

**2018 ANNUAL REPORT**  
**REDEVELOPMENT COMMISSION**  
**CITY OF TERRE HAUTE**

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

By: Steve Witt, Executive Director

Date: February 20, 2019

**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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- Steve Witt, Executive Director
- Phil Kesner, Redevelopment Grants/Planning Administrator
- Dean Branson, Real Estate Administrator
- Cynthia Chandler, Finance Administrator
- Phenny Hall, Office Manager

## 2018 ACCOMPLISHMENTS

### Neighborhood Infrastructure Improvements

- ..Completed over **\$ 640,000.00** of street, curb, gutter, storm sewers, street trees and sidewalk replacement in the South Westside Area.
- ..Engineering design of improvements to the following streets in the South Westside Area: Washington Avenue from 13<sup>th</sup> Street to 15<sup>th</sup> Street; 13-1/2 Street and 14<sup>th</sup> Street from Harrison Street to Washington Avenue; Dean Avenue from 13<sup>th</sup> Street to 14<sup>th</sup> Street; 13-1/2 Street and 14<sup>th</sup> Street from Washington Avenue to Dean Avenue; Franklin Street from 13<sup>th</sup> Street to 14<sup>th</sup> Street and 13-1/2 Street and 14<sup>th</sup> Street from Dean Avenue to Franklin Street.
- ..Completed the construction of improvements to the following streets in the South Westside Area: Harrison Street from 13<sup>th</sup> Street to 14<sup>th</sup> Street; 13-1/2 Street and 14<sup>th</sup> Street from Putnam Street to Harrison Street.
- ..Approximately **14** street trees were planted by the Redevelopment Department as part of the South Westside Area, construction projects referenced above.

### Rehabilitation and Construction of Housing

- ..Participated with two low-income families to purchase 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.
- ..Participating with Low Income Housing Development Corporation, a non-profit housing provider, to construct ten 2-bedroom single-family homes on scattered sites, in a low/moderate income targeted area. HOME and private funds are being utilized to finance the 10 units, that will benefit very low and low/moderate income persons. Two of the units are handicap accessible.

### Real Estate Acquisition and Property Management

- ..Maintained **218** City owned sites for use in housing programs.

### Real Estate Sales

- ..Sold **40** parcels for the construction of 35 new single-family houses.
- ..Sold **2** parcels for use as an additional side yard for a church.
- ..Sold **2** parcels for use as Community Gardens.

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**2018 ACCOMPLISHMENTS (con't)**

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Substandard Structure Hearings

- ..Held first time demolition hearings on **112** properties.
- ..Demolished **4** garages.
- ..Demolished **81** condemned and dilapidated houses or buildings.
- ..Caused owners to demolish **15** houses or buildings.
- ..Caused owners to rehabilitate **30** houses.

Downtown Improvements

- ..Continued infrastructure improvements, including the removal and replacement of deteriorated curbs, sidewalks and handicap ramps on Wabash Avenue and along 2<sup>nd</sup> and 3<sup>rd</sup> Streets adjacent to the new Annex 41 residential housing project, in the Central Business District Tax Allocation Area.
- ..Substantially completed the installation of 26 new decorative street lights on Ohio Street, between 3<sup>rd</sup> and 8<sup>th</sup> Streets; 5<sup>th</sup> and 6<sup>th</sup> Streets between Wabash Avenue and Ohio Street, located in the Central Business District Tax Allocation Area.
- ..Administered the Downtown Façade Program to assist the Vigo County Historical Society with the renovation of the building's three Facades for their new location at 929 Wabash Avenue. These funds are used to subsidize private investments in the project.

Economic Development

- ..Completed the construction of a mass drainage project in the SR 46 Tax Allocation Area located in the West/Northwest area of New Margaret Avenue, Phase I. Local funds were utilized to leverage \$948,750 in funding from the Indiana Department of Transportation.
- ..Initiated the engineering design of a new water line extension to connect with existing lines on Industrial Margaret Drive, and for the preliminary roadway design, west to Fruitridge Avenue.
- ..Completed the construction of rail and street improvements to serve Pyrolyx, a new business located in the Ft. Harrison Business Park Tax Allocation Area.

## 2019 GOALS

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### Neighborhood Infrastructure Improvements

- ..Continued revitalization of low/mod income neighborhoods with the construction and design of over \$ 1,200,000 of street, curb, gutter and storm sewer improvements and replacement of street trees in the South Westside Area: Washington Avenue from 13<sup>th</sup> Street to 15<sup>th</sup> Street; 13-1/2 Street and 14<sup>th</sup> Street from Harrison Street to Washington 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 these projects.
- ..Complete the construction of (10) 2-bedroom single-family homes owned by a non-profit housing organization, with HOME and private funds, to benefit income eligible persons. Some units are handicap accessible.
- ..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.

### Real Estate Acquisition and Property Management

- ..Disposition of **10** parcels for construction of private homes, or side yards and other uses.
- ..Clearing titles on approximately **20** parcels of land for development.

### Demolition

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

### 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.

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**2019 GOALS (con't)**

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Downtown Development

- ..Continue assisting the City Engineering Department with the removal and replacement of deteriorated curb, sidewalk, and handicap ramps along with new street lights, benches, and trash receptacles in the Central Business District Tax Allocation Area.
  
- ..Continued development of the 7th Street Arts Corridor and Turn To The River Coalition.
  
- ..Continue to work with the Downtown association, Art Spaces and the City Engineering Department on an application to create a Terre Haute Downtown Arts Cultural District.

Economic Development

- ..Continue with the construction and/or engineering design of the new street, curb, gutter and storm sewers for the extension of New Margaret Avenue, and/or engineering design for improvements to widen and fortify Phase III on Industrial Margaret Drive in the SR 46 Tax Allocation Area.
  
- ..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 development of the S.R. 46, Downtown Central Business District, & Ft. Harrison Business Park 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 this other Redevelopment scattered Brownfield sites throughout the City.
  
- ..Continue to partner with the Terre Haute 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 . . . . .		\$ 2,993,244.51
17 Carry Forward Cash Register. . . . .	100.00	
16 Carry Forward Balance to Draw from HUD . . . . .	76,133.48	
17 Carry Forward Balance to Draw from HUD . . . . .	1,362,722.03	
18 CDBG Funds . . . . .	1,553,339.00	
18 Program Income . . . . .	950.00	
HOME Grant Funds. . . . .		\$ 956,607.57
17 Carry Forward Cash Register. . . . .	3.25	
16 Carry Forward Balance to draw from HUD . . . . .	241,456.15	
17 Carry Forward Balance to draw from HUD . . . . .	283,540.17	
18 HOME Funds . . . . .	431,608.00	
Non-Federal Funds . . . . .		\$ 351,988.26
17 Carry Forward Cash Register. . . . .	71,892.90	
Monthly Bank Interest Earned. . . . .	22.77	
Voided Check . . . . .	100.00	
Reimbursement from Jadcore Account. . . . .	18,480.00	
BEP Reimbursement from State. . . . .	261,492.59	
Central Business District Tax Allocation Funds. . . . .		\$ 7,771,693.65
17 Carry Forward Tax Allocation Cash Register . . . . .	1,433,118.17	
TIF Settlements Area #1 . . . . .	1,602,707.68	
Monthly Bank Interest Earned. . . . .	2,584.57	
Multi Modal Debt Service Reserve Carry Forward. . . . .	120,581.75	
Multi Modal Sinking Fund Carry Forward. . . . .	24,068.08	
Candlewood Bond & Int Fund Carry Forward. . . . .	1,029.26	
Police Debt Service Reserve Fund Carry Forward. . . . .	72,649.44	
Police Services Contractual Fund Carry Forward. . . . .	14,952.28	
925 Wabash Fund Carry Forward . . . . .	2.42	
Reimbursement of Loan to City . . . . .	4,500,000.00	
Ft. Harrison Business Park Tax Allocation Funds . . . . .		\$2,050,601.66
17 Carry Forward Cash Register. . . . .	227,217.75	
TIF #8 Settlement . . . . .	118,489.28	
Monthly Bank Interest Earned. . . . .	14,886.50	
Pyrolyx Bond & Interest Fund. . . . .	8.13	
Pyrolyx Bond Construction Fund. . . . .	1,449,062.50	
Pyrolyx Bond Debt Service Reserve Fund. . . . .	240,937.50	
Jadcore Phase 1 Tax Allocation Funds. . . . .		\$ 223,213.13
17 Carry Forward Cash Register. . . . .	80,729.76	
TIF #9 Settlement . . . . .	119,198.08	
Monthly Bank Interest Earned. . . . .	47.80	
Radley Co for Jadcore Shortfall . . . . .	23,237.49	
State Road 46 Tax Allocation Funds. . . . .		\$ 5,930,999.15
17 Carry Forward Cash Register. . . . .	2,053,329.61	
TIF #10 Settlement. . . . .	1,468,987.76	
Monthly Bank Interest Earned. . . . .	1,659.78	
SR 46 Bond Principal & Int Acct Carry Forward . . . . .	292,229.92	
SR 46 Bond Sinking Fund Carry Forward . . . . .	15.59	
SR 46 Bond Debt Service Reserve Fund Carry Forward. . . . .	659,665.74	
SR 46 Drainage Prjt Reimb from State. . . . .	948,750.00	
Reimbursement of Loan to City . . . . .	500,000.00	
Reimbursement from Fox Hotel Partners . . . . .	6,360.75	

**TOTAL FUNDS**

**\$20,278,347.93**

**EXPENDITURE OF FUNDS**

CDBG Fund Total Expenditures . . . . .		\$ 1,026,678.48
Demolition . . . . .	215,727.99	
Rehabilitation . . . . .	-0-	
Infrastructure . . . . .	636,276.56	
Administration . . . . .	174,673.93	
Payroll-General . . . . .	113,147.52	
Conference & Seminars . . . . .	460.00	
Travel/Lodging . . . . .	1,700.03	
Subscriptions . . . . .	257.88	
Dues & Memberships . . . . .	1,370.00	
Professional Services . . . . .	8,600.72	
Office Supplies . . . . .	2,459.50	
Office Equipment . . . . .	9,695.98	
Health Insurance . . . . .	27,127.97	
Employee Bond and Crime Insurance . . . . .	-0-	
Pension . . . . .	7,586.13	
Office Expenses . . . . .	1,974.45	
Fair Housing Expenses . . . . .	48.36	
HOME Professional Services . . . . .	245.39	
HOME Fund Total Expenditures . . . . .		\$ 48,328.45
HOME Entitlement Funds . . . . .	48,328.45	
Non-Federal Fund Total Expenditures . . . . .		\$ 75,257.29
Administration . . . . .	533.19	
B E P Acquisition . . . . .	375.00	
B E P Payroll . . . . .	1,114.35	
RDC Attorney . . . . .	4,388.10	
ICON Invoices . . . . .	5,905.00	
Coke and Carbon Site . . . . .	60,841.65	
Umbaugh Jadcore . . . . .	2,100.00	
C.B. District Tax Allocation Fund Total Expenditures . . . . .		\$ 2,411,529.08
925 Wabash Bond Payment . . . . .	70,324.35	
Candlewood Suites Bond Payment . . . . .	168,000.00	
Multi Modal A Bond Payment . . . . .	119,366.26	
Police Department Bond Payment . . . . .	76,662.50	
Deming Center Bond Payment . . . . .	27,709.00	
Trustee Fees on Bonds . . . . .	4,350.00	
Administration . . . . .	30,286.02	
Umbaugh & Associates . . . . .	23,700.00	
Infrastructure Projects . . . . .	387,575.95	
RDC Attorney . . . . .	3,555.00	
Loan to City . . . . .	1,500,000.00	
Ft. Harrison Business Park Tax Allocation Fund Total Expenditures . . . . .		\$ 1,444,067.81
Bond Payments . . . . .	27,743.06	
Umbaugh . . . . .	5,350.00	
Trustee Fee . . . . .	410.61	
Administration . . . . .	381.37	
RDC Attorney . . . . .	1,949.00	
Vigo County Treasurer . . . . .	5.00	
Pyrolyx Project . . . . .	1,408,228.77	

**EXPENDITURE OF FUNDS**

Jadcore Phase 1 Tax Allocation Fund Total Expenditures. . . . .	\$	125,887.50
RDC Attorney. . . . .		157.50
Bond Payment. . . . .		104,000.00
Umbaugh . . . . .		3,250.00
Reimbursement to Non Federal Acct . . . . .		18,480.00
State Road 46 Tax Allocation Funds. . . . .	\$	3,311,048.27
Administration Expenses . . . . .		40,326.53
Umbaugh . . . . .		13,251.25
Bond Payment. . . . .		627,700.00
Trustee Fees. . . . .		350.00
Infrastructure Projects . . . . .		2,107,019.09
Loan to City. . . . .		500,000.00
Bank Fee. . . . .		1.00
RDC Attorney. . . . .		22,400.40
<b>TOTAL EXPENDITURE OF ALL FUNDS</b>	<b>\$</b>	<b>8,442,796.88</b>

**2018 FINANCIAL SUMMARY**

<b>TOTAL FUNDS</b>	<b>\$20,278,347.93</b>
<b>TOTAL EXPENDITURE OF ALL FUNDS</b>	<b>\$ 8,442,796.88</b>
<b>*BALANCE OF FUNDS</b>	<b>\$11,835,551.05</b>

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