

2017 ANNUAL REPORT
REDEVELOPMENT COMMISSION
CITY OF TERRE HAUTE

Submitted To: Redevelopment Commission, City Council & Mayor Duke Bennett

By: Steve Witt, Executive Director

Date: February 21, 2018

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

- Steve Witt, Executive Director
- 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

2017 ACCOMPLISHMENTS

Neighborhood Infrastructure Improvements

- ..Completed over **\$ 630,000.00** of street, curb, gutter, storm sewers, street trees and sidewalk replacement in the South Westside Area.
- ..Engineering design of improvements to the following streets in the South Westside Area: Harrison Street from 13th Street to 14th Street, 13-1/2 Street and 14th Street from Putnam Street to Harrison Street; and Washington Avenue from 13th Street to 14th Street, 13-1/2 Street and 14th Street from Harrison Street to Washington Avenue.
- ..Completed the construction of improvements to the following streets in the South Westside Area: Putnam Street from 13th Street to 14th Street, 13-1/2 Street and 14th Street from Seabury Avenue to Putnam Street.
- ..Approximately **16** street trees were planted by the Redevelopment Department as part of the South Westside Area, construction projects referenced above.

Rehabilitation and Construction of Housing

- ..Participated with two low-income families to purchase single-family homes constructed by Habitat for Humanity. HUD HOME funds were used for down payment assistance through our Urban Homestead Program. The lots were sold to Habitat for one-dollar from the Department of Redevelopment.
- ..Participating with a CHDO non-profit to complete the construction of two 2-bedroom duplexes (4 units), and two 3-bedroom single-family homes on scattered sites, in a low/moderate income targeted area. HOME and private funds were used to finance the units that will benefit very low and low/moderate income persons, primarily homeless veterans. The six units are all handicap accessible.

Elimination of Blight and Community Enhancement

- ..Received approval for two (2) competitive applications for the Blight Elimination Program (BEP), from the Indiana Housing and Community Development Authority (IHCDA) for forgivable-loans to acquire and demolish at least 63 residential structures. 62 residential structures in total were acquired and 34 were demolished this past year.

2017 ACCOMPLISHMENTS (con't)

Real Estate Acquisition and Property Management

- ..Maintained **279** City owned sites for use in housing programs by the Department of Redevelopment.
- ..Acquired **3** parcels of real estate.

Real Estate Sales

- ..Sold **5** parcels for the construction of 2 new single-family houses.
- ..Sold **1** parcel for use as an additional side yard for a church.

Substandard Structure Hearings

- ..Held first time demolition hearings on **58** properties.
- ..Demolished **3** garages.
- ..Demolished **62** condemned and dilapidated houses or buildings.
- ..Caused owners to demolish **27** houses or buildings.
- ..Caused owners to rehabilitate **20** houses.

Downtown Improvements

- ..Continued infrastructure improvements, including the removal and replacement of deteriorated curbs, sidewalks and handicap ramps on Wabash Avenue, Ohio St., 5th St., 6th St., and Cherry St., along with other improvements such as new street lights, trash receptacles, benches, in the Central Business District Tax Allocation Area.
- ..Assisted with the development of the new Downtown Commercial/Housing project on Wabash Avenue, between 5th and 6th Streets, and the renovation of the former Deming Center, located at 6th and Cherry Streets, with physical infrastructure improvements for the projects including curbs, sidewalks and street lighting, located in the Central Business District Tax Allocation Area.
- ..Administered the Downtown Housing and Façade Programs. The owners of 120 S. 7th Street completed the renovation of the building's three facades and rehabilitated five apartments. These funds are used to subsidize private investments in the project.

Economic Development

- ..Completed construction and/or engineering design of new street, curb, gutter and storm sewers for Industrial Margaret West, Phase III-B and for the roadway extension of the new Sycamore Crossing Road.
- ..Completed the engineering design and analysis for a mass drainage project of approximately 15 Acres in the West/Northwest area of New Margaret Avenue, Phase I. A construction contract and inspection contract were awarded at the end of December to complete the project in approximately 180 days.

2018 GOALS

Neighborhood Infrastructure Improvements

- ..Continued revitalization of low/mod income neighborhoods with the construction and design of over \$ 1,000,000 of street, curb, gutter and storm sewer improvements and replacement of street trees in the South Westside Area: Harrison Street from 13th Street to 14th Street, 13-1/2 Street and 14th Street from Putnam Street to Harrison Street; and Washington Avenue from 13th Street to 14th Street.

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 these projects.
- ..Construction of (7) 2-bedroom or 3- bedroom single-family homes owned by a non-profit housing organization, with HOME and bank funds, to benefit income eligible persons. Some units are handicap accessible.
- ..Continue administering the Downtown Housing Rehabilitation Loan and Façade programs to create additional housing units in upper floors of commercial buildings and rehabilitate façades. These programs will continue stimulating and expanding the economy in the downtown.

Real Estate Acquisition and Property Management

- ..Disposition of **10** parcels for construction of private homes, or side yards and other uses.
- ..Clearing titles on approximately **6** parcels of land for development.

Demolition

- ..Clearance of approximately **70** vacant and condemned structures.

2018 GOALS (con't)

Downtown Development

- ..Continue assisting the City Engineering Department with the removal and replacement of deteriorated curb, sidewalk, and handicap ramps along with new street lights, benches, and trash receptacles on Cherry Street and 6th Street bordering the Deming Center project, plus façade improvements.
- ..Continued development of the 7th Street Arts Corridor and Turn To The River Coalition.
- ..Continue to work with Downtown Terre Haute, Inc., Art Spaces and the City Engineering Department on an application to create a Terre Haute Downtown Arts Cultural District.

Homeless Prevention

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

Economic Development

- ..Complete construction on the mass drainage project of approximately 15 acres in the West/Northwest area of New Margaret Avenue in the SR 46 Tax Allocation Area.
- ..Construction and/or engineering design of rail and street improvements to serve a new business locating in the Ft. Harrison Business Park Tax Allocation Area.
- ..Construction and/or engineering design of new street, curb, gutter and storm sewers for the extension of New Margaret Avenue, and/or engineering design for improvements to widen and fortify Phase III on Old Margaret Industrial Drive in the SR 46 Tax Allocation Area.
- ..Continue with the development of the S.R. 46 Tax Allocation Area and new Margaret Avenue(s) extension project(s).
- ..Continue to work with the Terre Haute Economic Development Corporation to implement the City's industrial retention and expansion program.
- ..Continue with the development of numerous privately held industrial properties.
- ..Continue to assist with development of the S.R. 46, Downtown Central Business District, & Ft. Harrison Business Park Tax Allocation Areas.

2018 GOALS (con't)

- ..Continue to work with the Terre Haute Economic Development Corporation on completion of a development/marketing plan for the former Terre Haute Coke & Carbon plant at 13th and Hulman Streets and work with the City Engineering Department to complete environmental work on other Redevelopment scattered Brownfield sites throughout the City.
- ..Continue to partner with the Terre Haute International Airport Authority on the efforts to develop infrastructure and attract new business to the Terre Haute Airport Economic Development Zone.

Other

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

TOTAL FUNDS

Community Development Block Grant Funds		\$ 2,536,884.88
16 Carry Forward Cash Register.	7,312.27	
15 Carry Forward Balance to Draw from HUD	16,437.69	
16 Carry Forward Balance to Draw from HUD	1,070,914.92	
17 CDBG Funds	1,429,198.00	
17 Program Income	13,022.00	
HOME Grant Funds.		\$ 920,527.05
16 Carry Forward Cash Register.	250,538.91	
15 Carry Forward Balance to draw from HUD	143,214.47	
16 Carry Forward Balance to draw from HUD	242,352.67	
17 HOME Funds	284,421.00	
Non-Federal Funds		\$ 191,884.02
16 Carry Forward Cash Register.	191,222.13	
Monthly Bank Interest Earned.	21.89	
Sale of Land	500.00	
Reimbursement from Oldham Law	140.00	
Central Business District Tax Allocation Funds		\$ 7,116,775.16
16 Carry Forward Tax Allocation Cash Register	5,203,053.99	
TIF Settlements Area #1	1,676,659.09	
Monthly Bank Interest Earned.	977.77	
Multi Modal Debt Service Reserve Carry Forward.	120,568.74	
Multi Modal Sinking Fund Carry Forward.	23,968.59	
Candlewood Bond & Int Fund Carry Forward.	1,019.52	
Police Debt Service Reserve Fund Carry Forward.	72,360.00	
Police Services Contractual Fund Carry Forward.	18,165.06	
925 Wabash Fund Carry Forward	2.40	
Ft. Harrison Business Park Tax Allocation Funds		\$ 232,489.00
15 Carry Forward Cash Register.	112,101.07	
TIF #8 Settlement	120,060.36	
Monthly Bank Interest Earned.	327.57	
Jadcore Phase 1 Tax Allocation Funds.		\$ 284,929.76
16 Carry Forward Cash Register.	97,337.02	
TIF #9 Settlement	161,296.71	
Monthly Bank Interest Earned.	147.79	
Radley Co for Jadcore Shortfall	26,148.24	
State Road 46 Tax Allocation Funds.		\$ 5,679,093.35
16 Carry Forward Cash Register.	3,249,679.26	
TIF #10 Settlement.	1,475,147.07	
Monthly Bank Interest Earned.	2,355.77	
SR 46 Bond Principal & Int Acct Carry Forward	292,229.92	
SR 46 Bond Sinking Fund Carry Forward	15.59	
SR 46 Bond Debt Service Reserve Fund Carry Forward.	659,665.74	

TOTAL FUNDS **\$16,962,583.22**

EXPENDITURE OF FUNDS

CDBG Fund Total Expenditures		\$ 1,097,929.37
Demolition.	167,127.60	
Rehabilitation.	52,249.96	
Infrastructure.	650,231.49	
Administration.	228,320.32	
Payroll-General	153,411.06	
Conference & Seminars	599.52	
Travel/Lodging.	2,088.03	
Subscriptions	354.88	
Dues & Memberships.	1,131.00	
Professional Services	11,288.15	
Office Supplies	2,208.48	
Office Equipment.	11,498.98	
Health Insurance.	33,139.28	
Employee Bond and Crime Insurance	600.00	
Pension	9,829.28	
Office Expenses	2,147.80	
Fair Housing Expenses	23.86	
HOME Fund Total Expenditures.		\$ 395,527.48
HOME Entitlement Funds.	144,995.07	
Loan Payment Funds.	250,532.41	
Non-Federal Fund Total Expenditures		\$ 119,991.12
Administration.	8,530.88	
B E P Acquisition	2,035.00	
B E P Demolition.	78,546.00	
B E P Payroll	10,669.24	
VJ Wright Attorney.	2,850.00	
NAACP	200.00	
Trustee Fee - Jadcore	500.00	
Umbaugh Fee - Jadcore	16,380.00	
Indiana Housing & Community Dev Authority	265.00	
Bank Fees	15.00	
Central Business District Tax Allocation Fund Total Expenditures.		\$ 5,450,362.84
925 Wabash Bond Payment	69,967.94	
Candlewood Suites Bond Payment.	166,587.50	
Multi Modal A Bond Payment.	116,518.76	
Police Department Bond Payment.	77,922.50	
Deming Center Bond Payment.	13,558.00	
Trustee Fees on Bonds	4,350.00	
Administration.	27,461.49	
Umbaugh & Associates.	14,980.00	
Infrastructure Projects	443,176.65	
RDC Attorney.	15,840.00	
Loan to City.	4,500,000.00	
Ft. Harrison Business Park Tax Allocation Fund Total Expenditures		\$ 5,271.25
Bond Payments	-0-	
Umbaugh	5,270.00	
Bank Fee.	1.25	
Jadcore Phase 1 Tax Allocation Fund Total Expenditures.		\$ 204,200.00
First Financial Trust Fees.	-0-	
Bond Payment.	204,200.00	
Umbaugh	-0-	

EXPENDITURE OF FUNDS

State Road 46 Tax Allocation Funds		\$ 2,673,852.49
Administration Expenses	39,344.15	
Umbaugh	9,870.00	
Bond Payment.	614,200.00	
Trustee Fees.	350.00	
Infrastructure Projects	1,509,942.05	
Loan to City.	500,000.00	
Bank Fee.	146.29	
TOTAL EXPENDITURE OF ALL FUNDS		\$ 9,947,134.55

2017 FINANCIAL SUMMARY

TOTAL FUNDS	\$16,962,583.22
TOTAL EXPENDITURE OF ALL FUNDS	\$ 9,947,134.55
*BALANCE OF FUNDS	\$ 7,015,448.67

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