

Stellar Communities - Monthly Status Report

City of Delphi – September 2, 2013

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General Updates:

- An informational meeting was held on August 13, 2013 with downtown property owners to discuss the Downtown Parking projects.
- A City Council Executive Session was conducted on August 19, 2013 to discuss the Owner Occupied Housing projects.
- A number of public involvement dates have been set for fall. City Council and the public are strongly encouraged to attend. Upcoming meetings include:
 - September 9th: Downtown Facades public workshop (6pm at Canal Center)
 - September 30th: Downtown Streetscapes public workshop (6pm at Canal Center)
 - October 7th: Downtown Facades Public Hearing (1pm at City Hall)
 - November 18th: Gateway Trail Phase 2 public workshop

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:

- Construction is complete on nearly 75% of first-round homes.
- Delphi Board of Works released the remaining homes for construction at their August 5th meeting.
- Construction is scheduled to be completed in late September 2013 for all first-round homes.
- Round 2 of the Owner Occupied Housing program will be advertised later in 2013.

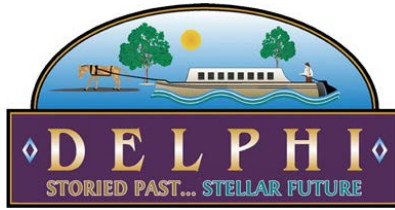
Downtown Streetscape

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:

- A meeting was held with the INDOT LaPorte District on August 8, 2013 to discuss schedule and budget details for the Downtown Streetscape and Gateway Trail Phase 2 projects.



- An environmental consulting parties meeting was conducted for the INDOT projects on August 12, 2013. Agencies in attendance included FHWA, INDOT Cultural Resources, State Historic Preservation Office, and the State Archaeologist.
- A Downtown Focus Group meeting was held August 27, 2013 to discuss design ideas and project coordination items.
- Based on feedback from the Planning Committee, the design team is developing preliminary plans for Phase 1 and Phase 2 projects.
- A public workshop will be held on September 30th at 6pm in the Wabash and Erie Canal Center. The purpose of the meeting will be soliciting feedback from Delphi residents on the preliminary Phase 1 and Phase 2 streetscape design concepts.

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:

- The Stellar Planning Committee reviewed design concepts for Phase 2 on August 6th, more detailed gateway concepts will be presented in late summer.
- A meeting was held with the INDOT LaPorte District on August 8, 2013 to discuss schedule and budget details for the Downtown Streetscape and Gateway Trail Phase 2 projects.
- An environmental consulting parties meeting was conducted for the INDOT projects on August 12, 2013. Agencies in attendance included FHWA, INDOT Cultural Resources, State Historic Preservation Office, and the State Archaeologist.
- Stage 3 plans (90%) for Phase 1 were submitted on August 23, 2013.
- A public workshop to discuss Phase 2 Gateway Trail preliminary concepts will be held on November 18th at 6pm in the Wabash and Erie Canal Center..

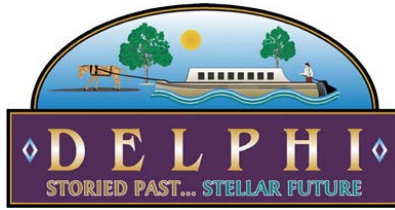
Delphi Opera House Restoration

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.
- Design plans will be submitted for State Historic Review Board review by September 13.



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 City has received 37 commitments from business owners to participate in the facades program.
- The title search process will be completed by the end of August.
- A facades public workshop has been scheduled for September 9th at 6pm in Delphi City Hall.
- A public hearing for the facades grant application is scheduled for October 7th at 1pm in Delphi City Hall.

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:

- A meeting was held on August 13th to discuss project progress and next steps with owners of property located near the first phase project.
- URA (appraisal) letters have been sent to property owners. Appraisals are expected to be complete later this fall.

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:

- Since there is no available grant funding within the Stellar program for sanitary sewer work this project will be completed by the City outside of the Stellar program.

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 (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:

- The City is working with Keller Development on defining the scope of the project and preparing information for a possible tax credit application submittal this fall.