

Stellar Communities - Monthly Status Report

City of Delphi May 5, 2014

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General Updates:

- The Opera House bid opening was conducted on April 9, 2014 at 2pm.
- Owner Occupied Rehab Phase 2 project has now received enough applicants to proceed with completing the grant application to IHEDA.
- The Stellar Planning Committee met on April 15, 2014.
- The State Agency Quarterly meeting was conducted on April 29, 2014.

Owner Occupied Housing

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

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

Status:

- The city has received 13 applicants for the program.
- The grant application is being prepared and will be submitted this summer.
- A public hearing for the grant will be held on May 21, 2014 at 7pm at the canal center.

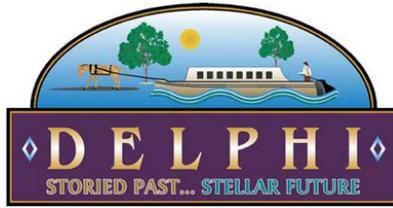
Downtown Streetscape

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:

- Team has worked through multiple project development issues with INDOT over the last few months. Resolution to these issues has been identified, and the team is working for formal approvals.
- Last key remaining issue has been eligibility of water line funding. On April 29, INDOT proposed a funding package that should address this issue.
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- Impacts to the project schedule are currently being evaluated and a new project timeline will be developed if any changes are required.
- Plans are ready for stage 3 (90%) submittal to INDOT after final funding source for water line work is determined.



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:

- A pre- construction meeting for the Phase 1 Trail project will be conducted the week of May 5, 2014.
- Early construction activities on the Trail Phase 1 project have begun and more activity can be expected after the pre-construction meeting,
- A preliminary Field Check meeting is being scheduled for the Phase 2 Trail project with a target date of mid to late May.

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:

- Bids were opened April 9, 2014.
- No bids were received for one package, and another package received bids considerably over budget. DPS and the Board of Works have authorized re-bidding of these two divisions.
- OCRA has agreed to provide some limited additional funding for the project.

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 grant for this project has been approved by OCRA and the grant agreement has been received.
- Graphic display boards for all façade improvement projects will be displayed around the courthouse square.
- Design and structural review of each participating building is now underway.



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:

- Shortlisted firms were invited to interview for the project on April 2, 2014.
- VS Engineering was selected to complete the design work.