

**2015 ANNUAL REPORT**  
**REDEVELOPMENT COMMISSION**  
**CITY OF TERRE HAUTE**

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

By: Cliff Lambert, Executive Director

Date: January 20, 2016

**REDEVELOPMENT COMMISSION MEMBERS**

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

**OFFICERS OF THE COMMISSION**

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

**REDEVELOPMENT DEPARTMENT EMPLOYEES**

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- 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

## 2015 ACCOMPLISHMENTS

### Neighborhood Infrastructure Improvements

- ..Completed over **\$ 668,000.00** 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: 13-1/2 Street and 14<sup>th</sup> Street from Maple Avenue to Buckeye Street, 14-1/2 Street and 15<sup>th</sup> Street from Maple Avenue to Buckeye Street, Linden Street and Cedar Street from 13<sup>th</sup> Street to 15<sup>th</sup> Street, and Buckeye Street from 13<sup>th</sup> Street to 14-1/2 Street.
- ..Completed the construction of improvements to the following streets in the Central Eastside Area: Ash Street from 31<sup>st</sup> Street to Kester Avenue, Beech Street from 31<sup>st</sup> Street to Kester Avenue, Plum Street from 31<sup>st</sup> Street to Kester Avenue, Kester Avenue from 8<sup>th</sup> Avenue to Buckeye Street, 4<sup>th</sup> Avenue from 25<sup>th</sup> Street to 27<sup>th</sup> Street, 4<sup>th</sup> Avenue from 27<sup>th</sup> Street to 29<sup>th</sup> Street 4<sup>th</sup> Avenue from 29<sup>th</sup> Street to 30<sup>th</sup> Street and 30<sup>th</sup> Street from 4<sup>th</sup> Avenue to 5<sup>th</sup> Avenue.
- ..Approximately **27** 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 of the new Warren Village Housing project on N. 25<sup>th</sup> Street, between 4<sup>th</sup> and 5<sup>th</sup> Avenues, with 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 one low-income family to purchase a single-family home constructed by Habitat for Humanity. HUD HOME funds were used for down payment assistance through our Urban Homestead Program. The lot was sold to Habitat for one-dollar from the Department of Redevelopment.
- ..Assisted 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 were used to fund the project.
- ..Participating with a CHDO non-profit to construct two 2-bedroom duplexes (4 units), on scattered sites, in a low/moderate income targeted area. HOME and private funds are used to finance the duplexes that benefit very low and low/moderate income persons. The four units are handicap accessible.

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**2015 ACCOMPLISHMENTS (con't)**

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Rehabilitation and Construction of Housing (con't)

- ..Renovating and constructing an addition to an emergency shelter including 2-bathrooms, 5-bedrooms and common area. The new facility will be handicap accessible. The non-profit is using CDBG funds to complete the project.

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. Approximately 28 residential structures have been acquired and demolished, with another 30 being acquired to demolish this year.

Real Estate Acquisition and Property Management

- ..Maintained **276** City owned sites for use in housing programs by the Department of Redevelopment.
- ..Acquired **73** parcels of real estate, including **49** for use with the Blight Elimination Program.

Real Estate Sales

- ..Sold **3** parcels for the construction of 2 new single-family houses.
- ..Sold **1** parcel for use as an additional side yard.

Substandard Structure Hearings

- ..Held first time demolition hearings on **111** properties.
- ..Demolished **2** garages.
- ..Demolished **42** condemned and dilapidated houses or buildings.
- ..Completed **2** site clearances.
- ..Caused owners to demolish **2** houses or buildings.
- ..Caused owners to rehabilitate **4** houses.

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**2015 ACCOMPLISHMENTS (con't)**

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Downtown Improvements

- ..Continued infrastructure improvements, including the removal and replacement of deteriorated curbs, sidewalks and handicap ramps on Wabash Avenue, Ohio St., 5<sup>th</sup> St., 6<sup>th</sup> St., and Cherry St., 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 new Downtown Commercial/Housing project on Wabash Avenue, between 5<sup>th</sup> and 6<sup>th</sup> Streets, and the renovation of the former Deming Center, located at 6<sup>th</sup> and Cherry Streets, with physical infrastructure improvements for the projects including curbs, sidewalks and street lighting, located in the Central Business District Tax Allocation Area.
- ..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 615 Cherry Street completed the renovation of the building's three facades and rehabilitated one apartment at 129½ S. 7<sup>th</sup> Street. These funds are used to subsidize private investments in the project.

Economic Development

- ..Construction and/or engineering design of new street, curb, gutter and storm sewers for the roadway extension of 1,150 LF of New Margaret Avenue East, along with New Margaret Avenue West, and Industrial Margaret West, Phase III-B and Phase III-C.
- ..Engineering design and analysis for mass drainage of approximately 15 Acres in the West/Northwest area of New Margaret Avenue, Phase I.
- ..Accomplished the early retirement, on December 28, 2015, of the 2004 Tax Revenue Bonds for the Ft. Harrison Business Park Tax Allocation Area, resulting in a huge savings of 9 years projected interest.

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**2016 GOALS**

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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

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**2016 GOALS (con't)**

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Neighborhood Infrastructure Improvements Housing (con't)

13-1/2 Street and 14<sup>th</sup> Street from Maple Avenue to Buckeye Street, 14-1/2 Street and 15<sup>th</sup> Street from Maple Avenue to Buckeye Street, Linden Street and Cedar Street from 13<sup>th</sup> Street to 15<sup>th</sup> Street, and Buckeye Street from 13<sup>th</sup> Street to 14-1/2 Street.

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 these projects.
- ..Construction of two duplexes with two 2-bedroom units (4-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.
- ..Complete the renovation and construction of an addition to an emergency shelter including 2-bathrooms, 5-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.

Elimination of Blight and Community Enhancement

- ..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.
- ..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.

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**2016 GOALS (con't)**

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Real Estate Acquisition and Property Management

- ..Acquisition of **20** tax default properties from Vigo County for BEP.
- ..Disposition of **10** parcels for construction of private homes, or side yards and other uses.
- ..Clearing titles on approximately **12** parcels of land for development.

Demolition

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

Downtown Development

- ..Removal and replacement of curbs, sidewalks and handicap ramps on 5th Street, 6th Street, Wabash, and Cherry Streets including new street lights, with benches and trash receptacles from Cherry Street to Ohio Street, located in the Central Business District Tax Allocation Area.
- ..Continue removal and replacement of curbs, sidewalks, and handicap ramps on Ohio Street from 3<sup>rd</sup> Street to 8<sup>th</sup> Street, including new street lights, with benches and trash receptacles.
- ..Continue infrastructure improvements on 12<sup>th</sup> Street and Wabash Avenue from 12<sup>th</sup> Street to 14<sup>th</sup> Street in conjunction with the development of the new Public Safety Building, including new street lights, benches trash receptacles, replacement of curbs, sidewalks, and handicap ramps.
- ..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 6<sup>th</sup> 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 1<sup>st</sup> 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.

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**2016 GOALS (con't)**

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Downtown Development (con't)

- ..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 and Permanent Housing to serve the homeless 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 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.
- ..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 13<sup>th</sup> 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.

**2015 TOTAL FUNDS**

Community Development Block Grant Funds . . . . .		\$ 2,919,443.15
14 Carry Forward Cash Register. . . . .	100.00	
14 Carry Forward Balance to Draw from HUD . . . . .	1,427,129.72	
15 CDBG Funds . . . . .	1,479,728.00	
15 Program Income . . . . .	12,485.43	
HOME Grant Funds. . . . .		\$ 389,381.56
14 Carry Forward Cash Register. . . . .	3,009.20	
14 Carry Forward Balance to draw from HUD . . . . .	84,018.28	
15 HOME Funds . . . . .	266,812.00	
15 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	
14 Carry Forward Balance. . . . .	6,091.39	
15 Program Income . . . . .	-0-	
Non-Federal Funds . . . . .		\$ 452,878.70
14 Carry Forward Cash Register. . . . .	248,440.89	
Monthly Bank Interest Earned. . . . .	6.94	
Loan Payments from HIGH-I II, L.P.. . . . .	8,832.36	
Sale of Land . . . . .	3,000.00	
Reimbursement from N S P. PI. . . . .	1,952.01	
Reimbursement from BEP Program. . . . .	190,634.00	
Reimbursement from Bank . . . . .	12.50	
Central Business District Tax Allocation Funds. . . . .		\$ 6,512,747.81
14 Carry Forward Cash Register. . . . .	4,000,322.42	
TIF Settlements Area #1 . . . . .	1,560,215.52	
Monthly Bank Interest Earned. . . . .	156.66	
Plans and Specifications. . . . .	200.00	
Police Bldg Bond. . . . .	916,050.00	
Reimbursement For Invoices Paid on New Police Station . . . . .	30,000.00	
Reimbursement From Thompson and Thrift Bond Payment . . . . .	5,803.21	
Ft. Harrison Business Park Tax Allocation Funds . . . . .		\$ 689,429.73
14 Carry Forward Cash Register. . . . .	557,512.04	
TIF #8 Settlement . . . . .	112,673.56	
Monthly Bank Interest Earned. . . . .	456.77	
Loan From Non Fed Acct to Pay Off Bond. . . . .	18,787.36	
Jadcore Phase 1 Tax Allocation Funds. . . . .		\$ 339,582.58
14 Carry Forward Cash Register. . . . .	297,252.68	
TIF #9 Settlement . . . . .	42,313.22	
Monthly Bank Interest Earned. . . . .	16.68	
State Road 46 Tax Allocation Funds. . . . .		\$ 6,241,948.25
14 Carry Forward Cash Register. . . . .	5,210,274.44	
TIF #10 Settlement. . . . .	968,436.89	
Monthly Bank Interest Earned. . . . .	364.08	
Reimbursement From Meijer . . . . .	62,872.84	



**2015 EXPENDITURE OF FUNDS**

CDBG Fund Total Expenditures . . . . .		\$ 1,608,430.57
Demolition . . . . .	179,982.56	
Rehabilitation . . . . .	129,089.11	
Infrastructure . . . . .	966,896.13	
Administration . . . . .	332,462.77	
Payroll-General . . . . .	207,502.52	
Conference & Seminars . . . . .	348.00	
Travel/Lodging . . . . .	942.71	
Subscriptions . . . . .	261.93	
Dues & Memberships . . . . .	1,128.22	
Professional Services . . . . .	4,221.96	
Office Supplies . . . . .	2,332.41	
Office Equipment . . . . .	10,521.60	
Health Insurance . . . . .	72,307.32	
Employee Bond and Crime Insurance . . . . .	2,884.00	
Pension . . . . .	25,948.04	
Office Expenses . . . . .	3,985.58	
Fair Housing Expenses . . . . .	43.48	
HOME Professional Services . . . . .	35.00	
HOME Fund Total Expenditures . . . . .		\$ 43,546.98
14 HOME Funds . . . . .	34,614.10	
15 HOME Funds . . . . .	-0-	
Loan Payment Funds . . . . .	8,932.88	
Emergency Solutions Grant		
Expenditures . . . . .		\$ 107,911.00
Historic District Commercial Incentives Funds . . . . .		\$ 6,091.39
Non-Federal Fund Total Expenditures . . . . .		\$ 260,847.87
Administration . . . . .	516.88	
Economic Dev. Corp. . . . .	5,000.00	
B E P Acquisition . . . . .	62,566.72	
B E P Demolition . . . . .	153,511.00	
B E P Payroll . . . . .	8,760.91	
Loan For Ft Harrison Bond Payoff . . . . .	18,787.36	
Coke & Carbon . . . . .	3,960.00	
Art Spaces . . . . .	5,000.00	
Bank . . . . .	45.00	
Fair Housing . . . . .	2,000.00	
Downtown TH Inc . . . . .	700.00	
C.B. District Tax Allocation Fund Total Expenditures . . . . .		\$ 1,832,200.83
WTHI Radio Bond Payment . . . . .	75,000.00	
Candlewood Suites Bond Payment . . . . .	166,962.50	
Multi Modal A Bond Payment . . . . .	114,712.51	
Trustee Fees on Bonds . . . . .	2,500.00	
Administration . . . . .	77,118.94	
Umbaugh & Associates . . . . .	11,055.63	
Infrastructure Projects . . . . .	1,366,238.01	
Oldham Law . . . . .	7,820.74	
Ice Miller . . . . .	10,792.50	

**2015 EXPENDITURE OF FUNDS**

Ft. Harrison Business Park Tax Allocation Fund Total Expenditures . . .	\$	689,429.73
Bond Payments . . . . .	676,627.92	
Administration. . . . .	641.81	
Umbaugh . . . . .	4,160.00	
Ice Miller. . . . .	8,000.00	
 Jadcore Phase 1 Tax Allocation Fund Total Expenditures. . . . .	\$	195,300.00
First Financial Trust Fees. . . . .	500.00	
Bond Payment. . . . .	189,800.00	
Umbaugh . . . . .	5,000.00	
 State Road 46 Tax Allocation Funds. . . . .	\$	2,605,356.46
Administration Expenses . . . . .	63,812.89	
Umbaugh . . . . .	11,310.62	
Bond Payment. . . . .	575,750.00	
Trustee Fees. . . . .	350.00	
Infrastructure Projects . . . . .	1,932,942.95	
Ice Miller. . . . .	20,890.00	
Oldham Law. . . . .	300.00	

**TOTAL 2015 EXPENDITURE OF ALL FUNDS** **\$ 7,349,114.83**

**2015 FINANCIAL SUMMARY**

<b>TOTAL FUNDS</b>	<b>\$17,659,414.17</b>
<b>TOTAL EXPENDITURE OF ALL FUNDS</b>	<b>\$ 7,349,114.83</b>
<b>*BALANCE OF FUNDS</b>	<b>\$10,310,299.34</b>

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