

2006 ANNUAL REPORT
REDEVELOPMENT COMMISSION
CITY OF TERRE HAUTE

Submitted To: Redevelopment Commission & Mayor Kevin Burke

By: Cliff Lambert, Executive Director

Date: January 17, 2007

REDEVELOPMENT COMMISSION MEMBERS

- Wendy Bennett
- Brian Conley
- David Heath
- Troy Helman
- Jim Nichols

OFFICERS OF THE COMMISSION

- David Heath, President
- Brian Conley, Vice President
- Jim Nichols, Secretary
- Kendall Boyd , Attorney

REDEVELOPMENT DEPARTMENT EMPLOYEES

- Cliff Lambert, Executive Director
- Dave Walker, Public Works Administrator
- Mike Kass, Housing Program Administrator
- Phil Kesner, Redevelopment Specialist
- Dean Branson, Real Estate & Finance Administrator
- Cynthia Chandler, Bookkeeper
- Phenny Hall, Secretary

TOTAL FUNDS

Community Development Block Grant Funds		\$ 3,956,748.51
05 Carry Forward Balance to Draw from HUD	2,028,941.42	
05 Carry Forward Cash Register.	419.16	
06 CDBG Funds	1,909,916.00	
06 Program Income	17,471.93	
 Emergency Shelter Grant Funds		\$ 144,275.02
05 Carry Forward Balance to Draw from HUD	63,052.02	
06 ESG Funds.	81,223.00	
 HOME Grant Funds.		\$ 1,443,109.78
05 Carry Forward Cash Register.	4,381.23	
04 Carry Forward Balance to draw from HUD	419,214.55	
05 Carry Forward Balance to draw from HUD	502,366.92	
06 HOME Funds	481,605.00	
06 Home Loan Payments (T.H. Housing Authority Corp)	35,542.08	
 EDI Grant Funds		\$ 273,071.67
01 EDI Funds.	273,071.67	
 Non-Federal Funds		\$ 1,676,982.51
05 Carry Forward Cash Register.	52,625.09	
05 Carry Forward Certificate of Deposit	399,000.00	
Certificate of Deposit Interest	39,048.02	
Monthly Bank Interest Earned.	945.66	
Reimbursement from HIGH-I II, L.P.	8,832.36	
Sale of Land.	18,771.50	
Sale of Property.	16,813.22	
Reimbursement for Demolition paid from Edit	7,555.62	
Reimbursement for redeemed tax property	549.15	
DADC Project State Grant.	25,341.89	
Urban Enterprise Association.	7,500.00	
City of Terre Haute Edit Funds.	1,100,000.00	
 Central Business District Tax Allocation Funds.		\$ 4,654,942.14
05 Carry Forward Cash Register.	333,155.95	
05 Carry Forward Certificate of Deposit	1,430,000.00	
Monthly Bank Interest Earned.	1,437.04	
Certificate of Deposit Interest	59,833.93	
TIF Settlements Area #1	630,930.72	
Center City Rent Revenue.	123,823.05	
Sale of Center City Bid Documents	550.00	
Sale of Center City	1,587,106.19	
Transfer from CC Prjct. Cap Acct after sale of CC.	488,105.26	

TOTAL FUNDS

Redevelopment District Capital Funds.		\$ 2,076,984.60
05 Carry Forward Cash Register.	5,431.38	
05 Carry Forward Certificate of Deposit	468,000.00	
Certificate of Deposit Interest	15,757.76	
Monthly Bank Interest Earned.	679.37	
Sale of Center City	1,587,106.19	
Bid Documents for sale of Center City	9.90	
North Central Terre Haute Tax Allocation Funds.		\$ 253,614.37
05 Carry Forward Cash Register.	72,225.60	
05 Carry Forward Certificate of Deposit	60,000.00	
Certificate of Deposit Interest	4,652.29	
Monthly Bank Interest Earned.	141.64	
TIF Settlements Area #5	116,594.84	
Ft. Harrison Business Park Tax Allocation Funds		\$ 580,522.73
05 Carry Forward Cash Register.	532,299.55	
TIF #8 Settlement	40,472.10	
Monthly Bank Interest Earned.	7,651.08	
Plans & Specifications.	100.00	
Jadcore Phase 1 Tax Allocation Funds.		\$ 246,572.21
05 Carry Forward Cash Register.	216,518.16	
TIF #9 Settlement	22,175.20	
Monthly Bank Interest Earned.	7,878.85	
TOTAL FUNDS		\$15,306,823.54

EXPENDITURE OF FUNDS

CDBG Fund Total Expenditures		\$ 2,364,987.81
Demolition	\$ 273,639.01	
Rehabilitation	564,454.79	
Infrastructure	1,066,803.87	
Acquisition	22,834.78	
Administration	437,255.36	
Payroll-General	246,689.22	
Conference & Seminars	233.00	
Travel/Lodging	1,102.98	
Subscriptions	1,424.20	
Dues & Memberships	1,404.00	
Professional Services	1,480.41	
Office Supplies	5,025.23	
Office Equipment	10,444.46	
Health Insurance	113,470.28	
Worker's Comp. Insurance	1,905.00	
Employee Bond Insurance	2,322.00	
Pension	30,215.02	
Office Expenses	19,428.25	
Fair Housing Expenses	942.34	
HOME Professional Services	1,168.97	
 Emergency Shelter Fund Total Expenditures		\$ 93,559.23
Council on Domestic Abuse	49,732.18	
Catholic Charities	43,827.05	
 HOME Fund Total Expenditures		\$ 1,037,989.87
04 HOME Funds	419,214.55	
05 HOME Funds	496,450.97	
06 HOME Funds	102,324.35	
Loan Payment Funds	20,000.00	
 EDI Fund Total Expenditures		\$ 272,171.38
01 EDI Funds	272,171.38	

EXPENDITURE OF FUNDS

Non-Federal Fund Total Expenditures		\$	286,072.91
Administration.	2,362.20		
Computer Equipment.	6,243.44		
Title Search on Tax Sale Properties	3,100.00		
Coke Plant Property Clean-up.	51,943.65		
Ft. Harrison Bond Payment - Edit Funds.	79,093.75		
Independent Contractor D-Base Files	1,450.00		
Terre Haute Economic Development Corp	5,000.00		
TIF 46.	70.00		
Demolition - Edit Funds	135,264.37		
Sale of 10 ½ Chestnut	1,545.50		
C.B. District Tax Allocation Fund Total Expenditures.		\$	2,889,650.73
Old Nat'l - Center City Bond Payment.	350,750.82		
Special Bond Payment - Sale of Center City.	1,600,000.00		
T.H. House Site Development Project	605,969.27		
Advertising Expenses - Sale of Center City.	4,515.77		
Downtown Crossroads 2000 Enhancement Project.	133,716.47		
BAN Account	150,000.00		
Sidewalk & Vault Project 9 th & Wabash	18,206.57		
Administration.	12,118.82		
Brames & Oldham	4,498.35		
Newlin Johnson.	5,000.00		
Don Scheidt Co.	4,800.00		
Tribune Star.	74.66		
Redevelopment District Capital Fund Total Expenditures.		\$	2,076,984.60
Transfer of Funds to Tax Allocation Account	2,075,211.45		
Center City Marketing Costs	1,773.15		
N.C.T.H. Tax Allocation Fund Total Expenditures		\$	84,576.13
Cinergy - Street Lights Elm Street: 6 ½ - 7 th Street	766.80		
Cinergy - Street Lights Elm Street: 6 th - 6 ½ & 8 th	943.60		
2005 H & H Development Project.	23,900.00		
Sidewalk Replacement N. 8 th Elm to Locust	19,460.00		
Administration.	5,377.73		
Removal of 30 Trees N. 8 th Elm to Locust.	6,250.00		
Demolition.	27,878.00		

EXPENDITURE OF FUNDS

Ft. Harrison Business Park Tax Allocation Fund Total Expenditures . . . \$		72,581.53
Steelton Road Project	1,130.00	
Fruitridge Avenue	59,715.00	
Tribune Star.	68.51	
Administration.	5,661.54	
Ice Miller.	2,006.48	
Umbaugh	4,000.00	

Jadcore Phase 1 Tax Allocation Fund Total Expenditures. \$		82,500.00
First Financial Trust Fees.	500.00	
Bond Payment.	78,000.00	
Umbaugh	4,000.00	

TOTAL EXPENDITURE OF ALL FUNDS \$ 9,261,074.19

2006 FINANCIAL SUMMARY

TOTAL FUNDS	\$15,306,823.54
TOTAL EXPENDITURE OF ALL FUNDS	\$ 9,261,074.19
*BALANCE OF FUNDS	\$ 6,045,749.35

*This balance includes funds obligated and earmarked for City of Terre Haute existing and proposed Redevelopment projects.

2006 ACCOMPLISHMENTS

Street & Drainage Improvements

- ..Completed **\$ 900,000** of street, curb, gutter, storm sewers, and sidewalk in the North Eastside Area and Central Eastside Area.
- ..Engineering design of improvements to the following streets in the North Eastside Area: 27th, 28th, 29th and 30th Streets from Delaware Avenue to Barbour Avenue; and in the Central Eastside Area: Beech Street from 29th Street to 31st Street and 8th Avenue from 25th Street to Brown Avenue.
- ..Completed the construction of improvements to the following streets in the Central Eastside Area: 30th Street from 8th Avenue to Buckeye Street and in the North Eastside Area: Grand Avenue from 26th Street to Lost Creek, along with 28th, 29th and 30th Streets from Delaware Avenue to Barbour Avenue.
- ..Demolished and graded sites on four condemned and dangerous structures, along with replacing 1,150 LFT deteriorated curb, gutter and sidewalks. Removed 35 dead and deteriorated trees, and replaced 33 new trees on 7th Street, Elm Street and 6½ Street in the North Central Tax Allocation Area.
- ..Completion of grading, shoulder work and asphalt on Steelton Road. Extension of 12 inch water main along Fruitridge Avenue from Steelton Road to Haythorne Avenue. Along with initiating the widening of Fruitridge Avenue from Ft. Harrison Road to Steelton Road with a traffic signal in the Ft. Harrison Business Park Tax Allocation Area.
- ..**92** street trees were planted by the Redevelopment Department as part of the North Eastside Area, and Central Eastside Area, construction projects referenced above.

Rehabilitation and Construction of Housing

- ..Assisted with the financing of a project owned by Jonah, Inc., a non-profit community development organization (CHDO). Six houses were constructed on scattered sites in the City using HUD HOME funds, through our Housing Development Loan Program. Jonah, Inc. rented the houses to very-low and low income families.
- ..Participated with four low-income families to purchase single-family homes constructed by Habitat for Humanity. HUD HOME funds were used to assist with the acquisition and construction through our Urban Homestead Program. The houses were built on scattered sites, throughout the City. The lots were sold to Habitat for one-dollar from the Department of Redevelopment.

2006 ACCOMPLISHMENTS (con't)

Rehabilitation and Construction of Housing

- ..Participated with Hamilton Center, Inc. to complete the rehabilitation of the building located at 1616 Wabash Avenue, to primarily serve very-low and low income persons with special needs. The building includes an activity center with intake and support offices. The project was financed through our HUD CDBG Community Facility Rehabilitation Loan Program.
- ..Using HUD HOME funds through the Housing Development Loan Program, we participated with the non-profit organization Mental Health Association in Vigo County to construct an apartment building for permanent housing for the homeless. This building contains 10 efficiency apartments, classrooms for teaching life skills, offices and a common kitchen area.
- ..HUD CDBG funds rehabilitated 150 units in a multi-unit apartment complex (Greenwood Apartments, Phase II) for Mother Theodore Corporation, a non-profit organization, to rent to low/moderate income families. Siding installation, roofing, balcony reconstruction and exterior door replacement were the main items rehabilitated through our CDBG Not-for-Profit Housing Rehabilitation Loan Program.

Real Estate Acquisition and Property Management

- ..Maintained **90** City owned sites for use in housing programs by the Department of Redevelopment.
- ..Obtained 50-year title searches on **5** parcels.

Real Estate Sales

- ..Sold **11** parcels to companies and individuals for construction of **9** new homes.
- ..Sold **39** parcels to not-for-profits for future use.
- ..Sold **1** parcel for a sanitary sewer lift station.
- ..Sold **2** parcels to a church.
- ..Sold **33** parcels for use as additional side yards.
- ..Sold **2** parcels to Indiana State University.
- ..Sold **3** parcels for commercial use.
- ..Sold **2** two houses.

2006 ACCOMPLISHMENTS (con't)

Substandard Structure Hearings

- ..Held first time demolition hearings on **156** properties.
- ..Demolished **77** condemned and dilapidated houses or buildings.
- ..Demolished **9** condemned and dilapidated garages.
- ..Caused owners to demolish **12** houses or buildings.
- ..Caused owners to demolish **10** garages.
- ..Caused owners to rehabilitate **16** houses.
- ..Caused owners to rehabilitate **2** garages.

Downtown Improvements

- ..Assisted the Developers of the new downtown Hilton Garden Inn, by administering payments for site preparation and associated work, as per the resolution passed by the Terre Haute Redevelopment Commission.
- ..The Department of Redevelopment continued to work on the Cherry Street Multi-Modal Parking Facility. A construction contract was awarded and the Department of Redevelopment is administering the overall construction of the new facility located at 750 Cherry Street, with a total cost of \$13,450,000. Federal appropriations of \$8 million have been secured towards the construction of this facility from federal transportation funds.
- ..The Department of Redevelopment administered the Urban Enterprise Association's building façade and downtown housing programs. We participated with the owner of 622 Wabash Avenue to finance the completion of nine apartments and the façade of the building. The Terre Haute Urban Enterprise Association uses their funds to subsidize private investments in the housing and façade improvement projects.

Economic Development

- ..Participated with the sale of the Center City building located at 630 Wabash Avenue.
- ..The Department of Redevelopment maintained responsibility for the daily administration of the Urban Enterprise Association.

2007 GOALS

Neighborhood Street Improvements

- ..Continued revitalization of low/mod income neighborhoods with the construction and design of over \$ 920,000 of street, curb, gutter and storm sewer improvements and replacement of street trees.
- ..Assist the City Engineering Department in continuing the sidewalk improvement program for the South Westside Area and North Central Tax Allocation Area.

Rehabilitation and Construction of Housing

- ..Assist a non-profit community development organization to rehabilitate 60 units rented to very low and low-income families. CDBG funds will be used to fund this project.
- ..Participate with four low-income families to purchase single-family homes constructed by Habitat for Humanity. The houses will be built in a low/moderate income neighborhood of the City. The lots will be provided for one-dollar from the Department of Redevelopment. HOME funds will be used to fund this project.
- ..Assist a non-profit organization with the construction of a multi-unit (8 units) building with classrooms and offices to house and serve homeless individuals. HOME funds, Supportive Housing funds and a local mortgage will be used to finance the permanent housing for the homeless project.
- ..Continue administering the Downtown Housing Rehabilitation Loan Program and Downtown Façade Rehabilitation Program to create an additional 11 housing units in upper floors of commercial buildings and rehabilitate 2 facades in the downtown area. The Terre Haute Urban Enterprise Association uses their funds to subsidize private investments in the housing and façade improvement projects.

Real Estate Acquisition and Property Management

- ..Acquisition of **14** tax default properties from Vigo County to create additional housing sites.
- ..Disposition of **15** parcels for construction of private homes, or side yards and other uses.

2007 GOALS (con't)

Real Estate Acquisition and Property Management (con't)

- ..Clearing titles on approximately **8** parcels of land to make available for development.
- ..Subdividing of land between 25th Street and Brown Avenue into **7** developable sites.
- ..Sale of **2** parcels from the 25th Street to Brown Avenue Subdivision.

Demolition

- ..Clearance of approximately **80** vacant & condemned structures.

Downtown Development

- ..Continue to work with the Federal Transportation Administration in completing the construction of a multi-modal parking facility at the intersection of 7th and Cherry Streets.
- ..Assist Indiana State University and Rose Hulman Institute of Technology with the development of a Business Incubator Program, through a Neighborhood Initiative grant awarded to the City by the Department of Housing and Urban Development.
- ..Continued development of the 7th Street Arts Corridor.
- ..Continue to work with the owner of the new Terre Haute House to complete qualified site preparations and development improvements for the project.
- ..Continue to work with private developers to identify opportunities for the redevelopment of blighted parcels in the downtown area.

Economic Development

- ..Continue to work with the Mayor, the Greater Terre Haute Chamber of Commerce and the Terre Haute Economic Development Corporation to implement the City's industrial retention and expansion program.
- ..Continue to assist with the development of numerous privately held industrial properties.
- ..Continue to assist with the development of the Ft. Harrison Business Park and Jadcore Tax Allocation Areas.

2007 GOALS (con't)

- ..Continue to work with the Vigo County Commissioners in a cooperative effort to complete environmental testing and clear debris from the former Terre Haute Coke & Carbon plant at 13th and Hulman Streets.
- ..Continue to assist Terre Haute International Airport with efforts to attract new business to their facility.

Other

- ..Continue to provide effective, prompt and courteous service to the citizens of Terre Haute.
- ..The Terre Haute Urban Enterprise Association (THUEA) requested that the Department of Redevelopment continue to administer its Downtown Housing Rehabilitation Loan Program. The program is a ten-year forgivable loan for up to 50% of the rehabilitation costs for residential units in upper floors of downtown buildings using THUEA funds. Thirty-nine units have been completed.
- ..The Terre Haute Urban Enterprise Association requested that the Department of Redevelopment administer its Enterprise Zone Historic Façade Incentive Grant Program. The program is for 50% matching grant funds up to \$15,000 per building, limited to three buildings per owner with up to \$30,000 available for corner buildings. The program was expanded to include the exposed sides of buildings not located on corners.