

2019 ANNUAL REPORT
REDEVELOPMENT COMMISSION
CITY OF TERRE HAUTE

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

By: Steve Witt, Executive Director

Date: February 19, 2020

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

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

2019 ACCOMPLISHMENTS

Neighborhood Infrastructure Improvements

- ..Completed over **\$1,080,000.00** 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: Franklin Street from 13th Street to 14th Street and 13-1/2 Street and 14th Street from Dean Avenue to Franklin Street; 13-1/2 Street and 14th Street from Washington Avenue to Dean Avenue; Dean Avenue from 13th Street to 14th Street; Cruft Street from 13th Street to 14th Street; 13-1/2 Street and 14th Street from Franklin Street to Cruft Street and 13-1/2 Street and 14th Street from Cruft Street to College Avenue.
- ..Completed the construction of improvements to the following streets in the South Westside Area: Washington Avenue from 13th Street to 15th Street; 13-1/2 Street and 14th Street from Harrison Street to Washington Avenue.
- ..**16** 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.
- ..Participated with Low Income Housing Development Corporation, a non-profit housing provider, to complete the construction of ten 2-bedroom single-family homes on scattered sites, in a low/moderate income targeted area. HOME and private funds were utilized to finance the 10 units, that benefit very low and low/moderate income persons. Two of the units are handicap accessible.

Rehabilitation of Community Facilities

- ..Assisted with site improvements for the expansion of the Wabash Valley Health Center, located at 1436 Locust Street, to primarily serve income eligible persons with medical and dental along with various other services.
- ..Assisted with exterior improvements for the Next Step Community Center, located at 619 Washington Avenue, to primarily serve income eligible persons with addiction recovery programs along with a variety of counseling and employment services.

2019 ACCOMPLISHMENTS (con't)

Real Estate Acquisition and Property Management

..Maintained **192** City owned sites for use in housing programs.

Real Estate Sales

..Sold **19** parcels for side yards.

..Sold **4** parcels for use as a church.

..Sold **1** parcels for use as Community Gardens.

..Acquired **1** parcel for Vigo County Mental Health America, for Tiny houses.

Substandard Structure Hearings

..Held first time demolition hearings on **87** properties.

..Demolished **1** garage.

..Demolished **48** condemned and dilapidated houses or buildings.

..Caused owners to demolish **7** houses or buildings.

..Caused owners to rehabilitate **13** houses, **1** commercial building and **1** garage.

Downtown Improvements

..Continued infrastructure improvements, including the removal and replacement of deteriorated curbs, sidewalks and handicap ramps on Wabash Avenue and along 9th and Walnut Streets, in the Central Business District Tax Allocation Area.

..Administered the Downtown Façade Program to assist a business owner at 1200 Wabash Avenue. These funds are used to subsidize private investments in the project.

Economic Development

..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.

2020 GOALS

Neighborhood Infrastructure Improvements

- ..Continued revitalization of low/mod income neighborhoods with the construction and design of over \$ 900,000 of street, curb, gutter and storm sewer improvements and replacement of street trees in the South Westside Area: Franklin Street from 13th Street to 14th Street; 13-1/2 Street and 14th Street from Dean Avenue to Franklin Street; Dean Avenue from 13th Street to 14th Street; 13-1/2 Street and 14th Street from Washington Avenue to Dean 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 (4) 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.
- ..Participate with Vigo County Mental Health America to construct tiny houses, by acquiring **30** parcels from the Vigo County Tax Certificate sale.

Demolition

- ..Clearance of approximately **100** 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.

2020 GOALS (con't)

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.
- ..Continue 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 water main extension along Industrial Margaret Avenue, from Stratford Hills to the Tribune Star facility in the SR 46 Tax Allocation Area.
- ..Continue with the engineering design of the new street, curb, gutter and storm water improvements to widen and fortify Industrial Margaret Avenue west to Fruitridge Avenue, 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, Icon, Jadcore & 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 13th and Hulman Streets and work with the City Engineering Department to complete environmental work on this and other Redevelopment Brownfield sites throughout the City.

Other

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

TOTAL FUNDS

Community Development Block Grant Funds		\$ 3,500,408.72
18 Carry Forward Cash Register.	599.22	
16 Carry Forward Balance to Draw from HUD	4,132.40	
17 Carry Forward Balance to Draw from HUD	496,127.23	
18 Carry Forward Balance to Draw from HUD	1,465,707.18	
18 Program Income	3,356.69	
19 CDBG Funds	1,530,486.00	
HOME Grant Funds.		\$ 1,306,458.12
18 Carry Forward Cash Register.	-0-	
16 Carry Forward Balance to Draw from HUD	206,456.15	
17 Carry Forward Balance to Draw from HUD	270,211.72	
18 Carry Forward Balance to Draw from HUD	431,608.00	
19 HOME Funds	398,182.25	
Non-Federal Funds		\$ 276,758.04
18 Carry Forward Cash Register.	276,730.97	
Monthly Bank Interest Earned.	27.07	
Central Business District Tax Allocation Funds.		\$ 8,799,030.72
18 Carry Forward Tax Allocation Cash Register	5,126,007.02	
TIF Settlements Area #1	1,929,678.73	
Rebate.	1,725.00	
Monthly Bank Interest Earned.	7,462.42	
Multi Modal Debt Service Reserve Carry Forward.	120,593.77	
Multi Modal Sinking Fund Carry Forward.	24,340.03	
Candlewood Bond & Int Fund Carry Forward.	1,040.90	
Police Debt Service Reserve Fund Carry Forward.	73,006.60	
Police Services Contractual Fund Carry Forward.	15,129.87	
Police Bond Payment Account	5.67	
925 Wabash Fund Carry Forward	2.42	
Deming Fund Carry Forward	38.29	
Reimbursement of Loan to City	1,500,000.00	
Ft. Harrison Business Park Tax Allocation Funds		\$835,727.18
18 Carry Forward Cash Register.	310,906.40	
TIF #8 Settlement	120,475.00	
Monthly Bank Interest Earned.	7,309.38	
Pyrolyx Bond & Interest Fund Carry Forward.	8.13	
Pyrolyx Bond Construction Fund Carry Forward.	51,864.94	
Pyrolyx Bond Debt Service Reserve Fund Carry Forward.	243,754.38	
Reimbursement From Pyrolyx.	101,408.95	
Jadcore Phase 1 Tax Allocation Funds.		\$ 242,356.90
18 Carry Forward Cash Register.	97,325.63	
TIF #9 Settlement	144,954.21	
Monthly Bank Interest Earned.	77.06	
State Road 46 Tax Allocation Funds.		\$ 5,138,883.46
18 Carry Forward Cash Register.	1,667,448.62	
TIF #10 Settlement.	1,564,964.34	
Monthly Bank Interest Earned.	2,007.90	
SR 46 Bond Principal & Int Acct Carry Forward	292,405.31	
SR 46 Bond Sinking Fund Carry Forward	34.29	
SR 46 Bond Debt Service Reserve Fund Carry Forward.	660,061.66	
Reimbursement from Meyer for Road	451,961.34	
Reimbursement of Loan to City	500,000.00	

TOTAL FUNDS

Icon Tax Allocation Funds.		\$ 58,179.51
18 Carry Forward Cash Register.	18.63	
Monthly Bank Interest Earned.	50.94	
TIF Settlement.	58,059.00	
TOTAL FUNDS		\$20,157,751.71

EXPENDITURE OF FUNDS

CDBG Fund Total Expenditures.		\$ 1,511,066.16
Demolition.	114,541.75	
Rehabilitation.	112,337.50	
Infrastructure.	1,117,627.03	
Administration.	166,559.88	
Payroll-General	103,905.80	
Conference & Seminars	739.42	
Travel/Lodging.	2,093.58	
Subscriptions	276.93	
Dues & Memberships.	910.00	
Professional Services	6,763.37	
Office Supplies	1,523.86	
Office Equipment.	8,111.66	
Health Insurance.	25,060.11	
Employee Bond and Crime Insurance	600.00	
Pension	7,164.64	
Office Expenses	1,575.25	
Fair Housing Expenses	40.30	
HOME Professional Services.	105.00	
ONI Insurance	7,689.96	
HOME Fund Total Expenditures.		\$ 791,046.18
HOME Entitlement Funds.	791,046.18	
Non-Federal Fund Total Expenditures		\$ 38,748.70
Administration.	30,498.70	
Convention Center	3,750.00	
ICON Invoices	3,000.00	
Coke and Carbon Site.	1,500.00	
C.B. District Tax Allocation Fund Total Expenditures.		\$ 1,341,436.14
925 Wabash Bond Payment	70,565.25	
Candlewood Suites Bond Payment.	168,200.00	
Multi Modal A Bond Payment.	116,886.26	
Police Department Bond Payment.	75,402.50	
Deming Center Bond Payment.	34,139.00	
Trustee Fees on Bonds	3,250.00	
Administration.	33,961.26	
Baker Tilly	12,917.00	
Infrastructure Projects	313,728.87	
RDC Attorney.	12,386.00	
Loan to City.	500,000.00	

EXPENDITURE OF FUNDS

Ft. Harrison Business Park Tax Allocation Fund Total Expenditures . . .	\$	197,848.19
Bond Payments	106,246.65	
Baker Tilly	3,100.00	
Trustee Fee	2,287.67	
Pyrolyx Project	86,213.87	
Jadcore Phase 1 Tax Allocation Fund Total Expenditures.	\$	3,100.00
Baker Tilly	3,100.00	
State Road 46 Tax Allocation Funds.	\$	1,354,938.71
Administration Expenses	40,501.36	
Baker Tilly	11,517.00	
Bond Payment.	645,800.00	
Trustee Fees.	350.00	
Infrastructure Projects	148,599.35	
Loan to City.	500,000.00	
Ice Miller.	4,571.00	
RDC Attorney.	3,600.00	
Icon Tax Allocation Funds	\$	29,029.50
Bond Payments	29,029.50	
TOTAL EXPENDITURE OF ALL FUNDS		\$ 5,267,213.58

2019 FINANCIAL SUMMARY

TOTAL FUNDS	\$20,157,751.71
TOTAL EXPENDITURE OF ALL FUNDS	\$ 5,267,213.58
*BALANCE OF FUNDS	\$14,890,538.13

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