

## Stellar Communities - Monthly Status Report

City of Delphi – December 3, 2012

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### General Updates:

- INDOT contracts have been approved by Board of Works, planning is underway for project kickoff.
- Stakeholder meetings have been held during the month of November. These meetings have also included bank and historic church focus group sessions.
- The Opera House project has received partial release of funds from IHCD.

### 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 has been completed.
- Advertising for bids has been delayed until January 2013 to avoid unnecessary intrusion into private homes during the holiday season.
- Formal groundbreaking ceremony will be scheduled after bids have been advertised.

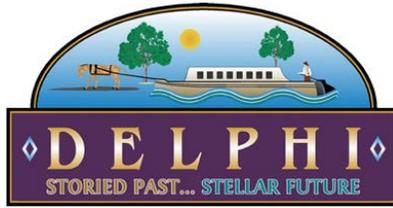
### Downtown Lofts

**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 visit to present information on housing development options is pending final scheduling.
- A housing study has been 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:**

- Design contracts were approved at the November 19<sup>th</sup> Board of Works meeting.
- The design team will present at the December 10, 2012 Stellar Planning meeting.

## **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:**

- Design contracts were approved at the November 19<sup>th</sup> Board of Works meeting.
- The design team will present at the December 10, 2012 Stellar Planning meeting.

## **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:**

- Partial release of funds for the Opera House project has been received
- Opera House design contracts are scheduled to appear on the December 3, 2012 Board of Works agenda.
- Complete contract execution will occur after Memorandum of Understanding and sub-recipient agreements have been finalized.

## **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:**

- The date for the Facades open house/public meeting has been scheduled for January 8, 2012
- Architect contracts have been submitted and approved.



## **Downtown Parking Solutions**

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

- Preliminary results of the downtown sanitary sewer videotaping have been received.
- Results will be reviewed with Delphi Utilities to determine the proposed course of action for sanitary sewer repairs.
- A more detailed project cost and funding strategy will be developed in the near future.

## **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.