



Wabash Stellar

Year-End Report

December 12, 2016 – City Council 6PM



Updated 12/12/16

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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

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

- 12/12/16 Council Meeting – Update on all projects (report and presentation will be on website soon)
- 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)
- 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)

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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

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

Updated 12/12/16

- 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

Recent Activities since October 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)

Next Steps

- 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 will be submitted on January 31, 2017 to the Indiana Office of Community and Rural Affairs. – at this time Eagles Theatre will submit Marketplace application for façade program and Regional Cities funding.
- Grant Closeout by end of 2018

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)

- 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
- 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 12/12/16

Recent Activities since June 2016

- Replacements were found, income verifications completed as well as environmental review completed – slight delay in schedule
- 5 homes have completed construction, waiting on inspection then funds will be drawn on grant for payment to contractor
- Construction has started on remaining 6 homes – will be completed by the end of 2016

Next Steps

- Complete construction of 6 homes and perform inspection
- Funds potentially available for 1 or 2 additional homeowners – what is status or process for those and timeline
- Round 2 of funding could happen by the end of 2017 pending application in 2017 once Round 1 is completely closed out.

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 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

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

Recent Activities since June 2016

- Stage 2 plans submitted on September 26, 2016 –received comments back on 10/27/16
- Landscape Architecture feature options being developed for review/approval by City Environmental document in the final stages of approval – DLZ is preparing several options for the City to review in December – meeting dates to be determined.
- Right of way acquisition activities have begun and involves the acquisition of temporary ROW only.
- Woody revegetation review completed by INDOT
- Stage 3 submittal due upon completion of Right of way acquisition

Next Steps

- Utility companies will be notified to develop work plans.
- Once all R/W has been acquired, Stage 3 plans can be submitted.
- Utility companies will be issued notice to proceed.
- Final tracings submitted once R/W secured and utilities have relocated.
- Currently slated for October 2017 letting – possibly July 1, 2017. Construction in 2018.

Updated 12/12/16

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

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
 - o Application for partial early release not necessary
 - o Anticipating application being filed April 2016 after owner final review
- Coordinating closing on property purchase and retail tenant relocation with Keith Gillenwater
 - o Owner will have to reply likely minimum 4-6 weeks out.
 - o Owner is in contact with Keith Gillenwater and current owners.
 - o Keith (City), Greg (Sellers), Dani, and Stephanie (Owner) coordinating paperwork and timing for transfer.
 - o DMV relocation affects the lending application, delayed the closing on the building
 - o Extension of purchase contracts into 2016
- Environmental Considerations to start in May, 2016
 - o 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
- Coordination meetings have taken place with Museum regarding parking lot design
- Waiting on final determination from NPS, should not be an issue
- Bidding process will begin week of June 20.
- Construction commencement still scheduled for summer 2016.

Updated 12/12/16

- All buildings acquired May 31, 2016 by Rock City LP
- Variance to permit residential on first floor has been submitted and will be heard July 21 – this was postponed.
- Comments received on Construction Drawings and revised final set distributed June 16, 2016

Recent Activities since June 2016

- Variance was received by BZA for first floor residential apartments on August 25
- Closed on the project on October 14, 2016
- Construction has begun with interior demolition
- Project will be complete by December 2017
- IHEDA was contacted regarding new design

Next Steps

- Construction (Winter 2016 - Fall 2017)
 - o Bulk of exterior work to start October/November 2016
 - o Coordination with Adam Hall and Christine Flohr will take place regarding events in Paradise Spring Park and construction schedule throughout 2017
 - o Coordination of Market Street – 2-way conversion and events in Paradise Spring Park – project on hold.
- Other need to know information
 - o Revised Construction Schedule prepared by general contractor for Completion Fall 2017 - residential lease-up, pre-leasing in Summer 2017
- Owner submitted application of \$200,000 to Stellar Facade Program – October 2016

Partners/Contacts

City of Wabash Redevelopment Commission – Keith Gillenwater (EDGWC), Partnership for Affordable Housing – 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
- Stage IIIb – Detailed Design and Engineering Documents
 - Contract signed by BOW on 12/16/16

Updated 12/12/16

- Contract/Notice to proceed received 1/16/16
- Topographic work completed, delayed due to weather. (Survey information sent/received by CONTEXT 3/23/16)
- Geotech is complete
- Early coordination with IDEM, continuing coordination
- 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.
 -
- Design
 - Stage IIIa – completed

Recent Activities since June 2016

- Stage IIIb – Detailed Design and Engineering Documents – began July 2016
 - Required a contract amendment for additional design and IDEM coordination
 - Estimated to be complete Nov/Dec - slight delay due to coordination with IDEM and to make edits for stormwater requirements – completion contingent on IDEM approval
- Fundraising/Design/Promotional Subcommittees
 - Website and promotional video is complete and posted to website
 - Committee leaders met with various community groups and fundraising is underway

Next Steps

- Fundraising/Design/Promotional Subcommittees
 - Fundraising efforts underway – meetings and presentations continue
 - Contact Shelly if you have contacts or groups that you would like to receive a presentation
 - Project catalog will be posted to website for review as well
 - Keith will follow up with Carmen regarding the Creating Places Program – Crowd – Granting Matching Grant Program – Gap Funding
- General Schedule
 - Design and Engineering Documents to be completed Nov/Dec 2016
 - Anticipating letting early 2017, construction Spring 2017 – PENDING fundraising efforts.
 - Committee and City is currently determining the amount that is considered ‘substantial’ in order to ensure completion of project and availability of funds as it relates to putting the project out to bid.

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
 - Bond Anticipation Note (BAN) closed in early November. All funds available.

Recent Activities since June 2016

- 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, program 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) Submitted for reimb./Comp.
5	United Fund	73-75 W. Canal Street	(1) Submitted for reimb./Comp.
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	(2) Under construction
9	Brimso's Antiques	116 S. Wabash Street	(1) Completed
10	Bradley Building	5 W. Canal Street	(3) Work not yet started
11	TIMID	89-99 W. Canal Street	(1) Completed
12	Bucheri McCarty & Metz	55 W. Market Street	(1) Submitted for reimb./Comp.
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	(2) Under construction
17	Francis Shoppe	65 W. Market Street	(3) Work not yet started
18	Bedford Building	231-237 S. Wabash St.	(3) Work not yet started
19	Constantine Real Estate	35 W. Market Street	(3) Work not yet started
20	The Access	74 W. Market Street	(1) Completed
21	Eagles Theatre	106 W. Market Street	(3) Work not yet started
22	Rock City Lofts	35 E. Market Street	(2) Under construction

(1) Completed	13 buildings
(2) Under construction	4 buildings
(3) Work not yet started	5 buildings

Three (3) applications are on waiting list

- Joel Thomas
- Ellen's
- Schlemmer Brothers

Next Steps

- Some photos on Stellar project website
- Full compilation of before/after photos will be compiled for completed projects will be posted on website very soon/
- 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 12/12/16

Updated 12/12/16

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