



Wabash Stellar

Quarterly Report

June 21, 2018 – Stellar Quarterly Meeting 1PM



Updated 7/17/18

Updated 7/17/18

General

- Rachel Swanson 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 Swanson. 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.
- Various project related press releases and news links are posted on Stellar Project website.

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

- Eagles Theatre Community Center Improvements
- Owner Occupied Rehabilitation
- SR 13/15 Corridor Improvements
- Rock City Lofts
- All Inclusive Playground (formerly referred to as the John Drook Memorial Park Inclusive Playground)
- Façade Program – Phase 2
- Streetscape and Connectivity Project (UNDERWAY PROJECT is West Market Street improvements, ON HOLD PROJECT is the Connectivity Projects)

Strategic Projects from SIP 2014 (ON HOLD)

- 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

Meeting/Report Dates

- UPCCOMING MEETINGS 2018
 - Quarterly Meeting – February 7, 2018 @ 1PM
 - Quarterly Meeting – June 21, 2018 @ 1PM
 - Quarterly Meeting – October 3, 2018 @ 1PM
- 12/11/17 Council Meeting – Update on all projects (report is on website)
- 10/24/17 Quarterly Meeting – Update on all projects (report is on website)
- 6/27/17 Quarterly Meeting – Update on all projects (report is on website)
- 6/26/17 Council Meeting – Update on all projects
- 4/26-28/17 Projects and progress highlighted at the Indiana State Historic Preservation Conference (1 session and 1 walking tour by Rachel Swanson, Keith Gillenwater, Christine Flohr, Andrea Zwiebel and many other contributors).
- 2/22/17 Quarterly Meeting – Update on all projects (report is on website)
- 12/12/16 Council Meeting – Update on all projects (report and presentation is on website)
- 10/28/16 Quarterly Meeting – Update on all projects (report is on website)
- 6/17/16 Quarterly Meeting – Update on all projects (report is on website)
- 4/7/16 Board of Works Meeting – Update on all projects (report is on website)
- 2/23/16 Quarterly Meeting – Update on all projects (report is on website)



Updated 7/17/18

- 2/8/16 Council Meeting – Update on all projects (report is on website)
- 11/20/15 Quarterly Meeting – Update on all projects (report is on website)
- 10/21/15 Board of Works Meeting – Update on all projects (report is on website)
- 8/25/15 Quarterly Meeting – Update all projects (report is on website)
- 8/24/15 Council Meeting – Update all projects (report is on website)
- 8/12/15 Parks Board – Update Playground Project (materials are on website)
- 7/15/15 Board of Works Meeting – Update all projects (report is on website)
- 5/26/15 Quarterly Meeting – Update all projects (report is on website)
- 3/18/15 Board of Works Meeting – Update all projects (report is on website)
- 2/10/15 Quarterly Meeting – Update all projects (report is on website)

Press Releases/News


- IHEDA Approves Phase 1 of Wabash Owner Occupied Rehabilitation Stellar Project
- New Life to Rock City Buildings
- Stellar Streetscape Hits a Major Milestone
- Wabash Inclusive Park Project Awarded Additional Funds through Stellar Communities Designation Program
- Wabash Marketplace Approves Grants for Façade Improvements
- City website offers up-to-date Stellar information
- Wabash to be Awarded Tax Credits
- Wabash City Plan Commission approves expansion of TIF district
- Wabash Community Invited to “Stellarbration” with Mayor, Lt. Governor
- Lt. Governor Ellspermann Announces the Cities of Huntingburg and Wabash as the 2014 Stellar Communities Designees
- Wabash Community Invited to “Stellarbration” With Mayor, Lt. Governor

Eagles Theatre Community Center Improvements





Under Construction


All-Inclusive Playground



Design



Owner Occupied Rehabilitation



Phase 1 and 2 Complete

Phase 1 Homes Complete

Phase 2 Homes Complete

Under Construction

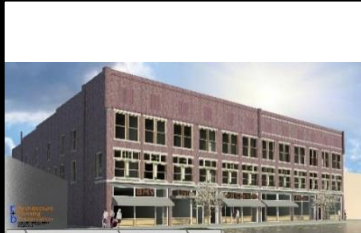

Façade Program – Phase 2



Some Façades Complete

Under Construction

Rock City Lofts

Under Construction

Streetscape Improvements




Market Street - Southside (Wabash to Alley) Complete


Rock City Lofts Block - Under Construction

Market Street - Southside (Alley to Miami) - Under Construction

SR 13/15 Corridor Improvements



Design



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 Swanson and Zach Wolf
- Mendenhall Associates, Grant Administration
- krM Architecture, Design Team

Funding Source(s)

- OCRA CDBG (\$1.5MM) (OCRA/Federal process and requirements)
- TIF (\$1.5MM) approved through RDC July 2015, Bond Anticipation Note (BAN) closed early November. All funds available.
- Honeywell Foundation (Amount TBD)

Past 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 was an income survey that would determine the community Low-Moderate Income.
- Income survey process – June 2015 - Income survey efforts have ended based on results of returned mailings
- Request for Proposal (RFP) was advertised and solicited for Grant Administration – May 31 advertised and letters mailed
- 3 Firms submitted RFP packages for consideration on August 13
- Evaluation team reviewed 3 firms and 3 firms interviewed on August 25.
- Mendenhall and Associates was selected to be the Grant Administrator on August 28, 2015
- Tina Henderson of Mendenhall Associates is working with Eagles Theatre team (Honeywell Foundation, City, and Wabash County EDG) to procure an architect to complete a study, design, and construction documents. This activity will not utilize grant funds.
- RFP was mailed to select Architecture Firms/Design Team on October 23, 2015, Proposals are due November 23rd, Selection to be made by December 2015 with work starting January 2016
- Mendenhall and City have executed contract for Grant Administration (November)
- Mendenhall and City have executed contract for Income Survey (November)
- Team interviews were conducted December 23, 2015

- Selection of Architecture Firm/Design Team made December/January, krM Architecture
- Income survey completely certified by Indiana Office of Community and Rural Affairs – SUCCESSFUL percentage 55.7%
- Contract approved between krM Architecture+ and City of Wabash and Honeywell Foundation (joint contract). Paid for with local funds – not grant funds.
 1. Scope of work includes to review existing drawings, work with programming committee on building programming, develop concepts, schematic design, budget, construction documents, and environmental review, and submit OCRA application for funds. Approximately a 6-9 month process for design and grant fund application review and environmental review.
- Honeywell will be presenting programming concepts and preliminary findings to OCRA staff on May 6th at OCRA office in Indianapolis.
- Schematic Design completed and received final approval by Honeywell Board. July 2016
- SHPO Section 106 process initiated in July 2016. SHPO concurs that "No Adverse Effect" is applicable for the Eagles Theatre Renovation. The City's determination letter of "No Adverse Effect" was sent to SHPO on October 14, 2016. We are waiting for SHPO's final approval letter and anticipate this letter by December 2016.
- All Environmental Review Coordination Packets sent to appropriate agencies in July 2016. We have obtained all appropriate responses as of October 1, 2016
- Historic Preservation Budget reviewed and approved by OCRA. (July 2016)
- Establish timeline for the CDBG Application submittal. (July 2016)
- Two Public Hearings for the "Stellar Grant Application- Eagles Theatre" will be held in January. January 23 and 26.
- The CDBG Application for the Eagles Theatre was submitted on January 31, 2017 to the Indiana Office of Community and Rural Affairs.
- Regional Cities application for Project 2 was submitted in February 2017, anticipating 2019 construction, upon completion of Project 1 closeout.
- KRM Completed final design and prepared bid specifications
- Bidding Took Place in August – September 2017
- Final Public Hearing on Project took place in July 2017
- Pre-bid meeting was held in August 2017
- Notice of Award was sent to FA Wilhelm Construction Company (the lowest bidder) for the restoration of Eagles Theatre.
- Wabash Marketplace application for \$200,000.00 was submitted in October 2017.
- Release of Funds anticipated October 13, 2017
- Pre-construction meeting and signing of construction contracts on October 19
- Start of Construction end of October 2017
- Fully executed grant agreement initiated with Wabash Marketplace.
- Demolition on all floors including basement and removal of balcony chairs.
- Demolition of fire escape.

Recent Activities since December 2017

- Demolition has occurred on all floors including the basement which includes the walls, HVAC, electric, and the fire escape.
- The marquee, which has sustained extensive rusting, is getting removed carefully so that elements can be reused.
- The balcony chairs have been removed as well.

Updated 7/17/18

- The next phase will start the construction of the new stairs within the building and the new alley addition to the west. They are also in the process of restoring the windows.

Next Steps

- Grant Closeout by end of 2018

For more information see <http://www.eaglestheatre.com/my-eagles> for details about the complete renovation project.

Partners/Contacts

Honeywell Foundation – Tod Minnich and Cathy Gatchel, City of Wabash – Keith Gillenwater (EDG), Stellar Program Management – American Structurepoint – Rachel Swanson and Zach Wolf, Grant Administration – Mendenhall and Associates. Tina Henderson

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
- Original Schedule September 2015 – May 2016 (likely completed by August 2016)
- Phase II has 6 homes ready

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 Swanson and Zach Wolf

Funding Source(s)

- IHEDA (\$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

Past Activities

- April 2015 – Pre-Application submitted to IHEDA (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.
- July 23, 2015 – IHEDA approved Phase 1 (\$250,000 for 10 homes)
- Grant agreement/paperwork from IHEDA received August 25, 2015
- Grant Agreement has been signed and returned back to IHEDA
- Working with IHEDA on public hearing
- Clearance received from state historical preservation office (SHPO) to complete the environmental review. Took longer because one home has some kind of historical classification.
- Site visits began the week of February 22. Lead Inspections of all homes also began the week of February 22.
- Summer of 2016, 4 homes dropped out of program for various reasons

Updated 7/17/18

- Replacements were found, income verifications completed as well as environmental review completed – slight delay in schedule

Recent Activities since December 2017

- Construction of last 6 homes were completed in February (Total of 11)
- Public Hearing took place on 2/27/17 at City Council Meeting
- Inspections were completed on 2/21/17 by Region 3A
- Inspections by IHEDA were completed mid-July
- Phase 2 has begun
- First public hearing was held on June 12
- Round 2 is aiming for 12 homes. Currently have 6 on waiting list in case necessary.
- Round 1 monitoring documents were submitted in early September
- Application for round 2 was submitted in September
- Round 2 Application going before the IHEDA board for approval on October 25, 2017
- Following the board meeting, contract with IHEDA was received on 11/16/17, signed on 11/28/17
- Round 1 (11 home) is complete, Round 2 (12 homes) has begun.
- Environmental Review process is complete for 17 homes, review process and release of funds are expected to be completed by the end of January 2018 - We received release of funds on January 22, 2018. We can now proceed with phase II concurrence on each of the first six properties.
- A meeting between Region 3-A and the City to review the applicants and prioritize assistance based on homeowners with the greatest need was held on 12/19/17

Next Steps

- R3A will publish (twice) a request for bids inviting contractors to bid on the homes following the release of funds. Also, letters will go to contractors in the area, and contractors that are on the state's MBE/WBE list. Once bids are reviewed contractor decisions will be made. Construction should commence for half of the homes in February. (Allowing about 60 days for construction estimated)
- Once the first half of the homes are complete R3A will repeat the bid and construction process on the second half of homes. (Allowing about 60 days for construction – April and May)
- Finish construction and complete grant close out Spring 2019 (date to be confirmed).

Partners/Contacts

Wabash Marketplace, Inc. (WMI) – Steve Downs, Jason Callahan; Region III-A – Jessica Grossman, Dave Gee, Matt Brinkman; City of Wabash, Stellar Program Management – American Structurepoint – Rachel Swanson and Zach Wolf, IHEDA – Carmen Lethig

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 February 7, 2018
- Construction Spring/Summer 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

Past Activities

- Preliminary coordination with INDOT Fort Wayne District
- Evaluation of railroad crossing requirements
- 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
- Contract was reviewed by INDOT, July-August 2015
- Executed contract between City and DLZ occurred August 2015
- Notice to Proceed issued by INDOT/City of Wabash – September 24, 2015
- Topographic Survey underway – per schedule, 60 calendar days to complete – November 23, 2015 original due date. The topographic survey was completed on November 13, 2015 (ahead of schedule)
- Environmental Document development underway – per schedule, 260 days to complete – June 10, 2016 due date
- INDOT notified the City that the only improvements needed at the railroad crossing would be to include the railroad cross bucks, yield signs, advance warning signs, and pavement markings since there is

already a surface for a pedestrian crossing. The total cost for these improvements is far less than previously estimated. This is great news for the City. – September 9, 2015

- No indication from INDOT that the Flex program will be enacted, much less for this project, so we continue to progress per original schedule
- Road Design underway
 - a. Stage One submittal due to INDOT (per agreement) on February 11, 2016 (90 days after survey). Submitted January 1, 2016. Comments back from District. Met at District on February 1, 2016, to discuss the Stage One comments.
 - b. Preliminary Field Check to be held within 45 days after receiving Stage One submittal comments back from INDOT. Anticipated PFC meeting in mid-April due to the proposed revisions in the profile.
- Preliminary utility coordination ongoing – no change, utilities will be invited to PFC
 - a. Initial letters sent out to six (6) known utilities along the corridor
 - b. Specific conversations have taken place with Indiana Fiber Network about their interest in installing additional fiber optic infrastructure during their impending relocation efforts
- Limited permanent right of way if any, likely only temporary right of way
- Ongoing utility coordination
- Follow-up meeting with INDOT (Fort Wayne District) February 1, 2016, to discuss Stage One comments and to implement Open Roads concepts into design.
- Meeting with owners of property north of Fulton Street to discuss establishing drives along northern end of corridor.
- Preliminary field check plans being developed (INDOT's second required submittal). Anticipated submittal date is April 15, 2016.
- Preliminary Field Check held on May 18, 2016, at City Street Department building.
- Geotechnical investigation completed. Geotechnical report completed. Geotechnical report approved by INDOT on May 24, 2016.
- Everything is on schedule
- Stage 2 plans submitted on September 26, 2016 –received comments back on 10/27/16
- Landscape Architecture feature options were developed and reviewed by City and design option was selected. Options presented to City on December 28, 2016. City preferred option to be presented to INDOT for consideration and development of Memorandum of Understanding regarding future maintenance costs.

Recent Activities since December 2017

- All parcels for the project secured, INDOT R/W Clear Certification to follow shortly.
- Final Tracings submitted 10/30/17. Letting was rescheduled to 3/14/18 due to R/W complications. It is not anticipated that this will impact the schedule of the project.
- Utility coordination ongoing. Notices to proceed issued.

Next Steps

- Utility work plan requests distributed (will result in utility relocation efforts in mid-late 2017/early 2018)
- Project slated for March 14, 2018 letting with "Notice to Proceed" to Contractor likely to be issued (if project is awardable) in Spring 2018 (typical to have a 45 day period for these activities)
- Joint Use Maintenance Agreement between City and INDOT re: future maintenance of aesthetic features has been signed.
- Planned construction April 2018 – November 2018

Updated 7/17/18

Partners/Contacts

City of Wabash – Scott Richardson (ERC) and Tyler Niccum (ERC), Stellar Program Management – American Structurepoint – Rachel Swanson and Zach Wolf; DLZ – John Nelson and Seth Boyd

Wabash Stellar Project (Stellar Funding): Rock City Lofts

Project Summary

- Rock City Lofts is a senior (55 and older) affordable housing project renovating the old Rock City building across from the Wabash Historical Museum. Rock City Lofts is part of the Section 42 Tax Credit Program as well as the Federal Historic Rehabilitation Tax Credit Program and will provide high-quality living for seniors in Wabash. Rock City Lofts will feature a total of 41 apartment units, 32 one-bedroom units and 9 two bedroom units, 1,000 square feet of common space, Rock City Café, and the new downtown senior center “Living Well in Downtown Wabash”.

Funding Source(s)

- City of Wabash Redevelopment Commission
- Indiana Low Income Housing Tax Credit Program
- Façade Grant (Wabash Marketplace)
- Federal Historic Rehabilitation Tax Credit
- Application submitted to FHLBI for the AHP Program
- Partnership for Affordable Housing

Past Activities

- Section 42 Application was submitted in November of 2014 and Tax Credits were awarded on 02/26/2015
- Brent Mather from R+ B Architects sent Keith Gillenwater - Division 1 of Specifications to outline staging, security, site, and waste management - Received by R+B on 8/28/2015
- Section 106 Historic Tax Credit
 - Part 1 review submitted June 2015 at 100% DD Drawings
 - Physical Mock-up of potential 4th floor completed in July
 - After comments back from National Park Service the design was changed to eliminate the 4th Floor and recapture those additional units within the envelope of the existing building
- Presented revised plans to the Wabash Historic Preservation Commission in March 22nd 2016
- Went before the city zoning board to approve a zoning variance that would allow the project to have rental units on the first floor (approved 08/25/2016)
- State Design Release
- City of Wabash Construction permit
- Property was purchased June 1st 2016
- Construction underway and mostly complete

Recent Activities since December 2017

- Construction completed
- Certificate of Occupancy obtained 12-29-2017

Next Steps

- Grand Opening will be around the end of February or beginning of March
- Lease Up
 - Office Hours: Monday 9a-6p, Wednesday 10a-7p, Friday 9a-6p, or by appointment
 - Phone: 260-274-1555
 - Website is up and running www.hi-rockcity.com

Updated 7/17/18

Partners/Contacts

City of Wabash Redevelopment Commission – Keith Gillenwater (EDGWC), Partnership for Affordable Housing – Matt Gadus & Roy Marschke, Mindy Brown (PAH Media Contact), Anderson Partners Development – Jon Anderson (Legal), R + B Architects – Brent Mather, Stellar Program Management – American Structurepoint – Rachel Swanson and Zach Wolf
City of Wabash Representative – Greg Metz

Wabash Stellar Project (Stellar/Local/Other Funding): All Inclusive Playground (formerly referred to as the 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 - Funds have been appropriated through City of Wabash Special Appropriation June 2015 totaling \$200,000
- OCRA CDBG (\$200,000) (OCRA/Federal process and requirements)

Past 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
- Playground 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)
- CONTEXT has completed Stage I – Concept Origination (2014) (100%), Stage II – Idea Refinement and Master Planning (100% with Parks Board Meeting), Stage IIIa – Preliminary Design Cost Analysis (30%)
- Preferred concept, logo and name was presented to public and Park Board August 12, 2015 – approved to continue into Preliminary Design Cost Analysis
- Video from park board meeting is on Stellar project website.
- Park Committee met on 1/18/16 and appointed co-chairs of the committee as Shelly Myers and Adam Hall
- Committee meetings are scheduled for the 3rd Monday of the Month at Charley Creek in the Gatsby Room at 4:00pm (next meeting scheduled for 2/15/16, 3/21/16, 4/18/16, and so on).
- Stage IIIa - Preliminary Design Cost Analysis (100%) – worked with committee to confirm design elements

Past Activities

- Stage IIIb – Detailed Design and Engineering Documents
 - Contract signed by BOW on 12/16/16
 - Contract/Notice to proceed received 1/16/16
 - Topographic work completed, delayed due to weather. (Survey information sent/received by CONTEXT 3/23/16)
 - Required a contract amendment for additional design and IDEM coordination
 - Approval Letter from United Consulting regarding City drainage approval May 16, 2017
 - IDEM Approval received on July 28, 2017.
 - Design team worked with vendors on pricing certain items and locking in pricing (the prices go up every year)
 - Bid documents were sent to interested contractors early August.
 - Pre-Bid meetings were held on August 29, 2017
 - Bids were received on September 8, 2017
 - Internal meeting to review bids (2 bids) held on September 18, 2017
 - Committee meeting held to discuss bids and upcoming schedule on October 9, 2017
- Fundraising/Design/Promotional Subcommittees
 - Committee agreed to partner with Community Foundation of Wabash County on a Fiscal Sponsorship arrangement, agreement was approved at 3/24 Community Foundation of Wabash County board meeting.
 - Sub-committee created promotional materials for fundraising kick-off, preparing for table/booth at June 18th Wellbrooke Dunk and Car Show.
 - Website and promotional video is complete and posted to website
 - Committee leaders met with various community groups and fundraising is underway
 - Project catalog is posted to project website
 - Committee launched social media campaign with help from EDG Intern
 - Grant applications have been submitted for additional funding.
 - Park was highlighted at March First Friday event in Downtown Wabash.
 - Fundraiser - Family Event was held on May 21
 - Fundraiser - Pints for Park was held on May 25
 - Fundraiser - Progressive Dinner for Park was held on June 15
 - Adam and Shelly filmed with Joe Slacian on Friday 6/23 for video on WebTV – <http://www.ustream.tv/recorded/105317736>
 - Tap Takeover at Harry's was held on September 21
 - Elks Fundraiser was held on September 29
 - Volunteered at Chili for Charity October 21
 - Other fundraisers throughout town have been held at various businesses recently including raffles and portions of sales

Recent Activities since December 2017

- Stage IIIb – Detailed Design and Engineering Documents – began July 2016
 - Committee met on November 1, 2017 to select contractor
 - The Hagerman Group was selected as the contractor
 - The Hagerman Group was provided a Notice of Intent to Award on November 18, 2017
- Fundraising/Design/Promotional Subcommittees
 - Other fundraisers throughout community continue to be held at various businesses recently including raffles and portions of sales
 - \$1.7M budget \$1,530,000 raised to date (as of 1/31/18) 90% FUNDED!

Updated 7/17/18

- All playground equipment was ordered before 1/1/2018 to secure 2017 pricing and year-end discounts for around \$20,000 in savings.
- Some playground equipment has been delivered to the Parks Department and is currently being stored.
- Context has been continuing to work with Hagerman Group on possible cost savings options.

Next Steps

- Fundraising/Design/Promotional Subcommittees
 - Grants applications are being prepared for submission in early 2018 and are continuously being pursued
 - Fundraising efforts underway – meetings and presentations continue
 - Contact Shelly if you have contacts or groups that you would like to receive a presentation
 - Committee will be utilizing the CreatINg Places Program – Crowd Granting Matching Grant Program – Gap Funding for last \$100,000 (\$50,000 through IHEDA matching grant, \$50,000 fundraised) –
 - "\$50K in 50 Days" Patronicity Campaign - February 8 – March 29
 - Learn more about campaign: <https://www.patronicity.com/inclusiveplayground>
 - Lots of promotional activities and events planned for those 50 days including local businesses that will donate portions of their proceeds to the playground during that time, a trivia night, a First Friday event, and many more.
 - Stay up to date on upcoming events:
<https://www.facebook.com/morethanaplayground/>
 - Parks Board will vote to allow The Community Foundation to enter into a contract with Hagerman Group for construction of the playground project on Parks Department land on 2/14.
 - After Park Board approval, contract will be submitted to the Community Foundation for approval and signatures.
 - Once the Parks Department and Playground Committee is complete with fund raising, a Notice to Proceed will be issued to Hagerman Group to begin construction.
- General Schedule
 - Contractor was selected and Notice of Intent to Award was sent November 18, 2017
 - Construction to begin mid-March 2018 and be completed July 30, 2018

Partners/Contacts

Project and Fundraising website is: <http://www.morethanaplayground.com/>

City of Wabash – Parks Department – Adam Hall (Park Committee Co-Chair), Park Committee Co-Chair – Shelly Myers, Stellar Program Management – American Structurepoint – Rachel Swanson and Zach Wolf, CONTEXT – Fred Prazeau and Joe Mayes

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 (\$1.3MM TIF TOTAL)
- \$1,222,000 for GRANTS, \$78,000 for Administration of program (6%)
- Funds are approved by RDC and are accessed month to month as program requires
- Bond Anticipation Note (BAN) closed early November. All funds available. Good news for reimbursement of funds.

Past Activities

- Wabash Marketplace, Inc. Board approved program rules and procedures on February 10, 2015
- 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
- New Executive Director is Steve Downs at Wabash Marketplace
- \$0 REMAINING for additional grants, WAITING LIST ONLY
- Funding Sources
 - City of Wabash \$1.3 million
 - \$1,226,416.84 for grants
 - \$ 73,583.16 for administration
 - \$1,300,000.00
- Estimating over \$32,000,000 in private investment upon completion of program.
- Bond Anticipation Note (BAN) closed in early November. All funds available.

Recent Activities since December 2017

- Program rules and policies approved by board of directors for Wabash Marketplace on 2/10/15
- Program is managed by Steve Downs, executive director, and Tyler Karst, project coordinator
- Twenty-two (22) facade grants have been awarded.

1	Market Street Square	56 W. Market Street	(1) Completed
2	Wabash County Historical Museum	36 E. Market Street	(1) Completed
3	Bulldog Battery	98 E. Canal Street	(1) Completed
4	Modoc's Market	205 S. Miami Street	(1) Completed
5	United Fund	73-75 W. Canal Street	(1) Completed
6	Pizza King	46 W. Canal Street	(1) Completed
7	Crow's Nest	12 W. Market Street	(1) Completed
8	Redemption Development, LLC	26 W. Market Street	(1) Completed
9	Brimso's Antiques	116 S. Wabash Street	(1) Completed
10	Bradley Building	5 W. Canal Street	(2) Under construction
11	TIMID	89-99 W. Canal Street	(1) Completed
12	Bucheri McCarty & Metz	55 W. Market Street	(1) Completed
13	Reading Room Books	264 S. Wabash Street	(2) Under construction
14	Nicole Knight	64 W. Market Street	(1) Completed
15	Schlemmer Brothers	102 W. Canal Street	(1) Completed
16	Market Street Grille	90 W. Market Street	(1) Completed
17	Joel Thomas	203 S. Wabash Street	(2) Under construction
18	Bedford Building	231-237 S. Wabash St.	(2) Under construction
19	Constantine Real Estate	35 W. Market Street	(1) Completed
20	The Access	74 W. Canal Street	(1) Completed
21	Eagles Theatre	106 W. Market Street	(2) Under construction
22	Rock City Lofts	35 E. Market Street	(2) Under construction

(1) Completed	16 buildings
(2) Under construction	6 buildings
(3) Work not yet started	0 remaining buildings

Next Steps

- Before/after photos for all COMPLETED facades are on Stellar project website
- Applicants can continue to apply to be on waiting list

Partners/Contacts

Wabash Marketplace, Inc. – Steve Downs, Tyler Karst, Lisa Gilman, Jason Callahan; Stellar Program Management – American Structurepoint – Rachel Swanson and Zach Wolf

Updated 7/17/18

Wabash Stellar Project (PARTIALLY UNDERWAY/PARTIALLY 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) – ON HOLD
- West Market Street Streetscape – PARTIALLY UNDERWAY/COMPLETE
 - Streetscape Overview/Background: Wabash Marketplace, with the assistance of the City of Wabash, has created a proposal for streetscape improvements for Canal and Market streets in downtown Wabash. The proposal is an initiative of the Creative Placemaking Master Plan for the City; phase 2 of the plan is to focus on downtown revitalization. The next step in the plan is to make a significant investment in the beautification of the streetscape. Projects include removing overgrown trees and replacing them with fountain grass, lighting, flower pots, and benches. There are also plans to pour new sidewalks with ADA compliance and add sculptures throughout the cultural district.
 - updating streetscape to remove trees and fix pavers and incorporate seating, lighting, electrical hook-ups, and landscaping
 - \$20,000 per half-block per side of street (\$150,000 total)
 - Local/general fund
 - Completed south side of Market Street (Wabash Street to Art Walk Alley)

Recent Activities since December 2017

- Construction Completed in front of Rock City Lofts, minor sanding and filling will have to be done this spring when the weather warms up, plants will be placed in the planters this spring also.

Next Steps

- Plans to complete similar on rest of West Market Street between Wabash and Miami both sides.
- Tentative schedule is as follows:
 - Pavers and trees will be removed by end of 1/25/18 on the south side of Market Street to Miami Street
 - Electrical conduit installation will be completed 1/26/18
 - Gravel will be placed and Street Department will install stabilizing tabs on 1/29-30/18,
 - Concrete base will be poured 1/31/18
 - Paver installation will begin after base sets up.
- Once the south side of Market is completed, the north side of Market Street will begin so as not to affect the parking for downtown merchants.

Partners/Contacts

Mayor's Office, Street Department – Scott Richardson; Stellar Program Management – American Structurepoint – Rachel Swanson and Zach Wolf

Updated 7/17/18

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