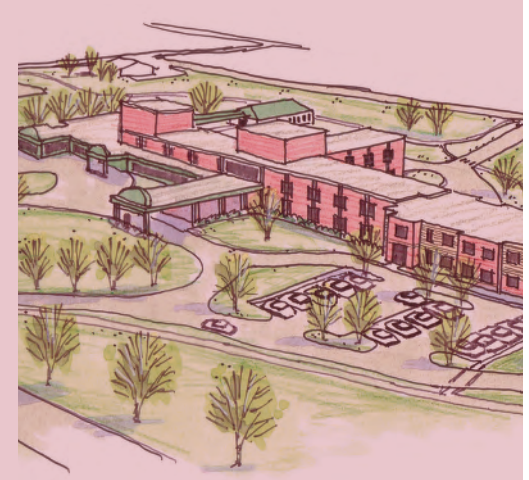




A **Stellar** City Like No Other!



# Stellar Quarterly Update

April 15, 2016

## HUNTINGBURG, INDIANA



## City of Huntingburg, Indiana

April 15, 2016

Greetings!

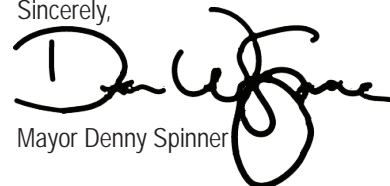
Take a look around! As we welcome our partners from the State of Indiana to our quarterly update, you can see that the physical work that will transform Huntingburg as part of the Stellar Communities program is well underway.

Our Stellar projects are experiencing some bumps in the road, some literally and some as part of the process. In the downtown, we are preparing for the replacement of the major water line which has created some physical bumps. Other projects that are still in planning have encountered other bumps, but through the partnerships we have established, we expect those to be smoothed out, allowing progress to continue.

The bottom line is this. Huntingburg is continuing to make great strides. The report before you will reflect that. The project map continues to evolve as projects move from the planning phase to progress. And as has been the case from the start, Huntingburg is engaging the public and receiving feedback from the community to assure the vision we have matches the desires of the people we are serving.

Welcome once again to our Stellar City Like No Other!

Sincerely,



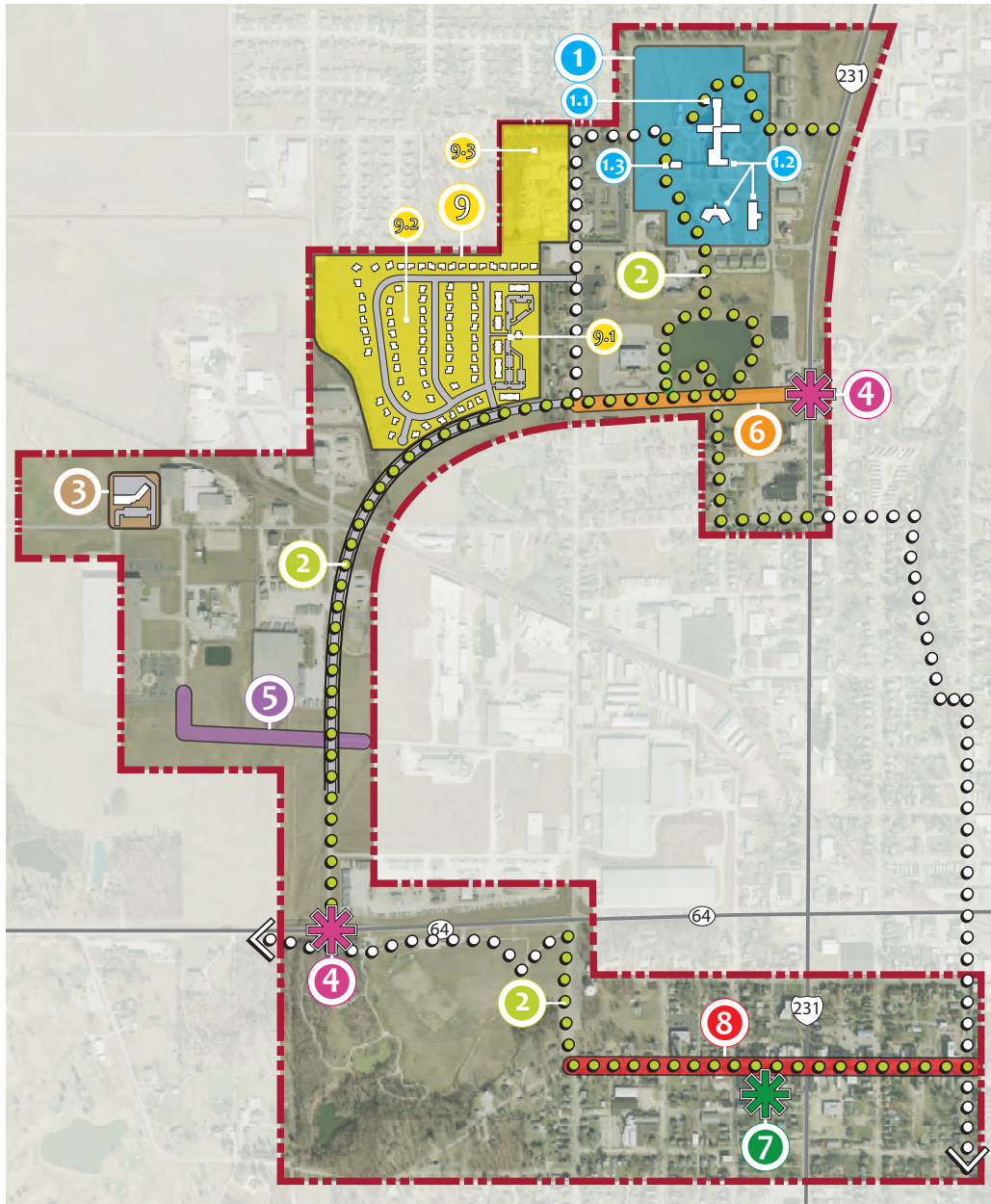
Mayor Denny Spinner

# Project Target Area Map | Stellar Impact Zone

A

Stellar

City Like No Other

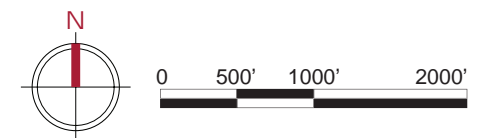


## Stellar Project Key

- 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

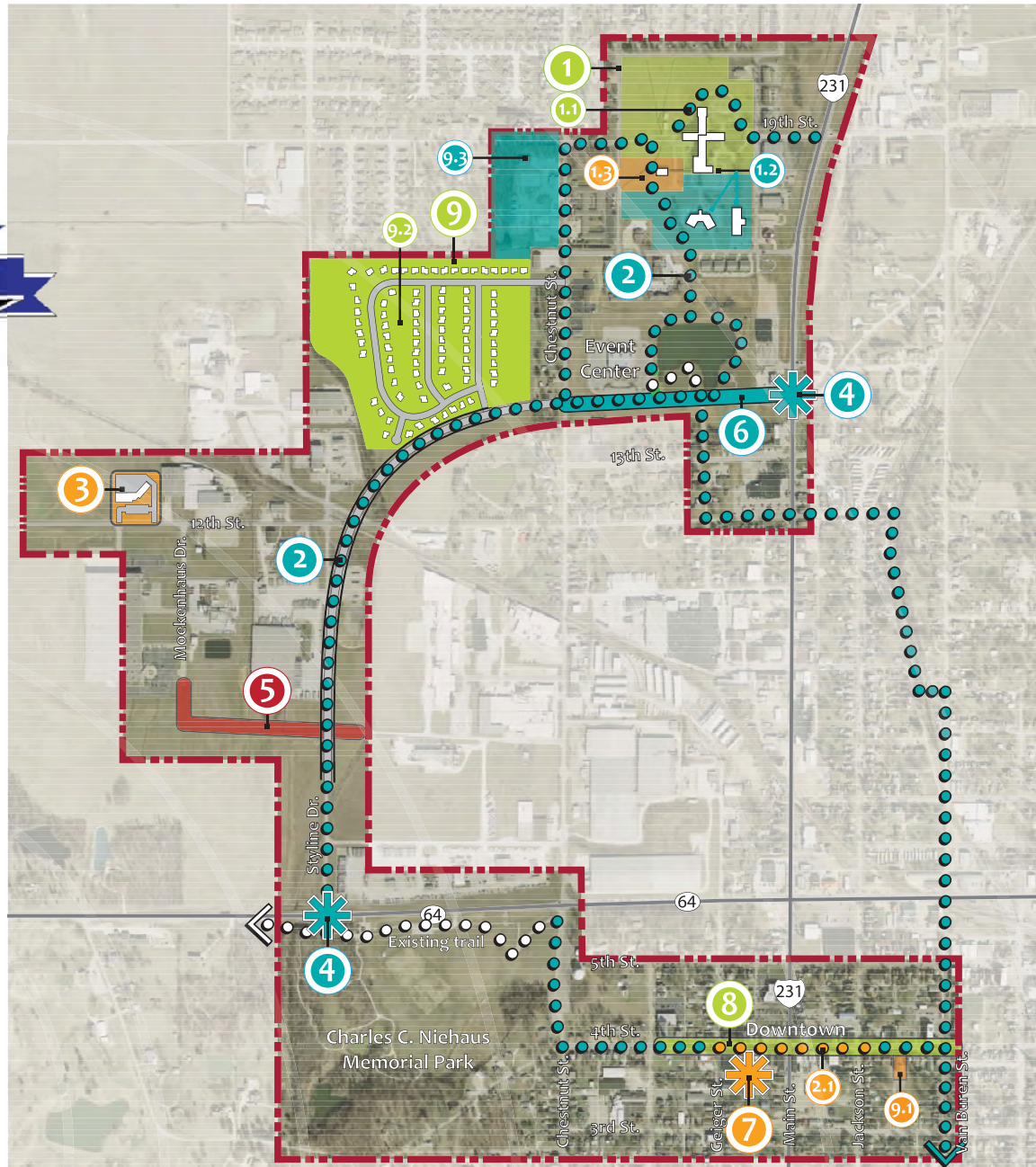
- Stellar Impact Zone Boundary
- Heritage Trail
- Heritage Trail (existing or future phase)



# Stellar Impact Zone | Program Update: April 2016



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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



0 500' 1000' 2000'



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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 rolls
- 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 CommunitySchedule     | 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                       |      |      |   |   |   |      |   |   |   |      |   |   |   |      |   |   |   |
| 2 - Heritage Trail                        |      |      |   |   |   |      |   |   |   |      |   |   |   |      |   |   |   |
| 2.1 Heritage Trail - 4th Street           |      |      |   |   |   |      |   |   |   |      |   |   |   |      |   |   |   |
| 2.2 Heritage Trail - Overpass             |      |      |   |   |   |      |   |   |   |      |   |   |   |      |   |   |   |
| 2.3 Bike and Pedestrian Master Plan       |      |      |   |   |   |      |   |   |   |      |   |   |   |      |   |   |   |
| 3 - Maintenance Building                  |      |      |   |   |   |      |   |   |   |      |   |   |   |      |   |   |   |
| 4 - Gateway                               |      |      |   |   |   |      |   |   |   |      |   |   |   |      |   |   |   |
| US 231 & 14th Street                      |      |      |   |   |   |      |   |   |   |      |   |   |   |      |   |   |   |
| SR 64 7 Styline Drive                     |      |      |   |   |   |      |   |   |   |      |   |   |   |      |   |   |   |
| 5 - 9 <sup>th</sup> Streets Extension     |      |      |   |   |   |      |   |   |   |      |   |   |   |      |   |   |   |
| 6 - 14 <sup>th</sup> Streets Improvements |      |      |   |   |   |      |   |   |   |      |   |   |   |      |   |   |   |
| 7 - Market Street Park                    |      |      |   |   |   |      |   |   |   |      |   |   |   |      |   |   |   |
| 8 - Waterline                             |      |      |   |   |   |      |   |   |   |      |   |   |   |      |   |   |   |
| 8A - Waterline - excellerated             |      |      |   |   |   |      |   |   |   |      |   |   |   |      |   |   |   |
| 9.1 - Workforce Housing - For Rent        |      |      |   |   |   |      |   |   |   |      |   |   |   |      |   |   |   |
| 9.2 - Workforce Housing - For Sale        |      |      |   |   |   |      |   |   |   |      |   |   |   |      |   |   |   |

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



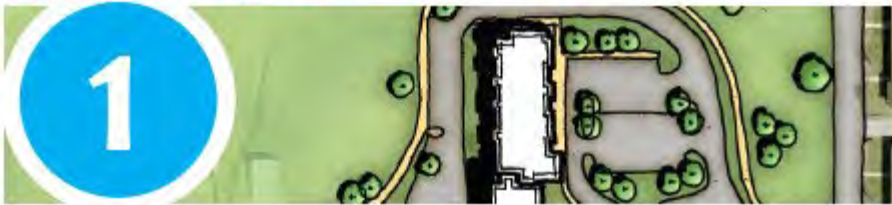
- **January 15**
  - Meeting w/ Jacob Sipe re: Workforce Housing Study
- **January 26**
  - Stellar Update at Council Meeting
- **February 2**
  - "Live @ 7:05 w/ Gary Lee" - Stellar Update
- **February 5**
  - Planning Meeting w/ CWC Latitudes
- **February 16**
  - Stellar Public Informational Session
  - Stellar Steering Committee Meeting
- **February 25**
  - Meeting w/ Dubois Co. Comm. Foundation re: Stellar Endowment
- **February 29**
  - Stellar Update at Kiwanis Club Meeting
- **March 1**
  - "Live @ 7:05 w/ Gary Lee" - Stellar Update
- **March 7**
  - Meeting w/ Dubois Co. Community Foundation re: Stellar Endowment
- **March 11**
  - Stellar Data Portal Webinar Training w/ Sagamore Institute
- **March 15**
  - Stellar Steering Committee Meeting
- **March 18**
  - Meeting w/ Lt. Gov. Eric Holcomb re: Stellar
- **March 28**
  - Meeting w/ Dubois Co. Comm. Foundation re: Stellar Endowment
- **March 31**
  - Discussion w/ Planning Director Paul Lake & Director of Community Development Rachel Steckler re: Stellar Data Collection
- **April 5**
  - "Live @ 7:05 w/ Gary Lee" - Stellar Update
- **April 7**
  - Superior Ag (Stellar Investor) Annual Meeting
- **April 11**
  - Planning Meeting w/ CWC Latitudes, LLC



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# Stellar Quarterly Update: PROJECT ACTIVITIES

## SENIOR CENTER/HOSPITAL REDEVELOPMENT



### Hospital Redevelopment

- **February 3**  
— News Release Sent to Media re: Acceptance of Applications for Residency w/ Anticipated Opening in Summer 2016
- **March 15**  
— Meeting w/ Drew Augenstein re: Hospital Redevelopment
- **March 22**  
— Tour at The Lofts @ St. Joseph's



### 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



#### Overall Heritage Trail

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



TAYLOR  
SIEFKER  
WILLIAMS  
design group  
landscape architecture | community planning | urban design | visioning | strategic planning

#### 4th Street Heritage Trail

- **February 5**
  - Interview Engineering Firm Finalists for 4th Street Heritage Trail
- **February 8**
  - Notify Engineering Firms of Interview Results
- **April 6**
  - Meeting re: 4th Street Heritage Trail Contract w/ VS Engineering and Taylor Siefker Williams Design Group



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## Stellar Quarterly Update: PROJECT ACTIVITIES

### MAINTENANCE & EMERGENCY SHELTER

3



The City was notified by Indiana 15 Regional Planning Commission that FEMA funding was not granted for 2015. After a conference call w/ Indiana Department of Homeland Security, the City will proceed with exploring other funding sources for this project.

### COMMUNITY GATEWAYS

4



Development of this project is tied to completion of the 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.



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## Stellar Quarterly Update: PROJECT ACTIVITIES

### 9TH STREET EXTENSION

5



- COMPLETE

### 14TH STREET RECONSTRUCTION

6



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.



Before



After



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## Stellar Quarterly Update: PROJECT ACTIVITIES

### MARKET STREET PARK



- **January 20**
  - Meeting w/ TSWDG re: Market Street Park Survey
- **January 28**
  - Meeting w/ Old National Bank re: Market Street Park Involvement
- **February 2**
  - Market Street Park Appraisal Committee Meeting
- **February 9**
  - Market Street Park Appraisal Interviews
- **February 16**
  - Market Street Park Coordination Meeting w/ TSWDG & VS Engineering
- **February 24**
  - Meeting w/ German American Bank re: Market Street Park Involvement
- **February 24**
  - Meeting w/ German American Bank re: Market Street Park Involvement
- **March 2**
  - Market Street Park Meeting re: Sanitary Sewer Project
- **March 7**
  - Internal Discussion on Market Street Park Funding
- **March 8**
  - Discussion w/ Lisa Gehlhausen (Indiana 15 Regional Planning Commission) re: Market Street Park Project Application
  - Public Hearing Held on Funding for Market Street Park
- **March 9**
  - Market Street Park Coordination Meeting w/ TSWDG & VS Engineering
- **March 15**
  - Meeting w/ OFS Brands re: Market Street Park Involvement
- **March 21**
  - Meeting w/ Old National Bank re: Market Street Park Involvement
- **April 6**
  - Market Street Park Appraisals Review
  - Market Street Park Coordination Meeting w/ TSWDG & VS Engineering
- **April 7**
  - Conference Call w/ OCRA re: Market Street Park Appraisals
  - Board of Public Works & Safety Approved Market Street Park Sanitary Sewer Line Replacement Quotes
- **April 12**
  - Meeting w/ OFS Brands re: Market Street Park Property Donation
  - Council Passed Resolution Committing Local Funding Match for Market Street Park Project



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## Stellar Quarterly Update: PROJECT ACTIVITIES

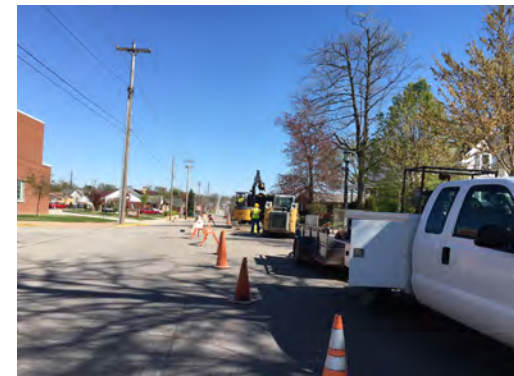
### 4TH STREET WATER MAIN REPLACEMENT



- **January 12**
  - Council Approved Professional Services Agreement w/ Midwestern Engineers
  - Council Approved Bid Specs for 4th Street Waterline Project
- **January 26**
  - Pre-Bid Meeting for 4th Street Waterline Project
- **February 9**
  - 4th Street Waterline Project Bid Opening
- **February 23**
  - Council Approved 4th Street Waterline Bid
- **April 4**
  - Water Valve Replacement @ 4th & Geiger Streets
- **April 11**
  - Water Valve Replacement @ 4th & Jackson Streets
- **April 13**
  - Water Valve Replacement @ 4th & Van Buren Streets



- **April 19**
  - 4th Street Waterline Replacement Public Informational Sessions at 9:00 a.m. & 5:00 p.m.

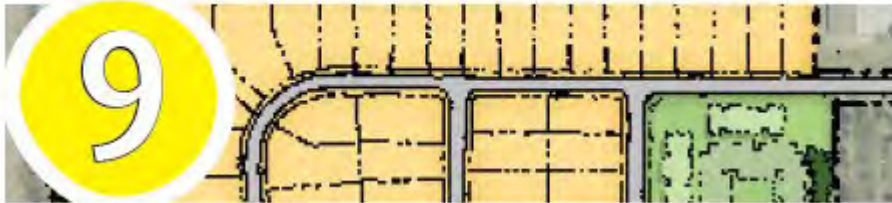




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## Stellar Quarterly Update: PROJECT ACTIVITIES

### WORKFORCE HOUSING



- **January 22**
  - Conference Call w/ TRI-CAP & Miller Valentine Group re: Workforce Housing Study
- **January 26**
  - Meeting w/ Spyglass re: Multi-Family Workforce Housing
- **February 8**
  - Meeting w/ Scott Steinkamp re: Multi-Family Workforce Housing
- **February 18**
  - Meeting w/ Boxer Girl, LLC & Paragus re: Multi-Family Workforce Housing
- **February 29**
  - Meeting w/ John Dockrey & Conference Call w/ TRI-CAP re: Multi-Family Workforce Housing
- **March 3**
  - Meeting w/ Boxer Girl, LLC & Paragus re: Multi-Family Workforce Housing



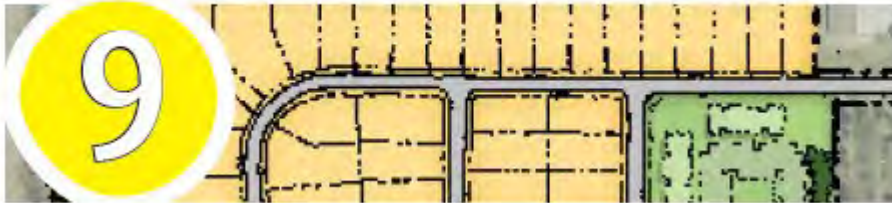
- **March 8**
  - Dubois Strong Housing Committee Meeting re: Certificate of Occupancy for Tax Credit Projects
- **March 24**
  - RFP Sent to Engineering Firms
- **April 11**
  - Meeting w/ John Dockrey re: Multi-Family Workforce Housing
- **April 24**
  - RFP's Due to TRI-CAP



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## Stellar Quarterly Update: PROJECT ACTIVITIES

### WORKFORCE HOUSING



- **January 28**
  - Planning Meeting w/ Boxer Girl, LLC
- **February 3**
  - Planning Meeting w/ Boxer Girl, LLC
- **February 4**
  - Pre-Engineering Meeting w/ PSC re: Fiber Build-Out @ Hunters Crossing
  - Planning Meeting w/ Boxer Girl, LLC
- **February 11**
  - Board of Public Works & Safety Approved Lift Station Tract
- **February 19**
  - Redevelopment Commission Approved Agreement w/ Boxer Girl, LLC re: Hunters Crossing Infrastructure - City to Provide \$500,000 for Construction of Stellar Way
- **February 22**
  - Plan Commission Approved Extension for Recording of Secondary Plat Approval for Hunters Crossing
- **March 15**
  - Redevelopment Commission Approved Plans & Bid Specs for Hunters Crossing
- **March 29**
  - Pre-Bid Meeting re: Stellar Way
- **April 5**
  - Bid Opening re: Stellar Way
- **March 7**
  - Board of Public Works & Safety Approved Stellar Way Bid



**BOXER GIRL**





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## Stellar Quarterly Update: PROJECT ACTIVITIES



DUBOIS COUNTY  
**Community Foundation**

[dccommunityfoundation.org](http://dccommunityfoundation.org)

### ENDOWMENT ACCOUNT SUMMARY\*:

|                                                                                                                                                |                 |
|------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|
| <b>SPENDABLE:</b> Funds available for granting.                                                                                                | \$419,962.06    |
| <b>ACCUMULATED EARNINGS:</b> Net earnings (losses) accumulated from the fund's beginning to the present.                                       | (\$48,286.16)** |
| <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. | \$262,108.02    |
| <b>TOTAL VALUE:</b> Market value of the endowment.                                                                                             | \$633,783.92    |

\*Does not include pledges receivable outstanding.

\*\*Does not include net earnings (losses) since 11/30/15.

### PLEDGES RECEIVABLE OUTSTANDING DUE BY YEARS:

|                    |              |
|--------------------|--------------|
| <b>Due in 2016</b> | \$120,465.00 |
| <b>Due in 2017</b> | \$96,750.00  |
| <b>Due in 2018</b> | \$65,500.00  |
| <b>Due in 2019</b> | \$10,000.00  |

|                               |                  |
|-------------------------------|------------------|
| <b>TOTAL PLEDGES</b>          |                  |
| <b>RECEIVABLE OUTSTANDING</b> | \$292,715.00 *** |

\*\*\*Per the fund agreement, gifts received should be recorded as 60% spendable and as 40% non-spendable. Therefore, the pledges receivable outstanding, when collected, would result in \$175,629.00 (60% x \$292,715.00) as spendable and \$117,086.00 (40% x \$292,715.00) as non-spendable or endowed.

As of 3/31/16