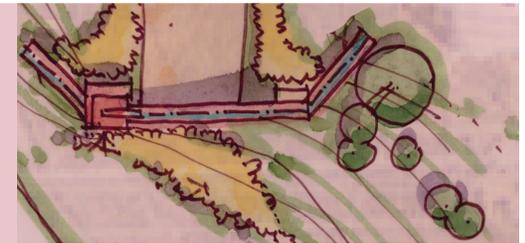
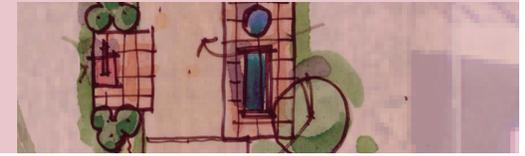


A **Stellar** City Like No Other

Stellar Quarterly Update

March 9, 2015

HUNTINGBURG, INDIANA





March 9, 2015

Greetings!

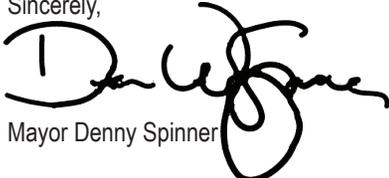
The City of Huntingburg is pleased and proud to present to you the first quarterly report on our “Stellar City Like No Other” progress.

As you will see in the outlines on each project and the other activities related to the Stellar program, Huntingburg is a City Like No Other in the aggressive manner in which our plan is being carried out. In less than six months of receiving the designation from the State of Indiana, a major project has gone to bid and will be awarded this month. Two other projects are well along in the development process. Committees of eager and involved citizens have taken part in every step of the process.

But the impact of the Stellar Community designation for the City of Huntingburg goes far beyond the projects outlined in this document. Our citizenry, our business community, and our corporate partners are all demonstrating what a Stellar Community is all about. Being a Stellar Community means the community we all love and believe in is now actively engaged in the economic development and quality of life discussion on a local, regional and state level. The spotlight that the Stellar Designation has focused on Huntingburg has allowed us to shine brightly.

We sincerely hope you enjoy your visit to Huntingburg and look forward to sharing our exciting progress with you over the coming years.

Sincerely,



Mayor Denny Spinner

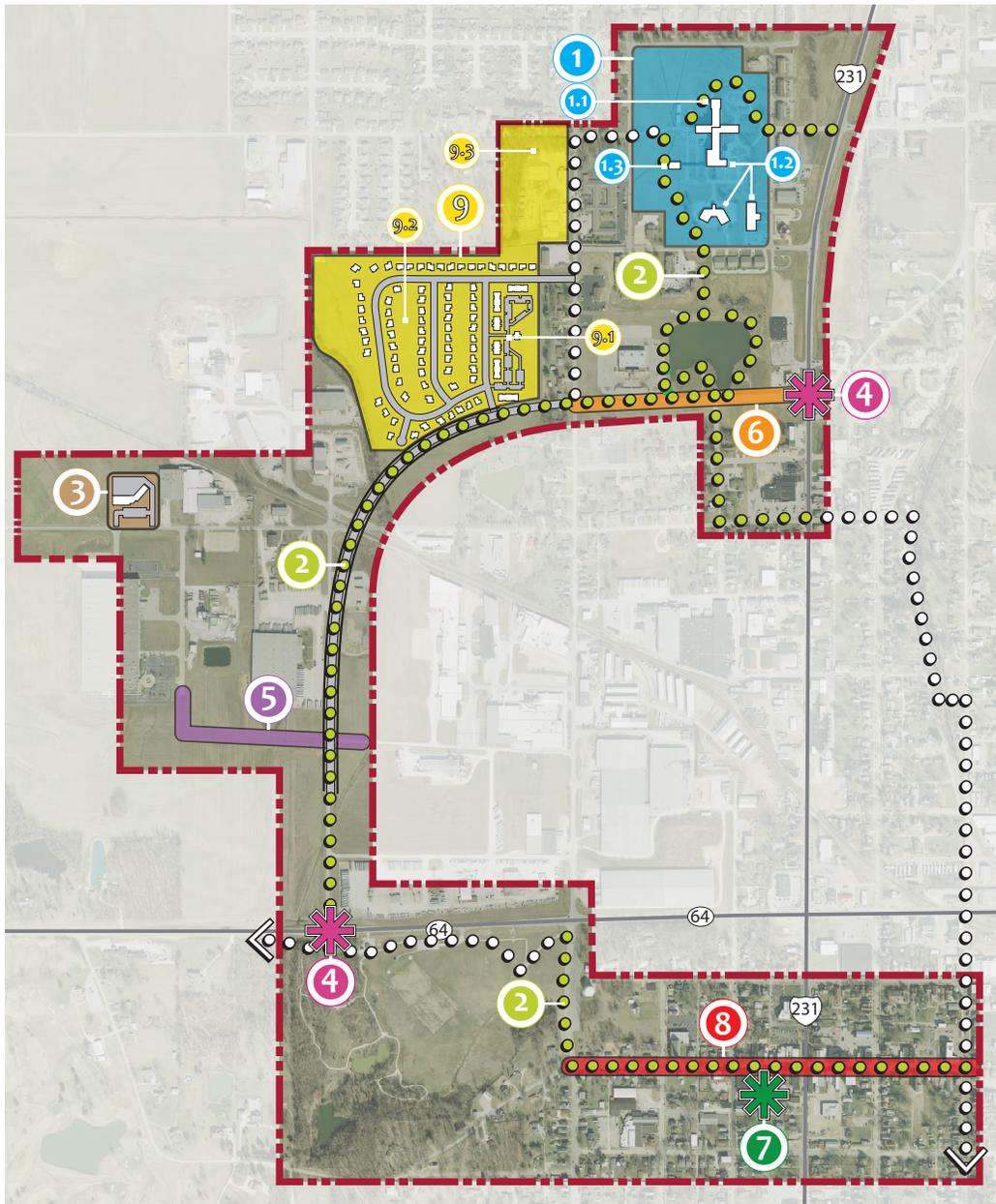
A

Stellar

City Like No Other



Project Target Area Map | Stellar Impact Zone

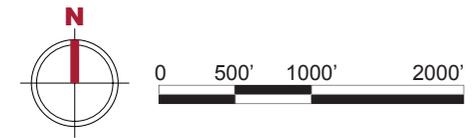


Stellar Project Key

- 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)





A **Stellar** City Like No Other

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 roles
- 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 floodplain
- Moves salt storage and other hazardous materials out of the floodway
- 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 complete
- 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 protection
- 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 buyers
- 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

Huntingburg Stellar Community Schedule	2014	2015				2016				2017				2018			
	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4
Stellar Projects																	
1.3 - Senior Center	Green																
2 - Heritage Trail																	
2.1 Heritage Trail - 4th Street	Green																
2.2 Heritage Trail - Overpass	Green																
2.3 Bike and Pedestrian Master Plan	Green																
3 - Maintenance Building	Green																
4 - Gateway																	
US 231 & 14th Street	Green																
SR 64 7 Styline Drive	Green																
5 - 9 th Streets Extension	Green																
6 - 14 th Streets Improvements	Green																
7 - Market Street Park	Green																
8 - Waterline	Green																
8A - Waterline - excellerated	Green																
9.1 - Workforce Housing - For Rent	Green																
9.2 - Workforce Housing - For Sale	Green																

Community Listening Sessions, Preliminary Design and Cost Estimate



Funding Applications and Contracts



Environmental, Design and Bidding



Construction





A **Stellar** City Like No Other

Stellar Quarterly Update: PROJECT ACTIVITIES



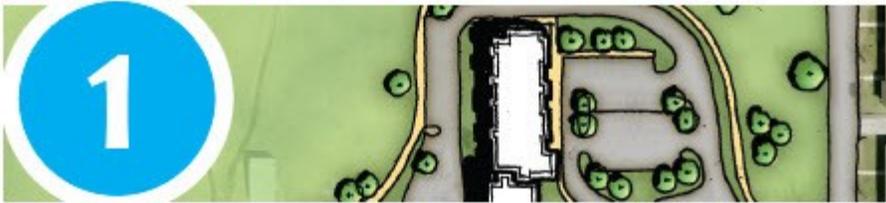
- **October 22**
 - Stellar meeting with State agencies
 - Meeting with Ice Miller re: TIF bonds
- **October 23**
 - Common Council approved contract for consultant CWC Latitudes, LLC
- **October 27**
 - Planning Commission amended two TIF districts to include all Stellar-related projects
 - Redevelopment Commission gave preliminary approval for TIF amendments to include Stellar projects
- **November 6**
 - Stellar Steering Committee meeting
- **November 13**
 - Common Council approved amendments to TIF areas to provide funding for Stellar projects
- **November 17**
 - TIF conference call
- **November 25**
 - German American Bank Meeting re: Stellar
 - Stellar Steering Committee meeting
- **December 5**
 - Kimball International meeting re: Stellar
- **December 8**
 - Redevelopment Commission gave final approval of TIF districts for Stellar projects
- **December 11**
 - Stellar conference call with State agencies
- **December 16**
 - Stellar Steering Committee meeting
- **December 23**
 - Common Council approved contact for Taylor Siefker Williams Design Group
 - Common Council approved Stellar project timeline
- **January 6**
 - Stellar update with Perry Spencer Communication and discussion of potential fiber projects related to Stellar
- **January 7**
 - Conference call with bond council concerning TIF bonding to support Stellar projects
- **January 20**
 - Stellar Steering Committee meeting
- **January 29**
 - Stellar planning meeting with Ed Curtin (CWC Latitudes, LLC), Paul Lake (Planning Director), Mayor Spinner and Rachel Steckler (Community Development Director)
- **February 3**
 - OCRA meeting— Stellar discussion with new director Bill Konya
- **February 5**
 - CRANE meeting—Stellar update with new commander Jeffery Elder
- **February 19**
 - Dubois Strong meeting—Stellar update
- **February 20**
 - Stellar program participation meeting with local business
- **February 23**
 - Dubois County Council meeting — Stellar update



A **Stellar** City Like No Other

Stellar Quarterly Update: PROJECT ACTIVITIES

SENIOR CENTER/HOSPITAL REDEVELOPMENT



Hospital Redevelopment

- **November 24**
 - Planning Commission—Two variances for Miller-Valentine former St. Joseph Hospital project
 - Planning Commission—Secondary Plat Approval
- **December 18**
 - Huntingburg Economic Development Commission approves designating former hospital property as Economic Development Target Area
- **January 8**
 - Common Council approves grant administrator contract with Indiana 15 Regional Planning Commission



Senior Center

- **December 5**
 - Grant Administrator RFP published in Huntingburg Press
- **December 8**
 - Grant Administrator RFPs mailed to certified grant administrators
- **January 22**
 - Common Council approves grant administrator contract with Indiana 15 Regional Planning Commission for Senior Center project



A **Stellar** City Like No Other

Stellar Quarterly Update: PROJECT ACTIVITIES

4TH STREET/OVERALL HERITAGE TRAIL



Overall Heritage Trail

- **October 31**
 - INDOT meeting with Chris Kiefer
- **January 30**
 - Submitted application for Indiana State Department of Health Trail Planning grant
- **February 3**
 - INDOT meeting to discuss funding for Stellar projects



4th Street Heritage Trail

- **October 31**
 - INDOT meeting with Chris Kiefer
- **December 12**
 - 4th Street Heritage Trail sub-committee meeting
- **January 16**
 - Taylor Siefker Williams Design Group met with 4th Street Heritage Trail sub-committee chairperson
- **February 3**
 - INDOT meeting to discuss funding for Stellar projects
- **February 5**
 - 4th Street Heritage Trail sub-committee kick-off meeting with Taylor Siefker Williams Design Group
- **March 19**
 - Public Meeting with 4th Street property and business owners



A **Stellar** City Like No Other

Stellar Quarterly Update: PROJECT ACTIVITIES

MAINTENANCE & EMERGENCY SHELTER

3



- **February 4**
— IDHS meeting to review plans and discuss funding with Mary Moran for proposed Maintenance & Emergency Shelter Project

COMMUNITY GATEWAYS

4



Development of this project is tied to completion of 14th Street project, 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.



A **Stellar** City Like No Other

Stellar Quarterly Update: PROJECT ACTIVITIES

9TH STREET EXTENSION



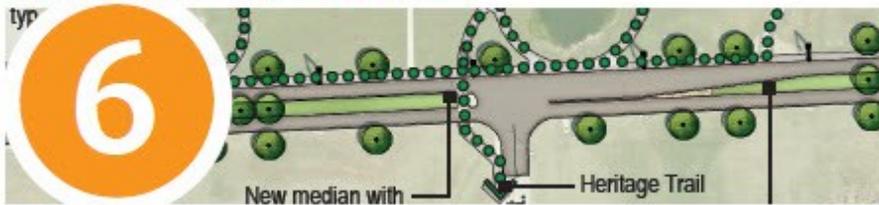
- **October 24**
 - 9th & Monkhaus Drive meeting
- **November 20**
 - INDOT meeting re: Stellar
- **December 8**
 - Utility pole relocation
- **January 2**
 - Common construction wage hearing on 9th & Monkhaus Drive
- **January 6**
 - Redevelopment Commission established publication dates for notice of bids and confirmed acceptance of common wage hearing
- **January 20**
 - Mayor obtained easements from property owners for 9th & Monkhaus Drive project
- **February 10**
 - Request for bids for 9th & Monkhaus Drive project published
- **February 17**
 - Request for bids for 9th & Monkhaus Drive project published
- **February 19**
 - Pre-bid meeting for 9th & Monkhaus Drive project
- **March 9**
 - Bids open for 9th & Monkhaus Drive project
- **March 17**
 - Bids awarded for 9th & Monkhaus Drive project



A **Stellar** City Like No Other

Stellar Quarterly Update: PROJECT ACTIVITIES

14TH STREET RECONSTRUCTION



MARKET STREET PARK



- **October 31**
 - INDOT meeting with Chris Kiefer
- **November 20**
 - INDOT meeting re: Stellar
- **February 3**
 - INDOT meeting to discuss funding for Stellar projects
- **February 12**
 - Soil borings for 14th Street project
- **February 18**
 - Meeting with property owners for 14th Street project
- **February 19**
 - Preliminary engineering estimates on portion of 14th Street project



INDIANA OFFICE OF
Community & Rural Affairs

- **December 5**
 - Grant Administrator RFP published in Huntingburg Press
- **December 8**
 - Grant Administrator RFP mailed to certified grant administrators
- **December 12**
 - Market Street Park sub-committee meeting
- **January 16**
 - Taylor Siefker Williams Design Group met with Market Street Park sub-committee chairperson
- **January 22**
 - Common Council approved grant administrator contract with Indiana 15 Regional Planning Commission for Market Street Park Project
- **February 5**
 - Market Street Park sub-committee kick-off meeting with Taylor Siefker Williams Design Group



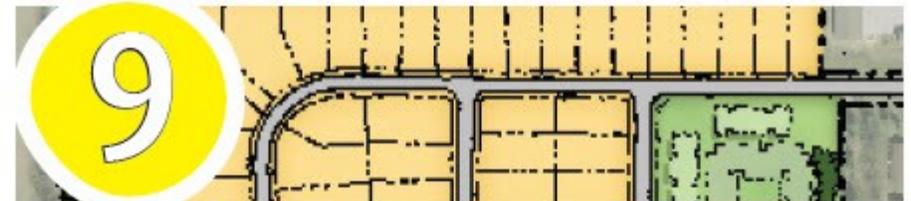
A **Stellar** City Like No Other

Stellar Quarterly Update: PROJECT ACTIVITIES

4TH STREET WATER MAIN REPLACEMENT



WORKFORCE HOUSING



ihcda

Indiana Housing &
Community Development
Authority



- **December 11**
 - Common Council approved ordinance for refinancing Water-works Revenue Bonds

*Water Superintendent Todd Williams has been in discussion with engineering firms exploring the feasibility of using trenchless technology to replace the water line on 4th Street. According to his research, projects using this application, cities have saved as much as 40% of what it would have cost to rehabilitate downtown water main pipes using the dig-and-replace method.

- **October 23**
 - Workforce Housing project meeting
- **October 27**
 - Planning Commission—preliminary sub-division
- **February 19**
 - Workforce Housing project meeting — Planning Director Paul Lake met with potential engineering firm for the project
- **February 24**
 - Workforce Housing project meeting with developer Boxer Girl, LLC