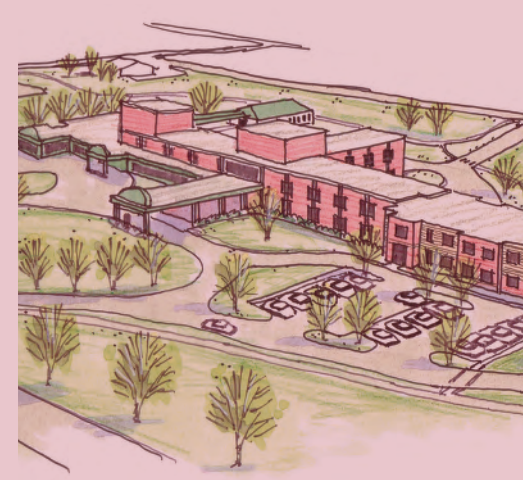


A **Stellar** City Like No Other!



# Stellar Quarterly Update

August 12, 2016

## HUNTINGBURG, INDIANA



City of Huntingburg, Indiana

August 12, 2016

Greetings!

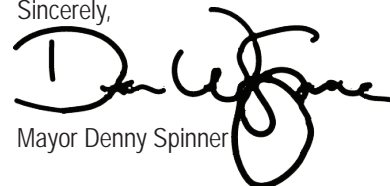
It was two years ago this week that the State of Indiana designated Huntingburg as a Stellar Community. As you will see in the report before you today, we have embraced that designation and have aggressively worked to not only be a Stellar Community, but a Stellar Community LIKE NO OTHER!

Since our last time together, two of the most significant projects have been completed, and others are deep into the planning stages.

The excitement generated in August 2014 is still present in our community. Our staff has worked tirelessly to meet the demands the designation brings, and the partners we have selected continue to see the vision that only a Stellar Designation can bring to a community.

We again welcome our partners from the State of Indiana to our city. Your trip here may have been detoured or slowed by the work that is going on, but "Pardon our Progress....We Are Building a Stellar Community."

Sincerely,



Mayor Denny Spinner

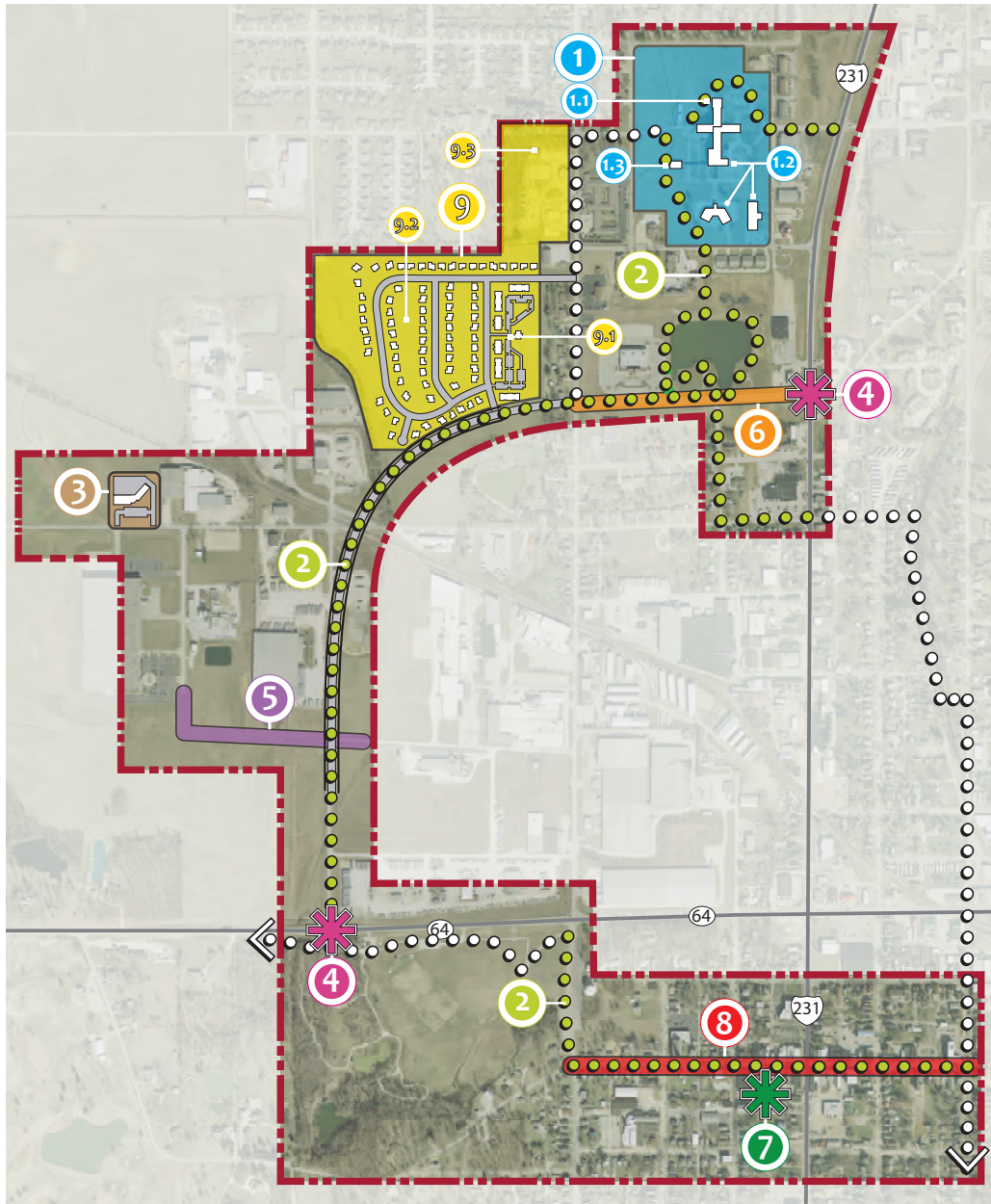


# Project Target Area Map | Stellar Impact Zone

A

Stellar

City Like No Other

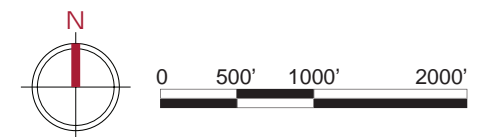


## Stellar Project Key

- 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

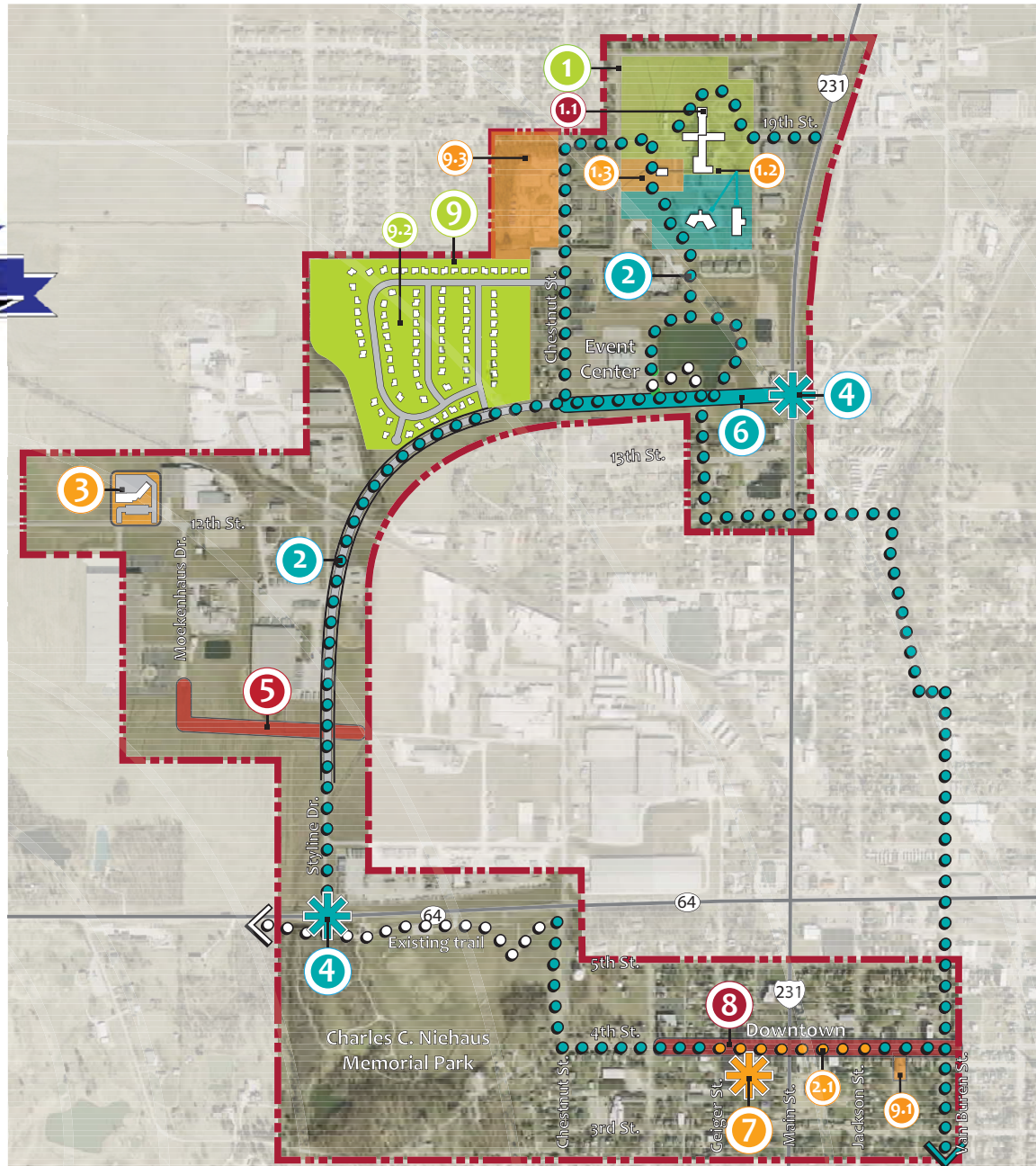
- Stellar Impact Zone Boundary
- Heritage Trail
- Heritage Trail (existing or future phase)



# Stellar Impact Zone | Program Update: August 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



- **April 19**
  - Stellar Steering Committee Meeting
- **April 21**
  - Stellar Finalist Workshop Panelist - Mayor Spinner
- **May 3**
  - "Live @ 7:05 w/ Gary Lee" - Stellar Update
- **May 17**
  - Meeting w/ Dubois County Community Foundation re: Stellar Capital Campaign
  - Stellar Steering Committee Meeting
- **May 31**
  - Meeting w/ Dubois County Community Foundation re: Stellar Capital Campaign
- **June 7**
  - "Live @ 7:05 w/ Gary Lee" - Stellar Update
- **June 17**
  - Planning Meeting w/ CWC Latitudes, LLC
- **June 21**
  - Stellar Steering Committee Meeting
- **July 13**
  - "Live @ 7:05 w/ Gary Lee" - Stellar Update
- **July 18**
  - Meeting w/ Dubois County Community Foundation re: Stellar Capital Campaign



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## Stellar Quarterly Update: PROJECT ACTIVITIES

### SENIOR CENTER/HOSPITAL REDEVELOPMENT



#### Hospital Redevelopment

- **April 25**
  - Discussion on Redevelopment of Vacant Portion
- **May 24**
  - Council Passed Amendment to Ordinance to Allow for Issuance of Certificate of Occupancy
- **May 26**
  - Meeting w/ Current Property Owners for Potential Project in Vacant Portion
- **June 2**
  - Meeting w/ Current Property Owners for Potential Project in Vacant Portion
- **June 10**
  - Call w/ Current Property Owners for Potential Project in Vacant Portion
- **June 14**
  - Update w/ Miller Valentine Group on The Lofts @ St. Joseph's
  - Council Approved Final Payment to Miller Valentine Group
- **July 6**
  - Meeting w/ Springs Valley Bank, USDA, Current Property Owners for Potential Project
  - Indiana Fire Prevention & Building Safety Commission Approved Ordinance Changes
- **July 14**
  - Meeting w/ USDA for Potential Project in Vacant Portion
- **August 2**
  - Stellar Steering Committee Tour of 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

- **April 25**
  - Contract Discussion w/ VS Engineering
- **May 11**
  - Planning Meeting w/ VS Engineering
- **May 25**
  - Meeting w/ INDOT re: Funding Options
  - Contract Discussion w/ VS Engineering
- **June 14**
  - Council Approved Contract w/ VS Engineering
- **June 23**
  - Planning Meeting w/ VS Engineering
- **July 26**
  - Project Progress Meeting w/ INDOT, VS Engineering & TSWDG
  - 4th Street Heritage Trail Technical Committee Meeting



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## Stellar Quarterly Update: PROJECT ACTIVITIES

### MAINTENANCE & EMERGENCY SHELTER



- **May 11**
  - Meeting w/ Dubois County EMA re: Needs & Funding Options
- **July 19**
  - Planning Meeting w/ Garmon Construction

### COMMUNITY GATEWAYS



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



Before



After

### 14TH STREET RECONSTRUCTION

6



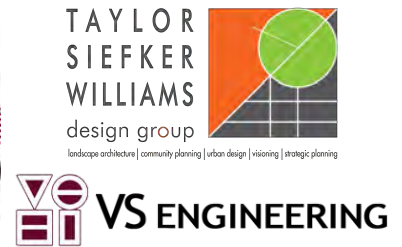
Development of this project is tied to completion of the overpass project and the Heritage Trail project. A sub-committee has been formed and will become active once timelines have been established for the other projects.



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## Stellar Quarterly Update: PROJECT ACTIVITIES

### MARKET STREET PARK



- **May 4**
  - Market Street Park Technical Committee Meeting
- **May 24**
  - Public Hearing Set for Market Street Park Project
  - Council Approved Contract for Market Street Park Site Survey
- **June 9**
  - Planning Meeting w/ Taylor Siefker Williams Design Group
  - Market Street Park Technical Committee Meeting
- **June 14**
  - Public Hearing for Market Street Park Project
- **June 20**
  - Meeting w/ OFS Brands re: Land Donation
- **July 12**
  - Market Street Park Technical Committee Meeting
- **July 14**
  - Meeting w/ Old National Bank re: Involvement w/ Market Street Park
- **August 3**
  - Meeting w/ Huntingburg Chamber of Commerce re: Involvement w/ Market Street Park
- **August 9**
  - Market Street Park Technical Committee Meeting





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# Stellar Quarterly Update: PROJECT ACTIVITIES

## 4TH STREET WATER MAIN REPLACEMENT



- **April 18**  
— 4th Street Construction Kick-Off Meeting
- **April 19**  
— 4th Street Waterline Replacement Project Public Informational Sessions @ 9:00 a.m. & 5:00 p.m.
- **April 25**  
— 4th Street Waterline Project Began
- **April 26**  
— Council Approved Amendment to Contract w/ Fer-Pal
- **June 6**  
— 4th Street Waterline Replacement Project Lining Complete
- **June 30**  
— 4th Street Waterline Replacement Project Closeout

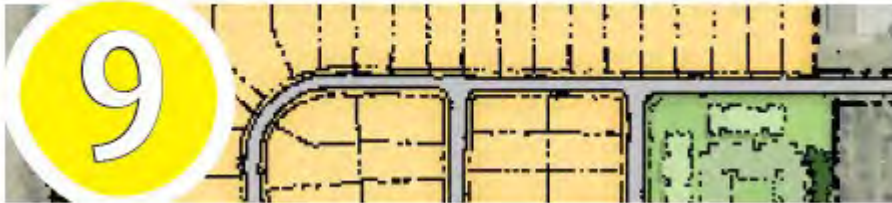




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## Stellar Quarterly Update: PROJECT ACTIVITIES

### WORKFORCE HOUSING



**ihcda**

Indiana Housing &  
Community Development  
Authority



- **April 22**
  - Workforce Housing Program Advisory Committee Meeting
- **May 3**
  - Workforce Housing Proposals Review
- **May 9**
  - Meeting w/ TRI-CAP re: Multi-Family Workforce Housing
- **May 25**
  - Workforce Housing Program Advisory Committee Meeting
- **June 17**
  - Meeting w/ Paragus re: Multi-Family Workforce Housing
- **June 28**
  - Meeting w/ TRI-CAP re: Multi-Family Workforce Housing
- **July 19**
  - Meeting w/ Paragus re: Multi-Family Workforce Housing
- **August 2**
  - Meeting w/ Paragus re: Multi-Family Workforce Housing— Public Information Meeting Hosted by TRI-CAP and Paragus



**BOXER GIRL**



- **May 4**
  - Stellar Way Pre-Construction Meeting
  - Meeting w/ Boxer Girl, LLC
- **June 2**
  - Meeting w/ Boxer Girl, LLC
- **July 27**
  - Meeting w/ Boxer Girl, LLC
  - Board of Zoning Appeals Granted Development Standards Variance to Correct Plat Error at Subdivision Entrance

\*Site preparation for Phase I of Hunters Crossing continues: initial grade has been established, storm and sanitary sewer structures are being placed, Stellar Way has been graded and soil stabilization work has commenced.



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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.	\$359,827.74
<b>ACCUMULATED EARNINGS:</b> Net earnings (losses) accumulated from the fund's beginning to the present.	(\$39,782.42)**
<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.	\$582,153.34

\*Does not include pledges receivable outstanding.

### 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 6/30/16