



Wabash Stellar

Status Report

October 21, 2015 – Board of Works



Updated 10/21/15

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.
- 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
- 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

Meeting/Report Dates

- 10/21/15 Board of Works Meeting – Update on all projects (report will be on website by 10/23/15)
- 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

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- 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

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)

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

Recent Activities since August 25, 2015

- Evaluation team reviewed 3 firms and 3 firms will interview on August 25.
- Mendenhall and Associates was selected to be the Grant Administrator on August 28, 2015
- Mendenhall is working without a contract to fully understand the scope of the project and scope of services (mutual arrangement and typical for grant administrators on this type of project)

Next Steps

- 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 phase will not utilize grant funds.

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- RFP is scheduled to be mailed to select Architecture Firms on October 23, 2015
- RFPs are scheduled to be due back on November 23, 2015
- Selection of the firm is anticipated by mid-December.

Partners/Contacts

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

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)

- 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.

Recent Activities since August 25, 2015

- Grant Agreement has been signed and returned back to IHEDA
- Currently working on environmental review process (complete in 2-3 weeks)

Next Steps

- Construction November 2015 – February 2016
- Wrapped up – May 2016

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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

Past 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
- Contract was reviewed by INDOT, July-August 2015
- Executed contract between City and DLZ occurred August 2015

Recent Activities since August 25, 2015

- Notice to Proceed issued by INDOT/City of Wabash – September 24, 2015
- Topographic Survey underway – per schedule, 60 calendars day to complete – November 23, 2015 due
- Environmental Document development underway – per schedule, 260 days to complete – June 10, 2016 due
- 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

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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

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Next Steps

- 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

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

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)

Past Activities

- Section 42 Application was submitted November 2014 & Tax credit awarded (2/26/2015)
- Design started March 2015
- Brent Mather from R+ B Architects sent Keith Gillenwater Division 1 of Specifications to outline staging, security, site, and waste management - Review due back to R+B on 8/28/2015
- Section 106 Historic Tax Credit
 - Part 1 review submitted June 2015 at 100% DD Drawings
 - Included July 2015 Physical Mock-up of 4th floor
 - Part II submittal pending for Sept 1, 2015 for National Park approval approx Oct 15, 2015

Recent Activities since August 25, 2015

- 95% CD set submitted to GC Community Construction for their VE review.
- GC updating Construction Staging Plan & Construction Schedule based on that 95% CD set, and codifying plan for review by Keith Gillenwater.

Next Steps

- State Design Release + City Wabash Construction Permit
 - Application for partial early release not necessary
 - Anticipating application being filed 10/23 after owner final review
- Coordinating closing on property purchase and retail tenant relocation with Keith Gillenwater
 - Closing between October 15 and November 15 (owner will have to reply likely minimum 4-6 weeks out. Owner is in contact with Keith Gillenwater and current owners.
 - Keith (City), Greg (Sellers), Dani, and Stephanie (Owner) coordinating paperwork and timing for transfer.
- Environmental Considerations to start in November, 2015
 - First closures of sidewalk and South Two lanes of Market Street may begin in December 2016 – Keith Gillenwater to act as liaison with business owners
- Construction (Fall 2015-2017), Demolition in Phases from November 2015 to April 2016
 - Bulk of exterior work to start April 2016

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- Coordination with Todd Titus and Christine Flohr will take place regarding events in Paradise Spring Park and construction schedule throughout 2016
- Coordination of Market Street – 2-way conversion and events in Paradise Spring Park – project on hold.
- Other need to know information
 - Construction Schedule for Completion late Fall 2016 – residential lease-up
 - Leasing for first floor retail tenant to be announced late summer 2016

Partners/Contacts

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 (Stellar/Local/Other Funding): John Drook Memorial Park Inclusive Playground/It's More Than a 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)

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
- 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)
- CONTEXT has completed Stage I – original conceptualization (2014), Stage II – Idea Refinement and Master Planning, and has begun Stage IIIa – Preliminary Design Cost Analysis
- Preferred concept, logo and name was presented to public and Park Board August 12, 2015 – approved to continue into Preliminary Design Cost Analysis

Recent Activities since August 25, 2015

- Video from park board meeting is on Stellar project website.
- CONTEXT and ASI continues to with City to work through Preliminary Design Cost Analysis
- CONTEXT and ASI are preparing proposal(s) for Detailed Design and Engineering Documents, Bidding and Construction Phase(s)

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Next Steps

- Detailed Design and Engineering Documents, Bidding and Construction Phase(s) and contracts to be executed before the end of the year
- Fundraising strategy to begin Summer 2015
- 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)

Past Activities

- Wabash Marketplace, Inc. Board approved program rules and procedures on February 10, 2015
- 10 TOTAL buildings/applications have been approved (totaling \$ \$365,853 in grants, local match \$365,853 minimum)
- 3 TOTAL complete (Wabash County Historical Museum/36 E. Market and Bulldog Battery/98 E. Canal)
- 7 others underway

Recent Activities since August 25, 2015

- 1 additional complete
- 1 additional building approved, TIMID, 99 W. Canal Street
- 2 additional applications under review and awaiting approval meetings
- Emily Gardner is no longer with Wabash Marketplace, Program continues to be managed by Lisa Gilman and boards
- New Executive Director is Steve Downs

Next Steps

- In progress photos on Stellar project website.
- 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. – Steve Downs, Lisa Gilman, and Jason Callahan; Stellar Program Management – American Structurepoint – Rachel Uthe and Zach Wolf

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Bulldog Battery – 98 E. Canal Street - COMPLETE



Wabash County Historical Museum 36 E. Market Street - COMPLETE

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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