



Stellar Communities - Monthly Status Report

City of Delphi – January 7, 2013

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General Updates:

- Facades Restoration open house is scheduled for January 8th, 2013 at 6:00 in the Opera House Gallery.

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:

- The bidding phase of the project will begin in January.

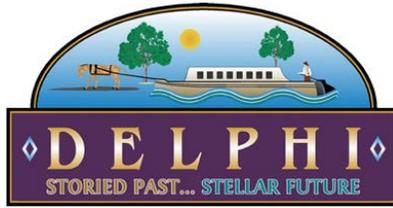
Downtown Lofts

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:

- We are continuing to review alternatives for developer funded projects. This is a low priority project in the short term.



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:

- Contracts have been executed for this work. Survey work is underway, and planning/design work has been started.

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:

- Contracts have been executed for this work. Survey work is underway, and planning/design work has been started.

Delphi Opera House Restoration

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

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

Status:

- Project Memorandum of Understanding and sub-recipient agreements have been executed.
- The design contract with the architect has been signed, and work is getting underway.

Façade Restorations

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

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 Facades open house/public meeting is been scheduled for Tuesday January 8, 2012 in the Opera House Gallery
- We anticipate that formal grant agreements will be signed in January/February – allowing the master planning phase of this project to begin.

Downtown Parking Solutions

Funding Source: Indiana Housing and Community Development Authority (IHEDA) (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.