

Stellar Communities Status Report

City of North Vernon

July 25, 2011

Accomplishments to Date

- ✓ All local financing is in place.
- ✓ All grant administration procurement is complete.
- ✓ All consultant procurement is complete.
- ✓ Formal funding applications approved for 5 of the 10 projects. (3 additional to be submitted within 60 days)
- ✓ 7 public meetings held to date.

Key Steps in the Next 90 Days

- ✓ Submit grant applications for Short Street Plaza and Irish Hill Streets and Sidewalks in the next 30 days.
- ✓ Execute engineering contracts for projects as grants are approved. Proceed with design and environmental reviews.
- ✓ Complete appraisals of the Arvin property and obtain option to purchase the property.
- ✓ Finish a proposal to CSX for development of the Depot.
- ✓ Formalize partners and submit an application to IHEDA for the Main Street Mixed Use project.



Public meeting at Hoosier Street Grill

Project Milestone Status Report

July 25, 2011

Projects	Milestones												
	Local Financing In Place	Grant Admin Procurement Complete	Consultant Procurement Complete	State Funding Applications Submitted	State Funding Applications Approved	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	n/a	n/a					
Carnegie Library Restoration	✓	n/a	✓	n/a	n/a	n/a	n/a						
Irish Hill Streets and Sidewalks	✓	✓	✓			n/a	n/a						
Short Street Plaza	✓	✓	✓				n/a						
Downtown Facades	✓	✓	✓										
Downtown Streetscape	✓	n/a	✓	✓	✓								
Muscatatuck Trail	✓	n/a	✓	✓	✓								
Depot Events Center	✓	n/a	✓	✓									
Arvin Brownfield	✓	✓	✓										
Main Street Mixed Use	✓	✓	✓										

Key:

✓ - Complete

n/a - Not Applicable





Irish Hill Housing

Status Report – July 25, 2011

Project Summary:

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

Status:

- Multiple public meetings held to raise awareness of project.
- 8 residences were awarded funding for the first phase of work.
- Work on the first 8 houses will begin later this summer.
- 12 more residences will be funded, and we have already received 10 more complete applications.

Schedule: *ON SCHEDULE*

- Project is on schedule. Construction will begin on the first phase of projects later this summer.

2011	2012	2013
Applications and Grant Agreements	Construction	

Budget: *IN BUDGET*

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

Next Steps:

- Bidding of Phase 1 houses, applications due for Phase 2 houses in August.
- Begin construction of Phase 1 work in August/September.
- Final applications due in October.



Carnegie Library Restoration

Status Report – July 25, 2011

Project Summary:

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

Status:

- Architect procurement complete, contract executed.
- Schematic design plans complete
- Design presentation to City Council on July 25.

Schedule: *ON SCHEDULE*

2011	2012	2013
Design	Construction	

Budget: *IN BUDGET*

- Currently working through budget validation for the project to date.

Activity	Original Budget	Current Cost Projection
Carnegie Library Restoration	\$715,000	\$715,000

Next Steps:

- Complete design and bid project in September
- Begin construction in October/November



Irish Hill Streets and Sidewalks

Status Report – July 25, 2011

Project Summary:

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

Status:

- Public hearing held May 16
- Engineer procurement complete.
- Income survey complete.
- OCRA grant application to be submitted by August 5.

Schedule: *ON SCHEDULE*

2011		2012	2013
Procurement, Grant Agreements	Design and Environmental	Construction	

Budget: *IN BUDGET*

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

Next Steps:

- Submit grant application in August.
- Execute engineering contracts upon grant award.
- Complete design and bid project in late 2011 or early 2012.



Short Street Plaza

Status Report – July 25, 2011

Project Summary:

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

Status:

- Public hearing held July 25, 2011
- Engineer procurement complete.
- IHEDA Application submitted, scheduled to be reviewed for approval on July 28.

Schedule: *ON SCHEDULE*

2011		2012	2013
Procurement, Grant Agreements	Design and Environmental	Construction	

Budget: *IN BUDGET*

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

Next Steps:

- Submit grant application in August.
- Execute engineering contracts upon grant award.
- Complete design and bid project in early 2012.



Downtown Facades

Status Report – July 25, 2011

Project Summary:

- Façade restoration project in downtown North Vernon.
- Funding Source: 100% OCRA

Status:

- Consultant procurement complete.
- Stellar after hours for facades held July 25, 2011

Schedule: **ON SCHEDULE**

2011	2012	2013
Building Owner Coordination, Grant Agreements	Design	Construction

Budget: **IN BUDGET**

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

Next Steps:

- Accept applications through August.
- Complete preliminary engineering and environmental review.
- Submit grant application in July 2012 when OCRA funding becomes available.



Downtown Streetscape

Status Report – July 25, 2011

Project Summary:

- Downtown streetscape enhancements including Madison, O&M, 5th and Walnut Streets. (Includes “Uptown Streetscape” scope of work)
- Funding Source: 80% INDOT, 20% Local

Status:

- Funding application submitted and approved.
- Consultant procurement complete.

Schedule: *ON SCHEDULE*

2011		2012		2013	
Procurement, Grant Agreements		Design and Environmental		Construction	

Budget: *IN BUDGET*

Activity	Original Budget	Current Cost Projection
Total Budget	\$5,626,000	\$5,626,000

Next Steps:

- Submit contracts to INDOT in August.
- Execute engineering contracts and begin design/environmental work in August/September.



Muscatatuck Trail

Status Report – July 25, 2011

Project Summary:

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

Status:

- Funding application submitted and approved.
- Consultant procurement complete.

Schedule: *ON SCHEDULE*

2011		2012		2013	
Applications and Grant Agreements	Design and Environmental	Construction			

Budget: *IN BUDGET*

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

Next Steps:

- Submit contracts to INDOT in August.
- Execute engineering contracts and begin design/environmental work in August/September.



Depot Events Center

Status Report – July 25, 2011

Project Summary:

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

Status:

- INDOT Funding application submitted and approved.
- Consultant procurement complete.

Schedule: *ON SCHEDULE*

2011	2012	2013
Applications and Grant Agreements Construction	Acquisition, Design and Environmental	Construction

Budget: *IN BUDGET*

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

Next Steps:

- Prepare proposal for depot re-use for submittal to CSX.



Arvin Brownfield Remediation

Status Report – July 25, 2011

Project Summary:

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

Status:

- Consultant procurement complete.
- Appraisal process underway.

Schedule: *ON SCHEDULE*

- Project is on schedule. Construction is scheduled begin late fall or early 2012.

2011	2012	2013
Appraisals and Option to Purchase Construction	Grant Applications	Design and Environmental Demolition and Remediation

Budget: *IN BUDGET*

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

Next Steps:

- Complete appraisals of site and secure option late 2011.
- Complete environmental review and IHEDA funding application in early 2012.



Main Street Mixed Use

Status Report – July 25, 2011

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*

2011	2012	2013
Seek Developer 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 IHCD in November.

Project Budget Summary

Updated: July 25, 2011

Project	Total Budget	Agency Funding							Agency Subtotal	Local Match	Total
		INDOT	IHCDA	OCRA	DNR	USRD					
Active Projects											
Downtown Streetscape	\$ 5,000,000	\$ 4,000,000						\$ 4,000,000	\$ 1,000,000	\$ 5,000,000	
Historic Uptown Streetscape	\$ 626,000	\$ 496,000						\$ 496,000	\$ 130,000	\$ 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	\$ 715,000							\$ -	\$ 715,000	\$ 715,000	
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	\$ 1,000,000				\$ 1,000,000			\$ 1,000,000	-	\$ 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"	\$ 13,838,000	\$ 6,000,000	\$ 3,928,000	\$ 1,500,000	\$ -	\$ -	\$ -	\$ 11,428,000	\$ 2,410,000	\$ 13,653,000	
<i>Available Funds</i>		\$ 6,000,000	TBD	\$ 1,500,000				\$ 2,410,000			
Pending Projects											
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	
Subtotal "New Projects"	\$ 7,700,000	\$ -	\$ 1,500,000	\$ -	\$ -	\$ -	\$ 100,000	\$ 600,000	\$ -	\$ 600,000	
Total (Original + New Projects)	\$ 21,538,000	\$ 6,000,000	\$ 5,428,000	\$ 1,500,000	\$ -	\$ -	\$ 100,000	\$ 12,028,000	\$ 2,410,000	\$ 14,253,000	

