



## Stellar Communities Status Report

City of Delphi – July 15, 2013

### Quarterly Updates (Since last report on April 1, 2013)

- Construction is underway on the Owner Occupied Housing project.
- Design is progressing on many projects including the Opera House and Streetscape projects.
- An open house was held for the Gateway Trail project on May 15. Design of the Phase 1 Trail is wrapping up.
- The façade master plan is wrapping up. A total of 29 businesses have already committed to be part of the program.
- A draft parking plan has been developed. We are working through property issues on the project.



*Rendering of the Phase 1 Gateway Trail as presented at the May 15 Open House.*



**HWC**  
ENGINEERING



### **Key Steps Upcoming:**

- ✓ **Design Presentations/Open Houses:** There will be design presentations on the Streetscape, Phase 2 Trail and other projects this fall.
- ✓ **Parking:** Finish assessment to determine if acquisition is feasible.
- ✓ **Lofts:** We are working with developers to assist in getting an application for tax credits submitted, as early as November 2013.

### **Public Participation Report:**

- 03.20.13: Delphi Lions Club Presentation
- 04.01.13: Stellar Update to City Council
- 05.15.13: Gateway Trail Open House



## Owner-Occupied Housing

Status Report – July 15, 2013

### Project Summary:

- Owner occupied rehabilitation of homes in near-downtown neighborhoods
- Funding source: 100% IHCD
- Phasing: Work will be built in 2 phases

### Status:

- 43 applications were received for owner occupied housing. 27 were qualified. 14 were awarded for Phase 1.
- Bids were received for Phase 1.
- Construction began for Phase 1.

### Schedule: **BEHIND SCHEDULE**

- Phase 1 is behind schedule, but wrapping up over the summer.
- Phase 2 schedule was delayed until the fall.

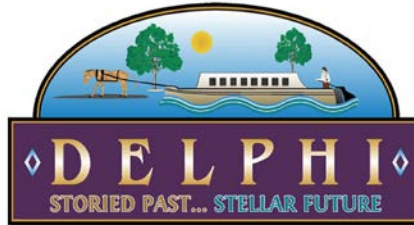
2013		2014			
3Q	4Q	1Q	2Q	3Q	4Q
Phase 1 Construction					
Phase 2 Grant Application	Bidding Documents and Bidding	Construction	Construction		

### Budget: **IN BUDGET**

Activity	Original Budget	Current Cost Projection
Phase 1	\$250,000	\$250,000
Phase 2	\$250,000	\$250,000
<b>TOTAL</b>	<b>\$500,000</b>	<b>\$500,000</b>

### Next Steps:

- Finish Phase 1 Construction
- Receive applications for round 2



## Downtown Facades

Status Report – July 15, 2013

### Project Summary:

- Façade Restorations
- Funding Source: 100% IHEDA (Study), IHEDA/OCRA/Local (construction)
- Phasing: Study Phase, followed by Phase 1 and Phase 2 Construction

### Status:

- Master Plan wrapping up
- 29 building owners have already committed to be part of the façade program.

### Schedule: *ON SCHEDULE*

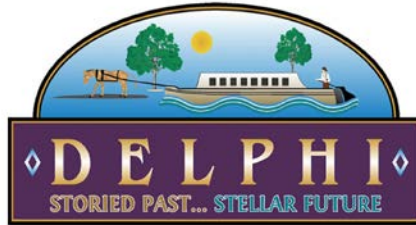
2013		2014			
3Q	4Q	1Q	2Q	3Q	4Q
Master Plan					
Grant Application for Construction	Design	Bidding	Construction	Construction	Construction

### Budget: *IN BUDGET*

Activity	Original Budget	Current Cost Projection
Master Plan/Construction Documents	\$90,000	\$85,585
Phase 1 Facades (Future)	\$550,000	\$550,000
Phase 2 Facades (Future)	\$1,027,000	\$1,027,000
<b>TOTAL</b>	<b>\$1,667,000</b>	<b>\$1,667,000</b>

### Next Steps:

- Finish commitments
- Finish master plan
- Submit grant application for construction funds.



## Downtown Streetscapes

Status Report – July 15, 2013

### Project Summary:

- Streetscape around the courthouse square
- Funding Source: 80% INDOT, 20% Local Match
- Phasing: Phase 1 (local streets), Phase 2 (state highways)

### Status:

- Design underway.
- Sanitary sewer work is being scoped by city as a separate project. No funding is available.

### Schedule: *ON SCHEDULE*

2013		2014			
3Q	4Q	1Q	2Q	3Q	4Q
Design and Environmental	Design and Environmental	Design and Environmental	Design and Environmental	Design and Environmental	Design and Environmental

### Budget: *IN BUDGET*

- We will update estimates after conceptual design, but it is anticipated that project will be under budget. We will request INDOT reallocate some funding toward the Phase 2 Gateway Trail.

Activity	Original Budget	Current Cost Projection
Phase 1 Streetscape	\$2,826,000	\$2,786,000
Phase 2 Streetscape	\$2,774,000	\$2,714,000
TOTAL	\$5,600,000	\$5,500,000

### Next Steps:

- Design open house – Fall 2013



## Delphi Opera House

Status Report – July 15, 2013

### Project Summary:

- Restoration of the Opera House as a performing arts and community center.
- Funding Source: OCRA, IHEDA and Local
- Phasing: One phase of construction

### Status:

- Design is underway on opera house.
- 50% plans have been submitted.

### Schedule: *ON SCHEDULE*

- Project is on schedule

2013		2014			
3Q	4Q	1Q	2Q	3Q	4Q
Design	Design and Bidding	Construction	Construction	Construction	Construction

### Budget: *IN BUDGET*

- Latest cost estimate is over budget. Design revisions are being made to meet budget.

Activity	Original Budget	Current Cost Projection
Total Budget	\$4,000,000	\$4,000,000

### Next Steps:

- Submit draft plans for environmental approval – July
- Final Plans Complete - October



## Gateway Trail

Status Report – July 15, 2013

### Project Summary:

- Creation of a shared-use path connecting SRTS Route and Canal Center to Downtown, includes construction of community gateway at North St. viaduct
- Funding Source: 80% INDOT, 20% Local
- Phasing: Phase 1 – North of Downtown, Phase 2 – South of Downtown

### Status:

- Design for Phase 1 is 80% complete.
- Phase 1 Environmental complete.
- Design for Phase 2 is in the conceptual phase.
- Open House held May 15, 2013

### Schedule: **BEHIND SCHEDULE**

- Initial goal was to let Phase 1 in 2013. The delays getting INDOT contracts did not allow this.

2013		2014			
3Q	4Q	1Q	2Q	3Q	4Q
Ph 1 Design	Ph 1 Design	Ph 1 Design	Construction	Construction	Construction
Ph 2 Design and Environmental	Ph 2 Design and Environmental	Ph 2 Design and Environmental	Ph 2 Design and Environmental	Ph 2 Design and Environmental	Ph 2 Design and Environmental

### Budget: **IN BUDGET**

- We are looking to reallocate funds from the streetscape project to the Phase 2 trail project to provide additional margin to the budget.

Activity	Original Budget	Current Cost Projection
Phase 1	\$800,000	\$800,000
Phase 2	\$1,200,000	\$1,200,000
<b>TOTAL</b>	<b>\$2,000,000</b>	<b>\$2,000,000</b>



## **Washington Street Trail (Continued)**

### **Next Steps:**

- Stage 3 Plan Submittal for Phase 1 - August
- Open House for Phase 2 in the Fall
- Begin Phase 1 Construction in Spring 2014.





## Downtown Lofts

Status Report – July 15, 2013

### Project Summary:

- Downtown loft demonstration project in Delphi.
- Funding Source: Tax Credits

### Status:

- We have met with prospective developers to investigate opportunities.
- Project is most likely to proceed as a private tax credit project, without City funds involved.

### Schedule: **ON SCHEDULE**

- Targeting working with a developer for November 2013 tax credit application round. If this is not achieved, the next applications would be due November 2014.

2013		2014			
3Q	4Q	1Q	2Q	3Q	4Q
Identify Developer	Submit Tax Credit Application	Award	Award	Design	Design

### Budget: **IN BUDGET**

- This is expected to be a private project, not involving City funds.

Activity	Revised Budget	Current Cost Projection
Loft Project	TBD	TBD

### Next Steps:

- Continue to meet with developers to determine interest.
- Developer to submit tax credit application in November 2013.



## Downtown Parking

Status Report – July 15, 2013

### Project Summary:

- Creation of off-street parking for downtown housing.
- Funding Source: Proposed - 100% IHEDA

### Status:

- Preliminary parking study was completed. In short, the study confirmed the plan proposed in the stellar application aligned with the city's parking priorities.
- Plan consists of assembling up to 14 small private parcels into two public lots.
- Board of Works has authorized title work and URA process for potential parcels.
- Title work complete.

### Schedule: *BEHIND SCHEDULE*

2013		2014			
3Q	4Q	1Q	2Q	3Q	4Q
Public Meeting and Appraisals	Appraisals and Offers	Grant Application	Design	Design	Construction

### Budget: *IN BUDGET*

Activity	Original Budget	Current Cost Projection
Parking	\$1,000,000	\$1,000,000

### Next Steps

- Hold public meeting with affected property owners to gauge interest
- If interest is sufficient, proceed with appraisals.

# Project Milestone Status Report

Updated: July 15, 2013

Projects	Milestones													
	Local Financing In Place	Grant Admin Procurement Complete	Consultant Procurement Complete	State Funding Applications Submitted	State Funding Applications Approved	Design Contracts Executed	Environmental Complete	Site Control Obtained	Design Complete	Permits Secured	Bids Accepted	Construction Underway	Construction Complete	Grant Closed Out
Owner Occupied Housing	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		
Downtown Facades Study	✓	✓	✓	✓	✓	✓								
Downtown Facades Phase 1	✓	✓	✓											
Downtown Facades Phase 2	✓	✓	✓											
Downtown Streetscapes - Phase 1	✓	n/a	✓	✓	✓	✓		✓						
Downtown Streetscapes - Phase 2	✓	n/a	✓	✓	✓	✓		✓						
Opera House	✓	✓	✓	✓	✓	✓		✓						
Washington St. Trail - Phase 1	✓	n/a	✓	✓	✓	✓	✓	✓						
Washington St. Trail - Phase 2	✓	n/a	✓	✓	✓	✓		✓						
Program Management	✓	n/a	✓	n/a	n/a	✓	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Downtown Lofts														
Downtown Parking	✓													

**Key:**

- ✓ - Complete
- ✓ - Complete (progress since last report 04/2013)
- n/a - Not Applicable



**City of Delphi**  
**Stellar Communities**  
**Updated Project Budget**  
 Updated: July 15, 2013

	Original Budget Amount	Current Estimate	Grant Amount (IHCDA)	Grant Amount (INDOT)	Grant Amount (OCRA)	DPS Match (IHCDA Loan)	Local Funds (City)
<b>Projects Underway</b>							
Owner Occupied Housing	\$ 500,000	\$ 500,000	\$ 500,000				\$ -
Downtown Streetscape - Phase 1	\$ 2,826,000	\$ 2,786,000		\$ 2,228,800			\$ 557,200
Downtown Streetscape - Phase 2	\$ 2,774,000	\$ 2,714,000		\$ 2,171,200			\$ 542,800
Washington Street Gateway Trail - Phase 1	\$ 800,000	\$ 800,000		\$ 640,000			\$ 160,000
Washington Street Gateway Trail - Phase 2	\$ 1,200,000	\$ 1,200,000		\$ 960,000			\$ 240,000
Delphi Opera House Restoration	\$ 4,000,000	\$ 4,000,000	\$ 1,585,565		\$ 914,435	\$ 1,500,000	\$ -
Downtown Façade Master Plan	\$ 90,000	\$ 85,565			\$ 85,565		\$ -
Façade Restorations - Phase 1	\$ 550,000	\$ 550,000			\$ 500,000		\$ 50,000
Façade Restorations - Phase 2	\$ 1,027,000	\$ 1,027,000	\$ 910,000		\$ -		\$ 117,000
Project Management	\$ 750,000	\$ 688,785	\$ -	\$ -	\$ -	\$ -	\$ 688,785
<i>Subtotal</i>	<i>\$ 14,517,000</i>	<i>\$ 14,351,350</i>	<i>\$ 2,995,565</i>	<i>\$ 6,000,000</i>	<i>\$ 1,500,000</i>	<i>\$ 1,500,000</i>	<i>\$ 2,355,785</i>
<b>Scope/Funding Under Review</b>							
Downtown Lofts - TBD	\$ 1,000,000	\$ 1,000,000	\$ -				\$ -
Downtown Parking - TBD	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000				\$ -
<b>TOTALS</b>	<b>\$ 16,517,000</b>	<b>\$ 16,351,350</b>	<b>\$ 3,995,565</b>	<b>\$ 6,000,000</b>	<b>\$ 1,500,000</b>	<b>\$ 1,500,000</b>	<b>\$ 2,355,785</b>

**Notes:**

Phased costs are preliminary estimates at this time.