

2009 ANNUAL REPORT
REDEVELOPMENT COMMISSION
CITY OF TERRE HAUTE

Submitted To: Redevelopment Commission & Mayor Duke Bennett

By: Cliff Lambert, Executive Director

Date: January 27, 2010

REDEVELOPMENT COMMISSION MEMBERS

- | | |
|---------------|-----------------|
| - Brian Bauer | - Brian Conley |
| - David Heath | - Troy Helman |
| - Jim Nichols | - 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

2009 ACCOMPLISHMENTS

Street & Drainage Improvements

- ..Completed **\$ 1,784,000.00** 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: 23rd Street from Maple Avenue to Grand Avenue, Grand Avenue from 23rd Street to 24th Street, Grand Avenue from 24th Street to 25th Street, Barbour Avenue from 24th Street to 25th Street; and in the Central Eastside Area: 26th and 27th Streets from 7th Avenue to 8th Avenue, and 28th and 29th Streets from 7th Avenue to 8th Avenue.
- ..Completed the construction of improvements to the following streets in the Central Eastside Area: 8th Avenue from 25th Street to 27th Street, 7th Avenue from 25th Street to 29th Street, 7th Avenue from 29th Street to 30th Street, 30th Street from 7th Avenue to 8th Avenue, and in the North Eastside Area: 29th and 30th Streets from Maple Avenue to Barbour Avenue. 24th Street from Maple Avenue to Barbour Avenue, with mainline on Barbour from 24th Street to 25th Street, funded by a CDBG-R one-time disbursement for infrastructure at a cost of \$485,000.00
- ..Replaced 1,324 LFT deteriorated curb, gutter, sidewalks, and handicap ramps. Removed 12 dead and deteriorated trees, and replaced 42 new street trees on Locust Street, 6th Street, and 9th Street, from Tippecanoe 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.
- ..78 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 a low-income family to purchase a single-family home constructed by Habitat for Humanity. HUD HOME funds were used to assist with the acquisition and construction through our Urban Homestead Program. The lot was sold to Habitat for one-dollar from the Department of Redevelopment.

2009 ACCOMPLISHMENTS (con't)

Rehabilitation and Construction of Housing (con't)

- ..Renovated a kitchen, installed a new egress stairway and a new parking lot for a youth community center owned by a non-profit organization. The majority of the children are from very-low and low-income families. CDBG funds were used to fund this project through our Community Facility Rehabilitation Loan Program.
- ..An architect has completed the plans and specifications for a CHDO non-profit to build eight, one-bedroom units as an addition on an elderly congregate living apartment complex. The project has been bid and construction will start in January of 2010. HOME funds will be used to complete the project to benefit very-low and low-income elderly persons.
- ..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 **157** City owned sites for use in housing programs by the Department of Redevelopment.
- ..Acquired **6** parcels of real estate.

Real Estate Sales

- ..Donated **1** parcel for new Habitat for Humanity partnership home.
- ..Sold **3** parcels to Board of Public Works & Safety for use in Trail and Brown Avenue extension.
- ..Sold **11** parcels to companies for construction of **5** new homes.
- ..Sold **2** parcels for new commercial building.
- ..Sold **2** parcels for use as additional side yards.
- ..Sold **1** parcel for use by Union Hospital.

2009 ACCOMPLISHMENTS (con't)

Substandard Structure Hearings

- ..Held first time demolition hearings on **61** properties.
- ..Demolished **49** condemned and dilapidated houses or buildings.
- ..Demolished **1** condemned and dilapidated garage.
- ..Caused owners to demolish **12** houses or buildings.
- ..Caused owners to demolish **3** garages.
- ..Caused owners to rehabilitate **9** houses.
- ..Caused owners to rehabilitate **3** garages.

Downtown Improvements

- ..Continued infrastructure improvements with the removal and replacement of 652 feet of deteriorated curb and sidewalks including handicap ramps on Wabash Avenue from 10th Street to 12th Street along with 13 new street lights, trash receptacles and benches. Improvements at 8th Street and Wabash Avenue including Ohio Street from 7th Street to 8th Street consisted of 654 feet of sidewalks, curbs, and handicap ramps. Removed and replaced 4 new street lights, benches and trash receptacles at the new downtown Children's Museum. Improvements on Ohio Street from 9^{th-1/2} Street to 10th Street; 9^{th-1/2} Street from Ohio Street to Walnut Street; Walnut Street from 9^{th-1/2} Street to 10th Street included removal and replacement of 796 feet of deteriorated curb and sidewalks including handicap ramps and 2 new street lights.
- ..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 were awarded towards the construction of the project from the Federal Transportation Administration.
- ..The Department of Redevelopment administers the Downtown Housing and Façade Programs. We participated with the owner of 675 Wabash Ave. on the completion of 2 apartments and façade of the building and the owner of 515 Wabash Ave. on the completion of 4 apartments. We are participating with the owner of 622 Wabash Avenue to finance the completion of 9 apartments and façade of the building; and the owner of 426-428 Wabash Ave. to finance the completion of 5 apartments and facade of the building. These funds are used to subsidize private investments in the housing and façade improvement projects.

2010 GOALS

Neighborhood Street Improvements

- ..Continued revitalization of low/mod income neighborhoods with the construction and design of over \$ 900,000.00 of street, curb, gutter and storm sewer improvements and replacement of street trees on 23rd Street from Maple Avenue to Grand Avenue, Grand Avenue from 23rd Street to 24th Street, Grand Avenue and Barbour Avenue from 24th Street to 25th Street, and 26th, 27th, 28th, and 29th Streets from 7th Avenue to 8th 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, leveraged funds and a local mortgage will be used to finance this permanent housing for the homeless project. The tenants will also have access to self-sufficiency programs while living at the site.
- ..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.
- ..Construction of 10 to 15 single-family residential units on lots owned by non-profits (501(c)3) housing organizations, with HOME and Neighborhood Stabilization Program funds.
- ..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.
- ..Construct a multi-unit apartment building for the very-low/low-moderate income special needs population. HOME funds and other leveraged funds will be used to finance the project that will be owned by a non-profit corporation.
- ..Neighborhood Stabilization Program funds will be leveraged with other resources to construct a 10 to 15-unit apartment building to house very-low/ low-moderate income persons owned by a non-profit corporation.

2010 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 façades 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 **10** 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 **50** vacant and condemned structures.

Downtown Development

- ..Continue removal and replacement of curbs, sidewalks, and handicap ramps on Wabash Avenue from 12th Street through 14th Street including 13 new street lights, with benches and trash receptacles.
- ..Continue infrastructure improvements with the removal and replacement of 326 LFT of deteriorated curb, sidewalk, and handicap ramps along with new street lights, benches, and trash receptacles on Ohio Street, 9th Street, and Walnut Street bordering the new Federal Court Systems Building.
- ..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.

2010 GOALS (con't)

Homeless Prevention

- ..Continue to work with the Terre Haute Housing Authority to administer the Homeless Prevention and Rapid Re-Housing Program (HPRP) funds received by the City and from the Indiana Housing and Community Development Authority. These funds will help prevent individuals and families from becoming homeless and assist those in shelters to find safe affordable housing for up to 12 months.

Economic Development

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

TOTAL FUNDS

| | | |
|---|--------------|-----------------|
| Community Development Block Grant Funds | | \$ 3,405,399.24 |
| 06 Carry Forward Balance to Draw from HUD | 19,600.32 | |
| 07 Carry Forward Balance to Draw from HUD | 244,424.09 | |
| 08 Carry Forward Balance to Draw from HUD | 1,287,555.57 | |
| 08 Carry Forward Cash Register. | .00 | |
| 09 CDBG Funds | 1,831,549.00 | |
| 09 Program Income | 22,270.26 | |
| | | |
| Emergency Shelter Grant Funds | | \$ 101,583.22 |
| 08 Carry Forward Balance to Draw from HUD | 20,091.22 | |
| 09 ESG Funds. | 81,492.00 | |
| | | |
| HOME Grant Funds. | | \$ 1,117,944.05 |
| 08 Carry Forward Cash Register. | 8,519.28 | |
| 07 Carry Forward Balance to draw from HUD | 213,331.87 | |
| 08 Carry Forward Balance to draw from HUD | 344,940.82 | |
| 09 HOME Funds | 515,610.00 | |
| 09 Home Loan Payments (T.H. Housing Authority Corp) | 35,542.08 | |
| | | |
| Historic District Commercial Incentives Funds | | \$ 217,169.91 |
| 08 Carry Forward Balance. | 216,581.70 | |
| Certificate of Deposit Interest | 588.21 | |
| | | |
| Non-Federal Funds | | \$ 618,846.43 |
| 08 Carry Forward Cash Register. | 14,824.15 | |
| 08 Carry Forward Certificate of Deposit | 562,000.00 | |
| Certificate of Deposit Interest | 1,782.27 | |
| Monthly Bank Interest Earned | 10.55 | |
| Reimbursement from HIGH-I II, L.P.. | 8,832.36 | |
| Sale of Property | 3,808.12 | |
| Reimb. from HPRP | 9,986.15 | |
| Reimbursement from CDBG-R | 17,602.83 | |
| | | |
| Central Business District Tax Allocation Funds. | | \$ 4,761,216.17 |
| 08 Carry Forward Cash Register. | 141,681.09 | |
| 08 Carry Forward Certificate of Deposit | 2,344,000.00 | |
| Monthly Bank Interest Earned. | 1,384.97 | |
| Certificate of Deposit Interest | 9,851.19 | |
| TIF Settlements Area #1 | 1,770,351.21 | |
| City of T.H. to Pay Down BAN on Parking Garage. | 484,222.71 | |
| Insurance Co. Reimb. for Damage to Street Light | 9,725.00 | |

TOTAL FUNDS

| | | |
|---|----|--------------|
| Neighborhood Initiative Grant Funds | \$ | 196,941.57 |
| 05 Carry Forward Funds. | | 196,941.57 |
| North Central Terre Haute Tax Allocation Funds. | \$ | 615,538.96 |
| 08 Carry Forward Cash Register. | | 99,691.83 |
| 08 Carry Forward Certificate of Deposit | | 276,000.00 |
| Certificate of Deposit Interest | | 1,285.82 |
| Monthly Bank Interest Earned. | | 297.58 |
| TIF Settlements Area #5 | | 238,263.73 |
| Ft. Harrison Business Park Tax Allocation Funds | \$ | 497,527.06 |
| 08 Carry Forward Cash Register. | | 289,469.61 |
| TIF #8 Settlement | | 206,287.06 |
| Monthly Bank Interest Earned. | | 1,770.39 |
| Jadcore Phase 1 Tax Allocation Funds. | \$ | 315,984.32 |
| 08 Carry Forward Cash Register. | | 106,491.87 |
| TIF #9 Settlement | | 209,216.56 |
| Monthly Bank Interest Earned. | | 275.89 |
| State Road 46 Tax Allocation Funds. | \$ | 1,111,941.46 |
| TIF #10 Settlement. | | 697,377.12 |
| Monthly Bank Interest Earned. | | 328.17 |
| 08 Carry Forward Cash Register. | | 15,750.95 |
| 08 Carry Forward Certificate of Deposit | | 397,000.00 |
| Certificate of Deposit Interest | | 1,485.22 |
| CDBG-R Grant Funds | \$ | 496,921.00 |
| 09 CDBG -R Funds | | 496,921.00 |
| HPRP Grant Funds | \$ | 760,163.00 |
| 09 HPRP Funds. | | 760,163.00 |
| INSP Grant Funds | \$ | 1,850,000.00 |
| 09 INSP Funds. | | 1,850,000.00 |

TOTAL FUNDS

\$16,067,176.39

EXPENDITURE OF FUNDS

| | | |
|---|--------------|-----------------|
| CDBG Fund Total Expenditures. | | \$ 2,565,391.66 |
| Demolition. | 158,082.67 | |
| Rehabilitation. | 342,594.16 | |
| Infrastructure. | 1,745,081.02 | |
| Administration. | 319,633.81 | |
| Payroll-General | 192,975.92 | |
| Conference & Seminars | .00 | |
| Travel/Lodging. | .00 | |
| Subscriptions | 920.15 | |
| Dues & Memberships | 1,883.50 | |
| Professional Services | 1,941.05 | |
| Office Supplies | 3,287.37 | |
| Office Equipment. | 11,262.36 | |
| Health Insurance. | 75,801.70 | |
| Worker's Comp. Insurance. | 1,692.00 | |
| Employee Bond Insurance | 3,418.00 | |
| Pension | 17,212.50 | |
| Office Expenses | 7,704.71 | |
| Fair Housing Expenses | 1,331.32 | |
| HOME Professional Services. | 203.23 | |
| | | |
| Emergency Shelter Fund Total Expenditures | | \$ 47,366.23 |
| Council on Domestic Abuse | 29,575.34 | |
| Catholic Charities. | 17,790.89 | |
| | | |
| HOME Fund Total Expenditures. | | \$ 83,304.24 |
| 07 HOME Funds | .00 | |
| 08 HOME Funds | 36,098.25 | |
| 09 HOME Funds | 14,957.51 | |
| Loan Payment Funds. | 32,248.48 | |
| | | |
| Neighborhood Initiative Grant Funds | | \$ 142,031.35 |
| 05 Neighborhood Initiative Funds. | 142,031.35 | |
| | | |
| State Road 46 Tax Allocation Funds. | | \$ 397,951.24 |
| Administration Expenses | 21,464.53 | |
| Umbaugh | 5,750.00 | |
| Brames & Oldham | 6,485.00 | |
| HNTB | 364,251.71 | |
| | | |
| Historic District Commercial Incentives Funds | | \$ 71,213.90 |

EXPENDITURE OF FUNDS

| | | | |
|---|------------|----|--------------|
| Non-Federal Fund Total Expenditures | | \$ | 254,320.95 |
| Administration. | 53,442.30 | | |
| CDBG-R | 17,602.83 | | |
| Bank Charges. | 19.58 | | |
| Acquisition | 13,580.98 | | |
| HPRP | 83,686.15 | | |
| Coke Plant. | 1,188.00 | | |
| INSP | 84,801.11 | | |
| | | | |
| C.B. District Tax Allocation Fund Total Expenditures. | | \$ | 1,005,321.62 |
| Old Nat'l - Center City Bond Payment. | 168,225.46 | | |
| Administration. | 73,800.64 | | |
| Umbaugh & Associates. | 19,500.00 | | |
| Infrastructure Projects | 244,158.30 | | |
| Funds to Pay Down BAN Principal | 484,222.71 | | |
| Brames & Oldham | 4,789.51 | | |
| Newlin Johnson. | 10,000.00 | | |
| Hendrich Title. | 625.00 | | |
| | | | |
| N.C.T.H. Tax Allocation Fund Total Expenditures | | \$ | 90,078.22 |
| Cinergy - Street Lights Elm Street: 6½ - 7 Street | 806.26 | | |
| Cinergy - Street Lights Elm Street: 6 - 6½ & 8. | 938.24 | | |
| Administration. | 11,972.93 | | |
| Umbaugh & Associates. | 5,750.00 | | |
| Brames & Oldham | 148.50 | | |
| Projects. | 70,462.29 | | |
| | | | |
| CDBG-R Expenditures. | | \$ | 382,339.82 |
| Administration. | 30,888.32 | | |
| Infrastructure Project. | 351,451.50 | | |
| | | | |
| HPRP Expenditures. | | \$ | 19,489.15 |
| Administration. | 19,489.15 | | |
| | | | |
| INSP Expenditures. | | \$ | .00 |
| Administration. | .00 | | |

EXPENDITURE OF FUNDS

| | |
|--|------------|
| Ft. Harrison Business Park Tax Allocation Fund Total Expenditures . . . \$ | 254,795.98 |
| Fruitridge Widening Prjct. | 152,228.71 |
| Bond Payments | 78,887.50 |
| Brames & Oldham | 5,146.42 |
| Administration. | 12,033.35 |
| Umbaugh | 5,750.00 |
| Newlin Johnson. | 750.00 |

| | |
|--|-----------|
| Jadcore Phase 1 Tax Allocation Fund Total Expenditures. \$ | 94,258.00 |
| First Financial Trust Fees. | 500.00 |
| Bond Payment. | 88,000.00 |
| Umbaugh | 5,750.00 |
| Administration. | 8.00 |

TOTAL EXPENDITURE OF ALL FUNDS **\$ 5,407,862.36**

2009 FINANCIAL SUMMARY

| | |
|---------------------------------------|------------------------|
| TOTAL FUNDS | \$16,067,176.39 |
| TOTAL EXPENDITURE OF ALL FUNDS | \$ 5,407,862.36 |
| *BALANCE OF FUNDS | \$10,659,314.03 |

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