

2007 ANNUAL REPORT
REDEVELOPMENT COMMISSION
CITY OF TERRE HAUTE

Submitted To: Redevelopment Commission & Mayor Duke Bennett

By: Cliff Lambert, Executive Director

Date: January 16, 2008

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

REDEVELOPMENT DEPARTMENT EMPLOYEES

- Cliff Lambert, Executive Director
- Dave Walker, Public Works Administrator
- Mike Kass, Housing & Community Facilities Administrator
- Phil Kesner, Redevelopment Grants/Planning Administrator
- Dean Branson, Real Estate Administrator
- Cynthia Chandler, Finance Administrator
- Phenny Hall, Office Manager

TOTAL FUNDS

Community Development Block Grant Funds		\$ 3,551,688.76
05 Carry Forward Balance to Draw from HUD	5,250.00	
06 Carry Forward Balance to Draw from HUD	1,607,410.70	
06 Carry Forward Cash Register.	100.00	
07 CDBG Funds	1,909,740.00	
07 Program Income	29,188.06	
Emergency Shelter Grant Funds		\$ 133,094.79
06 Carry Forward Balance to Draw from HUD	50,715.79	
07 ESG Funds.	82,379.00	
HOME Grant Funds.		\$ 953,249.99
06 Carry Forward Cash Register.	19,923.31	
05 Carry Forward Balance to draw from HUD	5,915.95	
06 Carry Forward Balance to draw from HUD	379,280.65	
07 HOME Funds	483,421.00	
07 Home Loan Payments (T.H. Housing Authority Corp)	35,542.08	
07 Payoff of Habitat House 2429 Elm St.	29,167.00	
Historic District Commercial Incentives Funds		\$ 338,317.36
07 Funds.	338,317.36	
Non-Federal Funds		\$ 1,535,211.70
06 Carry Forward Cash Register.	30,909.60	
06 Carry Forward Certificate of Deposit	1,360,000.00	
Certificate of Deposit Interest	67,948.16	
Monthly Bank Interest Earned.	727.51	
Reimbursement from HIGH-I II, L.P..	8,832.36	
Sale of Land.	1,000.00	
Sale of Property.	6,000.00	
Reimbursement for Demolition paid from Edit	10,236.26	
Reimb. from City for purchase of tax sale property.	35,400.00	
Reimbursement from CVS on trees removed	7,800.00	
Indiana American Water Company.	350.00	
City EDIT funds for Ft. Harrison Bond Payment	6,007.81	
Central Business District Tax Allocation Funds.		\$ 2,623,781.39
06 Carry Forward Cash Register.	382,291.41	
06 Carry Forward Certificate of Deposit	1,383,000.00	
Monthly Bank Interest Earned.	454.18	
Certificate of Deposit Interest	77,235.88	
TIF Settlements Area #1	766,973.69	
Reimbursement from Newspaper.	112.35	
Reimb. from City for BAN Interest Payment	13,713.88	

TOTAL FUNDS

Neighborhood Initiative Grant Funds	\$	496,000.00
05 Carry Forward Funds.	496,000.00	
North Central Terre Haute Tax Allocation Funds.	\$	333,412.61
06 Carry Forward Cash Register.	102,038.24	
06 Carry Forward Certificate of Deposit	67,000.00	
Certificate of Deposit Interest	6,731.60	
Monthly Bank Interest Earned.	144.09	
TIF Settlements Area #5	157,498.68	
Ft. Harrison Business Park Tax Allocation Funds	\$	1,259,916.55
06 Carry Forward Cash Register.	507,941.20	
TIF #8 Settlement	58,921.03	
Monthly Bank Interest Earned.	7,660.62	
Transfer of Funds for Fruitridge Widening Prjt.	685,393.70	
Jadcore Phase 1 Tax Allocation Funds.	\$	220,223.94
06 Carry Forward Cash Register.	164,072.21	
TIF #9 Settlement	49,914.22	
Monthly Bank Interest Earned.	6,237.51	
State Road 46 Tax Allocation Funds.	\$	17,407.05
TIF #10 Settlement.	17,395.09	
Monthly Bank Interest Earned.	11.96	

TOTAL FUNDS

\$11,462,304.14

EXPENDITURE OF FUNDS

CDBG Fund Total Expenditures.		\$ 1,237,356.93
Demolition.	89,018.84	
Rehabilitation.	305,799.60	
Infrastructure.	484,133.06	
Administration.	358,405.43	
Payroll-General	243,314.67	
Conference & Seminars	600.00	
Travel/Lodging.00	
Subscriptions	1,096.65	
Dues & Memberships.	980.00	
Professional Services	733.26	
Office Supplies	5,078.46	
Office Equipment.	10,630.09	
Health Insurance.	48,461.33	
Worker's Comp. Insurance.	1,802.00	
Employee Bond Insurance00	
Pension	30,551.87	
Office Expenses	9,034.52	
Fair Housing Expenses	1,717.96	
HOME Professional Services.	4,404.62	
Emergency Shelter Fund Total Expenditures		\$ 75,571.48
Council on Domestic Abuse	33,547.85	
Catholic Charities.	42,023.63	
HOME Fund Total Expenditures.		\$ 80,114.43
05 HOME Funds	5,915.95	
06 HOME Funds	22,390.35	
07 HOME Funds	25,849.88	
Loan Payment Funds.	25,958.25	
Neighborhood Initiative Grant Funds		\$ 232,512.07
05 Neighborhood Initiative Funds.	232,512.07	
State Road 46 Tax Allocation Funds.		\$ 186.97
Administration Expenses	186.97	
Historic District Commercial Inscentives Funds.		\$.00

EXPENDITURE OF FUNDS

Non-Federal Fund Total Expenditures		\$	944,555.42
Administration.	85,514.54		
Vigo County Treasurer Tax Sale Properties	35,400.00		
Dick McCalister & Sons.	1,750.00		
D & R Tree Service.	175.00		
Ft. Harrison Bond Payment - Edit Funds.	82,500.00		
Hank Metzger Landscape.	2,180.00		
Terre Haute Economic Development Corp	10,000.00		
Transfer of EDIT funds to Ft. Harrison Acct	713,507.90		
Demolition - Edit Funds	10,301.77		
TH Neighborhood Partnership, Inc.	3,226.21		
C.B. District Tax Allocation Fund Total Expenditures.		\$	620,526.69
Old Nat'l - Center City Bond Payment.	168,207.19		
Multi Modal BAN Interest Payment.	13,713.88		
T.H. House Site Development Project	394,030.73		
Rapid Reproduction.	150.00		
Administration.	42,931.97		
Vigo County Recorder.	61.00		
Umbaugh & Associates.	1,400.00		
Tribune Star.	31.92		
N.C.T.H. Tax Allocation Fund Total Expenditures		\$	48,130.55
Cinergy - Street Lights Elm Street: 6½ - 7 Street	752.59		
Cinergy - Street Lights Elm Street: 6 - 6½ & 8.	889.46		
2006 H & H Development Project.	7,650.00		
Sidewalk Replacement N. 8 Elm to Locust	40.00		
Administration.	5,132.03		
Sidewalk Replacement N. 6 Tippecanoe to Locust.	20,766.47		
Tree Planting N. 8 & Elm Street	11,500.00		
Umbaugh & Associates.	1,400.00		

EXPENDITURE OF FUNDS

Ft. Harrison Business Park Tax Allocation Fund Total Expenditures . . . \$	102,671.19
Fruitridge Widening Prjct.	92,752.17
Brames & Oldham	1,774.80
Administration.	5,144.22
Umbaugh	3,000.00

Jadcore Phase 1 Tax Allocation Fund Total Expenditures. \$	81,500.00
First Financial Trust Fees.	500.00
Bond Payment.	78,000.00
Umbaugh	3,000.00

TOTAL EXPENDITURE OF ALL FUNDS	\$ 3,423,125.73
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2007 FINANCIAL SUMMARY

TOTAL FUNDS	\$11,462,304.14
TOTAL EXPENDITURE OF ALL FUNDS	\$ 3,423,125.73
*BALANCE OF FUNDS	\$ 8,039,178.41

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

2007 ACCOMPLISHMENTS

Street & Drainage Improvements

- ..Completed approximately **\$ 700,000** of street, curb, gutter, storm sewers, and sidewalk in the North Eastside Area, Central Eastside Area.
- ..Engineering design of improvements to the following streets in the North Eastside Area: 27th, 28th, 29th and 30th Streets from Maple 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: Beech Street from 29th Street to 31st 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. Continuing construction of widening on Fruitridge Avenue from Ft. Harrison Road to Steelton Road with a traffic signal at the intersection entrance to the Ft. Harrison Business Park Tax Allocation Area.
- ..**41** 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

- ..Using HUD CDBG funds we completed the rehabilitation of 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. The mortgage insurance for the purchase of the property is funded by the HUD Section 223(f) Program.

2007 ACCOMPLISHMENTS (con't)

Rehabilitation and Construction of Housing

- ..The contractor is completing the rehabilitation of Catholic Charities' (not-for-profit) Bethany House with CDBG funds through our Community Facility Rehabilitation Loan Program. The old kitchen addition was removed and a new kitchen with a rear porch is under construction as is a new entrance and dining room addition to the building. A fire suppression sprinkler system for the entire building, a new concrete handicap ramp, and an outside entrance to the basement have been installed. The Bethany House is an emergency shelter for very low/low income families and women with children. They also provide lunch 365 days a year and provide free clothing for clients in need.
- ..HUD HOME funds are currently being used to rehabilitate 96 units in a multi-unit apartment complex (Greenwood Apartments, Phase I) for Mother Theodore Corporation, a non-profit organization, to rent to low/moderate income families. Installation of new furnaces/A.C., sliding glass doors, and exterior lighting are the main items rehabilitated through our Housing Development Loan Program.
- ..Light House Mission, a non-profit organization, is in the process of bidding a construction project consisting of a 6 unit apartment building using HOME funds through our Housing Development Loan Program. These 1-bedroom units will be occupied by persons that have completed various self-sufficiency programs offered by the Mission to move from the homeless shelter to permanent housing.
- ..Initiated the Residential Development Program, which was designed to stimulate residential construction in the city's older neighborhoods, and provides targeted incentives to developers who follow established guidelines to construct new residences. The program is available within a defined area of the city on sites belonging to the city or on those owned privately. Benefits to the community will include the infill of vacant lots, the increase of the city's tax base, creation of new and modern housing in areas where additional infrastructure construction is minimal and increased employment through construction jobs.

Real Estate Acquisition and Property Management

- ..Maintained **137** City owned sites for use in housing programs by the Department of Redevelopment.
- ..Obtained 50-year title searches on **24** parcels.
- ..Acquired **47** parcels of real estate.

2007 ACCOMPLISHMENTS (con't)

Real Estate Sales

- ..Sold **3** parcels to companies and individuals for construction of **3** new homes.
- ..Sold **17** parcels to not-for-profits for future use.
- ..Sold **3** parcels for use as additional side yards.

Substandard Structure Hearings

- ..Held first time demolition hearings on **90** properties.
- ..Demolished **71** condemned and dilapidated houses or buildings.
- ..Demolished **5** condemned and dilapidated garages.
- ..Caused owners to demolish **14** houses or buildings.
- ..Caused owners to demolish **7** garages.
- ..Caused owners to rehabilitate **25** houses.
- ..Caused owners to rehabilitate **3** garages.

Downtown Improvements_

- ..Continued infrastructure improvements with removal and replacement of 674 feet of deteriorated curb and sidewalks with three new street lights on 9th Street at the new Clabber Girl Manufacturing facility, along with 950 feet of curb Sidewalks, and four new street lights on 7th Street, Wabash Avenue, and 8th Street around the new Hilton Garden Inn Hotel.
- ..The Department of Redevelopment is continuing to work on the Cherry Street Multi-Modal Parking Facility, administering the overall construction of the new facility located at 750 Cherry Street, with a total cost of \$14,200,000. Federal appropriations of \$8.9 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.

2007 ACCOMPLISHMENTS (con't)

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.

2008 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 on 27th and 28th Street, 29th and 30th Street, from Maple Avenue to Barbour Avenue, and 8th Avenue from 25th Street to Brown Avenue.
- ..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 facility organization to rehabilitate a building for a 24hr child care facility predominately for very low and low-income families. CDBG funds will be used to fund this project through our Community Facility Rehabilitation Loan Program.
- ..Participate with two 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 and families. HOME funds, Federal Home Loan Bank funds and a local mortgage will be used to finance the permanent housing for the homeless project. The tenants will also receive self-sufficiency programs while living at the site.
- ..Rehabilitation of single-family houses owned by non-profit (501c3) housing organization.

2008 GOALS (con't)

- ..Continue administering the Downtown Housing Rehabilitation Loan Program and Downtown Façade Rehabilitation Program to create an additional 20 housing units in upper floors of commercial buildings and rehabilitate 4 facades in the downtown area. The Terre Haute Department of Redevelopment has assumed the programs from the Urban Enterprise Association to continue the programs with the remaining funds to subsidize private investments in the housing and façade improvement projects.

Real Estate Acquisition and Property Management

- ..Acquisition of **30** tax default properties from Vigo County to create additional housing sites.
- ..Disposition of **10** parcels for construction of private homes, or side yards and other uses.

Real Estate Acquisition and Property Management (con't)

- ..Clearing titles on approximately **30** 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, and working with new infrastructure on Wabash Avenue, 8th Street, for the removal and replacement of curb and sidewalks along with new street lights and alley between 7th and 8th Street for the new Candlewood Suites and Children's Museum projects.
- ..Assist the General Services Administration and Federal Court Systems with the development of the new Federal Court Building through the installation of approximately \$75,000 in new infrastructure on Ohio Street, Poplar Street and 10th Street with the removal and replacement of curb and sidewalks.

2008 GOALS (con't)

- ..Continue to assist ISU and Rose Hulman with the Downtown Business Incubator, by the Redevelopment staff administering a Neighborhood Initiative grant awarded to the City by the U.S. Department of Housing and Urban Development. Also assist with an application to secure a new Small Business Administration grant awarded in 2007 to extend the program and increase the number of new businesses impacted.
- ..Continued development of the 7th Street Arts Corridor.
- ..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.
- ..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. When the current units under construction are completed a total of 59 units will have been completed.

2008 GOALS (con't)

- ..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. Forty-four facades will have been completed when the construction is finished.