

Stellar Communities - Monthly Status Report

City of Delphi – June 3, 2013

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General Updates:

- The Gateway Trail Phase 1 Open House was conducted on May 15, 2013 at the Wabash and Erie Canal Center.
- The City website was updated on May 16 with Gateway Trail Phase 1 Public Meeting information.

Owner Occupied Housing

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

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

Status:

- A groundbreaking ceremony for Phase 1 construction was held on April 23, 2013 at the Canal Center.
- Construction contracts have been awarded and work will begin soon.

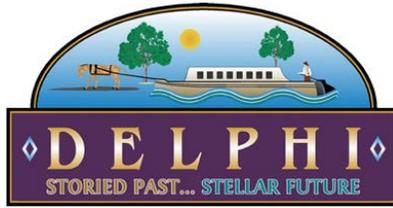
Downtown Streetscape

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:

- INDOT has issued purchase orders in May, which means payments can now be processed for preliminary engineering work.
- The Downtown Streetscape project survey is complete.
- HWC is working on preliminary design concepts to present to the Stellar Planning Committee in June.



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:

- Phase 1 Trail environmental documentation has been submitted to INDOT for preliminary review.
- Phase 1 Stage 1 plans have been submitted to INDOT and the Preliminary Field Check meeting has been scheduled.
- Phase 2 survey work will be delivered the first week of June.

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:

- Design is ongoing for the project.

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 Subcommittee held their initial meeting on May 1, 2013. The next meeting is scheduled for June 3.
- The consultant team will meet with building owners for review of initial ideas the last week of May.
- A meeting will be scheduled during the second or third week of June to discuss the work with business owners and building owners.

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:

- The project team is determining current property ownership and then plans a meeting 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:

- A project approach and scope are currently being determined.
- 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.