



Wabash Stellar

Status Report

July 15, 2015



Updated 7/14/15

General

- Rachel Uthe and Zach Wolf – Primary Contact for City/Mayor’s Office – Program Management Role
- Website is up and running! Wabashstellar.cityofwabash.com
- Join/follow Wabash Stellar on Facebook and Twitter #WabashStellar
- All communications, press releases, articles, etc. should be reviewed by Rachel Uthe. This is to maintain accurate communications and message. If you are contacted by Press please contact Rachel or Zach to get them involved in writing the message. This applies to anyone on the Steering Committee or sub-committee or working on a project in anyway.

Wabash Stellar Projects (Stellar Funding/ Stellar-Local Match)

- Eagles Theatre Community Center Improvements
- Owner Occupied Rehabilitation
- SR 13/15 Corridor Improvements
- Rock City Lofts
- John Drook Memorial Park Inclusive Playground
- Façade Program – Phase 2

Strategic Projects from SIP 2014 (ON HOLD)

- Streetscape and Connectivity Projects (Two-way Conversion of Market and Canal Streets)
- Paradise Spring Outdoor Amphitheater
- Wabash Riverwalk, Charley Creek, Cultural Trail Projects

Funding Summary

- City of Wabash Stellar Appropriations approved June 22, 2015, (\$500,000 to fund 2015 Stellar Pledge; \$200,000 to match OCRA CDBG funds to Park)
- TIF Funds approved July 6, 2015 for \$3.2MM for local match for Stellar Projects

Wabash Stellar Project (Stellar Funding): Eagles Theatre Community Center Improvements

Project Summary (*from SIP 2014, subject to change*)

- Complete preservation, restoration and renovation of the historic Eagles Theatre to allow for expanded community center functions. This project also includes roof and façade improvements (participant of façade program as well) to ensure recent and future investments last another lifetime.
- Renovation of this facility will allow additional spaces for community events, gatherings, weddings, etc. through the Honeywell Foundation.
- Specifically, this project will restore historical features per the original use of the building, renovate upper floors (second and third floors for meeting space and the fourth floor back to a ballroom) Restore and renovate unutilized and underutilized space for expanded education, arts, music, and theater community programming for all members of the community

Partners

- Honeywell Foundation – Tod Minnich
- City of Wabash – Keith Gillenwater (EDG)
- Stellar Program Management – American Structurepoint – Rachel Uthe and Zach Wolf

Funding Source(s)

- OCRA CDBG (\$1.5MM) (OCRA/Federal process and requirements)
- TIF (\$1.5MM) approved through RDC July 2015, Bond Anticipation Note (BAN) required to access funds at later date
- Honeywell Foundation (Amount TBD)

Recent Activities

- May 2015 - Honeywell Foundation Board approved to proceed to select Engineer/Architect to define scope/program and construction estimate
- To obtain OCRA CDBG funds, a HUD national objective must be met
- The first attempt to meet a national objective is an income survey that would determine the community Low-Moderate Income.
- Income survey process –
 1. Kristine Christlieb (Region III-A) and Matt Zimmerman (OCRA) was working on this with Dr. Guthrie (Income Survey certifier)
 1. Mailings were completed in multiple rounds
 2. June 2015 - Income survey efforts have ended based on results of returned mailings

Next Steps

- City to procure a grant administrator for services related to OCRA grant (utilize grant funds)
- City and grant administrator to procure Architect/Engineer to do design work to determine project scope, cost, and phasing (utilize grant funds)
- Design work to begin upon procurement of Architect/Engineer

Partners/Contacts

Honeywell Foundation – Tod Minnich, City of Wabash – Keith Gillenwater (EDG), Stellar Program Management – American Structurepoint – Rachel Uthe and Zach Wolf

Wabash Stellar Project (Stellar Funding): Owner Occupied Rehabilitation Program (OOR)

Project Summary (*from SIP 2014, subject to change*)

- Rehabilitation of owner occupied houses in City of Wabash
- Enable homeowners to do much-needed work that would make their homes safer and more secure.
- This program is focused on assisting low-income home-owners with repairs that include making houses adaptable for seniors to age in place, create improved energy efficiency, and make improvements to the homes by eliminating hazards and improving the overall condition of the homes.
- Goal of 20 homes over two phases with approximately \$20K in improvements per home. (More homes if there are participants that are eligible).
- City of Wabash will be applicant.
- Partnership between Marketplace and Region IIIA for administration.
- Public hearing held July 2014
- Public Hearing anticipated when project is completed

Partners/Contacts

- Wabash Marketplace, Inc. (WMI) – Christine Flohr and Jason Callahan
- Region III-A – Jessica Grossman, Dave Gee and Matt Brinkman
- City of Wabash
- Stellar Program Management – American Structurepoint – Rachel Uthe and Zach Wolf

Funding Source(s)

- IHCD (IHCDA) (\$500,000 total, 2 phases of \$250,000) (pending)
- Local match up to \$50,000 (10%) (City of Wabash)
- Funds have been appropriated through City of Wabash Special Appropriation June 2015

Recent Activities

- April 2015 – Pre-Application submitted to IHCD (Region III-A)
- Project will be completed in 2 phases. First phase will be \$250,000
- May/June 2015 - Wabash distributed an RFP for Housing Administer/Grant Administration services per procurement process to obtain housing and grant administrator (CDBG federal rules)
- June 17 – Deadline for proposals
- June 2015 – Review/Evaluation committee established to review proposal and choose consultant
- July - City chose Region 3A to perform services related to Owner Occupied Rehabilitation Program.

Next Steps

- July 23, 2015 - Phase 1 (\$250,000 for 10 homes) goes to IHCD board for review and (anticipated) approval of grant

Partners/Contacts

Wabash Marketplace, Inc. (WMI) – Emily Gardner and Jason Callahan, Region III-A – Jessica Grossman, Dave Gee and Matt Brinkman, City of Wabash, Stellar Program Management – American Structurepoint – Rachel Uthe and Zach Wolf

Wabash Stellar Project (Stellar Funding): SR 13/15 Corridor Improvements

Project Summary

- Improve State Road 13/15 transportation and streetscape components between Canal Street and north of the bridge at Smith Street.
- The character of the improvements will be similar to the rest of downtown Wabash, staying consistent with the design elements and Public Art Master Plan that have been implemented over the last few years. Serving as a gateway into Wabash, it is of the utmost importance that aesthetics are improved in this area.
- Elements that intuitively lead visitors into the heart of Wabash, such as proper access control and curb cuts, pedestrian elements including sidewalks, and storm system.
- Two 12' travel lanes along with a 14' two-way-left-turn-lane will improve traffic flow and access control via the reconstruction of drive approaches will improve safety for pedestrians. Advanced signing will lead traffic to the heart of Wabash and motorists will be met with a new overhead gateway feature that signifies the entry into the downtown district at the south side of the bridge at 'the cut'.
- A complete streetscape feel will be achieved which includes decorative crosswalks, various landscaping, street trees and plants, lighting, and other pedestrian streetscape amenities. Pavement markings, signage, and signals will also be modernized where necessary.
- Transportation elements are main focus of INDOT funds.
- Design 2015-2017
- Letting anticipated October 2017
- Construction 2017-2018

Funding Source(s)

- INDOT (\$2.5MM) (2018 funds)
- Local 80/20 match (City of Wabash)
- Funds have been appropriated through City of Wabash Special Appropriation June 2015

Recent Activities

- Preliminary coordination with INDOT Fort Wayne District
- Evaluation of railroad crossing requirements – FULL CROSSING REQUIRED BY RR- COMMENTS FROM RR?
- Obtained Des. Number #1500256 (February 2015)
- Obtained DBE requirements (February/March 2015)
- RFP advertised (February 2015, Due March 27, 2015)
- Informational Meeting with interested consultants (March 18, 2015)
- Wabash Selected DLZ – John Nelson, main contact
- Scoping meeting April 30th, 2015

Next Steps

- Contract currently being reviewed by INDOT
- Executed contract between City and DLZ anticipated in July 2015
- Project has been entered into INDOT Flex Program for potential cost saving with slight schedule adjustment – waiting to hear back from INDOT, project will progress as planned up to construction if selected for Flex Program

Partners/Contacts

Updated 7/14/15

City of Wabash – Scott Richardson (ERC) and Tyler Niccum (ERC), Stellar Program Management – American Structurepoint – Rachel Uthe and Zach Wolf

Wabash Stellar Project (Stellar Funding): Rock City Lofts

Project Summary

- Rock City Lofts will fully renovate the Rock City buildings to provide 40 affordable residential units catered to seniors within the second and third floors of the historic structure. The units will be available to people over the age of 55 of varying income levels. The ground floor of the building will provide improved commercial and retail space and the historic character of the façade will be preserved.
- In the summer of 2013, the City of Wabash Redevelopment Commission, Anderson Partners Development, and Partnership for Affordable Housing developed a partnership that solidifies \$8 million in equity through the use of Low Income Housing Tax Credits and Historic Tax Credits. This partnership submitted an application in 2013 and again in November 2014; the project was awarded tax credits through Indiana State Rental Housing Tax Credit Program (RHTC) based on the 2014 Application.

Funding Source(s)

- City of Wabash Redevelopment Commission, Partnership for Affordable Housing,
- Indiana State Rental Housing Tax Credit Program (RHTC)

Recent Activities

- Section 42 Application was submitted November 2014
- Tax credit awarded (2/26/2015)
- Coordination with Todd Titus and Christine Flohr will take place regarding events in Paradise Spring Park and construction schedule
- Design started March 2015
- Coordination of Market Street – 2-way conversion and events in Paradise Spring Park – Project is on hold.
- Brent Mather from R+ B Architects sent Keith Gillenwater Division 1 of Specifications to outline staging, security, site, and waste management
- Section 106 Historic Tax Credit review submittal June 2015 at 100% DD Drawings

Next Steps

- State Design Release + City Wabash Construction Permit late August 2015
- Coordinating mid-October 2015 closing on property purchase and retail tenant relocation with Keith Gillenwater
- Environmental Considerations to start by November 2, 2015 – May include sidewalk and one lane street right of way closure.
- Bulk of exterior work to start April 2016
- Construction (Fall 2015-2017), Demolition in Phases from November 2015 to April 2016
- Coordination of Market Street – 2-way conversion and events in Paradise Spring Park – project on hold.
- Brent Mather from R+ B Architects will send to Keith Gillenwater Division 1 of Specifications to outline staging, security, site, and waste management at 40% Construction Documentation (approx. 6/18/15)
- Other need to know information
 - Seismic Investigation of structure has delayed project 4 weeks / Design Team in process of applying Solutions

Partners/Contacts

Updated 7/14/15

City of Wabash Redevelopment Commission – Keith Gillenwater (EDGWC), Partnership for Affordable Housing – Stephanie Crawford, Anderson Partners Development – Dani Smith (Legal), R + B Architects – Brent Mather, Stellar Program Management – American Structurepoint – Rachel Uthe and Zach Wolf
City of Wabash Representative – Greg Metz

Wabash Stellar Project (Local/Other Funding): John Drook Memorial Park Inclusive Playground

Project Summary

- The creation of a playground and integrated play area for all children of all abilities to enhance the current John Drook Memorial Park. The vision is to fully design a custom play space and landscape integrating local character, tradition, culture, and education in varying forms of earthen mound, built play structure, surface textiles, interpretive signage, and sensory stimulating plan materials.
- This type of space will evolve through an enhanced design process with the community. This is a great opportunity to incorporate the sense of place that Wabash has created in a destination play facility that highlights the many facets of Wabash from art, to music, to education, to family, and to nature.
- This location is ideal considering the many other destinations in the area, central location to the whole community, adequate street and lot parking within the area. Its proximity to the Wabash County YMCA offers additional programming benefits for the park. An inclusive playground will add to the recreational resources of the community, per the current Park and Recreation Master Plan.
- This type of park will also draw in visitors from the region, as other similar parks do in other areas due to the lack of facilities and high demand.

Funding Source(s)

- City of Wabash (Idea Refinement and Master Planning, Preliminary Design Cost Analysis) - Funds have been appropriated through City of Wabash Special Appropriation June 2015
- OCRA CDBG (\$200,000) (OCRA/Federal process and requirements)

Recent Activities

- Contract with American Structurepoint – sub-contract with CONTEXT for Master Planning/Preliminary Design of park (March 18, 2015) Fred Prazeau, main contact at CONTEXT
- Steering Committee formed, meetings held April 20, May 18, June 9, June 29
- Committee has provided input to determine preferred conceptual design, scope of project, and direction for fundraising- completes Idea Refinement and Master Planning portion of contract (Stage II)

Next Steps

- CONTEXT has begun Stage IIIa – Preliminary Design Cost Analysis
- CONTEXT and ASI will work with City to work through preliminary design and cost analysis
- Present preferred concept to Wabash Park Board August 12, 2015
- Fundraising strategy to begin Summer 2015
- Future phases/contracts to complete Detailed Design and Engineering Documents, Bidding and Construction Phase
- Construction anticipated Summer 2016

Partners/Contacts

City of Wabash – Parks Department – Todd Titus, Stellar Program Management – American Structurepoint – Rachel Uthe and Zach Wolf, CONTEXT – Fred Prazeau

Wabash Stellar Project (Local/Other Funding): Façade Program – Phase 2

Project Summary

- The second phase of a façade program that will promote opportunities for adaptive reuse. Investing in downtown buildings is critical to enabling business (jobs) and redevelopment (residential) to move into the downtown and be part of the downtown community. Phase 2 of the Façade Improvement Program will maintain the momentum, and continue additional private-sector investment.
- While many buildings require improvements beyond a façade, the grant for façade work enables some owners to invest the additional funds needed to fix roofs and structural issues to save buildings, businesses, and the architectural character of downtown.
- Project objectives include improving the aesthetic qualities of building façades and public street façades in downtown Wabash; assisting property and business owners in rehabilitating the façades of their properties for the purpose of creating a positive visual impact; ensuring public safety; stimulating private investment; and complementing other community revitalization efforts.

Funding Source(s)

- City of Wabash (\$1.2MM TIF) (Funds have been approved by RDC and are accessed month to month as program requires)

Recent Activities

- Wabash Marketplace, Inc. Board approved program rules and procedures on February 10, 2015
- 9 buildings/applications have been approved (totaling \$195,880 – first 6 projects only)
- 2 near completion or complete (Wabash County Historical Museum – 36 E. Market and Bulldog Battery – 98 E. Canal)
- 7 others underway

Next Steps

- Applicants will continue to apply according to program rules and requirements
- Slight modifications to the program rules and requirements are made as needed to make processes clearer
- Potential limit to be put into application process, currently no maximum request/award amount

Partners/Contacts

Wabash Marketplace, Inc. – Emily Gardner, Lisa Gilman, and Jason Callahan; Stellar Program Management – American Structurepoint – Rachel Uthe and Zach Wolf

Updated 7/14/15

Wabash Stellar Project (ON HOLD): Streetscape and Connectivity Improvements

Project Summary

- Conversion of one-way streets to two-way streets (Market Street and Canal Street between Wabash Street and Allen Street)
- West Market Street Streetscape
- CURRENTLY ON HOLD

Wabash Stellar Project (ON HOLD): Wabash Riverwalk, Charley Creek, and Cultural Trails

Project Summary

- Riverwalk trail extension, Charley Creek Trail, extension and connection to Cultural Trail
- CURRENTLY ON HOLD

Wabash Stellar Project (ON HOLD): Paradise Spring Outdoor Amphitheater

Project Summary

- Improvements to stage and seating area for outdoor events
- CURRENTLY ON HOLD