

Stellar Communities - Monthly Status Report

City of Delphi October 6, 2014

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General Updates:

- Contracts for the facades projects have been approved by the Board of Works.
- INDOT exchange funds agreements have been signed by INDOT and the Board of Works.
- Contracts for design of the water line work have been approved by the Board of Works.

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:

- Property inspections for the qualified applicants are underway.
- There are still openings for homeowners for the second round of the program.

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 exchange funds agreement has been finalized and approved.
- Final tracing (100%) design plans and documents will be submitted on INDOT on October 6, 2014.
- The project is scheduled for the February 2015 INDOT letting with construction anticipated to begin in the spring of 2015.

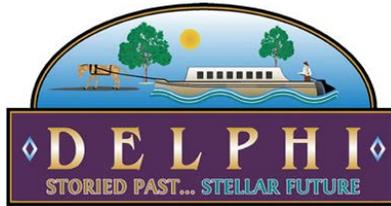
Washington Street Gateway Trail

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:

- Phase 1 construction pre-final walk through was conducted on September 17, 2014.



- Construction on the Phase 1 portion is complete except for the new tree plantings which cannot occur prior to October 15th.
- Design continues on the Phase 2 portion of the trail with Stage 3 plans due in March of 2015.

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:

- Construction is underway on the Opera House project.
- Construction is currently on schedule.

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:

- All participating properties have submitted their match funds.
- The construction contracts were approved at a Board of Works meeting in September.
- A pre-construction meeting was held September 23, 2014.
- An informational meeting for participating properties is scheduled for October 8 at 7pm at DOH2.
- Construction is getting underway with an interim completion date of mid-December 2014 for the lofts project building.

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:

- IHCD 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 mid-December 2014.
- Tentative start date for Downtown Lofts construction is December 15, 2014.



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:

- VS Engineering was selected to complete the design work.
- Property acquisition is in progress.

Downtown Water Mains

Funding Source: State and Local funds from the INDOT exchange funds agreement.

Scope: The project will replace and upgrade water mains along Main Street, Washington Street, and Franklin Street.

Status:

- Design contracts for the work were approved by the Board of Works in September.
- Design work will be completed by the end of the year.
- Bidding for the work is local and is targeted for February of 2015 (subject to INDOT and permit approvals).