

2008 ANNUAL REPORT
REDEVELOPMENT COMMISSION
CITY OF TERRE HAUTE

Submitted To: Redevelopment Commission & Mayor Duke Bennett

By: Cliff Lambert, Executive Director

Date: January 28, 2009

REDEVELOPMENT COMMISSION MEMBERS

- Brian Bauer
- David Heath
- Jim Nichols
- Brian Conley
- Troy Helman
- Paul Lockhart

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	\$ 4,168,020.79
06 Carry Forward Balance to Draw from HUD	404,101.27
07 Carry Forward Balance to Draw from HUD	1,909,740.00
07 Carry Forward Cash Register.	490.56
08 CDBG Funds	1,830,326.00
08 Program Income	23,362.96
 Emergency Shelter Grant Funds	 \$ 139,807.31
07 Carry Forward Balance to Draw from HUD	57,523.31
08 ESG Funds.	82,284.00
 HOME Grant Funds.	 \$ 1,371,793.64
07 Carry Forward Cash Register.	58,674.14
06 Carry Forward Balance to draw from HUD	356,890.30
07 Carry Forward Balance to draw from HUD	457,571.12
08 HOME Funds	463,116.00
08 Home Loan Payments (T.H. Housing Authority Corp)	35,542.08
 Historic District Commercial Incentives Funds	 \$ 345,885.05
07 Carry Forward Balance.	338,317.36
Certificate of Deposit Interest	5,698.76
Transfer from Non Federal	1,868.93
 Non-Federal Funds	 \$ 663,425.38
07 Carry Forward Cash Register.	20,656.28
07 Carry Forward Certificate of Deposit	570,000.00
Certificate of Deposit Interest	14,713.15
Monthly Bank Interest Earned.	61.10
Reimbursement from HIGH-I II, L.P..	8,832.36
Sale of Land. . Visions of Hope Property.	9,000.00
Sale of Property.	4,380.00
Reimbursement for lots purchased at Tax Sale.	25,733.51
Reimb. from City.	180.05
Reimbursement from Historic District.	1,868.93
Reimbursement from TIF #46.	8,000.00
 Central Business District Tax Allocation Funds.	 \$ 2,731,826.16
07 Carry Forward Cash Register.	590,254.70
07 Carry Forward Certificate of Deposit	1,413,000.00
Monthly Bank Interest Earned.	802.99
Certificate of Deposit Interest	52,745.57
TIF Settlements Area #1	534,647.90
City of T.H. EDIT for Sidewalks Fed Bldg & Candlewood	140,375.00

TOTAL FUNDS

Neighborhood Initiative Grant Funds	\$	263,487.93
05 Carry Forward Funds.		263,487.93
North Central Terre Haute Tax Allocation Funds.	\$	390,749.66
07 Carry Forward Cash Register.		97,282.06
07 Carry Forward Certificate of Deposit		188,000.00
Certificate of Deposit Interest		6,764.72
Monthly Bank Interest Earned.		189.32
TIF Settlements Area #5		98,513.56
Ft. Harrison Business Park Tax Allocation Funds	\$	1,204,534.43
07 Carry Forward Cash Register.		1,157,245.36
TIF #8 Settlement		32,119.66
Monthly Bank Interest Earned.		15,169.41
Jadcore Phase 1 Tax Allocation Funds.	\$	189,026.80
07 Carry Forward Cash Register.		138,723.94
TIF #9 Settlement		47,590.59
Monthly Bank Interest Earned.		2,712.27
State Road 46 Tax Allocation Funds.	\$	434,598.33
TIF #10 Settlement.		415,155.25
Monthly Bank Interest Earned.		105.57
07 Carry Forward Cash Register.		17,220.08
Certificate of Deposit Interest		2,117.43

TOTAL FUNDS **\$11,903,155.48**

EXPENDITURE OF FUNDS

CDBG Fund Total Expenditures		\$ 2,616,440.81
Demolition	256,824.25	
Rehabilitation	405,095.76	
Infrastructure	1,547,819.96	
Administration	406,700.84	
Payroll-General	229,527.83	
Conference & Seminars	178.00	
Travel/Lodging00	
Subscriptions	1,221.70	
Dues & Memberships	1,245.00	
Professional Services	857.36	
Office Supplies	3,834.90	
Office Equipment	9,732.84	
Health Insurance	110,294.93	
Worker's Comp. Insurance	1,679.00	
Employee Bond Insurance00	
Pension	28,543.16	
Office Expenses	7,999.74	
Fair Housing Expenses	1,567.41	
HOME Professional Services	10,018.97	
Emergency Shelter Fund Total Expenditures		\$ 119,716.09
Council on Domestic Abuse	54,156.98	
Catholic Charities	65,559.11	
HOME Fund Total Expenditures		\$ 805,001.67
06 HOME Funds	356,890.30	
07 HOME Funds	244,239.25	
08 HOME Funds	118,767.55	
Loan Payment Funds	85,104.57	
Neighborhood Initiative Grant Funds		\$ 66,546.36
05 Neighborhood Initiative Funds	66,546.36	
State Road 46 Tax Allocation Funds		\$ 21,847.38
Administration Expenses	21,847.38	
Historic District Commercial Incentives Funds		\$ 129,303.35

EXPENDITURE OF FUNDS

Non-Federal Fund Total Expenditures		\$	86,601.23
Administration.	15,753.29		
Vigo County Treasurer Tax Sale Properties	25,913.56		
TIF #46 Expenses.	8,000.00		
Historic District Expense	1,868.93		
Vehicle Maintenance	943.48		
Sneath Lawn Service	40.00		
Visions of Hope Foreclosure	33,905.73		
City of Terre Haute for Reimb of Legal Fees	176.24		
C.B. District Tax Allocation Fund Total Expenditures.		\$	246,145.07
Old Nat'l - Center City Bond Payment.	168,227.61		
Administration.	53,117.46		
Umbaugh & Associates.	4,000.00		
Infrastructure Projects	20,800.00		
N.C.T.H. Tax Allocation Fund Total Expenditures		\$	15,057.83
Cinergy - Street Lights Elm Street: 6_ - 7 Street	790.66		
Cinergy - Street Lights Elm Street: 6 - 6_ & 8.	919.18		
Administration.	9,347.99		
Umbaugh & Associates.	4,000.00		

EXPENDITURE OF FUNDS

Ft. Harrison Business Park Tax Allocation Fund Total Expenditures . . . \$	915,064.82
Fruitridge Widening Prjt.	815,552.13
Bond Payments	85,800.00
Brames & Oldham	553.43
Administration.	9,159.26
Umbaugh	4,000.00

Jadcore Phase 1 Tax Allocation Fund Total Expenditures. \$	82,534.93
First Financial Trust Fees.	500.00
Bond Payment.	78,000.00
Umbaugh	4,000.00
Administration.	34.93

TOTAL EXPENDITURE OF ALL FUNDS **\$ 5,104,259.54**

2008 FINANCIAL SUMMARY

TOTAL FUNDS	\$11,903,155.48
TOTAL EXPENDITURE OF ALL FUNDS	\$ 5,104,259.54
*BALANCE OF FUNDS	\$ 6,798,895.94

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

2008 ACCOMPLISHMENTS

Street & Drainage Improvements

- ..Completed **\$ 1,300,000.00** of street, curb, gutter, storm sewers, and sidewalks in the North Eastside Area and Central Eastside Area.
- ..Engineering design of improvements to the following streets in the North Eastside Area: 29th and 30th Streets from Maple Avenue to Barbour Avenue, preliminary design area of Maple Avenue to Duane Avenue, and 25th Street to west boundary of Duane Avenue; and in the Central Eastside Area: 8th Avenue from 25th Street to 27th Street, preliminary design area of 8th Avenue to 4th Avenue and 25th Street to 30th Street.
- ..Completed the construction of improvements to the following streets in the Central Eastside Area: 8th Avenue from 29th Street to Brown Avenue, 8th Avenue from 27th Street to 29th Street, and in the North Eastside Area: 27th and 28th Street from Maple Avenue to Barbour Avenue.
- ..Replaced 1,289 LFT deteriorated curb, gutter, sidewalks, and handicap ramps. Removed 14 dead and deteriorated trees, and replaced 55 new street trees on Locust Street and Elm Street from 7th Street to 8th Street and 8th Street from Elm Street to Locust Street in the North Central Tax Allocation Area.
- ..Completed construction of a four lane road widening, paving, utility relocation project, of Fruitridge Avenue from Ft. Harrison Road to Steelton Road with a new traffic signal at the intersection of Fruitridge Avenue and Steelton Road, at the entrance to the Ft. Harrison Business Park Tax Allocation Area.
- ..**67** 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

- ..HUD HOME funds were 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 were the main items rehabilitated through our Housing Development Loan Program.

2008 ACCOMPLISHMENTS (con't)

Rehabilitation and Construction of Housing (con't)

- ..Light House Mission, a non-profit organization, completed the construction of a brick building consisting of 6 one-bedroom apartments using HOME funds through our Housing Development Loan Program. Low-income persons will occupy these 1-bedroom units. Some of the tenants have completed various self-sufficiency programs offered by the Mission to move from the homeless shelter to permanent housing.
- ..Assisted a non-profit organization to rehabilitate a building for a 24 hr childcare facility predominately for very low and low-income families. CDBG funds were used to fund this project through our Community Facility Rehabilitation Loan Program.
- ..Participated with a low-income family to purchase a single-family home constructed by Habitat for Humanity. The house was built in a low/moderate income neighborhood of the City. HOME funds were used to fund this project through our Urban Homestead Program.
- ..Rehabilitated 3 single-family houses on scattered sites owned by Jonah, Inc., a non-profit organization. These 3-bedroom homes are located in low/mod income areas.
- ..Assisting a housing non-profit organization in the renovation of five 1-bedroom units in an elderly congregate living facility. These units will be for very low, low/moderate income individuals in a low/mod income area. CDBG funds are being used to fund this project through our Not-For-Profit Housing Rehabilitation Loan Program.
- ..Continued the Residential Development Program, which was designed to stimulate residential construction in the City's older neighborhoods, and provide 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 privately owned. Benefits to the community will include the infill of vacant lots, increase of the City's tax base, creation of new and modern housing in areas where new infrastructure construction is minimal and increased employment through construction jobs.

Real Estate Acquisition and Property Management

- ..Maintained **177** City owned sites for use in housing programs by the Department of Redevelopment.
- ..Obtained 50-year title searches on **31** parcels.
- ..Acquired **34** parcels of real estate.

2008 ACCOMPLISHMENTS (con't)

Real Estate Sales

- ..Sold **3** parcels for a parking lot for food bank and youth center.
- ..Donated **2** parcels for new Habitat for Humanity partnership home.
- ..Sold **1** parcel with a house now being rehabilitated.
- ..Sold **7** parcels to companies and individuals for construction of **5** new homes.
- ..Sold **2** parcels to not-for-profits for future use.
- ..Sold **4** parcels for use as additional side yards.
- ..Donated **2** parcels for a Habitat for Humanity fundraiser house.

Substandard Structure Hearings

- ..Held first time demolition hearings on **118** properties.
- ..Demolished **70** condemned and dilapidated houses or buildings.
- ..Demolished **5** condemned and dilapidated garages.
- ..Caused owners to demolish **11** houses or buildings.
- ..Caused owners to demolish **7** garages.
- ..Caused owners to rehabilitate **14** houses.
- ..Caused owners to rehabilitate **2** garages.

Downtown Improvements

- ..Continued infrastructure improvements with the removal and replacement of 562 feet of deteriorated curb and sidewalks including handicap ramps on 12th Street and Wabash Avenue along with 3 new street lights. Improvements at 8th Street and Wabash Avenue including Ohio from 7th Street to 8th Street consisted of 794 feet of sidewalks, curbs, and handicap ramps removed and replaced, including 3 new street lights, benches and trash receptacles at the new downtown Candlewood Suites Hotel and Children's Museum.

2008 ACCOMPLISHMENTS (con't)

Downtown Improvements (con't)

- ..Completed work on the Cherry Street Multi-Modal Transportation and parking facility. The Department of Redevelopment administered the overall construction of the new facility located at 750 Cherry Street, with a total cost of \$14,200,000.00. Federal appropriations of \$8.9 million was awarded towards the construction of the project from the Federal Transportation Administration.
- ..The Department of Redevelopment administers the downtown housing and façade programs. We are participating with the owner of 622 Wabash Avenue to finance the completion of nine apartments and the façade of the building; the owner of 515 Wabash Ave. to finance the completion of 4 apartments; the owner of 675 Wabash Ave. to finance the completion of 2 apartments and the façade of the building; and the owner of 426-428 Wabash Ave. to finance the completion of 5 apartments and the facade of the building. These funds are used to subsidize private investments in the housing and façade improvement projects.

Economic Development

- ..Revised the boundaries for the Central Business District Tax Allocation Area to extend the service area east to 14th Street along Wabash Avenue and west to the Wabash River.

2009 GOALS

Neighborhood Street Improvements

- ..Continued revitalization of low/mod income neighborhoods with the construction and design of over \$ 1,000,000.00 of street, curb, gutter and storm sewer improvements and replacement of street trees on 29th and 30th Street from Maple Avenue to Barbour Avenue, Construction of 8th Avenue from 25th Street to 27th Street, 7th Avenue from 25th Street to 27th Street, and 24th Street from Maple Avenue to Barbour 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 organization with the construction of a multi-unit (8 units) building with a classroom, laundry and office 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 have access to self-sufficiency programs while living at the site.
- ..Assist a housing non-profit organization in the completion of the renovation of five 1-bedroom units in an elderly congregate living facility. These units will be for very low, low/moderate income individuals in a low/mod income area. CDBG funds will be used to fund this project.
- ..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. HOME funds will be used to fund this project.
- ..Rehabilitate a kitchen and other areas in a youth community center owned by a non-profit organization. CDBG funds will be used to complete the work for low/moderate-income individuals and families.
- ..Rehabilitation of single-family residential units owned by non-profits (501(c)3) housing organizations.
- ..Assist a non-profit community center to rehabilitate a building for activities by very low and low-income persons with special needs. CDBG funds will be used to fund the project.

2009 GOALS (con't)

Rehabilitation and Construction of Housing (con't)

- ..Continue administering the Downtown Housing Rehabilitation Loan Program and Downtown Façade Rehabilitation Program to create additional housing units in upper floors of commercial buildings and rehabilitate 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.
- ..Clearing titles on approximately **15** 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 and condemned structures.

Downtown Development

- ..Continue removal and replacement of curbs, sidewalks, and handicap ramps on Wabash Avenue from 10th Street through 12th Street including 13 new street lights, with benches and trash receptacles.
- ..Continue infrastructure improvements with the removal and replacement of 1,120 LFT of deteriorated curb, sidewalk, and handicap ramps along with new street lights, benches, and trash receptacles on Ohio Street, 9-1/2 Street and Poplar Street bordering the new Federal Court Systems Building.
- ..Continue to work with private developers to identify opportunities for the redevelopment of blighted parcels in the downtown area.

2009 GOALS (con't)

Economic Development

- ..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 of Terre Haute by the U.S. Department of Housing and Urban 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.