



Stellar Communities - Monthly Status Report

City of Delphi - March 3, 2014

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General Updates:

- INDOT Gateway Trail Phase 1 was bid on February 12, 2014.
- The Opera House project has been advertised for bid with the bid opening scheduled for March.
- Owner Occupied Rehab Phase 2 project application deadline has been extended to allow more time for residents to participate..

Owner Occupied Housing

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

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 still 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 was held on February 3, 2014.
- The deadline for program applications has been extended to allow more time for residents to participate..

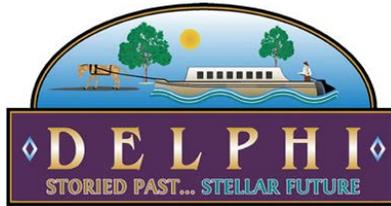
Downtown Streetscape

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:

- Coordination with downtown businesses and building owners continues as design details are developed.
- Work continues towards the Stage 3 submittal with 75% complete plans scheduled for submittal to the City for review the first week of March.



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 bids were opened by INDOT on February 12, 2014. Five contractors submitted bids.
- 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 IHCD

Scope: The project will completely restore the opera house and includes a three story addition to the existing building.

Status:

- Plans for the project have been advertised for bid.
- A pre-bid meeting has been scheduled for March 3, 2014 at 2pm in City Hall.
- Bid openings are scheduled for March 19, 2014 at 2pm in City Hall.

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 Downtown Facades Master Plan document has been accepted by OCRA..
- The construction grant application has been submitted to OCRA and is currently under review.

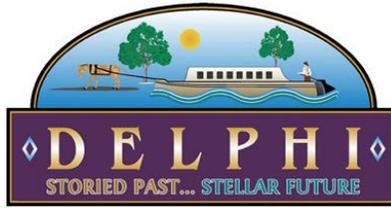
Downtown Lofts

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 IHCD Tax Credit selection announcement is pending.



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.