



Stellar Communities - Monthly Status Report

City of Delphi June 2, 2014

Contact Information:

- Cory Whitesell – HWC, 317.753.2200, cwhitesell@hwcengineering.com
- Cory Daly – HWC, 317.379.2634, cdaly@hwcengineering.com

General Updates:

- The Gateway Trail Phase 2 PFC meeting was held on May 27, 2014
- The Opera House re-bid opening was conducted on May 29, 2014
- The Stellar Planning Committee will meet on June 3, 2014.

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:

- 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 was held on May 21, 2014 at 7pm at the canal center.

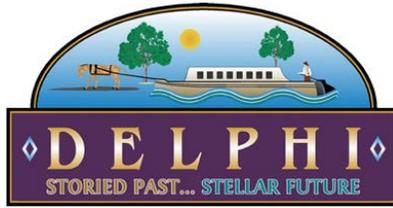
Downtown Streetscape

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:

- A draft proposal for water line funding is being prepared to present to INDOT. A meeting is being scheduled with INDOT to present the proposal and determine a final direction.
- It is likely that the current project schedule can be met if INDOT provides a timely response to the funding proposal.
- A presentation was given to the County Commissioners on May 19th about the Downtown Streetscape project and the Murphy Memorial Fountain restoration.
- 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 was conducted on May 8, 2014; work on the trail has commenced
- A preliminary Field Check meeting for the Phase 2 Trail project was conducted on May 27th.
- The Preliminary Engineering work order for the railroad crossing was issued by INDOT on May 27th; keeping this portion of the project on schedule.

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 portion of the project was rebid May 29, 2014.
- The resulting bids came in \$100,000 lower than the previous bid, but are still over the original budget.
- DPS has recommended the project proceed with the lowest qualified bidders from the two bid openings. DPS also accepts responsibility for the \$235,364 in additional funding needed to complete the project.
- The City will need to revise their financial commitment to reflect the change in budget. KIRPC is working with OCRA to determine how to do this.

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:

- An informational meeting was held May 14 with façade participants to review next steps in the project.
- Graphic display boards for all façade improvement projects have been posted in business windows around the courthouse square.
- The grant for this project has been approved by OCRA and the grant agreement has been received.
- 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.