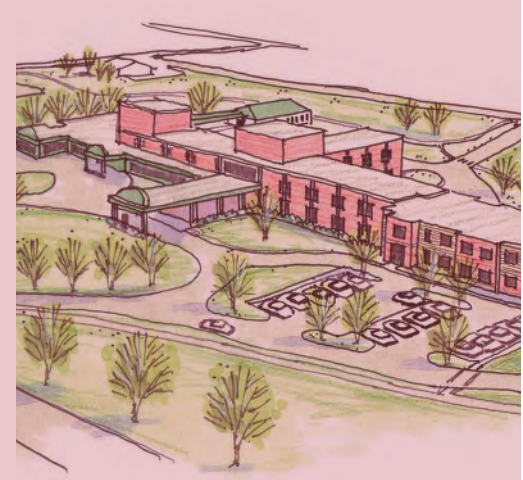


A **Stellar** City Like No Other!

Stellar Quarterly Update

August 23, 2018

HUNTINGBURG, INDIANA





August 23, 2018

Greetings!


We are proud to welcome our state partners in the Stellar Communities program back to Huntingburg to update you on our progress over the past few months. It has been a busy time! Today's report will show the progress that is being made on the three major projects that are slated to be completed in the next year.

But the Stellar effect on Huntingburg goes beyond the bricks and sticks. According to the case study recently completed by the Sagamore Institute, the Community Vitality Indicators measuring impact on Huntingburg are very positive. Since the Stellar Designation, population in Huntingburg has increased 6.5 percent. The median household income has grown by ten percent. The percent of people employed has grown 4.5 percent. And the number of families living below the poverty level has declined by one percent.

These are the indicators that are encouraging as we strive to be the best Huntingburg we can be. To be a Stellar Community. To be "A City Like No Other!"

We are excited to have you here and look forward to today's report.

Sincerely,



Mayor Denny Spinner

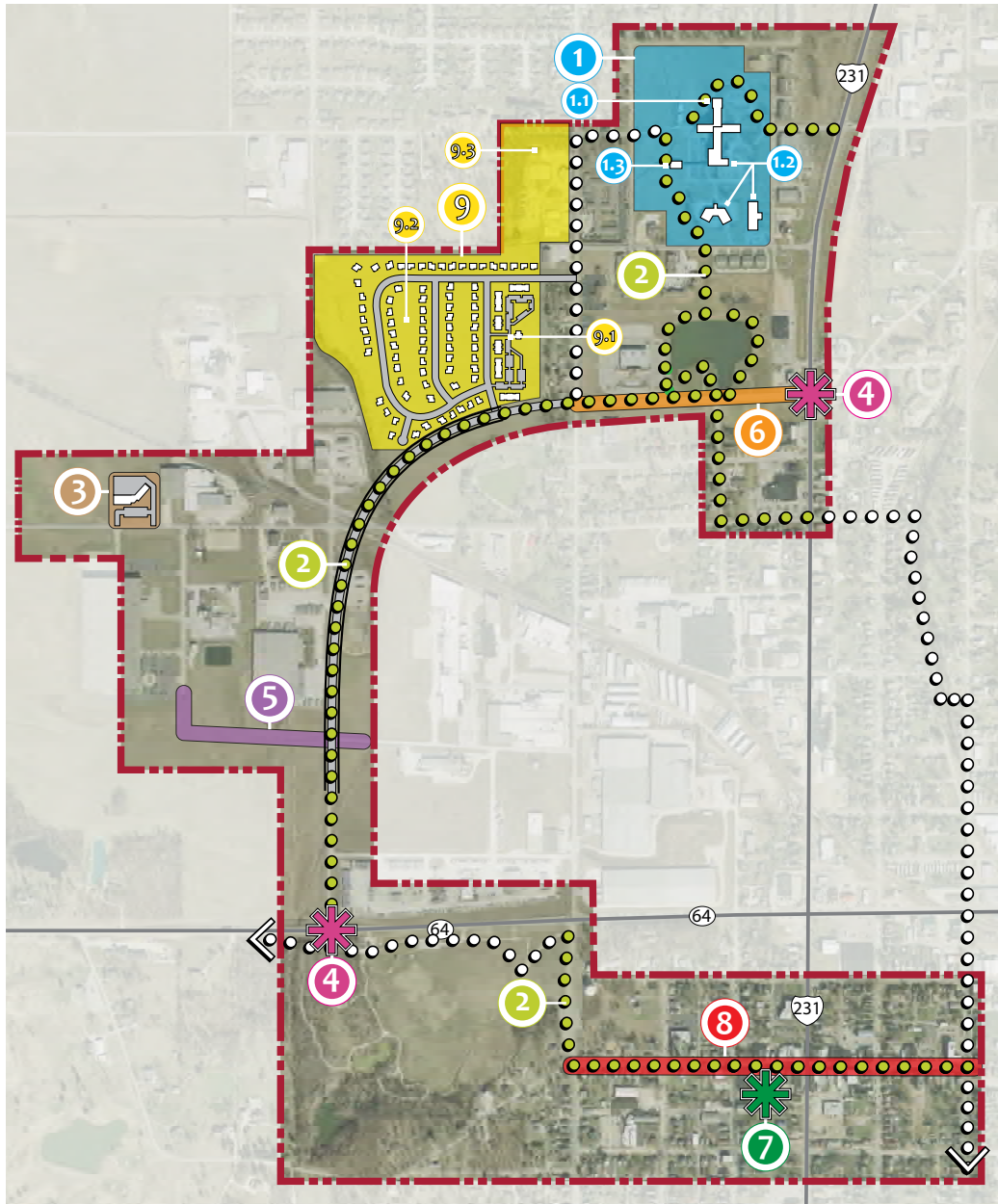
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Project Target Area Map | Stellar Impact Zone

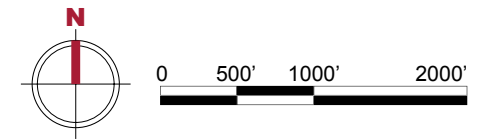


Stellar Project Key

- 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

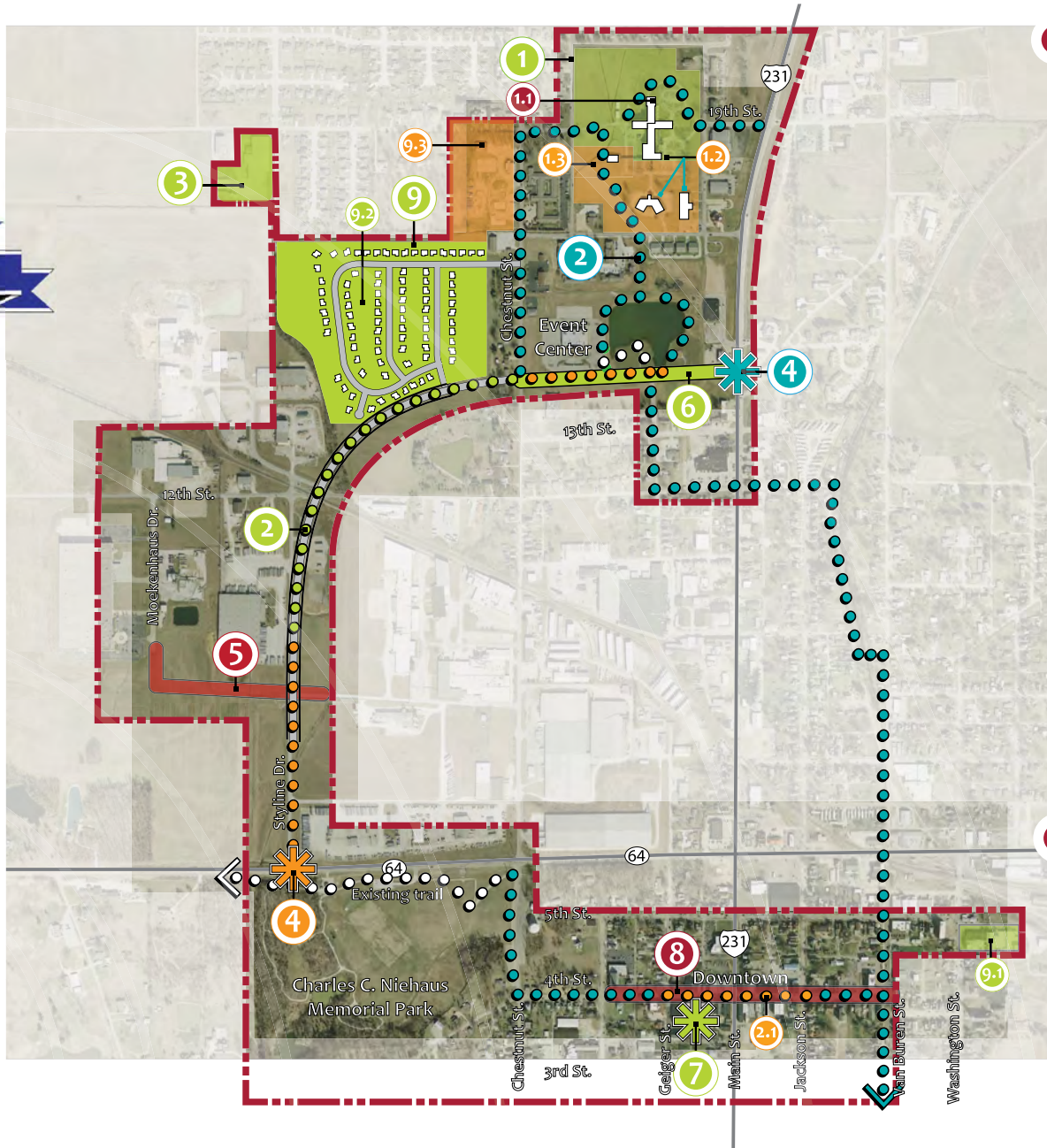
- Stellar Impact Zone Boundary
- ○ ○ ○ Heritage Trail (existing or future phase)



Stellar Impact Zone | Program Update: August 2018



“A City Like No Other”



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 Loop
- 2.1 Heritage Trail 4th Street
- 2.2 Heritage Trail at Overpass
- 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
- ○ ○ Existing Heritage Trail
- ● ● Future Phases Heritage Trail
- Green Oval Current Work
- Orange Oval Planning
- Teal Oval Future Work
- Red Oval 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

- 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

- 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



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Stellar Quarterly Update: PROJECT ACTIVITIES



- **April 30**
 - Stellar update on "Monday w/ the Mayor"
- **May 3**
 - Meeting w/ Stellar Project Manager Michael Sinnet
- **May 8**
 - Stellar update at Economic Development Committee Meeting
- **May 16**
 - OCRA conference call
- **May 31**
 - Meeting w/ Greenfield city officials re: Stellar application
- **June 26**
 - Mayor interview w/ OCRA intern Hannah Bird
- **July 10**
 - Stellar update on "Live at 7:05"
- **July 19**
 - Stellar update at St. Charles Senior Center luncheon
- **July 23**
 - Phone call w/ OCRA Deputy Director Matt Crouch
- **August 7**
 - Rachel Steckler interview w/ OCRA intern Hannah Bird
- **August 16**
 - Stellar update w/ Chamber and Merchants Association
- **August 21**
 - Stellar Steering Committee meeting



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Stellar Quarterly Update: PROJECT ACTIVITIES

SENIOR CENTER/HOSPITAL REDEVELOPMENT



Hospital Redevelopment

- **May 16**
— Groundbreaking Ceremony at Crossroads Behavioral Health Center



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

- **May 18**
— 4th Street Heritage Trail Technical Committee meeting
- **July 17**
— Internal 4th Street Heritage Trail meeting
- **August 2**
— Board of Public Works & Safety approved to advertise for bids for 4th Street Heritage Trail
- **August 14**
— 4th Street Heritage Trail update to City Council



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



- **June 25**
— Street Department Relocation discussion
- **August 2**
— Board of Public Works & Safety approved to advertise for bids for Street Department Relocation

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



Before



After

14TH STREET RECONSTRUCTION



- **May 3**
 - Board of Public Works & Safety approved to advertise for bids for 14th Street
- **May 21**
 - 14th Street meeting
- **May 22**
 - 14th Street discussion at City Council meeting
- **May 29**
 - 14th Street meeting
- **June 12**
 - City Council introduced appropriation for funding for 14th Street
- **June 26**
 - City Council approved appropriation for funding for 14th Street
- **June 28**
 - 14th Street bid opening
- **July 2**
 - 14th Street meeting
- **July 5**
 - Board of Public Works & Safety approved bids for 14th Street



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Stellar Quarterly Update: PROJECT ACTIVITIES

MARKET STREET PARK



**Weekly progress meetings are held between City officials, project manager, engineer, and contractor on Mondays at 8:30 a.m.*

- **May 11**
— Market Street Park update meeting w/ VS Engineering
- **May 22**
— Market Street Park update meeting w/ Taylor Siefker Williams Design Group
— Meeting w/ Market Street Park donor Farbest Foods
- **June 7**
— Market Street Park internal meeting
- **June 25**
— Market Street Park internal meeting
- **July 5**
— Market Street Park internal meeting
- **July 24**
— Market Street Park meeting w/ Cash Waggner & Associates
- **July 27**
— Meeting w/ OCRA officials at project site
- **August 9**
— Meeting w/ Jasper Lumber owner, project manager, and foreman
- **August 14**
— City Council approved change orders for Market Street Park
- **August 22**
— Meeting w/ Jasper Lumber owner, project manager, and foreman





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Stellar Quarterly Update: PROJECT ACTIVITIES

4TH STREET WATER MAIN REPLACEMENT



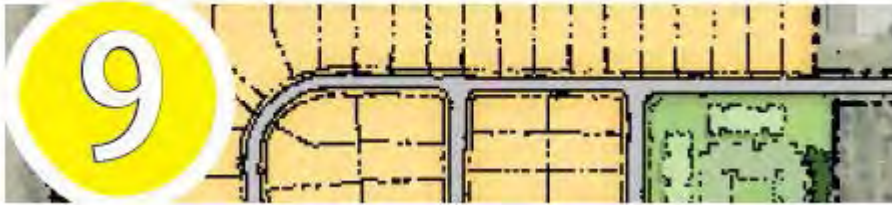
- PROJECT COMPLETE



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Stellar Quarterly Update: PROJECT ACTIVITIES

WORKFORCE HOUSING



- **May 31**
— Project update with Paragus re: multi-family workforce housing project



BOXER GIRL



**Initial construction of Section II is underway, with lot grading and infrastructure being installed this summer. It is anticipated that street surface in Section I and base/intermediate for Section II will be put down within 30-45 days.*

- **April 9**
— Building permit issued in Section I
- **June 11**
— Meeting w/ Boxer Girl, LLC re: Hunters Crossing
- **July 3**
— Meeting w/ Boxer Girl, LLC re: Hunters Crossing
- **July 11**
— Building permit issued in Section I



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Stellar Quarterly Update: PROJECT ACTIVITIES



DUBOIS COUNTY
Community Foundation

dccommunityfoundation.org

STELLAR ENDOWMENT ACCOUNT SUMMARY*:

SPENDABLE: Funds available for granting.	\$42,209.61
ACCUMULATED EARNINGS: Net earnings (losses) accumulated from the fund's beginning to the present.	\$87,230.75
NON-SPENDABLE OR ENDOWED: Funds <u>not</u> available for granting. Total of gifts accumulated from the fund's beginning to the present.	\$354,538.02
TOTAL VALUE: Market value of the endowment.	\$483,978.38

*Does not include pledges receivable outstanding.

PLEDGES RECEIVABLE OUTSTANDING DUE BY YEARS:

	Total	Spendable	Non-Spendable
Due in 2018	\$41,750.00	\$25,050.00	\$16,700.00
Due in 2019	\$16,250.00	\$9,750.00	\$6,500.00
TOTAL PLEDGES RECEIVABLE OUTSTANDING	\$58,000.00	\$34,800.00	\$23,200.00

As of 8/21/18



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Stellar Quarterly Update: PROJECT ACTIVITIES



DUBOIS COUNTY
Community Foundation

dccommunityfoundation.org

MARKET STREET PARK ENDOWMENT ACCOUNT SUMMARY*:

SPENDABLE: Funds available for granting.	\$50,655.84
ACCUMULATED EARNINGS: Net earnings (losses) accumulated from the fund's beginning to the present.	\$5,986.91
NON-SPENDABLE OR ENDOWED: Funds <u>not</u> available for granting. Total of gifts accumulated from the fund's beginning to the present.	\$131,058.50
TOTAL VALUE: Market value of the endowment.	\$187,701.25

PLEDGES RECEIVABLE OUTSTANDING DUE BY YEARS:

	Total	Spendable	Non-Spendable
Due in 2018	\$157,500.00	\$100,500.00	\$57,000.00
Due in 2019	\$147,500.00	\$20,500.00	\$127,000.00
Due in 2020	\$130,000.00	\$0.00	\$130,000.00
Due in 2021	\$80,000.00	\$0.00	\$80,000.00
Due in 2022	\$80,000.00	\$0.00	\$80,000.00
Due in 2023	\$80,000.00	\$0.00	\$80,000.00
TOTAL PLEDGES RECEIVABLE OUTSTANDING	\$675,000.00	\$121,000.00	\$554,000.00

*Does not include pledges receivable outstanding.

As of 8/21/18