



A Stellar City Like No Other!

STELLAR Impact and Vision

Dear Partners –

Being the only city in the United States named Huntingburg, we are proud to proclaim that we are “A City Like No Other!” In this letter, I want to share more about Huntingburg, how we plan to work to live up to our claim, and how together we can deliver a truly amazing economic and community outcome.

Since we are “A City Like No Other!” I have often stated our vision is to not be like any other community, but to make Huntingburg the best Huntingburg we can be. Stellar designation for Huntingburg will mean the difference between being successful and exponential success. We will be successful, and the Stellar Program provides an essential tool in creating economic momentum that will benefit our job creators (local manufacturing businesses, downtown and the entire community). We feel by opening up economic opportunity we can at the same time create an improved quality of life for our residents.

In 2013, Dr. Katherine Loflin, a noted expert on placemaking, was in Dubois County to share with local leaders the results of a study entitled “The Soul of the Community.” She spoke about the factors that attach residents to their communities and the role of community attachment in an area’s economic growth and well-being. She identified objectives such as:

- Optimizing place
- Place optimism matters
- Young talent is leading the place renaissance
- Lead with strength
- The corporate world get this

As Dr. Loflin went through those factors, I realized it was a list of what Huntingburg has to offer. We should continue to build upon them in a manner that assures a promising future for businesses and residents alike.

Many efforts to involve our citizens in the process have already taken place. “Reviving The Pride” listening sessions were conducted in 2012, where citizens were engaged to identify the strengths and challenges we have as a community. Because our Comprehensive Plan was approved by the Common Council in 2007, but so much had changed,

we updated the plan in 2013. This year, we have completed a Downtown Revitalization Plan for comprehensively revitalizing the heart of our community – Historic 4th Street.

The projects we have listed have been selected because of the transformational impact they will have on our Stellar Impact Zone. A Strategic Investment Plan will help us to further refine these projects.

● REGIONAL Impact

Huntingburg and Dubois County are well-known for our furniture manufacturing, home furnishings and banking with economic impacts at the local, regional, national, and even international levels. Our Stellar Impact Zone will have a direct impact on these and other regional industries by fulfilling a critical workforce development need in Southwestern and South Central Indiana. Huntingburg will be able to assist in filling the more than 700 jobs available in the county and work with Dubois Strong to meet their top economic development objective for our county, which is to grow the workforce population and to conceive, plan and execute improvements that support quality-of-place.

These projects also are listed as priorities in Indiana 15 Regional Planning Commission’s annual Comprehensive Economic Development Strategy (CEDS) Report, as required by the Economic Development Administration (EDA).

The following companies believe that to be a true community and regional partner, they must also be an active partner in the neighborhoods and community to create a better future:

- German American Bancorp
- OFS Brands
- Old National Bank
- S & S Properties
- Touch of Class
- Uebelhor Developments
- The Waters of Huntingburg

Our largest employer, Huntingburg-based OFS Brands, has a history of supporting our community and is a vital partner in our efforts. They

have been crafting fine wood furniture in Huntingburg for over 75 years. Today their operations include seven manufacturing plants and four support plants responsible for millions of dollars in production and over 1,100 local jobs.

Community support is also something that we have strongly benefitted from, and this list of our partners demonstrates this practice:

- Destination Huntingburg
- Dubois County Commissioners & County Council
- Dubois County Community Foundation
- Dubois Strong
- Huntingburg Chamber of Commerce
- Huntingburg Event and Convention Center
- Huntingburg Redevelopment Commission
- Indiana 15 Regional Planning Commission
- RADIUS Indiana
- Tri-Cap

● ATTRACTING Future Investment

Huntingburg’s comprehensive approach will directly impact the long-term competitiveness of our regional industries. There is a direct connection between the physical elements and economic impacts in a community. Having a community with aesthetic and active areas makes it easier to attract new business and people, while keeping our current residents and businesses because they have great places to live, work, and play. Huntingburg chose our Stellar activities for their ability to transform the physical environment and create an economic impact. The projects will enhance and improve the hometown nature of Huntingburg while having an impact on all of Southwestern Indiana. We will do this by attracting new business and spur new investment during the three year Stellar project period and in the years to come.

Huntingburg’s revitalization efforts will not end at the completion of its Stellar activities. We have identified complementary projects that extend beyond the time and budgetary constraints of the Stellar Communities Program. We fully intend to continue to keep tackling these projects



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and each area identified in our Comprehensive Plan and Downtown Revitalization Plan until it is time to revisit our accomplishments and establish our next course of action. By doing so, we will also continue to attract additional investment into Huntingburg, Dubois County and the region.

● INVESTMENT Plan Results

This is Huntingburg's first time submitting a letter of interest to seek a Stellar Communities designation, but the program has impacted Huntingburg none the less. In anticipation of becoming involved in the program, we have completed the following projects:

- "Reviving The Pride" Listening Sessions – Summer 2012
- Comprehensive Plan Update – Fall 2013
- Veterans Monument / Event Center Enhancement – Fall 2013
- Downtown Revitalization Plan – Spring 2014

We are currently working on the following projects:

- Railroad Overpass Project – creates, for the first time since rail service was brought to Huntingburg, a physical connection between our north side residential and industrial areas and the downtown.
- Emergency and Ambulance Services – remodels and renovates a city building to maintain services that provides the only full-time Paramedic in the county
- Huntingburg Police Station – remodels and updates the facility to allow us to expand our police force.
- Northside Fire Station – doubles the size of the 11th Street Station which services the Industrial Park and north side residential community.
- Fire Equipment – acquires new equipment for fire protection.

While Stellar *has* reinforced our efforts to be the best Huntingburg we can be, we will continue to be *"A City Like No Other!"*

● COORDINATION & Capacity

Huntingburg has consistently demonstrated its capacity to successfully complete projects with INDOT, IHCD, OCRA, and other State and Federal agencies. In the past five years, we have undertaken 9 such initiatives.

Rachel Steckler, Director Of Communication & Community Development, will serve as our local point of contact. Rachel will ensure overall project coordination and be the prime person to provide information about each project. Rachel will work in full collaboration with the Mayor's Office and the Redevelopment Commission.

The Redevelopment Commission, under the leadership of City Planning Director Rich Hazlewood, has been charged with oversight of the Stellar Communities Program, and will coordinate activities of the team of local leaders, community partners, and professional consultants assembled to plan, monitor, implement, and ensure success of identified projects.

Miller-Valentine Group (MVG) has been developing, building and managing senior housing projects for over twenty years. MVG applies their broad experience to their own developments and to the senior housing developments of their clients. MVG takes a "resident centric" approach to each senior housing development by working to understand the future residents' wants and needs and then developing, designing and building a product that exceeds the residents' expectations as well as those of their clients.

The Martin Group started in January 1977 when Huntingburg native John Martin and his son Steve Martin decided to build apartments together. Their first project was a 30 unit senior citizen property in Huntingburg. Since then, they have developed and rehabilitated multi-family housing under nearly every state and federal program around, as well as conventional apartments, office buildings, industrial buildings, and retail buildings. The Martin Group has developed and managed properties in communities across Indiana, including Evansville, Crawfordsville, North Vernon, Princeton, and Petersburg.

The Dubois County Community Foundation has actively supported historic preservation and revitalization efforts in Huntingburg. In recent years, the Community Foundation has played a key role in the City's community development effort that goes beyond its central role of building charitable endowments and grantmaking. Significant projects and programs included efforts related to the construction of the Huntingburg Event and Community Center as well as saving the historic Huntingburg Old Town Hall from being demolished. Listed on the National Register of Historic Places, the Old Town Hall once served as the focal point for the town's social, cultural and political events. The same is true today as the building remains in full use and stands as a symbol of community pride through the leadership of our Community Foundation. The Foundation also led ArtWorks Initiative to invigorate the participation and appreciation of art and culture within Huntingburg. This initiative culminated in grants and assistance for American Latin Association of Southern Indiana (ALASI) to host the first ever Hispanic Festival in Dubois County last year, deeply engaging the Hispanic community in proudly displaying our desires to be a more diverse and inclusive Huntingburg. The Community Foundation enhances Huntingburg's ability to align the care of our local people with a State vision to offer Stellar Communities across Indiana. It will serve as an integral partner to engage the philanthropic sector in our efforts.

● COMMUNITY Approach

Huntingburg will use the Stellar brand throughout our marketing and communication tools. While our City's website will be the main vehicle for use of the brand, we will also use our social media presence, through Facebook and Twitter, to communicate with the public about Stellar activities. We also anticipate updating all of our printed and marketing materials and even adding the Stellar brand to the City vehicles. Please visit our website to see how we are sharing our LOI and projects. www.huntingburg-in.gov.

● SCOPE & Community

Partners and local leaders have committed to creating a community that draws the best and brightest to Huntingburg by being a thriving and



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welcoming community where people of all ages can flourish throughout their lifetime. Four principles drive our strategy to make Huntingburg "A City Like No Other!" Our identified Stellar activities mesh with and support those principles:

- Provide a High Quality of Life
- Attract a Trained Workforce
- Expedite Economic Development
- Relentlessly pursue opportunities to ensure Huntingburg is Prosperous and Vibrant

While the scope is aggressive, it is reasonable and achievable. The balance of our activities is intended play a key role in pursuing our principles to attract workers and stimulate economic investment. We have a proven track record. We do what we say we are going to do. You have every reason to expect our Stellar Projects to be complete in three years.

● FINANCIAL Viability

We believe Huntingburg's Stellar activities mesh well with available INDOT, IHCD, and OCRA funding resources. We have prepared a preliminary project budget to ensure that proposed activities are financially viable. When selected as a Finalist, we will compile additional cost estimates and continue to refine the project budgets.

● LEVERAGING Community Assets

The *Stellar* designation will mean the difference between incremental growth and exponential progress, but most importantly, the *Stellar* designation will instill a sense of optimism in the Citizens of Huntingburg that they haven't felt in a long time. The Stellar Community Projects are estimated to cost \$32,800,000. As a result of Huntingburg's frugal money management, preparation for future opportunities and development of strong community partnerships, we are positioned

to provide a match of \$23,300,000 or at least a 233% match from leveraged resources. This provides the participating agencies (INDOT, IHCD, and OCRA) \$2.33 for every dollar match of the funds they invest in Huntingburg. We are tenacious, resolute, invigorated, and excited. Our vision for Huntingburg is transformative and we have the capacity to make it a reality. Huntingburg is "A City Like No Other!" Help us make Huntingburg "*A Stellar City Like No Other.*"

Best Regards,

Mayor Denny Spinner
City of Huntingburg
February 19, 2014
812-683-2211
dspinner@huntingburg-in.gov
www.huntingburg-in.gov

DEVELOPMENT Team:

● LOCAL Point of Contact

Rachel Steckler

Director Of Communication & Community Development
City Hall PO Box 10 508 E 4th Street
Huntingburg, IN 47542
812-683-2211
rsteckler@huntingburg-in.gov

Local Leaders

- Destination Huntingburg
- Dubois County Commissioners & County Council
- Dubois County Community Foundation
- Dubois Strong
- Huntingburg Chamber of Commerce
- Huntingburg Event and Convention Center
- Huntingburg Redevelopment Commission
- RADIUS Indiana
- Tri-Cap

● PROJECT Team

Development Team Leaders:

CWC Latitudes LLC

www.cwclatitudesllc.com

Indiana 15 Regional Planning Commission

www.ind15rpc.com

Professional Consultants

- Taylor Siefker Williams Design Group
- Development Concepts, Inc. (DCI)
- DLZ
- Commonwealth Engineers
- CWC Latitudes LLC
- Ice Miller
- Krohn & Associates
- VS Engineering

● COMMUNITY Partners

Community Support

- German American Bancorp
- The Martin Group
- Miller-Valentine Group
- OFS Brands
- Old National Bank
- S & S Properties
- Touch of Class
- Uebelhor Developments
- The Waters of Huntingburg



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1 St. Joseph Hospital Senior Housing

Stellar Activities

- Repurposes and redevelops the shuttered St. Joseph Hospital that closed in 2007.
- Phase 1 of the project will be to renovate approximately 30,000 SF of the 90,000 SF facility.
- 45 to 50 total units of the former hospital will be used for Senior Housing.
- The north and west wings of the former hospital will be developed.
- Units will be 675 to 875 SF.
- Tax credits will be the primary funding source for the project.
- Miller Valentine will invest approximately \$9,000,000 to acquire, renovate and add to the northwest wing to create the living units.
- The Heritage Trail would connect to the site.
- The project facilitates aging in place with the Event Center and IGA within walking distance.

✓ Ready to Proceed

- Site control is in place for housing units.
- Miller Valentine has executed purchase options.
- Initiated Phase 1 Study & preliminary architectural design.

2 Heritage Trail

Stellar Activities

- The Heritage Trail will be developed in 3 phases.
- In Phase 1, the Veterans Route will tie the industrial area to the St. Joseph Hospital Redevelopment, the Huntingburg Event Center, IGA, and the Charles C. Niehaus Memorial Park.
- In Phase 2, the Historic Downtown Route will connect Charles C. Niehaus Memorial Park to the Downtown Central Business District and to Washington St.
- In Phase 3, the Railyard Route will connect the Central Business District to the NE neighborhoods and to the IGA. Most critical for this route is the pedestrian bridge necessary to cross the Dubois County Railroad.
- The Heritage Trail will allow all quadrants of Huntingburg to be connected for the first time without having to cross an at-grade railroad track since the rail came to town.

✓ Ready to Proceed

- Site control is in place.
- Conceptual designs have been developed.
- Ready to select consultant for design of Phases 1-3.

3 Maintenance & Shelter Building

Stellar Activities

- The facility will serve a dual purpose as a maintenance and operations facility for the street department and emergency shelter in case of emergency for the community and workers.
- Location near the overpass facilitates ease of access in case of emergency.
- The new facility would be approximately 17,000 SF.
- The facility would have service bays, materials and vehicle storage.
- These areas would double as shelter for emergencies.



✓ Ready to Proceed

- Community partner owns property.
- Conceptual design has been developed.
- Ready to select consultant for design.

4 Community Gateway

Stellar Activities

- Create gateways welcoming visitors & residents to Huntingburg.
- Place murals at a few key locations. The grain silos building has been identified as a potential mural location.
- Develop an inviting and welcoming atmosphere with the redesign of sidewalks, streetlights, and planters to accommodate the Heritage Trail.
- Reinforce Downtown as a destination to live, work, and play.



✓ Ready to Proceed

- Site control is in place.
- The Downtown Revitalization Plan has been completed.
- Gateway locations have been identified.



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5 9th St. & 14th St. Improvements

Stellar Activities

- Complimentary projects to the Overpass Project.
- 14th Street Reconstruction provides a key pedestrian and vehicular connection to the Overpass Project and US 231.
- 14th Street needs to be upgraded to handle heavy truck traffic when the overpass project is complete to connect to US 231.
- This upgrade will enhance the use of the Huntingburg Event Center.
- The Heritage Trail will connect the Event Center to the east side of Huntingburg and to the St. Joseph Hospital Redevelopment Project.
- This will also enhance the ability to develop the vacant property on the south side of 14th Street.
- 9th Street extension provides critical circulation while overpass project is constructed & allows for future Industrial Park expansion.

Ready to Proceed

- Site control is in place for the project.
- Ready to issue RFP for project

6 4th St. & Market St. Downtown Park

Stellar Activities

- Creates a space in the heart of downtown for events and activities that connects 4th Street to Market Street.
- Improves Market Street for events and festivals and creates a community gathering point.
- Connects public gathering spaces and amenities to historic Old Town Hall gathering & meeting space.



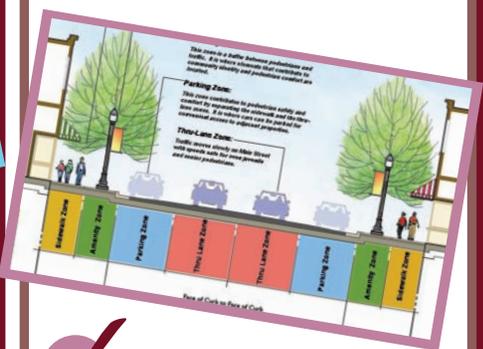
Ready to Proceed

- Identified as key element in Downtown Revitalization Plan
- Conceptual Design has been completed.

7 4th Street Waterline & Trail

Stellar Activities

- This project replaces a waterline that is over 100 years old and will be combined with the Heritage Trail enhancement project.
- All laterals will be replaced; One lateral break in 2013 caused a 30' geyser.
- Vital for revitalization and investment.
- Replacement averts a major crisis downtown if the line ruptured.
- Vital for adequate fire protection.
- Downtown Trail Route provides key connection to business district and Niehaus Memorial Park.



Ready to Proceed

- Identified as key element in Downtown Revitalization Plan
- Conceptual design has been completed.
- Cost estimate has been completed.

8 Affordable Family Housing

Stellar Activities

- Four possible locations for affordable housing units have been identified.
- 50 to 75 units would be developed to mesh with the City's goals and objectives.
- This translates to a \$7.2 to \$10.8 million in investment.
- It is anticipated that the majority of the funds would come from LIHTC and FHLB equity with some grants and a small first mortgage.
- The housing would be affordable for a family making \$10 to \$15 per hour.
- The Martin Group has been identified as our partner for this project.



Ready to Proceed

- Preliminary market study has been completed.
- The Martin Group is studying the viability of each site.