

2013 ANNUAL REPORT
REDEVELOPMENT COMMISSION
CITY OF TERRE HAUTE

Submitted To: Redevelopment Commission & Mayor Duke Bennett

By: Cliff Lambert, Executive Director

Date: January 15, 2014

REDEVELOPMENT COMMISSION MEMBERS

- Brian Conley
- David Heath
- Paul Lockhart
- Brian Dyer
- 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

2013 ACCOMPLISHMENTS

Street & Drainage Improvements

- ..Completed **\$ 800,000.00** 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: Duane Avenue from 23rd Street to 24th Street, Duane Avenue from 24th Street to 25th Street; and in the Central Eastside Area: 28th Street from 4th Avenue to 5th Avenue, 29th Street from 4th Avenue to 5th Avenue, Kester Avenue from Lost Creek to 8th Avenue, Linden Street from 31st Street to Kester Avenue, Buckeye Street from 31st Street to Brown Blvd, Ash Street from 31st Street to Kester Avenue, Beech Street from 31st Street to Brown Blvd, and Plum Street from 31st Street to Kester Avenue.
- ..Completed the construction of improvements to the following streets in the Central Eastside Area: 5th Avenue from 29th Street to 30th Street, and 30th Street from 5th Avenue to 7th Avenue, 26th Street from 4th Avenue to 5th Avenue and 27th Street from 4th Avenue to 5th Avenue and in the North Eastside Area: Hendricks Street from Grand Avenue to Barbour Avenue.
- ..Replaced 1,814 LFT deteriorated curb, gutter, sidewalks, and 19 handi-cap ramps. Milled and paved 6th Street from Locust to railroad tracks, 6-1/2 Street from Locust Street to railroad tracks, Locust Street from 3rd Street to 9th Street, Elm Street from 4th Street to 7th Street. Removed 8 dead and deteriorated trees, and replaced 14 new street trees in the North Central Tax Allocation Area.
- ..**35** street trees were planted by the Redevelopment Department as part of the North Eastside Area, and Central Eastside Area, construction projects referenced above.
- ..Construction of new street, curb, gutter and storm sewers for the extension of New Margaret Avenue and the installation of a new sanitary lift station. Also completed the engineering design for improvements to widen and fortify Phase II on Old Margaret Industrial Drive in the SR 46 Tax Allocation Area.

Rehabilitation and Construction of Housing

- ..Participated with a low-income family to purchase a single-family home constructed by Habitat for Humanity. HUD HOME funds were used for down payment assistance through our Urban Homestead Program. The lot was sold to Habitat for one-dollar from the Department of Redevelopment.

2013 ACCOMPLISHMENTS (con't)

Rehabilitation and Construction of Housing (con't)

- ..A CHDO non-profit constructed 4 three-bedroom houses, on scattered sites, in a low/moderate income targeted area. INSP and private funds were used to finance the houses that benefits very-low and low/moderate income families. One unit is handicap accessible.
- ..A non-profit constructed 4 three-bedroom houses, on scattered sites, in a low/moderate income targeted area. HOME and private funds were used to finance the houses that benefits very-low and low/moderate income families. All four units are handicap accessible.

Real Estate Acquisition and Property Management

- ..Maintained **194** City owned sites for use in housing programs by the Department of Redevelopment.
- ..Acquired **7** parcels of real estate.

Real Estate Sales

- ..Sold **2** parcels for construction of a new private multi-family development.
- ..Sold **1** parcel to the Vigo County Mental Health Association for use as parking with a new apartment complex.
- ..Sold **2** parcels to Habitat for Humanity for the construction of a new single-family house.
- ..Sold **3** parcels for use as an additional side yard.
- ..Sold **5** parcels for the private construction of 3 duplexes.
- ..Sold **12** parcels for building sites utilizing Neighborhood Stabilization Funds to construct new single-family houses.

Substandard Structure Hearings

- ..Held first time demolition hearings on **136** properties.
- ..Demolished **2** garages.
- ..Demolished **49** condemned and dilapidated houses or buildings.
- ..Demolished **1** commercial building.
- ..Caused owners to demolish **11** houses or buildings.

2013 ACCOMPLISHMENTS (con't)

Substandard Structure Hearings (con't)

- ..Caused owners to demolish **2** garages.
- ..Caused owners to rehabilitate **7** houses.
- ..Caused owners to rehabilitate **2** garages.

Downtown Improvements

- ..The sale and transfer of ownership for the non-transit portion of the Cherry Street Multi-Modal Transportation and Parking facility to ISU.
- ..Continued infrastructure improvements with the removal and replacement of 746 feet of deteriorated curb and sidewalks including handicap ramps on Wabash Avenue and 9-1/2 Street from Wabash Avenue to Ohio Street along with 2 new street lights, trash receptacles, benches, milling and paving asphalt at the new WTHI Radio Building. Improvements at 8th, 9th, 9½ Street and Ohio Street consisting of 1,457 feet of sidewalks, curbs, and handicap ramps removed and replaced including 10 new street lights, benches and trash receptacles at the new WTHI Television Station Building. Improvements on the alley and street between 8th and 9th Streets, consisting of milling and paving along with new Street trees, in the Central Business District Tax Allocation Area.
- ..Assisted with the development of the new buildings for WTHI Radio and WTHI Television Stations and the new Downtown Commercial/Housing project on Wabash Avenue, between 5th and 6th Streets, all located in the Central Business District Tax Allocation Area.
- ..Administered the Downtown Housing and Façade Programs. Participating with the owners of 1364-1366 Wabash Avenue on the renovation of the building façades and the rehabilitation of one apartment. These funds are used to subsidize private investments in the project.

2014 GOALS

Neighborhood Street Improvements

- ..Continued revitalization of low/mod income neighborhoods with the construction and design of over \$ 800,000 of street, curb, gutter and storm sewer improvements and replacement of street trees on 4th Ave from 25th St to 30th St; 30th St from 4th Ave to 5th Ave; Duane Ave from 23rd St to 25th St; 28th St from 5th Ave to 7th Ave; 29th St from 5th Ave to 7th Ave; Kester Ave from Lost Creek to 8th Ave; Linden St, Buckeye St, Ash St and Plum St from 31st St to Kester Ave.

2014 GOALS (con't)

Neighborhood Street Improvements (con't)

- ..Construction and/or engineering design of new street, curb, gutter and storm sewers for the extension of New Margaret Avenue and construction and/or engineering design for improvements to widen and fortify Phase II on Old Margaret Industrial Drive in the SR 46 Tax Allocation Area.

Rehabilitation and Construction of Housing

- ..Participate with two low-income families to purchase single-family homes through our Urban Homestead Program. The houses will be built in a low/moderate income neighborhood of the City. HOME funds and private mortgage loans will be used to fund this project.
- ..Construction of 4 two-bedroom units in an apartment building on a lot owned by a non-profit 501(c)(3) housing organization, with HOME and bank funds. The units will benefit low/moderate income families. All of the units will be handicap accessible.
- ..Assist a non-profit emergency shelter provider with the rehabilitation of a building for housing and services to benefit homeless and income eligible persons. CDBG funds will be used to fund the project.
- ..Continue administering the Downtown Housing Rehabilitation Loan and Façade programs to create additional housing units in upper floors of commercial buildings and rehabilitate façades. The Redevelopment Department assumed the programs from the Urban Enterprise Association to continue with the remaining funds to subsidize private investments.

Real Estate Acquisition and Property Management

- ..Acquisition of **6** tax default properties from Vigo County to create additional housing sites.
- ..Disposition of **7** parcels for construction of private homes, or side yards and other uses.
- ..Clearing titles on approximately **18** parcels of land to make available for development.
- ..Subdividing of land between 25th Street and Brown Avenue into **7** developable commercial sites.
- ..Sale of **2** parcels from the 25th Street to Brown Avenue Subdivision.

2014 GOALS (con't)

Demolition

..Clearance of approximately **50** vacant and condemned structures.

Downtown Development

..Removal and replacement of the street surface on 5th and 6th Streets from Cherry Street to Ohio Street along with milling and paving, in the Central Business District Tax Allocation Area.

..Continue removal and replacement of curbs, sidewalks, and handicap ramps on Ohio Street from 3rd Street to 5th Street including new street lights, with benches and trash receptacles.

..Continue infrastructure improvements on 8th Street and 9th Street, from Wabash Avenue to Ohio Street, and Ohio Street from 8th Street to 9th Street with the replacement of curbs, sidewalks, and handicap ramps.

..Continue infrastructure improvements with the removal and replacement of 600 LFT of deteriorated curb, sidewalk, and handicap ramps along with new street lights, benches, and trash receptacles on Cherry Street, 4th Street, and 5th Street bordering the new Barnes and Noble Bookstore/ISU Foundation project.

..Continued development of the 7th Street Arts Corridor.

..Continue assisting the City Engineering Department with sidewalk improvements in the Central Business District Tax Allocation Area.

Homeless Prevention

..Continue to work with the Wabash Valley Planning Council on Homeless for Region 7 towards addressing the needs for Emergency Shelter, Transitional Housing and Permanent Housing to serve the individuals in our community.

Economic Development

..Continue to assist with the development of the S.R. 46 Tax Allocation Area and new Margaret Avenue extension project(s).

..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.

2014 GOALS (con't)

Economic Development (con't)

- ..Continue to assist with the development of the S.R. 46, Downtown Central Business District, Ft. Harrison Business Park and Jadcore Tax Allocation Areas.
- ..Continue to work with the City Engineering Department to complete environmental work on the former Terre Haute Coke & Carbon plant at 13th and Hulman Streets and other scattered Brownfield sites throughout the City.
- ..Continue to assist Terre Haute International Airport with efforts to develop infrastructure and attract new business to their facility.

Other

- ..Continue to provide effective, prompt and courteous service to the citizens of Terre Haute.

TOTAL FUNDS

Community Development Block Grant Funds	\$ 2,133,608.76
12 Carry Forward Balance to Draw from HUD	586,402.06
13 CDBG Funds	1,528,095.00
13 Program Income	19,111.70
HOME Grant Funds.	\$ 928,674.29
12 Carry Forward Cash Register.	23,300.19
09 Carry Forward Balance to draw from HUD	27,558.03
10 Carry Forward Balance to draw from HUD	146,153.41
11 Carry Forward Balance to draw from HUD	143,601.59
12 Carry Forward Balance to draw from HUD	243,613.99
13 HOME Funds	308,905.00
13 Home Loan Payments (T.H. Housing Authority Corp)	35,542.08
INSP Grant Funds.	\$ 533,473.70
09 INSP Funds Carry Forward Funds.	39,795.20
09 INSP Funds Captured from other Cities	493,678.50
Historic District Commercial Incentives Funds	\$ 69,515.07
12 Carry Forward Balance.	69,309.75
13 Program Income	205.32
Non-Federal Funds	\$ 1,112,636.14
12 Carry Forward Cash Register.	337,426.57
Monthly Bank Interest Earned.	35.44
Reimbursement from HIGH-I II, L.P..	8,832.36
Reimbursement from THHA	15,329.15
Reimbursement from INSP	533,473.70
Reimbursement from City	11,388.03
Reimbursement from INSP. PI	13,052.22
Reimbursement from HOME	186,322.19
Reimbursement from Anthem	5,776.48
Oil Gas Lease	1,000.00
Central Business District Tax Allocation Funds.	\$ 3,631,922.56
12 Carry Forward Cash Register.	2,179,238.66
TIF Settlements Area #1	1,451,267.95
Monthly Bank Interest Earned.	1,403.95
Rent on Police Bldg	12.00
Ft. Harrison Business Park Tax Allocation Funds	\$ 625,737.00
12 Carry Forward Cash Register.	474,490.40
TIF #8 Settlement	150,127.48
Monthly Bank Interest Earned.	1,119.12
Jadcore Phase 1 Tax Allocation Funds.	\$ 538,544.23
12 Carry Forward Cash Register.	317,979.67
TIF #9 Settlement	220,531.66
Monthly Bank Interest Earned.	32.90
State Road 46 Tax Allocation Funds.	\$14,957,415.96
12 Carry Forward Cash Register.	4,643,506.90
TIF #10 Settlement.	1,201,048.32
Monthly Bank Interest Earned.	1,644.44
2013 BOND	9,111,216.30

TOTAL FUNDS

\$24,531,527.71

EXPENDITURE OF FUNDS

CDBG Fund Total Expenditures.		\$ 1,273,168.24
Demolition.	120,150.31	
Rehabilitation.	-0-	
Infrastructure.	809,117.22	
Administration.	343,900.71	
Payroll-General	202,820.07	
Conference & Seminars	178.50	
Travel/Lodging.	259.38	
Subscriptions	190.20	
Dues & Memberships.	1,455.00	
Professional Services	4,160.15	
Office Supplies	4,955.83	
Office Equipment.	9,858.90	
Health Insurance.	91,454.01	
Worker's Comp. Insurance.	1,277.00	
Employee Bond and Crime Insurance	600.00	
Pension	15,520.53	
Office Expenses	5,654.85	
Fair Housing Expenses	1,344.29	
HOME Professional Services.	4,172.00	
HOME Fund Total Expenditures.		\$ 490,777.29
09 HOME Funds	27,558.03	
10 HOME Funds	146,153.41	
11 HOME Funds	143,601.59	
12 HOME Funds	131,768.28	
13 HOME Funds	12,472.11	
Loan Payment Funds.	29,223.87	
INSP Expenditures.		\$ 533,473.70
Administration.	43,063.50	
Construction.	490,410.20	
Historic District Commercial Incentives Funds		\$ 63,423.68
Non-Federal Fund Total Expenditures		\$ 697,282.88
Administration.	48,903.41	
Economic Dev. Corp.	5,000.00	
INSP.	633,984.47	
Professional Services	4,395.00	
Art Spaces Grant.	5,000.00	
C.B. District Tax Allocation Fund Total Expenditures.		\$ 665,404.76
WTHI Radio Bond Payment	-0-	
Candlewood Suites Bond Payment.	164,450.00	
Multi Modal A Bond Payment.	116,891.26	
Trustee Fees on Bonds	2,500.00	
Administration.	101,551.63	
Umbaugh & Associates.	14,475.00	
Infrastructure Projects	204,676.87	
Public Safety Bldg.	20,530.00	
Oldham Law.	250.00	
Wabash & Fifth St	38,400.00	
Deming Center	1,080.00	
Icon/Core	600.00	

EXPENDITURE OF FUNDS

Ft. Harrison Business Park Tax Allocation Fund Total Expenditures . . .	\$	105,274.35
Bond Payments	80,918.75	
Administration.	11,453.80	
Umbaugh	5,675.00	
Bank Charges.	26.80	
Infrastructure Projects	7,200.00	
 Jadcore Phase 1 Tax Allocation Fund Total Expenditures.	\$	170,775.00
First Financial Trust Fees.	500.00	
Bond Payment.	163,400.00	
Umbaugh	6,875.00	
 State Road 46 Tax Allocation Funds.	\$	9,143,010.78
Administration Expenses	95,280.61	
Umbaugh	6,675.00	
Bond Payment.	273,870.82	
Bond Preparation.	142,877.34	
BAN Payoff.	8,273,456.66	
Sanitary Sewer Extension.	13,355.00	
Industrial Margaret Expenses.	337,495.35	
 TOTAL EXPENDITURE OF ALL FUNDS		\$13,142,590.68

2013 FINANCIAL SUMMARY

TOTAL FUNDS	\$24,531,527.71
TOTAL EXPENDITURE OF ALL FUNDS	\$13,142,590.68
*BALANCE OF FUNDS	\$11,388,937.03

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