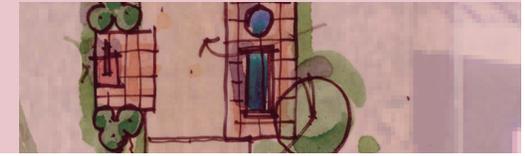


A **Stellar** City Like No Other!

# Stellar Quarterly Update

October 13, 2015

## HUNTINGBURG, INDIANA





October 13, 2015

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, and it has been a busy time.

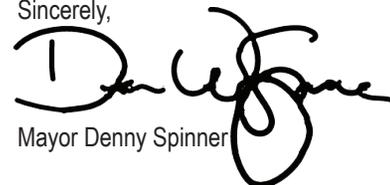
The City of Huntingburg is continuing to move projects forward using the model that earned us the designation. We are engaging the public and receiving feedback from the community to assure the vision we have matches the desires of the people we are serving.

Projects that will transform the heart of our city, such as the Market Street Park and the 4th Street Heritage Trail, have gone beyond the design phase and committees are in the process of reviewing proposals that will lead to construction documents. We are addressing the regional need for workforce housing through a partnership with private developers for a new subdivision to help meet the demand from local industry for a skilled workforce.

As you will see in our report, Huntingburg is making great strides in becoming the Stellar Community we envisioned in our Strategic Investment Plan.

Welcome once again to our Stellar City Like No Other!

Sincerely,



Mayor Denny Spinner

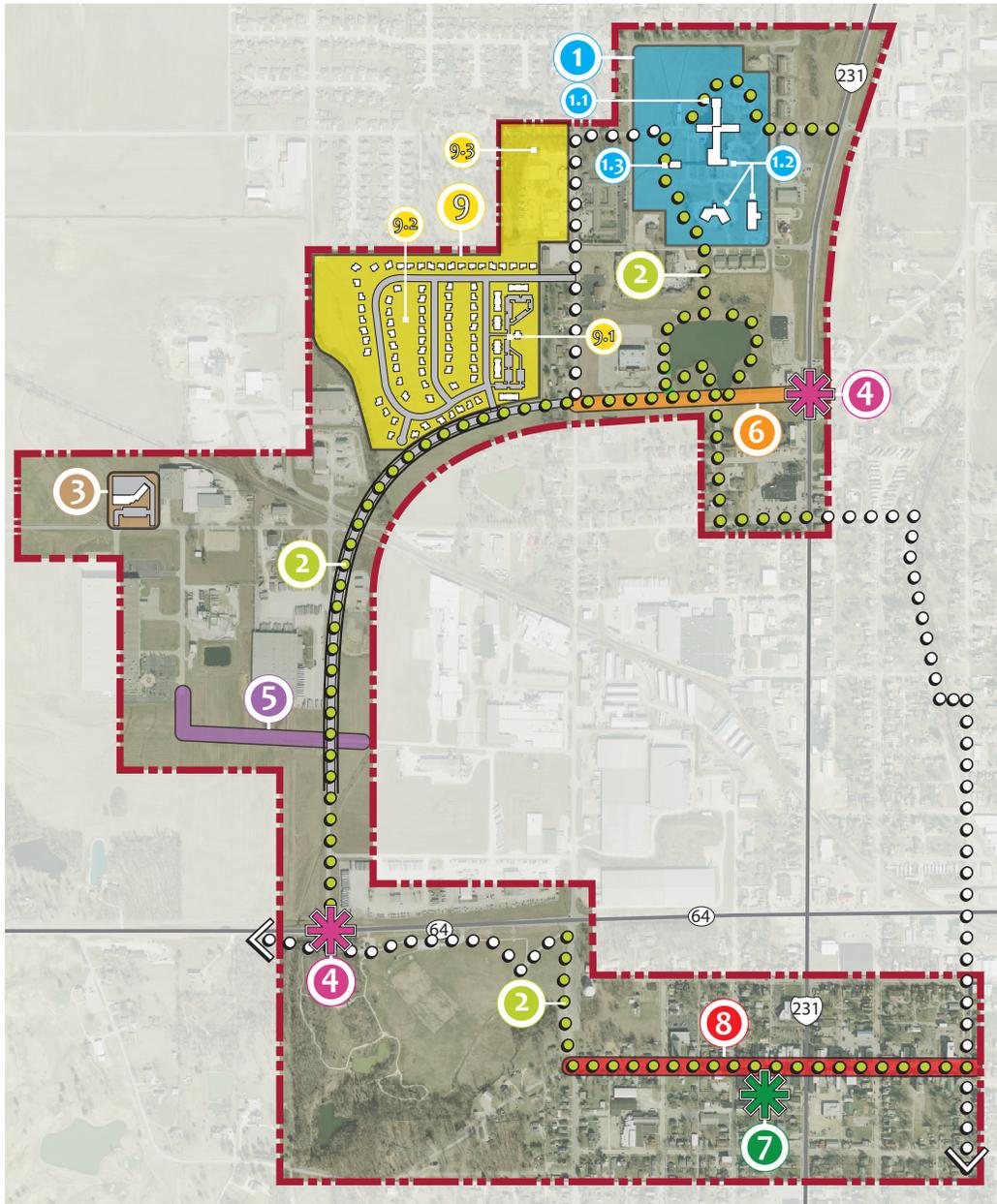
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# Project Target Area Map | Stellar Impact Zone

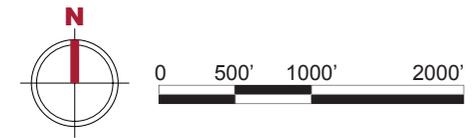


## Stellar Project Key

- 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

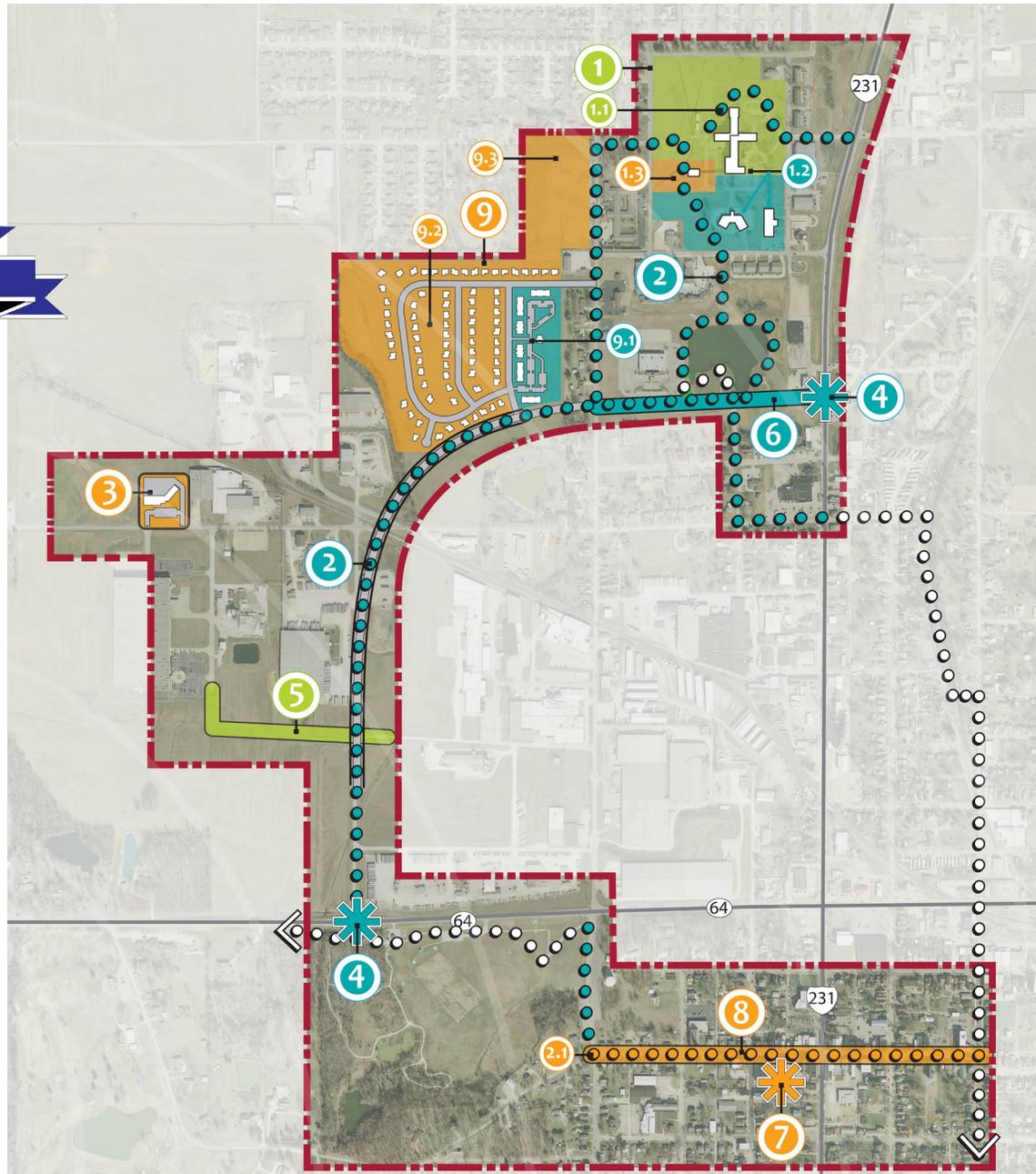
- Stellar Impact Zone Boundary
- ○ ○ ○ Heritage Trail (existing or future phase)



# Stellar Impact Zone | Program Update: October 2015



“A City Like No Other”

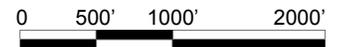


## Stellar Projects Key

- 1 St. Joseph's Hospital Redevelopment
- 1.1 Senior Living Apartments
- 1.2 Campus Redevelopment
- 1.3 Senior Citizens Center
- 2 Heritage Trail
- 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
- o o o o Heritage Trail (existing or future phase)
- Current Work
- Planning
- Future 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 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 <sup>th</sup> Streets Extension     | Green |
| 6 - 14 <sup>th</sup> Streets Improvements | Green |
| 7 - Market Street Park                    | Green |
| 8 - Waterline                             | Green |
| 8A - Waterline - accelerated              | 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





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**Stellar Quarterly Update:** PROJECT ACTIVITIES



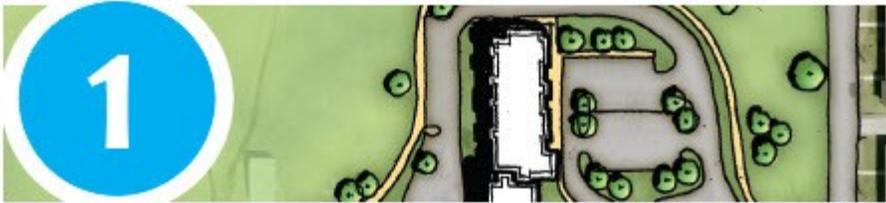
- **March 26**
  - INDOT conference call
- **April 6**
  - TIF bond issue conference call
  - Stellar Interview with Sagamore Institute
- **April 9**
  - TIF bond status update
- **April 21**
  - Stellar Steering Committee meeting
- **May 4**
  - Kimball International donated \$50,000 to Stellar Fund
  - Kimball Electronics donated \$25,000 to Stellar Fund
- **May 6**
  - TIF bond issue conference call
- **May 14**
  - City Council adopted resolution approving the issuance of Huntingburg Redevelopment Commission tax increment financing not to exceed \$1,000,000
  - City Council adopted resolution approving the issuance of Huntingburg Redevelopment Commission tax increment financing not to exceed \$3,500,000
- **May 19**
  - Stellar Steering Committee meeting
- **May 27**
  - Rating pre-call with Crowe Horwath
- **May 28**
  - S&P Ratings phone call
  - OCRA meeting— Stellar discussion with executive director Bill Konya
  - City Council approved ordinance for City of Huntingburg to pledge of EDIT for payment of debt services
- **June 11**
  - Stellar planning meeting with Ed Curtin (CWC Latitudes, LLC), Paul Lake (Planning Director), Mayor Spinner and Rachel Steckler (Community Development Director)
- **June 16**
  - Stellar Steering Committee meeting



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# Stellar Quarterly Update: PROJECT ACTIVITIES

## SENIOR CENTER/HOSPITAL REDEVELOPMENT



### Hospital Redevelopment

- **March 27**  
— The Lofts at St. Joseph Groundbreaking Ceremony



### Senior Center

- **May 13**  
— RFPs mailed to engineering firms
- **June 22**  
— Senior Center proposals due
- **June 29**  
— Senior Center subcommittee meeting



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## Stellar Quarterly Update: PROJECT ACTIVITIES

### 4TH STREET/OVERALL HERITAGE TRAIL



#### Overall Heritage Trail

- **June 24**
  - INDOT meeting to discuss funding for Stellar projects



#### 4th Street Heritage Trail

- **March 19**
  - Public Meeting with 4th Street property and business owners
- **May 7**
  - Public Meeting with 4th Street property and business owners
- **June 17**
  - Public Meeting for 4th Street Heritage Trail & Market Street Park
- **June 23**
  - 4th Street Heritage Trail subcommittee visit to 4th Street in Columbus, IN
- **June 24**
  - INDOT meeting to discuss funding for Stellar projects



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## Stellar Quarterly Update: PROJECT ACTIVITIES

### MAINTENANCE & EMERGENCY SHELTER



- **June 15**
  - Meeting with Dubois County Commissioners about Street Department relocation and Maintenance & Emergency Shelter
  - Public meeting with Indiana Department of Homeland Security about Street Department relocation and Maintenance & Emergency Shelter

### COMMUNITY GATEWAYS



Development of this project is tied to completion of 14th Street project, overpass project and the Heritage Trail project. A subcommittee has been formed and will become active once timelines have been established for the other projects.



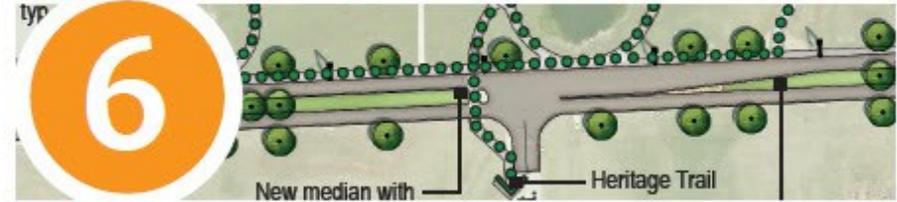
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# Stellar Quarterly Update: PROJECT ACTIVITIES

## 9TH STREET EXTENSION



## 14TH STREET RECONSTRUCTION



- **April 29**  
— 9th & Monkhaus Drive pre-construction meeting
- **May 18**  
— Construction began on 9th & Monkhaus Drive

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

### MARKET STREET PARK



- **March 19**
  - Market Street Park subcommittee meeting
- **April 30**
  - Market Street Park subcommittee meeting
- **June 10**
  - Market Street Park subcommittee meeting
- **June 17**
  - Public meeting for 4th Street Heritage Trail & Market Street Park

### 4TH STREET WATER MAIN REPLACEMENT



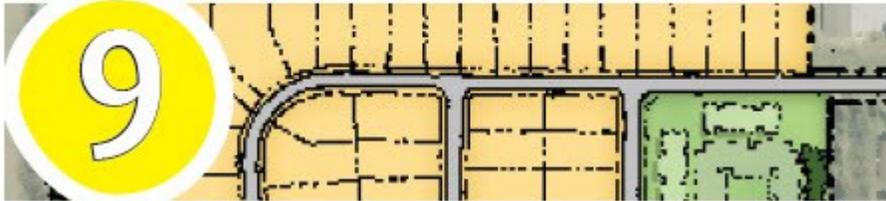
- **May 13**
  - 4th Street Water Main Replacement committee meeting to select engineering firm for project
- **June 11**
  - City Council voted to approve quote from Midwestern Engineers
- **June 24**
  - INDOT meeting to discuss funding for Stellar projects



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## Stellar Quarterly Update: PROJECT ACTIVITIES

### WORKFORCE HOUSING



- **March 26**
  - Planning meeting with Boxer Girl, LLC
- **April 14**
  - Planning meeting with Boxer Girl, LLC
- **April 17**
  - Planning meeting with Boxer Girl, LLC
- **April 20**
  - IEDC conference call about employer-supported workforce housing
- **April 23**
  - Planning meeting with Boxer Girl, LLC; The Martin Group and property owner
- **May 4**
  - Planning meeting with Huntingburg Housing Authority about workforce housing
- **May 6**
  - Planning meeting with Huntingburg Housing Authority and The Martin Group
- **May 14**
  - Planning meeting with Boxer Girl, LLC
- **June 8**
  - Planning meeting with Huntingburg Housing Authority and The Martin Group