

2005 ANNUAL REPORT
REDEVELOPMENT COMMISSION
CITY OF TERRE HAUTE

Submitted To: Redevelopment Commission & Mayor Kevin Burke

By: Cliff Lambert, Executive Director

Date: January 18, 2006

REDEVELOPMENT COMMISSION MEMBERS

- Brian Conley
- David Heath
- Troy Helman
- Brian Miller
- George Shumay

OFFICERS OF THE COMMISSION

- David Heath, President
- Brian Conley, Vice President
- George Shumay, 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		\$ 3,271,518.12
04 Carry Forward Balance to Draw from HUD	1,126,488.36	
04 Carry Forward Cash Register.	100.00	
05 CDBG Funds	2,111,624.00	
05 Program Income	33,305.76	
 Emergency Shelter Grant Funds		\$ 129,838.76
04 Carry Forward Balance to Draw from HUD	48,387.76	
05 ESG Funds.	81,451.00	
 HOME Grant Funds.		\$ 1,123,604.35
04 Carry Forward Cash Register.	3,839.15	
03 Carry Forward Balance to draw from HUD	80,251.25	
04 Carry Forward Balance to draw from HUD	492,135.87	
05 HOME Funds	511,836.00	
05 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		\$ 1,875,548.31
04 Carry Forward Cash Register.	464,333.46	
04 Carry Forward Certificate of Deposit	123,000.00	
Reimbursement from Center City Redev. Dist. Cap.. . . .	192,312.00	
Certificate of Deposit Interest	19,657.23	
Monthly Bank Interest Earned.	1,843.48	
Indiana American Water Company.	350.00	
Admin. Reimbursement.	125.77	
Reimbursement from HIGH-I II, L.P..	8,832.33	
Sale of Land.	31,356.90	
Sale of Property.	7,200.00	
Reimbursement for Demolition paid from Edit	14,701.00	
Reimbursement for charges billed in error	88.80	
Equipment Sold.	500.00	
DADC Project State Grant.	102,000.00	
Rebate on Cell Phone.	20.00	
Urban Enterprise Association.	7,417.34	
Plans & Specifications.	1,810.00	
City of Terre Haute Edit Funds.	900,000.00	
 Central Business District Tax Allocation Funds.		\$ 3,315,369.63
04 Carry Forward Cash Register.	333,443.92	
04 Carry Forward Certificate of Deposit	2,178,000.00	
Monthly Bank Interest Earned.	416.76	
Certificate of Deposit Interest	62,419.15	
TIF Settlements Area #1	603,902.88	
Center City Rent Revenue.	137,186.92	

TOTAL FUNDS

Redevelopment District Capital Funds	\$	782,110.32
04 Carry Forward Cash Register		24,349.12
04 Carry Forward Certificate of Deposit		153,000.00
Certificate of Deposit Interest		12,044.37
Monthly Bank Interest Earned		404.83
Transfer from Tax Alloc. Acct. Tennant Improvements		592,312.00
North Central Terre Haute Tax Allocation Funds	\$	270,138.49
04 Carry Forward Cash Register		52,093.21
04 Carry Forward Certificate of Deposit		110,000.00
Certificate of Deposit Interest		4,272.25
Monthly Bank Interest Earned		90.17
TIF Settlements Area #5		103,682.86
Ft. Harrison Business Park Tax Allocation Funds	\$	642,538.60
04 Carry Forward Cash Register		615,324.28
TIF #8 Settlement		18,341.66
Monthly Bank Interest Earned		8,872.66
Jadcore Phase 1 Tax Allocation Funds	\$	295,018.16
04 Carry Forward Cash Register		277,198.84
TIF #9 Settlement		12,470.52
Monthly Bank Interest Earned		5,348.80

TOTAL FUNDS **\$11,978,756.41**

EXPENDITURE OF FUNDS

CDBG Fund Total Expenditures		\$ 1,242,157.54
Demolition	\$ 187,365.04	
Rehabilitation	67,464.84	
Infrastructure	597,368.83	
Acquisition	28,834.24	
Administration	361,124.59	
Payroll-General	232,785.48	
Conference & Seminars	100.00	
Travel/Lodging	847.74	
Subscriptions	1,737.84	
Dues & Memberships	1,469.52	
Professional Services	1,012.97	
Office Supplies	6,020.77	
Office Equipment	10,661.98	
Health Insurance	72,655.49	
Worker's Comp. Insurance	1,577.00	
Pension	23,793.70	
Office Expenses	7,282.44	
Fair Housing Expenses	1,062.07	
HOME Professional Services	117.59	
Emergency Shelter Fund Total Expenditures		\$ 66,786.74
Council on Domestic Abuse	33,741.58	
Catholic Charities	33,045.16	
HOME Fund Total Expenditures		\$ 197,641.65
03 HOME Funds	80,251.25	
04 HOME Funds	72,921.32	
05 HOME Funds	9,469.08	
Loan Payment Funds	35,000.00	
EDI Fund Total Expenditures		\$ -0-
01 EDI Funds	-0-	

EXPENDITURE OF FUNDS

Non-Federal Fund Total Expenditures		\$ 1,423,923.22
Administration	68,223.68	
12 Pts. Greater Northside Assoc	275.00	
Industrial Park Payroll	4,465.92	
Coke Plant Property Clean-up	231.60	
Ft. Harrison Bond Payment - Edit Funds	85,687.50	
RR Spur Vigo County Industrial Park	46,826.01	
Terre Haute Economic Development Corp	5,000.00	
Downtown Terre Haute Inc.	20,000.00	
Locust Street: 25 th To Brown	425.00	
Vigo County Commissioner's Tax Sale	12,788.55	
LCNEA Phase 4 - Edit Funds	500,000.00	
Demolition - Edit Funds	316,014.77	
Terre Haute House RFP	151.20	
DADC Drainage Structure - Edit Funds	250,000.00	
DADC Drainage Structure - IDGF Funds	113,769.73	
DADC Drainage Structure	64.26	
C.B. District Tax Allocation Fund Total Expenditures		\$ 1,552,213.68
Old Nat'l - Center City Bond Payment	350,750.82	
Ice Miller	29,554.59	
HJ Umbaugh	15,400.00	
Ohio Building Project	32,113.00	
Downtown Crossroads 2000 Enhancement Project	376,975.78	
Redevelopment District Capital Fund	592,312.00	
Sidewalk & Vault Project 9 th & Wabash	154,943.08	
Administration	164.41	
Redevelopment District Capital Fund Total Expenditures		\$ 308,678.94
Center City Tennant Improvements	114,716.94	
Reimbursement to Non Federal	192,312.00	
Center City Marketing Costs	1,650.00	
N.C.T.H. Tax Allocation Fund Total Expenditures		\$ 137,912.89
Cinergy - Street Lights Elm Street: 6 ½ - 7 th Street	737.68	
Cinergy - Street Lights Elm Street: 6 th - 6 ½ & 8 th	595.21	
2004 H & H Development Project	45,302.00	
2005 H & H Development Project	91,278.00	

EXPENDITURE OF FUNDS

Ft. Harrison Business Park Tax Allocation Fund Total Expenditures . . . \$	110,239.05
Steelton Road Project	97,883.65
Fruitridge Ave: Ft. Harrison to Steelton Road Prjt. . .	12,285.00
Tribune Star.	70.40

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

TOTAL EXPENDITURE OF ALL FUNDS	\$ 5,118,053.71
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2005 FINANCIAL SUMMARY

TOTAL FUNDS	\$11,978,756.41
TOTAL EXPENDITURE OF ALL FUNDS	\$ 5,118,053.71
*BALANCE OF FUNDS	\$ 6,860,702.70

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

2005 ACCOMPLISHMENTS

Neighborhood Street Improvements

- ..Completed **\$1,000,000** of street, curb, gutter, storm sewers, and sidewalk in the North Eastside Area and Central Eastside Area.
- ..Completed the design of nine blocks of improvements to the following streets 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.
- ..Completed the construction of improvements to the following streets in the Central Eastside Area: 28th Street from 8th Avenue to Buckeye Street and in the North Eastside Area: 25th Street from Maple Avenue to Florida Avenue.
- ..Completed the design and construction of road improvements to Steelton Road from Ft. Harrison Road to the Railroad tracks in the Ft. Harrison Business Park Tax Allocation Area.
- ..Initiated the design of road improvements to Fruitridge Avenue from Ft. Harrison Road to Steelton Road for the Ft. Harrison Business Park Tax Allocation Area.

Community Appearance

- ..**63** 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

- ..Participated with one 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. The lot was sold to Habitat for one dollar from the Department of Redevelopment.
- ..Participated with Hamilton Center, Inc. to finance the rehabilitation of the building located at 1616 Wabash Avenue, to primarily serve low/moderate income persons with physical and/or developmental disabilities, who will attend the Rehabilitation Services Program. The building will include a large community room, offices, activity rooms, conference room, client lounge, waiting room and reception area.
- ..Financed the remaining renovation work on the Charles T. Hyte Community Center by installing steel siding to the upper exterior portion of the gymnasium walls. The facility provides services for low/moderate-income persons and children.

2005 ACCOMPLISHMENTS (con't)

Real Estate Acquisition and Property Management

- ..Maintained **184** City owned sites for use in housing programs by the Department of Redevelopment.
- ..Obtained 50-year title searches on **10** parcels.
- ..Began processing **16** quiet title searches.
- ..Obtained **55** quiet titles.
- ..Purchased **18** parcels from "A" tax sale.

Real Estate Sales

- ..Sold **28** parcels to companies and individuals for construction of **16** new homes.
- ..Sold **25** parcels for private use as additional side yards.
- ..Sold **9** parcels for construction of Mental Health Association's permanent housing for the chronically homeless.
- ..Sold **1** parcel to a church.
- ..Sold **2** parcels to Indiana State University.
- ..Sold **6** parcels for commercial use.
- ..Sold **3** three houses.

Substandard Structure Hearings

- ..Held first time demolition hearings on **133** properties.
- ..Demolished **61** condemned and dilapidated houses.
- ..Demolished **9** condemned and dilapidated garages.
- ..Caused owners to demolish **24** houses.
- ..Caused owners to demolish **12** garages.
- ..Caused owners to rehabilitate **25** houses.
- ..Caused owners to rehabilitate **4** garages.

2005 ACCOMPLISHMENTS (con't)

Downtown Improvements

- ..The Department of Redevelopment continued to work on the Cherry Street Multi-modal Parking Facility. This project was created to address the need for a multi-modal facility, north of Cherry Street between 7th and 8th Streets. Parking has been identified as a barrier to the economic development of the Terre Haute House, the Federal Building, and surrounding areas. Sanders & Associates is developing preliminary designs and cost estimates for the facility. Federal appropriations totaling \$6 million have been secured towards the construction of this facility and an additional \$972,000 is anticipated from 2005 federal transportation funds.
- ..Demolished and removed three houses and 12 trees along with replacing 1691 feet of deteriorated sidewalks, adding 8 handicap ramps and 35 new trees were planted in the North Central Tax Allocation Area.
- ..Completed work with Hulman and Company on the removal and replacement of approximately 640 feet of deteriorated sidewalk, curb and handicap ramps. This work also included the installation of six new streetlights in the Central Business District Urban Renewal and Tax Allocation Area.
- ..Completed work with three businesses on Ohio Street for the removal and replacement of approximately 210 feet of deteriorated sidewalk, curb and three handicap ramps in the Central Business District Urban Renewal and Tax Allocation Area.

Economic Development

- ..Participated with the financing of the office renovations for MMS Architectural/Engineering, Inc. This office is located on the second floor 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.
- ..The Department of Redevelopment administered the Urban Enterprise Association's building façade and downtown housing programs. We participated with the owners of the Ohio Building to finance the completion of one apartment and the façade of the building at 670 Ohio Street. We also entered into an agreement to finance a façade renovation with the owner of 622 Wabash Avenue. The renovation is currently underway.

2006 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 40 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.
- ..Assist a non-profit organization with the construction of a multi-unit (10 units) building with classrooms and offices to house and serve individuals with physical and developmental disabilities. HOME funds, Supportive Housing funds and a local mortgage will be used to finance the project.
- ..Finance the acquisition of 10-12 housing units for low-income families through the Urban Homestead Program with HOME funds. These homes will be constructed and sold through a not-for-profit organization.
- ..Continue administering the Downtown Housing Rehabilitation Loan Program and Downtown Façade Rehabilitation Program to create an additional 15 housing units in upper floors of commercial buildings and rehabilitate 1 facade 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 **20** tax default properties from Vigo County to create additional housing sites.
- ..Disposition of **40** parcels for construction of private homes, or side yards and other uses.
- ..Clearing titles on approximately **5** parcels of land to make available for development.

2006 GOALS (con't)

Real Estate Acquisition and Property Management (con't)

- ..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 **50** vacant & condemned structures.

Downtown Development

- ..Complete lease-up of commercial space in the Center City Urban Renewal project.
- ..Continue to work with the Federal Transportation Administration in completing the design and bid documents for a proposed multi-modal parking facility near the intersection of 7th and Cherry Streets.
- ..Assist the General Services Administration in facilitating improvements to the downtown federal building by administering an economic development grant awarded for the project 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 proposed Terre Haute House to identify 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 assist Vigo County Commissioners and County Redevelopment Commission with development of Vigo County Industrial Park.
- ..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.

2006 GOALS (con't)

- ..Continue to work with the Vigo County Commissioners and the Vigo County Building Inspection Department in a cooperative effort to 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 people of Terre Haute and Vigo County.
- ..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-eight 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.