

2014 ANNUAL REPORT
REDEVELOPMENT COMMISSION
CITY OF TERRE HAUTE

Submitted To: Redevelopment Commission, City Council & Mayor Duke Bennett

By: Cliff Lambert, Executive Director

Date: January 21, 2015

REDEVELOPMENT COMMISSION MEMBERS

- Brian Conley
- David Heath
- Paul Lockhart
- Brian Dyer
- Troy Helman
- Jim Nichols

OFFICERS OF THE COMMISSION

- David Heath, President
- Brian Conley, Vice President
- Jim Nichols, Secretary

REDEVELOPMENT DEPARTMENT EMPLOYEES

- Cliff Lambert, Executive Director
- Dave Walker, Public Works Administrator
- Mike Kass, Housing & Community Facilities Administrator
- Phil Kesner, Redevelopment Grants/Planning Administrator
- Dean Branson, Real Estate Administrator
- Cynthia Chandler, Finance Administrator
- Phenny Hall, Office Manager

2014 ACCOMPLISHMENTS

Neighborhood Infrastructure Improvements

- ..Completed over **\$ 450,000.00** of street, curb, gutter, storm sewers, street trees and sidewalk replacement in the Central Eastside Area.
- ..Engineering design of improvements to the following streets in the Central Eastside Area: 4th Avenue from 25th Street to 27th Street, 4th Avenue from 27th Street to 29th Street, 4th Avenue from 29th Street to 30th Street, 30th Street from 4th Avenue to 5th Avenue.
- ..Completed the construction of improvements to the following streets in the Central Eastside Area: Ash Street from 31st Street to Kester Avenue, Beech Street from 31st Street to Kester Avenue, Plum Street from 31st Street to Kester Avenue, Kester Avenue from 8th Avenue to Buckeye Street, 28th Street from 4th Avenue to 5th Avenue and 29th Street from 4th Avenue to 5th Avenue.
- ..Approximately **30** street trees were planted by the Redevelopment Department as part of the North Eastside Area, and Central Eastside Area, construction projects referenced above.
- ..Assisted with the development planning for the new Warren Village Housing project on N. 25th Street, between 4th and 5th Avenues, and physical infrastructure improvements for the project including curbs, sidewalks and a bus shelter located in the Central Eastside Area.

Rehabilitation and Construction of Housing

- ..Participated with two low-income families to purchase two single-family homes constructed by Habitat for Humanity. HUD HOME funds were used for down payment assistance through our Urban Homestead Program. The lots were sold to Habitat for one-dollar from the Department of Redevelopment.
- ..A CHDO non-profit constructed three 2-bedroom duplexes (6 units), on scattered sites, in a low/moderate income targeted area. HOME and private funds were used to finance the duplexes that benefit very low and low/moderate income persons. The six units are handicap accessible.

Elimination of Blight and Community Enhancement

- ..Received approval for two (2) competitive applications for the Blight Elimination Program (BEP), from the Indiana Housing and Community Development Authority (IHCDA) for forgivable-loans to acquire and demolish at least 63 residential structures. Over \$1.7 million will be utilized to help stabilize the inner-city neighborhoods.

2014 ACCOMPLISHMENTS (con't)

Real Estate Acquisition and Property Management

- ..Maintained **201** City owned sites for use in housing programs by the Department of Redevelopment.
- ..Acquired **20** parcels of real estate, including 17 for use with the Blight Elimination Program.

Real Estate Sales

- ..Sold **1** parcel for construction of a commercial building.
- ..Sold **2** parcels to Habitat for Humanity for the construction of 2 new single-family houses.
- ..Sold **2** parcels for use as an additional side yard.

Substandard Structure Hearings

- ..Held first time demolition hearings on **111** properties.
- ..Demolished **6** garages.
- ..Demolished **48** condemned and dilapidated houses or buildings.
- ..Caused owners to demolish **10** houses or buildings.
- ..Caused owners to demolish **2** garages.
- ..Caused owners to rehabilitate **8** houses.
- ..Caused owners to rehabilitate **1** garage.

Downtown Improvements

- ..Continued infrastructure improvements, including the removal and replacement of deteriorated curbs, sidewalks and handicap ramps on Wabash Avenue and Ohio Street. Along with other improvements such as new street lights, trash receptacles, benches, in the Central Business District Tax Allocation Area.
- ..Assisted with the development of the plans for the new Downtown Commercial/Housing project on Wabash Avenue, between 5th and 6th Streets, and the renovation of the former Deming Center, both located in the Central Business District Tax Allocation Area.

2014 ACCOMPLISHMENTS (con't)

Downtown Improvements (con't)

- ..Worked with the Board of Public Works & Safety and the Terre Haute Police Department to initiate the design and construction of a new Public Safety Building to be located within the Central Business District Tax Allocation Area.
- ..Administered the Downtown Housing and Façade Programs. The owners of 1364-1366 Wabash Avenue completed the renovation of the building facades and rehabilitation of one apartment at 1364-1366 Wabash Avenue. These funds are used to subsidize private investments in the project.

2015 GOALS

Neighborhood Infrastructure Improvements

- ..Continued revitalization of low/mod income neighborhoods with the construction and design of over \$ 750,000 of street, curb, gutter and storm sewer improvements and replacement of street trees on 4th Avenue from 25th Street to 27th Street, 4th Avenue from 27th Street to 29th Street, 4th Avenue from 29th Street to 30th Street, 30th Street from 4th Avenue to 5th Avenue.

Rehabilitation and Construction of Housing

- ..Participate with two low-income families to purchase single-family homes through our Urban Homestead Program. The houses will be built in a low/moderate income neighborhood of the City. HOME funds and private mortgage loans will be used to fund this project.
- ..Construction of one duplex with 2 two-bedroom units owned by a non-profit 501(c)(3) housing organization, with HOME and bank funds. The units will benefit low/moderate income persons. The units will be handicap accessible.
- ..Assist a non-profit emergency shelter provider with the rehabilitation of a building for housing and services to benefit homeless and income eligible persons. CDBG funds will be used to fund the project.
- ..Renovate and construct an addition to an emergency shelter including a bathroom, 2-bedrooms and common area. The new facility will be handicap accessible. The non-profit will use CDBG funds to complete the project.
- ..Continue administering the Downtown Housing Rehabilitation Loan and Façade programs to create additional housing units in upper floors of commercial buildings and rehabilitate façades. These programs will continue stimulating and expanding the economy in the downtown.

2015 GOALS (con't)

Elimination of Blight and Community Enhancement

- ..Continue with the administration of the Blight Elimination Program (BEP), from the Indiana Housing and Community Development Authority (IHCDA) to acquire and demolish qualified residential structures. The expenditure of the approximately \$1.7 million will help stabilize the property values within the targeted inner-city neighborhoods.

Real Estate Acquisition and Property Management

- ..Acquisition of **45** tax default properties from Vigo County to create additional housing sites.
- ..Disposition of **14** parcels for construction of private homes, or side yards and other uses.
- ..Clearing titles on approximately **6** parcels of land to make available for development.
- ..Subdividing of land between 25th Street and Brown Avenue into **5** developable commercial sites.
- ..Sale of **1** parcel from the 25th Street to Brown Avenue Subdivision.

Demolition

- ..Clearance of approximately **70** vacant and condemned structures.

Downtown Development

- ..Removal and replacement of curbs, sidewalks and handicap ramps on 5th and 6th Streets, including new street lights, with benches and trash receptacles from Cherry Street to Ohio Street, located within the Central Business District Tax Allocation Area.
- ..Continue removal and replacement of curbs, sidewalks, and handicap ramps on Ohio Street from 3rd Street to 8th Street, including new street lights, with benches and trash receptacles.
- ..Continue infrastructure improvements on 12th Street and Wabash Avenue from 12th Street to 14th Street in conjunction with the development of the new Public Safety Building, including new street lights, with benches and trash receptacles, and the replacement of curbs, sidewalks, and handicap ramps.

2015 GOALS (con't)

Downtown Development (con't)

- ..Continue infrastructure improvements with the removal and replacement of deteriorated curb, sidewalk, and handicap ramps along with new street lights, benches, and trash receptacles on Cherry Street and 6th Street bordering the Deming Center project, plus façade improvements.
- ..Continue working with Indiana State University on the infrastructure improvements they are undertaking, adjacent to the new Track and Field Facility, along 1st Street from Sycamore Street to Cherry Street. The work will include the removal and replacement of curbs, sidewalks, handicap ramps and new street lighting.
- ..Continued development of the 7th Street Arts Corridor and Turn To The River Coalition.
- ..Continue to work with Downtown Terre Haute, Inc., Art Spaces and the City Engineering Planner on an application to create a Terre Haute Downtown Arts Cultural District.
- ..Continue assisting the City Engineering Department with sidewalk improvements in the Central Business District Tax Allocation Area.

Homeless Prevention

- ..Continue to work with the Wabash Valley Planning Council on Homeless for Region 7 towards addressing the needs for Emergency Shelter, Transitional Housing and Permanent Housing to serve the individuals in our community.

Economic Development

- ..Construction and/or engineering design of new street, curb, gutter and storm sewers for the extension of New Margaret Avenue Phase III-B and Phase III-C, New Margaret Avenue East and construction and/or engineering design for improvements to widen and fortify Phase II on Old Margaret Industrial Drive in the SR 46 Tax Allocation Area.
- ..Continue with the development of the S.R. 46 Tax Allocation Area and new Margaret Avenue(s) extension project(s).
- ..Continue to work with the Greater Terre Haute Chamber of Commerce and the Terre Haute Economic Development Corporation to implement the City's industrial retention and expansion program.
- ..Continue with the development of numerous privately held industrial properties.

2015 GOALS (con't)

Economic Development (con't)

- ..Continue to assist with the development of the S.R. 46, Downtown Central Business District, Ft. Harrison Business Park and Jadcore Tax Allocation Areas.
- ..Continue to work with the Terre Haute Economic Development Corporation on completion of a development/marketing plan for the former Terre Haute Coke & Carbon plant at 13th and Hulman Streets and work with the City Engineering Department to complete environmental work on other Redevelopment scattered Brownfield sites throughout the City.
- ..Continue to partner with the Terre Haute International Airport Authority on the efforts to develop infrastructure and attract new business to the Terre Haute Airport Economic Development Zone.

Other

- ..Continue to provide effective, prompt and courteous service to the citizens of Terre Haute.

TOTAL FUNDS

Community Development Block Grant Funds		\$ 2,368,047.52
13 Carry Forward Balance to Draw from HUD	860,340.52	
14 CDBG Funds	1,497,225.00	
14 Program Income	10,482.00	
HOME Grant Funds.		\$ 758,228.33
13 Carry Forward Cash Register.	29,621.65	
12 Carry Forward Balance to draw from HUD	111,845.71	
13 Carry Forward Balance to draw from HUD	296,432.89	
14 HOME Funds	284,786.00	
14 Home Loan Payments (T.H. Housing Authority Corp)	35,542.08	
Emergency Solutions Grant		\$ 107,911.00
Historic District Commercial Incentives Funds		\$ 6,091.39
12 Carry Forward Balance.	6,091.39	
13 Program Income	-0-	
Non-Federal Funds		\$ 433,135.09
13 Carry Forward Cash Register.	415,353.26	
Monthly Bank Interest Earned.	32.81	
Reimbursement from HIGH-I II, L.P..	8,832.36	
Sale of Land	3,645.50	
Reimbursement from N S P. PI.	3,012.35	
Reimbursement from Anthem	2,233.81	
Reimbursement from Bank	25.00	
Central Business District Tax Allocation Funds.		\$ 4,531,474.14
13 Carry Forward Cash Register.	2,966,517.80	
TIF Settlements Area #1	1,563,873.55	
Monthly Bank Interest Earned.	970.79	
Rent on Police Bldg	12.00	
Rent on Bill Board	100.00	
Ft. Harrison Business Park Tax Allocation Funds		\$ 646,774.01
13 Carry Forward Cash Register.	520,462.65	
TIF #8 Settlement	125,071.60	
Monthly Bank Interest Earned.	1,239.76	
Jadcore Phase 1 Tax Allocation Funds.		\$ 476,252.68
13 Carry Forward Cash Register.	367,769.23	
TIF #9 Settlement	108,449.26	
Monthly Bank Interest Earned.	34.19	
State Road 46 Tax Allocation Funds.		\$ 7,424,504.78
13 Carry Forward Cash Register.	5,815,025.31	
TIF #10 Settlement.	1,274,686.89	
Monthly Bank Interest Earned.	1,299.14	
Meijer Funds	333,493.44	

TOTAL FUNDS

\$16,752,418.94

EXPENDITURE OF FUNDS

CDBG Fund Total Expenditures		\$	940,917.80
Demolition	154,874.09		
Rehabilitation	-0-		
Infrastructure	438,819.37		
Administration	347,224.34		
Payroll-General	210,415.95		
Conference & Seminars	798.00		
Travel/Lodging	1,029.33		
Subscriptions	307.43		
Dues & Memberships	1,597.00		
Professional Services	9,087.41		
Office Supplies	3,786.95		
Office Equipment	9,447.46		
Health Insurance	78,869.38		
Worker's Comp. Insurance	-0-		
Employee Bond and Crime Insurance	600.00		
Pension	24,610.60		
Office Expenses	4,539.13		
Fair Housing Expenses	1,343.06		
HOME Professional Services	792.64		
HOME Fund Total Expenditures		\$	671,197.60
12 HOME Funds	111,845.71		
13 HOME Funds	303,541.31		
14 HOME Funds	196,917.32		
Loan Payment Funds	58,893.26		
Emergency Solutions Grant			
Expenditures		\$	-0-
Historic District Commercial Incentives Funds		\$	-0-
Non-Federal Fund Total Expenditures		\$	184,694.20
Administration	32,625.67		
Economic Dev. Corp.	5,000.00		
B E P Acquisition	90,792.43		
B E P Demolition	51,901.00		
Professional Services	1,200.00		
Coke & Carbon	1,728.00		
Acquisition	1,447.10		
C.B. District Tax Allocation Fund Total Expenditures		\$	531,151.72
WTHI Radio Bond Payment	34,196.79		
Candlewood Suites Bond Payment	168,712.50		
Multi Modal A Bond Payment	115,963.76		
Trustee Fees on Bonds	2,500.00		
Administration	90,228.12		
Umbaugh & Associates	14,127.50		
Infrastructure Projects	68,348.41		
Oldham Law	5,155.00		
Ice Miller	31,919.64		
Ft. Harrison Business Park Tax Allocation Fund Total Expenditures		\$	89,261.97
Bond Payments	78,793.75		
Administration	6,968.22		
Umbaugh	3,500.00		

Jadcore Phase 1 Tax Allocation Fund Total Expenditures.	\$	179,000.00
First Financial Trust Fees.		500.00
Bond Payment.		175,000.00
Umbaugh		3,500.00
State Road 46 Tax Allocation Funds.	\$	2,214,230.34
Administration Expenses		83,100.13
Umbaugh		12,127.50
Bond Payment.		555,750.00
Infrastructure Projects		1,563,252.71
TOTAL EXPENDITURE OF ALL FUNDS	\$	4,810,453.63

2014 FINANCIAL SUMMARY

TOTAL FUNDS	\$16,752,418.94
TOTAL EXPENDITURE OF ALL FUNDS	\$ 4,810,453.63
*BALANCE OF FUNDS	\$11,941,965.31

*This balance includes funds obligated and earmarked for City of Terre Haute existing and proposed Redevelopment projects.