

Stellar Communities - Monthly Status Report

City of Delphi – February 3, 2014

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General Updates:

- INDOT Gateway Trail Phase 1 project is scheduled for letting in February 5.
- Preliminary Field Check Meeting for Downtown streetscape projects was conducted on January 9, 2014.
- Owner Occupied Rehab Phase 2 project requests were issued in January.
- A City Council Executive Workshop on the Downtown Streetscape projects was held on January 20, 2014.

Owner Occupied Housing

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

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

Status:

- Applications for the next round of projects are now being accepted. We still have many openings for property owners to participate, and encourage anyone interested to apply.
- A Public Hearing for Phase 2 program will be held on February 3, 2014 @ 7pm in the Canal Center.
- Program applications are due on February 6, 2014.

Downtown Streetscape

Funding Source: Indiana Department of Transportation (INDOT)

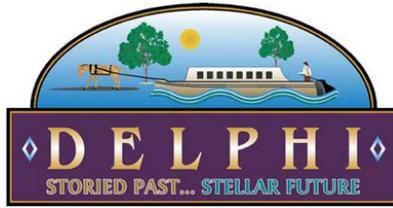
Scope: Improvements will create a pedestrian friendly environment for Delphi's residents and visitors on six blocks of downtown streets. Upgrade of downtown water mains will also be included.

Status:

- The Preliminary Field Check Meeting was conducted on January 9, 2014 in Delphi City Hall.
- A meeting with INDOT and FHWA is scheduled for January 30, 2014 to discuss encroachments and water line funding.
- Coordination with downtown businesses and building owners continues as design details are developed.

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:

- Gateway Trail Phase 1 project is scheduled for letting by INDOT on February 5, 2014.
- Detailed gateway design concepts for Phase 2 of the Gateway Trail project were presented to the public at a workshop on November 18, 2013.
- Phase 2 trail Construction Documents are being prepared with the first submittal scheduled for spring.

Delphi Opera House Restoration

Funding Source: Indiana Office of Community and Rural Affairs (OCRA), and IHCDA

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 have been completed.
- The OCRA environmental notice has been published, the deadline for comments is February 15.
- OCRA grant agreement has been signed by the City.
- The City expects to proceed with bidding in late February.

Façade Restorations

Funding Source: Indiana Office of Community and Rural Affairs (OCRA), and IHCDA

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 Downtown Facades Master Plan document is complete.
- Final report and the grant application are ready to submit to OCRA.
- The Public Hearing was rescheduled for January 20, 2014 @ 5:45pm.
- The City Council is scheduled to approve the final plan at their February 3 council meeting.

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:

- Property appraisals have been underway, project will commence upon final approval of grant funding by IHCDA.
- Project will proceed without the development of the southern lot option.



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:

- Keller Development submitted a tax credit application to IHCD in November for a loft project. Award is expected by spring 2014.