

Stellar Communities - Monthly Status Report

City of Delphi August 4, 2014

Contact Information:

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

General Updates:

- Construction is underway on the Delphi Opera House project, a formal groundbreaking ceremony will be held in the very near future.
- Contractor bids for the Facades project are due by August 13, 2014.
- Stage 3 (95%) plans for the Downtown Streetscape project were submitted to INDOT on July 21.

Owner Occupied Housing

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

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 was submitted to OCRA in July.

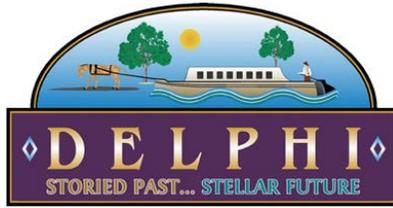
Downtown Streetscape

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:

- INDOT is preparing documentation for the exchange funds agreement for review and approval by the City.
- A meeting was held with the Board of Works on July 14 to discuss the final changes to downtown parking. BOW approved the final parking changes at its July 25 meeting.
- Stage 3 (95%) design plans and documents were submitted to INDOT on July 21, 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 IHCDA

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

Status:

- Construction is underway on the Opera House project.
- A formal groundbreaking is being planned and scheduled by the Delphi Preservation Society.
- Construction is scheduled for completion in July of 2015.

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 project is out to bid with the bid opening scheduled for August 13, 2014.
- Building owner match monies are due no later than September 1, 2014.
- Construction is scheduled to begin in early September of 2014.

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.
- 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 (IHCD) (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.