

Stellar Communities - Monthly Status Report

City of Delphi – February 4, 2013

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General Updates:

- The Facades Restoration public hearing and open house was held on January 8th, 2013.
- Agreements for the Façade Restoration project have been approved.
- Bid openings for the Owner Occupied Housing project are scheduled for February 17, 2013.

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:

- Advertising for construction bids for the Owner Occupied Housing project has started.
- A Pre-bid meeting is scheduled for February 7, 2013 at 9am in City Hall.
- Bid openings will occur on February 17, 2013 at 1pm in City Hall.

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:

- Survey work is underway.

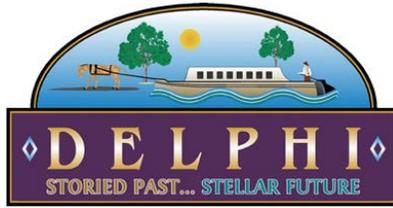
Washington Street Gateway Trail

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:

- Survey work for Phase 1 of the trail project has been completed.
- Design work is underway.



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:

- The design contract with the architect has been signed, and work is getting underway.
- The committee has investigated and is recommending the City/DPS pursue a construction manager for the project; proposals are being received for this.

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 Facades open house/public meeting was held on Tuesday January 8, 2013 in the Opera House Gallery
- The agreement for the Façade Restoration project was approved on January 21, 2013.
- Work is underway on the Downtown Facades Master Plan.

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:

- The project team has recommended that parking be developed on the south and east sides of courthouse square.
- The next step is to determine current property ownership and meet with property owners to gauge interest.

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.

Downtown Lofts

Funding Source: Indiana Housing and Community Development Authority (IHCDA)

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.