

Stellar Communities - Monthly Status Report

City of Delphi July 7, 2014

Contact Information:

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

General Updates:

- Release of Funds for the Opera house project was received from OCRA
- A draft construction sequence schedule was prepared for construction related activities through 2016.
- Stage 3 plans (90%) for the Downtown Streetscape project will be submitted to INDOT on July 18, 2014.

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:

- A public hearing for the grant was held on May 21, 2014 at 7pm at the canal center.
- There are a total of 10 qualified applicants for this project round.
- The program application will be submitted to OCRA in July.

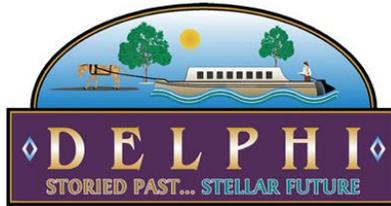
Downtown Streetscape

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 draft encroachments report has been prepared and submitted to INDOT for preliminary review.
- A meeting will be held with the Board of Works in July to discuss the final changes to downtown parking with a formal approval of the proposed changes requested at the Board of Works meeting following the informational meeting.
- City is still working with INDOT on the water line reimbursement/exchange funds agreement and a draft agreement will be submitted to INDOT for review in July.
- Stage 3 (90%) design plans are being prepared with a target date for submittal to INDOT of July 18, 2014.



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:

- Construction continues on the Phase 1 Trail with trail pavement beginning to go in.
- Design continues on the Phase 2 portion of the trail with final schematic design for the retaining wall being presented to the planning committee in August.

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:

- Release of funds for the project was received from OCRA.
- The bid is scheduled for award at the July 7, 2014 Board of Work meeting.
- The pre-construction meeting is scheduled for July 9, 2014 at 9a.m.
- Construction is expected to begin on July 14, 2014.

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 structural inspection report was approved by OCRA.
- Design continues for all participating buildings and final design approval will be obtained from each owner prior to construction letting.
- Building owners will be notified that they have until September 1, 2014 to finish all required work to buildings (structural repairs, etc.) in order to be able to participate in the program.

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:

- IHEDA formally announced that the Canal Commons project was awarded tax credits totaling more than \$717,000.
- The façade renovations on the Downtown Lofts buildings will be accelerated to be completed by November 2014.
- Tentative start date for Downtown Lofts construction is December 1, 2014.

Downtown Parking Solutions

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