



Wabash Stellar

Status Report

February 8, 2016 – Council Meeting Report



Updated 2/8/16

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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
- All Inclusive Playground (formerly referred to as the 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

- 2/8/16 Council Meeting – Update on all projects (presentation will be on website 2/10)
- 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

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- 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

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
- 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)
 1. Set to start in December and be completed by March, door to door/phone survey method

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Recent Activities since November 20, 2015

- RFPs for Design Teams were due on November 23, 2015
- Team interviews were conducted December 23, 2015
- Income survey started in December with door to door/phone surveys, completion of survey phone call and door to door interviews is complete. The income survey certification (OCRA process) will take place by the end of February confirming low-moderate community for federal grant requirements
- Selection of Architecture Firm/Design Team made December/January, krM Architecture, Contract is being reviewed by City and Honeywell Foundation
- 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.

Next Steps

- Approve contract between krM and City of Wabash and Honeywell Foundation (as soon as reviewed and processed by all parties)
- Income survey to be completely certified by Indiana Office of Community and Rural Affairs possibly by end of February.

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
- 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 Uthe and Zach Wolf

Funding Source(s)

- IHCD (IHCD) (\$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 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.
- July 23, 2015 – IHCD approved Phase 1 (\$250,000 for 10 homes)
- Grant agreement/paperwork from IHCD received August 25, 2015
- Grant Agreement has been signed and returned back to IHCD
- Working with IHCD on public hearing with Katie Bannon

Recent Activities since November 20, 2015

- Currently waiting for state historical preservation office (SHPO) to complete the environmental review. Took longer because one home has some kind of historical classification.

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Next Steps

- Lead Inspections of all homes.
- Construction upon clearance from SHPO/February 2016 – July/August 2016

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 Uthe and Zach Wolf, IHEDA – Katie Bannon

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
- 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 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

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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

- Road Design underway
 - a. Stage One submittal due to INDOT (per agreement) on February 11, 2016 (90 days after survey)
 - b. Preliminary Field Check to be held within 45 days after receiving Stage One submittal comments back from INDOT
- No indication from INDOT that the Flex program will be enacted, much less for this project, so we continue to progress per original schedule
- Preliminary utility coordination ongoing
 - 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

Recent Activities since November 20, 2015

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Next Steps

- Everything is on schedule
- Design 2015-2017
- Letting anticipated October 2017
- Construction 2017-2018

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 - Received by 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 March 1, 2016 for National Park approval
- 95% CD set submitted to GC Community Construction for their VE review.. Comments due April 2016.
- Presented revised plans to Wabash Historic Preservation Commission in October 2015
- GC updating Construction Staging Plan & Construction Schedule based on that 95% CD set, and codifying plan for review by Keith Gillenwater. estimated Start June 2016
- State Design Release + City Wabash Construction Permit
 - Application for partial early release not necessary
 - Anticipating application being filed Aoel 2916 after owner final review
- Coordinating closing on property purchase and retail tenant relocation with Keith Gillenwater
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.
 - DMV relocation affects the lending application, delayed the closing on the building
 - Extension of purchase contracts into 2916
- Environmental Considerations to start in May, 2016
 - First closures of sidewalk and (1 parking lane, 1 travel lane) of Market Street may begin in June 2016 – Keith Gillenwater to act as liaison with business owners

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Recent Activities since November 20, 2015

- NPS response required Redesign of 4th Floor and resubmitted (to NPS in March 2016 for late April approval)
- 4th floor redesign in process. Revised 95% CD to GC end February 2016
- Owner preparing application of \$200,000 to Stellar Facade Program - estimated March 2016

Next Steps

- Construction (Summer 2016 - Spring 2017)
 - Bulk of exterior work to start August 2016
 - 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
 - Revised Construction Schedule prepared by GC for Completion Spring 2017 - residential lease-up
 - Leasing for first floor retail tenants on hold, pending 4th floor redesign (no changes to civil, parking, or historic exterior already reviewed)

Partners/Contacts

City of Wabash Redevelopment Commission – Keith Gillenwater (EDGWC), Partnership for Affordable Housing – Stephanie Crawford, Anderson Partners Development – Jon Anderson (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): 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.

Recent Activities since November 20, 2015

- Stage IIIa - Preliminary Design Cost Analysis (90%)
 - Currently coordinating with contractors and manufacturers
- Stage IIIb – Detailed Design and Engineering Documents
 - Contract signed by BOW on 12/16/16
 - Contract/Notice to proceed received 1/16/16

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- Park Committee met on 1/18/16 and appointed co-chairs of the committee as Shelly Myers and Adam Hall
- Committee agreed to partner with Community Foundation of Wabash County on a Fiscal Sponsorship arrangement
- 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).
- Fundraising contact list has been created for the committee to use to keep track of communication with contacts
- Committee discussed need for a website and videos and promotional materials for fundraising City is in progress to develop a scope and contract with Green Hat for services

Next Steps

- Stage IIIa - Preliminary Design Cost Analysis
 - Complete 30% pricing package and meet with park committee to discuss findings, 2/15/16
- Stage IIIb – Detailed Design and Engineering Documents (Received Contract 1/16/16)
 - Topographic survey team work to mobilize the week of Feb 15th, weather permitted
 - Design team kick-off once survey is received, projected to be week of March 7th, weather permitted. Design schedule will be revised and submitting to the committee.
 - Early coordination with IDEM (TBD base on design development. Consultant/IDEM need to know grading and excavation depths before proceeding with coordination)
- Fundraising efforts underway
- Review and execute contract with Green Hat for services
- Design documents to be completed by Summer 2016
- Construction anticipated Summer 2016

Partners/Contacts

City of Wabash – Parks Department – Adam Hall (Park Committee Co-Chair), Park Committee Co-Chair – Shelly Myers, Stellar Program Management – American Structurepoint – Rachel Uthe 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
- Emily Gardner is no longer with Wabash Marketplace. Program continues to be managed by Lisa Gilman and boards
- New Executive Director is Steve Downs, Shelby McLaughlin is Project Manager at Wabash Marketplace
- 3 additional building approved, TIMID - 99 W. Canal Street, \$48,362; Reading Room Books – 264 S. Wabash Street, \$15,107; Buchari, McCarty, & Metz – 55 W. Market Street, \$49,969
 - Three new grants totaling \$113,438

Recent Activities since November 20, 2015

- 17 TOTAL buildings/applications have been approved
 - Wabash County Historical Museum - 36 E. Market, (COMPLETE)
 - Bulldog Battery - 98 E. Canal, (COMPLETE)
 - Pizza King – 46 W. Canal, (COMPLETE)
 - Crow's Nest – 12 W. Market, (COMPLETE)
 - TIMID – 99 W. Canal,
 - Modoc's – 221 S. Miami,
 - 73/75 W. Canal,
 - Market Street Square – 56 W. Market,
 - 26 W. Market,
 - Brimso Antiques – 116 S. Wabash,
 - Reading Room Books – 264 S. Wabash,

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- Buchari, McCarty, & Metz – 55 W. Market,
- 64 W. Market,
- 102 W. Canal,
- 90 W. Market – Market Street Grill
- Francis Shoppe – 65 W. Market
- Bedford Building – 231 S. Wabash
- Bradley Building – 5 W. Canal (landmark building in Downtown Wabash)
- 4 TOTAL complete
- 5 TOTAL under construction
- 2 applications PENDING
- \$730,634 TOTAL GRANTS
- \$2,505,181 TOTAL PROJECT INVESTMENT
- \$1,774,547 PRIVATE INVESTMENT (\$730,634 is TOTAL required for match/minimum investment expected)
- \$491,365 REMAINING for additional grants

Next Steps

- In progress photos on Stellar project website.
- Applicants will continue to apply according to program rules and requirements

Partners/Contacts

Wabash Marketplace, Inc. – Steve Downs, Lisa Gilman, Jason Callahan, Shelby McLaughlin; Stellar Program Management – American Structurepoint – Rachel Uthe and Zach Wolf

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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