

## Stellar Communities - Monthly Status Report

City of Delphi April 7, 2014

### Contact Information:

- Cory Whitesell – HWC, 317.753.2200, [cwhitesell@hwcengineering.com](mailto:cwhitesell@hwcengineering.com)
- Cory Daly – HWC, 317.379.2634, [cdaly@hwcengineering.com](mailto:cdaly@hwcengineering.com)

### General Updates:

- The Opera House bid opening is scheduled for April 9, 2014 at 2pm.
- Owner Occupied Rehab Phase 2 project application deadline has been extended to allow more time for residents to participate.
- Shortlisted firms for the Downtown Parking project were interviewed on April 2, 2014.
- The Stellar Planning Committee will meet on April 15, 2014 at 10 am.

### 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.
- City representatives canvassed neighborhoods in March to generate homeowner interest in the Round 2 OOH program.
- The deadline for program applications has been extended to allow more time for residents to participate.

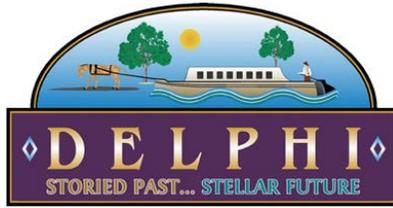
### Downtown Streetscape

**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.
- Draft 90% complete plans were delivered to the City for review on March 4, 2014.
- Stage 3 submittal documents continue to be prepared and are currently scheduled to be submitted in June.



## 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 City submitted the concurrence letter for bid award to INDOT on March 19, 2014.
- Construction on the Trail Phase 1 project is expected to begin within the next 60 days.
- Phase 2 trail Construction Documents are being prepared with Stage 1 plans currently scheduled to be submitted in May.

## 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:**

- A pre-bid meeting was held on March 3, 2014 at 2pm in City Hall.
- Bid openings are scheduled for April 9, 2014 at 2pm in City Hall.

## 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 has been accepted by OCRA..
- Property owner packets are being prepared and will be delivered to all participating property owners in April.
- Graphic display boards for all façade improvement projects are being prepared with plans to display them publicly around the courthouse square.



## **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:**

- IHCDA formally announced that the Canal Commons project was awarded tax credits totaling more than \$717,000.
- Detailed plans will be developed for the project with construction targeted to begin in early 2015.

## **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.
- Shortlisted firms were invited to interview for the project on April 2, 2014.