

## **Stellar Communities Status Report**

City of North Vernon – August 13, 2012

### **Updates Since Last Report:**

- ✓ Construction of the new North Vernon City Hall (Carnegie Project) is underway and scheduled for completion in October.
- ✓ Over 100 meetings, all open to the public, have been held as part of the Stellar planning and design initiative.
- ✓ Construction on 12 homes in Irish Hill is complete.
- ✓ Bids for 3 additional homes in Irish Hill will be received August 16.
- ✓ Construction plans for the Downtown Streetscapes Phase 1 are complete.
- ✓ Construction is ready to begin on the Irish Hill Streets project.
- ✓ 92% of construction contracts for Stellar have been awarded to local firms.
- ✓ Around 40 applications for the Facades Program were received, including almost all eligible buildings in the target area. Approximately 26 properties were selected for participation in the program.
- ✓ The offer for the Arvin property was not accepted.
- ✓ The city is no longer pursuing the Depot project due to cost and CSX restrictions.



*Youth Focus Group Meeting #2 – July 29, 2012*



## Key Steps Upcoming:

- ✓ **Irish Hill Housing:** The last phase of work will bid August 23, 2012 and will be complete later this year.
- ✓ **North Vernon City Hall (Carnegie):** Construction is scheduled to be complete by early October.
- ✓ **Irish Hill Streets:** The construction contract was awarded to a local firm, Dave O'Mara, and is planned to be complete this year.
- ✓ **Short Street Plaza:** Detailed design plans are being prepared. Work will be bid in late 2012.
- ✓ **Downtown Facades:** Façade easements and local match commitments are being signed by downtown building owners. Work on the first phase of projects will begin in late 2012 or early 2013, depending on weather conditions.
- ✓ **Downtown Streetscape:** Phase 1 plans are complete and are being bid by INDOT. Work is expected to begin in late 2012 or early 2013, depending on weather conditions. Phase 2 will be built in 2013.
- ✓ **Muscatatuck Trail:** Design plans and environmental reviews are ongoing. Acquisition work will begin in the Fall after environmental is complete.
- ✓ **Main Street Mixed Use:** Discussions have been held with developers, but work on this project is a lower priority at this time.
- ✓ **Depot Events Center:** CSX would allow the building to be purchased and used adjacent to an active rail line. This project has been withdrawn from Stellar.
- ✓ **Arvin Brownfield:** Offers were made, but not accepted for this property. This project has been withdrawn from Stellar.
- ✓ **Planning for "Life After Stellar":** A Main Street Summit has been scheduled for August 23, 2012 at 5:00 PM at the ETC. This will review what ongoing planning and programming is needed to sustain the facilities and momentum from Stellar.



## **Public Participation Report**

The planning and decision making process for Stellar has been open to the public. Over 100 meetings have been held in the planning for this effort. A summary follows:

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

# Project Milestone Status Report

Updated: August 13, 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
Carnegie Library Restoration	<	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	<	<	<	<	<	<	<	<	<		<	<	<	<	<	
Downtown Facades - Phase 2 Construction	<	<	<	<	<	<	<	<	<		<	<	<	<	<	
Downtown Streetscape - Phase 1	<	n/a	<	<	<	<	<	<	<	n/a	<	<	<	<	<	
Downtown Streetscape - Phase 2	<	n/a	<	<	<	<	<	<	<		<	<	<	<	<	
Muscatauck Trail	<	n/a	<	<	<	<	<	<	<		<	<	<	<	<	
Depot Events Center PROJECT WITHDRAWN																
Arvin Brownfield PROJECT WITHDRAWN																
Main Street Mixed Use	<	<	n/a	<	<					n/a						

**Key:**

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





## Irish Hill Housing

Status Report – August 13, 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.
- Construction is wrapping up for the second 4 homes.
- Bids have been received on 3 additional homes.

### Schedule: *ON SCHEDULE*

- Project is on schedule. All construction will be completed in 2012.

2012		2013
Design	Construction	

### Budget: *IN BUDGET*

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

### Next Steps:

- Bids for the final 3 houses in Round 1 will be accepted August 23, 2012.
- The City has 16 additional applications in this neighborhood, and 14 of them are complete and eligible. The City is considering applying for a second round of funding after Phase 2 is complete.



## North Vernon City Hall (Carnegie Library Restoration)

Status Report – August 13, 2012

### Project Summary:

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

### Status:

- Construction is underway.

### Schedule: *ON SCHEDULE*

- Scheduled completion date is early October 2012

2012	2013
Construction	

### Budget: *OVER 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	Current Cost Projection
Carnegie Library Restoration	\$715,000 (original) \$840,000 (revised Jan 2012)	\$906,209

### Next Steps:

- Substantial completion is scheduled for early October 2012.



## Irish Hill Streets and Sidewalks

Status Report – August 13, 2012

### Project Summary:

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

### Status:

- Design is complete.
- Bids have been received within budget.
- A contract for construction was awarded to Dave O’Mara.

**Schedule: *ON SCHEDULE***

2012		2013	
Design	Construction		

**Budget: *IN BUDGET***

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

### Next Steps:

- Complete Construction – December 2012.



## Short Street Plaza

Status Report – August 13, 2012

### Project Summary:

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

### Status:

- Schematic design presentation made on January 23.
- Project had been temporarily put on hold until property issues in the downtown were determined. A plan has been enacted to address the property issues, and the Mayor authorized design work to continue in June 2012.

### Schedule: *BEHIND SCHEDULE*

- Cannot meet 2012 completion now since property issues held up design. Revised schedule is below.
- New schedule is to bid the project by the end of the year, and begin construction in late 2012/early 2013.

2012		2013	
On Hold	Design	Construction	

### Budget: *IN BUDGET*

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

### Next Steps:

- Pass ordinance to close Short Street.
- Complete design and bid project by the end of the year.





## Downtown Facades

Status Report – August 13, 2012

### Project Summary:

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

### Status:

- We received almost 40 applications, including almost all eligible properties in the target area.
- 26 properties in the façade priority areas were selected for participation in the program.
- Preliminary plans have been submitted for environmental and SHPO review.

### Schedule: **BEHIND ORIGINAL SCHEDULE**

- Goal was to submit grant application in July 2012 for construction. We are behind that schedule. Revised schedule is below
- The current schedule does allow streetscapes and facades to occur at the same time.

2012	2013
Planning Phase	
	Phase 1 Construction
	Phase 2 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 – Planning/Design	\$122,000	\$122,000
Phase 2 - Construction	\$878,000	\$878,000
TOTAL	\$1,000,000	\$1,000,000



**Next Steps:**

- Secure property owner match commitments and façade easements.
- Complete environmental review.
- Submit planning package to OCRA for approval in October.
- Submit grant application for construction to OCRA in October.



## Downtown Streetscape

Status Report – August 13, 2012

### Project Summary:

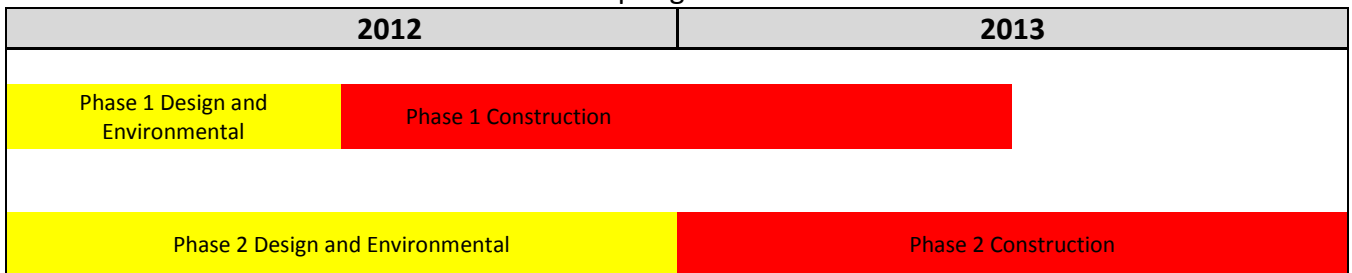
- Phase 1 includes O&M and 5<sup>th</sup> Street north of CSX.
- Phase 2 is Madison and 5<sup>th</sup> Street south of CSX.
- Funding Source: 80% INDOT, 20% Local

### Status:

- Design plans for Phase 1 are complete and have been submitted to INDOT.
- Design work for Phase 2 had been on hold because of property issues. It is now progressing.

### Schedule: *ON SCHEDULE*

- Phase 1 construction will extend into spring 2013.



### Budget: *IN BUDGET*

- Evaluating the impact of property acquisition on the budget.

Activity	Original Budget	Current Cost Projection
Phase 1	\$1,900,000	\$1,906,580
Phase 2	\$3,726,000	\$3,719,420
Total Budget	\$5,626,000	\$5,626,000



## **Downtown Streetscapes (Continued)**

### **Next Steps – Phase 1**

- Need final utility relocation plan, costs, and utility reimbursement agreement from Duke.
- Phase 1 Letting scheduled for November 15, 2012.

### **Next Steps – Phase 2**

- Railroad PE invoice submitted and proceeding for Phase 2.
- Complete environmental
- Complete Stage 3 and final plans.



## Muscatatuck Trail

Status Report – August 13, 2012

### Project Summary:

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

### Status:

- Preliminary Field Check Plans submitted, and field check meeting was held on May 4, 2012.
- Public Open House held April 9, 2012
- Stage 3 plan preparation underway.
- Parcel and plat preparation underway.
- Have Finding of Effect for environmental, working through formal approvals.

**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:

- Stage 3 plans underway, scheduled completion is mid-August.
- Need environmental approval.
- Acquisition will begin after environmental is complete.



## Depot Events Center

Status Report – August 13, 2012

### Project Summary:

- Project Withdrawn.
- Conversion of the current CSX railroad depot into a downtown events center.

### Status:

- CSX has provided formal response that they will not allow the city to occupy the building this close to an active rail line.
- CSX has offered the Depot to the city, if the city will relocate and provide a \$1.0M new building. This would be cost prohibitive (\$2.5M+)
- City has countered with an offer that CSX participates in the façade program instead. (May 14, 2012)
- CSX has indicated that they would participate in the façade program. Working through details.

**Schedule:** *PROJECT WITHDRAWN*

**Budget:** *PROJECT WITHDRAWN*

### Next Steps:

- Depot Events Center project is formally withdrawn.
- City has provided alternate proposal for additional façade funding for CSX.



## Arvin Brownfield Remediation

Status Report – August 13, 2012

### Project Summary:

- Project is withdrawn.
- Acquisition of brownfield property in North Vernon’s downtown and readying the site for private development.

### 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.
- Property owner “countered” with his own appraisal. Appraisal was for twice the amount of the City’s appraisal. – for twice as much money.
- City formally withdrew its offer after the extension expired.

**Schedule:** *PROJECT WITHDRAWN*

**Budget:** *PROJECT WITHDRAWN*

Activity	Original Budget	Current Project Cost (local funds)
Total Budget	\$1,840,000	\$9,350

### Next Steps:

- Project Withdrawn.



## Main Street Mixed Use

Status Report – August 13, 2012

### Project Summary:

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

### Status:

- Preliminary meetings with potential developers are ongoing.
- Project has been placed on hold until Bank issue is resolved.

**Schedule: *ON HOLD***

2012		2013
Seek Partners and Grant Applications	Design and Environmental	Construction

**Budget: *ON HOLD***

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.



