

Stellar Communities - Monthly Status Report

City of Delphi – October 7, 2013

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General Updates:

- The Downtown Facades Public Workshop was conducted on September 9, 2013 at the Wabash and Erie Canal Center.
- The Public Workshop for the Downtown Streetscape project was held on Monday, September 30, 2013 at the Wabash and Erie Canal Center.
- Autumn public involvement activities are nearly complete the remaining dates for scheduled public involvement activities include:
 - 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 all homes participating in the first round of the program.
- Applications for the next round of projects will be accepted beginning in November.
- More detailed information on the second round program will be released later in October.

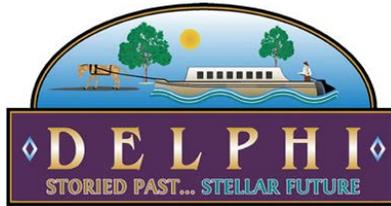
Downtown Streetscape

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:

- The Memorandum of Agreement for project environmental commitments has been drafted and will be sent to the State Historic preservation Office, and other agencies for review and comment.
- The Public Workshop was conducted on September 30, 2013. More than 30 people were in attendance and ideas on topics ranging from pedestrian and bicycle amenities to project construction impacts. Workshop materials and results will be posted on the City website.
- Results from stakeholder and public outreach will be used to refine the preliminary project concepts. The project will now transition to construction documentation and INDOT coordination.



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:

- INDOT has provided comments on the Stage 3 submittal for the Gateway Trail Phase 1 project. Final Tracings (final plans) will be prepared for submittal in late October for final INDOT approval and to initiate the project letting process.
- Detailed gateway design concepts for Phase 2 of the Gateway Trail project will be presented to the Stellar Planning Committee in November.
- The Memorandum of Agreement for project environmental commitments has been drafted and will be sent to the State Historic preservation Office, and other agencies for review and comment.
- A public workshop to discuss Phase 2 Gateway Trail preliminary concepts will be held on November 18th at 7pm in the Wabash and Erie Canal Center.

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:

- Final detailed design plans for the Opera House project will be completed in October.
- Bids on the project will be due in December with construction expected to commence in early 2014.

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 is complete and the Public Hearing for the grant application is scheduled for October 7th at 1pm in Delphi City Hall.
- A facades public workshop was held on September 9th at 6pm at the Wabash and Erie Canal Center.



Downtown Parking Solutions

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

- 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.