

Stellar Communities Status Report

City of North Vernon - August 31, 2011

Accomplishments to Date

- ✓ All local financing is in place.
- ✓ All procurement is complete. Consultant agreements executed for 5 of the 10 projects.
- ✓ Formal funding applications approved for 6 of the 10 projects. (2 additional to be submitted within 60 days)
- ✓ 7 public meetings held to date.
- ✓ Secured funding for additional projects not in original application including a trail to from downtown to the County Park, downtown façade improvements and street/sidewalk replacement work in the Irish Hill neighborhood.

Key Steps Upcoming:

- ✓ Submit grant applications for Short Street Plaza, Irish Hill Streets and Sidewalks, and Façade Planning/Design
- ✓ Begin design and environmental reviews for projects.
- ✓ Complete appraisals of the Arvin property and obtain option to purchase the property.
- ✓ Present proposal to CSX for Depot Restoration
- ✓ Formalize partners and submit an application to IHEDA for the Main Street Mixed Use project.



Updated Concept for Depot Re-use

Project Milestone Status Report

August 31, 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	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
- ✓ - Complete (progress since 07.25.11)
- n/a - Not Applicable





Irish Hill Housing

Status Report – August 31, 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.
- Bids received on 8 residences. Construction to begin in 30-60 days.
- 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 year.

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:

- Award phase 1 bids and begin construction.
- Accept phase applications for Phase 2 houses in August.
- Final applications due in October.



Carnegie Library Restoration

Status Report – August 31, 2011

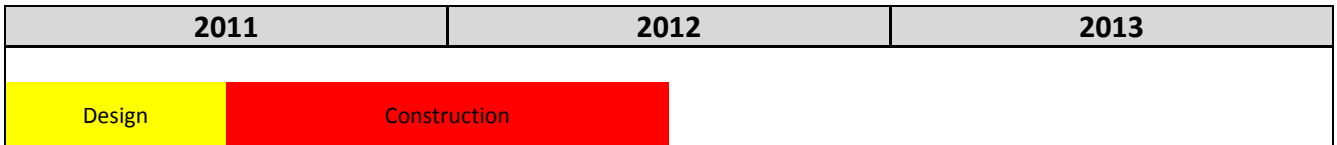
Project Summary:

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

Status:

- Plans over 50% complete.

Schedule: *ON SCHEDULE*



Budget: *IN BUDGET*

- Project budget is tight. Ongoing budget decisions are being made.

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

Next Steps:

- Complete design in September
- Bid project and begin construction in October/November



Irish Hill Streets and Sidewalks

Status Report – August 31, 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 being submitted.

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



Short Street Plaza

Status Report – August 31, 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 approved.
- Design ready to begin, pending execution of grant agreements.

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:

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



Downtown Facades

Status Report – August 31, 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*

- *Schedule moved up 6 months.*

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.
- Submit OCRA application for preliminary design services in September.
- Complete preliminary engineering and environmental review.
- Submit grant application for construction in July 2012 when OCRA funding becomes available.



Downtown Streetscape

Status Report – August 31, 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.
- Design agreements executed.
- Beginning of design pending state approval of contracts.

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:

- Execute engineering contracts and begin design/environmental work in September (pending state approval of contracts)



Muscatatuck Trail

Status Report – August 31, 2011

Project Summary:

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

Status:

- Funding application submitted and approved.
- Design agreements executed.
- Beginning of design pending state approval of contracts.

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:

- Execute engineering contracts and begin design/environmental work in September (pending state approval of contracts)



Depot Events Center

Status Report – August 31, 2011

Project Summary:

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

Status:

- INDOT Funding application submitted and approved.
- Consultant procurement complete.
- Proposal to CSX prepared.

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:

- Schedule presentation to CSX.
- Confirm funding with INDOT and IHCDA.



Arvin Brownfield Remediation

Status Report – August 31, 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 – August 31, 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.