

Stellar Communities Status Report

City of North Vernon – February 5, 2013

Updates Since Last Report (09.06.12):

- ✓ We finished the Carnegie Government Center.
- ✓ We made an offer to buy the First Financial Drive Thru Bank.
- ✓ We closed Short Street, and voted to enact the other traffic changes necessary to implement Stellar.
- ✓ We finished our first owner occupied housing project in Irish Hill. Fourteen homes have been renovated.
- ✓ We finished the Irish Hill Street and Sidewalk project.
- ✓ We bid the first phase of Streetscapes, and are well under budget. Construction is ready to start.
- ✓ We “reset” the façade project. A new architect has been retained to jump start the project.
- ✓ We started a second phase of housing work in Irish Hill.



Irish Hill Streets and Sidewalk Project





Key Steps Upcoming:

- ✓ **Get Short Street under construction:** With the decision on the Bank, finalize design and get this project under construction this summer, and closed out in 2013.
- ✓ **Start Irish Hill Housing Phase 2:** With funding in place, work will begin on the bidding of this project soon.
- ✓ **Build Downtown Streetscape Phase 1:** Construction is ready to start.
- ✓ **Finish Design on Downtown Streetscape Phase 2:** With the decision on the bank, design has resumed on Phase 2.
- ✓ **Keep the Muscatatuck Trail Moving:** Environmental has taken several months to work through. We need this wrapped up to move forward with the acquisition phase of the project.
- ✓ **Downtown Facades:** A new architect has been retained to finish
- ✓ **Resolve final projects in Stellar:** Final projects have been identified. Need agency input before submitting applications.

Public Participation Report

The planning and decision making process for Stellar has been open to the public. To date, 130 meetings have been held in the planning for this effort. Of these, 20 meetings have been held since the last report. A summary to date follows:

- ✓ 40 Stellar Committee Meetings (open to public)
- ✓ 3 "Groundbreaking" Events
- ✓ 48 Board of Works Meetings (with Stellar items being the primary agenda)
- ✓ 12 Public Open Houses/Public Hearings
- ✓ 11 Formal presentations to City Council
- ✓ 1 Wage Hearing Meeting
- ✓ 7 Pre-Bid Meetings
- ✓ 7 Miscellaneous Presentations/Public Meetings

Photo Gallery – Irish Hill Streets



Neighborhood sign



Summit Street



Construction on Summit Street (Photo by Plain Dealer)

Photo Gallery – Irish Hill Streets (Continued)



Summit Street



Summit Street



Groundbreaking



Irish Hill Housing – Phase 1

Status Report – February 5, 2013

Project Summary:

- Owner occupied rehabilitation of homes in the Irish Hill neighborhood.
- Funding source: 100% IHEDA

Status:

- Project complete and grant closed out.

Schedule:

- Project complete

Budget:

Activity	Original Budget	Final Project Cost
Owner Occupied Rehabilitation Program	\$500,000	\$500,000



Irish Hill Housing – Phase 2

Status Report – February 5, 2013

Project Summary:

- Owner occupied rehabilitation of homes in the Irish Hill neighborhood.
- Funding source: 100% IHEDA

Status:

- Grant approved at December 2012 IHEDA board meeting.
- The City has 22 applications in this neighborhood.

Schedule:

2013		2014	
Planning and Bidding	Construction		

Budget:

Activity	Original Budget	Current Cost Projection
Owner Occupied Rehabilitation Program	\$500,000	\$500,000

Next Steps:

- Finalize scope of work at each property.
- Bidding



Carnegie Government Center

Status Report – February 5, 2013

Project Summary:

- Restoration of the Carnegie Library for use as the North Vernon City Hall.
- Funding Source: 100% Local Match

Status:

- Project Complete

Schedule:

- Project Complete

Budget:

- Additional expenses were encountered related to damaged soffits and due to moisture issues in the basement. Issues were not apparent during the planning/design of the project.

Activity	Original Budget	Final Project Cost
Carnegie Library	\$715,000 (original)	\$953,236.55
Restoration	\$840,000 (revised Jan 2012)	



Irish Hill Streets and Sidewalks

Status Report – February 5, 2013

Project Summary:

- Street and sidewalk replacement project in Irish Hill neighborhood.
- Funding Source: 100% OCRA

Status:

- Construction substantially complete.

Schedule:

- Completed on schedule

Budget: *IN BUDGET*

- City added \$20,000 for utility relocations to enhance the project.
- Total change orders to date, other than the utility relocation, was \$460.82

Activity	Original Budget	Current Cost Projection
Total Budget	\$500,000	\$525,634.03

Next Steps:

- Finalize punch list items in the spring.



Short Street Plaza

Status Report – February 5, 2013

Project Summary:

- Closing of Short Street to create a downtown public space.
- Funding Source: 100% IHEDA

Status:

- City has passed ordinance formally closing the street to vehicular traffic.
- Offer has been made for the purchase of the Bank.
- Design has restarted.
- IHEDA notified the City that the project must be completed and closed out in 2013.

Schedule: **BEHIND SCHEDULE**

- Schedule delayed until Phase 2 Streetscape plan is resolved. Revised schedule is below

2013		2014	
Design	Construction		

Budget: **IN BUDGET**

Activity	Original Budget	Current Cost Projection
Total Budget	\$925,000	\$925,000

Next Steps:

- Submit plans to IHEDA for environmental approvals – March
- Complete Design – May
- Construction – July to November
- Close out project – December



Downtown Facades

Status Report – February 5, 2013

Project Summary:

- Façade restoration project in downtown North Vernon.
- Funding Source: \$1,000,000 OCRA, 5% match by building owners

Status:

- Preliminary design was completed in October by original architect, and approved by OCRA.
- City chose to change architect before proceeding to construction. Ratio was formally hired after procurement 01.31.13.
- New architect will review preliminary design work (at City's cost) and finalize budgets and participation.

Schedule: *BEHIND ORIGINAL SCHEDULE*

2013			2014	
Prelim Design	Grant App & Award	Final Design	Construction – Ph 1 Phase 1 Construction	Construction - Ph 2

Budget: *OVER BUDGET*

Activity	Orig. Budget	Revised Budget	Current Cost Projection
Phase 1 – Planning/Design	\$122,000	\$89,000	\$92,000
Revised Preliminary Design (Local Funds)	\$0	\$27,500	\$27,500
Phase 2 - Construction	\$915,500	\$948,500	\$948,500
TOTAL	\$1,037,500	\$1,065,000	\$1,068,000

Next Steps:

- Finish preliminary design and commitments – March
- Submit Grant Application - March
- Finish Final Design – August
- Phase 1 Construction - Fall



Downtown Streetscape

Status Report – February 5, 2013

Project Summary:

- Phase 1 includes O&M and 5th Street north of CSX.
- Phase 2 is Madison and 5th Street south of CSX.
- Funding Source: 80% INDOT, 20% Local

Status:

- Phase 1 has been let, is under budget and ready to begin construction.
- Offer has been made to the bank.
- City has formally approved the revised traffic plan for Phase 2. This plan closes Short Street, keeps Madison 1-way southbound, and leaves Fifth Street 2-way.
- Phase 2 work has resumed based upon the bank decision.

Schedule: **Phase 1: ON SCHEDULE**
Phase 2: BEHIND SCHEDULE

2013	2014
Phase 1 Construction	
Phase 2 Design and Environmental	Phase 2 Construction



Downtown Streetscapes (Continued)

Budget: *UNDER BUDGET*

- Phase 1 is currently \$500,000 under budget.
- City paid \$79,693 for utility relocations out of local funds (above and beyond 20% match)

Activity	Original Budget	Current Cost Projection
Phase 1	\$1,900,000	\$1,385,055
Phase 2	\$3,726,000	\$3,719,420
Total Budget	\$5,626,000	\$5,104,475

Next Steps – Phase 1

- Need notice to proceed with construction (only issue remaining was a check from the city, and that was sent to INDOT 01.25.13)

Next Steps – Phase 2

- Resubmit Phase 2 PFC plans
- Finish Phase 2 Streetscape design and environmental
- Phase 2 railroad coordination – for crossings



Muscatatuck Trail

Status Report – February 5, 2013

Project Summary:

- Trail from downtown to Muscatatuck County Park.
- Funding Source: 80% INDOT, 20% Local

Status:

- Stage 3 plans are “complete”, and awaiting right of way and environmental work to catch up.
- Title work complete
- Have Finding of Effect for environmental
- Resubmitted environmental to INDOT 02.01.13 after most recent 01.22.13 comments on environmental.

Schedule: *BEHIND SCHEDULE*

2013				2014	
Public Hearing	CE Approval; Start Appraisals	Submit Stage 3 Plans	Make Offers	Tracings	Construction

Budget: *IN BUDGET*

Activity	Original Budget	Current Cost Projection
Total Budget	\$1,250,000	\$1,250,000

Next Steps:

- Obtain release of CE for public participation
- Submit supplemental for ROW Services
- Hold public hearing for project to close out environmental phase.
- Begin appraisals



Main Street Mixed Use

Status Report – February 5, 2013

Project Summary:

- Development of a mixed use project in downtown North Vernon.
- Funding Source: To be determined.

Status:

- While the city has had interest from several developers, there are several significant concerns regarding development of this site. Parking impact, potential police station, and the cost of guarantees developers have requested all make this a challenging project. The City is in the process of finalizing their decision on whether to proceed with this project, but it is not likely to proceed.

Schedule: *ON HOLD*

Budget: *ON HOLD*

Next Steps:

City of North Vernon
Stellar Communities Pilot Program
Project Budget

Updated: February 5, 2013

Project	Original Budget	Current Estimate	Current Grant Amount	Current Grant Source	Current Local Funds (Match)	Notes
Projects Active and Proceeding						
Downtown Streetscape Phase 1	\$ 1,906,580	\$ 1,385,055	\$ 1,044,290	INDOT	\$ 340,765	
Downtown Streetscape Phase 2	\$ 3,719,420	\$ 3,744,420	\$ 2,970,736	INDOT	\$ 773,684	
Irish Hill Neighborhood Rehab - Phase 1	\$ 500,000	\$ 500,538	\$ 500,000	IHCDA	\$ 538	
Irish Hill Neighborhood Rehab - Phase 1	\$ 500,000	\$ 500,000	\$ 500,000	IHCDA	\$ -	
Short Street Plaza	\$ 925,000	\$ 925,000	\$ 925,000	IHCDA	\$ -	
Carnegie Library Restoration	\$ 715,000	\$ 953,237	\$ -	-	\$ 953,237	
Façade Restorations - Phase 1 Design	\$ 122,000	\$ 92,100	\$ 89,000	OCRA	\$ 3,100	
Façade Restorations - Phase 2 Construction	\$ 918,000	\$ 976,000	\$ 911,000	OCRA	\$ 65,000	
Irish Hill Streets and Sidewalks	\$ 500,000	\$ 525,540	\$ 500,000	OCRA	\$ 25,540	
Trail to Muscatatuck County Park	\$ 1,250,000	\$ 1,254,413	\$ 1,000,000	INDOT	\$ 254,413	
Project Management and Direct Costs	\$ 185,000	\$ 271,029	\$ -	-	\$ 271,029	
Costs of Issuing Bond Anticipation Note	\$ 75,000	\$ 75,000	\$ -	-	\$ 75,000	
Purchase of House behind Carnegie	\$ 60,000	\$ 60,000	\$ -	-	\$ 60,000	
Subtotal	\$ 11,376,000	\$ 11,262,331	\$ 8,440,026		\$ 2,822,305	
"Dead" Projects						
Main Street Mixed Use Housing	\$ -	\$ -	\$ -	-	\$ -	Project undetermined at this point.
Depot Events Center	\$ -	\$ -	\$ -	-	\$ -	
Arvin Site Brownfield Remediation (City costs to date)	\$ -	\$ 5,100	\$ -	-	\$ 5,100	Project will not proceed. Cost incurred for appraisals. Estimate was \$1,840,000
Subtotal	\$ -	\$ 5,100	\$ -		\$ 5,100	
TOTALS	\$ 11,376,000	\$ 11,267,431	\$ 8,440,026		\$ 2,827,405	
<i>Local Match from other sources</i>					\$ 37,500	
<i>Local Match from BAN</i>					\$ 2,789,905	
<i>Balance in BAN</i>					\$ 210,095	

City of North Vernon
Stellar Communities Pilot Program
Project Budget

Updated: February 5, 2013

Grant Summary - Remaining	Original	Allocated to Date	Balance
INDOT Grant	\$ 6,000,000	\$ 5,015,026	\$ 984,974
OCRA Grant	\$ 1,500,000	\$ 1,500,000	\$ -
IHCDA Grant	\$ 4,222,000	\$ 1,925,000	\$ 2,297,000
Local Match (BAN)	\$ 3,000,000	\$ 2,789,905	\$ 210,095
Local Match (Downtown Businesses)	\$ 37,500	\$ 37,500	\$ -
TOTAL	\$ 14,759,500	\$ 11,267,431	\$ 3,492,069

Project Milestone Status Report

Updated: September 6, 2012

Projects	Milestones													
	Local Financing In Place	Grant Admin Procurement Complete	Consultant Procurement Complete	State Funding Applications Submitted	State Funding Applications Approved	Design Contracts Executed	Environmental Complete	Site Control Obtained	Design Complete	Permits Secured	Bids Accepted	Construction Underway	Construction Complete	Grant Closed Out
Irish Hill Housing	✓	✓	✓	✓	✓	n/a	✓	n/a	✓	✓	✓ (ph1)	✓	✓ (ph2)	
Carnegie Library Restoration	✓	n/a	✓	n/a	n/a	✓	n/a	n/a	✓	✓	✓	✓		n/a
Irish Hill Streets and Sidewalks	✓	✓	✓	✓	✓	✓	✓	n/a	✓	✓	✓	✓		
Short Street Plaza	✓	✓	✓	✓	✓	✓		n/a						
Downtown Facades - Phase 1 Design	✓	✓	✓	✓	✓	✓								
<i>Downtown Facades - Phase 2 Construction</i>	✓	✓	✓											
Downtown Streetscape - Phase 1	✓	n/a	✓	✓	✓	✓	✓	n/a	✓	✓				
<i>Downtown Streetscape - Phase 2</i>	✓	n/a	✓	✓	✓	✓								
Muscatatuck Trail	✓	n/a	✓	✓	✓	✓								
Main Street Mixed Use	✓	✓	n/a					n/a						

Key:

- ✓ - Complete
- ✓ - Complete (progress since February 2012)
- n/a - Not Applicable

