Source:** Indiana Office of Community and Rural Affairs (OCRA), and IHCD

**Scope:** Building owners in Delphi's Downtown Historic District will be eligible for grants to assist with the restoration of their building's facades.

**Status:**

- Study phase funding has been transferred from IHCD to OCRA for administrative reasons.
- Draft architect contracts have been received and are currently being reviewed.



- A committee will be formed to review façade application grant applications.

## **Downtown Parking Solutions**

**Funding Source:** Indiana Housing and Community Development Authority (IHCA) (pending)

**Scope:** The Downtown Parking project will address Delphi's parking needs by constructing new off-street parking lots in the downtown district.

**Status:**

- Stellar team is analyzing parking needs in the downtown prior to finalizing a scope and submitting a grant application.

## **Downtown Utilities – Sanitary Sewer**

**Funding Source:** To be determined.

**Scope:** This project will line or replace sanitary sewer lines in the downtown district to coincide with streetscape improvements.

**Status:**

- Downtown sanitary sewers will be videotaped to determine current conditions.
- Results will be reviewed with Delphi Utilities to review the results of the sewer study.
- Once results of preliminary testing are known a more detailed costs and funding strategies can be determined.

## **Quiet Zone Improvements**

**Funding Source:** To Be Determined

**Scope:** This project will address the issues associated with the noise created by Norfolk Southern trains as they pass through downtown Delphi. The Quiet Zone project will improve up to eight downtown crossings to quiet crossings, which provides for resident safety while not requiring trains to sound their horn at each crossing.

**Status:**

- Federal grants are not available for Quiet Zone improvements.
- The City is pursuing completion of this project independent of the Stellar Communities program due to anticipated timeframe for completion.

## **Solar House**

**Funding Source:** To Be Determined

**Scope:** The Solar House project includes the design and construction of a model high efficiency home in one of Delphi's historic downtown neighborhoods.

**Status:**

- Federal grants are not available for the Solar House Project
- Stellar committee is reviewing alternate approaches for addressing this need.