



POSITIVELY STELLAR.  
*Positively Richmond!*

Quarterly Report  
2nd Quarter 2015  
April - June



**WELCOME!**

On behalf of the citizens of Richmond, I am “**positively**” excited to welcome you to our 2nd Quarter 2015 “Positively Richmond, Positively Stellar” quarterly meeting.

I'm excited to report that Richmond has been named a quarter finalist in the America's Best Communities program.

Our application emphasized a “Career Ready Richmond.” One of the ways outlined to reach that goal is to create a quality of place that appeals to the educated talented workforce needed to fuel Richmond’s growth and the Stellar designation is helping us do just that.

We have also been working hard on some **Etcetera!** projects. We recently completed the first phase of our Main Street Beautification Project. Main Street businesses and property owners met the challenge issued by Reid H Hospital and Health Care Services to raise \$20,000 with 100% participation on Main Street from 5th - 10th Streets. Reid matched that with \$20,000 bringing a total of \$40,000 to the Main Street Beautification Project. Phase 1 included new planters, flowers, banners, maintenance and much more.

We are Positively Positive about the opportunities for Richmond.

Thank you for visiting with us and we hope you come back for BikeTOURberfest on the Cardinal Greenway and Oktoberfest in the Historic Depot District, September 26.

A handwritten signature in black ink that reads "Sally Hutton".

Mayor Sally Hutton



POSITIVELY CONNECTED-10th Street Corridor, 7th Street Corridor and Main Street Corridor

**Pedestrian and Bicycle Safety Improvements**

**Project Summary:**

- Design and installation of dedicated walking space, biking space and vehicle accommodations on portions of 10<sup>th</sup>, 7<sup>th</sup> and Main Streets
- Traffic calming measures
- Rain gardens
- Lighting and directional signage



**Project Budget: \$5,933,634**

**Funding Source(s):**

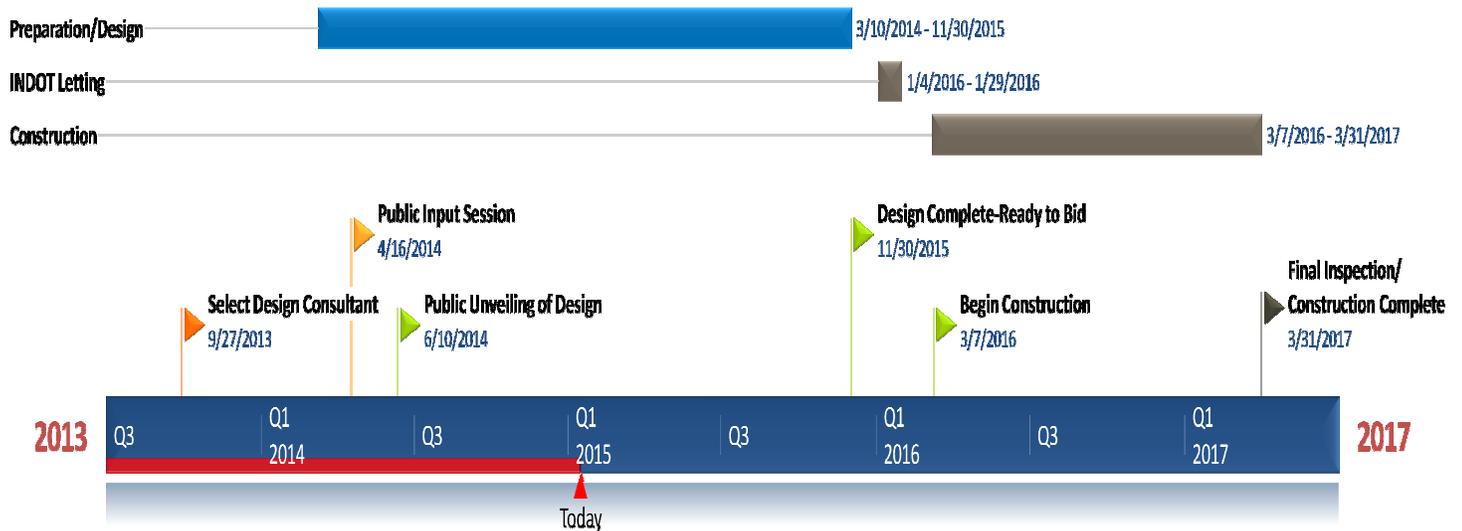
- INDOT \$4,746,907,
- EDIT \$344,151,
- TIF \$842,576

**Status: Active**

- Bicycle & Pedestrian Master Plan Adopted by Plan Commission 4.23.15
- City Council - Added as Amendment to City Comprehensive Plan 6.1.15

**Next Steps:**

- Receive Bid Date from INDOT



POSITIVELY CIVIC



**7th Street Park**

**Project Summary:**

Civic Park to include accommodations:

- Farmers' Market,
- Performance Space,
- Outdoor Classrooms
- Green Space.
- Enhanced parking area

**Project Budget: \$1,993,027**



**Funding Source(s):**

- OCRA \$750,000
- TIF \$1,243,027

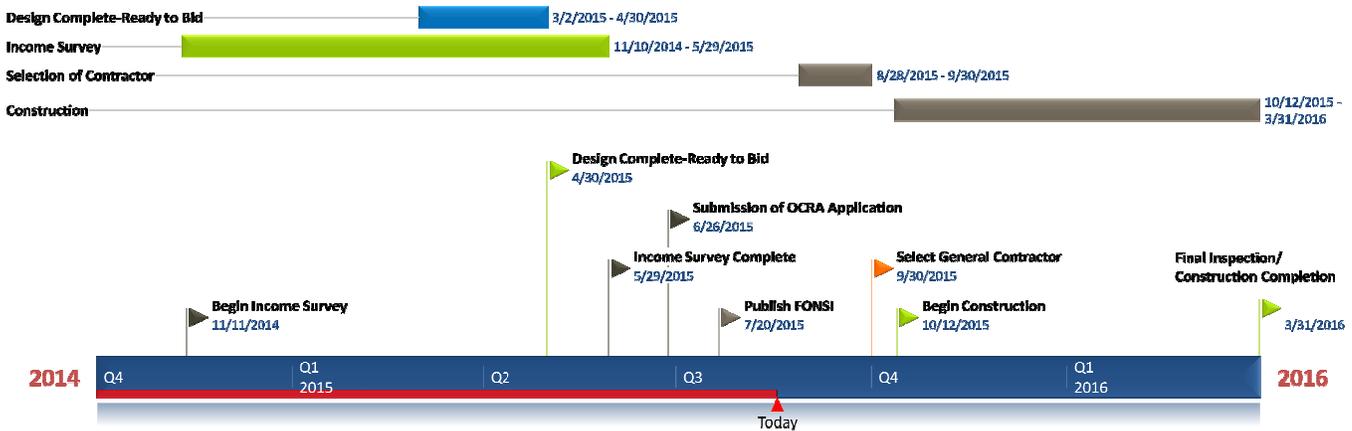
**Status: Active**

- Designs Complete - Ready to Bid
- Income Survey Certified 5.29.15

**Next Steps:**

- Submit OCRA application - Target 6.26.15
- Publish FONSI - Solicit Construction Bids

**Stellar Park**



## POSITIVELY LIVING-Music City Place



### Project Summary:

Sponsored by Western Wayne Affordable Housing and Flaherty & Collins, Music City Place is an adaptive reuse of the historic YMCA at 50 N. Eighth Street for uses that benefit the community by providing community services and creating 50 units of housing for seniors. Located on the literal “crossroads of America,” the intersection of the National Road (Highway 40) and State Road 27, the building is a prominent, highly visible historic structure.

Preserving and re-purposing this historic building brings affordable downtown housing units providing the residents unique housing and service options in the heart of the community. The number of residents living in this one location creates opportunities for the local service providers to efficiently provide center-based and in-home support services. The residents add to the growing vitality of the downtown, supporting established local businesses. Full time residents extend the daytime activity to evenings and weekends, making all downtown businesses and events more viable, and adding "eyes on the street" making the immediate neighborhood around the buildings safer.

### Project Budget: To Be Determined

#### Funding Source(s):

- IHCD-ARTC
- IHCD-Development Fund
- Private

#### Status: Active

- New developer, Flaherty & Collins, was awarded \$790,143 in tax credits and \$500,000 in development funds
- Secured building: boarded up windows, doors and cleaned sidewalks

#### Next Steps:

- Flaherty & Collins are actively selling tax credits and moving forward with required paperwork
- Address sidewalk issues

POSITIVELY REJUVINATED

**Downtown Renovation, Facades**

**Project Summary:**

- Downtown Façade Renovations
- 6 Projects (9 storefronts)

**Project Budget: \$1,237,500**

**Funding Source(s):**

- OCRA \$750,000,
- Private Developers \$187,500,
- RDC \$300,000

**Status: Active**

- Slum & Blight Resolution Approved by City Council 4.20.15
- Received 6 completed applications by 4.21.15 deadline
- Working on Section 106 Application
- Updates to Downtown Business Group 4.6.15, 5.4.15 & 6.2.15

**Next Steps:**

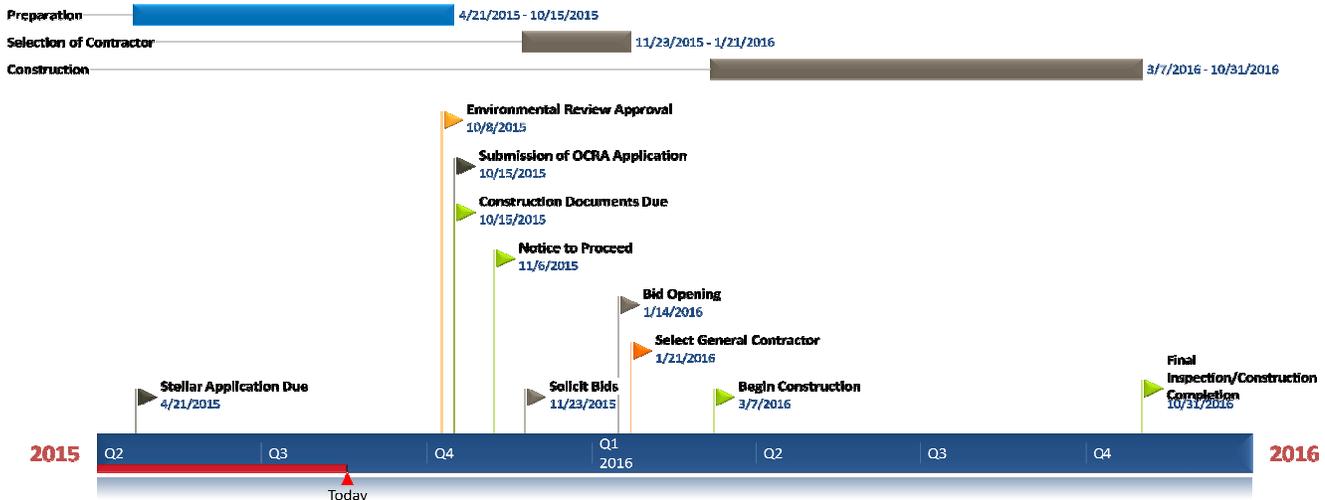
- Send Consulting Party Letters
- Section 106 Submission - Target Submission Date 8.31.15
- Submit OCRA Application - Target Submission Date 10.15.



**Facade Improvements:**

1. New Stone Cornice
2. New Storefront
3. New Signage
4. New Exterior Canopy
5. 2 Upper Levels of Residential
6. 1 Upper Level of Residential
7. Repair Existing Cornice and Corbels
8. New Alley - Demolish Existing
9. New Stonework Veneer
10. Masonry Repair and Tuck Pointing

**Stellar Facades**



POSITIVELY ENHANCED

Downtown Living



**Project Summary:**

- Upper Story, Loft Housing Downtown
- 25 units and 2 offices

**Project Budget: \$1,500,000**

**Funding Source(s):**

- IHEDA \$750,000,
- Private Developers \$750,000

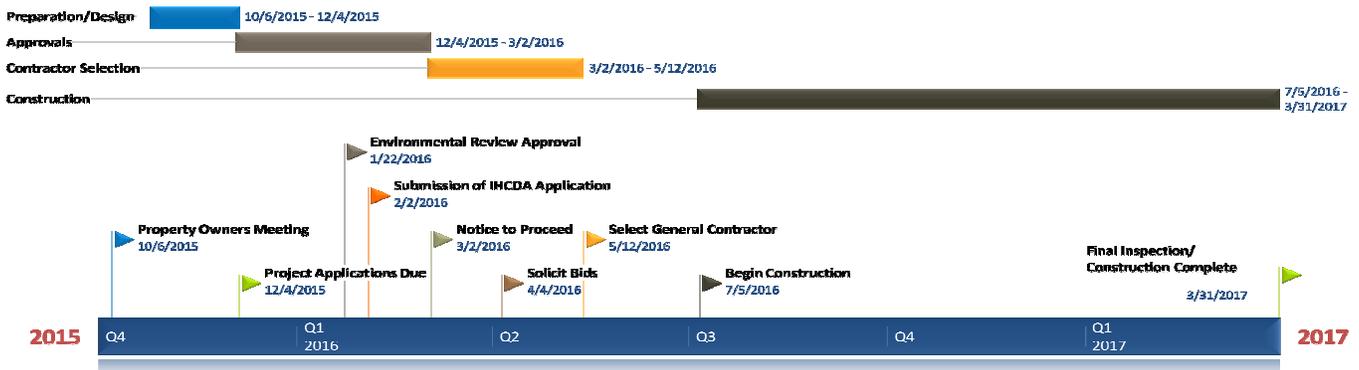
**Status: Active - Rollout Pushed Back to October 2015**

- Talking with local organization regarding housing project with 15-20 units
- Updates to Downtown Business Group 4.6.15, 5.4.15 & 6.2.15

**Next Steps:**

- Rollout Meeting with property owners - October 2015
- Letters of Interest Due - 12.4.15
- Design and bidding of the project

Stellar Upper Story Housing



POSITIVELY LIVING - VAILE NEIGHBORHOOD

**Owner Occupied Rehabilitation**

**Project Summary:**

- Owner Occupied Rehabilitation in the Vaile Neighborhood
- 18 Homes in 2 phases

**Project Budget: \$450,000**

**Funding Source(s):**

- IHEDA \$450,000
- Banked Match \$11,000

**Status: Active**

- Outreach to Vaile Neighborhood
- Accepting Applications

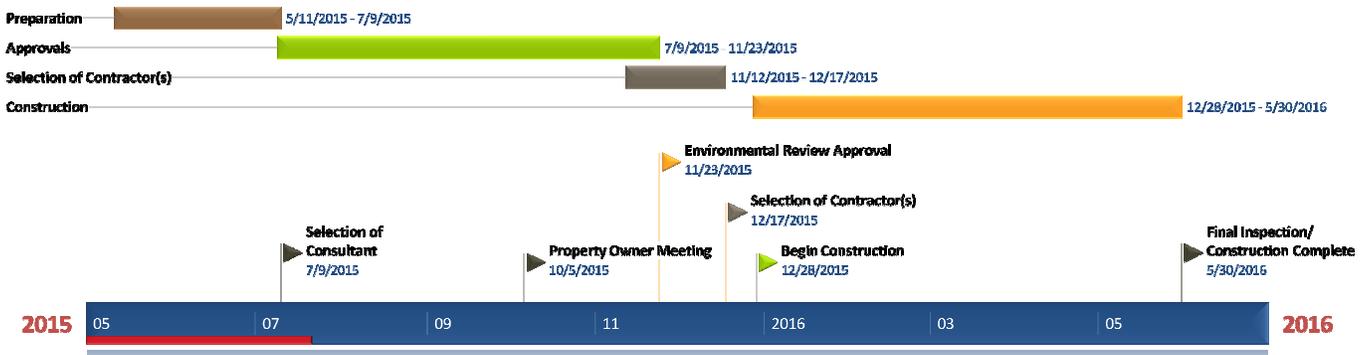
**Next Steps:**

- Extension of Star Development Contract
- Apply for \$350,000 from IHEDA for Phase I
- Determine Project Scope
- Advertise for bids
- Award contracts and begin constructions



**Phase I Timeline**

Stellar Owner Occupied  
Rehabilitation Vaile  
Neighborhood



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POSITIVELY PARTNERED

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**Etcetera!**

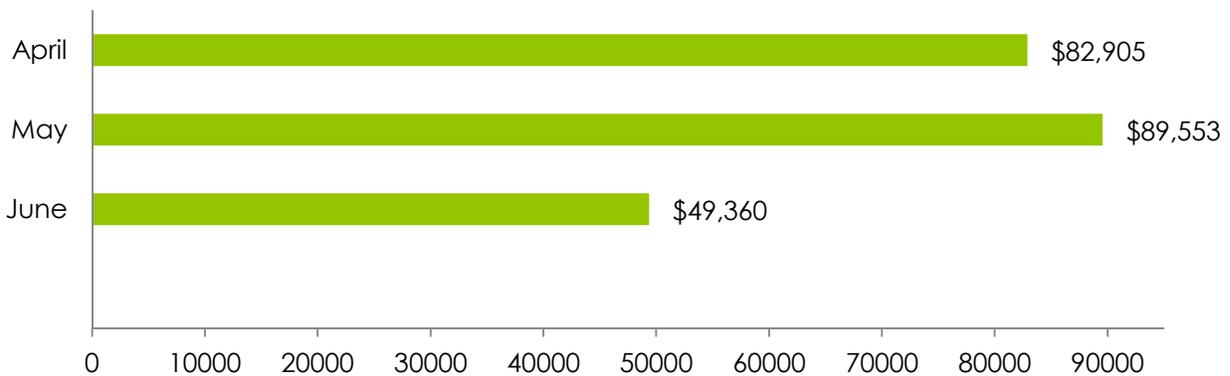
- **CreataIT Healthcare Solutions**, a tenant of the Richmond Innovation Center, is among six national winners in the Market R&D Pilot Challenge issued by the Department of Health and Human Services' Office of the National Coordinator for Health Information Technology.
- City of Richmond closed on a bond issue June 30 which will provide \$1,750,000 to complete Stellar Projects as originally conceptualized.
- Active for Success Tourism Conference, a regional Indiana and Ohio tourism conference, was held in Richmond June 11, at the Center for Visual and Performing Arts, Earlham College with Keynote speaker Peter Kageyama.
- JM Hutton Invests \$670,000 in new equipment and expands product lines and workforce
- Indiana University East Business Economic Research Center partnered with the Economic Development Corporation of Wayne County and the Wayne County Area Chamber of Commerce to conduct a survey of the business climate and needs of Wayne County businesses.
- Reid Hospital and Health Care Services relocated their Patient Financial Services to Downtown adding 80+ employees to the area
- Richmond was named a quarter finalist in the America's Best Communities Competition.
- Small Business Development Center opened an office in the Innovation Center on Main Street June 4
- Columbian Properties received \$210,000 for Place Matters, rehabilitation of a historic home on North Tenth Street, one of our Stellar Streets corridors.
- Quality of Place Conference was held on Richmond, June 25, at the William G Scott House with Keynote Speaker, Senator Jim Merritt.
- The City of Richmond was named a Playful City, for the second year in a row, by the Humana Foundation.

POSITIVELY DATA

## Stellar Downtown Enhancement Area Inquiries 2nd Quarter 2015



## Positively Stellar Private Investments 9 Projects (6 Commercial + 3 Residential) 2nd Quarter 2015



Source: City of Richmond Building Permits

## Comprehensive Mission

“Positively enhance the quality of life for the entire region by making improvements in the district, leveraging strategic partnerships and creating gateways to surrounding emerging districts for sustainable quality living and economic vitality”