Delphi Stellar Communities
Program Overview
March 2014
The original goal of the agencies was to improve quality of life in various ways and to increase community capacity in the region while creating an economic impact locally.

What is Stellar Communities?

- Multi-Agency pilot program to fund public projects
- Through multiple projects and funding flexibility, the City can implement a comprehensive revitalization plan
- Goal is to complete 10-20 years of work in 3 years
Stellar Origins
Local leaders concerned about negative impacts from the loss of traffic determined that the best way to make the new highway an asset was to understand our local assets and build off of them. Through comprehensive planning, goals and priorities were established to build off of local quality of life components. We have Identified 3 major quality of life components.
A world class museum that includes local volunteers that use 2 miles of restored W&E canal to tell the story of settlers and travelers back in the canal days. Volunteers build components of the canal days era and man a 45 minute boat ride while interrupters tell the story of key people that founded the area.

An estimated 50,000 visitors a year visit the facility
#2
11 miles of trails connected to the areas best parks system and the W&E Canal center are a vital part of the connection to the city. Plans are to continue to connect them to more of the out lying residential areas. Interpretive panels detail the way life used to be along those trails.
Delphi Opera House

CW
Stellar Vision and Plan

CW
Stellar Vision

To capture the advantage of the Hoosier Heartland Highway, the community will make strategic investments to activate and revitalize its core downtown area and historic neighborhoods.
Strategic Investment Plan

- Invest in Downtown Buildings
- Create a Pedestrian Friendly Streetscape
- Invest in Historic Neighborhoods
- Enable Downtown Housing
Stellar Projects
Projects

- Streetscape
- Trail
- Opera House
- Parking
- Lofts
- Facades
- Housing
Delphi Opera House

Scope:
- Restoration of the Opera House as a multi-use performing arts and community building.

Status:
- Design is complete.
- Bidding is underway

1865 building last used in 1914
Delphi Opera House
Improvements will allow a more comfortable pedestrian atmosphere, areas for outside dining and more. Utility improvements will allow for sprinkler systems in buildings, increase utilities for upper story development in all buildings.
Downtown Streetscape
Gateway Trail

Scope:
- New gateway trail on Washington Street connecting the Canal Center, Downtown, Opera House, gateway and SRTS route.

Status:
- Phase 1 has bid in budget.
Downtown Lofts

Scope:
- Renovation of upper stories into modern loft apartments.
- Grey box 4 retail spaces

Status:
- Original $1M project has turned into a $7.5M tax credit application.
Downtown Loft Floor Plan

Downtown Lofts –

Scope

16 units
downtown
Restoration of
Former Culligan
and Bradshaw
Buildings
Downtown Loft Site Plan

Second Location

28 one and two bedroom affordable apartments
Two story structure
Neighborhood revitalization
Downtown Facades

Scope:
• Façade restorations for properties in the historic district.

Status:
• Master Plan Complete
• 37 properties have signed on.
Downtown Parking

Scope:
• Creation of off-street parking opportunities to support the Opera House and downtown residential.

Status:
• Beginning acquisition phase.
Owner Occupied Housing

Scope:
• Homeowner repair program in near-downtown neighborhoods.

Status:
• Work on 11 properties complete.
• Soliciting additional properties.
BK to allow Mayor Strasser to review and open floor for questions.
Schedule

2014 – 2015:
- Trail Phase 1 construction
- Opera House construction
- OOR Phase 2 construction
- Facades construction

2015 – 2016:
- Streetscapes construction
- Trail Phase 2 construction

CW
Budget

Grants: $11.0m
Capital Campaign: $1.4m
City: $2.4m
Tax Credit Project: $7.5m
TOTAL: $22.3m
BK to allow Mayor Strasser to review and open floor for questions.
Challenges

- Our needed projects did not fit into typical grant programs.
- We were given flexibility with state rules, but still had to comply with federal.
- Finding balance between state/federal compliance caused changes as projects progressed.
Impacts

Some necessary work was deemed ineligible for funding.

- **Example:** Sound/lighting equipment for Opera House was ineligible.
- **Impact:** More local funding was needed.
Impacts

Non-standard projects take more administrative time to ensure compliance.

- **Example:** State allowed relocation for Opera house tenants (usually not allowed).
- **Impact:** Longer review times than planned.
BK to allow Mayor Strasser to review and open floor for questions.
# City Funded Projects

## City Investments

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### Stellar Area

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| Sub-total Stellar Area     | $490,000.00 | $490,000.00 | $490,000.00 | $490,000.00 | $490,000.00 | $490,000.00 | $490,000.00 | $490,000.00 |

| Grand Total Est. Investments | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | $1,657,000.00 | $1,657,000.00 | $1,657,000.00 | $1,657,000.00 |
# Privately Funded Projects

## Private Investments

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Local Investment

$14,000,000.00
$12,000,000.00
$10,000,000.00
$8,000,000.00
$6,000,000.00
$4,000,000.00
$2,000,000.00
$0.00


City Investments
Private Investments

Stellar

CW
Hoosier Heartland Highway Gateway Project

A partnership project with INDOT, Wabash & Erie Canal, City of Delphi.
Connecting 11 miles of local trails to the Monon Railroad trail and the City’s founding family Homestead
Freedom Bridge
Freedom Bridge

Pedestrian Nodes & Interpretive Signage
“In order to succeed, your desire for success should be greater than your fear of failure.”

Bill Cosby
Thank You

Questions????

BK to allow Mayor Strasser to review and open floor for questions.