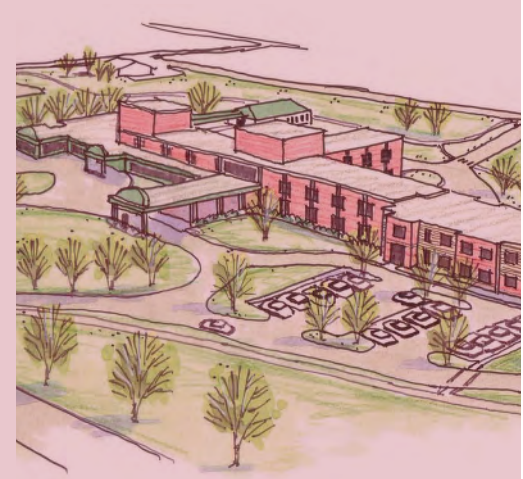


A **Stellar** City Like No Other!

# Stellar Quarterly Update

April 26, 2018

# HUNTINGBURG, INDIANA





City of Huntingburg, Indiana

April 26, 2018

Greetings!

We truly appreciate the opportunity to talk with our State partners about all of the Stellar Community initiatives taking place throughout Huntingburg.

Despite the typical Indiana weather this winter, there has been major progress on one of our signature projects, Market Street Park. A majority of the underground infrastructure is in place, and the work above ground is finally visible. This project has been met with a variety of unforeseen circumstances, but with weekly progress meetings taking place between the various City departments, the contractor, and the engineer, we have been able to work together towards a completed project. Internally, we have begun to strategize programming, while also establishing rental rates for the various spaces throughout the park. The community continues to support this project, and I think everyone is looking forward to completion.

Unfortunately, we have experienced some disappointment with another Stellar project, the 4th Street Heritage Trail. We were confident in our estimate before going to bid in February; however, the bids came in much higher than we anticipated. This isn't stopping us, though. We have reviewed the project in great detail, and we are currently looking at alternate approaches to achieving the intended end-result. We have informed the public of our plan, and I believe we have the support we need to continue. We refuse to compromise the original purpose and goals of this project, and I am confident we will end up with a project that we can all be proud of!

We have other projects that have moved since we last met, from the "planning phase" to the "in progress phase," and I look forward to sharing with you the details of those projects today. Thank you for your support in helping us continue to be, "A City Like No Other!"

Sincerely,

A handwritten signature in black ink, appearing to read 'Denny Spinner', is written over the printed name.

Mayor Denny Spinner

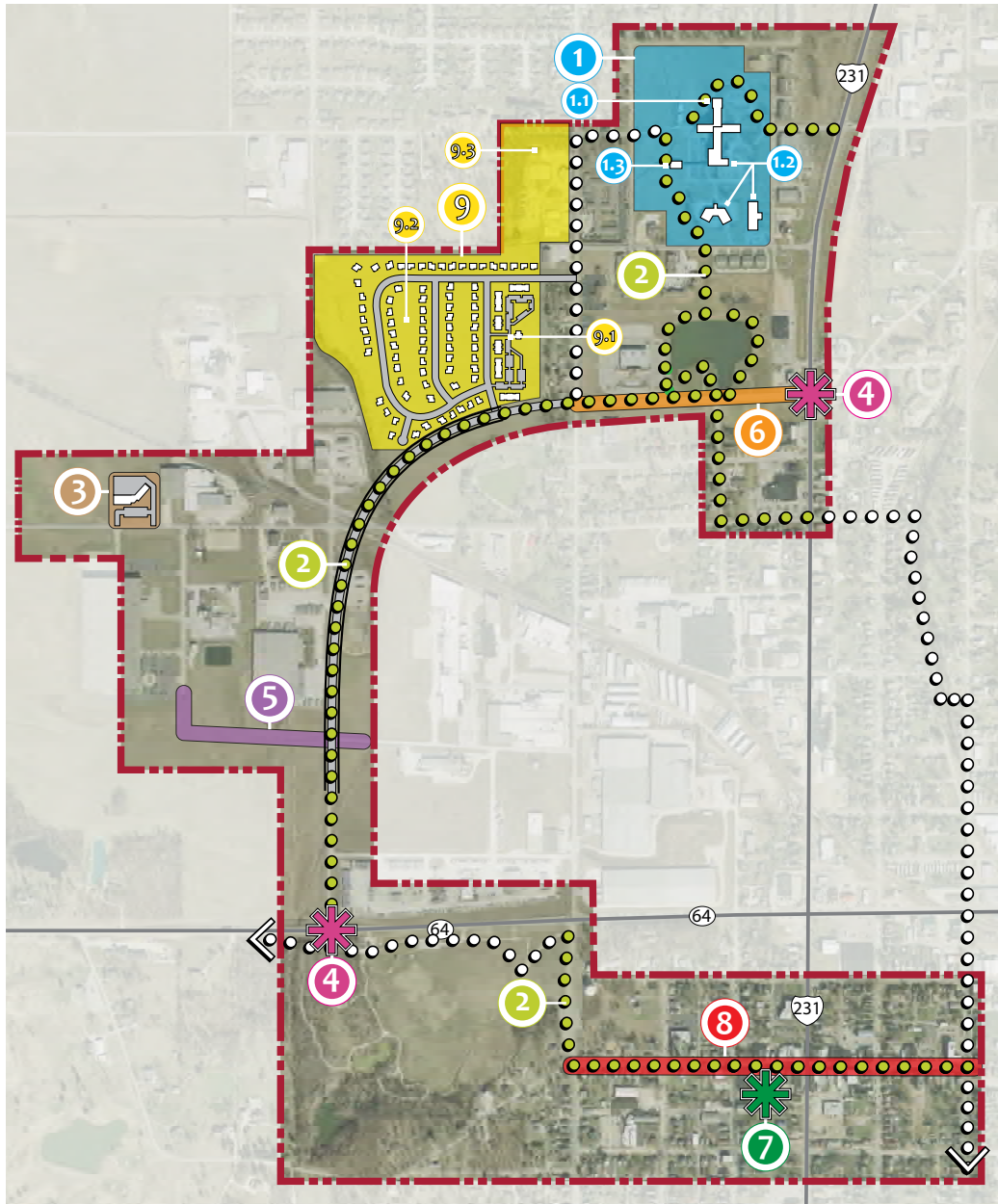
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# Project Target Area Map | Stellar Impact Zone

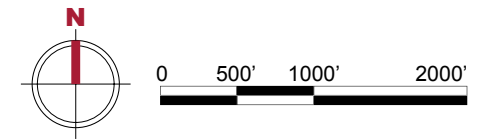


## Stellar Project Key

- 1 Senior Center/Hospital Redevelopment
- 1.1 Senior Living Apartments
- 1.2 Campus Redevelopment
- 1.3 Senior Citizens Center
- 2 4th St/Overall Heritage Trail
- 3 Maintenance & Emergency Shelter
- 4 Community Gateways
- 5 9th Street Extension
- 6 14th Street Reconstruction
- 7 Market Street Park
- 8 4th Street Water Main Replacement
- 9 Workforce Housing
- 9.1 Multi-family Workforce Housing
- 9.2 Detached Workforce Housing
- 9.3 Future Residential Development

## Legend

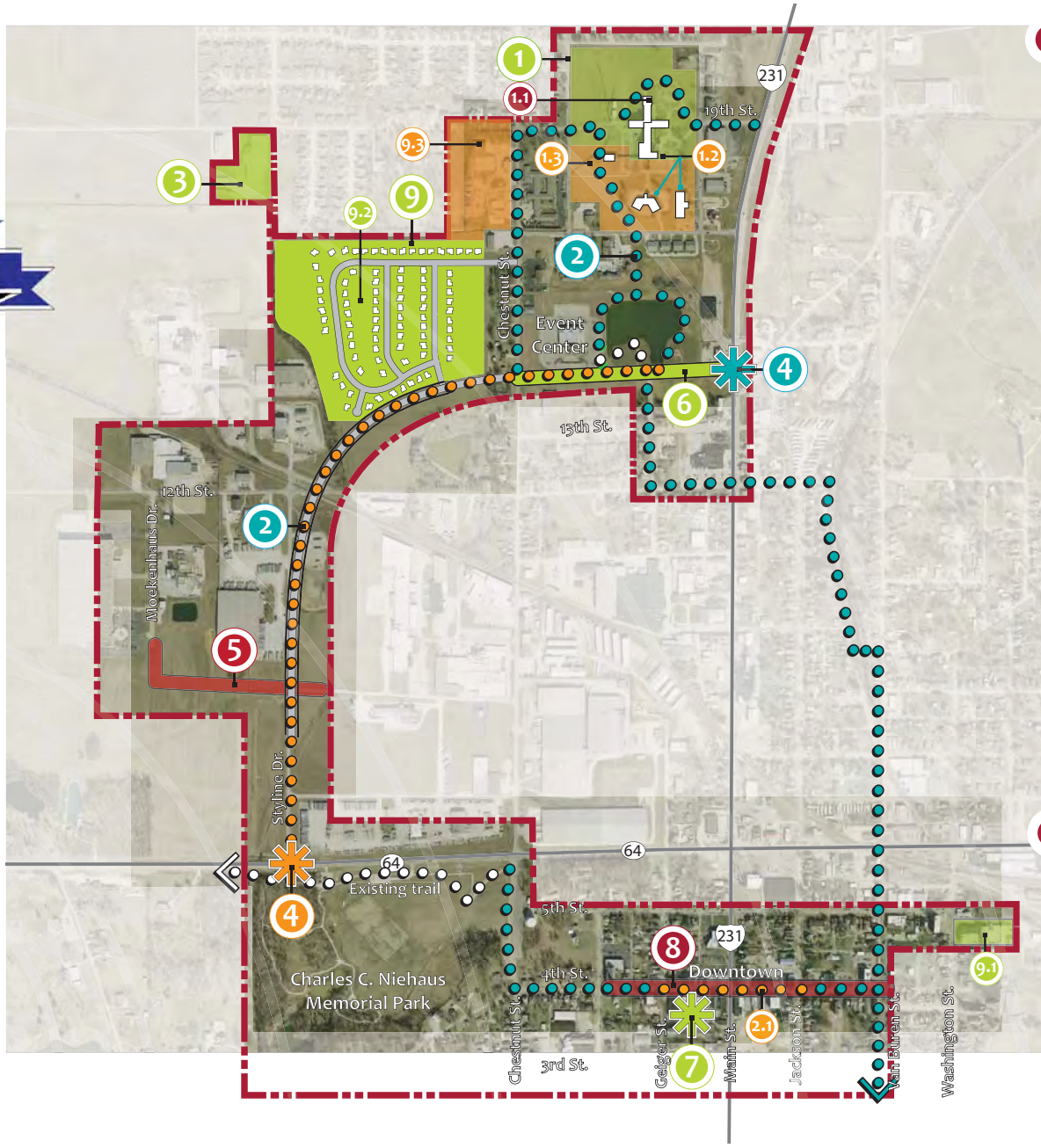
- Stellar Impact Zone Boundary
- ○ ○ ○ Heritage Trail (existing or future phase)



# Stellar Impact Zone | Program Update: April 2018



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## Stellar Projects Key

- 1 St. Joseph's Hospital Redevelopment
- 1.1 Senior Living Apartments
- 1.2 Campus Redevelopment
- 1.3 Senior Citizens Center
- 2 Heritage Trail
- 2.1 Heritage Trail 4th Street
- 2.2 Heritage Trail Loop
- 3 Maintenance & Emergency Shelter
- 4 Community Gateways
- 5 9th Street Extension
- 6 14th Street Reconstruction
- 7 4th & Market Street Park
- 8 4th Street Water Main Replacement
- 9 Workforce Housing
- 9.1 Multi-family Workforce Housing
- 9.2 Detached Workforce Housing
- 9.3 Future Residential Development

## Project Status & Legend

- Stellar Impact Zone Boundary
- Heritage Trail (Existing)
- Heritage Trail (Future Phases)
- Current Work
- Planning
- Future Work
- Completed Work





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# Project Outcomes & Impact

## STELLAR OUTCOMES

The City of Huntingburg has identified the following outcomes that will result from the Stellar activities:

- 1.2** **St. Joseph Hospital Campus Redevelopment**
  - Activates a derelict building in the core of northside residential district
  - Puts a significant property back on the tax role
  - Revitalizes the northside business district
  - Meets a critical need for affordable senior housing
- 1.3** **Senior Center**
  - Provides a larger facility to meet the needs of a growing senior population
  - Is ideally located near senior housing projects and the Heritage Trail
  - Allows for enhanced use of the Old Town Hall, the current location of the Senior Center
- 2** **Heritage Trail**
  - Links key elements, including the Veterans Monument, to the community
  - Provides recreation opportunity for all age groups, regardless of physical ability
  - Connects neighborhoods to schools and businesses
  - Provides for aging in place
  - Promotes healthy communities
  - Reduces vehicular traffic
  - Adds a key component to our quality of life

- 3** **Maintenance / Emergency Shelter**
  - Relocates existing facility out of floodplai
  - Moves salt storage and other hazardous materials out of the floodwa
  - Relocates facility to area of comparable land use and in the heart of our highest daytime workforce
  - Serves as emergency shelter
  - Serves as training facility for emergency and public safety personnel
  - Serves as a secondary command center for the Dubois County EMA
- 4** **Community Gateways**
  - Creates gateways welcoming visitors and residents
  - Provides branding opportunity for Huntingburg
  - Develops an inviting and welcoming atmosphere
- 5** **9th Street Extension**
  - Provides a safe connection to the industrial property to the north and west of the Norfolk and Southern Railroad
  - Is essential to the success of the Overpass Project by providing critical circulation while the project is under construction
  - Allows for the expansion of the Industrial Park, including OFS Brands and Touch of Class, two of our community partners
- 6** **14th Street Reconstruction**
  - Is needed to handle heavy truck and additional traffic expected when the Overpass Project is complet
  - Provides a key pedestrian and vehicular connection to the Overpass Project and US 231

- 7** **4th and Market Street Park**
  - Connects 4th Street and Market Street
  - Creates space in the heart of downtown for events and activities
  - Makes Market Street a community gathering point
  - Promotes increased use of the city icon, Old Town Hall
- 8** **4th Street Water Main Replacement**
  - Provides reliable fire protectio
  - Provides opportunity for new development
  - Provides opportunity for new investment
  - Provides reliable city services
- 9** **Workforce Housing**
  - Meets critical need for workforce housing for both apartments and first time home buyer
  - Promotes workforce growth
  - Grows tax base
  - Develops property within corporate limits which minimizes extension of infrastructure
  - Translates to a \$17.2 to \$20.8 million in private investment
- 8** **Enhances the use of Huntingburg Event and Community Center**
  - As part of the Heritage Trail, connects the Event and Community Center and Veterans Monument to the east side of Huntingburg and the St. Joseph Hospital Redevelopment Project
  - Enhances the development of the 14th Street Hospitality Corridor identified in the Comprehensive Plan



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# Stellar Quarterly Update: PROJECT ACTIVITIES



- **December 19**
  - Stellar Steering Committee Meeting (*monthly meetings are now held quarterly*)
- **January 22**
  - Mayor presented Stellar update to Huntingburg Kiwanis Club
- **January 31**
  - Attended Stellar Communities announcement in Rushville
- **February 21**
  - Meeting w/ Jodi Golden
- **March 19**
  - Meeting w/ MasterBrand Cabinets re: Landmark & Legacy Campaign



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# Stellar Quarterly Update: PROJECT ACTIVITIES

## SENIOR CENTER/HOSPITAL REDEVELOPMENT



### Hospital Redevelopment

It was announced in April, that Crossroads Behavioral Health, a \$10 million behavioral health care facility will occupy the remaining vacant portion of the former St. Joseph's Hospital Building. Construction is underway, with an anticipated opening before the end of 2018.



### Senior Center

Development of this project is tied to current negotiations between property owners. A sub-committee has been formed and will become re-engaged once timelines have been established.



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# Stellar Quarterly Update: PROJECT ACTIVITIES

## 4TH STREET/OVERALL HERITAGE TRAIL



### 4th Street Heritage Trail

- **December 11**  
— Meeting w/ Old National Bank re: 4th Street Heritage Trail Project
- **December 12**  
— Board of Public Works & Safety approved advertisement for bids  
— Meeting w/ VS Engineering
- **January 3**  
— 4th Street Heritage Trail Committee Meeting
- **January 3**  
— 4th Street Heritage Trail Committee Meeting
- **January 18**  
— 4th Street Heritage Trail Pre-Bid Meeting
- **February 1**  
— Bid Opening at Board of Public Works & Safety Meeting
- **February 6**  
— 4th Street Heritage Trail conference call
- **February 9**  
— 4th Street Heritage Trail Committee Meeting



- **February 13**  
— City Council reviewed and rejected bids  
— 4th Street Heritage Trail conference call
- **February 15**  
— 4th Street Property & Business Owner Meeting
- **April 13**  
— 4th Street Heritage Trail Committee Meeting
- **April 17**  
— Redevelopment Commission authorized \$400,000 in TIF funds for continued design/engineering costs

### Overall Heritage Trail

Development of this project is tied to completion of the overpass project and the 4th Street Heritage Trail project. A sub-committee has been formed and will become active once timelines have been established for the other projects.





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# Stellar Quarterly Update: PROJECT ACTIVITIES

## MAINTENANCE & EMERGENCY SHELTER



## COMMUNITY GATEWAYS



- **December 19**  
— Meeting w/ project manager Garmong Construction
- **January 4**  
— Meeting w/ project manager Garmong Construction
- **January 29**  
— Mayor presented project details to Dubois County Council
- **February 5**  
— Meeting w/ Dubois County re: project
- **February 15**  
— Meeting w/ project manager Garmong Construction
- **February 16**  
— Meeting w/ project manager Garmong Construction
- **February 20**  
— Closing on Fox Metal building
- **February 23**  
— Walk-thru at Fox Metal Building



Development of this project is tied to completion of the overpass project and the Heritage Trail project. A sub-committee has been formed and will become active once timelines have been established for the other projects.



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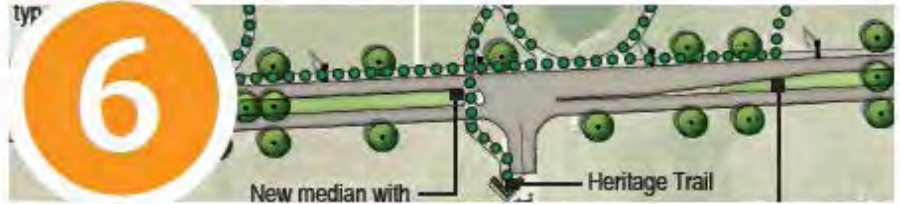
# Stellar Quarterly Update: PROJECT ACTIVITIES

## 9TH STREET EXTENSION



- PROJECT COMPLETE

## 14TH STREET RECONSTRUCTION



- **April 25**  
— Pre-bid meeting



**Before**



**After**



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# Stellar Quarterly Update: PROJECT ACTIVITIES

## MARKET STREET PARK



- **December 12**  
— Board of Public Works & Safety approved Market Street Park change orders
- **December 18**  
— Market Street Park progress meeting
- **December 21**  
— Market Street Park progress meeting
- **December 27**  
— City Council approved Market Street Park Change Orders
- **January 2**  
— Market Street Park progress meeting
- **January 8**  
— Market Street Park progress meeting  
— Met w/ IU Arts Dept. re: Market Street Park programming
- **January 22**  
— Market Street Park progress meeting
- **January 26**  
— Meeting w/ Parks Director re: rental rates at Market Street Park
- **January 29**  
— Market Street Park progress meeting
- **February 5**  
— Market Street Park progress meeting
- **February 12**  
— Market Street Park progress meeting

- **February 26**  
— Market Street Park progress meeting
- **February 27**  
— City Council approved change order for Farbest Foods Commons Wall
- **March 5**  
— Market Street Park progress meeting
- **March 12**  
— Market Street Park progress meeting
- **March 19**  
— Market Street Park progress meeting
- **March 26**  
— Market Street Park progress meeting
- **March 28**  
— Mayor presented at Ferdinand Kiwanis Club re: Market Street Park
- **April 2**  
— Market Street Park progress meeting
- **April 6**  
— Meeting w/ Farbest Foods re: design of additional greenspace
- **April 9**  
— Market Street Park progress meeting
- **April 10**  
— Meeting w/ Jasper Lumber  
— City Council approved rental rates at Market Street Park



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# Stellar Quarterly Update: PROJECT ACTIVITIES

## 4TH STREET WATER MAIN REPLACEMENT



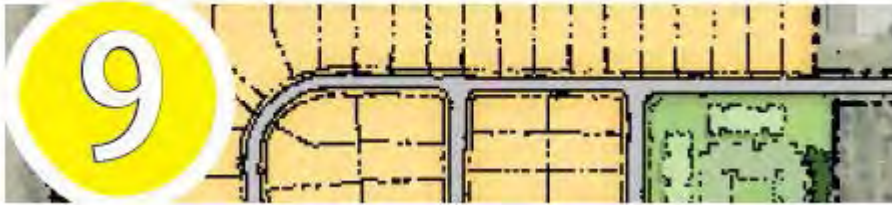
- PROJECT COMPLETE



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# Stellar Quarterly Update: PROJECT ACTIVITIES

## WORKFORCE HOUSING



# ihcda

Indiana Housing & Community Development Authority



# BOXER GIRL



Of the 37 lots in Phase I at Hunters Crossing, 15 are either occupied or currently under construction. All lots in Phase I have been purchased by Jagoe Homes from Boxer Girl, LLC. Phase II is set to begin construction later this year.

- **December 27**  
— Building permit issued at Hunters Crossing
- **January 31**  
— Building permit issued at Hunters Crossing
- **February 1**  
— Meeting w/ Boxer Girl, LLC
- **February 22**  
— Lt. Gov. announced IHEDA Tax Credits for multi-family workforce housing at Wagon Works site
- **April 9**  
— Building permit issued at Hunters Crossing



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# Stellar Quarterly Update: PROJECT ACTIVITIES



DUBOIS COUNTY  
**Community Foundation**

dccommunityfoundation.org

**STELLAR ENDOWMENT ACCOUNT SUMMARY\*:**

<b>SPENDABLE:</b> Funds available for granting.	\$35,978.45
<b>ACCUMULATED EARNINGS:</b> Net earnings (losses) accumulated from the fund's beginning to the present.	\$74,507.48
<b>NON-SPENDABLE OR ENDOWED:</b> Funds <u>not</u> available for granting. Total of gifts accumulated from the fund's beginning to the present.	\$350,278.03
<b>TOTAL VALUE:</b> Market value of the endowment.	\$460,763.96

**PLEDGES RECEIVABLE OUTSTANDING DUE BY YEARS:**

	Total	Spendable	Non-Spendable
<b>Due in 2018</b>	\$52,250.00	\$31,350.00	\$20,900.00
<b>Due in 2019</b>	\$16,250.00	\$9,750.00	\$6,500.00
<b>TOTAL PLEDGES RECEIVABLE OUTSTANDING</b>	\$68,500.00	\$41,100.00	\$27,400.00

\*Does not include pledges receivable outstanding.

As of 4/11/18



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# Stellar Quarterly Update: PROJECT ACTIVITIES



DUBOIS COUNTY  
**Community Foundation**

dccommunityfoundation.org

**MARKET STREET PARK ENDOWMENT ACCOUNT SUMMARY\*:**

<b>SPENDABLE:</b> Funds available for granting.	\$9,799.99
<b>ACCUMULATED EARNINGS:</b> Net earnings (losses) accumulated from the fund's beginning to the present.	\$3,152.51
<b>NON-SPENDABLE OR ENDOWED:</b> Funds <u>not</u> available for granting. Total of gifts accumulated from the fund's beginning to the present.	\$81,708.50
	<hr/>
<b>TOTAL VALUE:</b> Market value of the endowment.	\$94,661.00
	<hr/>

**PLEDGES RECEIVABLE OUTSTANDING DUE BY YEARS:**

	Total	Spendable	Non-Spendable
<b>Due in 2018</b>	\$106,500.00	\$106,500.00	\$106,000.00
<b>Due in 2019</b>	\$20,500.00	\$20,500.00	\$127,000.00
<b>Due in 2020</b>	\$0.00	\$0.00	\$130,000.00
<b>Due in 2021</b>	\$0.00	\$0.00	\$80,000.00
<b>Due in 2022</b>	\$0.00	\$0.00	\$80,000.00
<b>Due in 2023</b>	\$0.00	\$0.00	\$80,000.00
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<b>TOTAL PLEDGES RECEIVABLE OUTSTANDING</b>	\$730,000.00	\$127,000.00	\$603,000.00
	<hr/>	<hr/>	<hr/>

\*Does not include pledges receivable outstanding.

As of 4/11/18