

Stellar Communities Status Report

City of North Vernon – February 21, 2012

Updates Since Last Report:

- ✓ Construction on the first 8 houses for Irish Hill is complete.
- ✓ Bids for 4 additional homes in Irish Hill are to be received March 8 and 15.
- ✓ Construction of the Carnegie Library/City Hall project has been authorized. A formal groundbreaking is being scheduled.
- ✓ A public hearing was held January 23, 2012 to present updated plans for the Downtown Streetscape and Short Street projects. There was strong attendance, and strong support for the project.
- ✓ We received authorization to begin design work on the Irish Hill Streets and Sidewalks Project.
- ✓ The design of façade restorations is underway. A public meeting is scheduled for February 21, 2012 at 5:00 pm at the White Front. To date, 13 applications to participate have been received.
- ✓ Appraisals were completed on the Arvin property, and an offer was made.



Youth Focus Group Meeting – January 5, 2012



Key Steps Upcoming:

- ✓ **Arvin Brownfield:** An offer was made on the Arvin property. The property owner was given an extension until March 12 to decide to accept or reject the offer.
- ✓ **Depot:** CSX has responded informally that they will not allow the city to occupy the depot adjacent to the active rail lines. Alternatives are being considered.
- ✓ **Downtown Streetscape/Short Street:** The City is engaged in conversations with First Financial about the bank property along Madison Avenue.
- ✓ **Main Street Mixed Use:** There has been mixed interest in the Main Street Mixed use project. The priority of this project is being reconsidered in light of other Stellar goals.

Accomplishments to Date:

- ✓ Construction is complete on the first phase of one project (Irish Hill Housing).
- ✓ Construction is getting underway for our second construction project (Carnegie).
- ✓ Design is complete on 2 Stellar projects (Carnegie and Irish Hill Housing)
- ✓ A total of 5 different Stellar projects are in the design phase. (Irish Hill Streets, Trail, Downtown, Short Street, Facades)
- ✓ We have awarded construction contracts on 2 projects to date, in the amount of \$980,810 in work. All contracts have went to local contractors. All work also went to WBE and MBE contractors.

Project Milestone Status Report

Updated: February 21, 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)	✓	✓ (ph1)	
Carnegie Library Restoration	✓	n/a	✓	n/a	n/a	✓	n/a	n/a	✓	✓	✓ (ph1)	✓		
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	✓	✓	✓	✓								
Depot Events Center	✓	n/a	✓	✓	✓									
Arvin Brownfield	✓	✓	✓											
Main Street Mixed Use	✓	✓	n/a					n/a						

Key:

- ✓ - Complete
- ✓ - Complete (progress since November 2011)
- n/a - Not Applicable





Irish Hill Housing

Status Report – February 21, 2012

Project Summary:

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

Status:

- Construction is complete for the first 8 homes.
- Bids for round 2 were over budget and rejected.
- Re-bidding has been advertised.

Schedule: *ON SCHEDULE*

- Project is on schedule. Construction for the balance of this funding will begin in March, and be completed by summer 2012.

2012		2013
Design	Construction	

Budget: *IN BUDGET*

- The number of homes being renovated has had to be reduced because of the significant amount of work required.

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

Next Steps:

- Bid openings are on March 8 and 15, 2012.
- Award phase 2 bids and begin construction.
- The City has 20 additional applications in this neighborhood, and 5 of them are complete and eligible. The City is considering applying for a second round of funding after Phase 2 is complete.



New City Hall (Carnegie Library Restoration)

Status Report – February 21, 2012

Project Summary:

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

Status:

- Original bids were over budget and rejected.
- City committed \$125,000 in additional local funds to the project.
- Project was redesigned and then re-bid on February 9. Low bid was \$689,000.
- Contract was authorized February 16.

Schedule: *ON SCHEDULE*

2012	2013
Construction	

Budget: *WITHIN REVISED BUDGET (budget revised Jan 2012)*

Activity	Original Budget	Current Cost Projection
Carnegie Library Restoration	\$715,000 (original) \$840,000 (revised Jan 2012)	\$797,000

Next Steps:

- Formal groundbreaking being scheduled.
- Substantial completion is scheduled for August 13, 2012.



Irish Hill Streets and Sidewalks

Status Report – February 12, 2012

Project Summary:

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

Status:

- Environmental has been published and comment period expired.
- Design contract was executed February 16, 2012.

Schedule: *ON SCHEDULE*

- Original schedule called for construction in early 2012. Design is just underway now. However, we can still complete construction in 2012.

2012		2013
Design	Construction	

Budget: *IN BUDGET*

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

Next Steps:

- Complete design by June 2012.
- Targeting April public meeting regarding project.



Short Street Plaza

Status Report – February 12, 2012

Project Summary:

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

Status:

- Schematic design presentation made on January 23.
- Public will support closing Short Street if Madison can be made 2-way. This may not be possible without acquiring the bank drive through.
- Design work is on hold until future of the bank drive through is determined.

Schedule: *ON SCHEDULE*

- If decision on Bank can be made in March/April, construction can still be completed in 2012.

2012		2013
Design	Construction	

Budget: *IN BUDGET*

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

Next Steps:

- Coordinate with First Financial Bank to determine viability and timing of bank relocation – by March/April.
- Complete design and bid project by Summer 2012.
- NEED: Any early input on preliminary design from IHCDCA/SHPO.



Downtown Facades

Status Report – February 21, 2012

Project Summary:

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

Status:

- Contract for design work executed on January 10, 2012.
- Door-to-door meetings with business owners held in January.
- We have 14 complete applications to date.

Schedule: *ON SCHEDULE*

2012		2013	
Design	Construction		

Budget: *IN BUDGET*

- Property owner match reduced to 5%. City is providing 5 year loans on the 5%.

Activity	Revised Budget	Current Cost Projection
Phase 1 - Design	\$122,000	\$122,000
Phase 2 - Construction	\$878,000	\$878,000
TOTAL	\$1,000,000	\$1,000,000

Next Steps:

- Public meeting February 21 to discuss program.
- Deadline to submit applications to participate is February 28.
- Finalize participation in program – March/April.
- Finish design and submit grant application for construction in July 2012.



Downtown Streetscape

Status Report – February 21, 2012

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:

- Preliminary Field Check for Phase 1 held
- Downtown plan presented January 23, 2012.
- Public will support closing Short Street if Madison can be made 2-way. This may not be possible without acquiring the bank drive through.
- Design work for Phase 2 is partially on hold until future of the bank drive through is determined. (drainage, utility and environmental work is proceeding).
- Phase 1 design is proceeding. Plans are nearing completion of Stage 3 plans. Submittal will follow following approval of environmental.

Schedule: *ON SCHEDULE*

2012		2013	
Phase 1 Design and Environmental	Phase 1 Construction		
Phase 2 Design and Environmental		Phase 2 Construction	

Budget: *IN BUDGET*

- Phased budget breakdown is being developed.

Activity	Original Budget	Current Cost Projection
Phase 1		\$1,900,000
Phase 2		\$3,726,000
Total Budget	\$5,626,000	\$5,626,000



Downtown Streetscapes (Continued)

Next Steps:

- Purchase orders for PE (Des. 1172490 & 1173751) expected to be established by the end of this week. Per conversation with Brandi Fischvogt, HWC Engineering will be revising the LPA-Consultant contract to break out the fees separately for Des. 1172490 and 1173751.
- Railroad PE Agreements are in the process of being established by INDOT. Two separate agreements required. CSX in the amount of \$30,000, and Madison railroad in the amount of \$15,000. City will be responsible for 20% of these costs. Railroad crossing upgrades expected to be constructed in Phase 2 (Des. 1173751). Our budget only includes replacement of the actual crossing, not related equipment.
- Pavement design request was submitted to INDOT on 1/27/12, and we are currently awaiting approval.
- Environmental Document: Expect to hold meeting with Section 106 consulting parties this week to make a determination on effect finding for Phase 1 (Des. 1172490).
- Expect to have Sec. 106 effect finding submitted to INDOT by 2/28/12. Will need review/signature within 1 week.
- Expect to have CE submitted to INDOT for review/approval by 4/2/12. Will need review/signature within 1 week.
- Utility relocation: Final plans to be sent to utilities by the end of February. Utility companies will have 60 days to develop work plan.
- Expect to have Stage 3 plans submitted for INDOT review by 4/10/12. Comments will need to be provided within 2 weeks.
- Tracings expected to be submitted on 4/27/12.
- INDOT Letting expected on 8/8/12.



Muscatatuck Trail

Status Report – February 21, 2012

Project Summary:

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

Status:

- Survey complete.
- Design underway, and preliminary field check plans are nearing completion.

Schedule: *ON SCHEDULE (as revised Nov. 2011)*

2012	2013
Design, Environmental, Acquisition	Construction

Budget: *IN BUDGET*

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

Next Steps:

- Submit ROW Engineering Agreement to INDOT February 21, 2012. INDOT to approve within 2 weeks.
- Complete Preliminary Field Check Plans – March 1, 2012. Hold meeting shortly after.
- Complete fining of effect – March 4, 2012.
- Public meeting to present trail design – March, 2012.
- Draft CE – May 8, 2012.
- Need INDOT to issue purchase order.



Depot Events Center

Status Report – February 21, 2012

Project Summary:

- Conversion of the current CSX railroad depot into a downtown events center.
- Funding Source: INDOT, IHEDA and Local

Status:

- CSX has provided informal response that they will not allow the city to occupy the building this close to an active rail line. They are open to discussions of relocating or demolishing the building.

Schedule: *ON SCHEDULE*

2012	2013
Design, Environmental, Acquisition	Construction

Budget: *IN BUDGET*

Activity	Original Budget	Current Cost Projection
Total Budget	\$1,297,000	\$1,297,000

Next Steps:

- Determine plan for Depot in anticipation of a formal response from CSX.
- Determine funding eligibility for Depot alternatives.
- Prepare formal response to CSX.



Arvin Brownfield Remediation

Status Report – February 21, 2012

Project Summary:

- Acquisition of brownfield property in North Vernon’s downtown and readying the site for private development.
- Funding Source: 100% IHEDA

Status:

- Appraisals were completed and offer made to property owner.
- Property owner requested and received a 30 day extension on the offer, through March 12, 2012.

Schedule: *ON SCHEDULE*

2012		2013
Offer to Purchase, Grant Applications	Design and Environmental	Construction

Budget: *IN BUDGET*

Activity	Original Budget	Current Cost Projection
Total Budget	\$1,840,000	\$1,840,000

Next Steps:

- Property owner has until March 12, 2012 to accept offer.



Main Street Mixed Use

Status Report – February 21, 2012

Project Summary:

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

Status:

- Preliminary meetings with potential developers have been held.

Schedule: *ON SCHEDULE*

2012		2013
Seek Partners and Grant Applications	Design and Environmental	Construction

Budget: *IN BUDGET*

Activity	Original Budget	Current Cost Projection
Total Budget	\$7,100,000	To Be Determined (depends on developer requirements)

Next Steps:

- Seek partnerships with potential developers.
- Submit funding application to IHCDA – November 2012.

City of North Vernon
Stellar Communities Pilot Program
Project Budget
Updated: February 21, 2012

Project	Total Budget	Agency Funding						Agency Subtotal	Local Match	Total
		INDOT	IHCDA	OCRA	DNR	USRD				
Downtown Streetscape	\$ 5,626,000	\$ 4,496,000						\$ 4,496,000	\$ 1,130,000	\$ 5,626,000
Irish Hill Neighborhood Rehab	\$ 500,000		\$ 500,000					\$ 500,000	\$ -	\$ 500,000
Short Street Plaza	\$ 925,000	\$ -	\$ 925,000					\$ 925,000	\$ -	\$ 925,000
Carnegie Library Restoration	\$ 840,000							\$ -	\$ 840,000	\$ 840,000
Depot Events Center	\$ 1,297,000	\$ 504,000	\$ 663,000					\$ 1,167,000	\$ 130,000	\$ 1,297,000
Arvin Site Brownfield Remediation	\$ 1,840,000	\$ -	\$ 1,840,000					\$ 1,840,000	\$ -	\$ 1,840,000
Façade Restorations - Phase 1 Design	\$ 122,000			\$ 122,000				\$ 122,000	\$ -	\$ 122,000
Façade Restorations - Phase 2 Construction	\$ 1,000,000			\$ 878,000				\$ 878,000	\$ 122,000	\$ 1,000,000
Irish Hill Streets and Sidewalks	\$ 500,000			\$ 500,000				\$ 500,000	\$ -	\$ 500,000
Trail to Muscatatuck County Park	\$ 1,250,000	\$ 1,000,000						\$ 1,000,000	\$ 250,000	\$ 1,250,000
Project Management and Direct Costs (Miscellaneous Contracts, Small Subs, Finance, Permits, Fees, etc)	\$ 185,000							\$ -	\$ 185,000	\$ 185,000
Subtotal "Confirmed Projects"	\$ 14,085,000	\$ 6,000,000	\$ 3,928,000	\$ 1,500,000	\$ -	\$ -	\$ -	\$ 11,428,000	\$ 2,657,000	\$ 13,900,000
<i>Available Funds</i>		<i>\$ 6,000,000</i>	<i>TBD</i>	<i>\$ 1,500,000</i>					<i>\$ 2,410,000</i>	
Projects Pending Funding Commitments										
Main Street Mixed Use Housing	\$ 7,100,000		\$ 1,000,000					TBD	\$ -	TBD
Irish Hill Neighborhood Rehab - Phase 2	\$ 500,000		\$ 500,000					\$ 500,000	\$ -	\$ 500,000
Small Business Loans for Downtown - RBEG	\$ 100,000					\$ 100,000		\$ 100,000	\$ -	\$ 100,000
Subtotal "Pending Projects"	\$ 7,700,000	\$ -	\$ 1,500,000	\$ -	\$ -	\$ 100,000	\$ -	\$ 600,000	\$ -	\$ 600,000
Total (Original + New Projects)	\$ 21,785,000	\$ 6,000,000	\$ 5,428,000	\$ 1,500,000	\$ -	\$ 100,000	\$ -	\$ 12,028,000	\$ 2,657,000	\$ 14,500,000