

Wabash, Indiana

Bright Ideas. Brighter Future.



STRATEGIC INVESTMENT PLAN 2014-2018

Mayor Robert E. Vanlandingham
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June 6, 2014



City of Wabash

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MAYOR

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June 5, 2014

Office of Community and Rural Affairs
Stellar Communities Program
Honorable Sue Ellspermann
Lieutenant Governor of Indiana
One North Capitol, Suite 600
Indianapolis, Indiana 46204-2288

Re: Bright Ideas. Brighter Future. The City of Wabash, Strategic Investment Plan. Stellar Communities Package.

Dear Lieutenant Governor:

As Mayor of Wabash, it is with pleasure and excitement that I submit this package illustrating our commitment to continue investing and improving Wabash. We are thrilled to have another opportunity to show the partners of Indiana's Stellar Communities Program all that Wabash is currently working on. Our participation in last year's program as a finalist allowed us to compile our Strategic Investment Plan (building from our 2013 Comprehensive Plan and our regional Vision 2020 Plan), engage our citizens, solidify and strengthen partnerships, and reignite our passion and commitment to transform Wabash. The experience, process, and final product far exceeded our expectations, and we are, again, truly grateful for the opportunity to participate in the Stellar program. Since completing our Strategic Investment Plan in spring 2013, we have been diligently working to implement critical elements to move projects forward and fine-tune others to meet the needs of our City and region. We have successfully used our Strategic Investment Plan to move projects from planned works to built works. We are better prepared this year to engage Stellar Communities as partners to implement our vision and turn bright ideas into an even brighter future...we are a Stellar Community. This package will show you the progress that we have made over the last year but, more importantly, how our current Strategic Investment Plan and the past 15 years of 'doing' has positioned us for tomorrow.

Brighter Future

Imagine the possibilities of Wabash with the addition of:

- An activated East Market Street District;
- Improved pedestrian connectivity and access along Market, Canal, Allen Streets, and State Road 13/15;
- Improved streetscape and activated public space along Canal/Market Walkway/Alley, Market, Canal, Allen Street and SR 13/15;
- Expanded pedestrian/bicycle transportation via Wabash Riverwalk Trail, Charley Creek Trail, and Cultural Trail connecting destinations for community services, recreation, employment, and education;
- Improved gateway experience along SR 13/15;
- Revitalized neighborhoods adjacent to downtown through owner-occupied rehabilitation;
- Catalyst for downtown living through the development of Rock City Lofts in the newly activated East Market Street;
- Revitalized downtown buildings that enhance historic character and enable additional economic development;
- Renewed streetscape improvements in downtown core;
- Enhanced music, art, entertainment, education and community activities at the Paradise Spring Outdoor Amphitheater;
- Enhanced recreation and play space for all children at John Drook Memorial Park through inclusive and integrated play spaces that are inspired by the culture and tradition of Wabash as an arts and entertainment destination;
- Revitalized Eagles Theatre Community Center for expanded world-class youth and community programming on the upper floors of the Eagles Theatre.

Commitment to Success

Wabash has more amenities than most small cities of its size in Indiana. We have a great foundation of success in arts and entertainment and are proud of our city's rich history, fine arts, quality attractions, and world-class entertainment events—all ripe for tourism. We have a commitment to historic preservation, and cultural and recreational activities focused on educating people about our local heritage. Our "small town" support system provides a safe place to raise a family. Wabash is in a great

location providing access across the state via the Hoosier Heartland Industrial Corridor/US 24. As proof of our commitment to future successes, Wabash has secured the following:

- Resolution supporting participation in Stellar Communities Program;
- Resolution committing a minimum of \$500,000 from the City of Wabash General Fund and proof of excess unencumbered up to \$7,000,000;
- Resolution committing \$160,000 Redevelopment Commission dollars for the Rock City Project in addition to property for necessary parking lot;
- Proof of excess unencumbered TIF for strategic investment projects;
- Commitments by long-standing community partners, Honeywell Center and Ford Meter Box Foundation.

We have consistent, respectable leadership. We have many stories to tell of partnerships that bear fruit for our community and show a proven track record of cooperation, leadership, and goal attainment, which is driven by a commitment to community and partnerships on a local, county, regional, and state level. We have quality relationships with local and state organizations and agencies developed over the years through the many projects and programs that Wabash has embarked on to make Wabash the great community it is today. This reputation has positioned us for future collaboration among these agencies.

Recent Wins

Hopefully you have been to Wabash over the past year for any number of arts or entertainment offerings. If you have not, Wabash has been busy at work. Some recent accomplishments that we are proud of include the following:

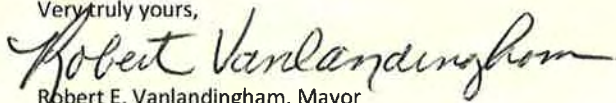
- Rock City Lofts: City of Wabash, Economic Development Group of Wabash County, and Partnership for Affordable Housing, Inc. partnered and submitted a Rental Housing Tax Credit (RHTC) Application in November 2013. That package has solidified all equity needed for the project contingent upon the Tax Credits.
- Streetscape and Connectivity Improvements: Engineering to transform to two-way street is completed. Sidewalk and ramp improvements along East Canal according to previous plans and Wabash Sidewalk Program.
- Public Art – Phase 1: Phase 1 is complete! This phase included Mammoth Gateway Wall Mural, Veterans Plaza redesign and reconstruction, wayfinding signage, and installation of streetscape elements (bike racks, benches, etc.)
- Public Art – Phase 2: Phase 2 funding and match is secured through local partners and 2014 Place Based Grant. This phase focuses on 4 projects (Alley Art Project/Canal/Market Walkway, East Market District Parking Lot, Streetscape installations, and Museum Caboose Restoration and Education Project).
- Private Investment: Four residential units and first floor office space at 41 and 47 W Market Street soon to be completed by Redemption Development totaling over \$1 million dollars of private investment and utilization of a \$20,000 façade grant.
- Neighborhood Owner Occupied Rehabilitation Program: Formal partnership with Region III-A and Wabash Marketplace to administer the program. Region III-A has partnered with local organizations to distribute applications and is in the process of reviewing and following up with applicants.
- Downtown property owners are investing in their buildings and opening new businesses, such as: The Welcome Center, Marelli's, Gallery 64, Filament Tattoo, Downtown Divas, Lost Treasures in Thyme (June 2014), Doggie Boutique, Dye's Tavern.

Time to Flip the Switch

Our team of proactive partners will lead positive change and economic development in the community. Our partners include the Wabash County Convention and Visitors Bureau, Wabash County Chamber of Commerce, Wabash Marketplace Inc., Economic Development Group of Wabash County, Wabash County YMCA, Region III-A, Living Well in Wabash County, The Honeywell Foundation, Ford Meter Box Foundation, Community Foundation of Wabash County, The MAC Project, Paradise Spring Historical Park, Partnership for Affordable Housing, Inc., American Structurepoint, and many other organizations, including neighboring communities, such as North Manchester, Marion, Peru, and Huntington. Wabash excels due to good cooperation and communication between all stakeholders, government agencies, the City of Wabash, and Wabash County. As a Stellar Communities Designee, we will continue to enhance the assets of our community and create new opportunities for arts and entertainment, culture, historical appreciation, and education for people locally and regionally. One thing is for sure, when you visit us, you will fall in love with the City of Wabash.

Together we can bring the City of Wabash from "bright" idea to bright future. Thank you for your time and consideration!

Very truly yours,



Robert E. Vanlandingham, Mayor
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Attachments

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SECTION A

Qualifications

WABASH

Honeywell Center ←

Eagles Theatre ←

Dr. James Ford Home ↑

“We are moving toward a 21st-century, knowledge-based economic model and further from the old smokestack model of the past. The time for strategic planning is past; the time for strategic doing is at hand.”

William S. Konyha, President/CEO
Economic Development Group of Wabash County, Inc.

Section A-1: Qualifications

Qualifications of Organization and Community Capacity

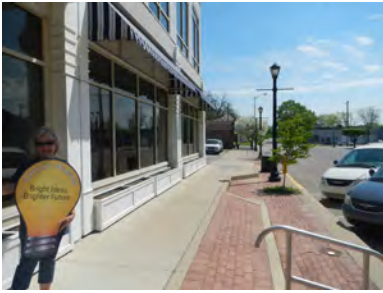
Thanks to consistent, respectable leadership, the City of Wabash has many stories to tell of partnerships that bear fruit for our community and show a proven track record of cooperation and success, which is driven by a commitment to community and partnerships on a local, county, regional, and state level.

You see the impact of these success stories everywhere you look:

- Wabash was a pilot community with the OCRA Rural Development Fund to develop a revolving loan fund program for working capital formation that continues to build the local business community, including a nutrition and wellness facility located in the historic district, the upscale Crow's Nest Antique Mall on Market Street, Stage Promotions, and the Charley Creek Inn. Eleven entities have partnered with this program.
 - » Wabash was a pilot community for the OCRA Downtown Enhancement program. Wabash Marketplace has played a key role in this program's success by investing in local business, preserving historic architecture, and developing public art programs in Wabash.
- Wabash was selected as a pilot community for the OCRA and Indiana Housing and Community Development Authority's RECAP program.
 - » The City and Wabash Marketplace invested TIF and RECAP funds, respectively, in the Charley Creek Inn, leveraging a \$15 million private capital investment, creating 70 jobs and becoming a significant asset to the region.
 - » Wabash also invested in Cinergy Metronet and helped to leverage a \$15 million fiber-optic technology infrastructure investment for the benefit of the greater community.
- Living Essentials Corporation, the makers of 5-Hour Energy, has expanded operations to over 1.3 million square feet with more than 400 employees.
- The Spiece athletic shoe and jean wholesaler/retailer has its headquarters here, and represents the city's first Internet-based business.
- The Ford Meter Box Corporation and the Ford Meter Box Foundation remain a strong industrial manufacturing company and local employer and philanthropic leader, respectively.
- The state-of-the-art Wabash County YMCA, a \$12 million, 76,000-square foot facility, opened in 2009, and has grown so much in popularity that classes are overfilled. The YMCA was selected as one of 15 pilot sites nationwide for the Early Learning Readiness Program in 2012. They have also partnered with 33 organizations to implement their newest initiative, the Wabash County Promise Program, which has set up college savings plans for all Wabash students Kindergarten through 3rd grade.
- The Wabash Community Hospital is expanding and improving health services for the region.
- Mainstreet Property Group is bringing new life to the assisted living housing market and locating facilities in Wabash.
- The Honeywell Foundation continues to expand its theater and performing arts programming by engaging residents of the local community and the region at two amazing venues: the Honeywell Center and Eagles Theatre. The variety of inspiring program opportunities is enriching the lives of almost 300,000 people annually.



Section A-2: Qualifications



Top to Bottom: Great Wabash volunteers guiding the way for the 2013 Site Visit, entertaining the crowd, and opening up their works in progress.

The city of Wabash offers a high caliber of entertainment at a low cost for all ages. Our entertainment and tourism assets draw nearly half a million visitors annually, from all over Indiana and throughout the Midwest. During the summer, kids enjoy free movies and roller skating, and families attend free concerts, and participate in free art, music, and theater programs. Residents have built a foundation of success in Wabash on such staples as the Honeywell Center. The Honeywell Center welcomes over 300,000 visitors a year and hosts world-renowned performances, including Broadway shows, national touring comedians, international ballets, and major touring musicians. The Honeywell Center is a beacon for arts, culture, and entertainment, a light that shines in Wabash and illuminates the entire Midwest region, drawing patrons from ten states. But this is not the only bright light in Wabash; the Charley Creek Inn has become a major regional draw for weekend travelers, wedding receptions, reunions, and people attending performances or events in Wabash, as well. The *Economic Impact of the Honeywell Center on Wabash County, Indiana* study reported that the Honeywell Center is responsible for almost \$4 million in economic activity. The findings of this study form the basis for focusing the redevelopment of downtown as an Arts and Entertainment District.

Thousands of visitors throughout northeast and north central Indiana also visit the Morrett Sports Complex, operated by the Wabash County YMCA, which hosts softball, baseball, tee ball, and soccer tournaments for our kids. Two golf courses also bring in people for annual golf tournaments. Throughout the year, people attend First Friday events, the Farmer's Market, and festivals such as the American Heritage Craft Show, Charley Creek Arts Fest, and Herb Fest at Paradise Spring Historical Park. Wabash also hosts the biggest chili festival east of the Mississippi River, the Wabash Cannonball Chili Cook-off, with 5,000 to 8,000 visitors annually. Some new programming includes Taste of Wabash (culinary walking tour), various food and drink tasting events at Charley Creek Inn (Root Beer, wine, beer, etc.), Taste of Terrace at Honeywell House, and many local rotating artist wares at the Wabash County Welcome Center. All of these programs give people more reasons to *Do It Downtown*.

Community Engagement

As part of the Stellar Communities Program, the City hosted a series of public discussion workshops on future economic development strategies and projects, which included City officials, the Wabash Redevelopment Commission, and the Economic Development Group of Wabash County, as well as residents, businesses, and local organizations. Each workshop focused on identifying economic development needs and possible strategies and projects to address those needs in geographic target areas of Wabash, including the north side of Wabash in the vicinity of the US 24 corridor, the historic downtown area, and the city's south side. The public workshops took place after a series of focus group meetings with the Wabash County Chamber of Commerce, the Economic Development Group of Wabash County, Wabash Marketplace, and other community leaders. The workshops aided in the intense planning and collaborative efforts of the City in the hopes of attracting more businesses and investors and improving the quality of life for residents. In addition, the Wabash Convention and Visitor's Bureau, the Honeywell Foundation, and the Charley Creek Inn Foundation were leaders of the Stellar Committee.

The 2013 Comprehensive Economic Development Plan, adopted in April 2013, identifies need, impact of projects, and specific strategies. Projects identified as part of this plan were included in the Economic Development Strategies section for the Historic Downtown and reflects the consistency of the community vision. Project, outcomes, and target areas are also supported by the *Vision 2020 Plan for Northeast Indiana*.



SECTION B
Community Impact

You wouldn't expect to find a bustling center for arts, entertainment, and culture 80 miles from the Indiana state capitol, but in the heart of northeastern Indiana, the first American city to be lit entirely by electricity, the City of Wabash, has more amenities than most small cities of its size.

Columbus Citizen Dispatch

Section B-1: Community Impact

Outcomes and Impact

Strategic Investment Plan 2014-2018 is a clear roadmap for where Wabash envisions itself in four years and how it will get there. The Plan outlines specific projects, partnerships, and financial commitments necessary to achieve the vision, transform Wabash and the region, and spur additional economic development and new partnerships. It builds upon the strong foundation and the assets that make Wabash proud. Each project has been identified to fill a specific need and gap in the tapestry that makes up Wabash and generate specific outcomes for the region.

Connect Destinations, Enhance Connectivity

Streetscapes and Connectivity: With the East Market Street Improvements (the conversion of Market Street from one-way to two-way), access is significantly improved for Wabash County Historical Museum, the proposed Rock City Lofts, Paradise Spring Historical Park and proposed amphitheater, and the East Market Street District Parking Lot. The intersection improvements at Market and Wabash will also significantly improve the safety of this intersection, reducing the number of pedestrian-vehicle incidents. Improved access to this east end of downtown activates the area between downtown and Paradise Spring Park. Access is further facilitated through the improvement of Canal Street and Allen Street. This area is adjacent to the main core of downtown and is in need of elevating to the same level of quality and activity to match the core in terms of connectivity and aesthetics. The improvement of pedestrian access and the extension of streetscape elements will physically transform this area; allow a seamless transition from the main core to the near east downtown area, to East Wabash Historic District, to Paradise Spring Historical Park and create an environment that supports existing and additional activities and destinations.

Gateway Corridor Improvements: Improvements and streetscape components proposed for the SR 13/15 corridor project will improve the entrance and arrival sequence for many of the visitors and residents of Wabash. This section of state highway is highly travelled, with sections ranging from a 7,900 to 11,900 annual average daily traffic count with about one-third commercial vehicles. These improvements will provide a safe environment for pedestrians as well as a welcoming physical environment. A gateway was recently designed and implemented according to the Public Art Program by Wabash Marketplace just north of the River at SR 13/15 at the Riverwalk Trail. The corridor improvements extend the unified streetscape and aesthetics of the downtown to the gateway and inform visitors of their arrival to the Arts and Entertainment District. Interest is expected to increase along this highly visible and welcoming corridor that reflects the image and dedication of the community. Increased access control/driveways/curb cuts will drastically improve safety and function for pedestrians and vehicles.

Pedestrian and Bicycle Connectivity: The extension of the Wabash Riverwalk Trail to the Charley Creek Trail and Cultural Trail provides a safe, enjoyable alternative transportation route from the Winchester Senior Center, Wabash City Park and Cultural Trail, to the many arts and culture amenities downtown including, Wabash County YMCA, Honeywell Center, Eagles Theatre, Wabash County Historical Museum, and the Riverwalk Trail to Paradise Spring Historical Park and Paradise Spring Outdoor Amphitheater. This extension of the trail enhances the city and county bike system that already draws in riders that participate in Century Rides (100-mile rides). The extension of this trail also provides a safe route around the city, connecting and making bicycle commuting safer and more efficient. Living Essentials is located across the street from the current senior center and would have convenient access to the trail. Since the trail travels through the southern half of the city, it connects a number of employment centers. With trails such an important component of quality of life, it is no doubt that an extended trail network will encourage



Section B-2: Community Impact



BEFORE



AFTER



visitors and residents to visit and live in Wabash. The transportation improvements have a strong focus on moving pedestrians and bicycles and creating a safe environment for both pedestrians and vehicles.

Invest in Neighborhoods, Create Critical Mass

Neighborhood Residential Improvements: A thriving downtown residential community is essential to realizing the vision for a thriving downtown Arts and Entertainment District. An owner-occupied rehabilitation program focused on the neighborhoods northeast of downtown (but open to the entire City of Wabash) will allow homeowners to do much-needed work that would make their homes safer and more secure. This program is focused on assisting low-income home-owners with repairs that include making houses adaptable for seniors to age in place, create improved energy efficiency, and make improvements to the homes by eliminating hazards and improving the overall condition. Homes along East Market Street are eligible and are a priority of this program since they are directly within the East Market Street District and along the Market Street corridor but are subject to participant eligibility. The investments will focus on issues of health and safety for owners that meet income eligibility. These investments will translate to the assessed value and ultimately the tax revenue for the City. More so than the bottom line, the residents and visitors of Wabash will have a neighborhood that they will be proud of; another way to illustrate to the others that Wabash has a vision and achieves its vision.

Downtown Housing: Downtown Wabash is seeing the conversion of upper floors of buildings to residential living units, as seen with 41 and 47 W. Market Street which is an addition of four market rate apartments (shown at left). This is a great step but is still only a first step toward a substantial downtown population. Conversion of upper floors to residential is often time consuming, risky, and cost-prohibitive at a small scale. The Rock City Lofts building has been of interest by many developers over the years and the owners of the building have been looking for an interested buyer to redevelop the building into residential units. Following the 2013 SIP process, the City of Wabash Redevelopment Commission, Partnership for Affordable Housing, House Investments, and Huntington Bank has developed a partnership that solidifies \$8 million in equity through the use of Low Income Housing Tax Credit and Historic Tax Credits. This partnership submitted an application November 2013. There is a market for apartments for seniors and for young professionals given all the amenities and activities downtown. This project will set the tone, jumpstart, and solidify the apartment market in downtown Wabash. All of the downtown activities will greatly benefit from an increased population downtown.

Enable Expansion of Regional Activities, Create Synergy Among Destinations

Outdoor Entertainment and Events: Wabash currently has a number of events and activities that are out-growing venues for outdoor entertainment and events currently in Wabash. The success can be attributed to the quality programming, attraction, and management of events like Rib Fest, Farmers' Market, Relay for Life, Charley Creek Arts Fest, Wabash Cannonball Chili Cook-off, Sizzlin' Summer Plaza Series, and many more. The Paradise Spring Outdoor Amphitheater-Phase 1 will allow for the expansion of events, programming, and unique entertainment opportunities in Wabash. The amphitheater stage, with exquisite programming Wabash County Convention and Visitors' Bureau, will be programmed for small to medium-sized festivals and events for arts, culture, youth, civic pride, special causes, festivals, and expand free performing arts training and programming for the region's youth in the long term. The festivals and larger events will draw in more visitors that stay, enjoy, and spend money in Downtown Wabash.

Section B-3: Community Impact

Façade Improvement Program - Phase 2: Investing in downtown buildings is critical to enabling business (jobs) and redevelopment (residents) to move into the downtown and be part of the downtown community. Wabash Marketplace facilitated a façade grant program using allocated funds from an OCRA RECAP Grant. This program was focused on matching private investments for façade improvements in the Wabash Marketplace District. This program leveraged over \$333,777 to the Main Street area (Wabash downtown). Honeywell Foundation invested \$250,000 to match their \$10,000 grant, interior work by the private sector equaled about \$300,000, not including the \$15 million dollar investment by Charley Creek Inn. Phase 2 of the Façade Improvement Program will maintain the momentum, and continue additional private-sector investment. Twenty-two (22) building owners and business owners are ready to participate in Phase 2 of the façade program to enable their expansion or continuation of their investment in Wabash. While many buildings require improvements beyond a façade, the grant for façade work enables some owners to invest the additional funds needed to fix roofs and structural issues to save buildings, businesses, and the architectural character of downtown. Of the 22 buildings interested in participation, key buildings are Wabash Historical Museum (36 E. Market Street), the Bradley Building (5 W. Canal Street).

Eagles Theatre Community Center Improvements: The Eagles Theatre is currently owned and operated by the Honeywell Foundation. The Eagles Theatre underwent numerous upgrades and repairs in 2010. The theatre is open for showings, corporate events, birthday parties, private gatherings with many different rental options. Many donors contributed to the revival of the theatre to support a large array of events, activities, and programming. Currently, the theatre holds 440 people plus additional wheelchair accessible seating for eight. This project includes a complete preservation, restoration and renovation of the historic Eagles Theatre to allow for expanded community center functions. Specifically, this project will restore historical features per the original use of the building, renovate upper floors (second and third floors for meeting space and the fourth floor back to a ballroom) for expanded programming for youth art and education. Renovation of this facility will allow additional spaces for community events, gatherings, weddings, etc. through the Honeywell Foundation. This project is the continued implementation of the 2013 Renovation Plan. The renovation plan outlines full construction and design estimates and schedules for all of the Eagles Theatre Improvements. Investment in this project will accelerate Honeywell Foundation's plans and they will be able to start providing and serving additional members of the local and regional community.

John Drook Memorial Park Inclusive Playground: An inclusive playground will add to the recreational resources of the community, per the current Park and Recreation Master Plan. This type of park will also draw in visitors from the region, as other similar parks do in other areas due to the lack of facilities and high demand. This project includes the creation of a playground and integrated play area for all children of all abilities to enhance the current John Drook Memorial Park. The vision is to fully design a custom play space and landscape integrating local character, tradition, culture, and education in varying forms of earthen mound, built play structure, surface textiles, interpretive signage, and sensory stimulating plan materials. This type of space will evolve through an enhanced design process with the community. This is a great opportunity to incorporate the sense of place that Wabash has created in a destination play facility that highlights the many facets of Wabash from art, to music, to education, to family, and to nature. This location is ideal considering the many other destinations in the area, central location to the whole community, adequate street and lot parking within the area. Its proximity to the Wabash County YMCA offers additional programming benefits for the park.

BEFORE



AFTER





SECTION C

Strategic Investment Plan

**“The City of Wabash has the vision,
commitment and ability to plan,
implement, and deliver significant
and strategic community
development projects...Wabash
delivers!”**

Steve Biggerstaff, President
Metronet

Section C-1: Strategic Investment Plan

Project Cost Summary

		Priority	Total Project Cost	Private Investment	Committed Local Funds	Other Sources	Gap/ Request	% Local Leverage
Projects								
1	Eagles Theatre Community Center Improvements	A	\$5,334,235	\$1,586,447	\$1,586,447	\$0	\$2,161,343	59%
2	John Drook Memorial Park Inclusive Playground	B	\$640,009	\$10,000	\$92,321	\$100,000	\$437,688	32%
3	Façade Improvement Program - Phase 2	A	\$3,058,130	\$1,345,205	\$367,722	\$0	\$1,345,203	56%
4	Paradise Spring Outdoor Amphitheater - Phase 1	B	\$892,680	\$0	\$221,644	\$200,000	\$471,036	47%
5	Streetscape and Connectivity Improvements	A	\$1,921,208	\$0	\$379,985	\$0	\$1,541,250	20%
6	Trail Project (Wabash Riverwalk Trail, Charley Creek Trail, Cultural Trail)	B	\$3,865,890	\$0	\$618,390	\$150,000	\$3,097,500	20%
7	State Road 13/15 Corridor Improvements	A	\$3,145,365	\$0	\$617,865	\$0	\$2,527,500	20%
8	Neighborhood Owner Occupied Rehabilitation	A	\$1,238,000	\$0	\$125,000	\$0	\$988,000	10%
9	Rock City Lofts	A	\$8,240,000	\$8,029,100	\$210,900	n/a	\$0 (Tax Credits)	100%
			*2014 Dollars	\$28,335,517	\$10,970,752	\$4,220,247	\$450,000	\$12,694,650

Funding Summary

Local Funding	Wabash Sidewalk Program/General Fund/TIF	\$4,220,247
	Total	\$4,220,247
Other Funding	IDNR - Land and Water Conservation Fund	\$300,000
	IDNR - Recreational Trails Program	\$150,000
	Total	\$450,000

Private Funding Summary

Private Investment	Property Owners - Façade Program	\$1,345,205
	Honeywell Foundation	\$1,586,447
	The MAC Project	\$10,000
	Rock City Lofts Development Partners (Partnership for Affordable Housing, House Investments, Huntington Bank)	\$8,029,100
	Total	\$10,970,752

Section C-2: Strategic Investment Plan

Project Goals and Objectives

The project goals and objectives for the Strategic Investment Plan 2014-2018 were developed with the input of many community members at meetings, focus groups, and workshops. Previous plans also contributed to the development of goals and projects as well as the consistency of Wabash to maintain their direction and fortitude to pursuing their vision. Previous plans include:

- 2013 Comprehensive Economic Development Plan
- Northeast Indiana Regional Partnership's Vision 20/20 Plan, Vision for Northeast Indiana
- Honeywell Center Economic Impact Study, 2010
- City of Wabash Park and Recreation Master Plan, 2010-2014
- Eagles Theatre Study April 29, 2013
- Wabash Trail System Master Plan & Feasibility Study, 2005
- Wabash Marketplace, Inc. Public Art Master Plan, 2013
- ADA Transition Plan, 2012
- Capital Improvement Plan, 2006-2008
- Design Guidelines for Downtown Wabash Local Historic District, 2009

Goal: Connect Destinations, Enhance Connectivity for all Forms of Transportation

Improving pedestrian connectivity and accessibility, gateways, corridor improvements, and streetscape environments to make a more pedestrian-friendly downtown that claims it for civic use and positions the private space for redevelopment and investment.

Key Project	Objective
Streetscape and Connectivity Improvements	Improve streetscape character and function for a better pedestrian experience and connectivity along key streets within downtown Wabash. (Market Street (Miami to Allen), Canal and Allen Street (Wabash Street to Allen Street to Market Street). Activate underutilized streetscape and restore aging streetscape.
Trail Project (Wabash Riverwalk Trail, Charley Creek Trail, Cultural Trail)	Improve transportation and recreation needs that connect major community and employment facilities
State Road 13/15 Corridor Improvements	Improve gateway corridor with improved access and connectivity and revitalize public space to position corridor for private investment

Goal: Invest in Neighborhoods, Create Critical Mass

Improving quality of life, through building infrastructure and community pride, in neighborhoods in and around downtown to inspire private development and the creation of a critical mass that supports other economic development projects in downtown Wabash.

Key Project	Objective
Neighborhood Owner-Occupied Rehabilitation	Rehabilitate homes in neighborhoods adjacent to downtown, assist low-income seniors with repairs, energy efficiency, eliminating hazards, and adapting for aging in place
Rock City Lofts	Create a model for upper floor residential living and prove market for additional residential projects and a catalyst for the East Market Street District, increase downtown residential population

Goal: Enable Expansion of Regional Activities, Create Synergy among Destinations

Enhancing the region's value by enabling major community partners to support regional activities and orchestrate the expansion of key destinations for the creation of critical mass and private development.

Key Project	Objective
Eagles Theatre Community Center Improvements	Restore and renovate unutilized and underutilized space for expanded education, arts, music, and theater community programming for all members of the community
John Drook Memorial Park Inclusive Playground	Create a regional destination for recreation that complements the skate park, Wabash County YMCA, and provides activity options for all users, especially those with special needs
Façade Improvement Program - Phase 2	Incentivize private-sector investment of underutilized buildings through façade grant program to support additional commercial and residential uses in downtown
Paradise Spring Outdoor Amphitheater-Phase 1	Upgrade current stage to support current and additional events at Paradise Spring Historical Park, Phase 2 would involve enhanced terracing for increased seating capacity depending on the programming needs of Honeywell Foundation

Section C-3: Strategic Investment Plan

Target Population

Wabash's projects focus on serving the Wabash region and enabling private-sector investment as well as investment and reinvestment in the human capital of the Wabash region. Wabash is a vital community within northeast Indiana and contributes to the regional economy and quality of life of northeast Indiana. Success in Wabash is success for the region. A stellar Wabash is a stellar region.

Target Population 1: Downtown Community

All of Wabash's projects are focused in downtown Wabash, in the East Market Street District or adjacent to the East Market Street District. Wabash has established itself as a destination for arts, music, and culture. Investment in projects that complement and support the current destinations within downtown Wabash will benefit the businesses and residents downtown directly and immediately. The selected projects improve connectivity, access, enable reinvestment in downtown, improve and revitalize established neighborhoods, and draw outside visitors to the area. These improvements are necessary to ensure the vitality and success of recent investments of city, state, federal, private money and effort. The impacts and outcomes from recent partnerships and projects, including the Charley Creek Inn, Eagles Theatre, Wabash County Historical Museum, Wabash County YMCA, Wabash Riverwalk Trail - Phase 1, and façade improvements, have proven to impact the downtown community. These organizations, as well as the businesses downtown, continue to be committed to the downtown community as well as the region. Recent evidence of a growing Downtown Wabash includes the opening of the following businesses just within 2013 and 2014: Wabash County Welcome Center, Marelli's, Gallery 64, Filament Tattoo, Downtown Divas, Lost Treasures in Thyme (June 2014), Doggie Boutique, and Dye's Tavern. In addition to commercial, the renovated buildings at 41 and 47 W Market are set to open with four market rate apartments and Rock City Lofts has solidified full equity partners through the use of low income and historic tax credits. Wabash also invested in a fiber-optic service for the entire city to enhance livability and attract 21st-century talent and young professionals. This infrastructure is proving to be a critical component in retention and attraction of residents and businesses.

Target Population 2: Regional Community

The City of Wabash, Wabash County, and its partners are leaders in northeast Indiana. They continue to provide for residents, businesses, and visitors of the region and the state. The Honeywell Foundation and the Economic Development Group of Wabash County have done studies proving the regionalism and economic benefits of destinations in Wabash. Based on those findings, the Wabash County Convention and Visitors Bureau estimates \$1.5 million dollars in additional revenue as a result of the Paradise Spring Outdoor Amphitheater project. In addition to the economics of regionalism and tourism, the investment of the Wabash Stellar projects have an impact on quality of life for the local community and the region. The programming alone of Wabash County YMCA and Honeywell Foundation reaches well beyond the city limits to meet the wellness, recreation, education, arts, and cultural needs of the youth of the region. Wabash's projects support these current programs and the youth of the region. Specifically, Honeywell often provides transportation for out of county youth to participate in programs.

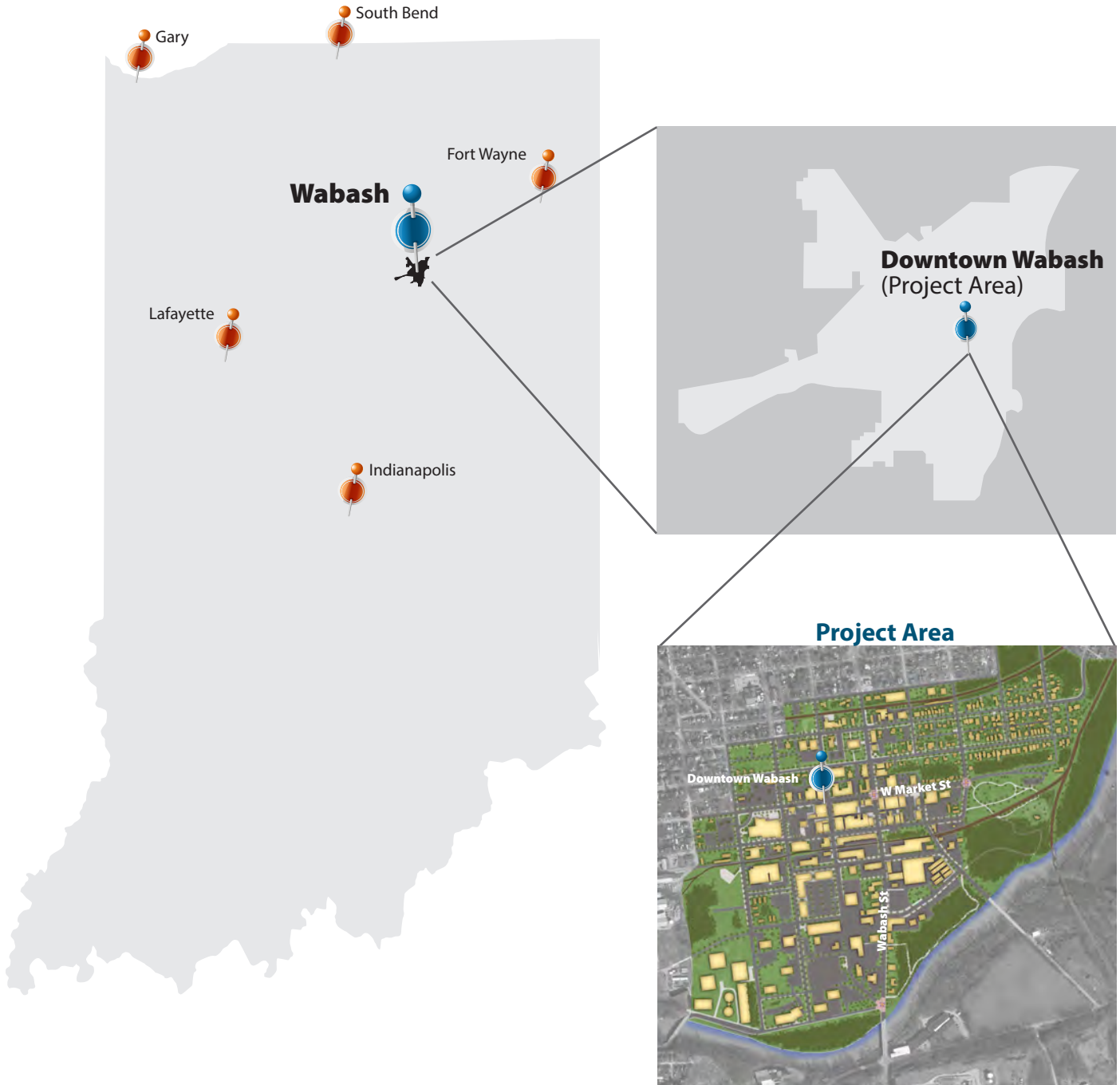
Our focus on tourism through arts and entertainment is part of a regional effort with Wabash, Grant, and Miami counties to develop a tourism industry and tourism corridor. Through the Vision 2020 Plan, the Talent Initiative was developed to focus on "accelerating education and training initiatives in science, technology, engineering and math (STEM)." The initiative's 'Big Goal' "aims to increase the number of residents in northeast Indiana with a high-quality degree and credential to 60 percent by the year 2025." This initiative addresses reducing brain drain and increasing the attraction of 21st century talent.

In addition to tourism, Wabash's projects target the county and region to enhance services and opportunities related to transportation, recreation, health, youth and adult arts and education, meeting the needs of the community. These basic needs are essential to building a foundation for growth. These areas continue to be a focus for the City of Wabash and Wabash County. Wabash continues to be a leader in providing services and building a foundation for community and economic development.

By investing in the epicenter of energy and activity, the impacts and outcomes benefit all businesses, organizations, and residents of the downtown area directly and immediately, as well as the region. Downtown Wabash is at the point where one more big effort will advance Wabash into its brighter, sustainable, and stellar future.

Section C-4: Strategic Investment Plan

Target Population



Section C-5: Strategic Investment Plan

Project Activities

1. Eagles Theatre Community Center Improvements

Vision: This project includes a complete preservation, restoration and renovation of the historic Eagles Theatre to allow for expanded community center functions through Honeywell Foundation. Specifically, this project will restore historical features per the original use of the building, improve lobby space, restrooms, dressing rooms, backstage facilities, renovate upper floors (second and third floors for meeting space and the fourth floor back to a ballroom) for expanded programming for youth art and education. This project also includes roof and façade improvements to ensure recent and future investments last another lifetime. Renovation of this facility will allow additional spaces for community events, gatherings, weddings, etc. through the Honeywell Foundation. This project is the continued implementation of the 2013 Renovation Plan. The renovation plan outlines full construction and design estimates and schedules for all of the Eagles Theatre Improvements. Investment in this project will accelerate Honeywell Foundation's plans and they will be able to start providing and serving additional members of the local and regional community.

Readiness: This project is the next step in the restoration and renovation process for Honeywell Foundation and a key component of the overall mission of Honeywell Foundation, a public charity dedicated to the enhancement of artistic, social, cultural, and recreational opportunities for all. In 2010, improvements were made to install new seating and accessible seating. It currently functions as a theatre showing first run, classic and special showings for \$2 - \$5 a person. It is also open for special events, corporate, private, and offers many rental options available to the community. In April 2013 the renovation plan was updated to outline the cost and schedule of necessary improvements. This study is included in the digital version of this document. Project Partners include Honeywell Foundation, the City of Wabash, Wabash Marketplace, and the Economic Development Group of Wabash County, Wabash County Convention and Visitors Bureau, Wabash County Chamber of Commerce, Wabash Area Community Theater, various arts and school organizations, and The Noisemaker. This project will be led by Honeywell Foundation with support from other partners.



Cost Estimate

\$5,334,235

Priority

High

Local Partners

Honeywell Foundation
City of Wabash
Wabash Marketplace, Inc.
Economic Development Group of Wabash County
Wabash County Convention and Visitors Bureau
Wabash Chamber of Commerce
Wabash Area Community Theater
Various regional arts organizations and schools
The Noisemaker

2. John Drook Memorial Park Inclusive Playground

Vision: This project includes the creation of a playground and integrated play area for all children of all abilities to enhance the current John Drook Memorial Park. The vision is to fully design a custom play space and landscape integrating local character, tradition, culture, and education in varying forms of earthen mound, built play structure, surface textiles, interpretive signage, and sensory stimulating plan materials. This type of space will evolve through an enhanced design process with the community. This is a great opportunity to incorporate the sense of place that Wabash has created in a destination play facility that highlights the many facets of Wabash from art, to music, to education, to family, and to nature. This location is ideal considering the many other destinations in the area, central location to the whole community, adequate street and lot parking within the area. Its proximity to the Wabash County YMCA offers additional programming benefits for the park. An inclusive playground will add to the recreational resources of the community, per the current Park and Recreation Master Plan. This type of park will also draw in visitors from the region, as other similar parks do in other areas due to the lack of facilities and high demand.

Readiness: Wabash Parks Department outlines a need for this type of facility in the Wabash Park and Recreation Master Plan. The Park Department has also been engaged with The MAC Project, a local group of parents interested in the recreation amenities for children with special needs. The MAC Project is currently fundraising for this project. This project would be phased into the existing John Drook Memorial Park, starting with master planning/design, site work, and major components. It is important that these park improvements are developed through local input by the community and continue to exemplify Wabash as a destination for arts and entertainment. It is in the interest of the community to work with IDNR as an additional partner for this project. Wabash meets the requirements for IDNR Land and Water Conservation Fund program funding and prepared to meet match requirements for any award through IDNR as well.



Cost Estimate

\$640,009

Priority

Medium

Local Partners

City of Wabash
City of Wabash - Parks Department
Indiana Department of Natural Resources
The MAC Project

Section C-6: Strategic Investment Plan

3. Façade Improvement Program - Phase 2

Vision: The downtown commercial façade enhancement program in the Wabash Marketplace District is the second phase of a façade program that will promote opportunities for adaptive reuse. Investing in downtown buildings is critical to enabling business (jobs) and redevelopment (residential) to move into the downtown and be part of the downtown community. Phase 2 of the Façade Improvement Program will maintain the momentum, and continue additional private-sector investment. Twenty-two (22) building owners and business owners are ready to participate in Phase 2 of the façade program to enable their expansion or continuation of their investment in Wabash. While many buildings require improvements beyond a façade, the grant for façade work enables some owners to invest the additional funds needed to fix roofs and structural issues to save buildings, businesses, and the architectural character of downtown. Of the 22 buildings interested in participation, key buildings are shown in **BOLD** below). Phase Two locations:

- » 225 South Wabash Street
- » 55 West Market Street, Bucheri McCarty and Metz,
- » 14 East Canal Street, Center Court Barbershop
- » **5 West Canal Street, Jacks Antiques**
- » 189 South Miami Street, New Bradley Building
- » 35 East Market, four parcels, Rock City Lofts
- » 108 West Canal Street, Schlemmer Brothers
- » 75 West Market Street, Thriftalicious
- » **36 East Market, Wabash County Historical Museum**
- » 88 West Hill Street, Wabash Red Cross
- » 12 West Market, The Crow's Nest
- » 26 West Market, Redemption Development
- » 205 S Miami, Modoc's
- » 64 West Canal Street, Gallery Sixty Four
- » 56 West Market, Market Street Square
- » 49 West Canal Street, Holly Stein,
- » 39 West Canal Street, Vandermark,
- » 233 South Miami Street, Raymond Leslie,
- » 61 West Canal Street, Tod Minnich
- » 65 West market Street, The Francis Shoppe
- » 35 West Market Street, CM+A,
- » Smitty's, 10 East Canal Street

Project objectives include improving the aesthetic qualities of building façades and public street façades in downtown Wabash; assisting property and business owners in rehabilitating the façades of their properties for the purpose of creating a positive visual impact; ensuring public safety; stimulating private investment; and complementing other community revitalization efforts.

Readiness: Wabash Marketplace facilitated a façade grant program using allocated funds from an OCRA RECAP Grant. This program was focused on matching private investments for façade improvements in the Wabash Marketplace District. This program leveraged over \$333,777 to the Main Street area (Wabash downtown). Honeywell Foundation invested \$250,000 to match their \$10,000 grant, interior work by the private sector equaled about \$300,000, not including the \$15 million dollar investment by Charley Creek Inn. The program focuses on rehabilitating eligible facilities for future use and reinvestment. The program would be a 50-50 program with assistance through low-interest loans as form of match if necessary, with matching funds being applied to other façades, roofs, or structural improvements. Committed lead project team members include the Wabash Marketplace, Economic Development Group of Wabash County, and the City of Wabash.

4. Paradise Spring Outdoor Amphitheater - Phase 1

Vision: The long term vision for this project involves the creation of a 3,000- to 4,000-person outdoor amphitheater for performances in the valley of the Paradise Spring Historical Park, just east of downtown, accessible from the Wabash River Water Trail. By capitalizing on the existing natural landscape "bowl" shape already there (perfect for naturally amplifying sound), this park amenity will become a tourist destination for local and regional visitors, reinforcing Wabash's identity of combining natural beauty with the arts.

The first phase is the amphitheater stage. The amphitheater stage would require minimal electric utilities and minimal site work to resolve major erosion problems along the hillsides. Future phases would include a more structured terracing of the 'bowl' which is where the capacity of the facility increases. The amphitheater stage will provide an upgraded venue for community events and outdoor performances, thereby increasing the number of park users and drawing local and regional visitors. The project will enhance the entertainment community and attraction value of Wabash, create a regional destination for outdoor music and entertainment, and create a flexible space for various sized events.

Readiness: This venue will continue to be programmed and operated by Wabash Park Department. Committed project team members include the Wabash Park Department, The Honeywell Foundation, the Wabash County Convention and Visitors Bureau (adept at marketing large-scale festivals), Wabash Area Community Theater, arts organizations, schools, The Noisemaker (a music store in town), and the Wabash Chamber of Commerce.



Cost Estimate

\$3,058,130

Priority

High

Local Partners

Economic Development Group of Wabash County
Wabash Marketplace, Inc.
City of Wabash
Wabash County Historical Museum
Jacks Antiques
Property Owners



Cost Estimate

\$892,680

Priority

Medium

Local Partners

Wabash Park Department
Paradise Spring Historical Park Board
The Honeywell Foundation
Wabash County Convention and Visitors Bureau
Wabash Chamber of Commerce
Wabash Area Community Theater
Various regional arts organizations and schools

Section C-7: Strategic Investment Plan

5. Streetscape and Connectivity Improvements

Vision: This project consists of various streetscape and connectivity improvements throughout downtown and throughout the East Market Street District. Streets include Market Street (Miami to Allen), and Canal and Allen Street (Wabash Street to Allen Street to Market Street). This is seen as one integrated project to reduce redundancy in cost and coordination. These improvements will activate underutilized public space and restore aging streetscape through new pavement, curbs, and sidewalks. One-way streets will also be converted to two-way streets for better access and activation of the streets. Pavement markings and signage will be included to accommodate two-way traffic. No signal work is required. Streetscape improvements include decorative crosswalks, landscaping and street trees, and lighting. Other pedestrian amenities like benches and bicycle racks will be installed as part of the Downtown Benches and Bike Racks complementary project. Additional seasonal lamppost banners will be added to existing decorative lights.



Cost Estimate

\$1,921,208

Priority

High

Local Partners

City of Wabash
Wabash Marketplace, Inc.

West Market Street: (Miami to Wabash): This portion consists of sidewalk, curb, and streetscape improvements. The current streetscape has reached its life span. The bricks and sidewalks have shifted and create tripping hazards and pedestrian access issues. The existing trees will be removed as the street trees are suffering and they have outgrown their current space. A better, urban-friendly street tree selection will allow for a longer life of a tree while continuing to provide shade and uniform shape benefits. The improvements in this area include the removal and replacement of the bricks in the buffers – these bricks can either be replaced with stamped and colored decorative concrete, standard unmodified concrete, or a mulched and landscaped planting area. Another streetscape amenity includes decorative crosswalks at each intersection as well as a mid-block crossing to complement the Alley Art Project.

East Market Street (Wabash to Allen): This portion consists of milling and resurfacing, sidewalks, and streetscape components. Various asphalt patching (assumed to be 5% of total pavement area) is included. The colored concrete buffer, sidewalks and curbs in this area are in good condition. Sidewalk and curb replacement will occur between South Huntington to Allen Street and will also include ADA accessible curb ramps. This project also includes approach reconstruction for access drives on the south side of Market Street that provides entrances for Wabash Moose Lodge 1195 Family Center. Curbs, decorative lighting, and landscaping will be improved on the north side of the street between Huntington and Allen. On the south side of the street between Huntington and Allen, curbs, lighting, and landscaping will be replaced. The intersection of Market and Allen is critical to improving the connectivity between the amenities downtown and Paradise Spring Historical Park and will have special crosswalks. Bicycle racks were installed in 2013 between Wabash and Huntington. Decorative lighting is also in place between Wabash and Huntington consistent with the rest of downtown Wabash. Sidewalks between Huntington and Allen were replaced in 2012. Preliminary engineering was completed early 2013 for the conversion of one-way to two-way.

East Canal and Allen Streets (Wabash to Market): This portion consists of milling and resurfacing from east of Wabash Street up to and including the intersection of East Market Street and Allen Street. Various asphalt patching (assumed to be 5% of total pavement area), sidewalk, curb, ADA accessible curb ramps, and approach reconstruction is included. These improvements will provide a safer, better pedestrian experience to and from amenities near and in the East Market Street District including Paradise Spring Historical Park and Riverwalk Trail access, Moose Lodge, and the complementary project East Market Street Parking Lot Project. With improvement and increased use of this property as a city-owned and sanctioned parking lot, it will get a lot more use and many more visitors will use this corridor.

Readiness: The City of Wabash completed an extensive ADA Plan (in 2012) that outlines the specific sidewalks and crossing to comply with national standards and improve pedestrian connectivity throughout Wabash. Preliminary engineering is complete for the conversion of one-way to two-way. Wabash Marketplace and the City of Wabash have completed all streetscape improvements as part of the Wabash Public Art Plan. This area would utilize the same design elements and forms as the guidelines for the application of these streetscape projects.

Section C-8: Strategic Investment Plan

6. Trail Project (Wabash Riverwalk Trail, Charley Creek Trail, Cultural Trail)

Vision: This trail project is an alternative transportation project that will connect multiple community and regional destinations, provide additional pedestrian and bicycle facilities to the community, create opportunities to experience the outdoor environment, and promote a healthy lifestyle for Wabash residents. This project extends the Riverwalk Trail from the end of the existing trail at River and Carroll Streets west to Charley Creek (Riverwalk Trail Phase 2, from Trail System Master Plan) to traverse north along Charley Creek to City Park (Charley Creek Phase 1, from Trail Master Plan), with a crossing at Mill Street and Lockerbie Street to connect with the proposed Cultural Trail extension on the north side of Hill and Mill Streets (extended west from the City Park entrance near Ewing Street). This connects the trail system to the senior center and the City Park and connects to the cultural trail along Hill Street. The Cultural Trail has signage and is an active pedestrian and bicycle facility in the community. The Cultural Trail will extend a safe pedestrian route to City Park, Charley Creek Trail, Riverwalk Trail, and all the community amenities and destinations downtown.

This trail segment from Riverwalk to City Park will complete a substantial part of the Wabash pedestrian and bicycle network. This is an integral section to accomplishing the goal of providing safe, complete connectivity through the entire city, incorporating and connecting all city parks, the Morrett Sports Complex, and local schools to downtown and the south side of town. It also complements the 100 miles of regional county bicycle trails.

This project consists of the construction of a pedestrian shared-use path extension from the existing Wabash Riverwalk Trail at Smith Street and South River Road and runs 4681' feet west and then turns into Charley Creek Trail which runs 2148' north to Mill Street. An alternate route would start at Smith Street and South River Road and run 2498' west, then wheel around 2918' and connect to Charley Creek Trail then north 872' to Mill Street. It also includes a 2148' run along Mill Street to connect the Senior Center to the Cultural Trail along the north side of Hill Street and Mill Street, and the west side of Bond Street.

Readiness: The City of Wabash has been planning this segment of trail since the 2005 Trail Master Plan and increased in priority with the completion of Phase One of the Riverwalk Trail. Extended pedestrian and bicycle facilities are supported by goals and objectives in the Park and Recreation Master Plan and the Comprehensive Plan. Committed lead project team members include the City Parks Department, the City of Wabash, and the Wabash Convention and Visitors Bureau.

7. State Road 13/15 Corridor Improvements

Vision: This project focuses on improving State Road 13/15 transportation and streetscape components between Canal Street and north of the bridge at Smith Street. The character of the improvements will be similar to the rest of downtown Wabash, staying consistent with the design elements and Public Art Master Plan that have been implemented over the last few years. Serving as a gateway into Wabash, it is of the utmost importance that aesthetics are improved in this area. Elements that intuitively lead visitors into the heart of Wabash, such as proper access control and curb cuts, pedestrian elements including sidewalks, and storm system. Two 12' travel lanes along with a 14' two-way-left-turn-lane will improve traffic flow and access control via the reconstruction of drive approaches will improve safety for pedestrians. Advanced signing will lead traffic to the heart of Wabash and motorists will be met with a new overhead gateway feature that signifies the entry into the downtown district at the south side of the bridge at 'the cut'. A complete streetscape feel will be achieved which includes decorative crosswalks, various landscaping, street trees and plants, lighting, and other pedestrian streetscape amenities. Pavement markings, signage, and signals will also be modernized.

Readiness: Wabash Marketplace and the City of Wabash have completed all streetscape improvements as part of the Wabash Public Art Plan. This area would utilize the same design elements and forms as the guidelines for the application of the streetscape to a new area.



Cost Estimate

\$3,865,890

Priority

Medium

Local Partners

Wabash Park Department
Paradise Spring Historical Park Board
The Honeywell Foundation
Wabash County Convention and Visitors Bureau
Wabash Chamber of Commerce
Wabash Area Community Theater
Various regional arts organizations and schools



Cost Estimate

\$3,145,365

Priority

High

Local Partners

Wabash Marketplace, Inc.
City of Wabash

Section C-9: Strategic Investment Plan



Cost Estimate
\$1,238,000

Priority
High

Local Partners
City of Wabash
Wabash Marketplace, Inc.
Economic Development Group of Wabash County
Region III-A

8. Neighborhood Owner Occupied Rehabilitation Program

Vision: An owner-occupied rehabilitation program focused on the neighborhoods northeast of downtown (but open to the entire City of Wabash) will allow homeowners to do much-needed work that would make their homes safer and more secure. This program is focused on assisting low-income home-owners with repairs that include making houses adaptable for seniors to age in place, create improved energy efficiency, and make improvements to the homes by eliminating hazards and improving the overall condition of the homes. Homes along East Market Street are eligible and are a priority of this program since they are directly within the East Market Street District and along the Market Street corridor but are subject to participant eligibility. The investments will focus on issues of health and safety for owners that meet income eligibility. These investments will translate to the assessed value and ultimately the tax revenue for the City. More so than the bottom line, the residents and visitors of Wabash will have a neighborhood that they will be proud of; another way to illustrate to the others that Wabash has a vision and achieves its vision. Wabash Marketplace has partnered with Region IIIA to administer the owner occupied program. Through this partnership, a goal of 38 homes over two phases with approximately \$25K in improvements per home.

Readiness: With the partnership between Wabash Marketplace and Region IIIA, the program is geared up and ready to proceed. Numerous applications have been distributed, Region IIIA is in the process of reviewing submitted applications and following up with outstanding applications.



Cost Estimate
\$8,240,000

Priority
High

Local Partners
City of Wabash
Wabash Marketplace, Inc.
Economic Development Group of Wabash County
Partnership for Affordable Housing, House Investments, Huntington Bank

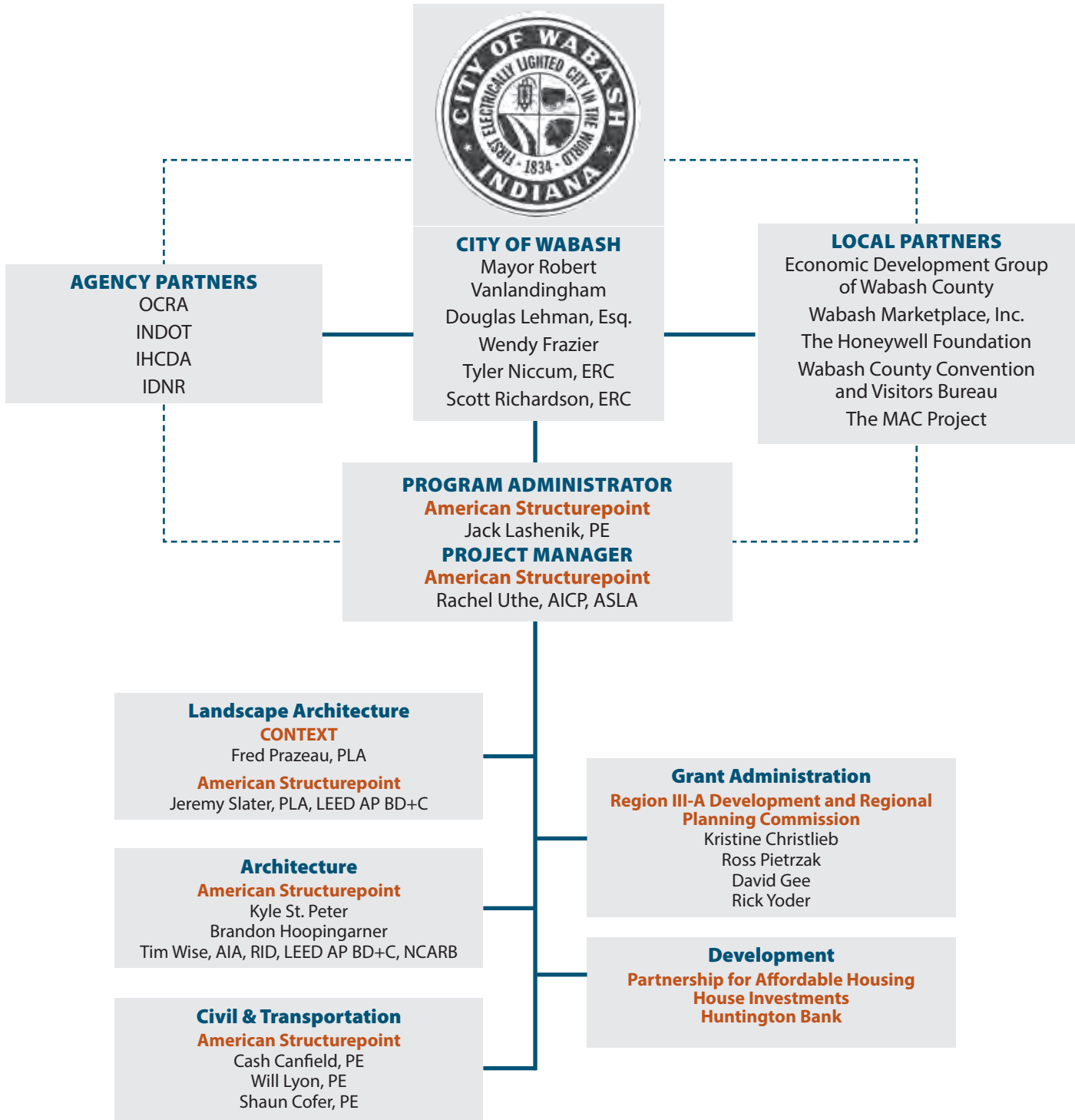
9. Rock City Lofts

Vision: Wabash lacks downtown housing. Rock City Lofts solves this issue by creating new multi-generational, multi-income downtown housing opportunities with a 40-unit apartment renovation on the second and third floors of a historic downtown building on the southwest corner of Huntington Street and Market Street. The Rock City Lofts building has been of interest by many developers over the years and the owners of the building have been looking for an interested buyer to redevelop the building into residential units. In the summer of 2013, the City of Wabash Redevelopment Commission, Partnership for Affordable Housing, House Investments, and Huntington Bank developed a partnership that solidifies \$8 million in equity through the use of Low Income Housing Tax Credit and Historic Tax Credits. This partnership submitted an application in November 2013. There is a market for apartments for seniors and for young professionals given all the amenities and activities downtown. This project will set the tone, jumpstart, and solidify the apartment market in downtown Wabash.

Readiness: The City of Wabash Redevelopment Commission, Partnership for Affordable Housing, House Investments, and Huntington Bank developed a partnership that solidifies \$8 million in equity contingent on the use of Low Income Housing Tax Credit and Historic Tax Credits. Committed lead project team members include the Economic Development Group of Wabash County, the City of Wabash, and Partnership for Affordable Housing.

Section C-10: Strategic Investment Plan

Project Team Organization Chart



Roles and Responsibilities

Our key team members for the Stellar Communities Pilot Program, for which we have included resumes in this application and have outlined clearly in the preceding organizational chart, are as follows:

City of Wabash, Indiana

- ➔ **Mayor Robert Vanlandingham**
 - » Douglas Lehman, Esq., City Attorney
 - » Wendy Frazier, Clerk-Treasurer
 - » Scott Richardson, Street Commissioner, ERC
 - » Tyler Niccum, Assistant Street Commissioner, ERC

City Partners

- ➔ **Economic Development Group of Wabash County**
 - » William "Bill" Konyha, President and CEO
- ➔ **Wabash Marketplace**
 - » Patrick Sullivan, Executive Director
 - » Jason Callahan, President
- ➔ **The Honeywell Foundation**
 - » Tod Minnich, Executive Director
- ➔ **Wabash County Convention and Visitors Bureau**
 - » Christine Flohr, Executive Director of Tourism

Program Administration

- ➔ **American Structurepoint**
 - » Jack Lashenik, PE, Program Administrator
 - » Rachel Uthe, AICP, ASLA, Project Manager

Architecture

- ➔ **American Structurepoint**
 - » Kyle St. Peter, LEED AP, Practice Leader
 - » Brandon Hoopingarner, Project Architect
 - » Timothy Wise, AIA, RID, LEED AP BD+C, NCARB, Project Architect

Transportation and Civil

- ➔ **American Structurepoint**
 - » Cash Canfield, PE, Vice President, Transportation Group
 - » Will Lyon, PE, Senior Transportation Manager, Transportation Group
 - » Shaun Cofer, PE, LEED AP, Civil Engineering Group Leader

Grant Administration

- ➔ **Region III-A Development & Regional Planning Commission**
 - » Kristine Christlieb, Community Development Planner
 - » Ross Pietrzak, Community Development Planner
 - » David Gee, Director of Technical Services
 - » Rick Yoder, Director of Housing

Landscape Architecture

- ➔ **Context (DBE)**
 - » Fred Prazeau, ASLA, Landscape Architect
- ➔ **American Structurepoint**
 - » Jeremy Slater, PLA, LEED AP BD+C, Project Designer

Development/Construction Partners

- ➔ **Partnership for Affordable Housing**
 - » Stephanie A. Crawford - Director
- ➔ **House Investments**
 - » Michael D. Emkes - Principal
- ➔ **Huntington Bank**
 - » Nadine Liggett - VP - Community Development Lending

The work in Wabash has always been a team effort. Over 40 community organizations have provided letters of support for making our Stellar projects not just a vision, but a reality.

A blue-tinted photograph of a park. In the foreground, there is a wooden platform or bench structure. The middle ground is filled with several large, leafless trees with intricate branch structures. The background shows a grassy area and more trees, all under a clear sky. The overall scene is quiet and somewhat desolate due to the lack of leaves.

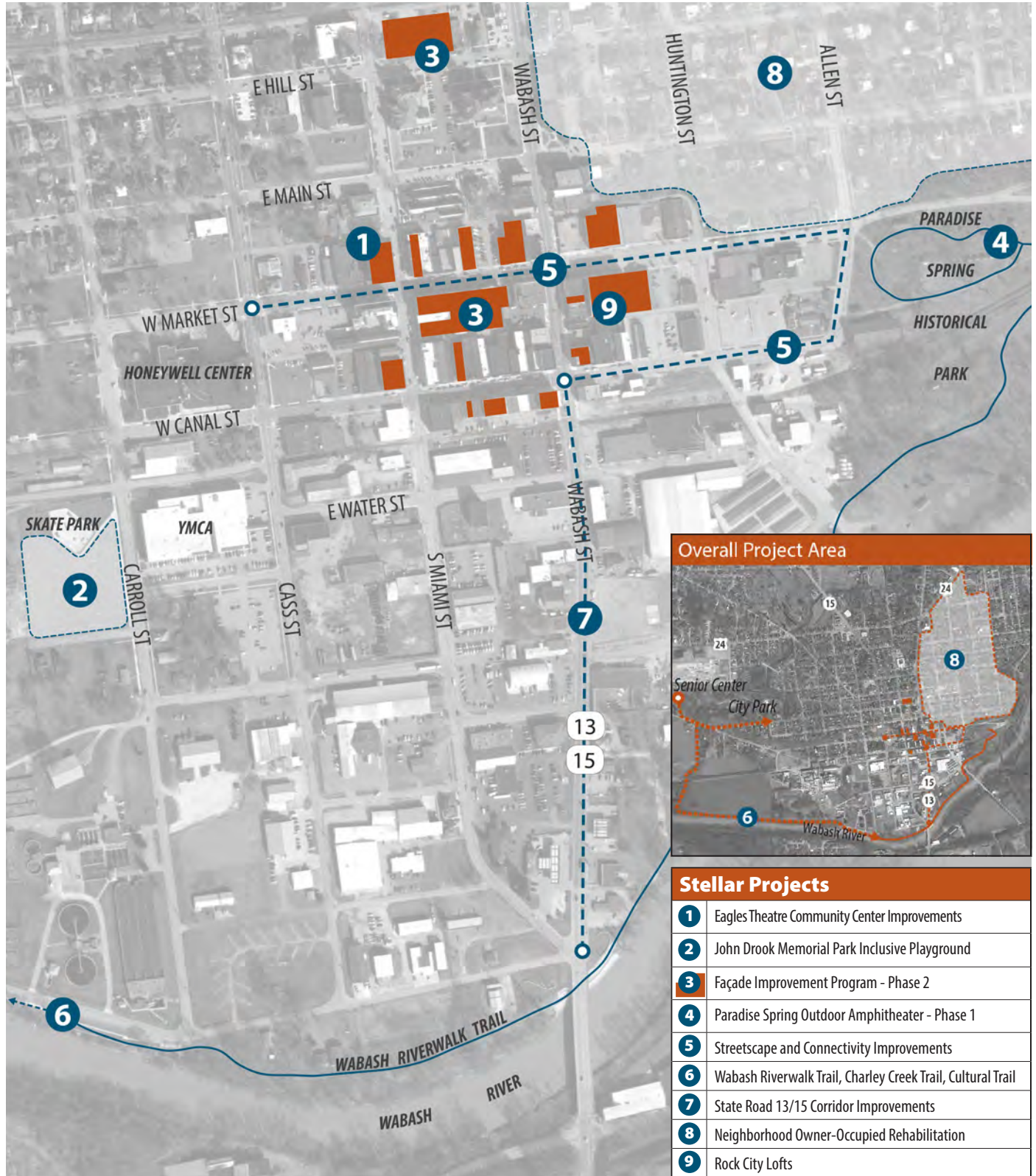
SECTION D

Project Overview

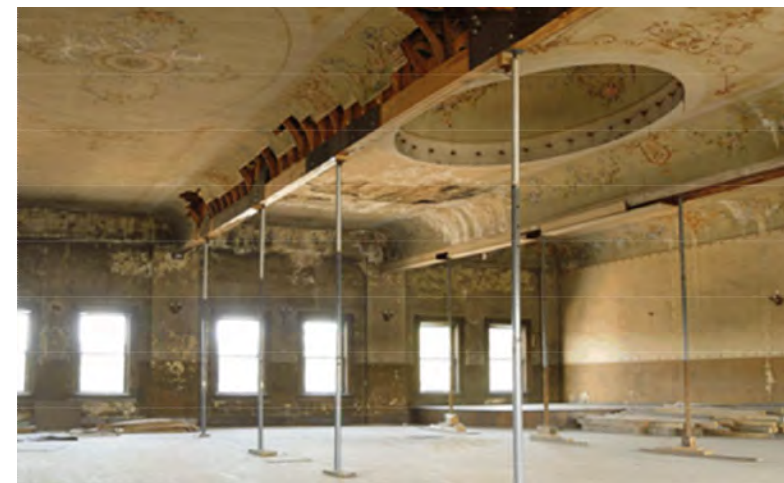
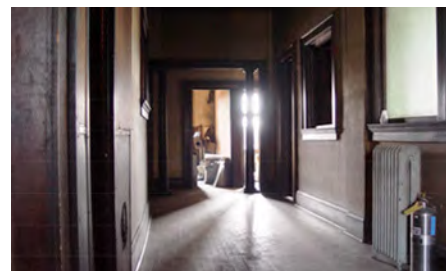
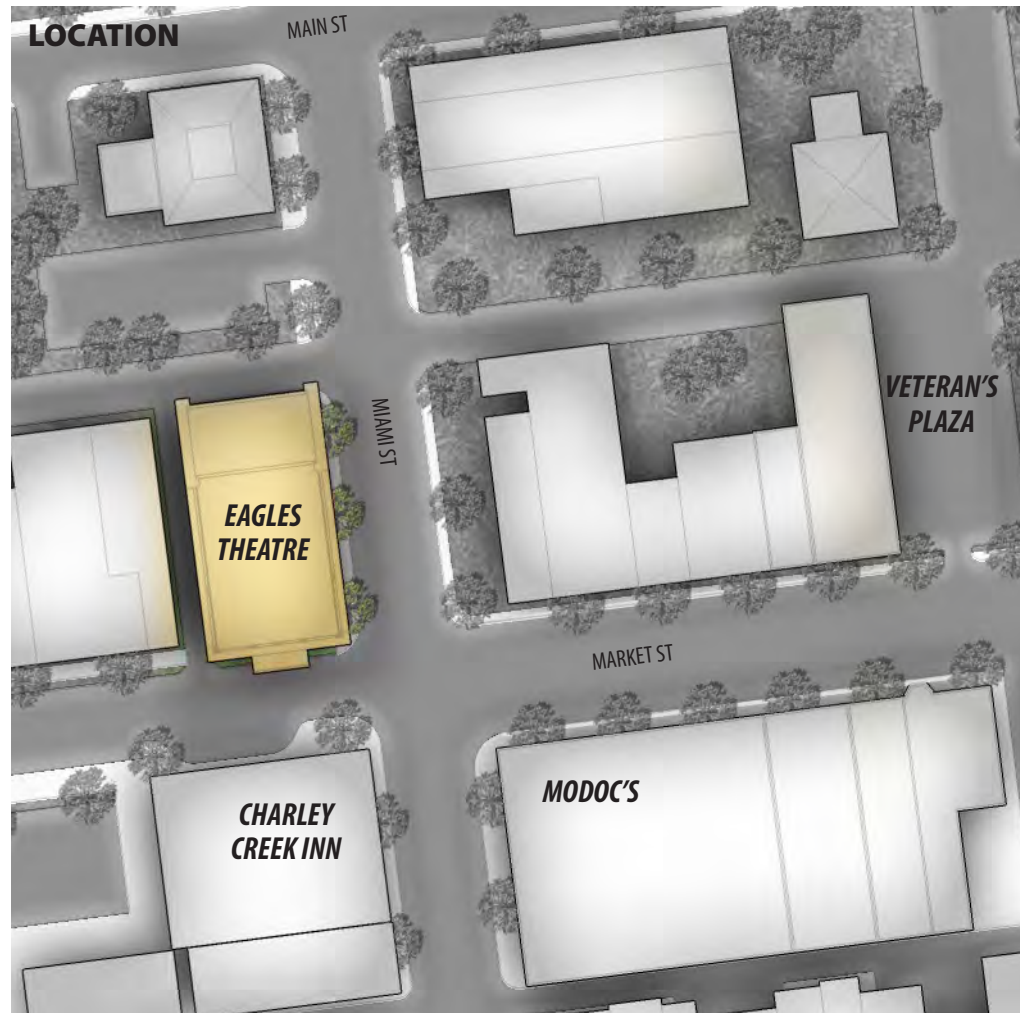
The City of Wabash has great “bones to build on.” With consistent, respectable leadership and devoted, involved residents, we want to elevate our community, enhance quality of life, and visibly improve the nature of Wabash.

Section D-1: Project Overview

Project Area Map



1. Eagles Theatre Community Center Improvements



1. Eagles Theatre Community Center Improvements

Project Vision

This project includes a complete preservation, restoration and renovation of the historic Eagles Theatre to allow for expanded community center functions through Honeywell Foundation. Specifically, this project will restore historical features per the original use of the building, improve lobby space, restrooms, dressing rooms, backstage facilities, renovate upper floors (second and third floors for meeting space and the fourth floor back to a ballroom) for expanded programming for youth art and education. This project also includes roof and façade improvements to ensure recent and future investments last another lifetime. Renovation of this facility will allow additional spaces for community events, gatherings, weddings, etc. through the Honeywell Foundation. This project is the continued implementation of the 2013 Renovation Plan. The renovation plan outlines full construction and design estimates and schedules for all of the Eagles Theatre Improvements. Investment in this project will accelerate Honeywell Foundation's plans and they will be able to start providing and serving additional members of the local and regional community.

Project Readiness

This project is the next step in the restoration and renovation process for Honeywell Foundation and a key component of the overall mission of Honeywell Foundation, a public charity dedicated to the enhancement of artistic, social, cultural, and recreational opportunities for all. In 2010, improvements were made to install new seating and accessible seating. It currently functions as a theatre showing first run, classic and special showings for \$2 - \$5 a person. It is also open for special events, corporate, private, and offers many rental options available to the community. In April 2013 the renovation plan was updated to outline the cost and schedule of necessary improvements. This study is included in the digital version of this document. Project Partners include Honeywell Foundation, the City of Wabash, Wabash Marketplace, and the Economic Development Group of Wabash County, Wabash County Convention and Visitors Bureau, Wabash County Chamber of Commerce, Wabash Area Community Theater, various arts and school organizations, and The Noisemaker. This project will be led by Honeywell Foundation with support from other partners.

Cost Estimate

Total: \$5,334,235

Committed: \$3,172,893 (59%)

Gap / Request: \$2,161,343

Priority

High

Local Partners

Honeywell Foundation

City of Wabash

Wabash Marketplace, Inc.

Economic Development Group of Wabash County

Wabash County Convention and Visitors Bureau

Wabash Chamber of Commerce

Wabash Area Community Theater

Various regional arts organizations and schools

The Noisemaker

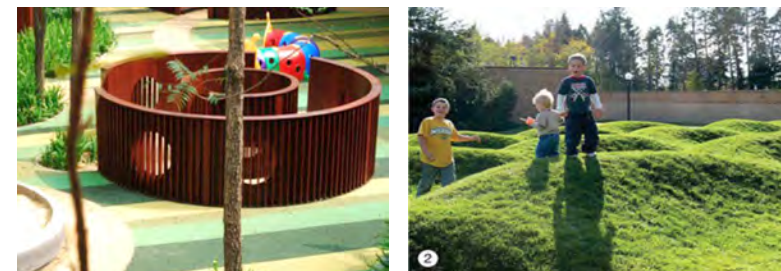


SCHEDULE / COST BREAKDOWN (See Section G-3: Project Details for a full page table)

Schedule and Budget		2014				2015				2016				2017				2018																											
		M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D
		Shell and Core Design	Shell and Core Construction	Interior Design	Interior Construction	Administration (Local/Private)	Administration (Gap)	Design (Local/Private)	Design (Gap)	Construction (Local/Private)	Construction (Gap)	Total Local/Private	Total Gap	TOTAL BY YEAR																															
Eagles Theatre Community Center Improvements	Administration (Local/Private)																																												
	Administration (Gap)																																												
	Design (Local/Private)																																												
	Design (Gap)																																												
	Construction (Local/Private)																																												
	Construction (Gap)																																												
	Total Admin: \$260,763																																												
	Total Design: \$750,786																																												
	Total Const: \$4,322,686																																												
	\$5,334,235																																												



2. John Drook Memorial Park Inclusive Playground



2. John Drook Memorial Park Inclusive Playground

Project Vision

This project includes the creation of a playground and integrated play area for all children of all abilities to enhance the current John Drook Memorial Park. The vision is to fully design a custom play space and landscape integrating local character, tradition, culture, and education in varying forms of earthen mound, built play structure, surface textiles, interpretive signage, and sensory stimulating plan materials. This type of space will evolve through an enhanced design process with the community. This is a great opportunity to incorporate the sense of place that Wabash has created in a destination play facility that highlights the many facets of Wabash from art, to music, to education, to family, and to nature. This location is ideal considering the many other destinations in the area, central location to the whole community, adequate street and lot parking within the area. Its proximity to the Wabash County YMCA offers additional programming benefits for the park. An inclusive playground will add to the recreational resources of the community, per the current Park and Recreation Master Plan. This type of park will also draw in visitors from the region, as other similar parks do in other areas due to the lack of facilities and high demand.

Project Readiness

Wabash Parks Department outlines a need for this type of facility in the Wabash Park and Recreation Master Plan. The Park Department has also been engaged with The MAC Project, a local group of parents interested in the recreation amenities for children with special needs. The MAC Project is currently fundraising for this project. This project would be phased into the existing John Drook Memorial Park, starting with master planning/design, site work, and major components. It is important that these park improvements are developed through local input by the community and continue to exemplify Wabash as a destination for arts and entertainment. It is in the interest of the community to work with IDNR as an additional partner for this project. Wabash meets the requirements for IDNR Land and Water Conservation Fund program funding and prepared to meet match requirements for any award through IDNR as well.

Cost Estimate

Total: \$640,009
Committed: \$202,321 (32%)
Gap / Request: \$437,688

Priority

Medium

Local Partners

City of Wabash
City of Wabash - Parks Department
Indiana Department of Natural Resources
The MAC Project



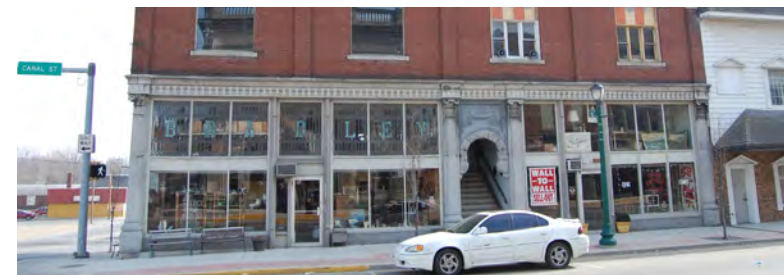
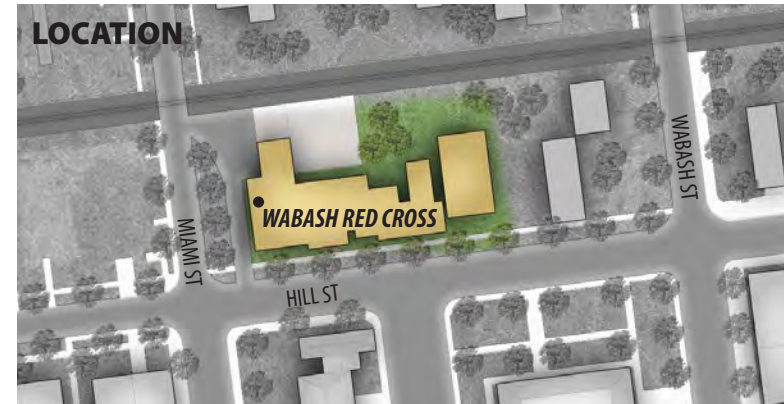
SCHEDULE / COST BREAKDOWN (See Section G-5: Project Details for a full page table)

		2014				2015				2016				2017				2018															
		M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D
2	John Drook Memorial Park Inclusive Playground	Design																															
		Administration (Local/Private)	\$-							\$3,728											\$14,913												
		Administration (Gap)	\$-							\$-										\$-													
		Design (Local/Private)	\$-							\$14,736										\$58,944													
		Design (Gap)	\$-							\$-										\$-													
		Construction (Local/Private)	\$-							\$-										\$100,000													
Total Admin: \$18,641	Construction (Gap/Private)	\$-						\$-										\$447,688															
Total Design: \$73,680	Total Local/Private	\$-						\$18,464										\$173,857															
Total Const: \$547,688	Total Gap	\$-						\$-										\$447,688															
\$640,009	TOTAL BY YEAR	\$-						\$18,464										\$621,545															

PROPOSED



3. Façade Improvement Program - Phase 2



3. Façade Improvement Program - Phase 2

Project Vision

The downtown commercial façade enhancement program in the Wabash Marketplace District is the second phase of a façade program that will promote opportunities for adaptive reuse. Investing in downtown buildings is critical to enabling business (jobs) and redevelopment (residential) to move into the downtown and be part of the downtown community. Phase 2 of the Façade Improvement Program will maintain the momentum, and continue additional private-sector investment. Twenty two (22) building owners and business owners are ready to participate in Phase 2 of the façade program to enable their expansion or continuation of their investment in Wabash. While many buildings require improvements beyond a façade, the grant for façade work enables some owners to invest the additional funds needed to fix roofs and structural issues to save buildings, businesses, and the architectural character of downtown. Of the 22 buildings interested in participation, key buildings are shown in orange on the map.

Project objectives include improving the aesthetic qualities of building façades and public street façades in downtown Wabash; assisting property and business owners in rehabilitating the façades of their properties for the purpose of creating a positive visual impact; ensuring public safety; stimulating private investment; and complementing other community revitalization efforts.

Project Readiness

Wabash Marketplace facilitated a façade grant program using allocated funds from an OCRA RECAP Grant. This program was focused on matching private investments for façade improvements in the Wabash Marketplace District. This program leveraged over \$333,777 to the Main Street area (Wabash downtown). Honeywell Foundation invested \$250,000 to match their \$10,000 grant, interior work by the private sector equaled about \$300,000, not including the \$15 million dollar investment by Charley Creek Inn.

The program focuses on rehabilitating eligible facilities for future use and reinvestment. The program would be a 50-50 program with assistance through low-interest loans as form of match if necessary, with matching funds being applied to other façades, roofs, or structural improvements. Committed lead project team members include the Wabash Marketplace, Economic Development Group of Wabash County, and the City of Wabash.

Cost Estimate

Total: \$3,058,130
Committed: \$1,712,927 (56%)
Gap / Request: \$1,345,203

Priority

High

Local Partners

Economic Development Group of Wabash County
Wabash Marketplace, Inc.

City of Wabash

Wabash County Historical Museum

Jacks Antiques

Property Owners



SCHEDULE / COST BREAKDOWN (See Section G-7: Project Details for a full page table)

		2014			2015			2016			2017			2018																																																			
		M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D																				
3	Façade Improvement Program - Phase 2	Administration (Local/Private)																																																															
		Administration (Gap)																																																															
		Design (Local/Private)																																																															
		Design (Gap)																																																															
		Construction (Local/Private)																																																															
		Construction (Gap/Private)																																																															
		Total Admin: \$152,748																																																															
Total Design: \$429,946																																																																	
Total Const: \$2,475,436																																																																	
\$3,058,130	TOTAL BY YEAR																																																																



4. Paradise Spring Outdoor Amphitheater - Phase 1



4. Paradise Spring Outdoor Amphitheater - Phase 1

Project Vision

The long term vision for this project involves the creation of a 3,000- to 4,000-person outdoor amphitheater for performances in the valley of the Paradise Spring Historical Park, just east of downtown, accessible from the Wabash River Water Trail. By capitalizing on the existing natural landscape "bowl" shape already there (perfect for naturally amplifying sound), this park amenity will become a tourist destination for local and regional visitors, reinforcing Wabash's identity of combining natural beauty with the arts.

The first phase is the amphitheater stage. The amphitheater stage would require minimal electric utilities and minimal site work to resolve major erosion problems along the hillsides. Future phases would include a more structured terracing of the 'bowl' which is where the capacity of the facility increases. The amphitheater stage will provide an upgraded venue for community events and outdoor performances, thereby increasing the number of park users and drawing local and regional visitors. The project will enhance the entertainment community and attraction value of Wabash, create a regional destination for outdoor music and entertainment, and create a flexible space for various sized events.

Project Readiness

This venue will continue to be programmed and operated by Wabash Park Department. Committed project team members include the Wabash Park Department, The Honeywell Foundation, the Wabash County Convention and Visitors Bureau (adept at marketing large-scale festivals), Wabash Area Community Theater, arts organizations, schools, The Noisemaker (a music store in town), and the Wabash Chamber of Commerce.

Cost Estimate

Total: \$892,680
Committed: \$421,644 (47%)
Gap / Request: \$471,036

Priority

Medium

Local Partners

- Wabash Park Department
- Paradise Spring Historical Park Board
- The Honeywell Foundation
- Wabash County Convention and Visitors Bureau
- Wabash Chamber of Commerce
- Wabash Area Community Theater
- Various regional arts organizations and schools

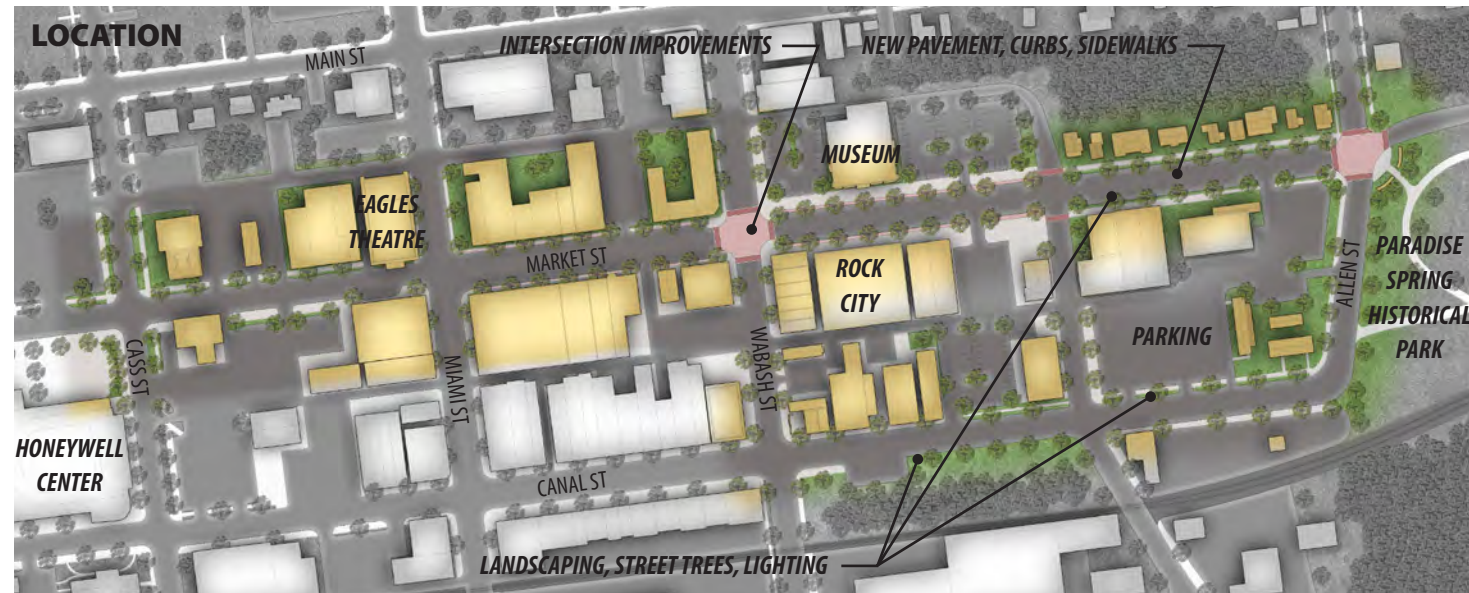


SCHEDULE / COST BREAKDOWN (See Section G-9: Project Details for a full page table)

Schedule and Budget		2014			2015			2016			2017			2018																					
		M	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D			
4 Paradise Spring Outdoor Amphitheater - Phase 1	Administration (Local/Private)										Design	Construction																							
	Administration (Gap)																																		
	Design (Local/Private)																																		
	Design (Gap)																																		
	Construction (Local/Private)																																		
	Construction (Gap/Private)																																		
Total Admin: \$26,000																																			
Total Design: \$145,036																																			
Total Const: \$721,644																																			
\$892,680	TOTAL BY YEAR																																		

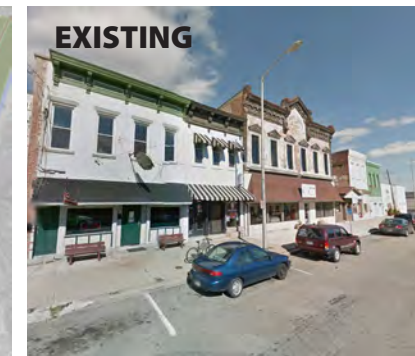


5. Streetscape and Connectivity Improvements



SCHEDULE / COST BREAKDOWN (See Section G-11: Project Details for a full page table)

		2014		2015		2016		2017		2018																								
		M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	
5	Streetscape and Connectivity Improvements		Design											Construction																				
		Administration (Local/Private)	\$6,995		\$13,989		\$13,989		\$13,989		\$13,989		\$6,995																					
		Administration (Gap)	\$-		\$-		\$-		\$-		\$-		\$-																					
		Design (Local/Private)	\$54,000		\$108,000		\$108,000		\$54,000		\$-		\$-																					
		Design (Gap)	\$-		\$-		\$-		\$-		\$-		\$-																					
		Construction (Local/Private)	\$-		\$-		\$-		\$-		\$-		\$-																					
Total Admin: \$55,958	Construction (Gap/Private)	\$-		\$-		\$-		\$770,625		\$770,625		\$-																						
Total Design: \$324,000	Total Local/Private	\$60,995		\$121,989		\$121,989		\$67,989		\$6,995		\$-																						
Total Const: \$1,541,250	Total Gap	\$-		\$-		\$-		\$770,625		\$770,625		\$-																						
\$1,921,208	TOTAL BY YEAR	\$60,995		\$121,989		\$121,989		\$838,614		\$777,620		\$-																						



5. Streetscape and Connectivity Improvements

Project Vision

This project consists of various streetscape and connectivity improvements throughout downtown and throughout the East Market Street District. Streets include Market Street (Miami to Allen), and Canal and Allen Street (Wabash Street to Allen Street to Market Street). This is seen as one integrated project to reduce redundancy in cost and coordination. These improvements will activate underutilized public space and restore aging streetscape through new pavement, curbs, and sidewalks. One-way streets will also be converted to two-way streets for better access and activation of the streets. Pavement markings and signage will be included to accommodate two-way traffic. No signal work is required. Streetscape improvements include decorative crosswalks, landscaping and street trees, and lighting. Other pedestrian amenities like benches and bicycle racks will be installed as part of the Downtown Benches and Bike Racks complementary project. Additional seasonal lamppost banners will be added to existing decorative lights.

West Market Street: (Miami to Wabash): This portion consists of sidewalk, curb, and streetscape improvements. The current streetscape has reached its life span. The bricks and sidewalks have shifted and create tripping hazards and pedestrian access issues. The existing trees will be removed as the street trees are suffering and they have outgrown their current space. A better, urban-friendly street tree selection will allow for a longer life of a tree while continuing to provide shade and uniform shape benefits. The improvements in this area include the removal and replacement of the bricks in the buffers – these bricks can either be replaced with stamped and colored decorative concrete, standard unmodified concrete, or a mulched and landscaped planting area. Another streetscape amenity includes decorative crosswalks at each intersection as well as a mid-block crossing to complement the Alley Art Project.

East Market Street (Wabash to Allen): This portion consists of milling and resurfacing, sidewalks, and streetscape components. Various asphalt patching (assumed to be 5% of total pavement area) is included. The colored concrete buffer, sidewalks and curbs in this area are in good condition. Sidewalk and curb replacement will occur between South Huntington to Allen Street and will also include ADA accessible curb ramps. This project also includes approach reconstruction for access drives on the south side of Market Street that provides entrances for Wabash Moose Lodge 1195 Family Center. Curbs, decorative lighting, and landscaping will be improved on the north side of the street between Huntington and Allen. On the south side of the street between Huntington and Allen, curbs, lighting, and landscaping will be replaced. The intersection of Market and Allen is critical to improving the connectivity between the amenities downtown and Paradise Spring Historical Park and will have special crosswalks. Bicycle racks were installed in 2013 between Wabash and Huntington. Decorative lighting is also in place between Wabash and Huntington consistent with the rest of downtown Wabash. Sidewalks between Huntington and Allen were replaced in 2012. Preliminary engineering was completed early 2013 for the conversion of one-way to two-way.

East Canal and Allen Streets (Wabash to Market): This portion consists of milling and resurfacing from east of Wabash Street up to and including the intersection of East Market Street and Allen Street. Various asphalt patching (assumed to be 5% of total pavement area), sidewalk, curb, ADA accessible curb ramps, and approach reconstruction is included. These improvements will provide a safer, better pedestrian experience to and from amenities near and in the East Market Street District including Paradise Spring Historical Park and Riverwalk Trail access, Moose Lodge, and the complementary project East Market Street Parking Lot Project. With improvement and increased use of this property as a city-owned and sanctioned parking lot, it will get a lot more use and many more visitors will use this corridor.

Project Readiness

The City of Wabash completed an extensive ADA Plan (in 2012) that outlines the specific sidewalks and crossing to comply with national standards and improve pedestrian connectivity throughout Wabash. Preliminary engineering is complete for the conversion of one-way to two-way. Wabash Marketplace and the City of Wabash have completed all streetscape improvements as part of the Wabash Public Art Plan. This area would utilize the same design elements and forms as the guidelines for the application of these streetscape projects.

Cost Estimate

Total: \$1,921,208
Committed: \$379,958 (20%)
Gap / Request: \$1,541,250

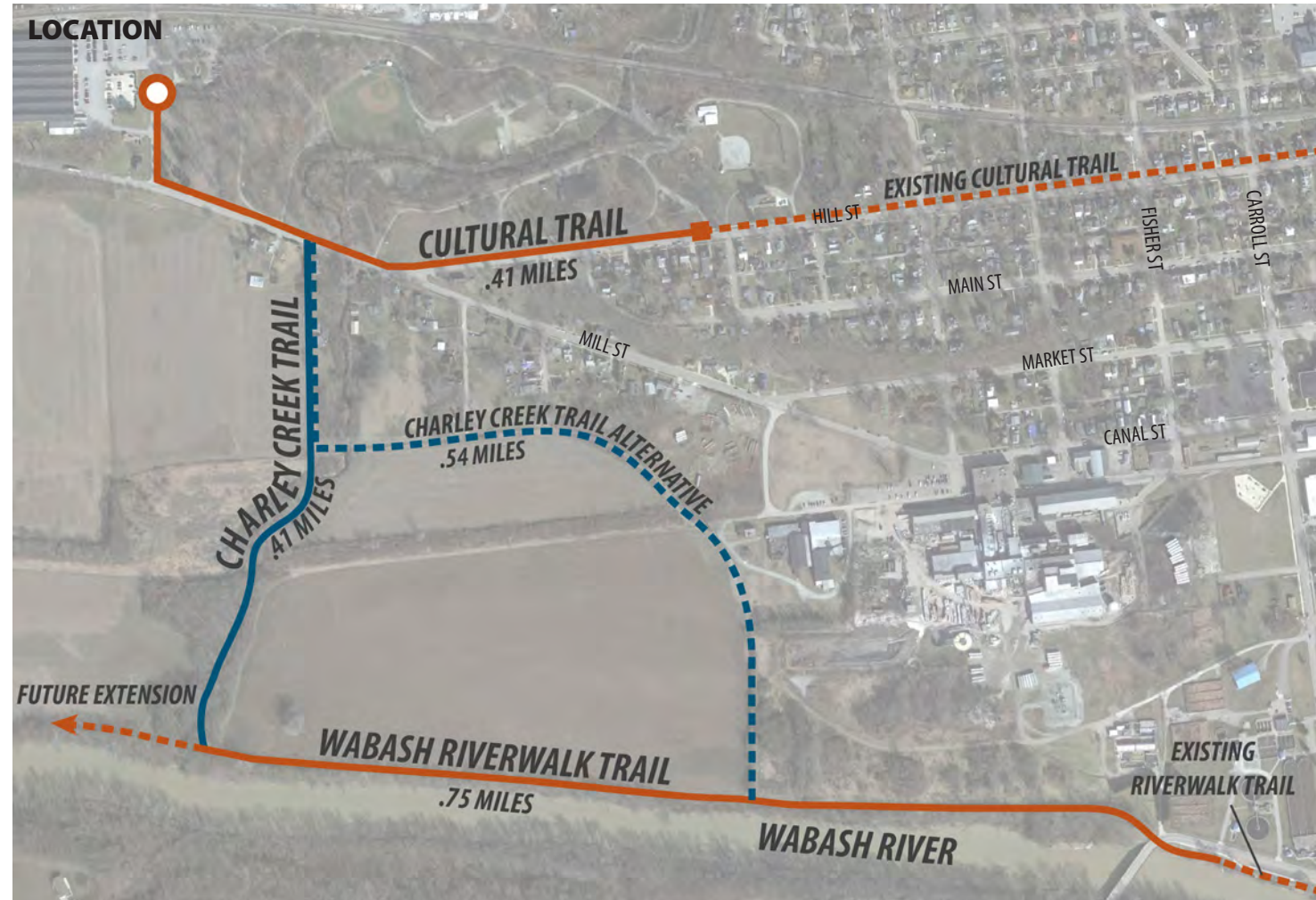
Priority

High

Local Partners

City of Wabash
Wabash Marketplace, Inc.

6. Wabash Riverwalk Trail, Charley Creek Trail, Cultural Trail



6. Wabash Riverwalk, Charley Creek, and Cultural Trails

Project Vision

This trail project is an alternative transportation project that will connect multiple community and regional destinations, provide additional pedestrian and bicycle facilities to the community, create opportunities to experience the outdoor environment, and promote a healthy lifestyle for Wabash residents. This project extends the Riverwalk Trail from the end of the existing trail at River and Carroll Streets west to Charley Creek (Riverwalk Trail Phase 2, from Trail System Master Plan) to traverse north along Charley Creek to City Park (Charley Creek Phase 1, from Trail System Master Plan), with a crossing at Mill Street and Lockerbie Street to connect with the proposed Cultural Trail extension on the north side of Hill and Mill Streets (extended west from the City Park entrance near Ewing Street). This connects the trail system to the senior center and the City Park and connects to the cultural trail along Hill Street. The Cultural Trail will extend a safe pedestrian route to City Park, Charley Creek Trail, Riverwalk Trail, and all the community amenities and destinations downtown.

This trail segment from Riverwalk to City Park will complete a substantial part of the Wabash pedestrian and bicycle network. This is an integral section to accomplishing the goal of providing safe, complete connectivity through the entire city, incorporating and connecting all city parks, the Morrett Sports Complex, and local schools to downtown and the south side of town. It also complements the 100 miles of regional county bicycle trails.

This project consists of the construction of a pedestrian shared-use path extension from the existing Wabash Riverwalk Trail at Smith Street and South River Road and runs 4681' feet west and then turns into Charley Creek Trail which runs 2148' north to Mill Street. An alternate route would start at Smith Street and South River Road and run 2498' west, then wheel around 2918' and connect to Charley Creek Trail then north 872' to Mill Street. It also includes a 2148' run along Mill Street to connect the Senior Center to the Cultural Trail along the north side of Hill Street and Mill Street, and the west side of Bond Street.

Project Readiness

The City of Wabash has been planning this segment of trail since the 2005 Trail Master Plan and increased in priority with the completion of Phase One of the Riverwalk Trail. Extended pedestrian and bicycle facilities are supported by goals and objectives in the Park and Recreation Master Plan and the Comprehensive Plan. Committed lead project team members include the City Parks Department, the City of Wabash, and the Wabash Convention and Visitors Bureau.



SCHEDULE / COST BREAKDOWN (See Section G-13: Project Details for a full page table)

Schedule and Budget		2014			2015			2016			2017			2018																		
		M	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D
6 Trail Project (Wabash Riverwalk Trail, Charley Creek, Cultural Trail)	Administration (Local/Private)																															
	Administration (Gap)																															
	Design /RW/Land Acq (Local/Private)																															
	Design /RW/Land Acq (Gap)																															
	Construction (Local/Private)																															
Total Admin: \$105,390	Construction (Gap/Private)																															
Total Design: \$363,000	Total Local/Private																															
Total Acq: \$247,500	Total Gap																															
Total Const: \$3,150,000	TOTAL BY YEAR																															
\$3,865,890																																

Cost Estimate

Total: \$3,865,890
Committed: \$768,390 (20%)
Gap / Request: \$3,097,500

Priority

Medium

Local Partners

- Wabash Park Department
- Paradise Spring Historical Park Board
- The Honeywell Foundation
- Wabash County Convention and Visitors Bureau
- Wabash Chamber of Commerce
- Wabash Area Community Theater
- Various regional arts organizations and schools

7. State Road 13/15 Corridor Improvements



7. State Road 13/15 Corridor Improvements

Project Vision

This project focuses on improving State Road 13/15 transportation and streetscape components between Canal Street and north of the bridge at Smith Street. The character of the improvements will be similar to the rest of downtown Wabash, staying consistent with the design elements and Public Art Master Plan that have been implemented over the last few years. Serving as a gateway into Wabash, it is of the utmost importance that aesthetics are improved in this area. Elements that intuitively lead visitors into the heart of Wabash, such as proper access control and curb cuts, pedestrian elements including sidewalks, and storm system. Two 12' travel lanes along with a 14' two-way-left-turn-lane will improve traffic flow and access control via the reconstruction of drive approaches will improve safety for pedestrians. Advanced signing will lead traffic to the heart of Wabash and motorists will be met with a new overhead gateway feature that signifies the entry into the downtown district at the south side of the bridge at 'the cut'. A complete streetscape feel will be achieved which includes decorative crosswalks, various landscaping, street trees and plants, lighting, and other pedestrian streetscape amenities. Pavement markings, signage, and signals will also be modernized.

Project Readiness

Wabash Marketplace and the City of Wabash have completed all streetscape improvements as part of the Wabash Public Art Plan. This area would utilize the same design elements and forms as the guidelines for the application of the streetscape to a new area.

Cost Estimate

Total: \$2,162,125
Committed: \$482,805 (20%)
Gap / Request: \$1,679,320

Priority

High

Local Partners

Wabash Marketplace, Inc.
City of Wabash



SCHEDULE / COST BREAKDOWN (See Section G-15: Project Details for a full page table)

		2014			2015			2016			2017			2018																																															
		M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D																												
7 State Road 13/15 Corridor Improvements	Schedule and Budget																																																												
		Design															Construction																																												
	Administration (Local/Private)	\$11,233								\$22,466											\$22,466													\$22,466																											
	Administration (Gap)	\$-								\$-											\$-																	\$-																							
	Design /RW/Land Acq(Local/Private)	\$63,000								\$126,000											\$126,000																		\$63,000																						
	Design /RW/Land Acq (Gap)	\$-								\$-											\$-																		\$-																						
	Total Admin: \$89,865																																																												
	Total Design: \$318,000																																								\$1,338,750																				
	Total Acq: \$60,000																																									\$11,233																			
	Total Const: \$2,677,500																																									\$1,338,750																			
	\$3,145,365																																									\$1,424,216																			
		TOTAL BY YEAR	\$74,233							\$148,466											\$148,466																				\$1,349,983																				



8. Neighborhood Owner-Occupied Rehabilitation



8. Neighborhood Owner-Occupied Rehabilitation

Project Vision

An owner-occupied rehabilitation program focused on the neighborhoods northeast of downtown (but open to the entire City of Wabash) will allow homeowners to do much-needed work that would make their homes safer and more secure. This program is focused on assisting low-income homeowners with repairs that include making houses adaptable for seniors to age in place, create improved energy efficiency, and make improvements to the homes by eliminating hazards and improving the overall condition of the homes. Homes along East Market Street are eligible and are a priority of this program since they are directly within the East Market Street District and along the Market Street corridor but are subject to participant eligibility. The investments will focus on issues of health and safety for owners that meet income eligibility. These investments will translate to the assessed value and ultimately the tax revenue for the City. More so than the bottom line, the residents and visitors of Wabash will have a neighborhood that they will be proud of; another way to illustrate to the others that Wabash has a vision and achieves its vision. Wabash Marketplace has partnered with Region IIIA to administer the owner occupied program. Through this partnership, a goal of 38 homes over two phases with approximately \$25K in improvements per home.

Project Readiness

With the partnership between Wabash Marketplace and Region IIIA, the program is geared up and ready to proceed. Numerous applications have been distributed, Region IIIA is in the process of reviewing submitted applications and following up with outstanding applications.

Cost Estimate

Total: \$1,238,000

Committed: \$250,000 (10%)

Gap / Request: \$988,000

Priority

High

Local Partners

City of Wabash

Wabash Marketplace, Inc.

Economic Development Group of Wabash County

Region IIIA



SCHEDULE / COST BREAKDOWN (See Section G-17: Project Details for a full page table)

		2014			2015			2016			2017			2018																												
		M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D									
8	Neighborhood Owner Occupied Rehabilitation	Administration (Local/Private)																																								
		Administration (Gap)																																								
		Design (Local/Private)																																								
		Design (Gap)																																								
		Construction (Local/Private)																																								
		Construction (Gap/Private)																																								
	Total Admin: \$62,500																																									
	Total Design: \$187,500																																									
	Total Const: \$988,000																																									
	\$1,238,000																																									
	TOTAL BY YEAR																																									



9. Rock City Lofts

9. Rock City Lofts

Project Vision

Wabash lacks downtown housing. Rock City Lofts solves this issue by creating new multi-generational, multi-income downtown housing opportunities with a 40-unit apartment renovation on the second and third floors of a historic downtown building on the southwest corner of Huntington Street and Market Street. The Rock City Lofts building has been of interest by many developers over the years and the owners of the building have been looking for an interested buyer to redevelop the building into residential units. In the summer of 2013, the City of Wabash Redevelopment Commission, Partnership for Affordable Housing, House Investments, and Huntington Bank developed a partnership that solidifies \$8 million in equity through the use of Low Income Housing Tax Credits and Historic Tax Credits. This partnership submitted an application in November 2013. There is a market for apartments for seniors and for young professionals given all the amenities and activities downtown. This project will set the tone, jumpstart, and solidify the apartment market in downtown Wabash.

Project Readiness

The City of Wabash Redevelopment Commission, Partnership for Affordable Housing, House Investments, and Huntington Bank developed a partnership that solidifies \$8 million in equity contingent on the use of Low Income Housing Tax Credit and Historic Tax Credits. Committed lead project team members include the Economic Development Group of Wabash County, the City of Wabash, and Partnership for Affordable Housing.

Cost Estimate

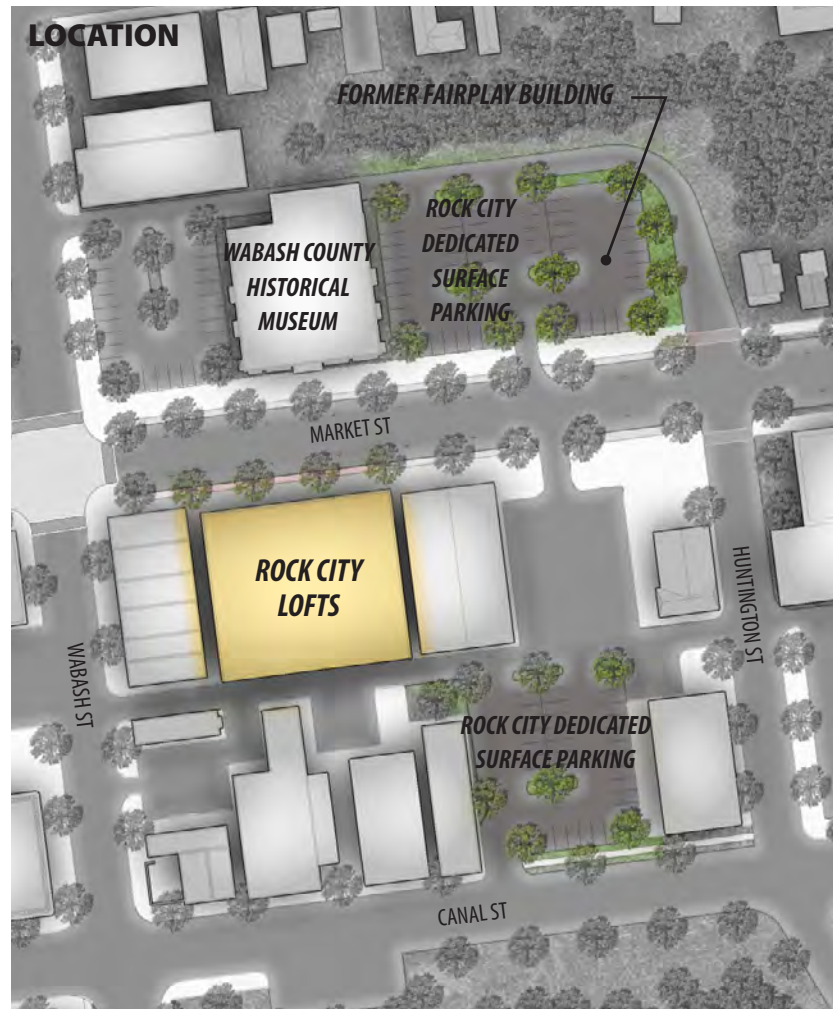
Total: \$8,240,000
Committed: \$8,240,000 (100%)
Gap / Request: \$0 (Tax Credits)

Priority

High

Local Partners

City of Wabash
Wabash Marketplace, Inc.
Economic Development Group of Wabash County
Partnership for Affordable Housing, House Investments, Huntington Bank



SCHEDULE / COST BREAKDOWN (See Section G-19: Project Details for a full page table)

Schedule and Budget		2014			2015			2016			2017			2018																				
		M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	
9 Rock City Lofts	New/Market Study																																	
	Design																																	
	Construction																																	
	Administration (Local/Private)	\$-																													\$120,000	\$120,000	\$-	\$-
	Administration (Gap)	\$-																													\$-	\$-	\$-	\$-
	Design (Local/Private)	\$-																													\$600,000	\$600,000	\$-	\$-
Design (Gap)	\$-																													\$-	\$-	\$-	\$-	
Construction (Local/Private)	\$-																													\$3,400,000	\$3,400,000	\$-	\$-	
Construction (Gap/Private)	\$-																													\$-	\$-	\$-	\$-	
Total Admin: \$240,000	Total Local/Private																													\$-	\$4,120,000	\$4,120,000	\$-	\$-
Total Design: \$1,200,000	Total Gap	(Tax Credits)																													(Tax Credits)	(Tax Credits)	\$-	\$-
Total Const: \$6,800,000	TOTAL BY YEAR	\$-																													\$4,120,000	\$4,120,000	\$-	\$-
\$8,240,000																																		





SECTION E

Other Projects and Activities

Thanks to consistent, respectable leadership, the City of Wabash has many stories to tell of partnerships that bear fruit for our community and show a proven track record of cooperation and success, which is driven by a commitment to community and partnerships on a local, county, regional, and state level.

Section E-1: Other Projects and Activities

Other Projects & Activities



Section E-2: Other Projects and Activities

Complementary Projects

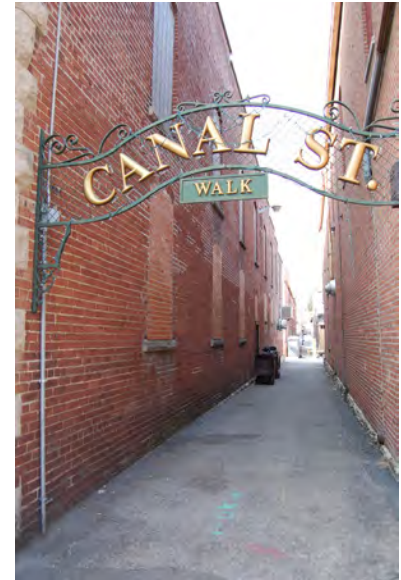
Public Art Projects - Phase 2

Alley Art Project Canal/Market Walkway: The Alley Art Project is an expansion of an existing project. The Canal/Market Walkway has been in existence for many years. Small improvements have been made to make the space usable, but never a full-fledged rehabilitation. The new project will build upon the importance of the walkway and fix items that are needed to make the project functional. The sustainability of the project hinges on the installation of the corbels and banners. This will allow for an outdoor gallery that will be in constant evolution with multiple options for hanging and the affordability of reproducing banner art. Currently, the Market Street side of the walkway opens directly onto Veteran's Plaza, which has been revitalized into a public space with benches, shade and landscaping to entice local workers to eat their lunch or visitors to stop and take in the downtown. From the vantage of Veteran's Plaza, existing signage indicates the walkway, but its condition does little to encourage its use. As a part of this project, the City of Wabash has agreed to write a new ordinance to ensure the cleanliness and upkeep of the walkway. Building owners will be required to keep trash and respective receptacles out of the walkway. We will work together with the street department and the business owners to ensure the new pervious walkway is maintained.

The Canal/Market Walkway is an integral corridor in downtown. This walkway is a pedestrian path that connects hubs of cultural activity. It divides a long city block in half and provides a shortcut for pedestrian traffic from Canal Street and Market Street. It has the potential to increase foot traffic but cannot be used in its current condition. This project will turn an eye-sore into an aesthetically pleasing and functional thoroughfare. First and foremost, during the first phase of the project we will address the drainage of the current walkway. Standing water makes the walkway unusable and inhospitable. The impermeable surface produces the drainage issues. To address this, we will create a new surface in the form of pervious pavers that will increase pedestrian activity, solve existing drainage issues, and be environmentally-friendly and low-maintenance. Then, once the walkway has been prepared, we will install several components including corbels, lighting, and banners to allow for the display of public art. We will also provide bistro seating to encourage community members to linger and appreciate art in the walkway. The walkway will be transformed from its currently underused state. It will connect the two main streets in downtown Wabash and become a gallery unto its own. This walkway will connect to the project area of the West Market Street Streetscape Improvements.

East Market District Parking Lot Project: The East Market District Parking Lot Project is a new project. The lot is functional, but vehicles are not utilizing the parking lot. The current appearance of the lot makes it seem unsafe to park there, though the area is part of our downtown and close to nearby attractions like Paradise Spring Historical Park and Wabash Riverwalk Trail. This lot is also very close to the proposed Rock City Lofts Project included in the 2013 and 2014 Strategic Investment Plan as well as the November 2013 LIHTC application round. This lot will provide additional parking for that development. While parking is plentiful in downtown Wabash, traffic patterns and one-way streets can make parking seem unavailable. Way-finding signage for parking was recently installed throughout downtown as a collaborative effort of Wabash Marketplace, Inc. and Visit Wabash County. One of the newly identified parking lots is located on the east side of downtown, in the East Market Street District. This part of town is not known for its parking availability. This project will give a face-lift to a current parking lot and create a new access point for patrons of local galleries, museums, and cultural attractions. First, we will work with the City Street Department to pave and re-stripe this lot. The paving and re-striping will encourage parking since in its current state there are no indicators that the lot can be used as such. There are existing concrete planters at the perimeter of the lot. The second part of the project will be to stain the concrete planters and fill the planters with river rock. This is a low-maintenance attractive way to make the best use of the planters and to create a "garden" that will last throughout the seasons. As a final step, we will solicit a Request for Proposal to install metal sculpture(s) in the planters. The addition of public art to the parking lot will visually signal that it is safe and legal parking for downtown and will link it aesthetically to the rest of the nearby attractions.

Downtown Benches and Bike Racks: This round of benches and bike rack is the expansion of an existing project that will keep with the cohesive style and placement of the benches and bike racks. Wabash Marketplace will install 10 benches and 10 custom made bike-racks throughout downtown Wabash, specifically the East Market Street District. The design of the benches is more sympathetic to the design of our historic structures and will blend well with the existing streetscape elements. The bike racks will be made and installed by Schlemmer Brother's Metal Works, a local company who created our unique artistic bike racks during our last installation. These bike racks are viewed as unique and functional art and fit into the City of Wabash's larger plan of creating a



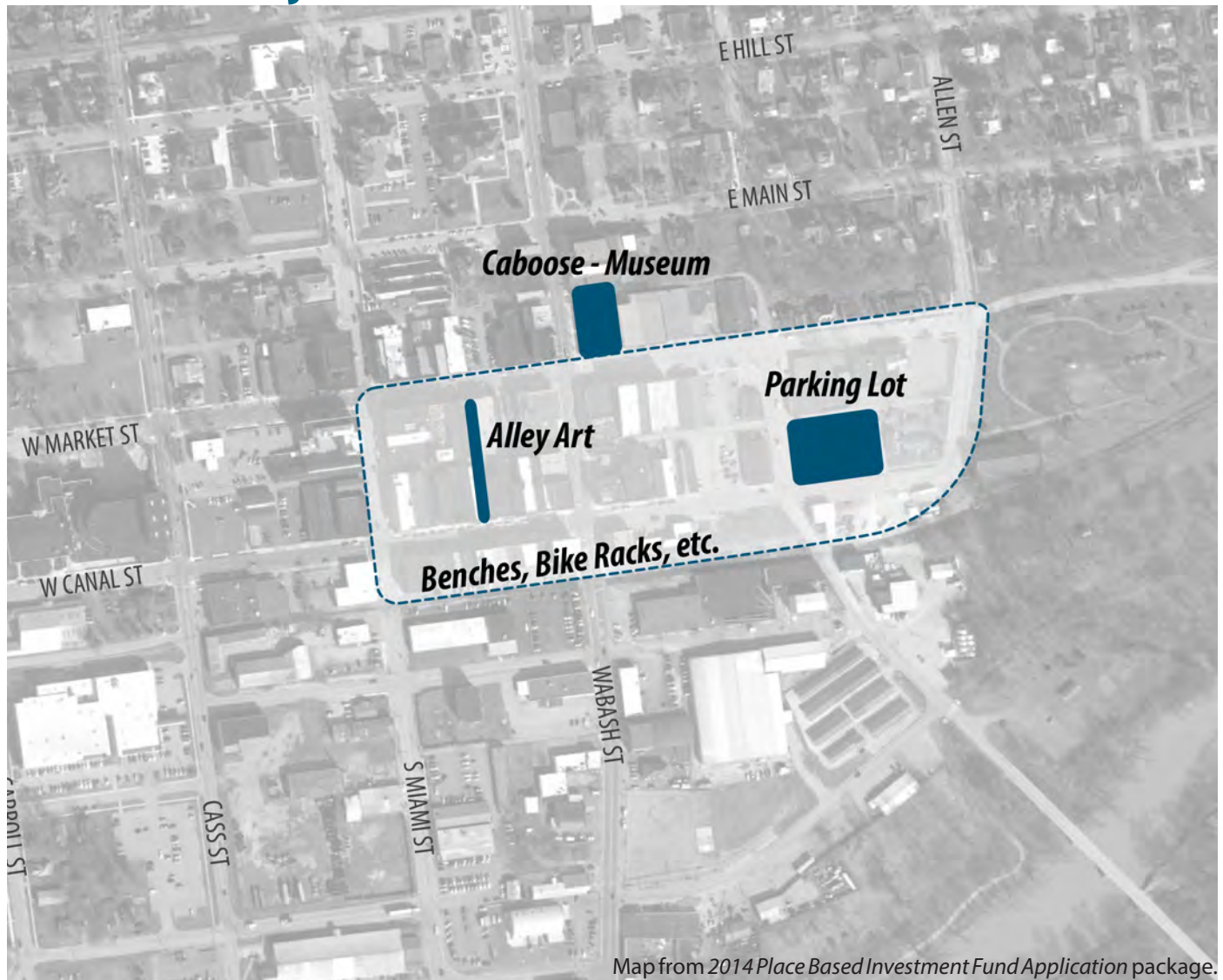
Section E-3: Other Projects and Activities

downtown bike trail. Planning and construction efforts of the downtown bike trail have continued and include the recent completion of phase one of the Wabash Riverwalk.

The Museum Caboose Restoration and Education Project: This is a new exhibit for the museum. The first step of the caboose project was to have the caboose moved to the Wabash County Historical Museum property. This step happened in the fall of 2013 when we installed a new concrete pad and rails to have the caboose set on. We are currently in the planning phase now for the property around the caboose. In spring 2014, we will work to repair the roof and begin restoring the wood exterior of the caboose. Following that, the caboose will be repainted and then the exterior patio, landscaping, and other features will be added. After all of this is complete the interior will be restored to include both original detail and also educational displays to maximize the use of the space. Once complete, the caboose will be used for both educational purposes and also will be able to support small events such as birthday parties. This amenity is a great addition to the Wabash County Historical Museum's family of education resources.



Public Art Projects - Phase 2



Map from 2014 Place Based Investment Fund Application package.

Section E-4: Other Projects and Activities

Public Art Projects - Phase 3

Gateways: The Gateways project focuses on the development of a full Gateways master plan building off of the Public Art Master Plan - gateways section. This project will focus on the overall character as well as specific design of each gateway based on a prioritized list. Currently, the most important gateways include State Road 13/15 and Wabash River/The 'Cut' and US 24 and State Road 13/15.

PROJECT SCOPE GATEWAYS

The main gateways and entry points into the City of Wabash give us a chance to make a lasting and positive first impression on visitors and to inspire pride in local residents.

Phase Three will capitalize on this opportunity, welcoming all to Wabash through public art projects. The first view of Wabash should give travelers a sense of our identity, a taste of our history and pique their interest about what Wabash has to offer. Since gateways and entry points are usually viewed while driving, large-scale art pieces best serve these locations.

Wabash has many potential gateways:

- State Road 15 North and 24 Intersection
- State Road 13 North and 24 Intersection
- State Road 13 South past the "Cut" (Vernon Street)
- State Road 15 South past the "Cut" (Airport Road)
- Between the Wabash Bridge and the point at which SR15 and SR13 "Y" (The Wabash, Miami & Smith Street Intersection)
- Secondary entry points include Alber, Stitt, and Vernon Streets



Gateways section from
Wabash Public Art Master
Plan.

Section E-5: Other Projects and Activities



Former Brown Trucking / J&M Property Site Preparation - Cleanup Plans, Cleanup and Remediation

This project is about revitalizing an area of downtown to spark more revitalization throughout downtown Wabash for the benefit of the students and the community as a whole. The first step was to enact the option to acquire the property and then begin environmental cleanup, clearance, and preparation for an end user. Phase 1 and Phase 2 ESAs have been completed.

Specifically, this project will complete the necessary plans to cleanup the site and understand the extent of the remediation that is necessary. Once plans are completed per the results of the Phase 2 ESA full remediation can be completed in preparation for potential future users. This location has sparked the interest of many because of its prime location downtown and near anchors of downtown like Wabash County YMCA, the Honeywell Community Center, Eagles Theatre, and public parking (up to 300 spaces). Future end users have been discussed including various businesses, multi-family, and potentially an Ivy Tech Community College.



Transportation Center, Community Cupboard, Senior Center Expansion

This project involves creating a central downtown location where community services can be easily and conveniently obtained at a single point of contact for the disadvantaged citizens of the community. The Transportation Center, located between Carroll Street, Walter Street, Cass Street, and Smith Street, would focus on the community's transportation and nourishment needs through use by the Wabash County Transportation and the Community Cupboard to meet the needs of Wabash's senior population and other underprivileged community members. These programs and services have outgrown their current location at Living Well in Wabash County CoA, Inc., located at 239 Bond Street. By creating a second location for community services, this facility can focus on the transportation and food pantry needs while allowing the senior center to expand at its current location. The two facilities will continue to work together and complement each other while better serving the needs of the community and the region. This amenity will connect residents to the river and trails and will provide a transportation alternative for all residents, especially considering the aging population in Wabash. The separate locations for transportation and community cupboard will allow the senior center to expand and provide the level or programming it desires and its users demand.



Farmers' Market (year-round building)

This project would involve a space in downtown Wabash into a year-round farmers' market facility, run by Wabash Marketplace, to provide a gathering space and access to fresh food for downtown residents, which will contribute to improving the community's health. This facility will help downtown Wabash reach a "critical mass," creating a clustered catalyst for economic growth. This year-round venue for locally grown organic foods would extend the current summer market, which is currently held in the Honeywell Center parking lot, for a longer period of time and also provide an accessible and walkable convenience for people living downtown. With the need for parking for Rock City Lofts, the previously identified location is not a feasible location any longer. Wabash Marketplace is currently exploring other locations for this purpose. Until another location is identified, this project is on hold but will continue to be a priority.



Wabash County Hospital Expansion

Wabash County Hospital considered renovating their old facility until the Wellbrooke of Wabash was a reality. With the addition of the senior assisted living and rehabilitation facility, the hospital will likely relocate near that campus. The senior facility was developed by Mainstreet Development and was designed to be a vibrant multi-use facility. This interest and energy creates a great opportunity to incorporate the traditional health services of a hospital in the same area.



Charley Creek Inn Expansion

This expansion to create additional guest rooms will support events at the Honeywell Community Center and Eagles Theatre. The expansion would involve private investment from Charley Creek Inn and Charley Creek Foundation. The additional 30 to 50 rooms would result in substantial job creation.

Section E-6: Other Projects and Activities

Complementary Projects Cost, Leverage, Summary

	Total Project Cost	Local Leverage
Complementary Projects		
Public Art - Phase 2	\$92,000	\$46,000
Local Resources (\$46,000)		Wabash Marketplace, Inc. (\$16,300)
		City of Wabash (\$15,000)
		Wabash County Historical Museum (\$13,700)
		Wabash County Convention and Visitors Bureau (\$1,000)
Partner Resources (46,000)		
Public Art - Phase 3 - Gateways	\$250,000	\$125,000
Local Resources (\$125,000)		Wabash Marketplace, Inc. (\$30,000)
		City of Wabash (\$30,000)
		Wabash County Historical Museum (\$30,000)
		Wabash County Convention and Visitors Bureau (\$5,000)
Partner Resources (\$125,000)		
Former Brown Trucking / J&M Property Site Preparation - Cleanup Plans	\$30,000	
Local Resources		City of Wabash (\$ previous grant)
Partner Resources (\$30,000)		
Former Brown Trucking / J&M Property Site Preparation - Cleanup /Remediation	\$580,000	\$188,000
Local Resources (\$188,000)		Wabash Redevelopment Commission - Taxes for Option to Buy (\$8,000)
		Wabash Redevelopment Commission - Property Cost (\$180,000)
Partner Resources (\$400,000)		
Transportation Center	\$2,199,300	City of Wabash (Property Value, previous purchase) (\$99,400)
Local Resources		TIF Funds (\$TBD)
Partner Resources		
Farmers' Market (new location unidentified)	TBD	
Local Resources		Wabash Marketplace, Inc.
Partner Resources		
Community Cupboard / Food Pantry Relocation/ Senior Center Expansion	TBD	
Local Resources		City of Wabash
		Living Well in Wabash/Community Cupboard
Partner Resources		

Section E-7: Other Projects and Activities

Grant Award/Amount Requested/Gap	Proposed (P) or Committed (C)	Timeframe	Priority
Public Art - Phase 2	C	2014-2015	A
	C	2014-2015	
	C	2014-2015	
	C	2014-2015	
	C	2014-2015	
2014 Place Based Grant (OCRA IOTD) (\$46,000)	C	2014-2015	
Public Art - Phase 3 - Gateways	P	2015-2017	B
	P	2015-2017	
	P	2015-2017	
	P	2015-2017	
	P	2015-2017	
Future Years (2015-2017) Place Based Grant (OCRA IOTD) (\$125,000)	P	2015-2017	
Former Brown Trucking / J&M Property Site Preparation - Cleanup Plans	C	2014-2015	A
	n/a	2014-2015	
U.S. EPA Brownfields Grant - Previous Award (\$30,000)	C	2014-2015	
Former Brown Trucking / J&M Property Site Preparation - Cleanup /Remediation	C	2015-2017	B
	C	2015-2017	
	C	2015-2017	
U.S. EPA Brownfields Grant (\$400,000)	P	2015-2017	
Transportation Center	P	2014-2018	C
Unidentified	P	2014-2018	
Farmers' Market (new location unidentified)	n/a	2014-2018	C
	C	2014-2018	
USDA	P	2014-2018	
Community Cupboard / Food Pantry Relocation/ Senior Center Expansion	P	2018-2019	C
	P	2018-2019	
	P	2018-2019	
OCRA	P	2018-2019	

Section E-9: Other Projects and Activities

Success Stories Map



New Businesses (as of Jan '13) ●

1. Gallery 64 (64 W Canal)
2. Filament Tattoo (21 E Market)
3. Downtown Divas (144 S Wabash)
4. Lost Treasures in Thyme (47 W Market)
5. Wabash Co CVB Welcome Center (221 S Miami)
6. Marelli's (35 W Market)

Underway Projects ●

1. Alley Art Public Art
2. East Market Street Parking Lot
3. Downtown Benches & Bike Racks
4. Museum Caboose Project

Completed Projects ●

1. Crow's Nest Antique Mall
2. Charley Creek Inn, Charley Creek Gardens, and The Cloud Club
3. Eagles Theatre (2010-2014 Renovations)
4. Wabash YMCA
5. Riverwalk Trail - Phase 1 (INDOT)
6. Nutrition and Wellness Facility
7. Phase 1 & 2 ESA EPA Studies
8. Honeywell Center
9. Veteran's Plaza
10. Mammoth Gateway Wall
11. Downtown Street Furnishings

Completed Projects (Off Map)

- Cinergy Metronet (fiber-optic lines)
- Spiece Athletics
- Ford Meter Box Corporation
- Wabash Community Hospital Expansion
- Wellbrooke of Wabash (Assisted Living)
- Living Essentials (makers of 5-Hour Energy®)
- New Water Storage Tower
- Alber Street Phase 1 (INDOT)

Façade Grant Buildings ■



SECTION F

Overall Budget, Leverage, Schedule

“We believe Wabash has made great strides to capitalize on its historic resources as a catalyst for economic development. Our office has long considered Wabash a model of preservation practices that has successfully blended historic architecture with creative adaptive re-uses.”

Paul Hayden, Community Preservation Specialist
Indiana Landmarks, Northern Regional Office

Section F-1: Overall Budget, Leverage, Schedule

Overall Budget Summary

		Priority	Total Project Cost	Private Investment	Committed Local Funds	Other Sources	Gap/ Request	% Local Leverage
Projects								
1	Eagles Theatre Community Center Improvements	A	\$5,334,235	\$1,586,447	\$1,586,447	\$0	\$2,161,343	59%
2	John Drook Memorial Park Inclusive Playground	B	\$640,009	\$10,000	\$92,321	\$100,000	\$437,688	32%
3	Façade Improvement Program - Phase 2	A	\$3,058,130	\$1,345,205	\$367,722	\$0	\$1,345,203	56%
4	Paradise Spring Outdoor Amphitheater - Phase 1	B	\$892,680	\$0	\$221,644	\$200,000	\$471,036	47%
5	Streetscape and Connectivity Improvements	A	\$1,921,208	\$0	\$379,985	\$0	\$1,541,250	20%
6	Trail Project (Wabash Riverwalk Trail, Charley Creek Trail, Cultural Trail)	B	\$3,865,890	\$0	\$618,390	\$150,000	\$3,097,500	20%
7	State Road 13/15 Corridor Improvements	A	\$3,145,365	\$0	\$617,865	\$0	\$2,527,500	20%
8	Neighborhood Owner Occupied Rehabilitation	A	\$1,238,000	\$0	\$125,000	\$0	\$988,000	10%
9	Rock City Lofts	A	\$8,240,000	\$8,029,100	\$210,900	n/a	\$0 (Tax Credits)	100%
*2014 Dollars			\$28,335,517	\$10,970,752	\$4,220,247	\$450,000	\$12,694,650	

Funding Summary

Local Funding	Wabash Sidewalk Program/General Fund/TIF	\$4,220,247
	Total	\$4,220,247
Other Funding	IDNR - Land and Water Conservation Fund	\$300,000
	IDNR - Recreational Trails Program	\$150,000
	Total	\$450,000

Private Funding Summary

Private Investment	Property Owners - Façade Program	\$1,345,205
	Honeywell Foundation	\$1,586,447
	The MAC Project	\$10,000
	Rock City Lofts Development Partners (Partnership for Affordable Housing, House Investments, Huntington Bank)	\$8,029,100
	Total	\$10,970,752

Section F-2: Overall Budget, Leverage, Schedule

Overall Leverage Summary

Leverage Resource	Proposed (P) or Committed (C)	Amount	Designated Project
Wabash General Fund	C	\$500,000	Unrestricted
Wabash General Fund	C	\$125,000	Neighborhood Owner Occupied Rehab
Wabash General Fund	C	Balance Sheet, approx. \$7M	Unrestricted
Wabash Redevelopment Commission (Non-TIF Funds)	C	\$160,000	Rock City Lofts
Huntington, House Investments, Partnership for Affordable Housing	C (equity/tax credits)	\$8,029,100	Rock City Lofts
Wabash Redevelopment Commission TIF	C	Excess, unencumbered TIF	Unrestricted
The MAC Project	C	\$10,000	John Drook Memorial Park Inclusive Playground
Honeywell Foundation	P	\$1,586,446	Eagles Theatre Community Center Improvements
Various Property Owners	P	\$1,345,205	Façade Improvement Program
IDNR - Land and Water Conservation Fund	P	\$300,000	Inclusive Playground and Amphitheater
IDNR - Recreational Trails Program	P	\$150,000	Trails Project (Wabash Riverwalk, Charley Creek, Cultural Trail)

Section F-3: Overall Budget, Leverage, Schedule

Detailed Budget Breakdown

		Total Project Cost	Administration	Engineer/Design/Survey/ Inspection/R/W	Land Acquisition Services	Construction	Committed (C) or Proposed (P)	Source (Local, Private, Partner, Other)	Totals (Local, Private, Partner, Other)
Projects									
1	Eagles Theatre Community Center Improvements	\$5,334,235	\$260,763	\$750,786	\$0	\$4,322,686			
	Local Resources		LOCAL - TIF Funds \$130,382	LOCAL - TIF Funds \$375,393		LOCAL - TIF Funds \$1,080,672	C	TIF Total	\$1,586,447
	Proposed Partner Resources					OCRA -Public Facilities Program \$2,161,343	P	Agency Partner Total	\$2,161,343
	Private Resources		Honeywell Foundation - Eagles Theatre \$130,382	Honeywell Foundation - Eagles Theatre \$375,393		Honeywell Foundation \$1,080,672	C	Honeywell Foundation	\$1,586,446
2	John Drook Memorial Park Inclusive Playground	\$640,009	\$18,641	\$73,80	\$0	\$547,688			
	Local Resources		City of Wabash Park Department \$10,000 General Fund \$8,641	LOCAL - General Fund \$63,680			C	LOCAL - General Fund, Parks	\$82,321
	Proposed Partner Resources					OCRA	P	OCRA	\$447,688
	Private Resources			The MAC Project \$10,000		IDNR -Land & Water Conservation Fund	P	IDNR - LWCF	\$100,000
							C	The MAC Project	\$10,000
3	Façade Improvement Program - Phase 2	\$3,058,130	\$152,748	\$429,946	\$0	\$2,475,436			
	Local Resources		LOCAL - General Fund \$76,374	LOCAL - General Fund \$107,487					
			LOCAL - Wabash TIF Funds \$76,374	LOCAL - Wabash TIF Funds \$107,487			C	LOCAL - General Fund, TIF	\$367,722
	Proposed Partner Resources			ORCRA - MSRP \$107,487		OCRA - MSRP \$1,237,718	P	OCRA	\$1,345,205
	Private Resources			Property Owner \$107,487		Property Owner Match \$1,237,718	C	Property Owners	\$1,345,205
4	Paradise Spring Outdoor Amphitheater - Phase 1	\$892,680	\$26,000	\$145,036	\$0	\$721,644			
	Local Resources		LOCAL -General Fund \$13,000	LOCAL -General Fund \$72,518		LOCAL - General Fund \$50,608	C	LOCAL - General Fund, TIF	\$221,644
			LOCAL - Wabash TIF Funds \$13,000	LOCAL - Wabash TIF Funds \$72,518		IDNR -Land & Water Conservation Fund \$200,000	P	IDNR - LWCF	\$200,000
	Proposed Partner Resources					OCRA, Comm Dev Fund, Other \$471,036	P	OCRA, Comm. Dev. Fund, Other	\$471,036
5	Streetscape and Connectivity Improvements	\$1,921,208	\$55,958	\$324,000	\$0	\$1,541,250			
	Local Resources		LOCAL - General Fund, TIF Funds \$55,958	LOCAL - General Fund, TIF Funds \$324,000			C	LOCAL, General Fund, TIF	\$379,958
	Proposed Partner Resources					INDOT \$1,541,250	P	INDOT	\$1,541,250

Section F-4: Overall Budget, Leverage, Schedule

Detailed Budget Breakdown, continued.

		Total Project Cost	Administration	Engineer/Design/Survey/ Inspection/R/W	Land Acquisition Services	Construction	Committed (C) or Proposed (P)	Source (Local, Private, Partner, Other)	Totals (Local, Private, Partner, Other)
Projects									
6	Trail Project (Wabash Riverwalk Trail, Charley Creek Trail, Cultural Trail)	\$3,865,890	\$105,390	\$363,000	\$247,500	\$3,150,000			
	Local Resources		LOCAL - General Fund	LOCAL - General Fund	LOCAL - General Fund		C		
			LOCAL - Wabash TIF Funds	LOCAL - Wabash TIF Funds			C	Wabash General Fund, TIF	\$618,390
	Proposed Partner Resources				INDOT \$97,500	INDOT \$3,150,000	P	INDOT	\$3,300,000
					IDNR - Recreational Trails Program \$150,000		P	IDNR - Recreational Trails Program	\$150,000
7	State Road 13/15 Corridor Improvements	\$3,145,365	\$89,865	\$318,000	\$60,000	\$2,677,500			
	Local Resources		LOCAL - General Fund	LOCAL - General Fund		LOCAL - General Fund \$150,000	C		
			LOCAL - Wabash TIF Funds	LOCAL - Wabash TIF Funds		LOCAL - Wabash TIF Funds	C	Wabash General Fund, TIF	\$617,865
	Proposed Partner Resources					INDOT \$2,527,500	P	INDOT	\$2,527,500
8	Neighborhood Owner Occupied Rehabilitation	\$1,238,000	\$62,500	\$187,500	\$0	\$988,000			
	Local Resources		LOCAL - General Fund \$62,500	LOCAL - General Fund \$62,500			C	Wabash General Fund, TIF	\$125,000
	Proposed Partner Resources			IHCDA CDBG-OOR \$125,000		IHCDA CDBG -OOR \$988,000	P	IHCDA - CDBG - OOR	\$1,113,000
9	Rock City Lofts	\$8,240,000	\$240,000	\$1,200,000	\$0	\$6,800,000			
	Local Resources		LOCAL - RDC Non-TIF Funds				C \$160,000	LOCAL - RDC - Non-TIF, property/ building	\$210,900
			City donation of Fairplay Property \$50,900 value				C \$50,900		\$50,900
	Proposed Partner Resources	IHCDA CDBG LIHTC					P (eligible for Tax Credits)	IHCDA CDBG LIHTC	Tax credits
	Private Resources	Huntington Bank					C (contingent on Tax Credits)	Equity Partner	\$8,029,100
		House Investments					C (contingent on Tax Credits)	Equity Partner	
		Partnership for Affordable Housing Inc.					C (contingent on Tax Credits)	Equity Partner	

Overall Project Schedule

See Section G: Project Details for additional details for all projects.

Projects	2014				2015				2016				2017				2018															
	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D
	Summer				Fall				Spring				Summer				Fall				Spring				Summer				Fall			
1					Shell and Core Design				Shell and Core Construction																							
					Interior Design				Interior Construction																							
2																																
3																																
4																																
5																																
6																																
7																																
8																																
9																																

Design Phase - includes procurement, contracts, environmental, design, permits, utility coordination, land acquisition, and bid letting.
Construction - includes construction.



SECTION G

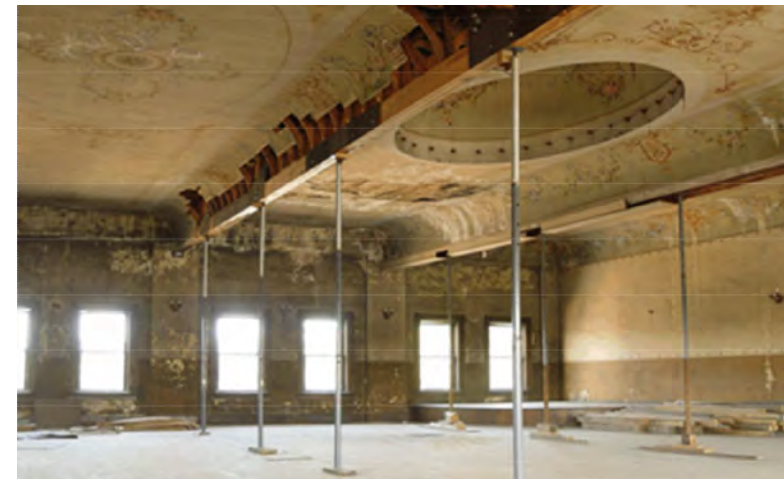
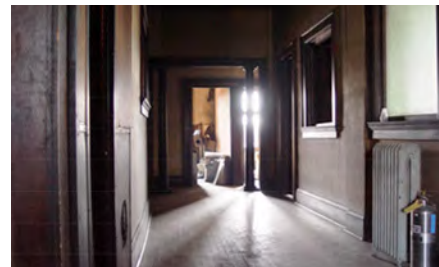
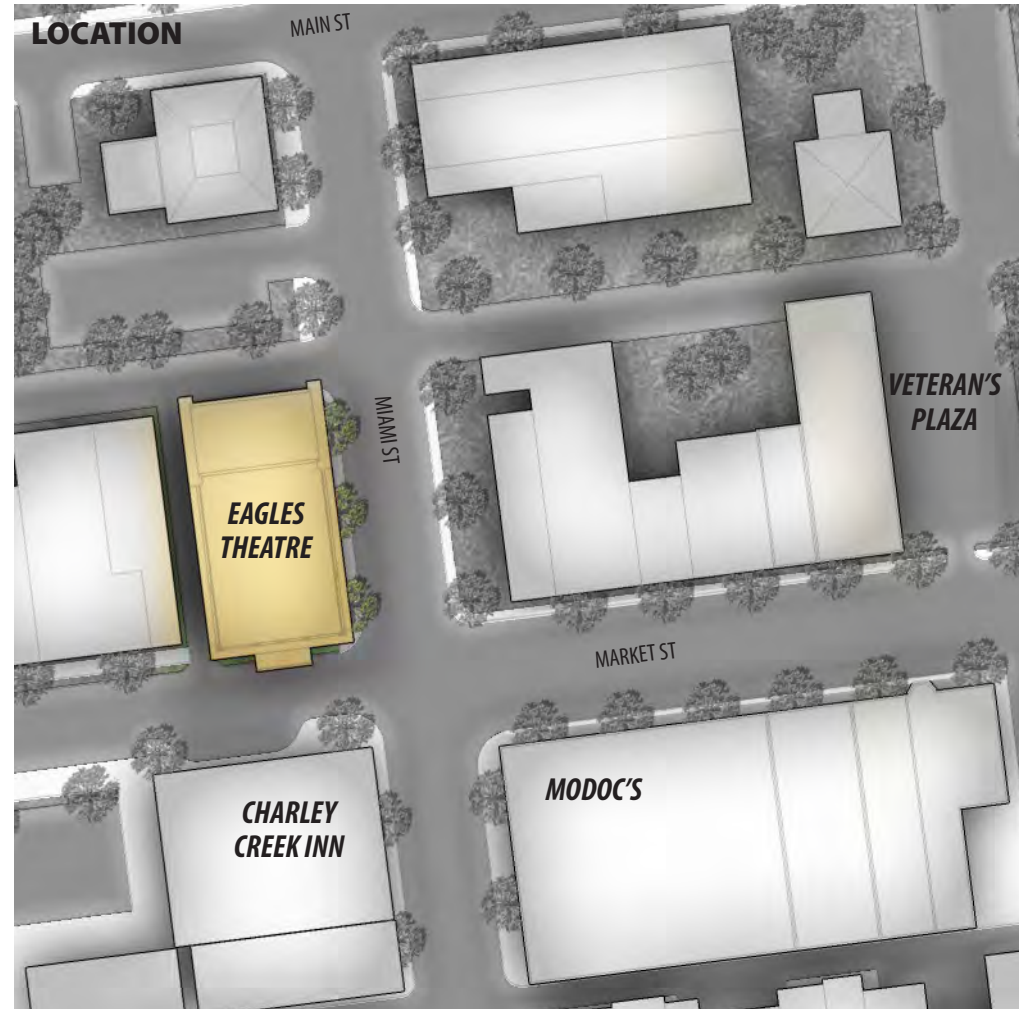
Project Details

The City of Wabash celebrates the history of Indiana with charm and grace. Our identity remains unchanged over time because our residents value preserving the City's original architecture and cultural heritage.

Detailed Project Schedule - Budget by Year

		2014	2015	2016	2017	2018	
Projects							
1	Eagles Theatre Community Center Improvements	Local	\$246,960	\$1,410,602	\$1,139,936	\$-	\$-
		Gap	\$187,697	\$1,268,368	\$1,080,672	\$-	\$-
2	John Drook Memorial Park Inclusive Playground	Local	\$-	\$18,464	\$173,857	\$-	\$-
		Gap	\$-	\$-	\$447,688	\$-	\$-
3	Façade Improvement Program - Phase 2	Local	\$97,116	\$606,804	\$606,804	\$509,688	\$-
		Gap	\$-	\$412,573	\$412,573	\$412,573	\$-
4	Paradise Spring Outdoor Amphitheater - Phase 1	Local	\$-	\$-	\$-	\$421,644	\$-
		Gap	\$-	\$-	\$-	\$471,036	\$-
5	Streetscape and Connectivity Improvements	Local	\$60,995	\$121,989	\$121,989	\$67,989	\$6,995
		Gap	\$-	\$-	\$-	\$770,625	\$770,625
6	Trail Project (Wabash Riverwalk Trail, Charley Creek Trail, Cultural Trail)	Local	\$73,674	\$147,348	\$297,348	\$86,848	\$13,174
		Gap	\$-	\$-	\$48,750	\$1,623,750	\$1,575,000
7	State Road 13/15 Corridor Improvements	Local	\$74,233	\$148,466	\$148,466	\$85,466	\$11,233
		Gap	\$-	\$-	\$-	\$1,338,750	\$1,338,750
8	Neighborhood Owner Occupied Rehabilitation	Local	\$41,667	\$41,667	\$41,667	\$-	\$-
		Gap	\$371,000	\$371,000	\$371,000	\$-	\$-
9	Rock City Lofts	Local	\$-	\$4,120,000 (PRIVATE EQUITY PARTNERS)	\$4,120,000 (PRIVATE EQUITY PARTNERS)	\$-	\$-
		Gap	\$- (Tax Credits)	\$- (Tax Credits)	\$- (Tax Credits)	\$-	\$-
Total			\$1,153,341	\$8,667,281	\$9,010,749	\$5,788,370	\$3,715,777

1. Eagles Theatre Community Center Improvements



1. Eagles Theatre Community Center Improvements

Project Vision

This project includes a complete preservation, restoration and renovation of the historic Eagles Theatre to allow for expanded community center functions through Honeywell Foundation. Specifically, this project will restore historical features per the original use of the building, improve lobby space, restrooms, dressing rooms, backstage facilities, renovate upper floors (second and third floors for meeting space and the fourth floor back to a ballroom) for expanded programming for youth art and education. This project also includes roof and façade improvements to ensure recent and future investments last another lifetime. Renovation of this facility will allow additional spaces for community events, gatherings, weddings, etc. through the Honeywell Foundation. This project is the continued implementation of the 2013 Renovation Plan. The renovation plan outlines full construction and design estimates and schedules for all of the Eagles Theatre Improvements. Investment in this project will accelerate Honeywell Foundation's plans and they will be able to start providing and serving additional members of the local and regional community.

Project Readiness

This project is the next step in the restoration and renovation process for Honeywell Foundation and a key component of the overall mission of Honeywell Foundation, a public charity dedicated to the enhancement of artistic, social, cultural, and recreational opportunities for all. In 2010, improvements were made to install new seating and accessible seating. It currently functions as a theatre showing first run, classic and special showings for \$2 - \$5 a person. It is also open for special events, corporate, private, and offers many rental options available to the community. In April 2013 the renovation plan was updated to outline the cost and schedule of necessary improvements. This study is included in the digital version of this document. Project Partners include Honeywell Foundation, the City of Wabash, Wabash Marketplace, and the Economic Development Group of Wabash County, Wabash County Convention and Visitors Bureau, Wabash County Chamber of Commerce, Wabash Area Community Theater, various arts and school organizations, and The Noisemaker. This project will be led by Honeywell Foundation with support from other partners.

Cost Estimate

Total: \$5,334,235
Committed: \$3,172,893 (59%)
Gap / Request: \$2,161,343

Priority High

Local Partners

- Honeywell Foundation
- City of Wabash
- Wabash Marketplace, Inc.
- Economic Development Group of Wabash County
- Wabash County Convention and Visitors Bureau
- Wabash Chamber of Commerce
- Wabash Area Community Theater
- Various regional arts organizations and schools
- The Noisemaker



SCHEDULE / COST BREAKDOWN

		2014				2015				2016				2017				2018																																												
		M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D																													
1 Eagles Theatre Community Center Improvements		Schedule and Budget																																																												
			Shell and Core Design														Shell and Core Construction																																													
			Interior Design														Interior Construction																																													
	Administration (Local/Private)	\$59,264															\$142,235															\$59,264															\$-															\$-
	Administration (Gap)	\$															\$-															\$-															\$-															\$-
	Design (Local/Private)	\$187,697															\$187,697															\$-															\$-															\$-
Design (Gap)	\$187,697															\$187,697															\$-															\$-															\$-	
Construction (Local/Private)	\$-															\$1,080,672															\$1,080,672															\$-															\$-	
Total Admin: \$260,763																\$-															\$1,080,672															\$-															\$-	
Total Design: \$750,786	Total Local/Private	\$246,960.92															\$1,410,602.61															\$1,139,935.92															\$-															\$-
Total Const: \$4,322,686	Total Gap	\$187,697															\$1,268,368															\$1,080,672															\$-															\$-
\$5,334,235	TOTAL BY YEAR	\$434,657.42															\$2,678,970.61															\$2,220,607.42															\$-															\$-



1. Eagles Theatre Community Center - Detailed Project Schedule - Budget

		2014					2015					2016					2017					2018																																			
		M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D												
1	Eagles Theatre Community Center Improvements																																																								
		Administration (Local/Private)	\$59,264 (TIF, GENERAL, HONEYWELL FOUNDATION)					\$142,235 (TIF, GENERAL, HONEYWELL FOUNDATION)					\$59,264 (TIF, GENERAL, HONEYWELL FOUNDATION)					\$-					\$-																																		
		Administration (Gap)	\$					\$-					\$-					\$-					\$-																																		
		Design (Local/Private)	\$187,697 (TIF, GENERAL, HONEYWELL FOUNDATION)					\$187,697 (TIF, GENERAL, HONEYWELL FOUNDATION)					\$-					\$-					\$-																																		
		Design (Gap)	\$187,697					\$187,697					\$-					\$-					\$-																																		
		Construction (Local/Private)	\$-					\$1,080,672 (TIF, GENERAL, HONEYWELL FOUNDATION)					\$1,080,672 (TIF, GENERAL, HONEYWELL FOUNDATION)					\$-					\$-																																		
Total Administration Cost \$260,763	Construction (Gap)	\$-					\$1,080,672					\$1,080,672					\$-					\$-																																			
Total Design Cost \$750,786	Total Local/Private	\$246,960.92					\$1,410,602.61					\$1,139,935.92					\$-					\$-																																			
Total Construction Cost \$4,322,686	Total Gap	\$187,697					\$1,268,368					\$1,080,672					\$-					\$-																																			
Total Project Cost \$5,334,235	TOTAL BY YEAR	\$434,657.42					\$2,678,970.61					\$2,220,607.42					\$-					\$-																																			

Design Phase - includes procurement, contracts, environmental, design, permits, utility coordination, land acquisition, and bid letting.
Construction - includes construction.

February 11, 2014

Mr. William Konyha
Economic Development Group of Wabash County
214 South Wabash Street
Wabash, IN 46992

Dear Bill:

Please find enclosed the Summary of Eagles Theatre Usage for your information and review.

Upgrading to a digital projector at Eagles Theatre will allow The Honeywell Foundation to continue to provide arts and entertainment offerings to Wabash County and to the surrounding communities. Without acquiring the capability to present digital films, Eagles Theatre will no longer be able to present first-run films. We believe this would negatively impact attendance and Wabash would possibly lose its only movie theatre.

Since The Foundation took over operations in October 2010, the number of events held at Eagles Theatre has grown considerably. We are confident these numbers will continue to grow for years to come with the addition of digital projection.

During the past year, Eagles Theatre has expanded into live events and added weekday film showings. As a result, downtown restaurants and retailers have benefited from the increased foot traffic.

Presently two full-time equivalency employees work directly for the Eagles Theatre. However, Eagles operations are supported by Honeywell Foundation shared service employees from multiple departments, including Programming, Marketing, Human Resources, Finance, Facilities, Development and Hospitality.

If you have any questions or concerns with regard to the enclosed document, please do not hesitate to contact me personally.

Best Regards,

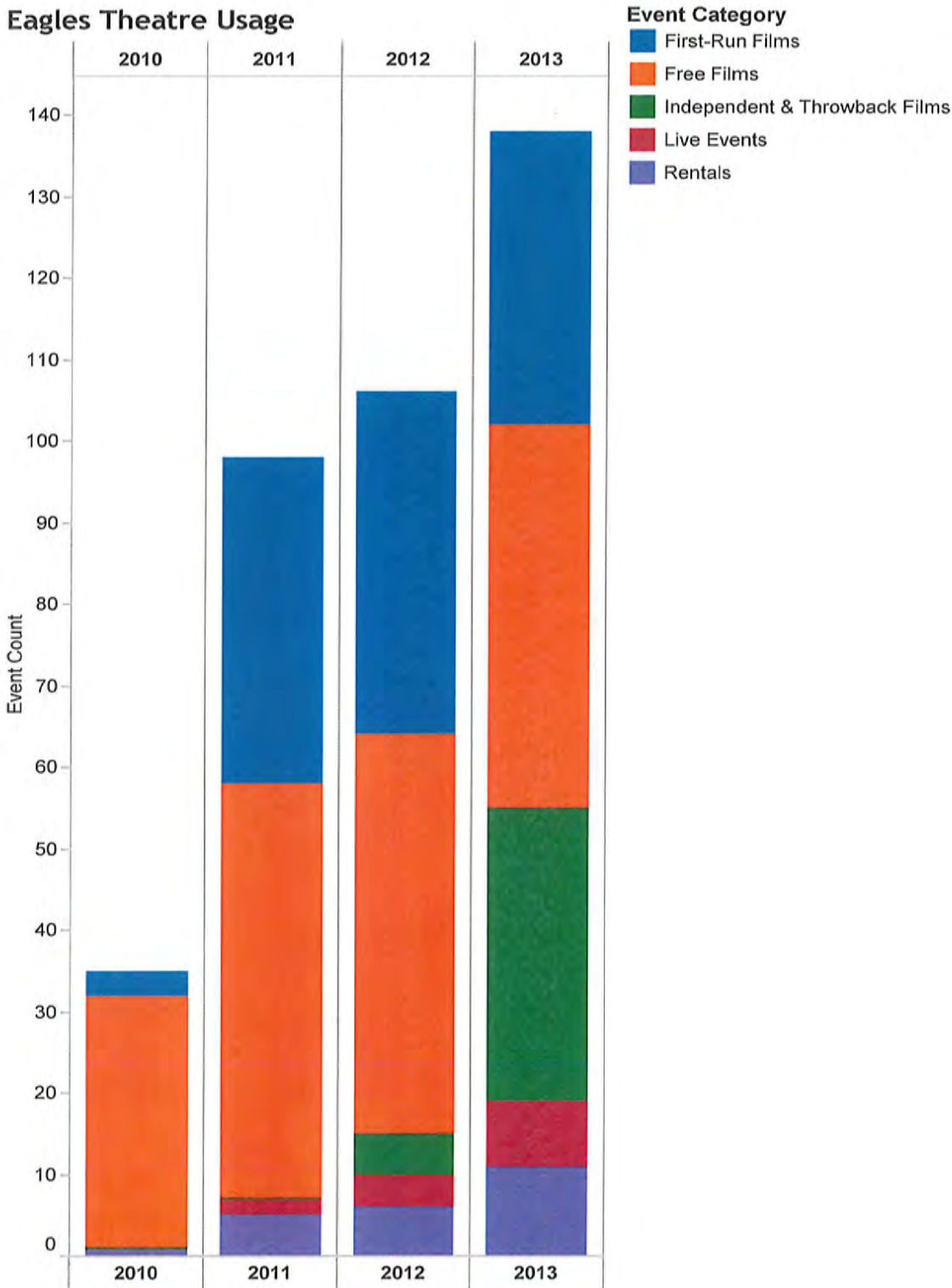


Tod C. Minnich
Executive Director

Eagles Theatre Usage

	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>
First-Run Films	3	40	42	36
Free Films	31	51	49	47
Independent & Throwback Films	0	0	5	36
Live Events	0	2	4	8
Rentals	1	5	6	11
Total Events	35	98	106	138

Eagles Theatre Usage



Summary of Full-Time Equivalence for Eagles Theatre

		<u>2012</u>	<u>2013</u>
Operations		3684.25	2,728.25
Cleaning		152.5	167.5
Rental		45.5	119.5
Mission		91.75	919
Non-Operations		415	431.25
Total hours:		4389	4365.5

Eagles Theater Study for the Honeywell Foundation, Inc.

August 30, 2005

Revised April 29, 2013



MSKTD
& Associates, Inc.
ARCHITECTURE • ENGINEERING • INTERIOR DESIGN

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EXECUTIVE SUMMARY OF REVISIONS

Since this Study was presented in August, 2005, there have been changes in the codes that apply to this building. These changes will be outlined in each of the individual sections, but are summarized as follows:

The Indiana Building Rehabilitation Standard is no longer in use. Indiana now uses Chapter 34 - Existing Structures of the International Building Code for evaluating buildings.

Indiana has adopted ICC/ANSI A117.1 - 2003 for details concerning the scoping of accessibility in Chapter 11 of the International Building Code.

There have been changes to the Americans with Disability Act.

Indiana has adopted ANSI/ASHRAE/IESNA Standard 90.1-2007 as the requirements for the Indiana Energy Code.

There have been some changes to the layout of the building from the previous Study. These changes will be found in the Appendix, labeled as Alternate 2. This alternate creates a separate entry for the office spaces on the second, third, and fourth floors, separating the theater from the rest of the building. This alternate also includes an enlarged lobby area and restrooms that do not remove any space from the theater.

EAGLES THEATER FACILITY STUDY

STUDY SCOPE

The Wabash Marketplace commissioned this Study to research the following:

- 1) Develop a conditions assessment and needs assessment defining the short term and long term physical needs of the building.
- 2) Develop a budget for the needs of the building.
- 3) Develop use / reuse ideas in conjunction with the Wabash Marketplace and community.
- 4) Provide scalable floor plans of the existing building.
- 5) Provide floor plans of the potential options.
- 6) Provide photographic and computer enhanced elevations of the building.

GENERAL DESCRIPTION

The building is located in the Wabash Downtown Historic District, at the northwest corner of the intersection of Market Street and Miami Street in downtown Wabash, Indiana. The building was built in 1905, and opened its doors in 1906. The building was constructed as a vaudeville theater, but switched to movies by the 1930s, It has always been a multi-use facility, housing a theater as well as a Fraternal lodge and offices, later there were apartments in a portion of the building.

One of the unique features of this building is the double tiered balcony in the theater, as well as a ball room on the fourth floor.

The building consists of the following gross square footages:

Basement:	2,000 under Stage 3,300 under Lobby
First Floor:	2,087 Stage Area 5,529 Theater and Concession 858 Office spaces
Second Floor:	2,087 Office Area 1,992 Theater Balcony

Third Floor: 2,087 Office area
1,816 Theater Balcony

Fourth Floor: 2,978 Office area
3,016 Ball Room

Total gross square footage is 27,750 square feet.

BUILDING MATERIALS

The building is constructed of masonry bearing walls with a combination of wood joists, heavy timber, and steel framing members. The roofing system is an EPDM membrane roof, over insulation, on wood deck, on wooden joists. The flooring material is wood. The wall partitions are plaster on brick or plaster on wood lath. The ceilings are made of plaster on wood lath, on wood joists. The exterior decorative coping and dental is made of galvanized sheet metal.

BUILDING CODES AND STANDARDS

International Building Code 2006 with Indiana 2008 Amendments

The building is constructed of masonry bearing walls with a combination of wood, heavy timber, and steel framing members. The roofing system is an EPDM membrane roof. The building is unsprinkled.

Based on the Building Code, the building construction is classified as Type III-B with a mixed occupancy:

- A-1 (Assembly)
- A-2/A-3 (Banquet Facility/Gallery or Community Hall)
- B (Business)

Special code restrictions apply to the Motion Picture Projection Room (IBC Section 409) as well as to the Stage and Platforms (IBC Section 410), and the Boiler Room (IBC Table 302.1.1) within this building.

Occupancy separation walls are required between A-1, A-2/A-3, and B occupancy. The separation walls need to be rated as 2-hour fire walls (IBC Table 302.3.3). With the entire first floor being classified as an A-1 occupancy, there should also be a 2-hour horizontal separation between it and the B occupancy on second floor.

The building square footage falls within the allowable building areas (IBC Table 503), but exceeds the height limitation in stories for an A classification, but could meet the height requirements as a multi-occupancy classification, as long as the building is broken into separate buildings.

The stage is used as a platform for a projection screen in the building's present use as a movie theater. If the stage area is converted back to a performance stage, the fire suppression sprinklers, fire curtain, and smoke evacuation vents will be required.

To allow the occupancy of the second balcony and the fourth floor ball room area, it will require a special variance of the building code as well as fire suppression sprinklers.

A special variance will also be required to use the exterior fire escapes from the second through third floors as well as from the second balcony. The existing exits from the first balcony are acceptable. There is no second exit from the fourth floor. The fire escapes are only on floors one through three. A special exiting variance will also be required for the second and third floor tenant area since there is only one exit from these floors. Similar variances were used at the Long Center for Performing Arts in Lafayette, Indiana, where load tests were conducted on the existing exterior system after it had been rehabilitated. This allowed the Center to open up their upper balcony for occupancy.

An alternative to the special variance would be to introduce a fire rated shaft with a stairway from the fourth floor to grade on the northeast corner of the building. The negative affect of this would be that it would greatly reduce the amount of stage wing space and associated flyway for the stage. This could limit the use of the stage as a legitimate stage.

The existing light shaft, to meet today's codes would have to be a rated shaft with rated glazing. This should either be removed and the area reclaimed, or the walls rated and any glazing in the shaft be fire rated glazing.

Chapter 34 - Existing Structures of the International Building Code

Another option to consider is Chapter 34 of the IBC. This code utilizes a numbering system that allows for the renovation of existing buildings that do not meet present code requirements. Numeric values are assigned to different life safety features provided, either existing or new. This is weighed against occupancy and building type for Fire Safety, Means of Egress, and General Safety. If the sum of the numbers equals out to zero or greater in all three categories, then the facility meets the building Code requirements for life safety. This Code relies on a combination of area separation walls, fire suppression systems, and alarm systems as an alternative means of achieving equivalent safety requirements set forth for new buildings.

With the exception of the masonry wall between the theater and the remainder of the building, there are no real fire separation walls. Most of the walls are wood stud with wood lath and gypsum plaster. Utilizing HUD's "Fire Rating of Archaic Materials and Assemblies", these walls would carry a 30-minute fire rating in their present condition, with the exception of the walls that have lost their plaster. By introducing mineral wool insulation into the stud cavity, these walls could be rated as 1-hour walls. This would greatly assist in the utilization of Chapter 34 building code. Using the HUD standards, the existing panel door can get a 30-minute rating. Door closers would have to be added to the doors for them to qualify as a rated assembly.

Grandfather Clause

675 IAC 12-4-11 Occupancy of Existing Buildings: The existing building is not changing use occupancy. The building is still a theater with office space included. Changing from original use will force the building to be reclassified and the above codes will need to be applied.

675 IAC 13-2.5-2 (F) 101.7 (J): Alterations of buildings built prior to January 21, 1978 need not conform to the new construction standards of 675 IAC 19. Since the building was constructed in 1906, the building will not be modified to meet the new energy code. All systems that are being replaced will conform to 675 IAC 19.

Public Law 8: Building was Constructed Before June, 1984. This law states that an agency may not force the Owner to comply with today's codes as long as the building fits into the previous code sections.

The previous code analysis compares the existing structure with that of a new building. Depending on what final option or mixture of options is selected, most of the building would not have to be brought up to existing codes due to the Grandfather Clause. Any new work though, will have to conform to the new codes. If a new door is being installed in a hallway, it will need to have a 20-minute classification; if a new hallway wall is constructed, it will have to be a rated wall. The replacement of mechanical systems is a maintenance item that does not require the building to be brought up to code; however, the system itself will need to be installed per code. This is the same for all of the systems within the building.

The main thrust of the Grandfather Clause is not to make the building more un-safe. There are some issues, however, that should be addressed. Even though these issues may not be required due to the Grandfather Clause, they make the building more safe. Making the building more safe not only helps with the State review of the building, but could make a difference in insurance. Although, this would have to be verified with the Owner's insurance company.

The biggest issue has to do with egress. The construction of two rated stairways that open directly to the exterior of the building (as shown in Alternate 2 drawings) goes a long way to making the building more safe. This is especially true with the fourth floor. With dual acting doors into the Ball Room from the office areas, there are now two rated exits from the fourth floor.

Both balconies have egress by means of fire escapes. The inclusion of the rated stairway that opens directly to the exterior of the building (as shown in Alternate 2 drawings) makes the building more safe. The office areas located on the second and third floor presently have an open, non-rated stairway as its only means of egress. Both of these floors have an occupant load of less than 49 which only requires one exit stairway. Providing a rated stairway that opens directly to the exterior meets today's codes and makes the building more safe.

Americans with Disabilities Act and the Indiana Accessibility Code

If there is any remodeling within this building, it will have to meet both the requirements of the Americans with Disabilities Act (ADA) and the Indiana Accessibility Code. The main items that would be affected by the code are an accessible restroom and elevator. Special alarm annunciators will also need to be introduced to meet these code requirements.

Secretary of the Interior Standards

This building, being located in the Downtown Historic District, is subject to the Secretary of the Interior's Standards for Treatment of Historic Structures. This means that there shall not be any changes that will affect the building's defining characteristics or the removal of existing features that define this building. Additionally, any cleaning or repair of existing materials must not compromise the integrity of those materials. Original materials should be left in place as much as possible instead of replacing them.

SYSTEMS

Since this study was first completed in 2005, the newly adopted Indiana Energy Code has had the single most impact on renovations of existing buildings. This code affects lighting levels, the use of occupancy sensors, restrictions on energy usage by new mechanical systems, etc. All systems that are renovated will have to conform to this code.

HVAC Systems

Operational Systems

There are two gas-fired furnaces located in the north basement that serve the stage and front rows of the first floor seating area.

There is one gas-fired furnace located in the south basement that serves the theater entrance vestibule.

There are two gas-fired furnaces located in the south basement. One serves the tenant space in the southeast corner of the building, and the other one serves the tenant space in the southwest corner of the building.

The Women's Room on the first floor has an operating exhaust fan in the window to the outside.

Abandoned and Inoperable Systems

The original system for heating the entire building is a steam radiator system with a steam producing boiler located in the south basement. The original boiler was abandoned in place, and a newer boiler was installed directly adjacent to it. Both boilers are inoperable. A means of providing fresh, outdoor air is located in the north basement. This system consists of an outdoor air intake ducted to the inlet of a water spray system. A centrifugal fan draws the air through the spray, then discharges the air to diffusers located over the loges on both sides of the seating area as well as to diffusers located directly above the steps leading to the loge areas. The "duct system" is constructed from masonite panels and nominal 2x4 boards. This system is inoperable and has been abandoned.

Observations

No specific exhaust system was found for the Men's Room in the basement, and further investigation is necessary to confirm there is no method to exhaust the area.

An exhaust fan for the Projection Area is located in the central area way of the building, and further investigation is necessary to confirm if the system is operational.

There is no mechanical cooling system (air conditioning) for the building.

An exhaust fan is or was located directly over the Ball Room on the fourth floor and is assumed to be inoperable.

The tenant spaces on the upper floors of the building were originally heated via steam radiators. The only present means for providing outdoor air for the building is via operable windows for the upper floors.

Code Issues

The Indiana Mechanical Code requires the following ventilation (outdoor) air requirements for theaters:

- 15 cubic feet of air per minute (cfm) per person for auditoriums
- 20 cfm per person for lobbies
- 15 cfm per person for stages and/or studios
- 20 cfm per person for ticket booths

The Indiana Mechanical Code requires 75 cfm of exhaust air for each water closet or urinal.

The air handling system that serves the theater will be required to have a 50 percent effective energy reclaim system.

Plumbing Systems

Existing Facilities - Operational

The Women's Room on the first floor has one lavatory and two water closets.

The Men's Room in the basement has two lavatories, one urinal, and two water closets.

There is a toilet room with one lavatory and one water closet that serves the tenant space in the southwest corner of the first floor.

There is one toilet room in the southeast corner of the basement with one water closet and one lavatory mounted just outside the room with the water closet.

There is an instantaneous water heater in the southeast corner of the basement that serves only the Women's Room.

The main natural gas service enters the building in the basement on the southwest corner and has three meters, one for each tenant and one for the theater.

Existing Facilities - Inoperable

The fourth floor has two rooms each having an inoperable lavatory and an inoperable bath tub.

The fourth floor has one room with a lavatory.

Code Issues

The quantity of plumbing fixtures required by the Indiana Building Code and Plumbing Code requires further investigation and depends on the intended occupancy classification of the building.

Electrical Systems

Power

The existing main electrical service for the building is a single phase, 400 amp service. The existing service is not adequate to handle large loads such as air conditioning for the building.

Based on the following anticipated load information:

<u>Lighting</u>		
2 watt/s.f.		54 kw
<u>Devices</u>		
2 watt/s.f.		56 kw
<u>HVAC</u>		
Based on 400 ton of AC and 1.5 KW/ton	=	600 kw
<u>Total Connected Load</u>	=	718 kw

The electrical service will be a 600 amp, 480/277 volt, 3-phase, 4-wire service.

The power distribution system will be 480/277 volt, 3-phase, 4-wire, with 480 electrical power to supply power to large HVAC and motor loads and 277 volt for lighting loads.

The 480 volt will also supply power to a step down transformer to 208/120 volt, 3-phase, 4-wire system. 208 volt power will be used for small motor loads and special receptacles. The 120 volt will be used for special receptacle and general purpose receptacle circuits.

The existing electrical distribution and wiring for the building is old and in many cases does not meet National Electrical Code requirements. The electrical distribution panelboards are old and obsolete and need to be replaced. Many of the electrical panelboards use the "push-matic" type breakers that do not meet code requirements. The concession stand has too few electrical circuits, and the existing electrical circuits are overloaded. Recommend to replace the electrical distribution with new panelboards, new feeders, and new electrical branch circuits.

Lighting

The existing light fixtures predominantly use incandescent lamps that are very energy inefficient. Many of the light fixtures are missing lenses and/or shielding and need to be replaced.

Exit lighting does not meet code requirements for letter size, illumination, and emergency operation in the event of a power failure.

Egress lighting does not meet code requirements for location, illumination, and emergency operation in the event of a power failure.

Recommendation is to replace the existing lighting with primarily fluorescent light fixtures with more energy efficient LED lamps for display and accent lighting.

Exit light fixtures will be provided with LED lamps with 25-year life and connected to the emergency power system.

Fire Alarm System

There is no fire alarm system in the building. The building code for a theater requires that a fire alarm system be installed in the building with voice-evacuation for the audible portion of the fire alarm system. The fire alarm system shall be automatic and in the event of activation, turn on all the emergency egress lighting to the required levels.

Recommend to install an addressable fire alarm, automatic system. Manual pull stations will be installed at supervised areas, with audio-visual devices installed in common areas, including restrooms and other public meeting rooms. The fire alarm system shall monitor the fire suppression system (sprinkler system) and the HVAC system (via duct-mounted smoke detectors). The fire alarm system shall be 4-wire supervised Class B addressable and shall meet ADA requirements. Smoke/heat detectors will be installed throughout the building. Duct mounted smoke detectors shall be installed in HVAC equipment to provide shutdown of the air handling equipment when smoke is detected in the building.

Telecommunication System

The existing voice/data system in the building does not meet present building standards. The data and voice cable has been installed in the open without protection and a structured cabling system. The voice/data system needs to be installed with plenum-rated cabling with approved pathways for the installation and routing of the cables.

Stage Power and Lighting System

- a. Dimming system
- b. Border lights above stage
- c. Floor pockets with power on stage
- d. Power front of stage
- e. Theatrical lighting at back of theater
- f. Lighting control system

Estimated Cost: \$225,000

Sound System

- a. Microphone inputs on stage
- b. Microphone inputs on front of stage
- c. Monitor speakers on front of stage
- d. House speakers above proscenium
- e. Delay speakers at back of theater
- f. Sound control at back of theater

Estimated Cost: \$102,500

COMMUNITY NEEDS

We conducted a Charette for public input of potential uses for this facility. It was attended by approximately 60 members of the community. Together we listened and envisioned what could be done with this building.

The building attributes that excited the people in attendance the most, as well as others in the community, was the double tiered balcony and the ball room on the fourth floor. These two items created a lot of discussion and desire by the local citizens to save and maintain. An item that was also of interest was the old elevator. It is not usable for people and too small to be converted to an ADA accessible elevator, but visually it is quite exciting with its open mesh walls and wooden rails. Presently it is only being used to haul reels of heavy film to the projection booth.

Some of the ideas that were expressed are as follows:

Ball Room Use

Need for a reasonably priced and sized reception or meeting hall was expressed several times. Honeywell facilities are too large and too expensive to rent.

Second and Third Floor Office Areas

Hotel/Upscale Apartments

There are often two- and three-day events at Honeywell and no hotels close.

Borders-Type Book/Music Store

This was very well received as the only place to get these items locally is at Wal-Mart.

First Floor/Theater

Some sort of retail coffee house/ice cream for after performances.
Expand use of theater to more than movies - comedians/musicians was recommended many times.

In addition to the public Charette, two meetings were organized through the Wabash Marketplace with community leaders and interested individuals. The purpose of these meetings was to ascertain the needs of the community and what impact the reuse of the theater would have. The finds here were not much different than those of the public Charette. The biggest issues were "what will it cost to save the building" and "is it salvageable".

The expectations expressed in these meetings were that the building would continue to be used as a place of assembly either as a movie house or theater or as a combination of the two.

BUILDING USE

There are a number of ways that this building could be used. Continued use as a movie theater, offices, small scale hotel, community center, community theater, center for the arts, retail, or reception hall.

All of these uses will require the upgrading of the building's basic systems and addressing life safety issues. New electrical service and re-wiring, new mechanical systems, ADA compliant elevators, code compliant fire alarm, and public restrooms will be required. Whatever uses go into the building, these items will have to be repaired, replaced, and upgraded.

The cost differences for different occupancies is minor with the exception of converting the stage back to a legitimate stage. The cost of rigging, lights, new curtains, acoustical shell, and dressing rooms needs to be included in the estimate.

PROPOSED SYSTEMS

Heating System

Demolish the existing steam boilers and steam piping system and replace with a hot water boiler system. Locate two high efficiency, gas-fired, 1,500 mbh boilers in the basement along with hydronic pumps and related piping. Connect piping to the air handlers and variable air volume controllers serving selected space on the south side of the building.

Air Conditioning System

Provide a 100-ton air-cooled, packaged chiller and locate on the roof. Chilled water pumps will be located in the basement mechanical room. All air handlers will be served by chilled water. The roof structure will need reinforced at the located where the chiller will set.

Air Handling System

All the air handling units will be located in the basement area and ducted up to the floor levels that they serve. Individual air handlers will serve the theater and stage, ball room, dressing area, and south end offices on the first through fourth floors. Variable air volume controls will be used to add zone temperature controls to the office spaces. The air handler serving the theater will use an energy reclaim device to reduce energy costs and to comply with the Indiana Energy Code.

Temperature Controls

The temperature controls will be digital and all integrated together throughout the building. All valves and dampers will be electrically actuated.

Plumbing Systems

Vitreous china fixtures and related domestic water piping and drainage piping will be provided in the new restroom areas. Automated flush valves and faucets will be used for fixture trim.

Domestic water piping will be copper and drainage and vent piping will be PVC. A new water heater will be used and located in the basement.

Sprinkler

Wet pipe sprinkler systems will be used throughout the building.

COST ESTIMATE

The following is a detailed breakdown of the cost estimate. It is based on utilizing the building as a multi-use facility and converting the movie house into a theater. At the end of this detailed estimate there is a summary and some options and variations of the estimate.

Structural Corrections	\$61,000
Stabilize floor at access door, east side of stage.	\$3,000
Replace heavy timber columns under stage area.	\$4,000
Stabilize and replace roof joists southwest corner.	\$2,000
Check structural corrections in Ball Room.	\$2,000
Re-weld all joints on exterior fire escapes, load test, repaint.	\$50,000
Exterior	\$452,000
Remove loose mortar, tuck point the masonry.	\$250,000
Clean and repaint all metal cornice and trim.	\$20,000
Reseal all joints at dissimilar materials.	\$10,000
Reglaze, repaint, and rehang 68 windows.	\$78,000
Reglaze and repaint existing storefront windows.	\$10,000
Replace main entrance doors along Main Street.	\$14,000
Rework all other exterior doors.	\$9,000
Rebuild existing marquee.	\$52,000
Replace and or reseal down spouts on building.	\$3,000

Exterior lights.	\$6,000
Basement	\$204,250
Install underslab drainage system, replace slab under Stage area.	\$24,000
Install underslab drainage system, replace slab under Lobby area.	\$30,000
Install dressing rooms and green room under the stage area.	\$64,000
Fire suppression system.	\$25,000
Install second exit out of basement under the stage area.	\$12,000
Power.	\$12,500
Lighting.	\$8,750
HVAC unit and duct for dressing rooms.	\$28,000
Central Building Equipment	\$612,875
100 ton water cooler chiller, plus structural reinforcement at roof.	\$115,000
Hot water piping.	\$30,000
Chilled water pumps (2).	\$25,000
Chilled water piping.	\$50,000
Temperature controls.	\$100,000
1500 mbh boilers (2).	\$125,000
Hot water pumps.	\$25,000
600 amp, 480 service and switchgear.	\$35,000
Fire alarm and voice evacuation system.	\$46,875
Central air handling unit (serves south end of 1st, 2nd, 3rd, & 4th).	\$45,000
Ball Room air handling unit (serves Ball Room on 4th floor).	\$16,000
Stage	\$877,500
New ductwork.	\$10,000
Demo enclosure and open up flyway.	\$40,000

Replace existing stage and wing flooring.	\$36,000
Install heat and smoke vents in roof.	\$14,000
Install new double purchase rigging system (30 drops).	\$120,000
Install new front curtain and side curtains.	\$30,000
Install new fire curtain.	\$40,000
Acoustical shell.	\$240,000
Fire suppression system.	\$20,000
Power and lighting.	\$225,000
Sound system.	\$102,500
Theater	\$611,100
Repaint walls and ceilings with appropriate color scheme. Plaster repair.	\$40,000
Repair/replace wall coverings.	\$50,000
Replace carpet and vinyl flooring.	\$30,000
Rebuild and re-upholster remaining seats.	\$60,000
Renovate concession area.	\$70,000
Install new restrooms.	\$80,000
New ductwork system.	\$60,000
Air handling system with SF, RF, and energy reclaim (480mbh) in basement.	\$60,000
Fire suppression system.	\$24,000
Power.	\$45,600
Lighting.	\$51,500
Ductwork for Concession Area.	\$10,000
Plumbing and fixtures.	\$30,000
Elevators	\$125,000
Renovate existing elevator shaft for conversion to passenger use.	\$125,000

Second Floor	\$110,750
Install new public restrooms.	\$18,000
Plaster repair, wood trim restoration, and painting.	\$12,000
Carpet floors.	\$7,000
Rework all doors.	\$4,000
Ductwork and VAV controls.	\$18,000
Fire suppression system.	\$8,000
Power.	\$16,250
Lighting.	\$17,500
Plumbing and fixtures.	\$10,000
Third Floor	\$103,000
Install new public restrooms.	\$18,000
Plaster repair, wood trim restoration, and painting.	\$12,000
Carpet floors.	\$7,000
Rework all doors.	\$4,000
Ductwork.	\$10,000
Fire suppression system.	\$8,000
Power.	\$16,250
Lighting.	\$17,750
Plumbing and fixtures.	\$10,000
Fourth Floor	\$508,875
Install new public restrooms.	\$100,000
New warming kitchen for caterers.	\$30,000
Plaster repair, wood trim restoration, and painting in tenant area.	\$16,000
Plaster repair, wood trim restoration, and painting in ball room.	\$40,000
Decorative painting in ball room.	\$100,000

Floor repair and refinishing in ball room.	\$50,000
Carpet floors in tenant area.	\$8,000
Rework all doors.	\$4,000
Ductwork for ball room.	\$15,000
Ductwork and VAVs for south office area.	\$19,000
Plumbing and fixtures.	\$35,000
Fire suppression system.	\$24,000
Power office.	\$16,250
Lighting office.	\$17,750
Power and lighting ball room.	\$33,875
Professional Fees	\$275,000
Architectural and engineering fees plus reimbursables.	\$245,000
Variance fees and reimbursables.	\$30,000
BUILDING COST RECAP	
Structural Corrections	\$61,000
Exterior	\$452,000
Basement	\$204,250
Central Building Equipment	\$612,875
Stage	\$877,500
Theater	\$611,100
Elevators	\$125,000
Second Floor	\$110,750
Third Floor	\$103,000
Fourth Floor	\$508,875

	\$3,666,350
Instead of exterior stair renovation, install new stairs at north side of the building, extend stairs to basement. Add	\$55,000
Demolish old office stairs and build new stairs.	\$60,000
Infill light shaft for new elevator lobby on three floors.	\$26,000
Omit all theater related items, keeping the facility as movie house. Deduct	(\$450,000)
Open up office areas instead of renovating existing walls. Add	\$45,000



East Elevation



West Elevation



Southeast Elevation



East Fire Escapes



West Fire Escapes



Window Types



Marquee



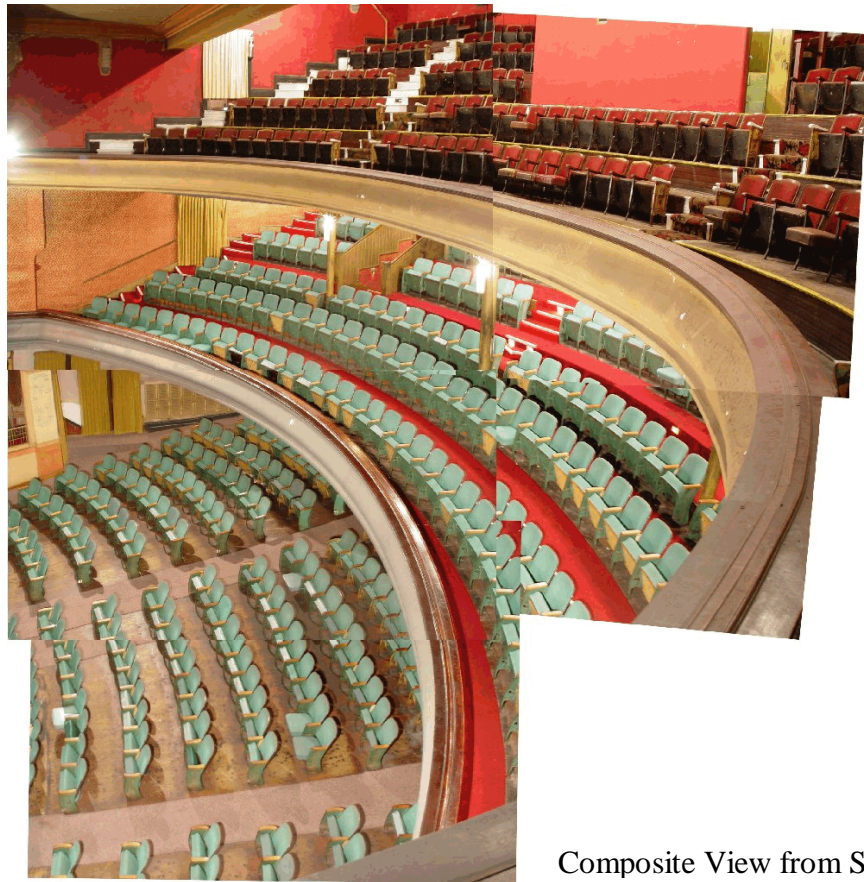
Back of Stage 1



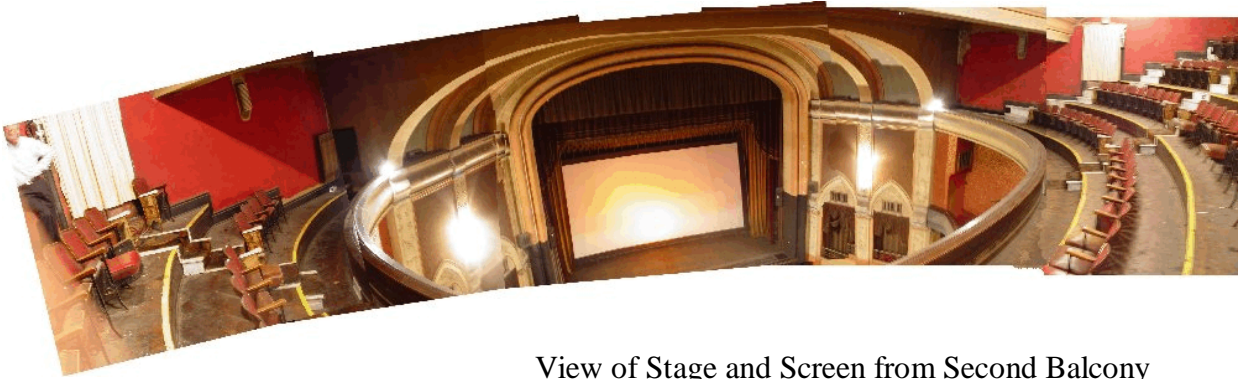
Back of Stage 2



Composite View of House



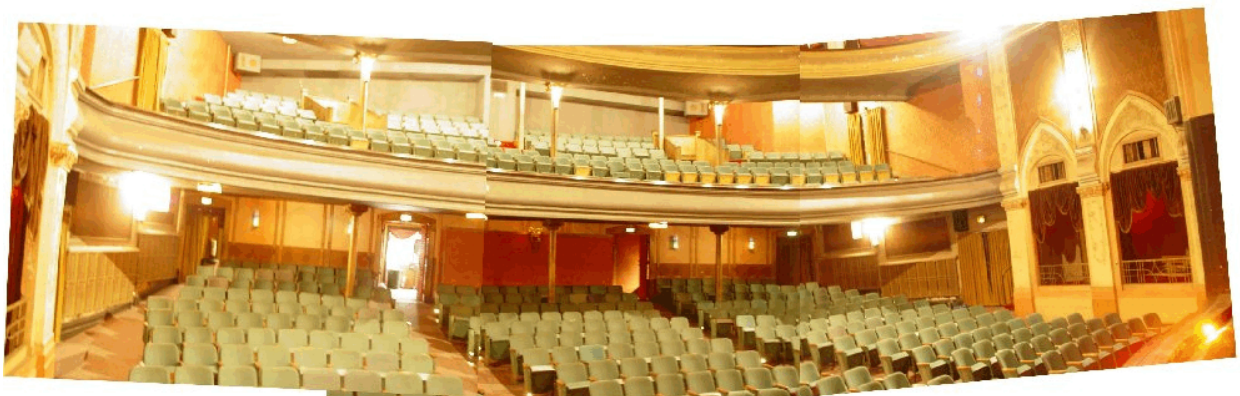
Composite View from Second Balcony



View of Stage and Screen from Second Balcony



View of both Balconies from the Stage



View of the House from the Stage



Typical Room



South Elevation



Fourth Floor Hallway



Fourth Floor Ball Room



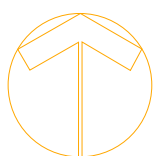
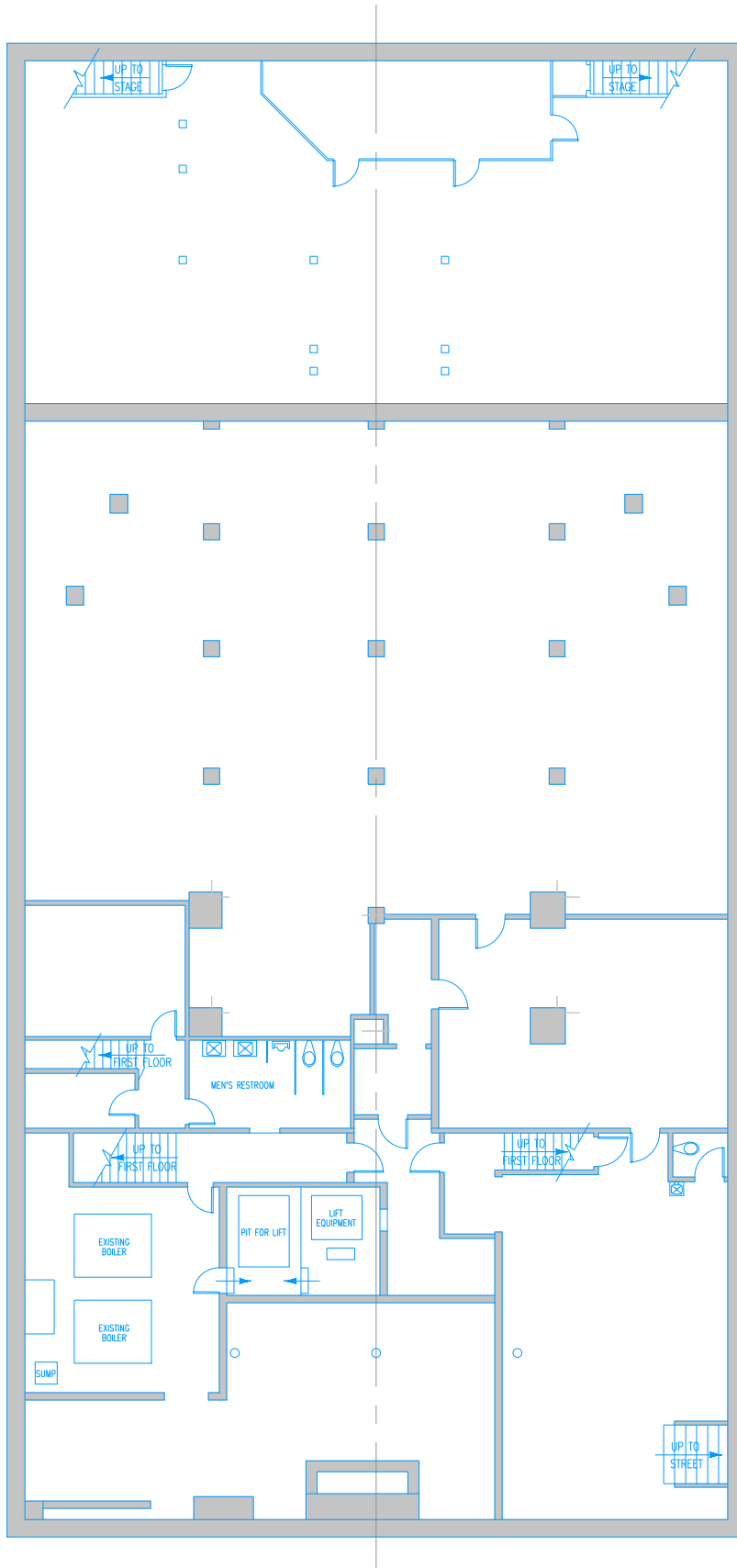
Existing Elevator



Sloped Wood Structure under Main Floor

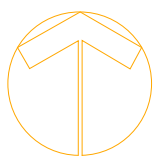
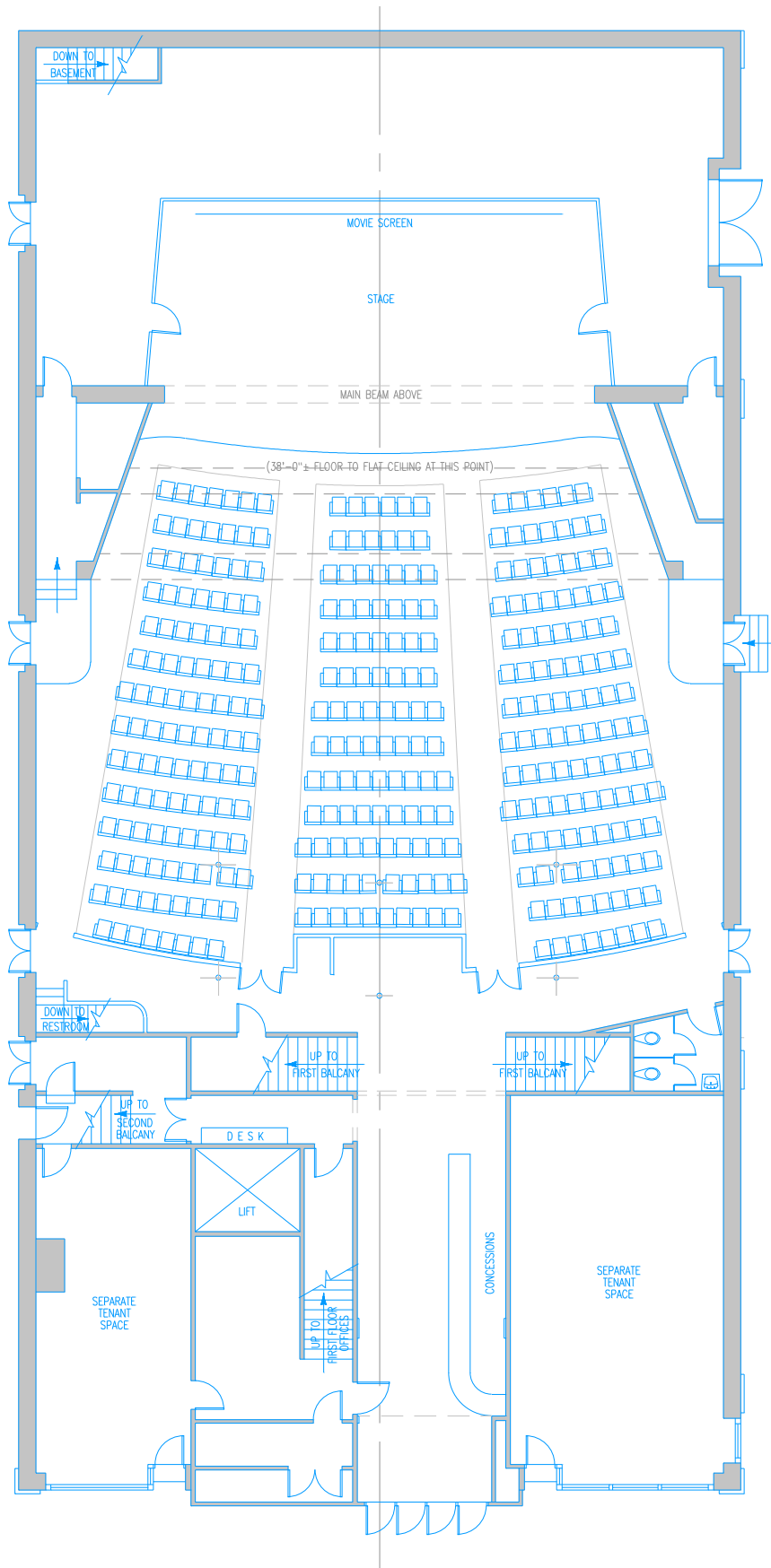


APPENDIX - EXISTING



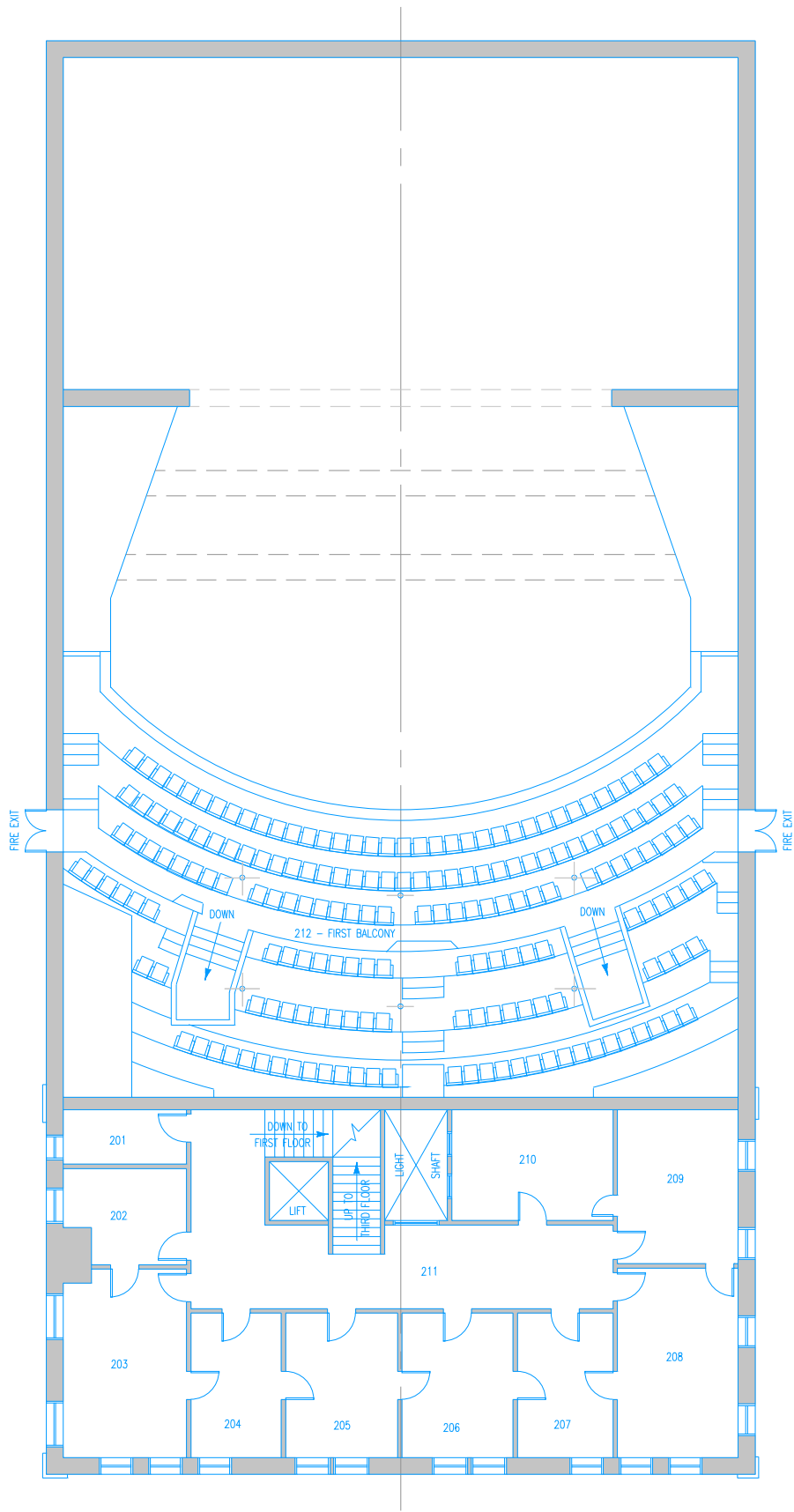
Existing Basement Plan

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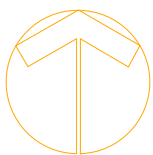


Existing First Floor Plan

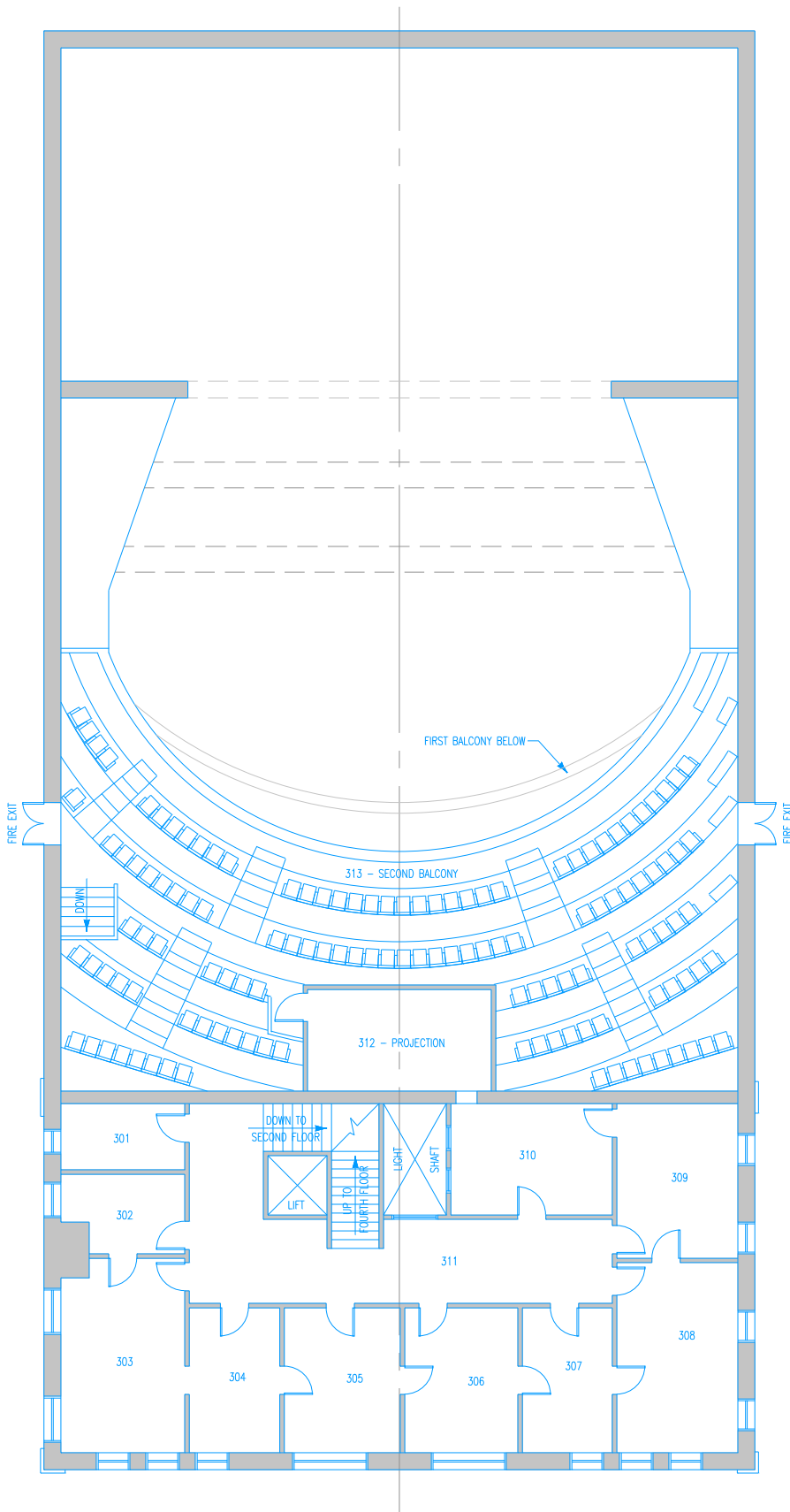
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Existing Second Floor/ First Balcony Plan

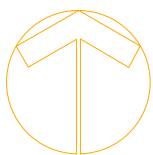


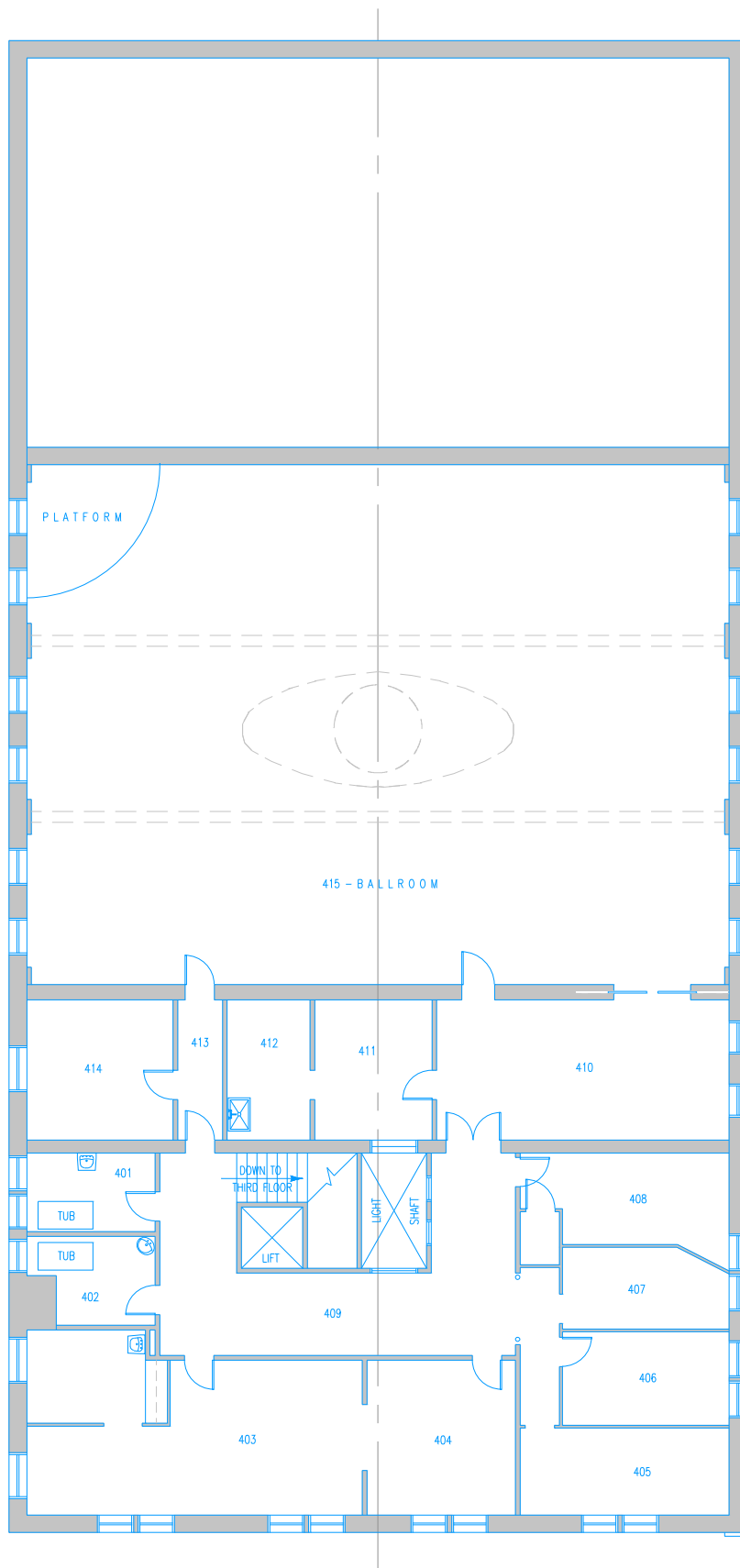
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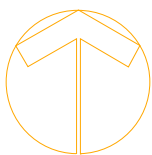
Existing Third Floor/ Second Balcony Plan

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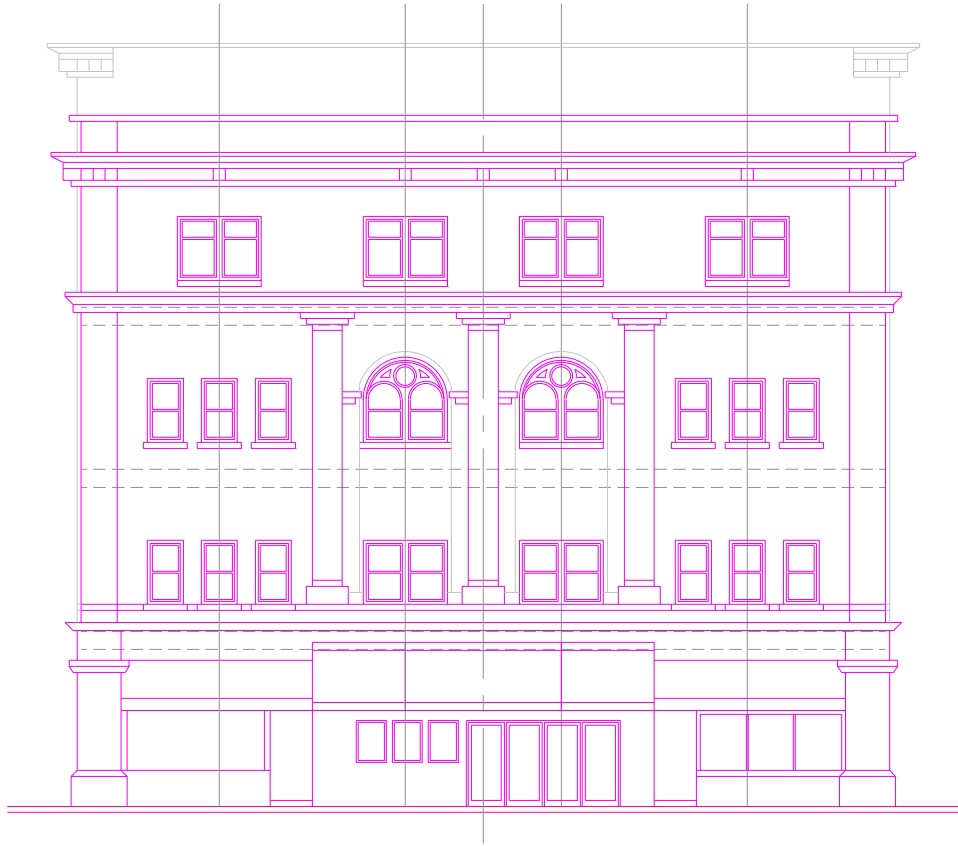




Existing Fourth Floor/ Ballroom Plan

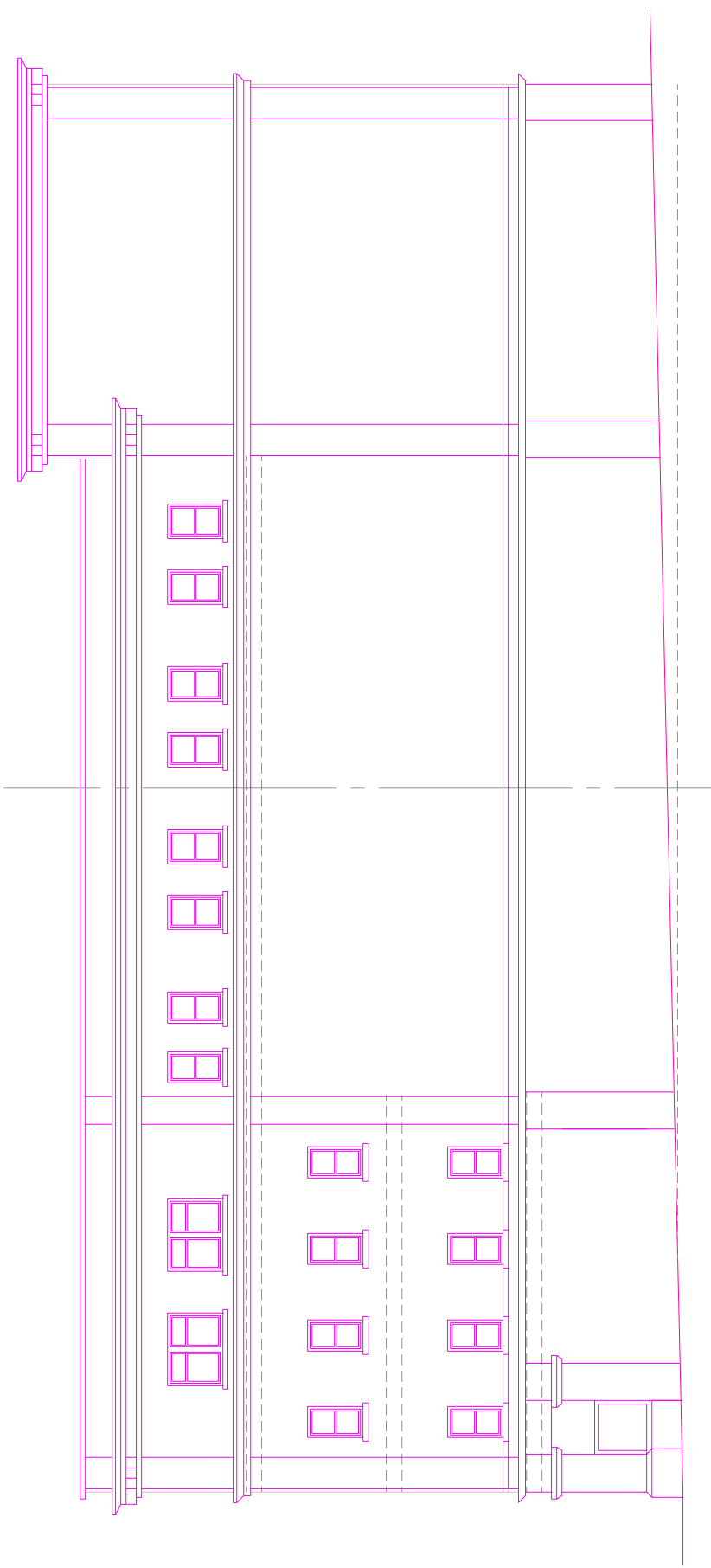


1/16" = 1'-0"



South (Front) Elevation

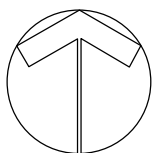
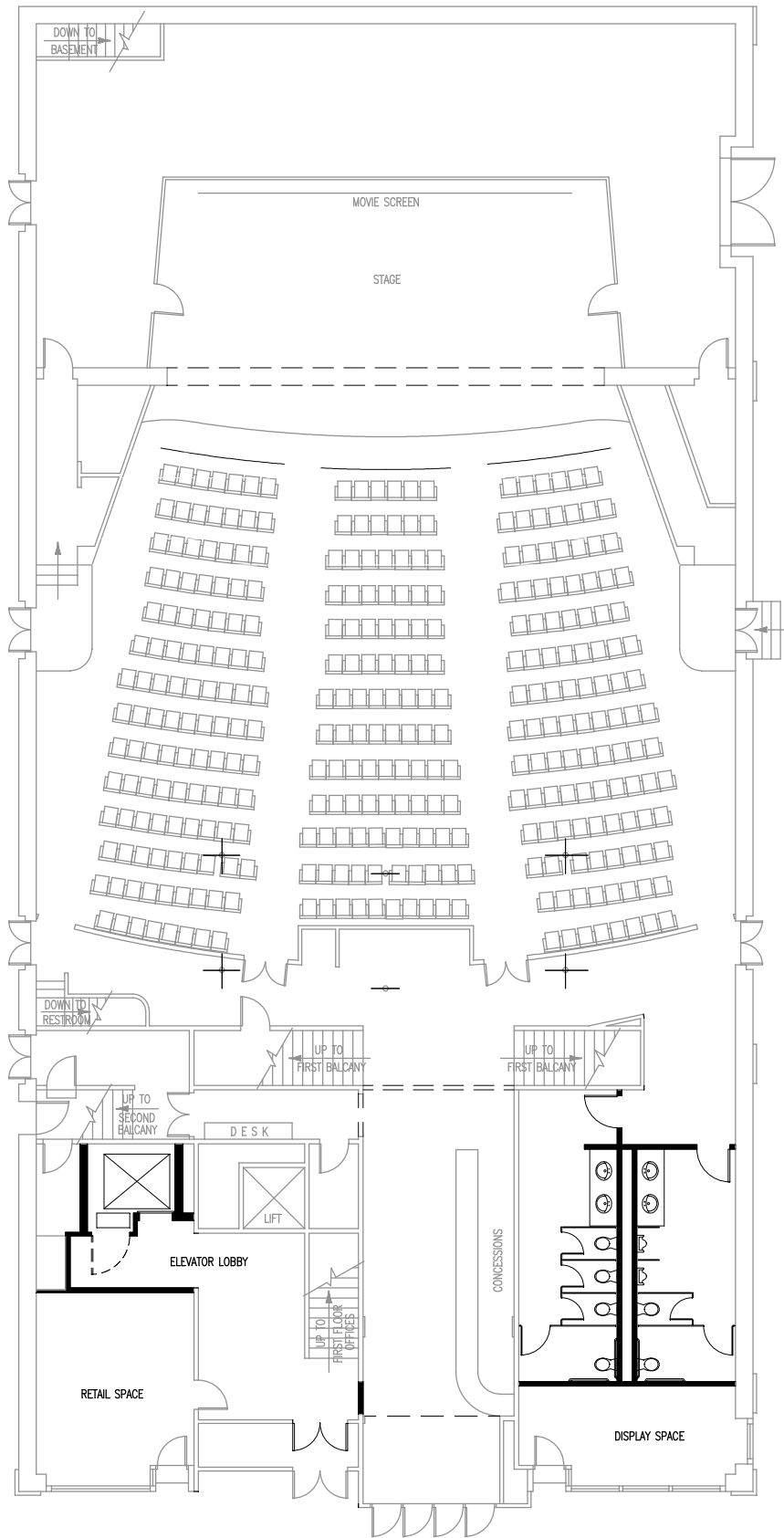
1/16" = 1'-0"



East (Side) Elevation

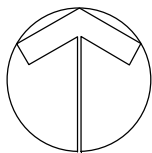
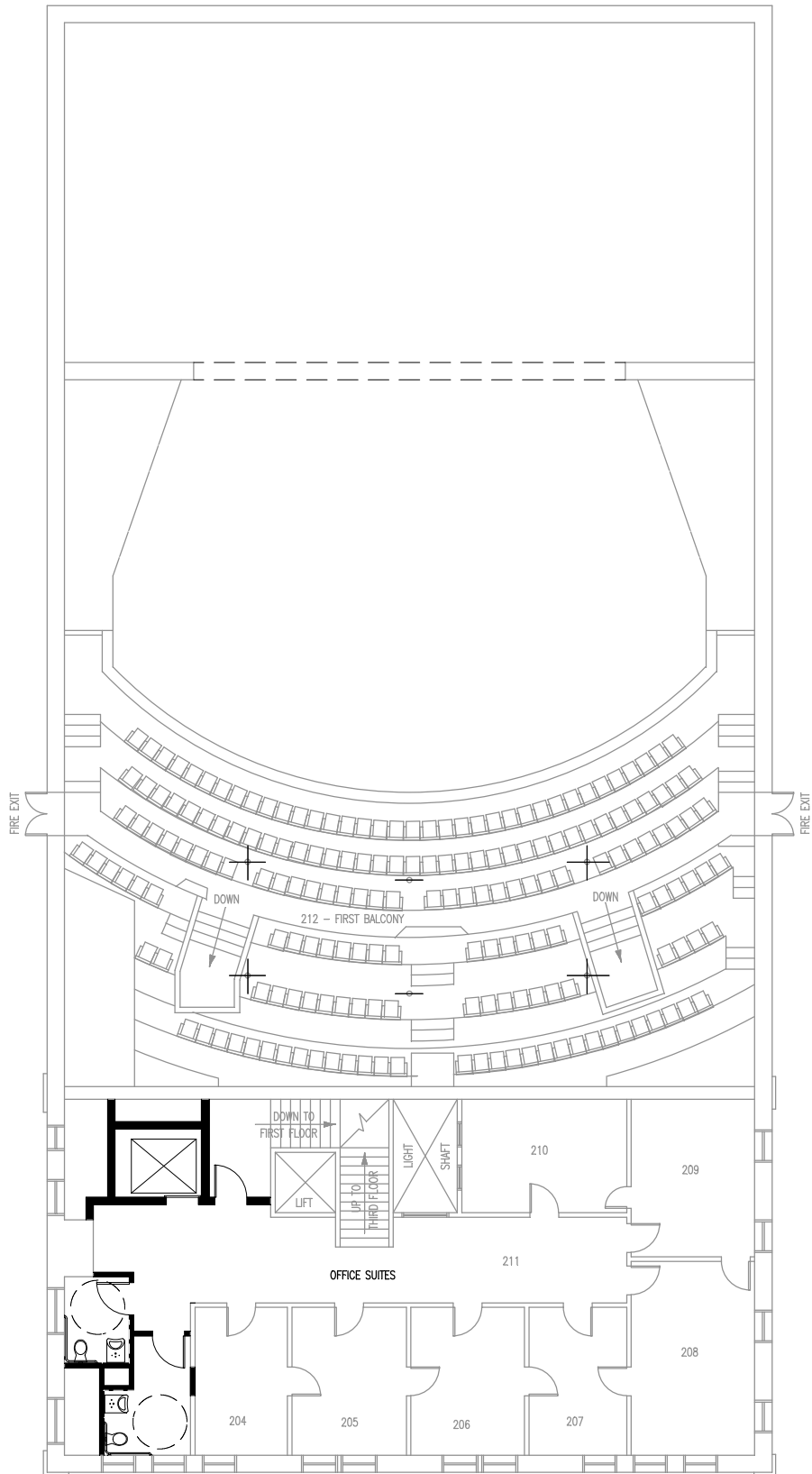
1/16" = 1'-0"

APPENDIX - PROPOSED



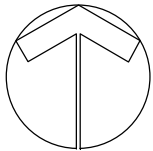
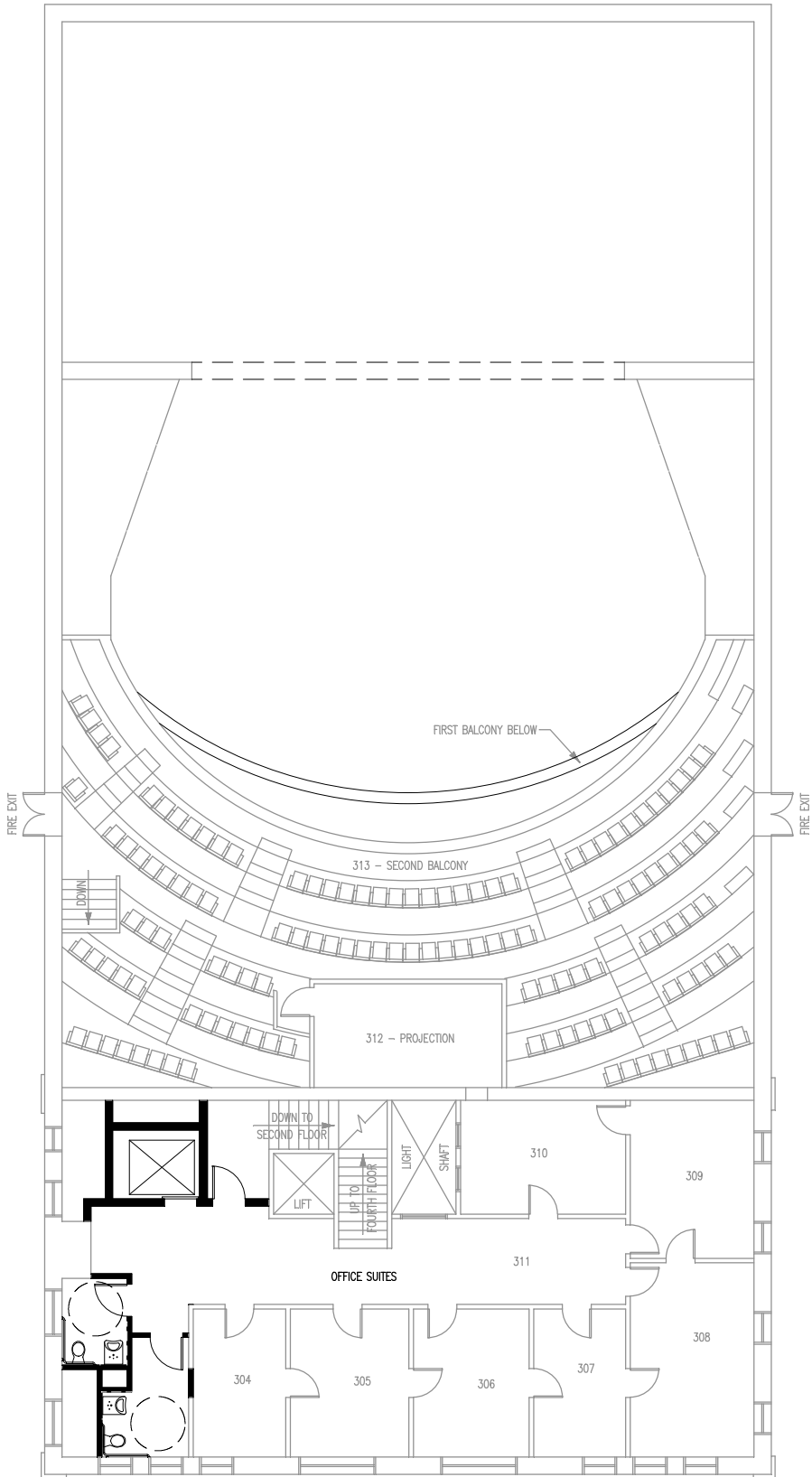
Proposed First Floor Plan

1/16" = 1'-0"



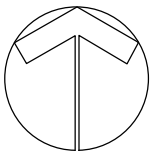
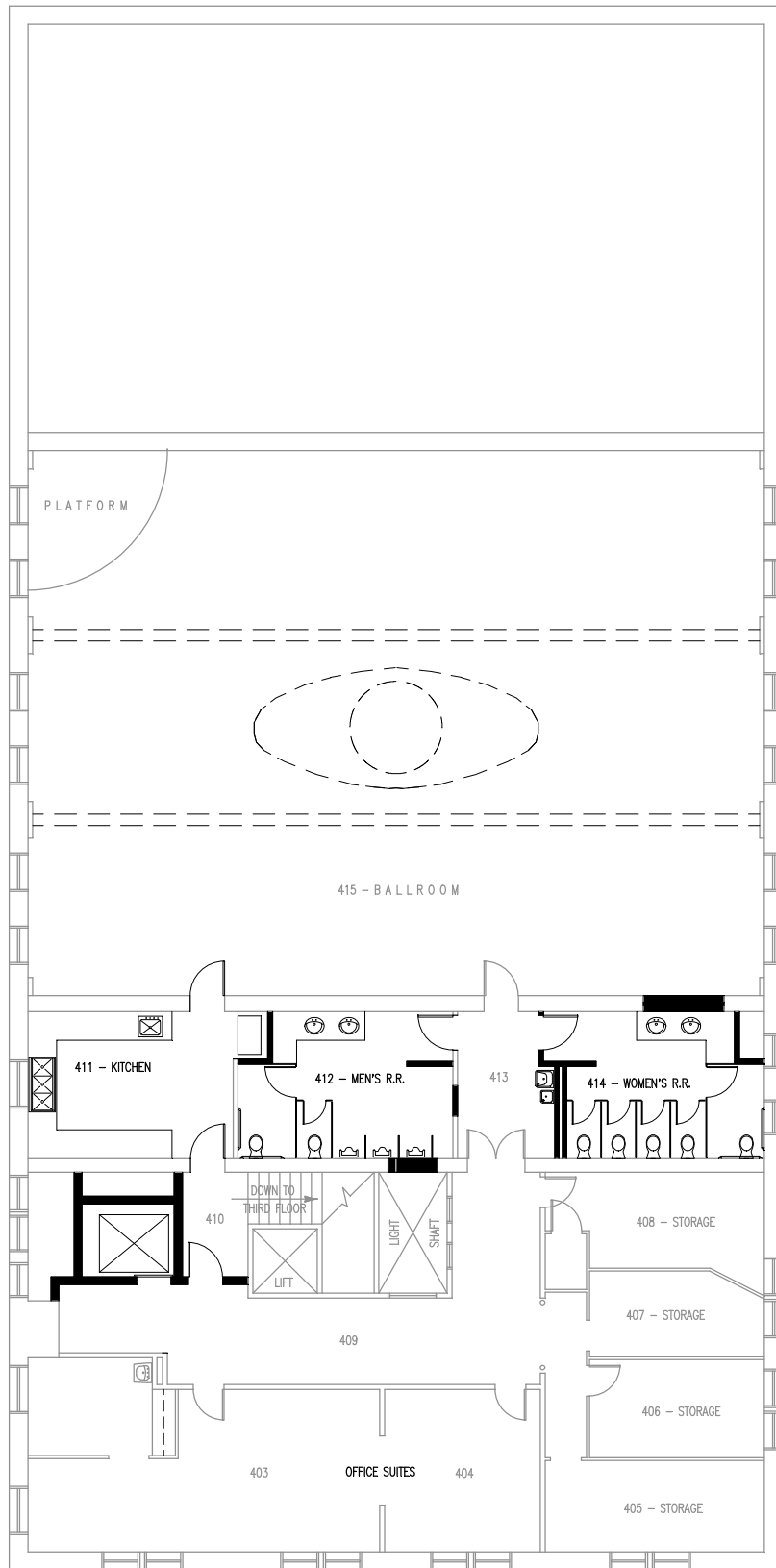
Proposed Second Floor

1/16" = 1'-0"



Proposed Third Floor

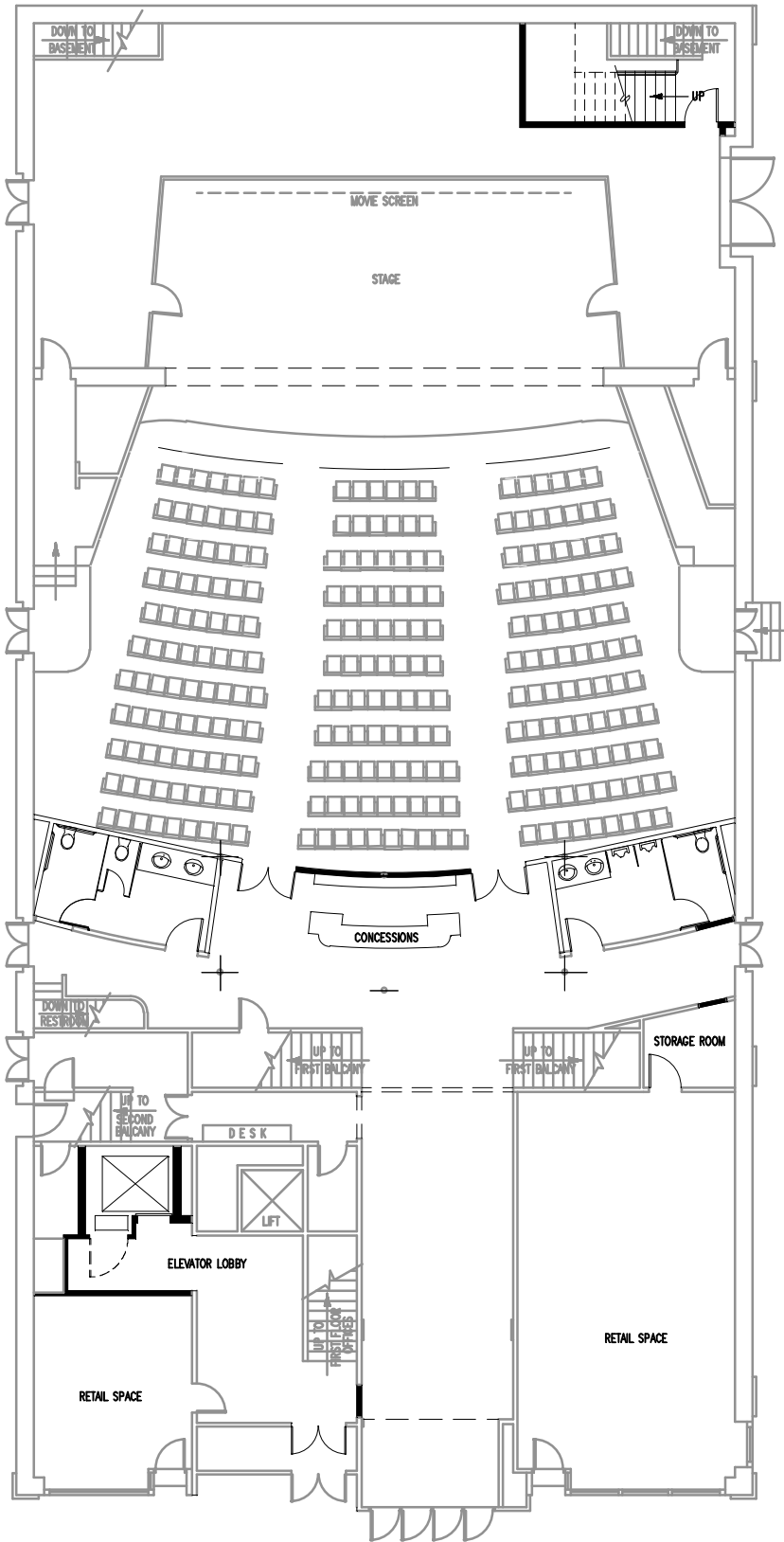
1/16" = 1'-0"



Proposed Fourth Floor

1/16" = 1'-0"

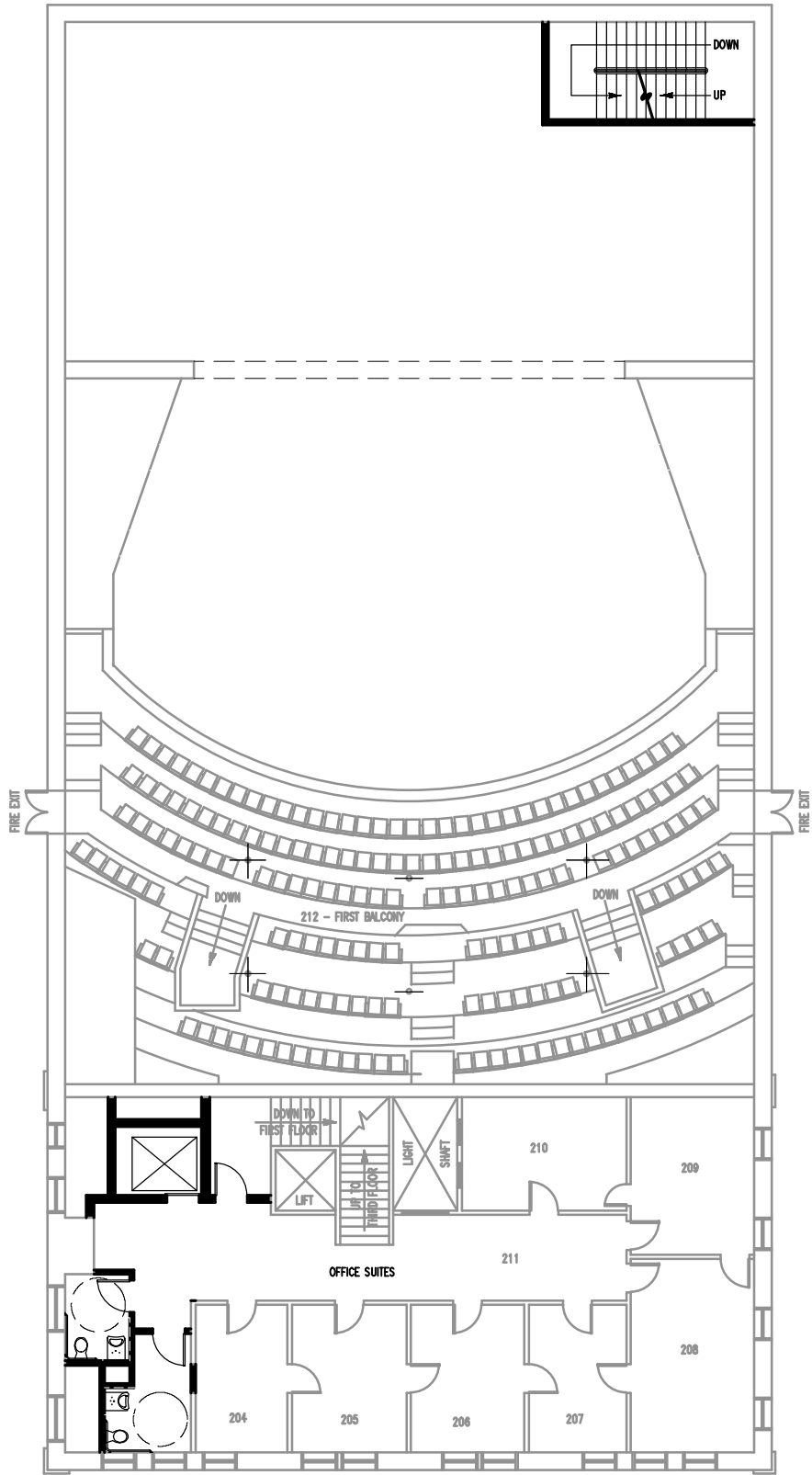
APPENDIX - ALTERNATE



First Floor Reference Plan

NOT TO SCALE

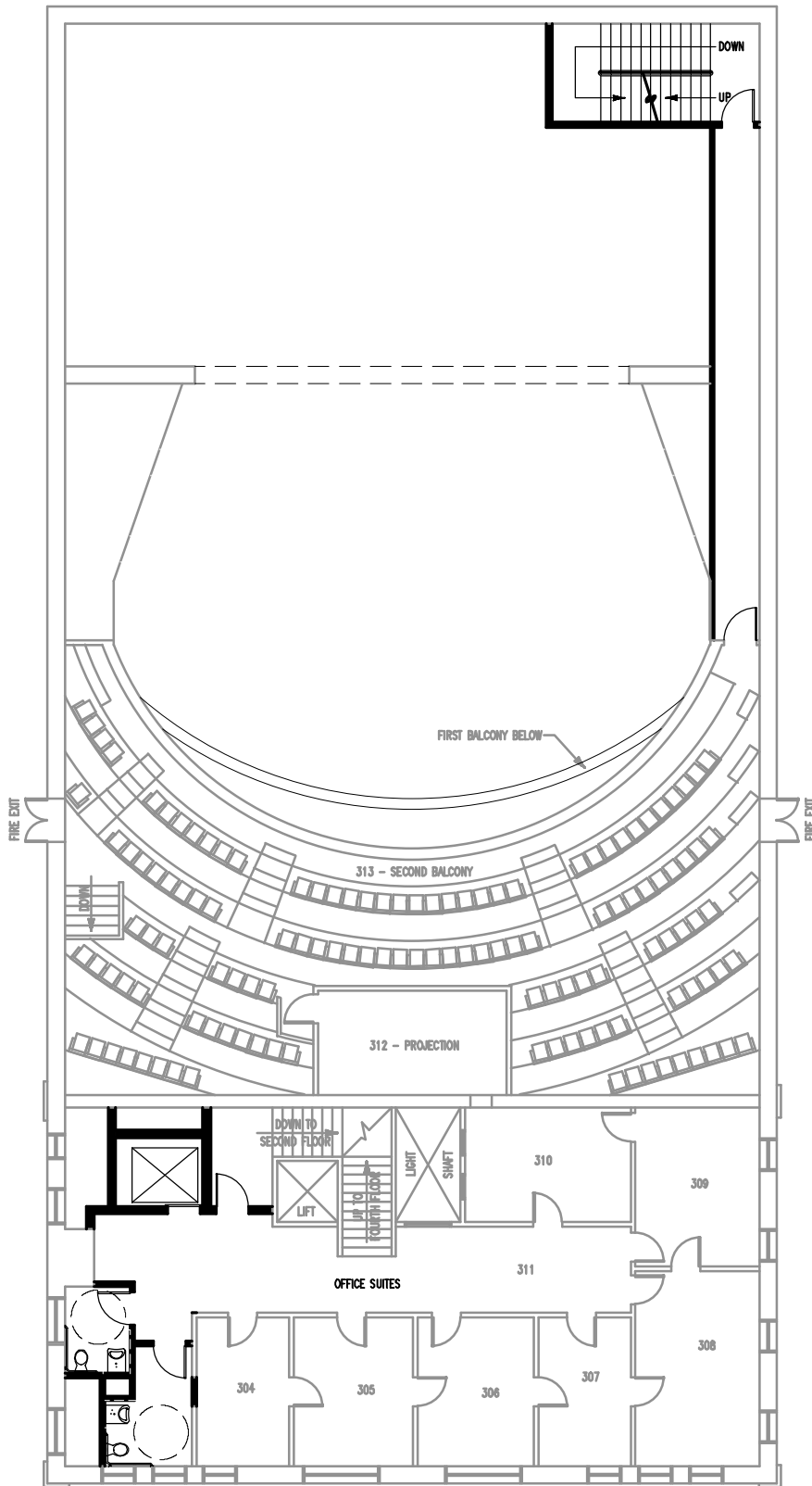
ALTERNATE



Second Floor/First Balcony Reference Plan

NOT TO SCALE

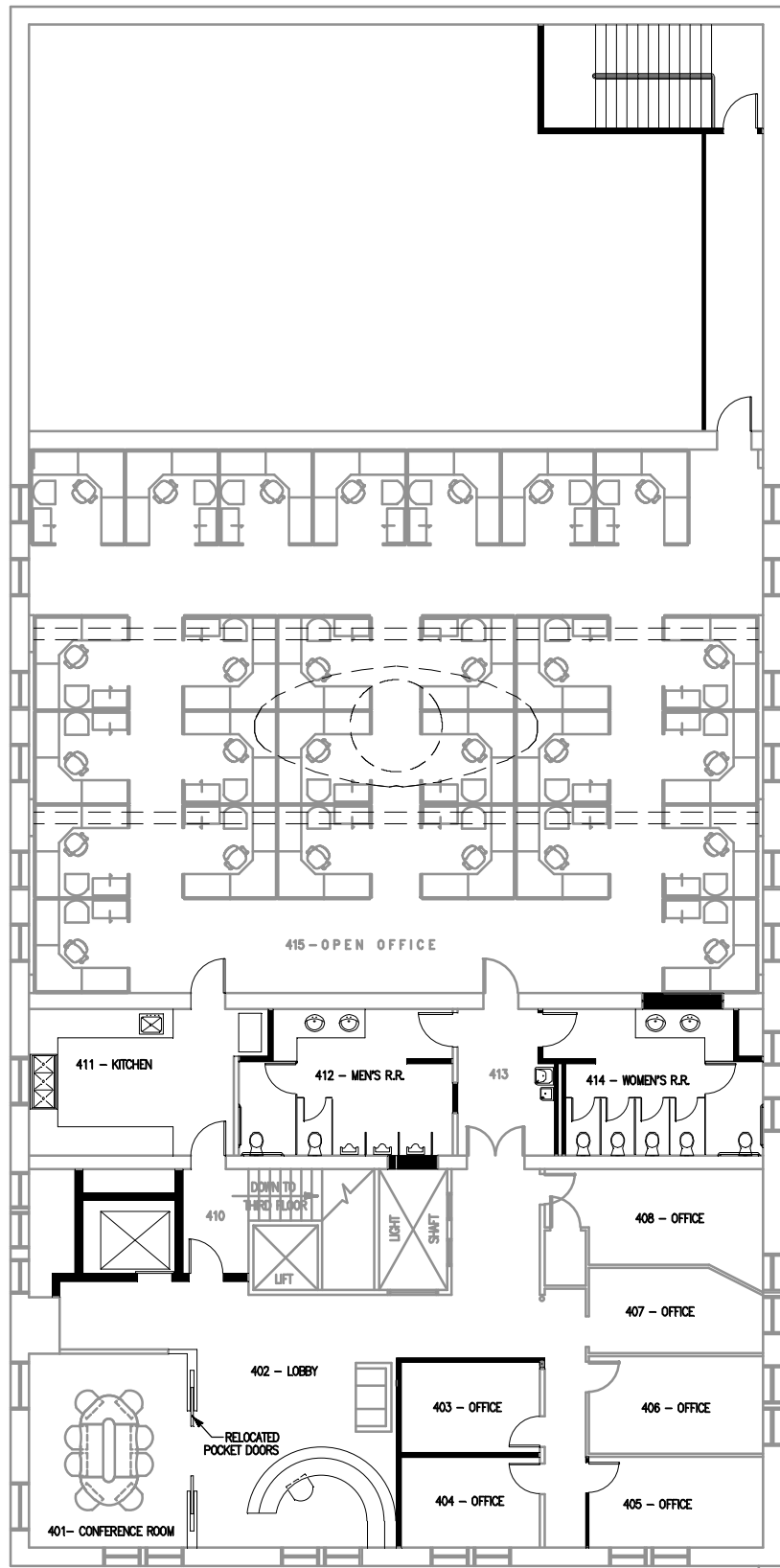
ALTERNATE



Third Floor/Second Balcony Reference Plan

NOT TO SCALE

ALTERNATE

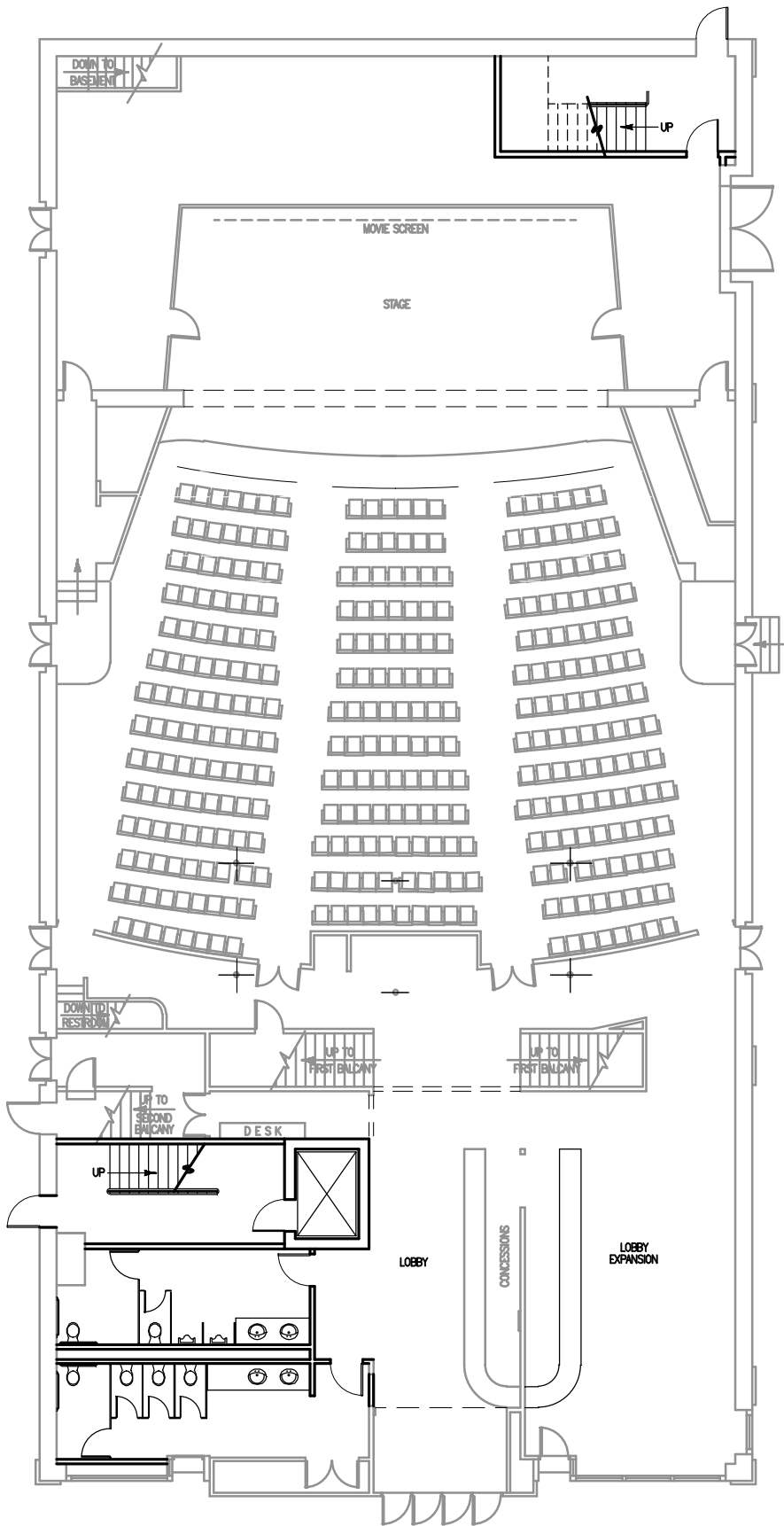


Fourth Floor/Ballroom Reference Plan

NOT TO SCALE

ALTERNATE

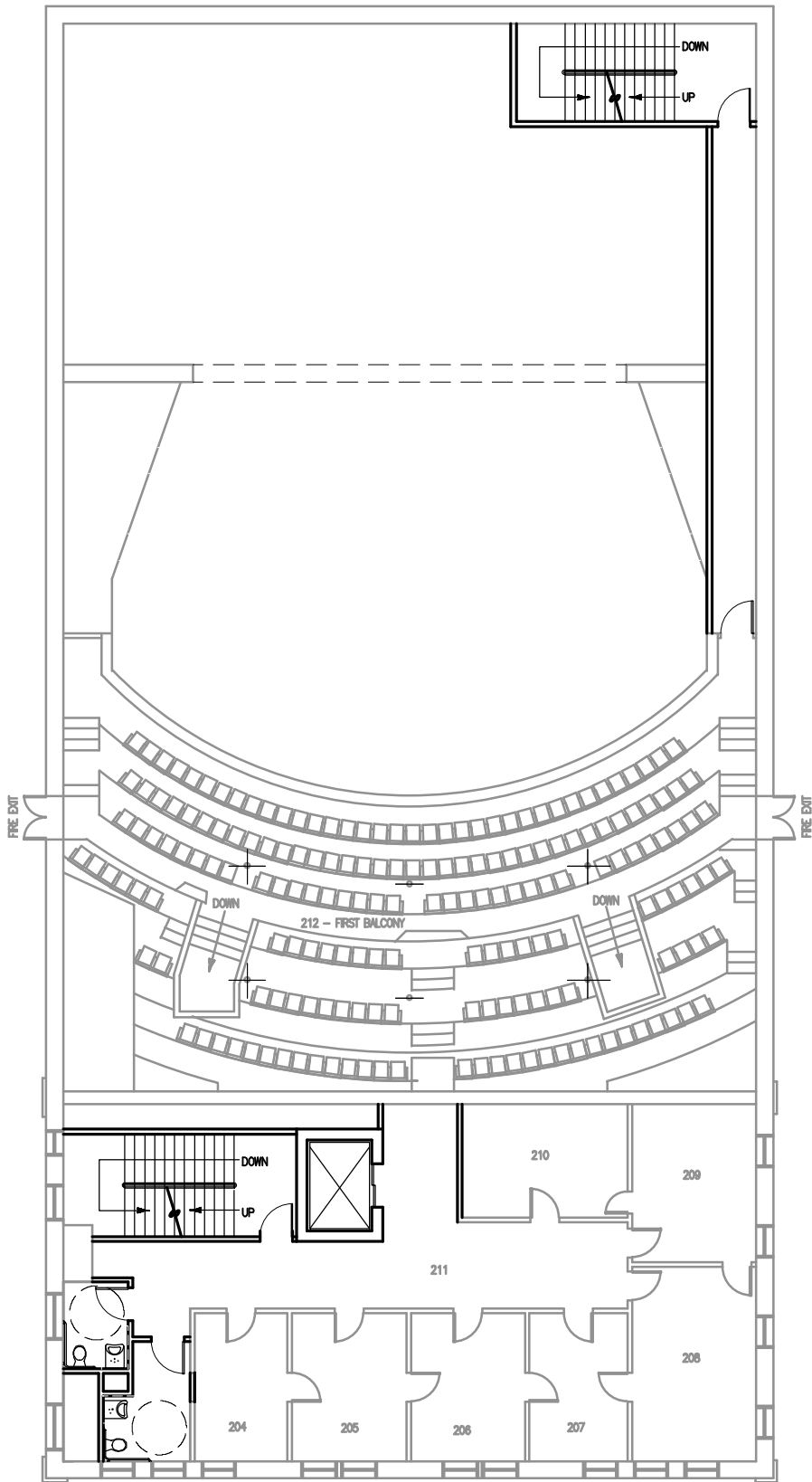
APPENDIX - ALTERNATE 2



First Floor Reference Plan

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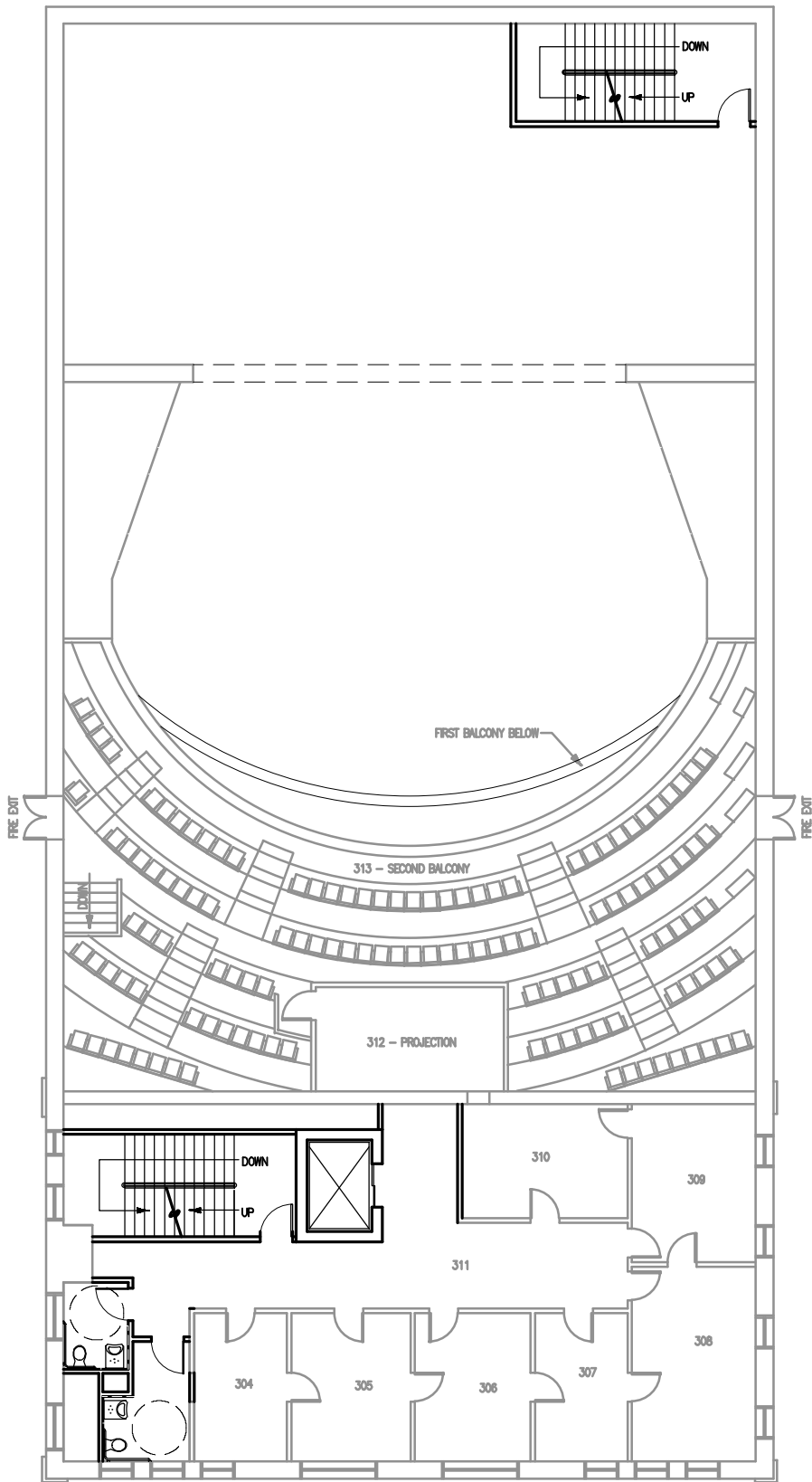
ALTERATE 2



Second Floor/First Balcony Reference Plan

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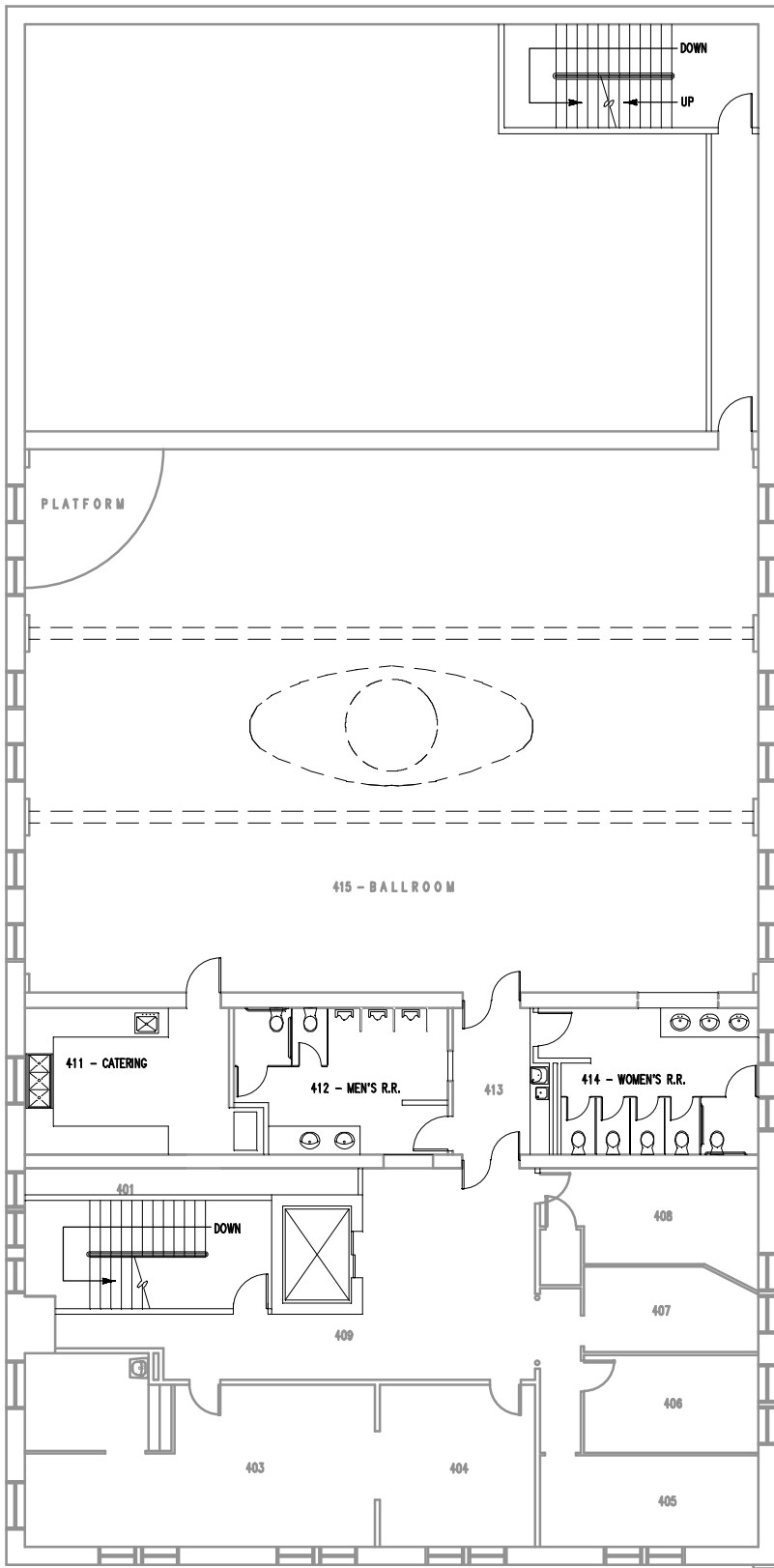
ALTERNATE 2



Third Floor/Second Balcony Reference Plan

NOT TO SCALE

ALTERNATE 2

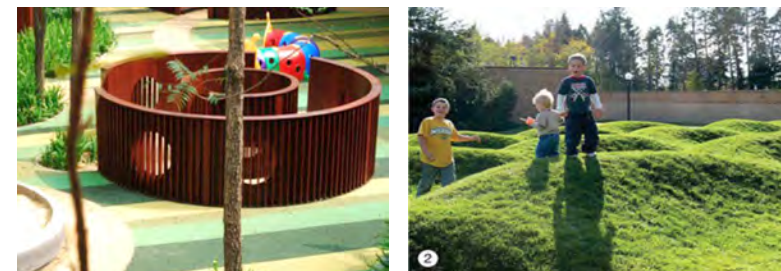


Fourth Floor/Ballroom Reference Plan

NOT TO SCALE

ALTERNATE 2

2. John Drook Memorial Park Inclusive Playground



2. John Drook Memorial Park Inclusive Playground

Project Vision

This project includes the creation of a playground and integrated play area for all children of all abilities to enhance the current John Drook Memorial Park. The vision is to fully design a custom play space and landscape integrating local character, tradition, culture, and education in varying forms of earthen mound, built play structure, surface textiles, interpretive signage, and sensory stimulating plan materials. This type of space will evolve through an enhanced design process with the community. This is a great opportunity to incorporate the sense of place that Wabash has created in a destination play facility that highlights the many facets of Wabash from art, to music, to education, to family, and to nature. This location is ideal considering the many other destinations in the area, central location to the whole community, adequate street and lot parking within the area. Its proximity to the Wabash County YMCA offers additional programming benefits for the park. An inclusive playground will add to the recreational resources of the community, per the current Park and Recreation Master Plan. This type of park will also draw in visitors from the region, as other similar parks do in other areas due to the lack of facilities and high demand.

Project Readiness

Wabash Parks Department outlines a need for this type of facility in the Wabash Park and Recreation Master Plan. The Park Department has also been engaged with The MAC Project, a local group of parents interested in the recreation amenities for children with special needs. The MAC Project is currently fundraising for this project. This project would be phased into the existing John Drook Memorial Park, starting with master planning/design, site work, and major components. It is important that these park improvements are developed through local input by the community and continue to exemplify Wabash as a destination for arts and entertainment. It is in the interest of the community to work with IDNR as an additional partner for this project. Wabash meets the requirements for IDNR Land and Water Conservation Fund program funding and prepared to meet match requirements for any award through IDNR as well.

Cost Estimate

Total: \$640,009
Committed: \$202,321 (32%)
Gap / Request: \$437,688

Priority

Medium

Local Partners

City of Wabash
City of Wabash - Parks Department
Indiana Department of Natural Resources
The MAC Project



SCHEDULE / COST BREAKDOWN

		2014			2015			2016			2017			2018																			
		M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D
2	John Drook Memorial Park Inclusive Playground																																
	Total Admin: \$18,641																																
	Total Design: \$73,680																																
	Total Const: \$547,688																																
	\$640,009																																
	TOTAL BY YEAR																																

PROPOSED



2. John Drook Memorial Park Inclusive Playground - Detailed Project Schedule - Budget

		2014												2015												2016												2017												2018											
		M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D				
Schedule and Budget																																																													
2	John Drook Memorial Park Inclusive Playground																																																												
	Administration (Local/Private)	\$-												\$3,728 (PARK DEPT)												\$14,913 (GENERAL FUND, MAC PROJECT)												\$-												\$-											
	Administration (Gap)	\$-												\$-												\$-												\$-												\$-											
	Design (Local/Private)	\$-												\$14,736 (PARK DEPT)												\$58,944 (GENERAL FUND)												\$-												\$-											
	Design (Gap)	\$-												\$-												\$-												\$-												\$-											
	Construction (Local/Private)	\$-												\$-												\$100,000 (IDNR)												\$-												\$-											
	Total Administration Cost \$18,641	\$-												\$-												\$447,688												\$-												\$-											
	Total Design Cost \$73,680	\$-												\$18,464												\$173,857												\$-												\$-											
	Total Construction Cost \$547,688	\$-												\$-												\$447,688												\$-												\$-											
	Total Project Cost \$640,009	\$-												\$18,464												\$621,545												\$-												\$-											

Design Phase - includes procurement, contracts, environmental, design, permits, utility coordination, land acquisition, and bid letting.
Construction - includes construction.

Wabash Inclusive Play Area								
Preliminary Cost Projection								5/23/2014
<i>Amenity</i>	<i>Quantity</i>	<i>Units</i>	<i>Budget Range (Low)</i>	<i>Budget Range (High)</i>	<i>Description</i>			
5-12 Age Group: Primary Play Structure	1	EA	\$80,500	\$156,000	Play Structure delivered and installed			
5-12 Age Play Surfacing	4,800	SF	\$19,200	\$67,200	Play Surfacing in the immediate vicinity of structure			
Play Node #1 (2-5 Age)	1	EA	\$18,000	\$23,000	Play Structure delivered and installed			
2-5 Age Play Surfacing	3,200	SF	\$12,800	\$44,800	Play Surfacing in the immediate vicinity of structure			
2-5 Node Play Accessories	1	LS	\$8,000	\$15,000	Miscellaneous Spinners, Rockers, Panels, etc.			
Play Node #2	1	EA	\$9,000	\$12,000	Reinstalled Slide and New Swing			
Play Surfacing	2,800	SF	\$8,400	\$39,200	Play Surfacing in the immediate vicinity of play elements			
Play Accessories	1	LS	\$5,000	\$8,000	Miscellaneous Spinners, Rockers, Panels, etc.			
General Site Furnishings	1	LS	\$22,000	\$28,000	Benches, Litter Receptacles, Bike Racks, Flagpoles, etc			
Site Lighting	1	LS	\$18,000	\$30,000	Site Lighting and related Service/Controls			
Landscape Development, Earthwork & Seeding	1	LS	\$15,000	\$35,000	Excavation, Erosion Control, Turf establishment, Trees, Shrubs, Groundcovers, Perennials, etc			
General Circulation & ADA Compliant routes	2,500	SF	\$12,000	\$18,000	Concrete walks tying Existing Park Routes through and within the Proposed Areas			
General Demolition	1	LS	\$5,000	\$15,000	General Demolition and Site Preparation			
Base Construction Cost Range			\$232,900	\$491,200				
Design Contingency (15%)			\$34,935	\$73,680				
Construction Contingency (10%)			\$26,784	\$56,488				
Projected Construction Costs			\$294,619	\$621,368				





Recreation Unlimited

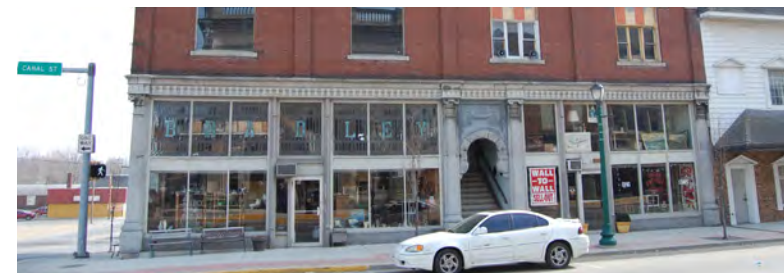
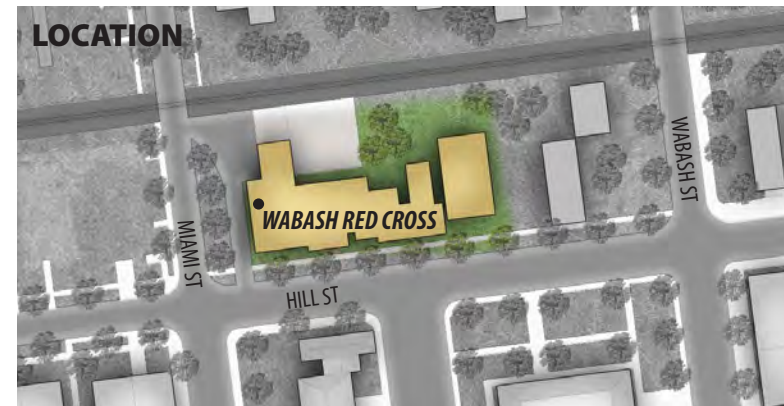
System RV-5 | CITY OF WABASH
 For Kids Ages 2-12 | Project# CBA1BA - DATE: 5/14/2014



PLAYCRAFT
 Manufactured by Krauss Craft, Inc.

WARNING: Submit requests for parts or accessories to the manufacturer. Do not use any parts or accessories not supplied by the manufacturer.

3. Façade Improvement Program - Phase 2



3. Façade Improvement Program - Phase 2

Project Vision

The downtown commercial façade enhancement program in the Wabash Marketplace District is the second phase of a façade program that will promote opportunities for adaptive reuse. Investing in downtown buildings is critical to enabling business (jobs) and redevelopment (residential) to move into the downtown and be part of the downtown community. Phase 2 of the Façade Improvement Program will maintain the momentum, and continue additional private-sector investment. Twenty two (22) building owners and business owners are ready to participate in Phase 2 of the façade program to enable their expansion or continuation of their investment in Wabash. While many buildings require improvements beyond a façade, the grant for façade work enables some owners to invest the additional funds needed to fix roofs and structural issues to save buildings, businesses, and the architectural character of downtown. Of the 22 buildings interested in participation, key buildings are shown in orange on the map.

Project objectives include improving the aesthetic qualities of building façades and public street façades in downtown Wabash; assisting property and business owners in rehabilitating the façades of their properties for the purpose of creating a positive visual impact; ensuring public safety; stimulating private investment; and complementing other community revitalization efforts.

Project Readiness

Wabash Marketplace facilitated a façade grant program using allocated funds from an OCRA RECAP Grant. This program was focused on matching private investments for façade improvements in the Wabash Marketplace District. This program leveraged over \$333,777 to the Main Street area (Wabash downtown). Honeywell Foundation invested \$250,000 to match their \$10,000 grant, interior work by the private sector equaled about \$300,000, not including the \$15 million dollar investment by Charley Creek Inn.

The program focuses on rehabilitating eligible facilities for future use and reinvestment. The program would be a 50-50 program with assistance through low-interest loans as form of match if necessary, with matching funds being applied to other façades, roofs, or structural improvements. Committed lead project team members include the Wabash Marketplace, Economic Development Group of Wabash County, and the City of Wabash.

Cost Estimate

Total: \$3,058,130
Committed: \$1,712,927 (56%)
Gap / Request: \$1,345,203

Priority

High

Local Partners

- Economic Development Group of Wabash County
- Wabash Marketplace, Inc.
- City of Wabash
- Wabash County Historical Museum
- Jacks Antiques
- Property Owners



SCHEDULE / COST BREAKDOWN

		2014			2015			2016			2017			2018																																		
		M	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D																
3 Façade Improvement Program - Phase 2	Administration (Local/Private)																																															
	Administration (Gap)																																															
	Design (Local/Private)																																															
	Design (Gap)																																															
	Construction (Local/Private)																																															
	Construction (Gap/Private)																																															
Total Admin: \$152,748																																																
Total Design: \$429,946																																																
Total Const: \$2,475,436																																																
\$3,058,130	TOTAL BY YEAR																																															



3. Façade Improvement Program - Phase 2 - Detailed Project Schedule - Budget

		2014												2015												2016												2017												2018																							
		M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D																
Schedule and Budget																																																																									
3	Façade Improvement Program - Phase 2	Round One												Round One												Round Two												Round Two												Round Three												Round Three											
		Administration (Local/Private)	\$25,458 (TIF, GENERAL)												\$50,916 (TIF, GENERAL)												\$50,916 (TIF, GENERAL)												\$25,458 (TIF, GENERAL)												\$-																						
		Administration (Gap)	\$-												\$-												\$-												\$-												\$-																						
		Design (Local/Private)	\$71,658 (TIF, GENERAL)												\$143,315 (TIF, GENERAL)												\$143,315 (TIF, GENERAL)												\$71,658 (TIF, GENERAL)												\$-																						
		Design (Gap)	\$-												\$-												\$-												\$-												\$-																						
		Construction (Local/Private)	\$-												\$412,573 (PROPERTY OWNER MATCH)												\$412,573 (PROPERTY OWNER MATCH)												\$412,573 (PROPERTY OWNER MATCH)												\$-																						
Total Administration Cost \$152,748		Construction (Gap/Private)	\$-												\$412,573												\$412,573												\$412,573												\$-																						
Total Design Cost \$429,946		Total Local/Private	\$97,116												\$606,804												\$606,804												\$509,688												\$-																						
Total Construction Cost \$2,475,436		Total Gap	\$-												\$412,573												\$412,573												\$412,573												\$-																						
Total Project Cost \$3,058,130		TOTAL BY YEAR	\$97,116												\$1,019,377												\$1,019,377												\$922,261												\$-																						

 Design Phase - includes procurement, contracts, environmental, design, permits, utility coordination, land acquisition, and bid letting.
 Construction - includes construction.

Façade Improvement Program

Hard Cost (Material & Labor)	Quantity	Unit	Unit Cost	%	System Cost
225 South Wabash Street, Wabash, IN 46992					\$ 39,125
55 West Market Street, Wabash, IN 46992 ; Bucheri, McCarty, Metz					\$ 88,600
14 East Canal Street, Wabash, IN 46992; Center Court Barbershop					\$ 39,125
5 West Canal Street, Wabash, IN 46992; Jack's Antiques (Bradley Building)					\$ 304,000
Northeast Corner of Market and Miami, Wabash, IN 46992					\$ 38,250
35 East Market, Wabash, IN 46992 ; Rock City Lofts					\$ 405,500
108 West Canal Street, Wabash, IN 46992 ; Schlemmer Bros.					\$ 261,750
75 West Market Street, Wabash, IN 46992 ; Thriftalicious					\$ 100,500
36 East Market Street, Wabash, IN 46992 ; Wabash Co. Museum					\$ 80,350
88 West Hill Street, Wabash, IN 46992 ; Wabash Red Cross					\$ 10,000
12 West Market Street, Wabash, IN 46992 ; The Crow's Nest					\$ 65,000
26 West Market Street, Wabash, IN 46992 ; Redemption Development					\$ 47,010
205 West Miami Street, Wabash, IN 46992 ; Modoc's					\$ 92,820
64 West Canal Street, Wabash, IN 46992 ; Gallery Sixty Four					\$ 29,698
56 West Market Street, Wabash, IN 46992 ; Market Street Square					\$ 97,520
49 West Canal Street, Wabash, IN 46992 ; Holly Stein					\$ 41,198
41 West Canal Street, Wabash, IN 46992 ; DARGO					\$ 24,570
39 West Canal Street, Wabash, IN 46992 ; Vandermark					\$ 22,960
233 South Miami Street, Wabash, IN 46992 ; Raymond Leslie					\$ 62,800
61 West Canal Street, Wabash, IN 46992 ; Tod Minnich					\$ 17,020
65 West Market Street, Wabash, IN 46992 ; The Francis Shoppe					\$ 29,420
35 West Market Street, Wabash, IN 46992 ; CM+A					\$ 51,180
					\$ 1,948,395

Contractor's General Requirements	10%	\$ 194,840
Contractor's Overhead	5%	\$ 107,162
Contractor's Profit	10%	\$ 225,040
Total Construction Hard Cost		\$ 2,475,436

ROW/Acquisition		
Grant Administration		
Escalation	3%	\$ 74,263
Contingency	6%	\$ 152,982
Design/Engineering Fees	8%	\$ 202,701
Total Soft Cost		\$ 429,946

Façade Improvement Program	Total Project Cost *	\$ 2,905,382
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Façade Improvement Program

Hard Cost	Description	Quantity	Unit	Unit Cost	Amount
225 South Wabash Street, Wabash, IN 46992	Masonry Restoration - clean existing	750	sf	1.00	\$ 750
225 South Wabash Street, Wabash, IN 46992	Masonry Restoration - repair existing	750	sf	7.50	\$ 5,625
225 South Wabash Street, Wabash, IN 46992	Exterior Awnings	25	lf	200.00	\$ 5,000
225 South Wabash Street, Wabash, IN 46992	Exterior Signage	1	ls	2,500.00	\$ 2,500
225 South Wabash Street, Wabash, IN 46992	Glass - remove, replace ALUM doors	1	ea	2,000.00	\$ 2,000
225 South Wabash Street, Wabash, IN 46992	Glass - remove, replace storefront systems	250	sf	45.00	\$ 11,250
225 South Wabash Street, Wabash, IN 46992	Glass - remove, replace windows	200	sf	60.00	\$ 12,000
55 West Market Street, Wabash, IN 46992 ; Bucheri, McCarty, Metz	Exterior Signage	1	ls	5,000.00	\$ 5,000
55 West Market Street, Wabash, IN 46992 ; Bucheri, McCarty, Metz	Glass - remove, replace storefront systems	520	sf	45.00	\$ 23,400
55 West Market Street, Wabash, IN 46992 ; Bucheri, McCarty, Metz	Exterior Awnings	20	lf	200.00	\$ 4,000
55 West Market Street, Wabash, IN 46992 ; Bucheri, McCarty, Metz	Glass - remove, replace ALUM doors	2	ea	2,000.00	\$ 4,000
55 West Market Street, Wabash, IN 46992 ; Bucheri, McCarty, Metz	Glass - remove, replace windows	1	sf	-	\$ -
55 West Market Street, Wabash, IN 46992 ; Bucheri, McCarty, Metz	Masonry Restoration - clean existing	1,200	sf	1.00	\$ 1,200
55 West Market Street, Wabash, IN 46992 ; Bucheri, McCarty, Metz	Masonry Restoration - repair existing	1,200	sf	7.50	\$ 9,000
55 West Market Street, Wabash, IN 46992 ; Bucheri, McCarty, Metz	Masonry Restoration - restore limestone to original	1,200	sf	35.00	\$ 42,000
14 East Canal Street, Wabash, IN 46992 ; Center Court Barbershop	Exterior Signage	1	ls	2,500.00	\$ 2,500
14 East Canal Street, Wabash, IN 46992 ; Center Court Barbershop	Glass - remove, replace ALUM doors	1	ea	2,000.00	\$ 2,000
14 East Canal Street, Wabash, IN 46992 ; Center Court Barbershop	Glass - remove, replace storefront systems	250	sf	45.00	\$ 11,250
14 East Canal Street, Wabash, IN 46992 ; Center Court Barbershop	Glass - remove, replace windows	200	sf	60.00	\$ 12,000
14 East Canal Street, Wabash, IN 46992 ; Center Court Barbershop	Exterior Awnings	25	lf	200.00	\$ 5,000
14 East Canal Street, Wabash, IN 46992 ; Center Court Barbershop	Masonry Restoration - clean existing	750	sf	1.00	\$ 750
14 East Canal Street, Wabash, IN 46992 ; Center Court Barbershop	Masonry Restoration - repair existing	750	sf	7.50	\$ 5,625
12 West Market Street, Wabash, IN 46992 ; The Crow's Nest	Exterior Signage	1	ls	2,500.00	\$ 2,500
12 West Market Street, Wabash, IN 46992 ; The Crow's Nest	Glass - remove, replace ALUM doors	3	ea	2,000.00	\$ 6,000
12 West Market Street, Wabash, IN 46992 ; The Crow's Nest	Glass - remove, replace storefront systems	500	sf	45.00	\$ 22,500
12 West Market Street, Wabash, IN 46992 ; The Crow's Nest	Glass - remove, replace windows	400	sf	60.00	\$ 24,000
12 West Market Street, Wabash, IN 46992 ; The Crow's Nest	Exterior Awnings	50	lf	200.00	\$ 10,000
12 West Market Street, Wabash, IN 46992 ; The Crow's Nest	Masonry Restoration - clean existing	-	sf	-	\$ -
12 West Market Street, Wabash, IN 46992 ; The Crow's Nest	Masonry Restoration - repair existing	-	sf	-	\$ -
5 West Canal Street, Wabash, IN 46992 ; Jack's Antiques	Exterior Awnings	100	lf	200.00	\$ 20,000
5 West Canal Street, Wabash, IN 46992 ; Jack's Antiques	Exterior Signage	1	ls	20,000.00	\$ 20,000
5 West Canal Street, Wabash, IN 46992 ; Jack's Antiques	Glass - remove, replace ALUM doors	5	ea	2,000.00	\$ 10,000
5 West Canal Street, Wabash, IN 46992 ; Jack's Antiques	Glass - remove, replace storefront systems	2,000	sf	45.00	\$ 90,000
5 West Canal Street, Wabash, IN 46992 ; Jack's Antiques	Glass - remove, replace windows	1,600	sf	60.00	\$ 96,000
5 West Canal Street, Wabash, IN 46992 ; Jack's Antiques	Masonry Restoration - clean existing	8,000	sf	1.00	\$ 8,000
5 West Canal Street, Wabash, IN 46992 ; Jack's Antiques	Masonry Restoration - repair existing	8,000	sf	7.50	\$ 60,000
Northeast Corner of Market and Miami, Wabash, IN 46992	Exterior Signage	1	ls	2,500.00	\$ 2,500
Northeast Corner of Market and Miami, Wabash, IN 46992	Exterior Awnings	25	lf	200.00	\$ 5,000
Northeast Corner of Market and Miami, Wabash, IN 46992	Glass - remove, replace ALUM doors	150	sf	60.00	\$ 9,000
Northeast Corner of Market and Miami, Wabash, IN 46992	Glass - remove, replace storefront systems	1	ea	2,000.00	\$ 2,000
Northeast Corner of Market and Miami, Wabash, IN 46992	Glass - remove, replace windows	250	sf	45.00	\$ 11,250
Northeast Corner of Market and Miami, Wabash, IN 46992	Masonry Restoration - clean existing	1,000	sf	1.00	\$ 1,000
Northeast Corner of Market and Miami, Wabash, IN 46992	Masonry Restoration - repair existing	1,000	sf	7.50	\$ 7,500
35 East Market, Wabash, IN 46992 ; Rock City Lofts	Exterior Awnings	130	lf	200.00	\$ 26,000
35 East Market, Wabash, IN 46992 ; Rock City Lofts	Exterior Signage	1	ls	10,000.00	\$ 10,000
35 East Market, Wabash, IN 46992 ; Rock City Lofts	Glass - remove, replace ALUM doors	5	ea	2,000.00	\$ 10,000
35 East Market, Wabash, IN 46992 ; Rock City Lofts	Glass - remove, replace storefront systems	1,300	sf	45.00	\$ 58,500
35 East Market, Wabash, IN 46992 ; Rock City Lofts	Glass - remove, replace windows	3,600	sf	60.00	\$ 216,000
35 East Market, Wabash, IN 46992 ; Rock City Lofts	Masonry Restoration - clean existing	10,000	sf	1.00	\$ 10,000
35 East Market, Wabash, IN 46992 ; Rock City Lofts	Masonry Restoration - repair existing	10,000	sf	7.50	\$ 75,000
108 West Canal Street, Wabash, IN 46992 ; Schlemmer Bros.	Exterior Awnings	125	lf	200.00	\$ 25,000
108 West Canal Street, Wabash, IN 46992 ; Schlemmer Bros.	Exterior Signage	1	ls	7,500.00	\$ 7,500
108 West Canal Street, Wabash, IN 46992 ; Schlemmer Bros.	Glass - remove, replace windows	1,250	sf	60.00	\$ 75,000
108 West Canal Street, Wabash, IN 46992 ; Schlemmer Bros.	Glass - remove, replace ALUM doors	4	ea	2,000.00	\$ 8,000
108 West Canal Street, Wabash, IN 46992 ; Schlemmer Bros.	Glass - remove, replace storefront systems	1,250	sf	45.00	\$ 56,250
108 West Canal Street, Wabash, IN 46992 ; Schlemmer Bros.	Masonry Restoration - clean existing	10,000	sf	1.50	\$ 15,000
108 West Canal Street, Wabash, IN 46992 ; Schlemmer Bros.	Masonry Restoration - repair existing	10,000	sf	7.50	\$ 75,000
75 West Market Street, Wabash, IN 46992 ; Thriftalicious	Exterior Awnings	50	lf	200.00	\$ 10,000
75 West Market Street, Wabash, IN 46992 ; Thriftalicious	Exterior Signage	1	ls	15,000.00	\$ 15,000
75 West Market Street, Wabash, IN 46992 ; Thriftalicious	Glass - remove, replace storefront systems	500	sf	45.00	\$ 22,500
75 West Market Street, Wabash, IN 46992 ; Thriftalicious	Glass - remove, replace ALUM doors	3	ea	2,000.00	\$ 6,000
75 West Market Street, Wabash, IN 46992 ; Thriftalicious	Glass - remove, replace windows	500	sf	60.00	\$ 30,000
75 West Market Street, Wabash, IN 46992 ; Thriftalicious	Masonry Restoration - clean existing	2,000	sf	1.00	\$ 2,000
75 West Market Street, Wabash, IN 46992 ; Thriftalicious	Masonry Restoration - repair existing	2,000	sf	7.50	\$ 15,000
36 East Market Street, Wabash, IN 46992 ; Wabash Co. Museum	Glass - remove, replace ALUM doors	1	ea	-	\$ -
36 East Market Street, Wabash, IN 46992 ; Wabash Co. Museum	Glass - remove, replace storefront systems	1	sf	-	\$ -
36 East Market Street, Wabash, IN 46992 ; Wabash Co. Museum	Exterior Awnings	1	lf	-	\$ -
36 East Market Street, Wabash, IN 46992 ; Wabash Co. Museum	Exterior Signage	1	ls	-	\$ -
36 East Market Street, Wabash, IN 46992 ; Wabash Co. Museum	Glass - remove, replace windows	1	sf	-	\$ -
36 East Market Street, Wabash, IN 46992 ; Wabash Co. Museum	Masonry Restoration - clean existing	7,100	sf	1.00	\$ 7,100
36 East Market Street, Wabash, IN 46992 ; Wabash Co. Museum	Masonry Restoration - repair existing	7,100	sf	7.50	\$ 53,250
36 East Market Street, Wabash, IN 46992 ; Wabash Co. Museum	Patch, Repair, Repaint Allowance	1	ls	20,000.00	\$ 20,000
88 West Hill Street, Wabash, IN 46992 ; Wabash Red Cross	Patch, Repair, Repaint Allowance	1	ls	10,000.00	\$ 10,000
26 West Market Street, Wabash, IN 46992 ; Redemption Development	Exterior Signage	1	ls	2,500.00	\$ 2,500
26 West Market Street, Wabash, IN 46992 ; Redemption Development	Glass - remove, replace ALUM doors	1	ea	2,000.00	\$ 2,000
26 West Market Street, Wabash, IN 46992 ; Redemption Development	Glass - remove, replace storefront systems	-	sf	-	\$ -
26 West Market Street, Wabash, IN 46992 ; Redemption Development	Glass - remove, replace windows	72	sf	60.00	\$ 4,320
26 West Market Street, Wabash, IN 46992 ; Redemption Development	Exterior Awnings	15	lf	200.00	\$ 3,000
26 West Market Street, Wabash, IN 46992 ; Redemption Development	Masonry Restoration - clean existing	4,140	sf	1.00	\$ 4,140
26 West Market Street, Wabash, IN 46992 ; Redemption Development	Masonry Restoration - repair existing	4,140	sf	7.50	\$ 31,050

205 West Miami Street, Wabash, IN 46992 ; Modoc's	Exterior Signage	2	ls	2,500.00	\$	5,000
205 West Miami Street, Wabash, IN 46992 ; Modoc's	Glass - remove, replace ALUM doors	3	ea	2,000.00	\$	6,000
205 West Miami Street, Wabash, IN 46992 ; Modoc's	Glass - remove, replace storefront systems	600	sf	45.00	\$	27,000
205 West Miami Street, Wabash, IN 46992 ; Modoc's	Glass - remove, replace windows	50	sf	60.00	\$	3,000
205 West Miami Street, Wabash, IN 46992 ; Modoc's	Exterior Awnings	50	lf	200.00	\$	10,000
205 West Miami Street, Wabash, IN 46992 ; Modoc's	Masonry Restoration - clean existing	4,920	sf	1.00	\$	4,920
205 West Miami Street, Wabash, IN 46992 ; Modoc's	Masonry Restoration - repair existing	4,920	sf	7.50	\$	36,900
64 West Canal Street, Wabash, IN 46992 ; Gallery Sixty Four	Exterior Signage	1	ls	2,500.00	\$	2,500
64 West Canal Street, Wabash, IN 46992 ; Gallery Sixty Four	Glass - remove, replace ALUM doors	1	ea	2,000.00	\$	2,000
64 West Canal Street, Wabash, IN 46992 ; Gallery Sixty Four	Glass - remove, replace storefront systems	250	sf	45.00	\$	11,250
64 West Canal Street, Wabash, IN 46992 ; Gallery Sixty Four	Glass - remove, replace windows	96	sf	60.00	\$	5,760
64 West Canal Street, Wabash, IN 46992 ; Gallery Sixty Four	Exterior Awnings	25	lf	200.00	\$	5,000
64 West Canal Street, Wabash, IN 46992 ; Gallery Sixty Four	Masonry Restoration - clean existing	375	sf	1.00	\$	375
64 West Canal Street, Wabash, IN 46992 ; Gallery Sixty Four	Masonry Restoration - repair existing	375	sf	7.50	\$	2,813
56 West Market Street, Wabash, IN 46992 ; Market Street Square	Exterior Signage	1	ls	2,500.00	\$	2,500
56 West Market Street, Wabash, IN 46992 ; Market Street Square	Glass - remove, replace ALUM doors	1	ea	2,000.00	\$	2,000
56 West Market Street, Wabash, IN 46992 ; Market Street Square	Glass - remove, replace storefront systems	400	sf	45.00	\$	18,000
56 West Market Street, Wabash, IN 46992 ; Market Street Square	Glass - remove, replace windows	250	sf	60.00	\$	15,000
56 West Market Street, Wabash, IN 46992 ; Market Street Square	Exterior Awnings	40	lf	200.00	\$	8,000
56 West Market Street, Wabash, IN 46992 ; Market Street Square	Masonry Restoration - clean existing	6,120	sf	1.00	\$	6,120
56 West Market Street, Wabash, IN 46992 ; Market Street Square	Masonry Restoration - repair existing	6,120	sf	7.50	\$	45,900
49 West Canal Street, Wabash, IN 46992 ; Holly Stein	Exterior Signage	1	ls	2,500.00	\$	2,500
49 West Canal Street, Wabash, IN 46992 ; Holly Stein	Glass - remove, replace ALUM doors	1	ea	2,000.00	\$	2,000
49 West Canal Street, Wabash, IN 46992 ; Holly Stein	Glass - remove, replace storefront systems	250	sf	45.00	\$	11,250
49 West Canal Street, Wabash, IN 46992 ; Holly Stein	Glass - remove, replace windows	220	sf	60.00	\$	13,200
49 West Canal Street, Wabash, IN 46992 ; Holly Stein	Exterior Awnings	30	lf	200.00	\$	6,000
49 West Canal Street, Wabash, IN 46992 ; Holly Stein	Masonry Restoration - clean existing	735	sf	1.00	\$	735
49 West Canal Street, Wabash, IN 46992 ; Holly Stein	Masonry Restoration - repair existing	735	sf	7.50	\$	5,513
41 West Canal Street, Wabash, IN 46992 ; DARGO	Exterior Signage	1	ls	2,500.00	\$	2,500
41 West Canal Street, Wabash, IN 46992 ; DARGO	Glass - remove, replace ALUM doors	2	ea	2,000.00	\$	4,000
41 West Canal Street, Wabash, IN 46992 ; DARGO	Glass - remove, replace storefront systems	10	sf	45.00	\$	450
41 West Canal Street, Wabash, IN 46992 ; DARGO	Glass - remove, replace windows	125	sf	60.00	\$	7,500
41 West Canal Street, Wabash, IN 46992 ; DARGO	Exterior Awnings	20	lf	200.00	\$	4,000
41 West Canal Street, Wabash, IN 46992 ; DARGO	Masonry Restoration - clean existing	720	sf	1.00	\$	720
41 West Canal Street, Wabash, IN 46992 ; DARGO	Masonry Restoration - repair existing	720	sf	7.50	\$	5,400
39 West Canal Street, Wabash, IN 46992 ; Vandermark	Exterior Signage	1	ls	2,500.00	\$	2,500
39 West Canal Street, Wabash, IN 46992 ; Vandermark	Glass - remove, replace ALUM doors	1	ea	2,000.00	\$	2,000
39 West Canal Street, Wabash, IN 46992 ; Vandermark	Glass - remove, replace storefront systems	12	sf	45.00	\$	540
39 West Canal Street, Wabash, IN 46992 ; Vandermark	Glass - remove, replace windows	130	sf	60.00	\$	7,800
39 West Canal Street, Wabash, IN 46992 ; Vandermark	Exterior Awnings	20	lf	200.00	\$	4,000
39 West Canal Street, Wabash, IN 46992 ; Vandermark	Masonry Restoration - clean existing	720	sf	1.00	\$	720
39 West Canal Street, Wabash, IN 46992 ; Vandermark	Masonry Restoration - repair existing	720	sf	7.50	\$	5,400
233 South Miami Street, Wabash, IN 46992 ; Raymond Leslie	Exterior Signage	1	ls	2,500.00	\$	2,500
233 South Miami Street, Wabash, IN 46992 ; Raymond Leslie	Glass - remove, replace ALUM doors	1	ea	2,000.00	\$	2,000
233 South Miami Street, Wabash, IN 46992 ; Raymond Leslie	Glass - remove, replace storefront systems	360	sf	45.00	\$	16,200
233 South Miami Street, Wabash, IN 46992 ; Raymond Leslie	Glass - remove, replace windows	365	sf	60.00	\$	21,900
233 South Miami Street, Wabash, IN 46992 ; Raymond Leslie	Exterior Awnings	50	lf	200.00	\$	10,000
233 South Miami Street, Wabash, IN 46992 ; Raymond Leslie	Masonry Restoration - clean existing	1,200	sf	1.00	\$	1,200
233 South Miami Street, Wabash, IN 46992 ; Raymond Leslie	Masonry Restoration - repair existing	1,200	sf	7.50	\$	9,000
61 West Canal Street, Wabash, IN 46992 ; Tod Minnich	Exterior Signage	1	ls	2,500.00	\$	2,500
61 West Canal Street, Wabash, IN 46992 ; Tod Minnich	Glass - remove, replace ALUM doors	1	ea	2,000.00	\$	2,000
61 West Canal Street, Wabash, IN 46992 ; Tod Minnich	Glass - remove, replace storefront systems	72	sf	45.00	\$	3,240
61 West Canal Street, Wabash, IN 46992 ; Tod Minnich	Glass - remove, replace windows	54	sf	60.00	\$	3,240
61 West Canal Street, Wabash, IN 46992 ; Tod Minnich	Exterior Awnings	20	lf	200.00	\$	4,000
61 West Canal Street, Wabash, IN 46992 ; Tod Minnich	Masonry Restoration - clean existing	240	sf	1.00	\$	240
61 West Canal Street, Wabash, IN 46992 ; Tod Minnich	Masonry Restoration - repair existing	240	sf	7.50	\$	1,800
65 West Market Street, Wabash, IN 46992 ; The Francis Shoppe	Exterior Signage	1	ls	2,500.00	\$	2,500
65 West Market Street, Wabash, IN 46992 ; The Francis Shoppe	Glass - remove, replace ALUM doors	2	ea	2,000.00	\$	4,000
65 West Market Street, Wabash, IN 46992 ; The Francis Shoppe	Glass - remove, replace storefront systems	240	sf	45.00	\$	10,800
65 West Market Street, Wabash, IN 46992 ; The Francis Shoppe	Glass - remove, replace windows	-	sf	-	\$	-
65 West Market Street, Wabash, IN 46992 ; The Francis Shoppe	Exterior Awnings	30	lf	200.00	\$	6,000
65 West Market Street, Wabash, IN 46992 ; The Francis Shoppe	Masonry Restoration - clean existing	720	sf	1.00	\$	720
65 West Market Street, Wabash, IN 46992 ; The Francis Shoppe	Masonry Restoration - repair existing	720	sf	7.50	\$	5,400
35 West Market Street, Wabash, IN 46992 ; CM+A	Exterior Signage	1	ls	2,500.00	\$	2,500
35 West Market Street, Wabash, IN 46992 ; CM+A	Glass - remove, replace ALUM doors	2	ea	2,000.00	\$	4,000
35 West Market Street, Wabash, IN 46992 ; CM+A	Glass - remove, replace storefront systems	400	sf	45.00	\$	18,000
35 West Market Street, Wabash, IN 46992 ; CM+A	Glass - remove, replace windows	108	sf	60.00	\$	6,480
35 West Market Street, Wabash, IN 46992 ; CM+A	Exterior Awnings	50	lf	200.00	\$	10,000
35 West Market Street, Wabash, IN 46992 ; CM+A	Masonry Restoration - clean existing	1,200	sf	1.00	\$	1,200
35 West Market Street, Wabash, IN 46992 ; CM+A	Masonry Restoration - repair existing	1,200	sf	7.50	\$	9,000
					\$	1,948,395

4. Paradise Spring Historical Amphitheater - Detailed Project Schedule - Budget

		2014												2015												2016												2017												2018											
		M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D				
Schedule and Budget																																																													
4	Paradise Spring Outdoor Amphitheater - Phase 1																																					Design		Construction																					
		Administration (Local/Private)	\$-												\$-												\$-												\$26,000 (TIF, GENERAL)				\$-																		
		Administration (Gap)	\$-												\$-												\$-												\$-				\$-																		
		Design (Local/Private)	\$-												\$-												\$-												\$145,036 (TIF, GENERAL)				\$-																		
		Design (Gap)	\$-												\$-												\$-												\$-				\$-																		
		Construction (Local/Private)	\$-												\$-												\$-												\$250,608 (TIF, GENERAL, IDNR)				\$-																		
Total Administration Cost \$26,000		Construction (Gap/Private)	\$-												\$-												\$-												\$471,036				\$-																		
Total Design Cost \$145,036		Total Local/Private	\$-												\$-												\$-												\$421,644				\$-																		
Total Construction Cost \$721,644		Total Gap	\$-												\$-												\$-												\$471,036				\$-																		
Total Project Cost \$892,680		TOTAL BY YEAR	\$-												\$-												\$-												\$892,680				\$-																		

Design Phase - includes procurement, contracts, environmental, design, permits, utility coordination, land acquisition, and bid letting.
Construction - includes construction.

Paradise Spring Outdoor Amphitheater

Hard Cost (Material & Labor)	Quantity	Unit	Unit Cost	%	System Cost
Concrete Risers, Steps	0 lf		\$ 150	0%	\$ -
Fencing	0 sf		\$ 50	0%	\$ -
Main Stage	1,800 sf		\$ 135	43%	\$ 243,000
Off Site Improvements, Utilities Allo	1 ls		\$ 250,000	44%	\$ 250,000
Restroom / Concession Building	0 sf		\$ 125	0%	\$ -
Site Electrical, Lighting	0.50 acre		\$ 50,000	4%	\$ 25,000
Sitework	0.50 acre		\$ 100,000	9%	\$ 50,000
				100%	\$ 568,000

Contractor's General Requirements	10%	\$ 56,800
Contractor's Overhead	5%	\$ 31,240
Contractor's Profit	10%	\$ 65,604
Total Construction Hard Cost		\$ 721,644

ROW/Acquisition		
Grant Administration		
Escalation	3%	\$ 21,649
Contingency	6%	\$ 44,598
Design/Engineering Fees	10%	\$ 78,789
Total Soft Cost		\$ 145,036

Paradise Spring Outdoor Amphitheater	Total Project Cost *	\$ 846,000
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5. Streetscape and Connectivity Improvements - Detailed Project Schedule - Budget

		2014					2015					2016					2017					2018																							
		M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D
Schedule and Budget																																													
5 Streetscape and Connectivity Improvements		Design															Construction																												
	Administration (Local/Private)	\$6,995 (TIF, GENERAL)					\$13,989 (TIF, GENERAL)					\$13,989 (TIF, GENERAL)					\$13,989 (TIF, GENERAL)					\$6,995 (TIF, GENERAL)																							
	Administration (Gap)	\$-					\$-					\$-					\$-					\$-																							
	Design (Local/Private)	\$54,000 (TIF, GENERAL)					\$108,000 (TIF, GENERAL)					\$108,000 (TIF, GENERAL)					\$54,000 (TIF, GENERAL)					\$-																							
	Design (Gap)	\$-					\$-					\$-					\$-					\$-																							
	Construction (Local/Private)	\$-					\$-					\$-					\$-					\$-																							
Total Administration Cost \$55,958	Construction (Gap/Private)	\$-					\$-					\$-					\$770,625					\$770,625																							
Total Design Cost \$324,000	Total Local/Private	\$60,995					\$121,989					\$121,989					\$67,989					\$6,995																							
Total Construction Cost \$1,541,250	Total Gap	\$-					\$-					\$-					\$770,625					\$770,625																							
Total Project Cost \$1,921,208	TOTAL BY YEAR	\$60,995					\$121,989					\$121,989					\$838,614					\$777,620																							

Design Phase - includes procurement, contracts, environmental, design, permits, utility coordination, land acquisition, and bid letting.
Construction - includes construction.

STREETScape AND CONNECTIVITY IMPROVEMENTS		
TOTAL PROJECT COSTS		
TOTAL PE	=	\$ 279,000.00
TOTAL R/W	=	\$ 45,000.00
TOTAL CONSTRUCTION	=	\$ 1,541,250.00
TOTAL PROJECT COST	=	\$ 1,865,250.00

Excludes:

- * Environmental Mitigation
- * Environmental Adverse Affect
- * Environmental Individual 4f

STREETSCAPE AND CONNECTIVITY IMPROVEMENTS

TOTAL PROJECT COSTS

PROPERTY OWNER OWNED CORRIDOR

PE	Survey	= \$	30,000.00		
	Road	= \$	90,000.00		
	Geotech	= \$	8,000.00		
	Environmental CE	= \$	70,000.00		
	Utility Coordination	= \$	10,000.00		
	Stakeholder Coordination	= \$	5,000.00		
	Pavement Design	= \$	8,000.00		
	Permitting	= \$	6,000.00		
	Lighting	= \$	18,000.00		
	Landscaping	= \$	15,000.00		
	Streetscape	= \$	4,000.00		
	R/W Engineering	Abstracting	= \$	2,500.00	
		Abstracting Updates	= \$	1,000.00	
Parcel Plat and Legal Description		= \$	9,000.00		
Right-of-Way Staking		= \$	1,500.00		
Appraisal Problem Analysis		= \$	1,000.00		
TOTAL PE		= \$	279,000.00		
Land Acq. Services	Appraising	= \$	10,000.00		
	Appraisal Review	= \$	6,000.00		
	Buying	= \$	8,500.00		
	Recording	= \$	500.00		
	Relocation	= \$	-		
	R/W Management	= \$	5,000.00		
	Land Acquisition	= \$	15,000.00		
TOTAL R/W		= \$	45,000.00		
CONST.	Construction Costs	= \$	1,370,000.00	Includes 30% Contingency	
	Construction Inspection	= \$	171,250.00	12.5% of Construction Cost	
	Railroad	= \$	-		
TOTAL CONST.		= \$	1,541,250.00		
TOTAL PROJECT COST		= \$	1,865,250.00		

STREETSCAPE AND CONNECTIVITY IMPROVEMENTS

TOTAL PROJECT COSTS

R/W Engineering		# of Parcels	Unit Price	Total
Title Work	=	5	\$ 500.00	\$2,500.00
Updates	=	5	\$ 200.00	\$1,000.00
Plats Legals	=	5	\$ 1,800.00	\$9,000.00
Staking	=	5	\$ 300.00	\$1,500.00
APA	=	5	\$ 200.00	\$1,000.00
Total R/W Engineering	=	5	\$ 3,000.00	\$ 15,000.00

Land Acquisition Services		# of Parcels	Unit Price	Total
Appraising	=	5	\$ 2,000.00	\$ 10,000.00
Appraisal Review	=	5	\$ 1,200.00	\$ 6,000.00
Buying	=	5	\$ 1,700.00	\$ 8,500.00
Recording	=	5	\$ 100.00	\$ 500.00
Relocation	=	5	\$ -	\$ -
R/W Management	=	5	\$ 1,000.00	\$ 5,000.00
Total Land Acq. Services	=	5	\$ 6,000.00	\$ 30,000.00

Land Acquisition		# of Acres	Unit Price	Total
Commercial Permanent	=	0	\$ 500,000.00	\$ -
Commercial Temporary	=	0.15	\$ 100,000.00	\$ 15,000.00
Residential Permanent	=	0	\$ 250,000.00	\$ -
Residential Temporary	=	0	\$ 50,000.00	\$ -
Total Land Acq. Services	=			\$ 15,000.00

**STREETSCAPE AND CONNECTIVITY IMPROVEMENTS
CITY OF WABASH INDIANA**

ID	Task Name	Timeline					
		2014	2015	2016	2017	2018	2019
1	PROJECT AWARD	Bar					
2	CONTRACTS	Bar					
3	INDOT - LPA Contract	Bar					
4	Design Consultant Selection	Bar					
5	LPA - Consultant Contract	Bar					
6	FMIS and PO Approval	Bar					
7	Notice To Proceed	Bar					
8	ENVIRONMENTAL						
9	Early Coordination		Bar				
10	Section 106		Bar				
11	Draft Report		Bar				
12	Public Hearing		Bar				
13	Final Report		Bar				
14	Environmental Approval		Bar				
15	DESIGN						
16	Survey		Bar				
17	Stage I Plans		Bar				
18	INDOT Review		Bar				
19	Field Check Plans		Bar				
20	Field Check Meeting		Bar				
21	Geotechnical Investigation & Report		Bar				
22	Pavement Design		Bar				
23	INDOT Review		Bar				
24	Stage III Plans			Bar			
25	INDOT Review			Bar			
26	Final Tracings			Bar			
27	PERMITS						
28	Permit Applications			Bar			
29	Permit Processing			Bar			
30	Permit Approval			Bar			
31	UTILITY COORDINATION						
32	Initial Notices Sent to Utilities		Bar				
33	Verification Plans to Utilities		Bar				
34	Preliminary Plans to Utilities		Bar				
35	Preliminary Final Plans to Utilities		Bar				
36	Utility Relocation Work Plans & Agreements		Bar				
37	Utility Certification		Bar				
38	LAND ACQUISITION						
39	Title Research		Bar				
40	Right-of-Way Engineering		Bar				
41	INDOT Review		Bar				
42	Appraisal Problem Analysis		Bar				
43	Appraising		Bar				
44	Review Appraising		Bar				
45	Buying		Bar				
46	Relocation		Bar				
47	Right-of-Way Clear Certification		Bar				
48	FINAL TRACING SUBMISSION						
49	INDOT PROCESSING						
50	BID LETTING						
51	INDOT PROCESSING						
52	CONTRACTOR NOTICE TO PROCEED						
53	CONSTRUCTION						



AMERICAN
STRUCTUREPOINT
INC.

QUANTITY COST ESTIMATE

Wabash Stellar Communities

Des. No.: West Market Street Corridor Improvements

ESTIMATED PROJECT COST

Total: \$141,178.05

30.0% Contingency: \$42,353.42

ESTIMATED TOTAL: \$183,531.47

ID	Item No.	Description	Quantity	Unit	Unit Price	Item Total
0001	105-06845	CONSTRUCTION ENGINEERING	1.00	LS	\$2,413.30	\$2,413.30
0002	110-01001	MOBILIZATION AND DEMOBILIZATION	1.00	LS	\$6,033.25	\$6,033.25
0003	201-52370	CLEARING RIGHT OF WAY	1.00	LS	\$6,033.25	\$6,033.25
0004	502-99998	DECORATIVE CONCRETE BUFFER	333.00	SYS	\$100.00	\$33,300.00
0005	502-99999	DECORATIVE CONCRETE CROSSWALKS	75.00	SYS	\$200.00	\$15,000.00
0006	604-06070	SIDEWALK, CONCRETE	786.00	SYS	\$40.00	\$31,440.00
0007	605-06120	CURB, CONCRETE	795.00	LFT	\$15.00	\$11,925.00
0008	618-99999	STREETSCAPE IMPROVEMENTS	1.00	LS1	\$15,000.00	\$15,000.00
0009	621-99999	LANDSCAPING	1.00	LS1	\$2,000.00	\$2,000.00
0010	622-99999	PLANTS AND TREES	1.00	LS1	\$10,000.00	\$10,000.00
0011	801-06775	MAINTAINING TRAFFIC	1.00	LS	\$6,033.25	\$6,033.25
0012	801-99999	MOT SIGNAGE AND DETOUR	1.00	LS1	\$2,000.00	\$2,000.00



QUANTITY COST ESTIMATE

Wabash Stellar Communities

Des. No.: East Market Street Corridor Improvements

ESTIMATED PROJECT COST

Total: \$305,592.30

30.0% Contingency: \$91,677.69

ESTIMATED TOTAL: \$397,269.99

ID	Item No.	Description	Quantity	Unit	Unit Price	Item Total
0001	105-06845	CONSTRUCTION ENGINEERING	1.00	LS	\$5,223.80	\$5,223.80
0002	110-01001	MOBILIZATION AND DEMOBILIZATION	1.00	LS	\$13,059.50	\$13,059.50
0003	201-52370	CLEARING RIGHT OF WAY	1.00	LS	\$13,059.50	\$13,059.50
0004	207-08264	SUBGRADE TREATMENT, TYPE II	133.00	SYS	\$10.00	\$1,330.00
0005	207-09935	SUBGRADE TREATMENT, TYPE 1C	359.00	SYS	\$25.00	\$8,975.00
0006	304-07490	HMA PATCHING, TYPE B	129.00	TON	\$120.00	\$15,480.00
0007	401-07328	QC/QA-HMA, 3, 70, SURFACE, 9.5 mm	415.00	TON	\$80.00	\$33,200.00
0008	401-10258	JOINT ADHESIVE, SURFACE	2,754.00	LFT	\$2.00	\$5,508.00
0009	401-11785	LIQUID ASPHALT SEALANT	2,754.00	LFT	\$0.50	\$1,377.00
0010	406-05520	ASPHALT FOR TACK COAT	2.00	TON	\$500.00	\$1,000.00
0011	502-99999	DECORATIVE CONCRETE CROSSWALKS	137.00	SYS	\$200.00	\$27,400.00
0012	604-06070	SIDEWALK, CONCRETE	226.00	SYS	\$40.00	\$9,040.00
0013	604-99999	CURB RAMPS	60.00	SYS	\$140.00	\$8,400.00
0014	605-06120	CURB, CONCRETE	956.00	LFT	\$15.00	\$14,340.00
0015	610-09108	PCCP FOR APPROACHES, 9 IN	133.00	SYS	\$80.00	\$10,640.00
0016	618-99999	STREETSCAPE IMPROVEMENTS	1.00	LS1	\$20,000.00	\$20,000.00
0017	621-99999	LANDSCAPING	1.00	LS1	\$10,000.00	\$10,000.00
0018	622-99999	PLANTS AND TREES	1.00	LS1	\$9,000.00	\$9,000.00
0019	628-09402	FIELD OFFICE, B	9.00	MOS	\$2,500.00	\$22,500.00
0020	720-99999	STORM SYSTEM	1.00	LS1	\$5,000.00	\$5,000.00
0021	801-06775	MAINTAINING TRAFFIC	1.00	LS	\$13,059.50	\$13,059.50
0022	801-99999	MOT SIGNAGE AND DETOUR	1.00	LS1	\$10,000.00	\$10,000.00
0023	802-99999	SIGNAGE	1.00	LS1	\$3,000.00	\$3,000.00
0024	807-99999	LIGHTING	1.00	LS1	\$40,000.00	\$40,000.00
0025	808-99999	PAVEMENT MARKINGS	1.00	LS1	\$5,000.00	\$5,000.00



QUANTITY COST ESTIMATE

Wabash Stellar Communities

Des. No.: East Canal Street Corridor Improvements

ESTIMATED PROJECT COST

Total: \$415,034.10

30.0% Contingency: \$124,510.23

ESTIMATED TOTAL: \$539,544.33

ID	Item No.	Description	Quantity	Unit	Unit Price	Item Total
0001	105-06845	CONSTRUCTION ENGINEERING	1.00	LS	\$7,094.60	\$7,094.60
0002	110-01001	MOBILIZATION AND DEMOBILIZATION	1.00	LS	\$17,736.50	\$17,736.50
0003	201-52370	CLEARING RIGHT OF WAY	1.00	LS	\$17,736.50	\$17,736.50
0004	207-08264	SUBGRADE TREATMENT, TYPE II	396.00	SYS	\$10.00	\$3,960.00
0005	207-09935	SUBGRADE TREATMENT, TYPE 1C	365.00	SYS	\$25.00	\$9,125.00
0006	304-07490	HMA PATCHING, TYPE B	132.00	TON	\$120.00	\$15,840.00
0007	401-07328	QC/QA-HMA, 3, 70, SURFACE, 9.5 mm	343.00	TON	\$80.00	\$27,440.00
0008	401-10258	JOINT ADHESIVE, SURFACE	1,896.00	LFT	\$2.00	\$3,792.00
0009	401-11785	LIQUID ASPHALT SEALANT	1,896.00	LFT	\$0.50	\$948.00
0010	406-05520	ASPHALT FOR TACK COAT	2.00	TON	\$500.00	\$1,000.00
0011	502-99999	DECORATIVE CONCRETE CROSSWALKS	111.00	SYS	\$200.00	\$22,200.00
0012	604-06070	SIDEWALK, CONCRETE	864.00	SYS	\$40.00	\$34,560.00
0013	604-99999	CURB RAMPS	68.00	SYS	\$140.00	\$9,520.00
0014	605-06120	CURB, CONCRETE	1,411.00	LFT	\$15.00	\$21,165.00
0015	610-09108	PCCP FOR APPROACHES, 9 IN	396.00	SYS	\$80.00	\$31,680.00
0016	618-99999	STREETSCAPE IMPROVEMENTS	1.00	LS1	\$30,000.00	\$30,000.00
0017	621-99999	LANDSCAPING	1.00	LS1	\$6,000.00	\$6,000.00
0018	622-99999	PLANTS AND TREES	1.00	LS1	\$14,000.00	\$14,000.00
0019	628-09402	FIELD OFFICE, B	9.00	MOS	\$2,500.00	\$22,500.00
0020	720-99999	STORM SYSTEM	1.00	LS1	\$5,000.00	\$5,000.00
0021	801-06775	MAINTAINING TRAFFIC	1.00	LS	\$17,736.50	\$17,736.50
0022	801-99999	MOT SIGNAGE AND DETOUR	1.00	LS1	\$10,000.00	\$10,000.00
0023	802-99999	SIGNAGE	1.00	LS1	\$2,000.00	\$2,000.00
0024	807-99999	LIGHTING	1.00	LS1	\$80,000.00	\$80,000.00
0025	808-99999	PAVEMENT MARKINGS	1.00	LS1	\$4,000.00	\$4,000.00



QUANTITY COST ESTIMATE

Wabash Stellar Communities

Des. No.: Allen Street Corridor Improvements

ESTIMATED PROJECT COST

Total: \$189,516.60

30.0% Contingency: \$56,854.98

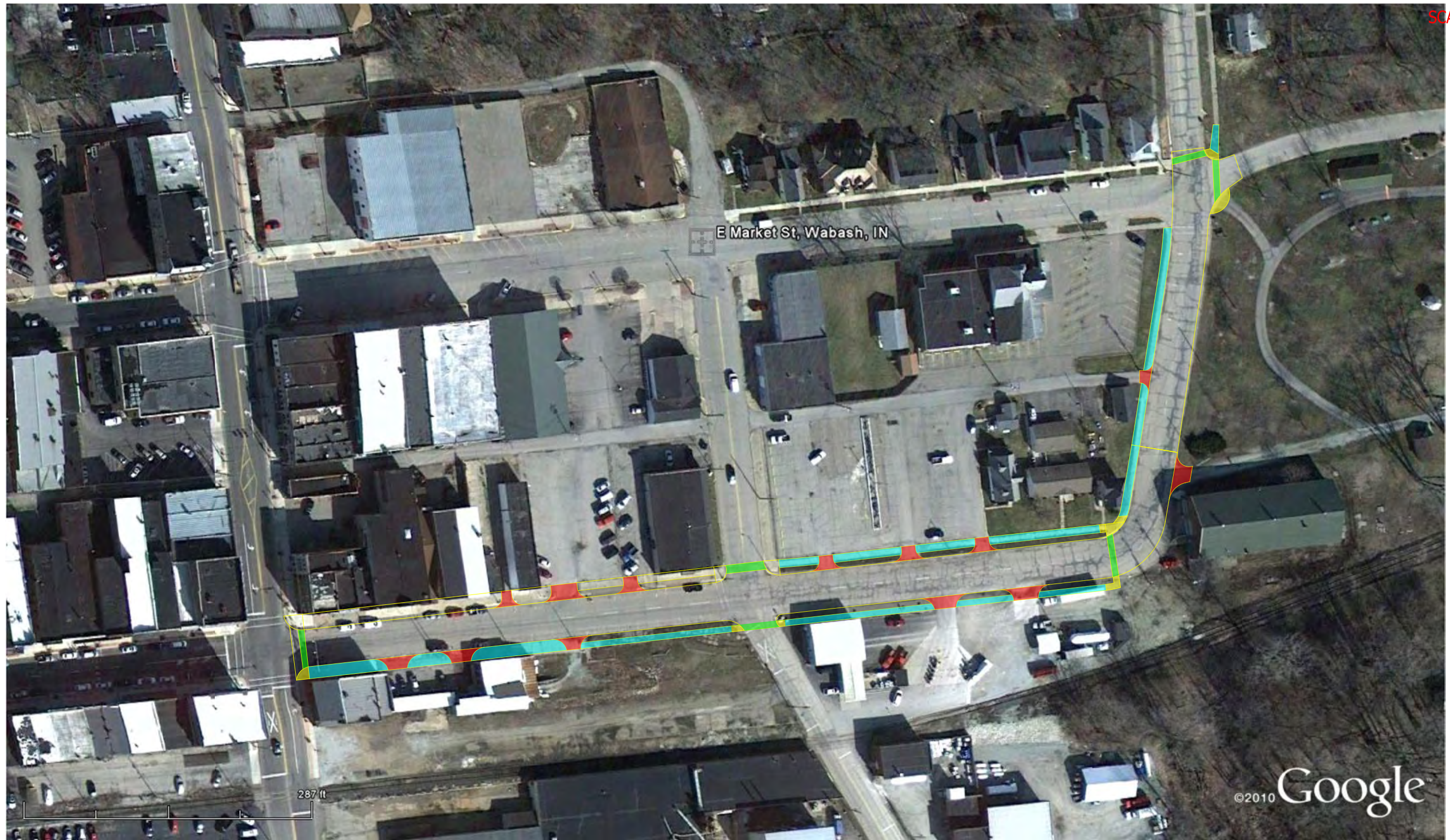
ESTIMATED TOTAL: \$246,371.58

ID	Item No.	Description	Quantity	Unit	Unit Price	Item Total
0001	105-06845	CONSTRUCTION ENGINEERING	1.00	LS	\$3,239.60	\$3,239.60
0002	110-01001	MOBILIZATION AND DEMOBILIZATION	1.00	LS	\$8,099.00	\$8,099.00
0003	201-52370	CLEARING RIGHT OF WAY	1.00	LS	\$8,099.00	\$8,099.00
0004	207-08264	SUBGRADE TREATMENT, TYPE II	19.00	SYS	\$10.00	\$190.00
0005	207-09935	SUBGRADE TREATMENT, TYPE 1C	134.00	SYS	\$25.00	\$3,350.00
0006	304-07490	HMA PATCHING, TYPE B	48.00	TON	\$120.00	\$5,760.00
0007	401-07328	QC/QA-HMA, 3, 70, SURFACE, 9.5 mm	106.00	TON	\$80.00	\$8,480.00
0008	401-10258	JOINT ADHESIVE, SURFACE	592.00	LFT	\$2.00	\$1,184.00
0009	401-11785	LIQUID ASPHALT SEALANT	592.00	LFT	\$0.50	\$296.00
0010	406-05520	ASPHALT FOR TACK COAT	1.00	TON	\$500.00	\$500.00
0011	502-99999	DECORATIVE CONCRETE CROSSWALKS	49.00	SYS	\$200.00	\$9,800.00
0012	604-06070	SIDEWALK, CONCRETE	202.00	SYS	\$40.00	\$8,080.00
0013	604-99999	CURB RAMPS	39.00	SYS	\$140.00	\$5,460.00
0014	605-06120	CURB, CONCRETE	624.00	LFT	\$15.00	\$9,360.00
0015	610-09108	PCCP FOR APPROACHES, 9 IN	19.00	SYS	\$80.00	\$1,520.00
0016	618-99999	STREETSCAPE IMPROVEMENTS	1.00	LS1	\$30,000.00	\$30,000.00
0017	621-99999	LANDSCAPING	1.00	LS1	\$10,000.00	\$10,000.00
0018	622-99999	PLANTS AND TREES	1.00	LS1	\$5,000.00	\$5,000.00
0019	628-09402	FIELD OFFICE, B	6.00	MOS	\$2,500.00	\$15,000.00
0020	720-99999	STORM SYSTEM	1.00	LS1	\$5,000.00	\$5,000.00
0021	801-06775	MAINTAINING TRAFFIC	1.00	LS	\$8,099.00	\$8,099.00
0022	801-99999	MOT SIGNAGE AND DETOUR	1.00	LS1	\$5,000.00	\$5,000.00
0023	802-99999	SIGNAGE	1.00	LS1	\$4,000.00	\$4,000.00
0024	807-99999	LIGHTING	1.00	LS1	\$30,000.00	\$30,000.00
0025	808-99999	PAVEMENT MARKINGS	1.00	LS1	\$4,000.00	\$4,000.00

WABASH STELLAR COMMUNITIES PROGRAM EAST CANAL AND ALLEN STREET CORRIDOR IMPROVEMENTS



SCALE: 1" = 100'



WABASH STELLAR COMMUNITIES PROGRAM EAST MARKET STREET CORRIDOR IMPROVEMENTS



SCALE: 1" = 100'



WABASH STELLAR COMMUNITIES PROGRAM WEST MARKET STREET CORRIDOR IMPROVEMENTS



SCALE: 1" = 50'



6. Trail Project (Wabash Riverwalk Trail, Charley Creek, Cultural Trail) - Detailed Project Schedule - Budget

		2014												2015												2016												2017												2018											
		M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D				
Schedule and Budget																																																													
6	Trail Project (Wabash Riverwalk Trail, Charley Creek, Cultural Trail)													Design																								Construction																							
	Administration (Local/Private)	\$13,174 (TIF, GENERAL)												\$26,348 (TIF, GENERAL)												\$26,348 (TIF, GENERAL)												\$26,348 (TIF, GENERAL)												\$13,174 (TIF, GENERAL)											
	Administration (Gap)	\$-												\$-												\$-												\$-												\$-											
	Design /RW/Land Acq (Local/Private)	\$60,500 (TIF, GENERAL)												\$121,000 (TIF, GENERAL)												\$271,000 (TIF, GENERAL, IDNR*)												\$60,500 (TIF, GENERAL)												\$-											
	Design /RW/Land Acq (Gap)	\$-												\$-												\$48,750*												\$48,750*												\$-											
Total Administration Cost \$105,390	Construction (Local/Private)	\$-												\$-												\$-												\$-												\$-											
Total Design Cost \$363,000	Construction (Gap/Private)	\$-												\$-												\$-												\$1,575,000												\$1,575,000											
Total Acquisition Cost* \$247,500	Total Local/Private	\$73,674												\$147,348												\$297,348												\$86,848												\$13,174											
Total Construction Cost \$3,150,000	Total Gap	\$-												\$-												\$48,750												\$1,623,750												\$1,575,000											
Total Project Cost \$3,865,890	TOTAL BY YEAR	\$73,674												\$147,348												\$346,098												\$1,710,598												\$1,588,174											

Design Phase - includes procurement, contracts, environmental, design, permits, utility coordination, land acquisition, and bid letting.
Construction - includes construction.

**TRAIL PROJECT
TOTAL PROJECT COSTS**

TOTAL PE	=	\$ 363,000.00
TOTAL R/W	=	\$ 247,500.00
TOTAL CONSTRUCTION	=	\$ 3,150,000.00
TOTAL PROJECT COST	=	\$ 3,760,500.00

Excludes:

- * Environmental Mitigation
- * Environmental Adverse Affect
- * Environmental Individual 4f

TRAIL PROJECT

TOTAL PROJECT COSTS

PROPERTY OWNER OWNED CORRIDOR

PE	Survey	= \$	38,000.00		
	Road	= \$	168,000.00		
	Geotech	= \$	8,000.00		
	Environmental	= \$	100,000.00		
	Utility Coordination	= \$	8,000.00		
	Stakeholder Coordination	= \$	6,000.00		
	Pavement Design	= \$	8,000.00		
	Permitting	= \$	12,000.00		
	R/W Engineering	Abstracting	= \$	2,500.00	
		Abstracting Updates	= \$	1,000.00	
Parcel Plat and Legal Description		= \$	9,000.00		
Right-of-Way Staking		= \$	1,500.00		
Appraisal Problem Analysis		= \$	1,000.00		
	TOTAL PE	= \$	363,000.00		
Land Acq. Services	Appraising	= \$	10,000.00		
	Appraisal Review	= \$	6,000.00		
	Buying	= \$	8,500.00		
	Recording	= \$	500.00		
	Relocation	= \$	-		
	R/W Management	= \$	5,000.00		
	Land Acquisition	= \$	217,500.00		
	TOTAL R/W	= \$	247,500.00		
CONST.	Construction Costs	= \$	2,800,000.00	Includes 30% Contingency	
	Construction Inspection	= \$	350,000.00	12.5% of Construction Cost	
	Railroad	=			
	TOTAL CONST.	= \$	3,150,000.00		
TOTAL PROJECT COST		= \$	3,760,500.00		

TRAIL PROJECT

TOTAL PROJECT COSTS

R/W Engineering		# of Parcels	Unit Price	Total
Title Work	=	5	\$ 500.00	\$2,500.00
Updates	=	5	\$ 200.00	\$1,000.00
Plats Legals	=	5	\$ 1,800.00	\$9,000.00
Staking	=	5	\$ 300.00	\$1,500.00
APA	=	5	\$ 200.00	\$1,000.00
Total R/W Engineering	=	5	\$ 3,000.00	\$ 15,000.00

Land Acquisition Services		# of Parcels	Unit Price	Total
Appraising	=	5	\$ 2,000.00	\$ 10,000.00
Appraisal Review	=	5	\$ 1,200.00	\$ 6,000.00
Buying	=	5	\$ 1,700.00	\$ 8,500.00
Recording	=	5	\$ 100.00	\$ 500.00
Relocation	=	5	\$ -	\$ -
R/W Management	=	5	\$ 1,000.00	\$ 5,000.00
Total Land Acq. Services	=	5	\$ 6,000.00	\$ 30,000.00

Land Acquisition		# of Acres	Unit Price	Total
Commercial Permanent	=	0	\$ 500,000.00	\$ -
Commercial Temporary	=	0	\$ 100,000.00	\$ -
Residential Permanent	=	4.35	\$ 50,000.00	\$ 217,500.00
Residential Temporary	=	0	\$ 50,000.00	\$ -
Total Land Acq. Services	=			\$ 217,500.00

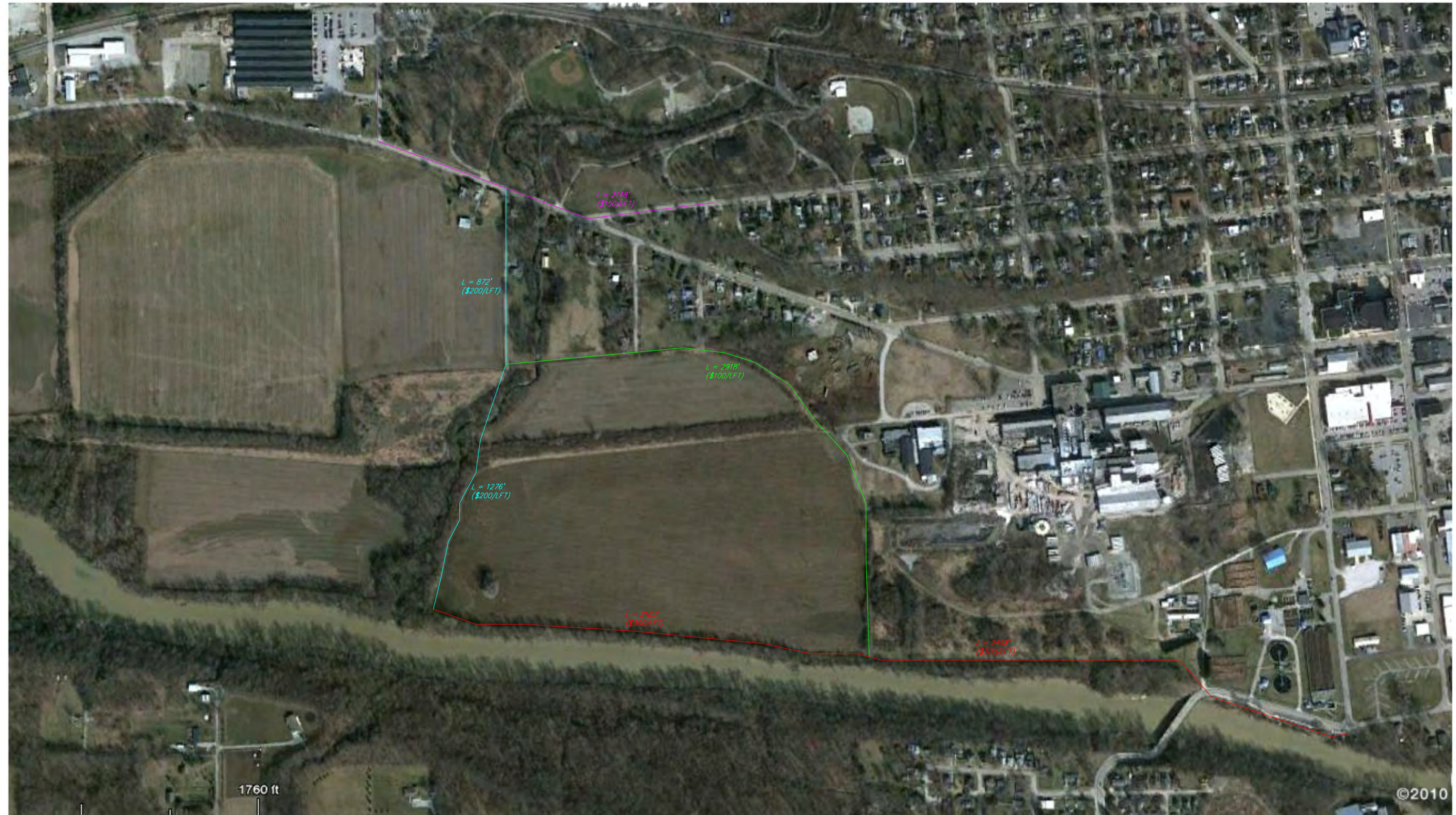
**TRAIL PROJECT
CITY OF WABASH INDIANA**

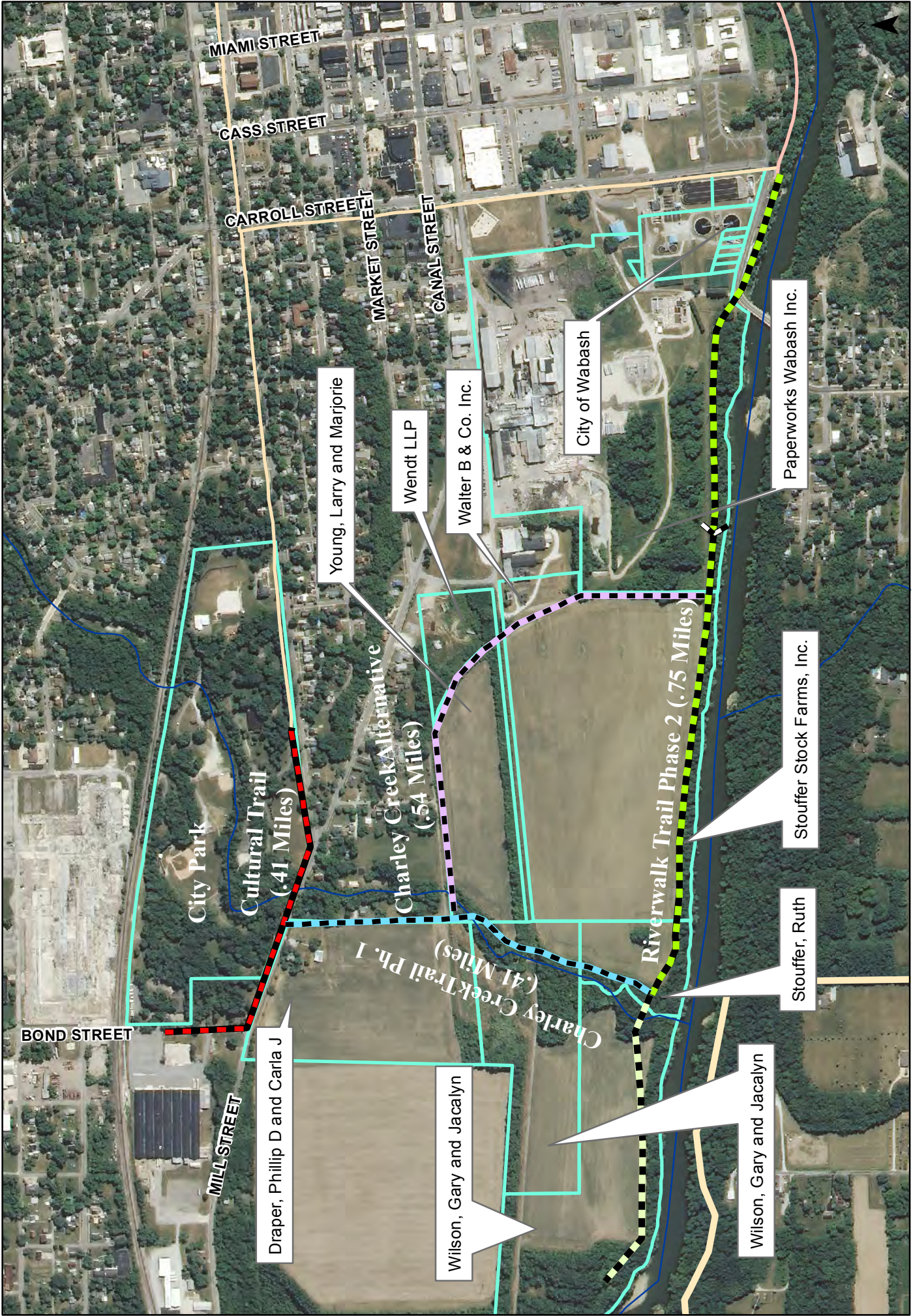
ID	Task Name	Timeline					
		2014	2015	2016	2017	2018	2019
1	PROJECT AWARD	Bar					
2	CONTRACTS	Bar					
3	INDOT - LPA Contract	Bar					
4	Design Consultant Selection	Bar					
5	LPA - Consultant Contract	Bar					
6	FMIS and PO Approval	Bar					
7	Notice To Proceed	Bar					
8	ENVIRONMENTAL	Bar					
9	Early Coordination	Bar					
10	Section 106	Bar					
11	Draft Report	Bar					
12	Public Hearing	Bar					
13	Final Report	Bar					
14	Environmental Approval	Bar					
15	DESIGN	Bar					
16	Survey	Bar					
17	Stage I Plans	Bar					
18	INDOT Review	Bar					
19	Field Check Plans	Bar					
20	Field Check Meeting	Bar					
21	Geotechnical Investigation & Report	Bar					
22	Pavement Design	Bar					
23	INDOT Review	Bar					
24	Stage III Plans	Bar					
25	INDOT Review	Bar					
26	Final Tracings	Bar					
27	PERMITS	Bar					
28	Permit Applications	Bar					
29	Permit Processing	Bar					
30	Permit Approval	Bar					
31	UTILITY COORDINATION	Bar					
32	Initial Notices Sent to Utilities	Bar					
33	Verification Plans to Utilities	Bar					
34	Preliminary Plans to Utilities	Bar					
35	Preliminary Final Plans to Utilities	Bar					
36	Utility Relocation Work Plans & Agreements	Bar					
37	Utility Certification	Bar					
38	LAND ACQUISITION	Bar					
39	Title Research	Bar					
40	Right-of-Way Engineering	Bar					
41	INDOT Review	Bar					
42	Appraisal Problem Analysis	Bar					
43	Appraising	Bar					
44	Review Appraising	Bar					
45	Buying	Bar					
46	Relocation	Bar					
47	Right-of-Way Clear Certification	Bar					
48	FINAL TRACING SUBMISSION	Bar					
49	INDOT PROCESSING	Bar					
50	BID LETTING	Bar					
51	INDOT PROCESSING	Bar					
52	CONTRACTOR NOTICE TO PROCEED	Bar					
53	CONSTRUCTION	Bar					

WABASH STELLAR COMMUNITIES PROGRAM WABASH RIVERWALK TRAIL



SCALE: 1" = 500'





1 inch = 700 feet



Wabash Trail Projects

May 6, 2014



7. State Road 13/15 Corridor Improvements



SCHEDULE / COST BREAKDOWN

		2014			2015			2016			2017			2018			
		M	J	A	M	J	A	M	J	A	M	J	A	M	J	A	
Schedule and Budget																	
7 State Road 13/15 Corridor Improvements	Administration (Local/Private)	\$11,233			\$22,466			\$22,466			\$22,466			\$22,466			\$11,233
	Administration (Gap)	\$-			\$-			\$-			\$-			\$-			\$-
	Design /RW/Land Acq(Local/Private)	\$63,000			\$126,000			\$126,000			\$63,000			\$-			\$-
	Design /RW/Land Acq (Gap)	\$-			\$-			\$-			\$-			\$-			\$-
	Total Admin: \$89,865																
	Total Design: \$318,000																
Total Acq: \$60,000	Construction (Local/Private)	\$-			\$-			\$-			\$-			\$1,338,750			\$1,338,750
	Construction (Gap/Private)	\$-			\$-			\$-			\$-			\$1,338,750			\$1,338,750
Total Const: \$2,677,500	Total Local/Private	\$74,233			\$148,466			\$148,466			\$85,466			\$1,338,750			\$11,233
	Total Gap	\$-			\$-			\$-			\$-			\$1,338,750			\$1,338,750
\$3,145,365	TOTAL BY YEAR	\$74,233			\$148,466			\$148,466			\$1,424,216			\$1,349,983			



7. State Road 13/15 Corridor Improvements

Project Vision

This project focuses on improving State Road 13/15 transportation and streetscape components between Canal Street and north of the bridge at Smith Street. The character of the improvements will be similar to the rest of downtown Wabash, staying consistent with the design elements and Public Art Master Plan that have been implemented over the last few years. Serving as a gateway into Wabash, it is of the utmost importance that aesthetics are improved in this area. Elements that intuitively lead visitors into the heart of Wabash, such as proper access control and curb cuts, pedestrian elements including sidewalks, and storm system. Two 12' travel lanes along with a 14' two-way-left-turn-lane will improve traffic flow and access control via the reconstruction of drive approaches will improve safety for pedestrians. Advanced signing will lead traffic to the heart of Wabash and motorists will be met with a new overhead gateway feature that signifies the entry into the downtown district at the south side of the bridge at 'the cut'. A complete streetscape feel will be achieved which includes decorative crosswalks, various landscaping, street trees and plants, lighting, and other pedestrian streetscape amenities. Pavement markings, signage, and signals will also be modernized.

Project Readiness

Wabash Marketplace and the City of Wabash have completed all streetscape improvements as part of the Wabash Public Art Plan. This area would utilize the same design elements and forms as the guidelines for the application of the streetscape to a new area.

Cost Estimate

Total: \$2,162,125
Committed: \$482,805 (20%)
Gap / Request: \$1,679,320

Priority

High

Local Partners

Wabash Marketplace, Inc.
City of Wabash



PROPOSED



7. State Road 13/15 Corridor Improvements - Detailed Project Schedule - Budget

		2014					2015					2016					2017					2018																							
		M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D
Schedule and Budget																																													
7	State Road 13/15 Corridor Improvements	Design															Construction																												
	Administration (Local/Private)	\$11,233 (TIF, GENERAL)					\$22,466 (TIF, GENERAL)					\$22,466 (TIF, GENERAL)					\$22,466 (TIF, GENERAL)					\$11,233 (TIF, GENERAL)																							
	Administration (Gap)	\$-					\$-					\$-					\$-					\$-																							
	Design /RW/Land Acq (Local/Private)	\$63,000 (TIF, GENERAL)					\$126,000 (TIF, GENERAL)					\$126,000 (TIF, GENERAL)					\$63,000 (TIF, GENERAL)					\$-																							
	Design /RW/Land Acq (Gap)	\$-					\$-					\$-					\$-					\$-																							
Total Administration Cost \$89,865		\$-					\$-					\$-					\$-					\$-																							
Total Design Cost \$318,000		\$-					\$-					\$-					\$1,338,750					\$1,338,750																							
Total Acquisition Cost \$60,000		\$74,233					\$148,466					\$148,466					\$85,466					\$11,233																							
Total Construction Cost: \$2,677,500		\$-					\$-					\$-					\$1,338,750					\$1,338,750																							
Total Project Cost \$3,145,365		\$74,233					\$148,466					\$148,466					\$1,424,216					\$1,349,983																							

Design Phase - includes procurement, contracts, environmental, design, permits, utility coordination, land acquisition, and bid letting.
Construction - includes construction.

SR 13 AND SR 15 CORRIDOR IMPROVEMENTS**TOTAL PROJECT COSTS**

TOTAL PE	=	\$ 318,000.00
TOTAL R/W	=	\$ 60,000.00
TOTAL CONSTRUCTION	=	\$ 2,677,500.00
TOTAL PROJECT COST	=	\$ 3,055,500.00

SR 13 AND SR 15 CORRIDOR IMPROVEMENTS

TOTAL PROJECT COSTS

PROPERTY OWNER OWNED CORRIDOR

PE	Survey	= \$	30,000.00	
	Road	= \$	150,000.00	
	Geotech	= \$	8,000.00	
	Environmental CE	= \$	65,000.00	
	Utility Coordination	= \$	10,000.00	
	Stakeholder Coordination	= \$	5,000.00	
	Pavement Design	= \$	8,000.00	
	Permitting	= \$	12,000.00	
	Lighting	= \$	15,000.00	
	R/W Engineering	Abstracting	= \$	2,500.00
Abstracting Updates		= \$	1,000.00	
Parcel Plat and Legal Description		= \$	9,000.00	
Right-of-Way Staking		= \$	1,500.00	
Appraisal Problem Analysis		= \$	1,000.00	
TOTAL PE		= \$	318,000.00	
Land Acq. Services	Appraising	= \$	10,000.00	
	Appraisal Review	= \$	6,000.00	
	Buying	= \$	8,500.00	
	Recording	= \$	500.00	
	Relocation	= \$	-	
	R/W Management	= \$	5,000.00	
	Land Acquisition	= \$	30,000.00	
	TOTAL R/W	= \$	60,000.00	
CONST.	Construction Costs	= \$	2,380,000.00	Includes 30% Contingency
	Construction Inspection	= \$	297,500.00	12.5% of Construction Cost
	Railroad	= \$	-	
	TOTAL CONST.	= \$	2,677,500.00	
TOTAL PROJECT COST		= \$	3,055,500.00	

SR 13 AND SR 15 CORRIDOR IMPROVEMENTS

TOTAL PROJECT COSTS

R/W Engineering		# of Parcels	Unit Price	Total
Title Work	=	5	\$ 500.00	\$2,500.00
Updates	=	5	\$ 200.00	\$1,000.00
Plats Legals	=	5	\$ 1,800.00	\$9,000.00
Staking	=	5	\$ 300.00	\$1,500.00
APA	=	5	\$ 200.00	\$1,000.00
Total R/W Engineering	=	5	\$ 3,000.00	\$ 15,000.00

Land Acquisition Services		# of Parcels	Unit Price	Total
Appraising	=	5	\$ 2,000.00	\$ 10,000.00
Appraisal Review	=	5	\$ 1,200.00	\$ 6,000.00
Buying	=	5	\$ 1,700.00	\$ 8,500.00
Recording	=	5	\$ 100.00	\$ 500.00
Relocation	=	5	\$ -	\$ -
R/W Management	=	5	\$ 1,000.00	\$ 5,000.00
Total Land Acq. Services	=	5	\$ 6,000.00	\$ 30,000.00

Land Acquisition		# of Acres	Unit Price	Total
Commercial Permanent	=	0.04	\$ 500,000.00	\$ 20,000.00
Commercial Temporary	=	0.1	\$ 100,000.00	\$ 10,000.00
Residential Permanent	=	0	\$ 250,000.00	\$ -
Residential Temporary	=	0	\$ 50,000.00	\$ -
Total Land Acq. Services	=			\$ 30,000.00



QUANTITY COST ESTIMATE

Wabash Stellar Communities

Des. No.: State Road 13/15 Corridor Improvements

ESTIMATED PROJECT COST

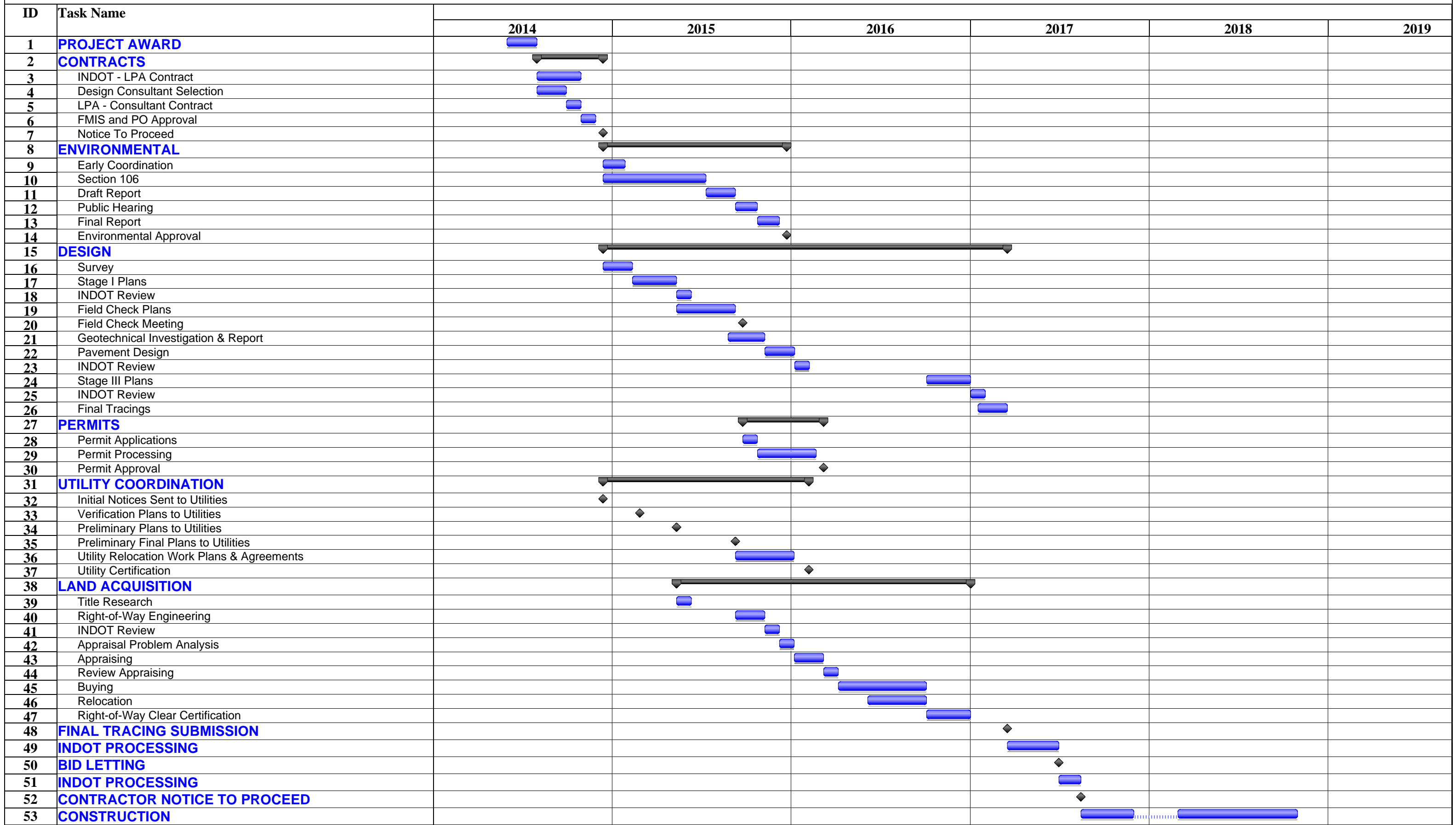
Total: \$1,626,654.60

30.0% Contingency: \$487,996.38

ESTIMATED TOTAL: \$2,114,650.98

ID	Item No.	Description	Quantity	Unit	Unit Price	Item Total
0001	105-06845	CONSTRUCTION ENGINEERING	1.00	LS	\$28,537.80	\$28,537.80
0002	110-01001	MOBILIZATION AND DEMOBILIZATION	1.00	LS	\$71,344.50	\$71,344.50
0003	201-52370	CLEARING RIGHT OF WAY	1.00	LS	\$28,537.80	\$28,537.80
0004	202-02240	PAVEMENT REMOVAL	6,400.00	SYS	\$10.00	\$64,000.00
0005	203-02000	EXCAVATION, COMMON	2,135.00	CYS	\$20.00	\$42,700.00
0006	207-08263	SUBGRADE TREATMENT, TYPE IA	7,844.00	SYS	\$15.00	\$117,660.00
0007	207-08264	SUBGRADE TREATMENT, TYPE II	2,300.00	SYS	\$10.00	\$23,000.00
0008	401-07328	QC/QA-HMA, 3, 70, SURFACE, 9.5 mm	528.00	TON	\$80.00	\$42,240.00
0009	401-07398	QC/QA-HMA, 3, 70, INTERMEDIATE, 19.0 mm	880.00	TON	\$75.00	\$66,000.00
0010	401-07408	QC/QA-HMA, 3, 64, BASE, 25.0 mm	2,271.00	TON	\$70.00	\$158,970.00
0011	401-10258	JOINT ADHESIVE, SURFACE	2,800.00	LFT	\$2.00	\$5,600.00
0012	401-11785	LIQUID ASPHALT SEALANT	2,800.00	LFT	\$0.50	\$1,400.00
0013	406-05520	ASPHALT FOR TACK COAT	5.00	TON	\$500.00	\$2,500.00
0014	602-99999	DECORATIVE CROSSWALKS	152.00	SYS	\$200.00	\$30,400.00
0015	604-06070	SIDEWALK, CONCRETE	1,867.00	SYS	\$40.00	\$74,680.00
0016	605-06140	CURB AND GUTTER, CONCRETE	2,837.00	LFT	\$20.00	\$56,740.00
0017	610-09108	PCCP FOR APPROACHES, 9 IN	2,300.00	SYS	\$70.00	\$161,000.00
0018	618-99999	STREETSCAPE IMPROVEMENTS	1.00	LS1	\$50,000.00	\$50,000.00
0019	621-99999	LANDSCAPING	1.00	LS1	\$10,000.00	\$10,000.00
0020	622-99999	TREE AND SHRUBS	1.00	LS1	\$10,000.00	\$10,000.00
0021	628-09402	FIELD OFFICE, B	12.00	MOS	\$2,500.00	\$30,000.00
0022	720-99999	STORM SYSTEM	1.00	LS1	\$250,000.00	\$250,000.00
0023	801-06775	MAINTAINING TRAFFIC	1.00	LS	\$71,344.50	\$71,344.50
0024	801-99999	MOT SIGNAGE AND DETOUR	1.00	LS1	\$10,000.00	\$10,000.00
0025	802-99999	SIGNAGE	1.00	LS1	\$5,000.00	\$5,000.00
0026	807-99999	LIGHTING	1.00	LS1	\$110,000.00	\$110,000.00

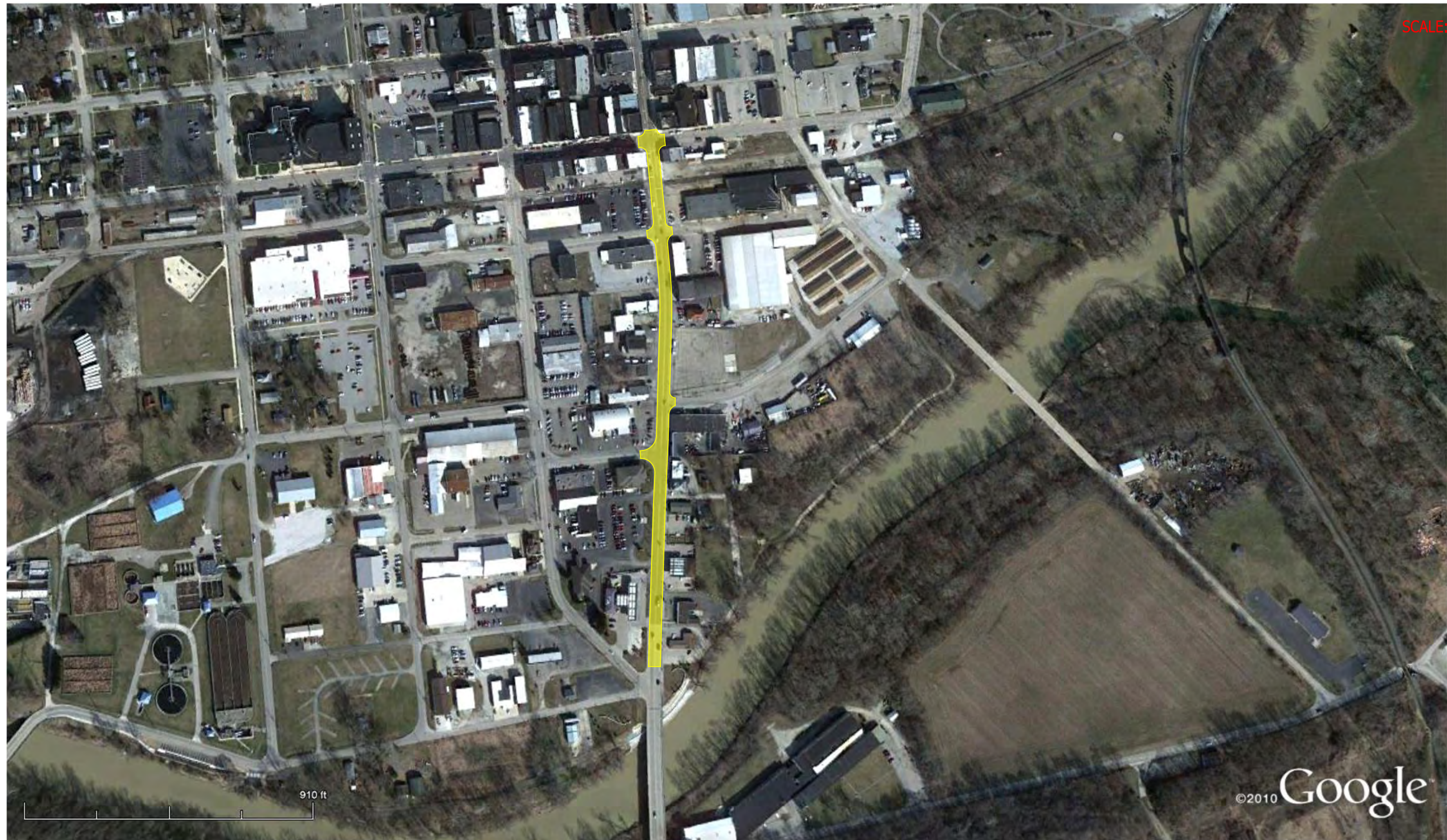
**SR 13 AND SR 15 CORRIDOR IMPROVEMENTS
CITY OF WABASH INDIANA**



WABASH STELLAR COMMUNITIES PROGRAM STATE ROAD 13/15 CORRIDOR IMPROVEMENTS



SCALE: 1" = 300'



910 ft

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8. Neighborhood Owner-Occupied Rehabilitation



8. Neighborhood Owner-Occupied Rehabilitation

Project Vision

An owner-occupied rehabilitation program focused on the neighborhoods northeast of downtown (but open to the entire City of Wabash) will allow homeowners to do much-needed work that would make their homes safer and more secure. This program is focused on assisting low-income homeowners with repairs that include making houses adaptable for seniors to age in place, create improved energy efficiency, and make improvements to the homes by eliminating hazards and improving the overall condition of the homes. Homes along East Market Street are eligible and are a priority of this program since they are directly within the East Market Street District and along the Market Street corridor but are subject to participant eligibility. The investments will focus on issues of health and safety for owners that meet income eligibility. These investments will translate to the assessed value and ultimately the tax revenue for the City. More so than the bottom line, the residents and visitors of Wabash will have a neighborhood that they will be proud of; another way to illustrate to the others that Wabash has a vision and achieves its vision. Wabash Marketplace has partnered with Region IIIA to administer the owner occupied program. Through this partnership, a goal of 38 homes over two phases with approximately \$25K in improvements per home.

Project Readiness

With the partnership between Wabash Marketplace and Region IIIA, the program is geared up and ready to proceed. Numerous applications have been distributed, Region IIIA is in the process of reviewing submitted applications and following up with outstanding applications.

Cost Estimate

Total: \$1,238,000
Committed: \$250,000 (10%)
Gap / Request: \$988,000

Priority

High

Local Partners

City of Wabash
Wabash Marketplace, Inc.
Economic Development Group of Wabash County
Region IIIA



SCHEDULE / COST BREAKDOWN

		2014			2015			2016			2017			2018																			
		M	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	
8	Neighborhood Owner Occupied Rehabilitation	Application																															
		Review																															
		Finalization																															
		Design																															
		Construction																															
	Administration (Local/Private)	\$20,833						\$20,833											\$20,833														
	Administration (Gap)	\$-						\$-											\$-														
	Design (Local/Private)	\$20,833						\$20,833											\$20,833														
	Design (Gap)	\$41,667						\$41,667											\$41,667														
	Construction (Local/Private)	\$-						\$-											\$-														
	Construction (Gap/Private)	\$329,333						\$329,333											\$329,333														
	Total Admin: \$62,500																																
	Total Design: \$187,500																																
	Total Const: \$988,000																																
	\$1,238,000																																
	TOTAL BY YEAR	\$412,667						\$412,667										\$412,667															



8. Neighborhood Owner Occupied Rehabilitation - Detailed Project Schedule - Budget

		2014					2015					2016					2017					2018																							
		M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D
8	Neighborhood Owner Occupied Rehabilitation	Application Review Finalization												Design												Construction																			
	Administration (Local/Private)	\$20,833 (TIF, GENERAL)					\$20,833 (TIF, GENERAL)					\$20,833 (TIF, GENERAL)					\$-					\$-																							
	Administration (Gap)	\$-					\$-					\$-					\$-					\$-																							
	Design (Local/Private)	\$20,833 (TIF, GENERAL)					\$20,833 (TIF, GENERAL)					\$20,833 (TIF, GENERAL)					\$-					\$-																							
	Design (Gap)	\$41,667					\$41,667					\$41,667					\$-					\$-																							
	Construction (Local/Private)	\$-					\$-					\$-					\$-					\$-																							
	Total Administration Cost \$62,500	Construction (Gap/Private)	\$329,333					\$329,333					\$329,333					\$-					\$-																						
Total Design Cost \$187,500	Total Local/Private	\$41,667					\$41,667					\$41,667					\$-					\$-																							
Total Construction Cost: \$988,000	Total Gap	\$371,000					\$371,000					\$371,000					\$-					\$-																							
Total Project Cost \$1,238,000	TOTAL BY YEAR	\$412,667					\$412,667					\$412,667					\$-					\$-																							

Design Phase - includes procurement, contracts, environmental, design, permits, utility coordination, land acquisition, and bid letting.
Construction - includes construction.

Wabash Stellar Communities Application Funding Table
CDGB Owner Occupied Rehabilitation Grant Matching Funds Table

Local Unit of Government (LUG) Contribution 10 % **\$10,000.00**

IHCDA CDBG OOR Grant Amount 90% \$90,000.00

Total \$100,000.00

Rehabilitation Dollars 80 % of Total Above \$80,000.00

Program Delivery Dollars 20 % of Total Above \$20,000.00

Breakdown of Program Costs / Percentage

Number of Homes to be Rehabilitated Minimum 3

Rehabilitation 80 % Construction Costs Not To Exceed (NTE) \$25,000 / Home \$77,000.00

Lead Hazard Testing Approx \$750.00 - 1000.00 / Home \$3,000.00

Total \$80,000.00

Program Delivery NTE 20% \$20,000.00

Administration 20% \$4,000.00

Environmental Review 5% \$1,000.00

Work Write Ups Bid Packages 75% \$15,000.00

Total \$20,000.00

Total of Stellar Communities OOR Rehabilitation Effort

Total OOR Budget @ 1.25M

1,250,000 *.8= \$1,000,000.00

1,250,000 *.2= \$250,000.00

Number of Homes Rehabilitated @ 25 K Approx 38

Number of Homes Rehabilitated @ 20 K Approx 48

City of Wabash

Stellar Application – Owner Occupied Rehabilitation (OOR)

Overview

The City of Wabash in the Stellar Communities Application seeks to assist low-income homeowners in Wabash with repairs that include making houses adaptable for seniors to age in place, create improved energy efficiency, and make improvements to the homes by eliminating hazards and improving the overall condition of the homes so seniors are able to continue to live in the house.

Although the grant is for the entire City of Wabash and will serve seniors 55 years of age and older, a strong scoring preference will be given to seniors living in the area bounded by the area submitted in the Letter of Interest as area 5. NIHPI staff will concentrate Phase 1 efforts in this area. The OOR portion of the project is broken into three phases which are detailed below.

Local Unit of Government Participation

The OOR Program requires a minimum 10 % matching funds donation from the Local Unit of Government (LUG). The 10% matching portion required in Phase 1 of the Stellar Application equates to \$25,000. The City of Wabash as the sponsoring LUG assures that the funding amount is available upon the award of the Stellar Communities Program. Also, as the sponsoring LUG for the grant funds the Mayor is required to sign off on Historic Reviews (commonly referred to as Section 106's) and payment requests referred to as draws. NIHPI as grant administrator will prepare and submit the documents for the Mayor's signature.

Client Application Process

Prior to the application NIHPI on behalf of The City of Wabash will begin searching for clients that meet the income and age restrictions set out in the CDBG Application. The outreach for clients will include the corporate boundaries of Wabash. This effort will accomplish two goals, Identify 10 homes in need of repair in the "target area" listed in the Stellar Application. This city wide outreach sets the stage for Phases 2 & 3 of the OOR portion of the grant application. That is the section in the application which mentions "Develop a successful pilot program that could be expanded to other areas of Wabash to affect change community wide."

This effort will begin with an advertisement in the Wabash Plain Dealer and The Paper. On a recently completed Emergency Repair Grant NIHPI successfully partnered with Living Well in Wabash County. It is hoped that this effort will continue with the Stellar Application. In addition to this effort a press release from the Mayor's Office, listing NIHPI as the contact for any potential clients, would be helpful. The effort might continue with radio announcements and or announcements on Wabash Web TV. Any of the above efforts will publicize the program and draw attention to NIHPI as the grant administrator and the agency responsible for client applications and processing.

Eligible Households

- Households must be in Wabash, Indiana
- The house must be owned or being purchased on contract by the person/s living in the house and it must be those person/s main residence
- The family income may not exceed 80 percent of the median income for Wabash County
- The program must have at least one individual living in the house that is either disabled and/or at least 55 years of age.

Selection Criteria

The household selection criteria for the program will be as follows:

- Applications will be prioritized by the following criteria:
 1. Applications completed in their entirety and scoring the highest number of points will be placed in a priority order. Some houses may not be able to be completed for the following reasons:
 - A. The amount of work needed to complete the house is more than the amount of grant money allowed for the house.
 - B. The applicants may not own the home.
 - C. The applicant's house may be in the middle of foreclosure proceedings.
 - D. Applications may be received after the determination has been made which houses will be assisted.
 - E. Other reasons deemed reasonable by NIHPI, which shall have the final say regarding which houses will be assisted.
 2. Scoring will be as follows with a maximum score of 95 points per household:
 - 40 Points – Persons living in the target area (Project Map Area 5)
 - 15 Points – Disabled grandparents 55 years of age or older, raising Grand children
 - 5 Points – Persons 62 years of age and older
 - 40 Points – Households making less than 30% of the median income
 - 30 Points – Households making between 30 and 39.99% of the median Income
 - 25 Points – Households making between 40 and 49.99% of the median Income
 - 20 Points – Households making between 40 and 49.99% of the median Income
 - 15 Points – Households making between 50 and 59.99% of the median Income
 - 10 Points – Households making between 60 and 69.99% of the median Income
 - 5 Points – Households making between 70 and 79.99% of the median Income

Eligible Repairs

Because of the nature of the Indiana Housing and Community Development Authority, (IHCDA), traditional repairs done in an owner occupied rehabilitation program will take somewhat of a backseat to repairs required by IHCDA. Safety hazards, which will include lead based paint assessments, will be the number one priority of the program followed by the home modifications.

Most homes need repairs, but do not have true safety hazards other than lead based paint. Most of the houses will hopefully have few if any true hazards. Thus, the priorities will be as follows:

1. Safety hazards
2. Senior home modifications
3. Weatherization priorities
4. Repairs and improvements

Some of the eligible repairs include:

- Lead based paint hazards
- Replacing or repairing roofs
- Insulation
- Furnaces
- Energy related thermostats, (programmable)
- Air conditioners
- Water heaters
- Electrical
- Interior plumbing (sanitary and domestic)
- Interior water damage
- Mold
- Windows/doors
- Siding
- Flooring
- Painting
- Ceiling repairs
- Drywall repairs
- Gutters/soffits

Unless required by the senior modification process, the following repairs will be ineligible:

- Carpeting
- Cabinets
- Expanding the size of a building
- Swimming pools
- Hot tubs
- Garage repairs (unless attached to the house)
- Sidewalks
- Painting to change colors of a room

- Decorative windows

Household Income Verification & Bid Process

The process that will be followed regarding applicants is as follows:

1. Receive an application.
2. Request income verification from the household.
3. Score the application and determine whether the household will be included in the grant.
4. Meet with the participants and discuss:
 - A. Their needs as they see it
 - B. The work on their home they would like to see done
 - C. Conduct an assessment on the home for possible senior modifications (the home assessment tool is included)
5. Request a lead based paint risk assessment and request a personal needs assessment from Aging and In-Home Services of Northeast Indiana. The lead based paint risk assessment will make define any LBP hazards. The Personal Needs Assessment will determine services and modification required by the participants.
6. Using all three assessments and the needs and desires of the participants, NIHPI will put together a bid package. This information will be sent to contractors to perform the work necessary to meet all three assessments and the wants and needs of the participants.
7. NIHPI will provide bid packs for the RFP to all contractors approved by NIHPI and meeting the qualifications of the program.
8. NIHPI will verify the bids, check the contractors against the HUD Disbarment List, ensure the bids are within reasonable guidelines, and notify the low bidder
 1. The low bidder and the homeowner will be brought together to do the following:
 - A. Sign a construction contract between the homeowner and the low bidder
 - B. Sign an Offer of Funding between NIHPI and the homeowner
 - C. Sign a Forgivable Loan Agreement between NIHPI and the homeowner
 2. Sign a Mortgage to be forgiven over a 12, 24 or 36-month period between NIHPI and the homeowner
 3. NIHPI will be responsible for verifying the work is done to specification as well as handling any conflicts that arise between the homeowners and the contractor
 4. Upon completion of the work and approval from both the homeowner and NIHPI, invoices will be sent to IHCDA for processing
 5. Upon receipt of funds from IHCDA, NIHPI will release the funds within three business days to the contractor

Recapture Process

All houses receiving assistance will be required to sign a mortgage agreement with NIHPI. The agreement will be for the amount of funding received by the household. The mortgage will be for a 12, 24 or 36-month period. Each month, the mortgage amount will decrease by $1/12^{\text{th}}$, $1/24^{\text{th}}$ or $1/36^{\text{th}}$ over a one, two or three-year period until there is a zero balance. Recapture guidelines will be followed if the homeowners sell the house or if the house no longer becomes their primary residence. The guidelines include NIHPI recapturing any of the funds that have not yet been forgiven.

Program Timeline

The Stellar Application timeline has begun with letters of interest due on February 19, 2014. The finalists for the Stellar Program will be announced in March. The finalist will be invited to a workshop. Submission of the Strategic Investment Plan (SIP-RFP), the application will be due in May. Representatives of the Stellar Program will conduct site visits in June / July.

Prior to the Stellar Program Application deadline NIHPI on behalf of the City of Wabash will work with partner organizations to secure homeowner applications in the “target area” as well as hold and file other applications in the City of Wabash. With the successful award of the Stellar Communities grant in late summer or early fall of 2014 NIHPI will prepare and submit an application to IHADA and commence Phase 1 work.

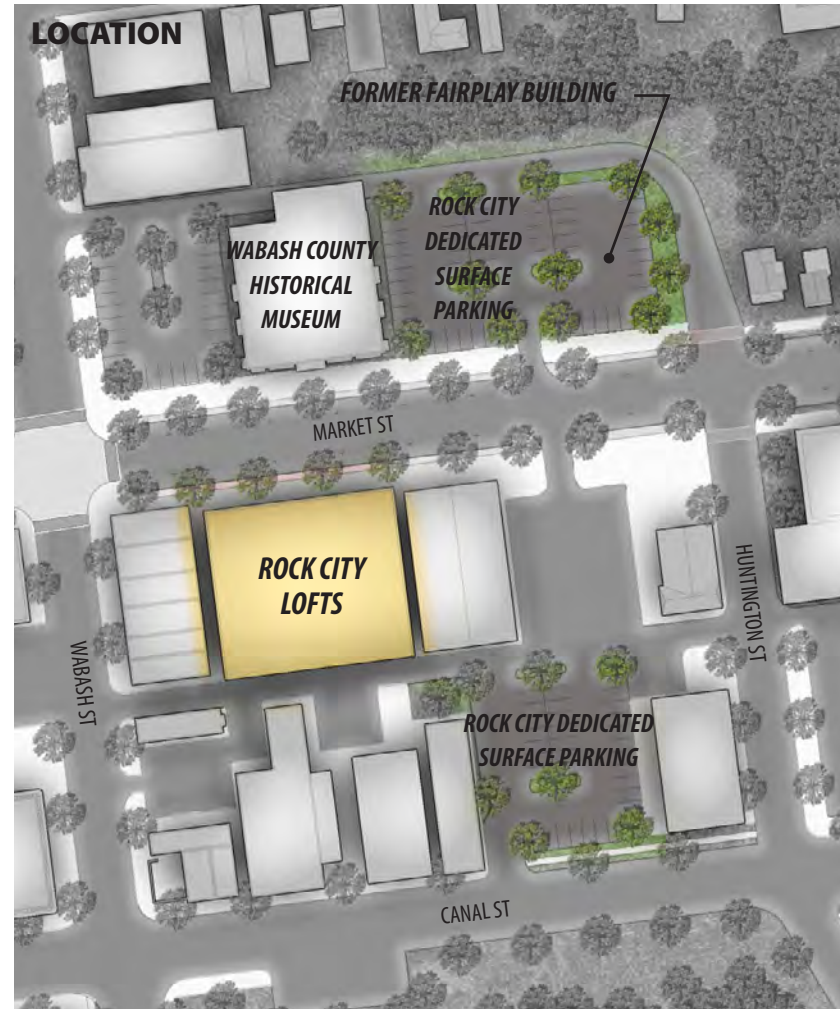
Any questions please contact:

Rick Yoder
Director NIHPI Inc
ryoder@region3a.org
260.347.4714

Or

Dave Gee
Housing Rehabilitation Specialist
dgee@region3a.org
260.347.4714

9. Rock City Lofts



9. Rock City Lofts

Project Vision

Wabash lacks downtown housing. Rock City Lofts solves this issue by creating new multi-generational, multi-income downtown housing opportunities with a 40-unit apartment renovation on the second and third floors of a historic downtown building on the southwest corner of Huntington Street and Market Street. The Rock City Lofts building has been of interest by many developers over the years and the owners of the building have been looking for an interested buyer to redevelop the building into residential units. In the summer of 2013, the City of Wabash Redevelopment Commission, Partnership for Affordable Housing, House Investments, and Huntington Bank developed a partnership that solidifies \$8 million in equity through the use of Low Income Housing Tax Credits and Historic Tax Credits. This partnership submitted an application in November 2013. There is a market for apartments for seniors and for young professionals given all the amenities and activities downtown. This project will set the tone, jumpstart, and solidify the apartment market in downtown Wabash.

Project Readiness

The City of Wabash Redevelopment Commission, Partnership for Affordable Housing, House Investments, and Huntington Bank developed a partnership that solidifies \$8 million in equity contingent on the use of Low Income Housing Tax Credit and Historic Tax Credits. Committed lead project team members include the Economic Development Group of Wabash County, the City of Wabash, and Partnership for Affordable Housing.

Cost Estimate

Total: \$8,240,000
Committed: \$8,240,000 (100%)
Gap / Request: \$0 (Tax Credits)

Priority

High

Local Partners

City of Wabash
Wabash Marketplace, Inc.
Economic Development Group of Wabash County
Partnership for Affordable Housing, House Investments, Huntington Bank



SCHEDULE / COST BREAKDOWN

		2014			2015			2016			2017			2018																															
		M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D
9 Rock City Lofts	Administration (Local/Private)																																												
	Administration (Gap)																																												
	Design (Local/Private)																																												
	Design (Gap)																																												
	Construction (Local/Private)																																												
	Construction (Gap/Private)																																												
Total Admin: \$240,000	Total Local/Private																																												
Total Design: \$1,200,000	Total Gap	(Tax Credits)	(Tax Credits)	(Tax Credits)	(Tax Credits)	(Tax Credits)	(Tax Credits)	(Tax Credits)	(Tax Credits)	(Tax Credits)	(Tax Credits)	(Tax Credits)	(Tax Credits)	(Tax Credits)	(Tax Credits)	(Tax Credits)	(Tax Credits)	(Tax Credits)	(Tax Credits)	(Tax Credits)	(Tax Credits)	(Tax Credits)	(Tax Credits)	(Tax Credits)	(Tax Credits)	(Tax Credits)	(Tax Credits)	(Tax Credits)	(Tax Credits)	(Tax Credits)	(Tax Credits)	(Tax Credits)	(Tax Credits)	(Tax Credits)	(Tax Credits)	(Tax Credits)	(Tax Credits)	(Tax Credits)							
Total Const: \$6,800,000	TOTAL BY YEAR																																												
\$8,240,000																																													



9. Rock City Lofts - Detailed Project Schedule - Budget

		2014					2015					2016					2017					2018																							
		M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D
Schedule and Budget																																													
9 Rock City Lofts		New Market Study					Design					Construction																																	
	Administration (Local/Private)	\$-					\$120,000 (PRIVATE EQUITY PARTNERS)					\$120,000 (PRIVATE EQUITY PARTNERS)					\$-					\$-																							
	Administration (Gap)	\$-					\$-					\$-					\$-					\$-																							
	Design (Local/Private)	\$-					\$600,000 (PRIVATE EQUITY PARTNERS)					\$600,000 (PRIVATE EQUITY PARTNERS)					\$-					\$-																							
	Design (Gap)	\$-					\$-					\$-					\$-					\$-																							
	Construction (Local/Private)	\$-					\$3,400,000 (PRIVATE EQUITY PARTNERS)					\$3,400,000 (PRIVATE EQUITY PARTNERS)					\$-					\$-																							
	Total Administration Cost: \$240,000	Construction (Gap/Private)	\$-					\$-					\$-					\$-					\$-																						
Total Design Cost: \$1,200,000	Total Local/Private	\$-					\$4,120,000					\$4,120,000					\$-					\$-																							
Total Construction Cost \$6,800,000	Total Gap	\$- (Tax Credits)					\$- (Tax Credits)					\$- (Tax Credits)					\$-					\$-																							
Total Project Cost \$8,240,000	TOTAL BY YEAR	\$-					\$4,120,000					\$4,120,000					\$-					\$-																							

 Design Phase - includes procurement, contracts, environmental, design, permits, utility coordination, land acquisition, and bid letting.
 Construction - includes construction.

HOUSE INVESTMENTS

Opportunities in Real Estate Investing. Since 1978.

October 31, 2013

Stephanie A. Crawford
Director
Partnership for Affordable Housing Inc.
250 W. 103rd Street
Indianapolis, IN 46290

Re: Rock City Lofts
Wabash, Indiana

Dear Ms. Crawford:

I am writing on behalf of House Investments ("House") to express House's strong interest in serving as a financing partner with Partnership for Affordable Housing, Inc. ("PAH") in connection with the proposed construction of the Rock City Lofts in Wabash, Indiana.

House acknowledges that: (i) House has reviewed the application to be submitted by Rock City Lofts ("Applicant") to the Indiana Housing & Community Development Authority ("IHCDA") in support of the Rental Housing Financing for the Development; (ii) House expressly acknowledges the Development will be subject specifically to the "40-60" set aside, and extended use restriction elections made the Applicant; (iii) House has reviewed the Minimum Underwriting Criteria set forth in the Allocation Plan; and (iv) House has reviewed other special use restriction elections made by the Applicant, which give rise to additional points in this Allocation Plan.

In the current market, expected Low Income Housing Tax Credit ("LIHTC") equity pricing for this development would be \$0.87 per dollar of tax credits for an estimated LIHTC equity contribution of \$6,199,467. In the current market, expected Historic Tax Credit equity pricing for this development would be \$0.92 per dollar of tax credits for an estimated Historic Tax Credit equity contribution of \$1,059,636. House's standard equity pay-in structure is 20% at closing, 40% at construction completion, and 40% at stabilization and issuance of 8609. Pricing and terms are subject to change based on market conditions at the time of closing and further underwriting of the developments. Please also understand that final authority to invest rests solely with House's Investment Review Committee.

We fully expect this project to be constructed and managed to the same high standard as all of our existing partnerships with PAH and look forward to further reviewing and underwriting specific project details as they come to fruition. It is our hope that we can serve as your equity partner should your application for LIHTCs be successful and we are excited at the opportunity to work with you on this important initiative.

Sincerely,



Michael D. Emkes
Principal





October 31, 2013

Partnership for Affordable Housing, Inc.
Attn. Stephanie Crawford, Director
250 W. 103rd Street
Indianapolis, IN 46290

RE: Rock City Lofts
Wabash, IN

Dear Ms. Crawford:

Huntington Bank ("Lender") is pleased to have the opportunity to present this Proposal of Loan Terms for the rehabilitation of Rock City Lofts ("Development"), a 40 unit affordable senior housing tax credit project located in Wabash, Indiana. Please note this Term Sheet should not be construed as a loan approval, since all loan terms and conditions are subject to review and approval by Huntington's Senior Loan Committee.

Lender acknowledges that: (i) Lender has reviewed the application to be submitted by Partnership for Affordable Housing, Inc. (Applicant) to the Indiana Housing & Community Development Authority (IHCDA) in support of the Rental Housing Financing for the Development; (ii) Lender expressly acknowledges the Development will be subject specifically to the "40-60" set aside, and extended use restriction elections made the Applicant; (iii) the Lender has reviewed the Minimum Underwriting Criteria set forth in the Allocation Plan; and (iv) Lender has reviewed other special use restriction elections made by the Applicant, which give rise to additional points in this Allocation Plan.

Construction Loan

Borrower: To be determined

Security: First mortgage lien and an assignment of leases and rents secured by the 31 Unit LIHTC Project to be located in Wabash, Wabash County, Indiana. The loan shall also be secured by an Assignment of the General Partner's Interest.

Loan Amount: Estimated at not greater than \$7,500,000, with maximum financing availability up to 80% of the LIHTC Investment Value (including the Real Estate Valuation, the Valuation of the Tax Credits and the Present Value of Reversion Benefits) as evidenced by an appraisal report acceptable to Huntington.

Interest Rate: LIBOR + 3.75% - Interest shall be computed on the basis of a 360-day year but shall be charged for the actual number of days within each period.

Repayment: Payments of Interest-Only shall be due and payable monthly for the Term of the Loan.

Loan Term: Twenty-four (24) months.

Loan Fees: A Loan Origination fee of 1.00% of the Loan Amount is payable at loan closing. The Borrower shall also pay all costs and expenses in connection with the loan including, but not limited to, mortgage recording fees, Bank's appraisal and appraisal review fees, title insurance costs, escrow fees, Bank's legal expenses, and site inspection fees during construction. The Borrower shall also be expected to provide satisfactory surveys,

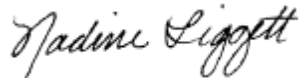
environmental reports and evidence of suitable insurance prior to loan closing.

- Recourse: 100% Guarantee of Completion to be provided by Developer of this project. 100% Guarantee of Payment to be provided by Borrower subject to review by Bank.
- Operating Accounts: The Borrower and/or Guarantor shall maintain the Project Operating Account at Huntington Bank.
- Financial Covenants: Minimum Debt Service Coverage Ratio (DSCR) of 1.15.
- Reserve Accounts: The Borrower shall open and maintain the Project's Operating Reserve and Replacement Reserve Accounts at Huntington Bank.

Please note that Huntington reserves the right to revise this Term Sheet in the event market conditions change. The Bank's final commitment for the financing that you're seeking can only be issued upon approval of your loan request by Huntington's Senior Loan Committee.

Thank you again for the opportunity to participate in the financing for your upcoming project. I look forward to working with you. If you have any questions, please feel free to contact me at (513) 762-1857.

Sincerely,



Nadine Liggett
VP - Community Development Lending



Mitchell Market Analysts, Inc.

**See full report in Appendix C*

Market Analysis

Rock City Lofts



Location
25-45 E Market St
Wabash, IN 47302
Wabash County

Prepared for
Partnership for Affordable Housing, Inc.
250 W 103rd St
Indianapolis, IN 46290

Date of report
October 25, 2013

Prepared for submission to IHCDA on
November 1, 2013

SECTION H

Project Team

HONEYWELL CENTER

Wabash's projects focus on serving the Wabash region and enabling private-sector investment, as well as investment and reinvestment in the human capital of the Wabash region.

City of Wabash, Indiana

Mayor Robert E. Vanlandingham

260.563.4171; cityofwabash@cityofwabash.com

Mayor Robert Vanlandingham has lived in Wabash for almost 60 years. He graduated from Wabash High School in 1957 and worked for the Honeywell Corporation. He served in the US Army for two years and then worked at Ford Meter Box. He graduated with a Bachelor of Science degree in education from Huntington College and earned his Master of Arts degree in education, as well as his administration license, from Ball State University. He spent 31 years with the Wabash City School Corporation as a teacher and administrator before retiring in 2002. Mayor Vanlandingham entered politics in 2000 when he was elected to the Wabash City Council, serving as Council president for one year. Presently serving in his third term, Mr. Vanlandingham was first elected Mayor of Wabash in 2003, reelected in 2007, and again in 2011. He is currently serving on the Board of Directors for the following organizations: Wabash County Economic Development Corporation, Wabash County Historical Museum, Wabash Marketplace, Wabash County Solid Waste Management, and Wabash County Senior Center/Transportation division. In his official capacity as Mayor, he presides over the Wabash City Council and is a member of the Board of Public Works and Safety for the City of Wabash. He is a member of the First United Methodist Church, Ivy Tech Advisory Board, Wabash Kiwanis Club, American Legion, North Central Indiana Mayor's Association, and the Northeast Indiana Regional Partnership-Mayor's Caucus.

Douglas C. Lehman, Esq., City Attorney

260.569.0590; doug@lehmanlaw.net

Mr. Lehman represents the City of Wabash during litigation, advises its officials in legal matters, and prepares legal documents for the City. He began his legal career in 1975, serving the US Navy-Naval Legal Service Office for three years while on active duty, followed by 19 years of general practice in Wabash. He began his own practice in 2002 in Wabash as the Douglas C. Lehman Professional Corporation, during which time he has since served as the legal adviser for the City. Mr. Lehman is a member of the California Bar Association, the Indiana Bar Association, and the Wabash County Bar Association. He has won four Navy medals and has published an article, "Retroactivity: Which Way Out of the Morass," in the *Navy JAG Journal*.

Wendy Frazier, Clerk-Treasurer, City of Wabash

260.563.4171; wfrazier@cityofwabash.com

Ms. Frazier has served as the clerk treasurer for the City of Wabash since January 2012. Prior to her current role, she served as the City's deputy clerk treasurer. In her current role, Ms. Frazier manages all City accounts payable and receivables, monitors CEDIT funds, serves as the chief financial officer of all monies and investments, maintains financial records on Indiana Gateway online for public access, conducts all functions of City payroll and INPRS requirements, prepares annual City department budgets, including expenses, revenues and projected cash flow for all municipal funds, serves as the clerk for the City Council and must maintain a written record of all meetings, maintains all City Ordinances and Resolutions, assists with annual State Board of Accounts, and manages deputy clerks.

Scott Richardson, Street Commissioner/Waste Water Supervisor, City of Wabash

260.563.3611; streetdept@cityofwabash.com

Mr. Richardson has served as Street Commissioner since 2005. He assists with annual budget reviews, guides and supervises teams, and organizes snow plowing/seasonal leaf pick-up. He assigns duties/shifts to different employees within his department and conducts briefings and meetings before and after work sessions. He has been ERC Certified since May 2009. He has also been trained according to ADA since June 2011.

Tyler Niccum, Assistant Street Commissioner, City of Wabash

260.563.3611; streetdept@cityofwabash.com

Mr. Niccum has served as Assistant Street Commissioner since 2013. He previously worked in the sign shop as a foreman. He assists with annual budget reviews, guides and supervises teams, and organizes and conducts snow plowing/seasonal leaf pick-up. He maintains and documents work completed on a daily basis. He has been ERC Certified since March 2014. He has also been trained according to ADA since June 2011.

Section H-2: Project Team

CITY PARTNER **Economic Development Group of Wabash County**

The mission of the Economic Development Group of Wabash County, Inc. (EDG) is to support private investment and leverage private-sector creation of economic and employment opportunities for the people and businesses of Wabash County. EDG became the provider of economic development services for the City of Wabash, North Manchester, and Wabash County in the fall of 2006. EDG took up the mantle of community development as essential to the economic development of the community. It began public conversations and advocated for change with the public and with public officials. Mayor Robert Vanlandingham was the first elected official to understand the need to change the way local units of government worked together. EDG advocates this outlook and urges local units to support, communicate, and coordinate efforts. EDG created the first Tax Increment Financing District (TIF) in Indiana that leveraged public funds to bring fiber-optic service to every building in Wabash. This model is now being replicated throughout the state.

EDG led efforts to acquire and develop the 242-acre Wabash Northeast Business Complex and to secure Shovel Ready Certification and Site Ready Certification. The site is owned by the City of Wabash and managed by the Wabash Redevelopment Commission, which is staffed by EDG. Tax Increment from this park and the entire Cinergy Metronet Tax Allocation Area will provide excess TIF to fund most of the match required for the projects outlined in the Stellar Application. Since 2006, the EDG supported the investment of more than \$278 million in private capital assisting the private sector creation of nearly 1,100 jobs, generating more than \$33 million in new payroll and more than \$975,000 in new local income taxes. Since 2006 the Wabash educational attainment increased by more than 24 percent (US Bureau of Economic Analysis) and the per capita income increased by 12.44 percent since 2009. Strong partnerships now exist between EDG, Chamber of Commerce, Convention and Visitors Bureau, Wabash Marketplace, Inc., and others. EDG practices Asset Based Economic Development and works to attract business and talent that is appropriate for Wabash. Its target industries are BioScience (POET Energy), Food Processing (5-Hour ENERGY), Technology (Cinergy Metronet), health care (Mainstreet Capital), logistics and distribution (Advance Ag Resources), and value-added agricultural processing and services (Dow AgroSciences) (Novae Corp). EDG is governed by a nine-person board of directors, including the Mayor of Wabash, a Wabash County Commissioner, North Manchester Town Manager, and six executives elected by the 114 dues-paying members of EDG.

William “Bill” Konyha, President and CEO

260.563.5258; wkonyha@edgwc.com

Mr. Konyha entered the field of economic development after 18 years in private sector real estate development, with the final 12 years as a senior executive. He has more than 23 years' experience in economic and community development in both urban and rural communities. Mr. Konyha's private-sector development experience includes Forest City Dillon, Inc., a subsidiary of Cleveland-based Forest City Enterprises. He joined Dillon International as its vice president of development and subsequently joined Chagrin Valley Industries, Inc., as its COO. Mr. Konyha was recruited to Carmel, Indiana-based CII-Development, Inc., as a vice president and eventually became the senior vice president of Comparato Investments, Inc., the parent corp. of CII. He joined Indianapolis-based Eastside Community Investments, Inc., (ECI) one of the premier community based economic development organizations in the US, as president of its development subsidiary. Ten months later, the ECI board of directors named Mr. Konyha executive vice president and COO.

During his 23 years in rural community and economic development, Mr. Konyha learned the importance of cooperation between local units of government. In the past six years as the president and CEO of the Economic Development Group of Wabash County, Inc., cooperation among local elected officials was of primary importance to attracting \$278 million of new capital investment, the creation of 1,100 jobs, and the generation of more than \$900,000 in new annual local income taxes. Because of this cooperation, site selectors seek out Wabash County for consideration. One site selection consultant announced that it represented a client interested in being anywhere that local units of government cooperated with one another. That site selector brought a \$15 million capital investment to Wabash creating 150 21st-century jobs.

Mr. Konyha is a past president of the Indiana Economic Development Association and currently serves as a member of its governance and as chairman of its legislative committees. He serves as the chairman of the Indiana Main Street Council, vice chairman of the Indiana Bond Bank, and as president of the Wabash City School Board. Mr. Konyha is recognized as a pioneer in the use of Tax Increment Financing to support private investment.

CITY PARTNER **Wabash Marketplace, Inc.**

Wabash Marketplace began in 1981 and received its non-profit designation in 1982. Wabash Marketplace's mission is to foster community and promote economic development within downtown Wabash. It has been a National Mainstreet Organization since April of 1998 and run its organization with same 4-point approach as all Mainstreet Organizations by focusing on economic restructuring, promotions, design and organization. Wabash Marketplace is governed by a 13-member Board of Directors, which includes many of the local leaders of Wabash.

Wabash Marketplace was instrumental in the creation of the Wabash Downtown Historic District, utilizing legal precedents to protect historic properties, seeking funding to help rehabilitate historic buildings, encouraging development in the downtown region, increasing property value, and fostering an improved image of the community. Wabash Marketplace was also a leader in the development of the Wabash Historic Preservation Commission. This commission ensures buildings are kept in compliance with historic guidelines and prevent buildings from becoming neglected by vacant or negligent owners.

In addition, Wabash Marketplace's façade grant program was able to use \$174,000 to leverage over \$12 million to create many jobs in the downtown region. It has also been able to utilize various loan programs to help businesses in either a predevelopment or revolving loan capacity. These loans have helped several major projects downtown, including a \$150,000 short-term bridge loan to the Charley Creek Inn.

Wabash Marketplace has also helped Wabash dynamically change its image to a destination for the arts; has implemented a wide-scale streetscape project throughout downtown; and is in the middle of a 4-phase public arts initiative. This will not only include community preparation projects, such as trash cans, bike racks, and benches, but also large scale murals, landscape architecture projects, and sculptures.

Patrick O. Sullivan, Executive Director

260.563.0975; patrick@wabashmarketplace.org

Mr. Sullivan serves as the new executive director for Wabash Marketplace, Inc., for which he fosters community and promotes economic development within downtown Wabash; plans and manages major events in Wabash, including the Farmers' Market and Downtown Night to Remember; and markets downtown events and businesses through various media outlets. Prior to his current role, Mr. Sullivan had seven years of elite Federal law enforcement experience, possessed an active top secret security clearance with full scope polygraph, and was a member of the Special Operations Section at the White House where he developed and executed complex protection plans for high profile events, among other duties. He has a Bachelor of Arts in Communication with a political science emphasis from Auburn University and is currently pursuing his Masters in Business Administration (MBA) from Indiana Wesleyan University.

Jason Callahan, President

260.563.0975; jason@wabashmarketplace.org

Section H-4: Project Team

CITY PARTNER **The Honeywell Foundation**

The Honeywell Foundation, a public charity dedicated to providing artistic, cultural, social, and recreational opportunities for all, owns and operates the Honeywell Center, a 120,000-sft regional performing arts and conference center. The Honeywell Center was opened and dedicated in 1952. It was built by entrepreneur Mark C. Honeywell. The facility includes a 1,500-seat proscenium theater, visual art gallery, roller skating rink, a variety of meeting rooms, and restaurant. In 2009, the Honeywell Foundation acquired the historic Eagles Theatre. Eagles Theatre shows first run films on the weekends and hosts live performances during the week. In 2011, the Honeywell Foundation acquired the Honeywell House, home of the late Mrs. Mark C. Honeywell, which operates as a cultural house museum and offers a variety of programming. The Honeywell Foundation also offers a robust arts education program for students, providing more than 41,000 free artistic opportunities for students annually. The Honeywell Foundation serves more than 247,000 people annually.

Tod Minnich, Executive Director

260.563.1102 x500; tminnich@honeywellcenter.org

Tod Minnich assumed the role of executive director in 2003 for The Honeywell Foundation, a public charity dedicated to providing artistic, cultural, social, and recreational opportunities for all. Prior to his tenure with the The Honeywell Foundation, Mr. Minnich worked for the T.J. Martell Foundation. Mr. Minnich served as the executive director of T.J. Martell Foundation's Music Row Division in Nashville, Tennessee, while launching its New Media Division. In May of 1999, Mr. Minnich relocated to New York City to serve as the National Executive Director. Mr. Minnich currently serves on the board of directors for Wabash Marketplace and Indiana Coalition for the Arts. Mr. Minnich is a native of Indiana, graduating from Jay County High School with honors before attending Middle Tennessee State University, where he earned a Bachelor of Science degree in Recording Industry Management.

CITY PARTNER **Wabash County Convention and Visitors Bureau**

The Wabash County Convention and Visitors Bureau is an organization dedicated to promoting awareness of, interest in, and support for Wabash County's tourist attractions and destinations. They conduct marketing and sales programs to attract visitors to convention, sports, and tourism facilities so Wabash County can derive the economic and social benefits of a prosperous tourism industry.

Christine Flohr, Executive Director of Tourism

260.563.7171; christine@visitwabashcounty.com

Ms. Flohr worked in the Hospitality Department of the Honeywell Foundation from September 2004 to July 2009. She was executive director of Wabash County United Fund, Inc., from July 2009 until January 2012. In December 2011, Ms. Flohr began work as executive director of tourism at the Convention and Visitors Bureau, where she develops plans to promote Wabash County to outside tourists by building relationships with, and supporting the tourism efforts of, the major tourism attractions, festivals, lodging facilities, and communities through tourism promotion efforts.

PROGRAM ADMINISTRATION, ARCHITECTURE, TRANSPORTATION, CIVIL ENGINEERING

American Structurepoint, Inc.

317.547.5580; www.structurepoint.com

Known for turning challenging projects into reality, American Structurepoint has developed an international reputation for its work in a variety of markets throughout the built environment. After more than 45 years of steady growth, American Structurepoint offers complete consulting and comprehensive design services. With rich experience, its professionals are equipped to quickly spot opportunities and tackle challenges, maximizing resources to exceed clients' expectations. American Structurepoint offers a comprehensive array of services for a wide range of clients, including local municipalities, state and federal agencies, and the private sector. Its staff of over 275 experienced professionals works in-house across diverse disciplines, targeting issues that will improve quality of life for its clients. Since its founding in 1966, the firm has expanded its headquarters in Indianapolis, Indiana, to include offices throughout the Midwest. *Engineering News-Record* consistently lists American Structurepoint as a national Top 500 Design Firm. In addition, *ENR Midwest* named American Structurepoint the No. 1 Indiana design firm in 2012. Not only does American Structurepoint guide clients through today's complex industry-related issues, but its multi-disciplinary professionals have the resources and expertise to address concerns in such a holistic, sustainable and systematic manner that the firm provides clients with solutions that save time, money, and resources.

Jack Lashenik, PE, Program Administrator

317.547.5580; jlashenik@structurepoint.com

Mr. Lashenik is a vice president and partner of American Structurepoint, leading the Architecture, Structural, and Planning Groups. His experience in site development includes site layout, grading, hydrology and hydraulics, road design, earthwork, utilities, erosion control/water quality design, construction cost estimates, and permitting. He is also experienced in field investigations and preliminary site analyses to assist clients in determining strengths and weaknesses of a site for budgeting and scheduling purposes. His vast experience with leading multi-disciplined projects of any scale will be critical in understanding real world challenges and opportunities that arise throughout Stellar project implementation and will ensure that projects are completed with the highest degree of integrity.

Rachel Uthe, AICP, ASLA, Project Manager

317.547.5580; ruth@structurepoint.com

Ms. Uthe is a project manager in American Structurepoint's Planning Group. Her experience has focused on community planning and economic development. She's provided expertise involving community planning, land, and regional planning using GIS, urban design, public space, trail, and corridor design guidelines, ordinance development, development standards, site design, bicycle, pedestrian, trail, and multi-modal planning, identity, and branding. Through over 10 years of experience, her role on each project has been diverse, from project management to project production, including client communications, budgeting, visioning, research, inventory, analysis, public involvement, interdisciplinary teamwork, design, and final package completion.

Jeremy Slater, PLA, LEED AP BD+C, Landscape Architecture

Mr. Slater is a landscape designer in the Civil Engineering Group of American Structurepoint. His experience in master planning features projects of varying scale for institutes of higher education, corporate, residential, and commercial clients. Furthermore, his site development skills include landscape design, site layout, site grading, utility layout and design, stormwater quality design, the ability to incorporate elements promoting sustainability, and construction. A visionary team leader, Mr. Slater excels at multi-tasking. His superior communications and project management capabilities ensure projects meet deadlines and adhere to the client's budget.

Kyle St. Peter, LEED AP, Practice Leader, Architecture

Mr. St. Peter is the practice leader in charge of the Architecture Group at American Structurepoint. An architect, a LEED-accredited professional, and an architectural marketing consultant, St. Peter has 25 years of experience in the sales and marketing of major architectural projects and supporting disciplines, such as the Indianapolis airport and the Fort Wayne Convention Center. His focus is on strategy and directing transformational change, advancing architecture projects to a higher level in terms of marketing design and public relations.

Section H-6: Project Team

Brandon Hoopingarner, Architecture

Mr. Hoopingarner is a project architect and design director for the Architecture Group at American Structurepoint. In cooperation with the leadership of the Architecture Group and the firm officers, he is responsible for setting the standard for all designs produced in the Architecture Group. He is well versed in architecture theory of design and has proven experience in the programming, schematic, and design development phases. To ensure client objectives are met, Mr. Hoopingarner works closely with project managers to maintain design excellence through construction documents. Mr. Hoopingarner is experienced in several computer graphic software platforms and is able to communicate designs quickly, with a high level of detail. His imagination and creativity offers clients a unique perspective throughout the entire design process.

Timothy Wise, AIA, RID, LEED AP BD+C, NCARB, Architecture

With over 15 years' experience in architecture and interior design, Mr. Wise, the education practice leader of the Architecture Group at American Structurepoint, offers design perspective based on program and interior functions that inform the exterior envelope. His inside-out approach, based heavily on programming and understanding of user functions, creates design solutions tailored to the individual needs of our clients. Mr. Wise's ability to describe design solutions through 3D modeling and interactive presentations facilitates a process that emphasizes client input and collaboration. His design solutions are well recognized for their customization, as well as their budget adherence.

Cash Canfield, PE, Transportation

Mr. Canfield is vice president of American Structurepoint, responsible for oversight of all transportation projects, ensuring each one is adequately staffed to meet project schedule milestones. He is also responsible for monitoring the progress of the work and financial status of all projects. Mr. Canfield provides daily direction to the project managers on techniques to use to keep the project on schedule and budget. He ensures all elements of the project are addressed, and he requires on time and accurate execution of the work by his staff. Mr. Canfield is also responsible for ensuring quality control processes are implemented on all transportation projects in order to assure clients a high level of confidence in the quality of the plans and design documents his staff prepares. Mr. Canfield has over 18 years of experience in the design and management of over 100 transportation improvement projects. He has provided the leadership needed to deliver 20 projects on fast-track schedules while ensuring a quality set of plans, such as the \$55 million pavement replacement of three miles of I-80/94 in northwest Indiana for which the plans were completed in only five months, and the \$60 million interchange modification and roadway improvement projects at I-74 and US 421 for the new Honda car manufacturing plant in Greensburg, Indiana, for which the environmental document, plans, and land acquisition were all completed within an 8-month period. Mr. Canfield also ensures a value engineering and constructability review process is applied to all projects for construction cost containment, which has led to savings on other projects, such as \$100 million on the \$400 million US 31 Kokomo bypass project.

Will Lyon, PE, Transportation

Mr. Lyon is a senior project manager with 15 years of experience in the Transportation Group at American Structurepoint. Will's project management experience includes the design of a wide variety of transportation facilities such as design/build, green infrastructure, greenways, and complicated urban projects. He also has been involved in major community transportation studies throughout Indiana, with special focus on the implementation of transportation projects in Speedway, Indiana.

Shaun Cofer, PE, LEED AP, Civil Engineering

Mr. Cofer is a Civil Engineering Group Leader at American Structurepoint. He has development experience with single- and multi-family residential, commercial, industrial, municipal, regional parks, greenways, trail systems, and medical office projects. He works with clients, consultants, utilities, and government agencies to obtain design approvals and construction permits for projects, while meeting the needs of everyone involved and keeping public welfare in mind.

GRANT ADMINISTRATION

Region III-A Development & Regional Planning Commission

Regional collaboration is paramount to improving conditions that lead to a higher quality of life, economic prosperity and sustainability. Through regional collaboration, Region III-A Development & Regional Planning Commission enjoys a focused and stronger voice to advocate for the region, a broader reach for its message and concerted energies to pursue and complete projects of regional significance. Region III-A is a small part of the collaboration in northeast Indiana leading the region towards prosperity. Formed as a regional unit of government through Indiana Statute, Region III-A has been in existence since 1974, supporting the community and economic development needs of Huntington, LaGrange, Noble, Steuben, Wabash, and Whitley Counties. As a regional unit of government serving northeast Indiana, Region III-A has assisted with many community and economic development, transportation, and housing projects throughout the region. Region III-A has also served as a regional liaison to many state and federal agencies, providing an efficient single point of contact for six counties and 32 municipalities. Region III-A's exists for the sole and primary purpose of advancing northeast Indiana. In that role, Region III-A assists and seeks the assistance of other regional organizations engaged in small business development, entrepreneurial development, workforce development, marketing and advocacy. Effective collaboration also requires working with neighboring agencies and regions. Region III-A's goal is to retain and strengthen local home rule while continuing its total resources for regional challenges beyond individual capabilities.

Kristine Christlieb, Community Development Planner

Since 2010, Ms. Christlieb has been a community development planner with Region III-A. She has written and/or administered a wide range of Community Development Block Grant projects and recently completed an approved Indiana Department of Natural Resources Shipshewana Parks and Recreation Five-Year master plan. In addition, she has assisted with the regional Brownfield Assessment Grant, and the Topeka Lake Street EDA project. Ms. Christlieb also wrote a comprehensive Crisis Communication Plan for Cameron Memorial Community Hospital. Her primary focus is on projects in LaGrange, Noble, and Steuben Counties, but she also has assisted with administration and grant writing for Kosciusko, Wabash, and Huntington Counties. Ms. Christlieb has prior experience in bookkeeping, office management, and marketing. She is certified as an accredited grant administrator from the Indiana Office of Community & Rural Affairs.

Ross Pietrzak, Community Development Planner

Mr. Pietrzak joined the Region III-A team in August 2012 and has worked on grant applications, planning, and administration projects. Included in that list is assistance with the Shipshewana 5-Year Master Park Plan, utility studies, and sewer construction projects. Most of his project focus is in Huntington, Wabash, and Whitley Counties. He has certification training as a Community Development Block Grant Administrator.

David Gee, Director of Technical Service

Mr. Gee works as the program manager for an EPA Brownfield Grant and as the director of technical service for Region III-A. He works directly with the Indiana Housing Community Development Authority, providing written construction specifications for Owner-Occupied Rehabilitation, Aging in Place, and Emergency Repair Grant programs. He also provides construction request for bid documents. Mr. Gee coordinates interim and final construction inspection with homeowners and contractors and prepares final construction inspection documents for state IHEDA inspection. He also served as a transportation planner and GIS Tech for Region III-A. In addition, he has certification in Auto-Cad Advanced & 3-D from Ivy Tech Community College, as well as in ArcView Basic from the Polis Center. He also is an accredited grant administrator (Indiana Office of Community and Rural Affairs) and has certification as a Housing Rehabilitation Specialist IACED.

Rick Yoder, Director of Housing

As director of housing, Mr. Yoder coordinates and manages owner-occupied redevelopment projects. Rick is currently completing a DR2 emergency repair grant (OOR) in Wabash, Huntington, Noble, and Whitley counties. Rick is also working with local officials to obtain new owner occupied repair grant funds for Ligonier, Noble, and Whitley counties. The City of Wabash is a finalist for the Stellar award and Rick intends to conduct grant administration on the Owner Occupied Repair portion of the grant. Responsibilities include verifying payrolls and determining compliance of Federal Guidelines according the Davis-Bacon Act, Davis-Bacon related Acts, Contract Work Hours and Safety Act, and the Copeland Act for several federal projects currently under construction in the Region III-A area. Rick is currently leading the effort for the Wabash Neighborhood OOR program.

Section H-8: Project Team

LANDSCAPE ARCHITECTURE **CONTEXT, LLC**

CONTEXT, LLC, is an award-winning land planning and landscape architecture firm founded on a philosophy embodied in its name. Each site, project, and client conveys a unique set of influences that characterize the essence of a design challenge. From a keen sensitivity to these influences come solutions that create the spirit of place—a place that is one with its context. CONTEXT is built on enthusiasm for exceptional planning and design and the technical knowledge to create a realistic vision. CONTEXT is a proud member of the US Green Building Council and has enjoyed the privilege of collaborating on several LEED-certified and LEED-registered projects. Low-impact development and green infrastructure solutions are integral to its core mission. With licensure throughout the Midwest, CONTEXT is poised to deliver outstanding design and personal service wherever the next endeavor may be. Its talented team of planners, designers, and problem solvers is ready to explore the unique challenges and opportunities of your specific project. CONTEXT is 52 percent women-owned and carries both WBE and DBE certifications.

Fred Prazeau, PLA

Mr. Prazeau shares his strengths in firm operations and project management with CONTEXT. He focuses on communication and organizational tools that help orchestrate the firm's most sizeable projects. His personality reinforces the firm's commitment to responsiveness. Mr. Prazeau is a member of the Urban Land Institute and has served as adjunct professor for Ball State University. He has also leads many low-impact development training seminars; two of which include, "Low-Impact Development (LID) Site Design Techniques, Anson Case Study" Central IN Storm Water Quality Conference, Indianapolis/Spring 2008 and "Sustainable Development: Positively Impacting the Triple Bottom Line" Land Development East Conference, Orlando/Spring 2007.

DEVELOPMENT PARTNER **Partnership for Affordable Housing**

Stephanie Crawford - Director

DEVELOPMENT PARTNER **House Investments**

Michael D. Emkess - Principal

DEVELOPMENT PARTNER **Huntington Bank**

Nadine Liggett - VP - Community Development Lending

Appendix



Wabash is a vital community within northeast Indiana and contributes to the regional economy and quality of life of northeast Indiana. Success in Wabash is success for the region. A stellar Wabash is a stellar region.

Letters of Support

- » Beacon Credit Union, Kevin Willour, President/CEO
- » Bucheri McCarty & Metz LL, Ronald J. Metz, CPA
- » Center Court Barbershop, Jeff Leslie, Owner/Barber
- » Charley Creek Foundation, Daniel H. Ford, Foundation Chair
- » Conrad Morris & Associates, Conrad Morris
- » Community Foundation of Wabash County, Patricia S. Grant, Executive Director
- » Conflux & Confluence, LLC, Michael Beauchamp
- » Crossroads Bank, Roger Cromer, President/CEO
- » The Crow's Nest Antique Mall, Thomas and Melanie Boyll, Owners
- » DARGO LLC, Jim Reynolds, Owner
- » Economic Development Group of Wabash County - Wabash County Redevelopment Commission, Mark Guenin, President
- » The Francis Shoppe, Marjorie Francis, Building Owner, RE: The Francis Shoppe
- » The Francis Shoppe, Marjorie Francis, Building Owner, RE: Jack's Antiques
- » Ford Meter Box Foundation, Inc. Lance Agness, Vice Chairman
- » Gallery 64, Mary Hettmansperger, Building/Business Owner
- » Halderman Real Estate Services, F. Howard Halderman AFM
- » Heartland Career Center, Mark Hobbs, Principal
- » Honeywell Center, Tod Minnich, Executive Director, RE: Honeywell Center
- » Honeywell Center, Tod Minnich, Executive Director, RE: Eagles Theatre
- » House Investments, Michael D. Emkes, Principal
- » Huntington, Nadine Liggett, VP - Community Development Lending
- » Huntington, City of, Indiana, Mayor Brooks Fetters
- » Huntington County Economic Development, Mark A. Wickersham, Executive Director
- » Indiana Landmarks, Todd A. Zeiger, Director, Northern Regional Office,
- » INGUARD, W. Parker Beauchamp, CEO
- » Ivy Tech Community College, Pam Guthrie, Executive Director, Wabash
- » LaGrange County Economic Development Corporation, Keith A. Gillenwater, President/CEO
- » Manchester University, Jo Young Switzer, President
- » Marion, City of, Mayor Wayne W. Seybold
- » Market Street Square, LLC, Laura Stevens and Michael C. Arndt, Owners
- » Metronet, Dan Townsend, Northeast Market Supervisor
- » Metropolitan School District of Wabash County, Sandra Weaver
- » Miami County Economic Development Authority, James E. Tidd, Executive Director
- » Minnich, Tod, Downtown Building Owner
- » New, Raymond, Downtown Building Owner
- » North Manchester, Town of, Dan Hannaford, Town Manager
- » Northeast Indiana Regional Partnership, John Sampson, President/CEO
- » Peru, City of, Indiana, Mayor James R. Walker
- » Redemption Development, LLC, Lisa R. Gilman, Owner
- » Region III-A Development & Regional Planning Commission, John "Jac" Price, President, Board of Directors
- » Schlemmer Brothers Metalworks, Inc., Kent Henderson, Owner
- » Smitty's Bar and Grill, Pamela Magley, Owner
- » State of Indiana House of Representatives, Dave Wolkins, State Representative, House District 18
- » State of Indiana Senate, Senator Jim Banks
- » Stein, Holly, Owner
- » Thermafiber, Inc., Steve Edris, Director & General Manager, Mineral Wool
- » Thriftalicious Resale Shop, Aaron and Tracy Griffith, Owner
- » Vandermark Builders, Dave Vandermark, Owner, Building Owner
- » Wabash, City of, Board of Public Works and Safety, Dee Byerly, Greg Metz
- » Wabash, City of, Board of Parks and Recreation, John P. Salb, President

Appendix A

Letters of Support, continued.

- » Wabash, City of, Board of Zoning Appeals, Douglas Adams, President
- » Wabash, City of, Clerk-Treasurer, Wendy Frazier, Clerk-Treasurer
- » Wabash, City of, Fire Department, Robert Mullett, Chief
- » Wabash, City of, Historic Preservation Commission, Jim Reynolds, Secretary-Treasurer,
- » Wabash, City of, Park Department, Todd Titus, Superintendent
- » Wabash, City of, Plan Commission, Scott A. Long
- » Wabash, City of, Redevelopment Commission, Lynn Yohe, President
- » Wabash Carnegie Public Library, Ware W. Wimberly III, Director
- » Wabash City Schools, Jason Callahan, Superintendent
- » Wabash County Chamber of Commerce, Kimberly A. Pinkerton, President/CEO
- » Wabash County Commissioners, Scott E. Givens, Barry J. Eppley, Brian K Hauptert
- » Wabash County Convention & Visitors Bureau, Christine Flohr, Executive Director of Tourism
- » Wabash County Historical Museum, Mitch Figert, Executive Director, RE: Museum
- » Wabash County Historical Museum, Mitch Figert, Executive Director, RE: Façade
- » Wabash County Hospital Foundation, Karen S. Newhouse, Director
- » Wabash County YMCA, Clint Kugler, CEO
- » Wabash Marketplace, Inc., Jason Callahan, President, Board of Directors
- » Wabash Marketplace, Inc., Patrick Sullivan, Executive Director
- » Wabash Marketplace, Inc., Patrick Sullivan, Executive Director RE: Farmers' Market
- » Wabash Marketplace, Inc., Andrea Zwiebel, Public Art and Creative Placemaking Subcommittee



May 19, 2014

Office of Community and Rural Affairs
Stellar Communities Pilot Program
Kathleen Weisenberger, Director
One North Capital, Suite 600
Indianapolis, IN 46204

Dear Ms. Weisenberger:

Beacon Credit Union is proud to support the City of Wabash in their efforts to become a Stellar Community. Beacon Credit Union has been fortunate over the years to grow our branches and corporate offices located in Wabash Indiana. The City of Wabash and our Wabash Chamber of Commerce have worked tirelessly to improve the quality of life, so as to ensure a sound economic future for our community.

Beacon Credit Union represents the synergy that can come from rural, cooperative spirit. Our credit Union was established in 1931 by a group of farmers and a part time preacher, to serve the needs of rural farm families in Wabash County. Today Beacon serves over 47,000 members in eighteen counties throughout North Central/ Northeastern Indiana and is recognized as the fourth largest Credit Union in the state. Beacon's vision has always been to improve the quality of life for the communities in which we serve. The leadership in our City and our Chamber has the same vision to serve and improve the quality of life in Wabash, making it sustainable and relevant for generations to come.

As a business professional, I have always been impressed with the City of Wabash and the Wabash Chamber of Commerce in their ability to collaborate and cooperate throughout all sectors for the betterment of our community. Our local leaders go beyond a "can do" mentality and embrace a "will do" spirit that embodies the focus of a Stellar Community. Being selected as a Stellar Community finalist is a remarkable accomplishment and the award of such would be life changing in the ongoing investment of growing, improving and reinforcing the infrastructure of our Wabash community.

Sincerely,

A handwritten signature in black ink that reads "Kevin Willour". The signature is written in a cursive, slightly slanted style.

Kevin Willour
President/CEO
Beacon Credit Union.



BUCHERI McCARTY & METZ LLP

Certified Public Accountants | Consultants

Charting the Course

May 16, 2014

Robert Vanlandingham Mayor
City of Wabash
202 South Wabash Street
Wabash, Indiana 46992

Re: Stellar Communities Designation

Dear Mayor Vanlandingham,

Without hesitation, Bucheri McCarty & Metz supports the City's efforts to have Wabash named as a Stellar Community.

We are interested in restoring our building to the historical look and value of downtown Wabash. We have supported façade grant programs in the past and if funds were available thru the Stellar Communities Designation, we would restore the façade by replacing, cleaning, and repainting all visible surfaces of our building. By receiving this designation we believe other local downtown businesses, as well as our Historical City of Wabash, would benefit greatly.

Thank you for consideration of our town's need.

Sincerely,

Ronald J. Metz, CPA

Bucheri McCarty & Metz



May 14, 2014

Robert Vanlandingham Mayor
City of Wabash
202 South Wabash Street
Wabash, Indiana 46992

Re: Stellar Communities Designation

Dear Mayor Vanlandingham,

Center Court Barber Shop supports the City's efforts to have Wabash named as a Stellar Community without hesitation.

I am interested in restoring my building to the historical look and value of downtown Wabash. I have supported façade grant programs in the past and if funds were available thru the Stellar Communities Designation, I would restore the facade by repairing and/or replacing the soffit and paint. By receiving this designation I believe other local downtown businesses, as well as our historic downtown, would benefit greatly. Thank you for your consideration of our town's need.

Sincerely,

Jeff Leslie
Owner/Barber

Charley Creek FOUNDATION I N C O R P O R A T E D

May 15, 2014

Mayor Robert Vanlandingham
City of Wabash
202 S. Wabash St.
Wabash, IN 46992

Re: Stellar Communities program

Dear Mayor Vanlandingham,

Civic renewal, preserving historic assets and promoting arts & culture are the mission cornerstones of the Charley Creek Foundation. If Wabash were to be designated as a Stellar Community, there would be several proposed projects that would align with and complement our activities. It is for this reason the Charley Creek Foundation is fully behind the city's effort in this regard.

One of our major events each year is the five-day Artsfest in June. The ability to bring in top talent and programming would only be enhanced should Wabash be successful.

Our community has made tremendous strides in recent years and is well poised to continue this movement. We look forward to working together in securing a better future for Wabash.

With regard,



Daniel H Ford
Foundation Chair





4-10-14

Wabash Market Place

I am interested in the Facade grant for the front of my building at 35 W Market. Cornices would be part of the project. I would also be painting in historical colors.

Sincerely

Conrad Morris



Community
Foundation of
Wabash County

We're here for giving. We're here for good.

June 5, 2014

Honorable Mayor Robert Vanlandingham
City of Wabash
202 South Wabash Street
Wabash, IN 46992

RE: Stellar Communities Grant

Dear Mayor Vanlandingham,

I am writing to you in support of the Stellar Communities grant proposal, which focuses on improving the City of Wabash.

The Community Foundation is committed to realizing cherished values for Wabash County. Through grantmaking we have supported many historic and cultural organizations throughout Wabash County. Pride of place is critical to creating a vibrant and competitive community where individuals, families, churches and businesses thrive, where talented people choose to work and contribute to the quality of life. Quality of place is crucial to economic development, employment, and community prosperity and health.

We applaud your efforts to revitalize historic neighborhoods, improve streetscapes, advance pedestrian connectivity, improve transportation, activate neglected streets, parks and neighborhoods, and enhance the historic character of the city. Your vision is vital to our future.

Thank you for your efforts.

Sincerely,


Patricia S. Grant
Executive Director

Conflux & Confluence, LLC

231 W Canal Street
Wabash, IN 46992

Michael Beauchamp, Member
Mike@Beauchamp.us
260-249-3100

May 16, 2014

Office of Community and Rural Affairs
Stellar Communities Pilot Program
Kathleen Weisenberger, Director
One North Capitol, Suite 600
Indianapolis, Indiana 46204

Dear Director Weisenberger;

I have been invested with several buildings in the Wabash downtown historic district for eleven years, and I've lived in Wabash all my life. Never have I witnessed such an enthusiasm for restoration and business activity in our small downtown. Proprietors have taken the plunge to buy buildings, start businesses, and engage in community enterprise as never in my lifetime. A significant change includes people who are now residing in second stories, working downtown, and adding new flavor to our special downtown community.

The attraction of the Honeywell Center with all its cultural and education offerings and the first class Charley Creek Inn are bringing folks from nearby and far away to our town. Enthusiasm builds on its momentum so there have been a number of new businesses jump in.

Still there is a lot of work and investment needed to continue this genesis. Our historic area was mostly built following a catastrophic fire on April 14, 1870, when fifty-five buildings burned to the ground. Most buildings today are one hundred years old or more. Many maintenance requirements have been deferred year after year. Our various owners are handling their personal building preservations as best as they can, and previous matching programs have proven that façade incentives boost owner investment.

There is absolutely no question in my mind that Wabash needs the Stellar Investment Plan to sustain the investment to date and encourage our community to further the progress. I've engaged in hundreds of conversations during the past two years about the Stellar Plan, and I can tell you the hopes and dreams of downtown owners depend on a positive outcome to the Stellar opportunity.

Sincerely,



Michael Beauchamp



Crossroads Bank
Wabash, IN 46992
Re: Stellar Grant Committee Members
May 28, 2014

On behalf of the City of Wabash, our company strongly supports the proposal set forth to be named a Stellar Community for 2014. The resources of Crossroads Bank fully support the long range planning that has been undertaken in establishing a city-wide Master plan for the community's future growth.

Wabash's plan includes redeveloping our downtown to attract young professionals and to allow businesses to capitalize on the economic development opportunity created by the Hoosier Heartland Corridor. Through the efforts of many in our community, we have raised extensive private funds to help build a 75,000 square foot YMCA, a historical museum and a successful Hospital Foundation. This shows the huge commitment already being made to revitalize our downtown.

Our bank is committed to provide funding and the financial expertise whenever needed to the Master plan committee. The future of Wabash and Crossroads Bank are closely related. It is our desire to build a stronger and more beautiful community as a heritage for future citizens. If you need any further information please feel free to contact me.

Respectfully,

A handwritten signature in black ink, appearing to read "Roger Cromer", with a long horizontal flourish extending to the right.

Roger Cromer
President and CEO

crossroadsbanking.com

1205 N. Cass Street
P.O. Box 259
Wabash, IN 46992
Phone 260.563.3185
Fax 260.563.4841

Columbia City
260.248.2265

North Manchester
260.982.2188

South Whitley
260.723.5127

Syracuse
574.457.4411





May 15, 2014

Committee of the Stellar Communities Façade Grant

To Whom it May Concern:

Four years ago, we purchased a building in historical downtown Wabash and opened an Antique Mall/Coin Shop. The beautiful, old buildings have so much character to them, however, with the age of the buildings, many require façade and roof repair, our building included. Several small business owners in our downtown are trying extremely hard to revitalize our downtown area by improving their buildings to hopefully attract tourism and continuous patronage that would stimulate economic growth.

The buildings downtown are large and building repairs for a small business owner can be astronomical. Therefore, we would be extremely grateful if the Committee for the Stellar Communities Façade Grant would award the grant funds to the City of Wabash, Indiana.

Sincerely,

Thomas and Melanie Boyll

The Crow's Nest Antique Mall

DARGO LLC

41 W. Canal Street
Wabash, IN 46992

May 14, 2014

Office of Community and Rural Affairs
Stellar Communities Pilot Program
Kathleen Weisenberger, Director
One North Capitol, Suite 600
Indianapolis, Indiana 46204

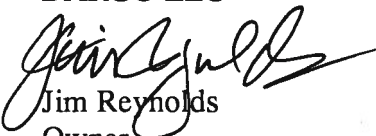
Re: Stellar Communities Designation

Dear Ms. Weisenberger,

I support the City's efforts to have Wabash named as a Stellar Community without hesitation.

I have 2 businesses and my personal residence based in Wabash's historic district. I am interested in continuing the restoration of my buildings to improve the historical look and value of downtown Wabash. I have supported the downtown historic district in the past and if this strategic investment program were available thru the Stellar Communities Designation, I would continue restoring the historic nature of my buildings by adding an awning and historic signage. By receiving this designation I believe other local downtown businesses, as well as our historic downtown, would benefit greatly. Thank you for your consideration of our town's need.

Sincerely,
DARGO LLC


Jim Reynolds
Owner



214 South Wabash St. • Wabash, IN 46992
260-563-5258 • 260-563-6920 (fax)

May 6, 2014

Office of Community and Rural Affairs
Stellar Communities Pilot Program
Kathleen Weissenberger, Director
One North Capitol, Suite 600
Indianapolis, Indiana 46204

Dear Ms. Weissenberger

The City of Wabash is a Stellar example of what can happen when a community sets about tearing down silos and replaces them with a sandbox. The community energy generated by so many individuals and organizations working together has Wabash set upon a path of innovation and relevance.

Wabash was battered by the most recent recession as few other communities were. We experienced significant industrial disinvestment, job loss, population loss, and declining personal income. In 2009 alone the personal income in Wabash County decreased by more than \$62 million and our per capita income was at 91.75% of that of the State.

Our cooperative planning efforts and execution of our plans enabled our county-wide personal income to grow by nearly \$172 million since 2009 and our per capita income is now at 96.66% of the state's. Local units of government, agencies and not for profit organizations from throughout Wabash County have worked with each other to develop and execute plans enabling us to identify our community assets and to capitalize upon them as economic strengths. We are a leader within the Northeast Indiana Region and work with communities in no less than thirteen counties.

Our planning efforts resulted in a Strategic Investment Plan that we believe will enhance our efforts to make Wabash relevant to the 21st Century and help us to attract young professionals seeking a quality of life that may not be available elsewhere. Ultimately, we believe that Wabash impacts the workforce of the entire region as young people choose to live here even as they work elsewhere.

Community assets outlined in the Wabash Comprehensive Plan and Strategic Economic Development Plan are necessary to facilitate our continued transition into an Arts and Entertainment center. The Designation as a Stellar Community will advance our Strategic Investment Plan much more rapidly than we will be able to otherwise. Wabash is a Stellar Community and with the designation we will accomplish the plan in three or four years rather than the fifteen to twenty it will take without the designation.

Sincerely,

A handwritten signature in blue ink that reads "William S. Konyha". The signature is fluid and cursive, with the first name being the most prominent.

William S. Konyha
President & C.E.O.



214 S. Wabash St. • Wabash, IN 46992
(260) 563-5258 • Fax (260) 563-6920

WABASH COUNTY REDEVELOPMENT COMMISSION

May 28, 2014

Robert Vanlandingham, Mayor
City of Wabash
202 South Wabash Street
Wabash, Indiana 46992

Re: Stellar Designation

Dear Mayor Vanlandingham,

The Wabash County Redevelopment Commission supports the City of Wabash and its proposal to be designated a Stellar Community.

The city's economic development plan and strategic investment plan were developed by the Redevelopment Commission of the City of Wabash, with the participation and consent of the City Council and the Plan Commission. We are aware of all of the focus groups, interviews, neighborhood meetings, public hearings and other efforts to gather public input and to gain consensus for the plans. Some changes to priorities have been made as a result of additional public participation and we support the ongoing, living nature of the city's plan.

We support the efforts of the city and urge that the OCRA, IHCD, and INDOT to recognize the outstanding strides made by the city and designate Wabash, Indiana as a "Stellar Community."

Sincerely,



Mark Guenin, President
Wabash County Redevelopment Commission

FORD METER BOX FOUNDATION, INC.

P.O. BOX 443 • WABASH, INDIANA 46992-0443 • 260-563-3171

DIRECTORS

Daniel H. Ford
Chairman

Lance E. Agness
Vice Chairman

Marta D. Gidley
Secretary

Mark S. Ford
Treasurer

May 30, 2014

Mayor Robert Vanlandingham
City of Wabash
202 S. Wabash St.
Wabash, IN 46992

RE: Stellar Communities Program

Dear Mayor Vanlandingham:

Ford Meter Box Foundation is very pleased with the City of Wabash's continued efforts and planning for the Stellar Application process. As you are aware, the Ford Meter Box Foundation has a long history of supporting projects that benefit the City of Wabash and surrounding communities. Wabash has shown excellent progress as a community in recent years due to its Economic Development Plan and Strategic Investment Plan. The Stellar Community Grant would enable Wabash to accomplish its strategic vision in just a few short years, rather than a much longer period of time without the designation. With this shared vision, the Ford Meter Box Foundation fully supports your efforts.

Numerous improvements have been made to the City over the past few years, and your success in this project could provide a tremendous boost to continue this momentum. We look forward to working with you on this shared vision of improving the quality of life in Wabash.

Sincerely,



Lance Agness
Vice Chairman

The Francis Shoppe

P.O. Box 396
88 WEST MARKET STREET • WABASH, INDIANA 46992
DIAL (260) 563-8805

April 21, 2014

Robert Vanlandingham Mayor
City of Wabash
202 South Wabash Street
Wabash, Indiana 46992

Re: Stellar Communities Designation

Dear Mayor Vanlandingham,

As the owner of the Jack's Antiques building at 5 West Canal St. I will support the City's efforts to have Wabash named as a Stellar Community.

I am interested in being part of a façade grant program to help restore our building to the historic grandeur that it once possessed. This building sits on the main thoroughfare through town and is one of the first buildings you see as you enter historic downtown Wabash. We have owned this building since 1961 and if funds were available through the Stellar Communities Designation we would no doubt participate in this program. Thank you for your consideration in this matter as it is extremely important to our family.

Sincerely,



Marjorie Francis
Building Owner



The Francis Shoppe

P.O. Box 396
66 WEST MARKET STREET • WABASH, INDIANA 46992
DIAL (260) 563-8805

April 21, 2014

Robert Vanlandingham Mayor
City of Wabash
202 South Wabash Street
Wabash, Indiana 46992

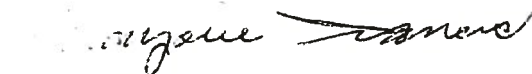
Re: Stellar Communities Designation

Dear Mayor Vanlandingham,

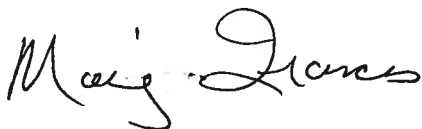
As the owner/operator of the Francis Shoppe at 60 West Market Street I will genuinely support the City's efforts to have Wabash named as a Stellar Community.

I am interested in being part of a façade grant program to help continue to restore our building to its historic nature. Our business has been a staple of historic downtown Wabash since 1961 and we have participated in façade grant programs in the past. If funds were available through the Stellar Communities Designation to continue to improve our façade we would whole-heartedly participate in this program. Thank you for your consideration in our town's revitalization efforts.

Sincerely,



Marjorie Francis
Building Owner





May 19, 2014

Office of Community and Rural Affairs
Stellar Communities Pilot Program
Kathleen Weissenberger, Director
One North Capitol, Suite 600
Indianapolis, Indiana 46204

Re: Stellar Communities Designation

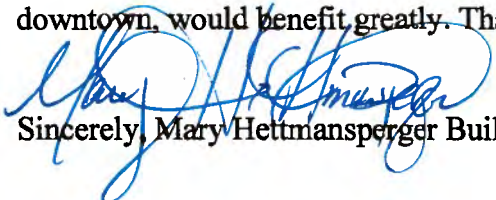
Dear Director Weissenberger,

Gallery 64 is a new business, located in the heart of downtown Wabash Indiana. I offer Art and culinary classes, have a retail space and will eventually host revolving Art exhibits. I have already renovated the interior on the main street level floor of the 7,722 square foot space. My plan is to begin the renovation of the interior on the 2nd level in the next 3 to 5 years.

I am interested in restoring the outside of the building to the historical look and value of downtown Wabash Indiana. The current façade was changed in the 1950's and has a somewhat unappealing front. I hope is to restore the front, giving it a more historical relevance. I would also like to change out inefficient windows to energy efficient, tempered safety glass windows on both levels.

I think the efforts made by local business owners who have received financial help from façade grant programs have proven to be successful. If funds were available thru the Stellar Communities Designation, I would restore the facade by repairing and/or replacing the overall look of the front, replacing the glass and supporting metal structure, and painting the entire face of the building.

By receiving this designation I believe other local downtown businesses, as well as our historic downtown, would benefit greatly. Thank you for your consideration of our town's need


Sincerely, Mary Hettmansperger Building/business owner



May 19, 2014

Office of Community and Rural Affairs
Stellar Communities Pilot Program
Kathleen Weisenberger, Director
One North Capitol, Suite 600
Indianapolis, Indiana 46204

Re: City of Wabash Application

Dear Stellar Communities Committee:

I want to express my support of the Strategic Investment Plan as set forth within our Stellar Community Pilot Program application for the City of Wabash. As a member of the Honeywell Foundation Board, Wabash County Hospital Board of Trustees and a small business employer in Wabash these projects will have a tremendous impact on our community and its citizens.

Wabash is a small rural Indiana town, with so much to offer via our many wonderful facilities, foundations, etc. If we are chosen as a Stellar Community the projects outlined in our plan will take us to another level and enable us to truly make our downtown complete, vibrant and a destination for people from outside our city. The business growth generated by the programming enabled by these projects will enhance downtown Wabash and greatly increase our ability to market for new business growth due to a better quality of life.

We are on the cusp of some tremendous advancement here in Wabash and this plan will facilitate those steps.

Thank you for your consideration of Wabash!

Sincerely yours,

A handwritten signature in black ink, appearing to read "F. Howard Halderman". The signature is fluid and cursive.

F. Howard Halderman AFM
President

Heartland Career Center

79 South 200 West
Wabash, IN 46992-8510

May 28, 2014

Office of Community and Rural Affairs
Stellar Communities Pilot Program
Kathleen Weissenberger, Director
One North Capitol, Suite 600
Indianapolis, IN 46204

Dear Ms. Weissenberger:

Heartland Career Center is pleased to be a part of the Wabash community. As an integral part of the Wabash community, we are proud to support the city of Wabash as they pursue the distinction of being recognized as an elite, Stellar Community.

Our community thrives on collaboration. The three local school corporations collaborate through grant initiatives, school transportation, and have even shared instructors and resources for the benefit of students. Our Career Center is a prime example of how education, business and industry work together.

Recently, Heartland Career Center served as the host site for a meeting between a prospective business and community leaders. Educational, business and city leadership representatives met to discuss the positive attributes of our community and educational systems in an effort to bring the major employer to our area.

Our Career Center provides the students from our nine participating high schools with the opportunity to build their futures. During the 2013-14 school year, 53 industry recognized certifications were earned. The Wabash City Fire Department, Ford Meter Box and Miller's Merry Manor are just a few of the many businesses and industries that serve as hosts for several of our students to earn certifications. It is because of our valuable partners that students have opportunities for successful transition to the workforce or post high school educational endeavors.

In addition to the certifications earned by Heartland students, Ivy Tech has been a major contributor to the success of our students within the Wabash community. During the spring semester of the 2013-14 school year, 140 of our students earned 855 free dual credits toward degreed and certification programs. The dual credit agreements make a meaningful difference in the financial and career opportunities for our students who may soon be contributing members of the Wabash Community.

Wabash is an amazing city to raise a family, work and build businesses. Our community truly cares about people of all ages and their quality of life. Being selected as a Stellar Community would provide another platform to display our spirit, innovation and showcase the amazing life we have in the Hoosier state and the city of Wabash.

Educationally yours,



Mark Hobbs, Principal

May 23, 2014

Mayor Robert Vanlandingham
City of Wabash
202 South Wabash Street
Wabash, Indiana 46992

Dear Mayor Vanlandingham,

Please accept this letter of support on behalf of the Honeywell Center regarding the City's efforts in honoring Wabash as a Stellar Community.

We strongly believe in economic development for Wabash. The Honeywell Foundation has been involved in the planning process for many years and the process for the communities' strategic plan was implemented years ago.

The Honeywell Foundation owns and operates two major businesses located in downtown Wabash, and the Foundation has played a key role, along with other downtown businesses, in obtaining realistic and obtainable goals for the community of Wabash.

Again, I support the efforts of the City to recognize Wabash as a Stellar Community and offer any expertise needed to assist the effort. If you have any questions or need additional information, please do not hesitate to contact me at 260-563-1102 Ext. 500.

Best Regards,



Tod Minnich
Executive Director

May 27, 2014

Mayor Robert Vanlandingham
City of Wabash
202 South Wabash Street
Wabash, Indiana 46992

Dear Mayor Vanlandingham,

Please accept this letter of support on behalf of the Eagles Theatre regarding the City's efforts in honoring Wabash as a Stellar Community.

Eagles Theatre has a long, rich history within the City of Wabash. As a 107-year-old facility, the theatre has long been a site for entertainment and community gatherings. Located in the heart of downtown Wabash, the Eagles Theatre has been home to thousands of memories.


After the Honeywell Foundation took ownership of Eagles Theatre in 2010, the Foundation made a significant investment by making several upgrades and improvements, which included refinishing all cosmetic surfaces, paint, plaster, lighting, replacing over 4,000 light bulbs between the theatre and the marquee, new theatre seats, upgraded audio system, repaired the heating and cooling system, and installed a digital projector and upgraded audio processor in the theatre.

Eagles Theatre programming also expanded to include not only first run movies, but also classical film showings during our "Throwback Tuesdays", free family film showings during our "Free Movie Mondays", Independent film showings, and Live Blues and Comedy events.

In addition to the Foundation's commitment to continue to provide diverse and quality programming at Eagles Theatre, the Foundation is also financially committed to the long term maintenance obligation that would come with renovation of the currently unused space. In addition to these commitments, the Foundation is prepared to provide match funds for the renovations of the upper floors of Eagles Theatre.

Again, I applaud the efforts of the City to recognize Wabash as a Stellar Community and offer any support and expertise needed for a successful implementation. If you have any questions or need additional information, please do not hesitate to contact me at 260-563-1102 Ext. 500.

Best Regards,



Tod Minnich
Executive Director

HOUSE INVESTMENTS

Opportunities in Real Estate Investing. Since 1978.

May 27, 2014

Stephanie A. Crawford
Director
Partnership for Affordable Housing Inc.
250 W. 103rd Street
Indianapolis, IN 46290

Re: Rock City Lofts
Wabash, Indiana

Dear Ms. Crawford:

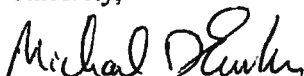
I am writing on behalf of House Investments ("House") to express House's strong interest in serving as a financing partner with Partnership for Affordable Housing, Inc. ("PAH") in connection with the proposed construction of the Rock City Lofts in Wabash, Indiana.

House acknowledges that: (i) House has reviewed the application to be submitted by Rock City Lofts ("Applicant") to the Indiana Housing & Community Development Authority ("IHCDA") in support of the Rental Housing Financing for the Development; (ii) House expressly acknowledges the Development will be subject specifically to the "40-60" set aside, and extended use restriction elections made the Applicant; (iii) House has reviewed the Minimum Underwriting Criteria set forth in the Allocation Plan; and (iv) House has reviewed other special use restriction elections made by the Applicant, which give rise to additional points in this Allocation Plan.

In the current market, expected Low Income Housing Tax Credit ("LIHTC") equity pricing for this development would be \$0.87 per dollar of tax credits for an estimated LIHTC equity contribution of \$6,199,467. In the current market, expected Historic Tax Credit equity pricing for this development would be \$0.92 per dollar of tax credits for an estimated Historic Tax Credit equity contribution of \$1,059,636. House's standard equity pay-in structure is 20% at closing, 40% at construction completion, and 40% at stabilization and issuance of 8609. Pricing and terms are subject to change based on market conditions at the time of closing and further underwriting of the developments. Please also understand that final authority to invest rests solely with House's Investment Review Committee.

We fully expect this project to be constructed and managed to the same high standard as all of our existing partnerships with PAH and look forward to further reviewing and underwriting specific project details as they come to fruition. It is our hope that we can serve as your equity partner should your application for LIHTCs be successful and we are excited at the opportunity to work with you on this important initiative.

Sincerely,



Michael D. Emkes
Principal





October 31, 2013

Partnership for Affordable Housing, Inc.
Attn. Stephanie Crawford, Director
250 W. 103rd Street
Indianapolis, IN 46290

RE: Rock City Lofts
Wabash, IN

Dear Ms. Crawford:

Huntington Bank ("Lender") is pleased to have the opportunity to present this Proposal of Loan Terms for the rehabilitation of Rock City Lofts ("Development"), a 40 unit affordable senior housing tax credit project located in Wabash, Indiana. Please note this Term Sheet should not be construed as a loan approval, since all loan terms and conditions are subject to review and approval by Huntington's Senior Loan Committee.

Lender acknowledges that: (i) Lender has reviewed the application to be submitted by Partnership for Affordable Housing, Inc. (Applicant) to the Indiana Housing & Community Development Authority (IHCD) in support of the Rental Housing Financing for the Development; (ii) Lender expressly acknowledges the Development will be subject specifically to the "40-60" set aside, and extended use restriction elections made the Applicant; (iii) the Lender has reviewed the Minimum Underwriting Criteria set forth in the Allocation Plan; and (iv) Lender has reviewed other special use restriction elections made by the Applicant, which give rise to additional points in this Allocation Plan.

Construction Loan

Borrower:	To be determined
Security:	First mortgage lien and an assignment of leases and rents secured by the 31 Unit LIHTC Project to be located in Wabash, Wabash County, Indiana. The loan shall also be secured by an Assignment of the General Partner's Interest.
Loan Amount:	Estimated at not greater than \$7,500,000, with maximum financing availability up to 80% of the LIHTC Investment Value (including the Real Estate Valuation, the Valuation of the Tax Credits and the Present Value of Reversion Benefits) as evidenced by an appraisal report acceptable to Huntington.
Interest Rate:	LIBOR + 3.75% - Interest shall be computed on the basis of a 360-day year but shall be charged for the actual number of days within each period.
Repayment:	Payments of Interest-Only shall be due and payable monthly for the Term of the Loan.
Loan Term:	Twenty-four (24) months.
Loan Fees:	A Loan Origination fee of 1.00% of the Loan Amount is payable at loan closing. The Borrower shall also pay all costs and expenses in connection with the loan including, but not limited to, mortgage recording fees, Bank's appraisal and appraisal review fees, title insurance costs, escrow fees, Bank's legal expenses, and site inspection fees during construction. The Borrower shall also be expected to provide satisfactory surveys,

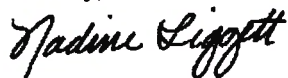
environmental reports and evidence of suitable insurance prior to loan closing.

- Recourse:** 100% Guarantee of Completion to be provided by Developer of this project. 100% Guarantee of Payment to be provided by Borrower subject to review by Bank.
- Operating Accounts:** The Borrower and/or Guarantor shall maintain the Project Operating Account at Huntington Bank.
- Financial Covenants:** Minimum Debt Service Coverage Ratio (DSCR) of 1.15.
- Reserve Accounts:** The Borrower shall open and maintain the Project's Operating Reserve and Replacement Reserve Accounts at Huntington Bank.

Please note that Huntington reserves the right to revise this Term Sheet in the event market conditions change. The Bank's final commitment for the financing that you're seeking can only be issued upon approval of your loan request by Huntington's Senior Loan Committee.

Thank you again for the opportunity to participate in the financing for your upcoming project. I look forward to working with you. If you have any questions, please feel free to contact me at (513) 762-1857.

Sincerely,



Nadine Liggett
VP - Community Development Lending



Office of the Mayor

May 12, 2014

To whom it may concern,

The City of Huntington and the City of Wabash are connected both as members of the Northeast Indiana Regional Partnership and as geographic neighbors and enjoy an excellent relationship. The two cities have benefited by sharing information and helping each other research best practices for municipalities of similar size. It is certain that new opportunities in either Wabash or Huntington will serve to enrich them both.

I have come to view Mayor Vanlandingham as both a trusted colleague and friend. I am very proud to work with him and his staff as we both share the goal of improving our region of the state. I want to voice my support for the City of Wabash is its selection for the Stellar Community Grant Award for 2015.

If you have any questions, please contact me at (260) 356-1400 extension 212.

Sincerely,

**Mayor Brooks Fetters
City of Huntington**



Location ▲ Workforce ▲ Value

8 West Market St. ▲ Huntington, IN 46750
(260) 356-5688 (888) 356-6660 Fax: (260) 358-5692

May 19, 2014

The Hon. Robert E. Vanlandingham
Mayor
City of Wabash
202 South Wabash Street
Wabash, IN 46992

Dear Mayor:

It is my pleasure to again write a letter of support for the Stellar Communities Grant Application being pursued by the City of Wabash. I really appreciate your hard work and vision on behalf of your Community and the example of leadership and the standard of excellence you demonstrate every day. Your results are to the benefit of everyone in the Northeast Indiana Region.

I believe the State of Indiana and Hoosier taxpayers in general can be absolutely confident that a grant to your City will actually raise the performance standards and excellence the Stellar Communities Program strives to define in the first place. Huntington County stands with you and your Community as you seek an honor which will work to our benefit as well.

Huntington County residents regularly enjoy the excellent arts and entertainment opportunities found in your Community. We very much appreciate the partnership we enjoy together in the Northeast Indiana Regional Partnership organization and the especially close working relationship between the Economic Development Group of Wabash County and Huntington County Economic Development. It is our honor to be neighbors and we wish you the best as you seek recognition for the stellar community which is Wabash.

Thank you for your leadership and friendship.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Mark A. Wickersham', with a long, sweeping flourish extending to the right.

Mark A. Wickersham
Executive Director



INDIANA LANDMARKS

Northern Regional Office

402 West Washington Street, South Bend, IN 46601

574 232 4534 / 800 450 4534 / www.indianalandmarks.org

May 16, 2014

Mayor Robert Vanlandingham
City of Wabash
202 S. Wabash Street
Wabash, Indiana 46992

Re: Stellar Communities Grant

Dear Mayor Vanlandingham,

Indiana Landmarks is pleased to lend out support to the efforts to have Wabash named as a Stellar Community.

Our organization has been involved in revitalization efforts within the City of Wabash for many decades. Our involvement has ranged from making loans to assist building renovations, technical assistance to building owners and housing a Field Office in a downtown Wabash building. We believe that Wabash has made great strides to capitalize on their historic resources as a catalyst for economic development. Our office has long considered Wabash a model of preservation practices that has successfully blended historic architecture with creative adaptive re-uses. Their vision for the growing Arts and Entertainment District bodes well for even more possibilities to grow new speciality shops, galleries, cafes and more.

We are engaged with the community to provide on-going technical assistance with matter related to historic buildings, their renovation and re-purposing. We encourage your award of a Stellar Community Grant.

Sincerely

Todd A. Zeiger
Director, Northern Regional Office



May 30, 2014

Mayor Robert Vanlandingham
City of Wabash
202 S Wabash St
Wabash IN 46992

Re: Stellar Communities Designation

Dear Mayor Vanlandingham,

Please accept this letter of support on behalf of INGUARD in the effort to elect Wabash a Stellar Community.

INGUARD is personally committed to the improvement and beautification of Wabash through various corporate ventures. Our most recent philanthropic efforts include the donation of 10,000 trees to the community during the month of April to support the 20th Anniversary of Ford Theater at the Honeywell Foundation. Further, we hope to initiate a program to donate one tree per year to each of our clients to show our dedication to the community and beyond.

In addition to the many initiatives we support, we are also the presenting sponsor of the Wabash County Promise, the Self-Reliance Awards, and personally underwrite 13-24 Drive-In and pay for all children under 12 to attend it for free. The principles and employees personally give their time and money to make Wabash a place people want to be and always will.

As a longtime resident and devotee of the community, I have spent the better part of the past decade doing whatever I could to drive a re-birth of downtown Wabash and seen first-hand the advancement of the city towards its fullest potential. Currently the city is in an excellent position to nurture the work of the past decade. The possibilities are endless if Wabash becomes a Stellar Community.

I believe in Wabash and the citizens that live here. Again, INGUARD supports the efforts to designate Wabash a Stellar Community. If I can be of assistance or if you have any questions, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink that reads "W. Parker Beauchamp".

W. Parker Beauchamp, CEO
INGUARD
(866) 563-8821





May 8, 2014

Office of Community and Rural Affairs
Stellar Communities Pilot Program
Kathleen Weissenberger, Director
One North Capitol, Suite 600
Indianapolis, Indiana 46204

Dear Ms. Weissenberger:

Ivy Tech Community College Kokomo Region, which includes the Wabash Instructional Site, supports wholeheartedly the application by the City of Wabash to be designated a Stellar Community. The initiatives in the proposal will help our community become an even more attractive and interesting place for people to live, to visit, and to make investments for future jobs and prosperity.

As a community college, Ivy Tech serves people of all ages and backgrounds. Many are first generation college students and are working their way out of poverty or cementing their positions in the middle class through education. Some are trying to save money during their first two years of college before transferring to a four year college. As the quality of life in Wabash continues to improve, we are hoping these students will stay in Wabash or come back to Wabash after completing their education. We are working hard to bring our educational attainment rate up to 60% by the year 2025 so that we have a competitive workforce. We need to keep our talented young people and also attract new professionals and skilled workers, and to do that, we need to have a community in which these people want to live.

The City of Wabash has benefitted from philanthropists such as Mark Honeywell and Richard Ford who have set an example of what can be done in a rural community if people are forward thinking and willing to contribute to projects that raise the standard of living for everyone. Wabash has worked hard to utilize grants and programs that help us maintain our history while providing current residents with modern infrastructure, cultural events, and healthy living amenities. If designated as a Stellar Community, Wabash would maximize the resources and support it receives and would be an exemplary example of what a rural city can do to raise its quality of life and economic prospects.

Sincerely,

A handwritten signature in black ink that reads "Pam Guthrie".

Pam Guthrie
Executive Director, Wabash



May 13, 2014

Mr. William Konyha
President/CEO
EDG of Wabash County
214 South Wabash St.
Wabash, IN 46992

Dear Mr. Konyha:

I am writing today to express my support for the City of Wabash's application to the Stellar Communities program sponsored by the Indiana Office of Community Affairs (OCRA), Indiana Housing and Community Development Authority (IHCA), and the Indiana Department of Transportation (INDOT).

Wabash County, and the City of Wabash are great partners in Northeast Indiana. As you know, Wabash County comprises one of the 10 northeast Indiana counties that constitutes the Northeast Indiana Regional Partnership, of which LaGrange County is also a member. The City of Wabash and Wabash County play an important role in the continued development of our region, especially from the aspect of being a leader in the efforts to revitalize our downtown areas. While the community fell just short of being selected last year, instead of closing the book on this project and moving on, they redoubled their efforts to make their application that much better this time around, and the state would be remiss to make the same mistake twice! The continued development of downtown Wabash into a "must-visit" destination is extremely important in our region and states development, and being selected as a "Stellar Community" will go a long way towards making that dream a reality.

As you know, downtown Wabash has really blossomed over the last several years, thanks in part to the efforts of the EDG of Wabash County. I personally love to visit the beautifully restored Charley Creek Inn (which also sells products produced by my LaGrange County/Shipshewana businesses), and have enjoyed many shows over the years at the Honeywell Center. In fact, one could argue (successfully I might add) that the Honeywell Center is one of the nicest theatre and event centers not only in our region, but in the state! For a small city in Indiana to be able to attract the nationally known and recognized musical acts and Broadway-style shows is a feat unto itself. I would be remiss not to also mention my love of Modoc's Market (especially their Bradley Brothers Coffee Co. Bourbon Streusel Cake coffee)!

Finally, I would like to mention that I have had a number of opportunities to work both within the City of Wabash and Wabash County. In my previous career, prior to being selected as the President & CEO of the LaGrange County Economic Development Corporation, I served as the Northeast Indiana Community Liaison for OCRA. We worked a number of different projects, from economic development to downtown enhancement grants, and knew even back then that this community had all of the pieces in place to accomplish what they wanted – but they only needed some assistance with funding the projects. There is no doubt in my mind that if the City of Wabash is selected as a 2014 Stellar Community that they will rise to be the shining star in the entire program!

Thank you for considering my support in your final application to the Stellar Communities program. As you can tell from my letter, I look at Wabash as one of the truly bright stars in Northeast Indiana, and have tried to model some of our own downtown revitalization efforts on yours. I can't think of a more deserving community!

Sincerely,

A handwritten signature in cursive script that reads "Keith A. Gillenwater".

Keith A. Gillenwater, CEcD
President & CEO
LaGrange County Economic Development Corporation



Office of the President

604 East College Avenue
P.O. Box 365
North Manchester, IN 46962-0365
www.manchester.edu

May 16, 2014

Office of Community and Rural Affairs
Stellar Communities Pilot Program
Kathleen Weisenberger, Director
One North Capitol, Suite 600
Indianapolis, IN 46204

Dear Ms. Weisenberger,

I am writing to express my strong support for the City of Wabash proposal to join the Stellar Communities Pilot Program. Manchester University has enjoyed a long and productive relationship with the city's civic leaders, business community, schools and health care providers. As Manchester president, I have witnessed firsthand the city's impressive track record of bringing together various constituencies to achieve large-scale projects that contribute to the common good.

Though Wabash is steeped in rich history, it reflects a progressive spirit. The city is working to revitalize its downtown and attract new commerce. Its parks, riverwalk, farmers' market and beautiful new YMCA encourage healthy lifestyles for local residents of all socioeconomic levels. The Honeywell Center attracts world-class performing artists and makes performances affordable and accessible. What's more, the county's primary medical care facility, Wabash County Hospital, is moving toward building a new facility that will better serve area residents.

Wabash is exactly the kind of city in which the Stellar Communities Pilot Program should invest. It is a middle-class community of hard-working people who collaborate to get things done, take pride in their city and aspire to be more.

I strongly urge you to support the Strategic Investment Plan set forth by the City of Wabash.

Sincerely,

A handwritten signature in black ink, appearing to read "Jo Young Switzer", followed by a horizontal line.

Jo Young Switzer
President



May 28, 2014

The Honorable Robert E. Vanlandingham
City of Wabash
202 S. Wabash St.
Wabash, IN 46992

Dear Mayor Vanlandingham,

Please let this letter serve as an endorsement for the City of Wabash to receive the designation as a Stellar Community.

Investment and improvement to the City of Wabash is not only a benefit to Wabash, but also to the region. I firmly believe that the quality of life has improved within the region during Mayor Vanlandingham's administration and receiving the sought after designation would enable Wabash to further the great work they have started.

In summary, I fully support the City of Wabash to become a Stellar Community.

Sincerely,

A handwritten signature in black ink, appearing to read "Wayne Seybold", is written over a light blue rectangular background.

Wayne W. Seybold
Mayor

**MARKET STREET SQUARE, LLC
56 W MARKET ST.
WABASH, IN 46992-3123
(303) 523-7395**

May 23, 2014

Office of Community and Rural Affairs
Stellar Communities Pilot Program
Kathleen Weissenberger, Director
1 N Capitol Ave, Ste 600
Indianapolis, IN 46204-2027

Re: Stellar Communities Designation

Dear Director Weissenberger,

Market Street Square is a business, located in the former Lutz Hotel building, next to the Veteran's Memorial Park, in the heart of historic downtown Wabash, Indiana. The street front and parking lot side exterior walls are very prominent and noticeable, including the William Parker Stouffer mural showing turn-of-the-century Wabash businesses. The first floor is 5,000 square feet of space that we are currently remodeling to house ten office and two retail spaces. Our goal is to attract additional businesses to help the growth and prosperity of our town and the longevity of our historic building.

We are interested in recapturing the historic yesteryear look for our landmark building. The exterior of the building has been changed repeatedly over the past century and now along with age, it is showing areas of facade in desperate need of repair. In keeping with this idea, we plan to replace all exterior windows with energy efficient, tempered safety glass, repair and finish the facade below the first floor windows with the recommended historic palette.

If we were to be the beneficiary of funds from the Stellar Communities Designation, we would immediately schedule the repairs and upgrades to this historic building using local contractors, craftsmen and artisans. We would be honored to repeat to others, the generosity of our community and display the expert workmanship of our town craftsmen.

Thank you for your consideration of our application.

Most Respectfully,

Laura Stevens and Michael C. Arndt

Laura Stevens and Michael C. Arndt, Owners
Market Street Square, LLC

METRONET

THE POWER OF FIBER

May 19, 2014

Office of Community and Rural Affairs
Stellar Communities Pilot Program
Kathleen Weisenberger, Director
One North Capitol, Suite 600
Indianapolis, Indiana 46204

Re: Stellar Communities Designation

Dear Director Weisenberger,

Metronet is sending this letter in support of Wabash being chosen as a Stellar Community.

Metronet provides the only 100 % Fiber Optic Network in the City of Wabash. We provide the residential and business community with Ultra High Speed Internet, Complete Phone, and Television service.

Since Metronet has been located in Wabash, we have noted the many facets of the community working diligently and cooperatively to produce positive changes within the community. We have been encouraged by the current progress and would hardily recommend Wabash to be selected as a Stellar Community. This will produce an even larger impact on the City of Wabash as it will contribute greatly help revitalize the downtown. The Strategic Investment Plan has many worthwhile projects that will improve Wabash for all its citizens.

Metronet is enthusiastically supportive of the City of Wabash and looks forward to a bright future with this city. We appreciate your time and consideration for this opportunity to invest in our wonderful community.

Sincerely



Dan Townsend

North East Market Supervisor

Metronet

Dr. Sandra Weaver
Superintendent



Dr. Brian K. Dawson
Assistant Superintendent

Metropolitan School District of Wabash County

May 28, 2014

To Whom It May Concern:

I am writing in support of the town of Wabash being awarded the Stellar grant. I am the superintendent of the county school district that surrounds the town. Currently, the superintendent of Wabash City Schools and I work closely to ensure our students achieve at the highest levels of attainment.

Wabash is unique in its model of working together. Success for All is a group that meets monthly to coordinate services for the town and wider community. Law enforcement, Family and Children's Services, educators, the pastoral community, mental health, and many other agencies are included in this meeting. Working together as the wider community is important to this small community. We firmly believe we offer a great way of life for families. It is our hope to attract more young families to our area in an effort to increase enrollment in both our school systems.

Thank you for your consideration of Wabash as a Stellar grant recipient.

Sincerely,

A handwritten signature in black ink that reads "Sandra Weaver". The signature is written in a cursive style.

Sandra Weaver



May 7, 2014

RE: City of Wabash's Stellar Community Award Application

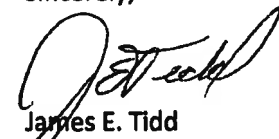
TO: Whom It May Concern;

Please accept this letter as indication of the Miami County Economic Development Authority's strong support for the City of Wabash's application for the Stellar Community Award. The City of Wabash is not only an economic engine for attracting business and industry, job creation, etc., for the region of North Central and Northeast Indiana, but a center for performing arts and other cultural activities as well. The City's unwavering commitment to the development and promotion of the arts, culture, and entertainment within its downtown is a tremendous asset to these regions of Indiana.

Through achievement of the additional goals and strategies outlined in their Stellar Community Application, the City of Wabash will continue to increase the overall quality of life and cultural opportunities for the current and future citizens and businesses in the region.

The Miami County Economic Development Authority wholeheartedly recommends the City of Wabash be selected and designated a Stellar Community.

Sincerely,



James E. Tidd
Executive Director

Building the Future of Miami County

**Tod Minnich
61 West Canal Street
Wabash, Indiana 46992**

May 27, 2014

Mayor Robert Vanlandingham
City of Wabash
202 South Wabash Street
Wabash, Indiana 46992

Dear Mayor Vanlandingham,

I fully support the City's efforts to have Wabash named as a Stellar Community.

I recently began the process of renovating my building located at 61 West Canal Street. Upon completion, I plan to use the upper floor as my primary residence. As a local property owner, I believe the work to my building will no doubt contribute to the enhancement of the overall appearance of downtown Wabash.

If façade grant funds were available through the Stellar Communities Designation, I would fully restore the main floor façade and restore the historic look of the building.

I believe the City of Wabash, as well as other local downtown businesses, would greatly benefit from receiving this designation. Thank you for your consideration in Wabash's revitalization efforts.

Best Regards,



Tod Minnich

May 14, 2014

Office of Community and Rural Affairs
Stellar Communities Pilot Program
Kathleen Weisenberger, Director
One North Capitol, Suite 600
Indianapolis, Indiana 46204

Re: Stellar Communities Designation

Dear Director Weisenberger,

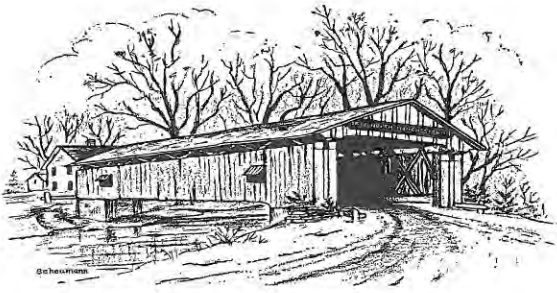
Raymond Leslie, Inc. supports the City's efforts to have Wabash named as a Stellar Community without hesitation.

I am interested in restoring my historic building to enhance the grandeur of downtown Wabash. I would be interested in participating in the Façade Program if funds were available thru the Stellar Communities Designation. I would restore the facade by repairing and/or replacing the windows and support structure on the principle façade of my building. By receiving this designation I believe other local downtown businesses, as well as our historic downtown, would benefit greatly. Thank you for your consideration of our town's need.

Sincerely,



Raymond New



Town of North Manchester
103 East Main Street
NORTH MANCHESTER, INDIANA 46962-1899
PHONE: 260-982-9800 ext. 376
FAX: 260-982-7428
E-MAIL: dhannaford@cinergymetro.net

TOWN COUNCIL
Christopher Garber
Diane Hauptert
Laura Rager
Tom Dale
James Smith

TOWN MANAGER
Dan Hannaford

May 30, 2014

Office of Community and Rural Affairs
Designation as a Stellar Community
One North Capitol, Suite 600
Indianapolis, IN 46204-2288

Re: Wabash City

Dear Sir:

I am pleased to lend my whole hearted support to the City of Wabash in their efforts to be designated as a Stellar Community. As Town Manager for the Town of North Manchester I have worked closely with the with the Mayor and other political leaders as well as the other community stakeholders in an effort to promote Wabash County as a great place to work and live.

In those efforts, I have participated in the development of an Economic Development Strategic Plan, which is supported by the City of Wabash and the Town of North Manchester. As a part of that plan, Wabash City, the Town of North Manchester, and the County of Wabash all financial support and actively participate in economic development activities and projects.

Because of the efforts that our county has taken to support of each other in both business attraction and retention large number of town employees now work in Wabash. Keeping employment within the county benefits the county as a whole.

For the past three years, Wabash City along with the Town of North Manchester and Wabash County has worked in a cooperative effort on a Brownfield Grant to clean the county of numerous brownfield sites. Mayor Vanlandingham has headed this successfully effort.

I am very proud of the strides that the City of Wabash has taken towards making Wabash a destination for business, arts and entertainment, and for those who wish – “a great place to live”.

Wabash has my support.

Dan Hannaford

Town Manager
Town of North Manchester

Office of Community and Rural Affairs
Stellar Communities Pilot Program
One North Capitol
Suite 600
Indianapolis, Indiana 46204

260 469-3469 < P
200 EAST MAIN STREET, SUITE 910 < A
FORT WAYNE, IN 46802
NEINDIANA.COM < W

To the Stellar Communities Evaluation Committee;

I am writing this letter in support of the City of Wabash application for the Stellar Communities program. Given their remarkable progress as a community with engaged and innovative leadership, this letter highly recommends that Wabash receive the award.

The City of Wabash has been actively engaged with the Northeast Indiana Regional Partnership since 2007. Over this time I have witnessed a surprising transformation in leadership and economic performance of the community. I would characterize their leadership as enlightened, engaged and innovative. It is very apparent that they are not satisfied to be victims of past paradigms and the characterization of a typical Midwest "rustbelt" community. It is clear they will not simply settle for a future which happens to them. Instead they have chosen to be "all in" to proactively realize their vision for the future.

When the City of Wabash first joined the Regional Partnership, I was concerned if we would be able to meet their expectations. Over time I discovered that we are fortunate to have the City of Wabash as a stakeholder and partner in Northeast Indiana. Mr. Bill Konyha became the first economic development professional to chair the Council of the ten local economic development organizations. The community has been one the most aggressive and creative in confronting community issues and downtown development. They have surprised many by their creation of a community open to outside investment and development; building a community committed to the regional arts and entertainment and the building of the new YMCA downtown. Mayor Vanlandingham is fully engaged as an active leader in the region's Mayors' and Commissioners' Caucus, a daring coalition of elected officials committed to advancing a common policy agenda to advance regional economic development.

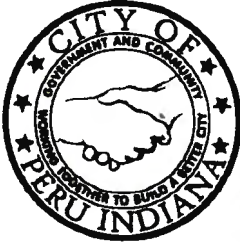
The crown of all of this has been the prospect of a new county hospital and the Wabash Promise. All of this from the community most geographically removed from our urban core and still in the center of regional leadership; it is strong evidence of the proactive, enlightened leadership of the City of Wabash.

I highly recommend the awarding the Stellar Communities award to the City of Wabash.

Sincerely,



John Sampson
President/CEO



MAYOR'S OFFICE
CITY OF PERU, INDIANA



May 9, 2014

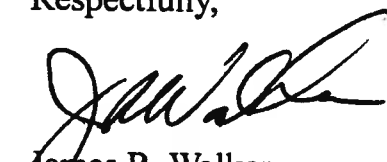
To whom it may concern,

The City of Peru and the City of Wabash continue to work together to ensure economic growth in our combined cities. We understand that new opportunities in either city has benefits for the other.

I am proud to work with Mayor Vanlandingham and his staff as we make the Peru/Wabash area the best it can be. Therefore, on behalf of the City of Peru, I offer my support for the City of Wabash in its selection for the Stellar Community Grant Award for 2015.

If you have any questions or concerns, please reach me at 765-472-2400, ext 120.

Respectfully,



James R. Walker
Mayor
City of Peru

REDEMPTION DEVELOPMENT, LLC

PROJECT CONCEPTUALIZATION □ FINANCIAL FEASIBILITY □ HISTORIC RENOVATION □ NEW CONSTRUCTION

2285 EAST 300 NORTH, WABASH, INDIANA 46992, 574-298-4312

May 9, 2014

Mayor Robert Vanlandingham
City of Wabash
202 South Wabash Street
Wabash, IN 46992

Dear Mayor Vanlandingham:

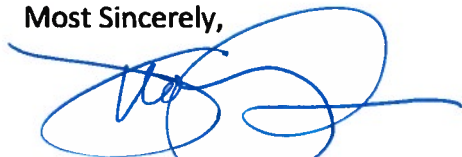
I am writing to you in support of the City's Stellar Designation application which will focus on targeted areas to promote redevelopment in Wabash.

I applaud the City's effort as well as the Economic Development Group's hard work in bringing the entire application together. Programs such as the Façade Improvement Program and the Owner Occupied Rehab Program will only enhance the quality of life and encourage people to live, recreate, and populate our community.

I am excited to be a part of this effort through our historic restoration of 41 and 47 West Market Street in downtown Wabash. We expect our restoration completion to be the end of this month with an investment of nearly \$1,000,000. Once complete, we intend to take on another project directly across the street from this one at 26 West Market Street. We hope to receive Façade Improvement Funds which will supplement our private investment. Many other private individuals are embarking on the same type of projects as these.

Thank you for making every effort to support our restoration activities with programs like the Façade Improvement Program. These efforts are not merely undertaken to sustain Wabash. These efforts are necessary to make Wabash THRIVE!

Most Sincerely,



Lisa R. Gilman, Member
Redemption Development, LLC



217 Fairview Blvd., Kendallville, IN 46755
Ph. (260) 347-4714 Fax (260) 347-4718

April 29, 2014

Office of Community and Rural Affairs
Stellar Communities Pilot Program
Kathleen Weissenberger, Director
One North Capitol, Suite 600
Indianapolis, IN 46204

Dear Kathleen:

We were pleased to hear that the City of Wabash was selected as a finalist in this year's Stellar Community Program. Region III-A Economic Development District and Regional Planning Commission fully supports the City's application and stands ready to assist using its compliment of knowledgeable staff and decades of experience in community development. Upon review of the RFP and Stellar Teams Site Visit it is hoped that the City of Wabash will be awarded the Stellar Grant.

Upon approval of the Stellar Communities Grant, Region III-A staff will work with the City of Wabash with the implementation of projects as described in the application and discussed in the site visit. Region III-A staff has been involved in planning with the City of Wabash and has developed a working partnership with agencies in the city to promote and execute the award.

Since 1974, Region III-A has established itself as an effective, efficient, and dependable advocate and adviser to local governments in the now six-county area. Wabash County became a member of Region III-A in 2010. Region III-A is pleased to provide grant preparation, administration, and planning support in Economic Development, Community Development and Transportation Development disciplines to provide our member counties with the staff and knowledge to obtain grant funding and follow the project through to completion.

The City of Wabash has proven to be an innovative community. The city was the first in the nation to be lit entirely by electricity. The Honeywell Center is a regional music and cultural venue, and planners and developers will focus efforts to use cultural attractions as a marketing tool. The Stellar award would further this process. Downtown businesses will improve by drawing people to the city center. Additionally, the housing program will foster necessary improvements to homes as well as benefit area residents.

Please feel free to contact our office at (260) 347-4714 if you would like additional information about Region III-A's role in the City of Wabash's application or the local and regional impact of the Stellar program.

Sincerely,

A handwritten signature in black ink, appearing to read "John 'Jac' Price".

John "Jac" Price
President, Board of Directors

Schlemmer Brothers Metalworks, Inc.
108 W Canal St
Wabash, IN 46992-3041
tel ~ 260.563.3417



May 8, 2014

Kathleen Weissenberger, Director
Office of Community and Rural Affairs
One North Capitol, Suite 600
Indianapolis, Indiana 46204

Re: Stellar Communities Designation

Dear Director,

I'd like to introduce myself as a small business owner in Wabash, Indiana. My family business is Schlemmer Brothers Metalworks. We are a 4th generation, family owned, business operating continuously from the same location in downtown Wabash since 1903. I'm very proud of our 111 year history.

I'm also very proud of my city. It saddens me to see so many communities our size in various states of strife and decline. 20 years ago, I thought Wabash could be slotted in that category. But something changed. We somehow managed to rekindle a real sense of community. I am amazed at the number of quality individuals who, mostly volunteer their time, step up and make things happen. These people are both young and old, and come from all walks of life. They have so much to offer and make up the heart of our collective being. We have a fantastic Chamber of Commerce, Economic Development Group, and a very successful and active mainstreet organization, Wabash Marketplace. I support the Strategic Investment Plan our community has put together. And, I believe in this bright and energetic group of individuals and organizations to execute this Plan with care and resolve.

Thank you for considering our community.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Kent Henderson'. The signature is fluid and cursive, with a long horizontal stroke at the end.

Kent Henderson
Owner, Schlemmer Brothers Metalworks

SMITTY'S BAR AND GRILL

- on the Canal -

10 E. Canal Street
Wabash, IN 46992
(260) 569-4846

May 22, 2014

Robert Vanlandingham, Mayor
City of Wabash
202 S. Wabash Street
Wabash, IN 46992

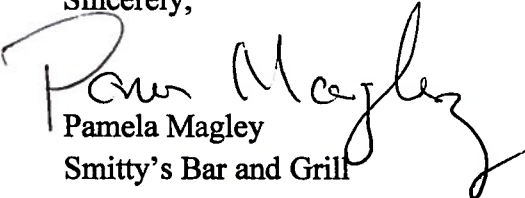
Re: Stellar Communities Designation

Dear Mayor Vanlandingham:

As a Wabash Downtown business, Smitty's Bar and Grill supports any efforts the City of Wabash may undertake to be named as a Stellar Community.

I am interested in restoring the buildings to represent the historical appeal once prevalent throughout downtown. The facades of both our buildings are in need of improvements from the soffits to the sidewalks. The facade grant programs in the past have been instrumental in assisting business owners restore the historical appeal and keeping good merchants in the downtown area. I believe the Stellar Community Designation would further the efforts currently underway and cooperation between business and the City of Wabash. As a whole, the designation would assist local downtown businesses restore and maintain the historical appeal which would in turn assist the community. I support your efforts and thank you for your consideration of our city's future.

Sincerely,


Pamela Magley
Smitty's Bar and Grill



STATE OF INDIANA
HOUSE OF
REPRESENTATIVES
THIRD FLOOR STATE HOUSE
INDIANAPOLIS, INDIANA 46204

Rep. David Wolkins
200 W. Washington St
Indianapolis, IN 46204
317-232-9816
www.in.gov/h18
H18@IN.gov

COMMITTEES:
Environmental Affairs, Chairman
Government Reduction, Vice Chair
Government and Regulatory Reform

May 27, 2014

Mayor Robert Vanlandingham
City of Wabash
202 South Wabash Street
Wabash, IN 46992

Dear Mayor Vanlandingham,

As State Representative for Wabash County, I am pleased to submit this letter of support for the City of Wabash's efforts to be named a Stellar Community. Wabash is a thriving community, ideal for raising a family, and a great example of Hoosier values. Being named a Stellar Community will enable you to continue your success and allow Wabash to expand on what makes it a great place to live and work.

The City of Wabash has plans to revitalize their downtown, improving the aesthetic of the community, as well as developing and expanding arts, culture and entertainment attractions. To advance ease of access, Wabash plans to improve infrastructure, benefiting visitors and residents alike. Wabash is already an attractive community, but with further development and revitalization, Wabash will serve to attract and retain more talent to Northeast Indiana.

The City of Wabash has my full support in their efforts to be named a Stellar Community. I appreciate your dedication to your community and our state. Please do not hesitate to contact me if I can be of further assistance.

Sincerely,

A handwritten signature in black ink that reads "David A. Wolkins".

David Wolkins
State Representative
House District 18

DW:kw



State of Indiana

Senate

Senator Jim Banks
200 W. Washington Street, Room 401
Indianapolis, IN 46204
Office: (317) 232-9808

Committees:
Education
Elections/Civil Law
Homeland Security, Transportation
& Veterans Affairs

May 20, 2014

Mayor Robert Vanlandingham
City of Wabash
202 S. Wabash Street
Wabash, Indiana 46992

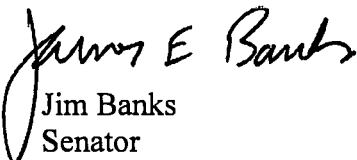
Mayor Vanlandingham,

As the state senator for District 17, I am pleased to offer my support to the campaign to designate Wabash as a Stellar Community.

Designating Wabash as a Stellar Community would have an impact that stretches far beyond city limits. By strengthening Wabash's existing innovative presence, this community center will grow into a regional center that inspires our neighbors and attracts new talent well beyond Wabash County. We believe in Wabash's Stellar Vision and hope to contribute to a vibrant, state-of-the-art destination that fosters creativity, innovation, and increased economic development that other communities strive to emulate.

If I can offer further evidence in support of Wabash's Stellar Plan, do not hesitate to contact me.

Respectfully,


Jim Banks
Senator
State of Indiana

Office of Community and Rural Affairs

Stellar Communities Pilot Program

Kathleen Weisenberger, Director

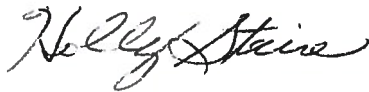
May 15, 2014

Dear Director Weisenberger,

I would like to express my support for Wabash to be named as a Stellar Community. Residents of Wabash have a lengthy tradition of historic preservation and community service. As a downtown Wabash building owner and member of Wabash Marketplace, I have witnessed the renovation and renewal of several irreplaceable buildings which is a source of pride for the whole city.

I would like to restore some of the historical architectural features of my building, such as masonry work and soffit repair. To be able to perform this work properly, I will require financial assistance such as a façade grant. I know a number of communities are vying for the Stellar Communities designation and I urge you to include Wabash. Thank you.

Sincerely,

A handwritten signature in cursive script that reads "Holly Stein".

Holly Stein

THERMAFIBER, INC.
3711 MILL STREET
WABASH, INDIANA 46992
260.563.2111

May 22, 2014



Office of Community and Rural Affairs
Stellar Communities Pilot Program
Kathleen Weisenberger, Director
One North Capitol, Suite 600
Indianapolis, IN 46204

RE: City of Wabash – Stellar Community Pilot Program

Dear Ms. Weisenberger:

On behalf of the 160 employees of Thermafiber, I would like to convey our support for the city of Wabash in their pursuit of bettering this community through development of a Strategic Investment Plan as set forth in the Stellar Community Pilot Program. We applaud their vision of making Wabash the best place to live, work, and have fun in Indiana.

Over the last 80 years since our founders located this business in Wabash, many thousand employees and multiple generations have earned a living and provided for their families at the company. They convert rock and recycled materials into insulation products that have been used throughout the world to provide comfort and energy savings. Some prominent buildings where Thermafiber products have been used include the new World Trade Center Towers in New York, the Burj Khalifa in Dubai (tallest in the world), Taipei 101 in Taiwan, the Willis Tower (formerly Sears Tower) in Chicago, and numerous casino/hotels in Las Vegas. Without favorable relations and support from those in the city, surviving 8 decades would not have been possible.

We hope you will look favorably upon Wabash as you review their plan for keeping our community a vibrant place to live and work.

Best regards,

A handwritten signature in black ink that reads "Steve Edris". The signature is written in a cursive, flowing style.

Steve Edris
Director & General Manager, Mineral Wool



Thriftalicious Resale Shop
75 W. Market Street
Wabash, Indiana 46992
260-225-3505

May 16, 2014

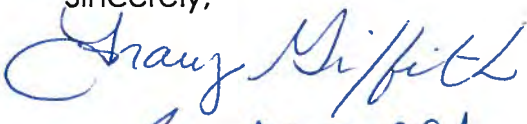
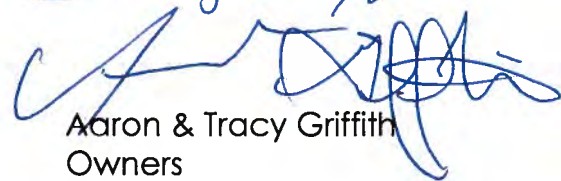
Robert Vanlandingham Mayor
City of Wabash
202 South Wabash Street
Wabash, Indiana 46992

Re: Steller Communities Designation

Dear Mayor Vanlandingham,

We at Thriftalicious Resale Shop support the City's efforts to have Wabash named as a Steller Community. We are continuing the process of renovating our building, not only to restore it's historic look but also it's structural integrity. We are also renovating the upper floor of our building so that we can live downtown. As a business, we believe the continued work on our building will undoubtedly add to the overall appearance of our downtown. If funds were available through the Stellar Communities Designation, we would further restore our building by repairing damaged windows on the upper level of the building, continue work on our exterior paint and add a historically accurate entrance door for the upper level of the building. By receiving this designation we believe other local downtown businesses, as well as our historical City of Wabash, would greatly benefit. Thank you in advance for your consideration in our town's revitalization effort.

Sincerely,



Aaron & Tracy Griffith
Owners

VANDERMARK BUILDERS

**2848 NORTH 800 EAST
ANDREWS, INDIANA 46702
PHONE: (260) 563-4046**

May 14, 2014

**Office of Community and Rural Affairs
Stellar Communities Pilot Program
Kathleen Weisenberger, Director
One North Capitol, Suite 600
Indianapolis, Indiana 46204**

Re: Stellar Communities Designation

Dear Ms. Weisenberger,

I support the City's efforts to have Wabash named as a Stellar Community.

I Own a building in Wabash's historic district. As a builder of more than 40 years in Wabash I have completed many historic restorations in an around Wabash county and am interested in continuing the restoration of my building to improve the historical look and value of downtown Wabash. I have supported the downtown historic district in the past and if this strategic investment program were available thru the Stellar Communities Designation, I would continue restoring the historic nature of my building by saving it from distruction as without some major structural repairs this building may need to be taken down for safety purposes. this would leave a very undisireable hole in the middle of Downtown Canal Street. By receiving this designation I and other local downtown businesses, as well as our historic downtown, would greatly benefit from it. Thank you for your consideration of Wabash's Historis downtown needs.

Sincerely,



**Dave Vandermark
Vandermark Builders**



City of Wabash

CITY HALL
202 S. Wabash Street
Wabash, IN 46992
(260) 563-4171
Fax: (260) 563-0876
cityofwabash@cityofwabash.com

May 27, 2014

Office of Community and Rural Affairs
Stellar Communities Pilot Program
One North Capital, Suite 600
Indianapolis, Indiana 46204

Attention: Kathleen Weissenberger, Director

Re: Stellar Communities Program

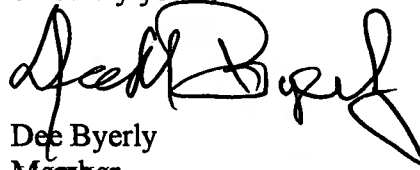
Dear Ms. Wiesenberger,

As members of the Board of Public Works and Safety (BOW) for the City of Wabash, we want to express our strong support relative to the City's application to be designated a Stellar Community. In our years of being members of this Board, we have reviewed and approved numerous, major public works projects. These projects involve the collaborative efforts of many, i.e., federal, state and local agencies, private commercial and industrial businesses as well as many not-for profit organizations. We are proud of how these partners work together for this community and its overall environment. We are also proud of how these projects have been completed without delay, and within budget. Most importantly, the citizens of Wabash consider these projects as important and well-done accomplishments.

The Stellar Community designation is a great opportunity for this City. The mere participation in the process has done much to help us visualize and prioritize which projects will lead to an even greater economic development, not only within our city limits, but also within the entire region. The projects the City is proposing for the Stellar Community designation will also enhance the quality of life for all residents and visitors to Wabash.

The BOW is confident that Wabash will successfully accomplish the goals, projects and commitments contained in its application.

Sincerely yours,



Dee Byerly
Member



Greg Metz
Member

May 28, 2017

Office of Community and Rural Affairs
Stellar Communities Pilot Program
Kathleen Weissenberger, Director
One North Capitol, Suite 600
Indianapolis, Indiana 46204

Dear Ms. Weissenberger,

An unnamed author once wrote "Recreation's purpose is not to kill time, but to make life; not to keep a person occupied, but to keep them refreshed; not to offer an escape from life, but to provide a discovery of life."

Those elements referred to, in the first paragraph, might suitably describe folks interacting through the use of our facilities in the Wabash City Parks.

The Wabash Board of Parks and Recreation strongly supports the addition of a Universally Accessible Playground, the extension of our River Walk, and any upgrade to Paradise Springs Park. These additions to our park system would not only complement, but follow our strategic and long term planning goals for our city park system. We would be honored to be named an Indiana Stellar Community.

Sincerely,



John P. Salb
President
Board of Parks and Recreation
City of Wabash, Indiana



City of Wabash

WENDY FRAZIER
CLERK-TREASURER

CITY HALL
202 S. WABASH ST
WABASH, IN 46992

(260) 563-4171
FAX: (260) 563-0876
wfrazier@cityofwabash.com

May 27, 2014

Robert Vanlandingham Mayor
City of Wabash
202 South Wabash Street
Wabash, IN 46992

Re: Stellar Communities Designation

Dear Mayor Vanlandingham,

As the Clerk-Treasurer of the City of Wabash it is with pleasure that I write this letter in support of the Strategic Investment Plan and I would like to respectfully request that the City of Wabash be designated as a Stellar Community.

The City of Wabash has always been on the forefront of expansion and revitalization with its many projects that have already been completed and several that are still in progress. Establishing an arts, entertainment, and education district will only add to the many attributes that the City of Wabash already has to offer.

Also, I would like to confirm that the City of Wabash does have the available and necessary funds for the local match for the Stellar Community Designation in the General Fund and the funds are unencumbered.

Best Regards;

Wendy Frazier,
Clerk-Treasurer
City of Wabash



City of Wabash

CITY HALL
202 S. Wabash Street
Wabash, IN 46992
(260) 563-4171
Fax: (260) 563-0876
cityofwabash@cityofwabash.com

May 21, 2014

Office of Community and Rural Affairs
Stellar Communities Pilot Program
One North Capital, Suite 600
Indianapolis, Indiana 46204

Attention: Kathleen Weissenberger, Director

Re: Stellar Communities Program

Dear Ms. Wiesenberger,

As members of the Board of Zoning Appeals for the City of Wabash, IN, please know we strongly support the City's application to be designated a Stellar Community.

This is a great opportunity for our community and its citizens. We appreciate being able to participate in the application process because it allows Wabash to continue its vision and prioritize projects, for an even greater economic development, not just within our City limits, but also within the entire region. The projects the City is proposing for the Stellar Community designation will enhance the quality of life for its residents as well as all visitors to Wabash.

The BZA is confident that Wabash has the ability to successfully accomplish the goals, projects and commitments indicated in its application.

Thank you.

Sincerely yours,

Douglas Adams, President
Board of Zoning Appeals



WABASH FIRE DEPARTMENT

1000 N. Wabash Street
Wabash, Indiana 46992
(260) 563-3521



CHIEF
ROBERT V. MULLETT

Dear Mayor Vanlandingham,

I support the City of Wabash's to be designated as a Stellar Community. As the Chief of the Fire Department of the City of Wabash I am very aware of the planning efforts undertaken by the city its boards and commissions. I am also aware of the interviews, focus groups, neighborhood groups, and community-wide meetings to gather input.

The city is moving forward and has its eye firmly fixed upon the horizon. Efforts to adapt and become relevant to the 21st Century are already beginning to pay off and the Stellar Community designation will help to advance the plan over a much shorter time frame. This process and the plan is a benefit for each person, business, and institution in Wabash and ultimately in Wabash County.

The Fire Department of the City of Wabash is happy to participate in this effort.

Sincerely,

A handwritten signature in black ink that reads "Robert Mullett".

Robert Mullett
Chief, Wabash City Fire Department



CITY OF THE WABASH HISTORIC PRESERVATION COMMISSION

May 14, 2014

Office of Community and Rural Affairs
Stellar Communities Pilot Program
Kathleen Weisenberger, Director
One North Capitol, Suite 600
Indianapolis, Indiana 46204

Re: Stellar Communities Designation

Dear Ms. Weisenberger,

The City of Wabash Historic Preservation Commission will support the City's efforts to have Wabash named as a Stellar Community.

The City of Wabash Historic Preservation Commission was developed to protect historic properties, increase property value and to foster an improved historic image of historic downtown Wabash. We have drafted detailed historic design guidelines that were modeled from the guidelines of the National Trust for Historic Preservation. These guidelines have given our five member commission and the City of Wabash a legal foothold to ensure buildings are kept in compliance with historic guidelines and prevent buildings from becoming neglected by vacant or negligent owners. This has also brought downtown Wabash a cohesive historic look that has become a destination for travelers as well as citizens who would have otherwise not visited downtown. The Stellar Community Designation would be incredibly important to our mission of imparting a distinct aesthetic historic quality to the City of Wabash that would serve as a visible reminder of its historic heritage.

This commission will continue to support this effort with our members in any capacity feasible.

Sincerely,

Jim Reynolds
Secretary-Treasurer

Wabash Historic Preservation Commission



WABASH PARK DEPARTMENT
TODD TITUS
SUPERINTENDENT

CITY HALL
202 S. WABASH ST.
WABASH, IN 46992

(260) 563-4171
FAX (260) 563-0876

May 28, 2014

Mayor Robert Vanlandingham
202 S. Wabash St.
Wabash, In 46992

Dear Mayor Vanlandingham:

This letter is in support of the efforts, by the City of Wabash, to become a 2014 Stellar Community. I am extremely supportive of the pedestrian trail extension and the development of a universally accessible playground.

Wabash currently has four miles of handicap accessible trails. The extension of the Wabash River Walk Trail, to the west, would link with Wabash City Park. This would provide access to our largest and most used park, for our citizens and tourists alike.

Lifetime memories are made on playgrounds. Unfortunately children with physical disabilities are often restricted due to the types of play equipment provided or are forced to play on separate, less attractive playgrounds. Universally accessible playgrounds address this issue by providing play features that are attractive and accessible to all children. The proposed playground would be located at John Drook Memorial Bike and Skate Park. Located on the trail system and across the street from the Wabash County YMCA, this project would be a great addition to our parks system.

In closing, I thank you for taking the initiative to once again apply for the Stellar Community designation. I strongly support the strategic investment plan for the City of Wabash and I urge those responsible for reviewing the applications to give Wabash careful consideration.

Sincerely,

Todd Titus
Park Superintendent



City of Wabash

ROBERT E. VANLANDINGHAM
MAYOR

CITY HALL
202 S. Wabash St.
Wabash, IN 46992

(260) 563-4171
FAX (260) 563-0876

email address: cityofwabash@cityofwabash.com

May 12, 2014

Office of Community and Rural Affairs
Stellar Communities Pilot Program
One North Capital, Suite 600
Indianapolis, Indiana 46204

Attention: Kathleen Weissenberger, Director

Dear Ms. Wiesenberger,

The Wabash City Plan Commission presents this letter of support for the City of Wabash and its application to be named a Stellar Community.

The City Plan Commission adopted the economic development plan developed by the City of Wabash Redevelopment Commission (RDC) in 2013, which is the foundation for the City's Strategic Invest Plan. The City of Wabash Plan Commission has a goal to work with other agencies, boards, and the Economic Development Group of Wabash County to develop and maintain the vision of the City of Wabash, and its leaders, well into the future.

The Plan Commission strives to maintain planning and zoning according to the City's Master Plan and we support the City of Wabash and its partners. The Wabash Plan Commission wholeheartedly believes that Wabash should be named an Indiana Stellar Community.

Sincerely,

Scott A. Long
President

City of Wabash Plan Commission



City of Wabash

ROBERT E. VANLANDINGHAM
MAYOR

CITY HALL
202 S. Wabash St.
Wabash, IN 46992

(260) 563-4171
FAX (260) 563-0876

email address: cityofwabash@cityofwabash.com

May 8, 2014

Office of Community and Rural Affairs
Stellar Communities Pilot Program
Kathleen Weissenberger, Director
One North Capitol, Suite 600
Indianapolis, Indiana 46204

Dear Ms. Wiesenberger,

During the May 5, 2014 meeting of the City of Wabash Redevelopment Commission (RDC), a motion was made and seconded, then passed without a dissenting vote, authorizing the undersigned to issue a letter of support for the city of Wabash and its application to be named a Stellar Community.

The economic development plan developed by the RDC and adopted by the City's plan commission in 2013 is the foundation upon which the city's Strategic Investment Plan was developed. The plan itself can be included in an amended Tax Allocation Area of the Cinergy Metronet Tax Allocation Area (TIF District), making projects within eligible for funding with excess tax increment.

The Redevelopment Commission of the City of Wabash supports the Strategic Investment Plan and has already committed non-TIF funding to support projects within the Strategic Investment Plan. The plan is critical to the city's efforts to redefine the downtown as an Arts and Entertainment district. With partners such as the Honeywell Center, Eagles Theater, Charley Creek Inn, the Wabash County Historical Museum, the Honeywell House, the Dr. Ford Museum, and Paradise Spring Historical Park the city already attracts nearly 300,000 visitors annually. The Strategic Investment Plan, when complete, will contribute significantly to the economic development of the city, county and the region.

Accordingly, the Redevelopment Commission of the City of Wabash enthusiastically supports this plan and we urge that Wabash be named an Indiana Stellar Community.

Sincerely,

Lynn Yohe
President
City of Wabash
Redevelopment Commission

WABASH CARNEGIE PUBLIC LIBRARY

Serving the Wabash Community since 1903

May 27, 2014

Office of Community and Rural Affairs
Stellar Communities Pilot Program
Kathleen Weisenberger, Director
One North Capitol, Suite 600
Indianapolis, Indiana 46204

Dear Ms. Weisenberger,

I am writing in support of the City of Wabash's Strategic Investment Plan as has been outlined in the City's Stellar Community Pilot Program. As Director of the Wabash Carnegie Public Library located in the City of Wabash, I have witnessed what a special and caring community Wabash is. I have also experienced and observed the unique and outstanding corporative leadership here in the City of Wabash. Local civil, business, and government leaders are continuously partnering and collaborating to improve the city and the lives of its residents. On a many occasions, I have heard it remarked that the corporative spirit in Wabash is special and unique in comparison to other communities.

The City of Wabash's Strategic Investment Plan would greatly benefit the future of the community, therefor, the Wabash Carnegie Public Library stands in full support of the Plan.

Ware W. Wimberly III

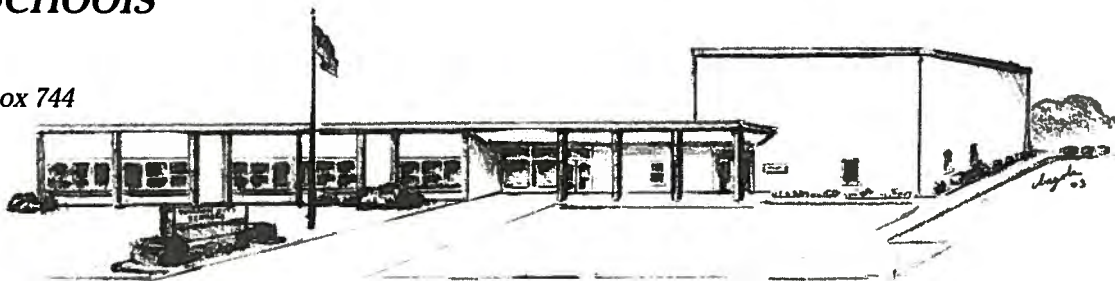


Director

Wabash City Schools

Administration Office

1101 Colerain Street • P.O. Box 744
Wabash, Indiana 46992-0744
Phone: 260/563-2151
Fax: 260/563-2066



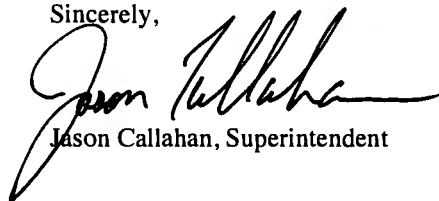
Dear Mayor Vanlandingham,

The intent of this letter is to express Wabash City Schools' level of support of the Wabash City application for the 2014 Stellar Communities' Grant. As superintendent of the Wabash City Schools Corporation, I have been an eyewitness to the transformative power that successful community partnerships between organizations within the City of Wabash can produce. We have demonstrated academic success, in spite of our economic hardships: our current Free & Reduced Lunch population for the entire district is sixty-four percent, yet Wabash City Schools has demonstrated its best graduation rates for three consecutive years, exceeding 90% each year. As an educational leader in this community, I firmly believe that through partnerships with community organizations, we will be able to resurrect the economy of our community. We currently have rich partnerships with the Wabash County YMCA, The Honeywell Center, Ivy Tech Community College, Charley Creek Foundation Wabash Marketplace and the City of Wabash in supporting the development of youth. As a district with Title I schools, our district stakeholders feel that our partnerships with these groups have been and will continue to be vital to changing the trajectory of so many of our young people through the creation of a highly-educated workforce.

Wabash City Schools believes that the economy and education have a symbiotic relationship. The better educated our workforce, the more attractive our region is to prospective businesses; the more business in the region, the greater the educational opportunities for our students. Wabash City Schools is a strong partner with the Northeast Indiana Regional Partnership's commitment to the Big Goal Collaborative's focus on moving our workforce to 60% with high quality degree or credential by 2025. In addition to the school district, the Wabash County YMCA director has committed to this partnership as well. Through this partnership, this fall, the City of Wabash, Indiana will be the first community to ensure that all Kindergarten through 3rd graders have a 529 College Savings Plan. Wabash City Schools and Ivy Tech Community College are developing a partnership to gain endorsement for Wabash High School as an Early College High School through the Center of Excellence in Leadership of Learning (CELL) via the University of Indianapolis. Currently, only 3 schools in the State of Indiana have full endorsement. Wabash High School will seek full endorsement by the 2014-2015 school year. Finally, The Honeywell Center and Wabash City Schools have long partnered to deliver the Arts to the youth of Wabash. When many districts are forced to limit performing and fine arts offerings, Wabash City Schools has found a way to increase offerings through this partnership. The Honeywell Center and Charley Creek partners with our district in delivering the following programs: Vocal Impact, Summer Visual and Performing Arts (VPA), Best of the Best Art Program, County Honor's Band/Choir Program, Educational Outreach Programs, and career internships.

This letter serves as an affirmation to the desire and the commitment of the Wabash City Schools Corporation in supporting the Wabash City application for the 2014 Stellar Communities' Grant efforts. In addition to serving as the Wabash City Schools' superintendent, I also serve on the following community boards: Wabash Chamber of Commerce, Wabash Marketplace, The Access Youth Center, Ivy Tech Advisory Board and the Mental Health of America board. Wabash City Schools will remain an active participant in developing both the educational and the economic opportunities for our children. As a partner, we pledge to contribute any resources within our ability.

Sincerely,



Jason Callahan, Superintendent



210 S. Wabash St., Wabash, Indiana 46992
Voice: 260.563.1168 Fax: 260.563.6920
Email: info@wabashchamber.org
Web: www.wabashchamber.org

*"In Business...
for Business!"*

May 10, 2014

Office of Community and Rural Affairs
Stellar Communities Pilot Program
Kathleen Weisenberger, Director
One North Capitol, Suite 600
Indianapolis, Indiana 46204

Dear Ms. Weisenberger:

The Wabash County Chamber of Commerce is pleased to support the application for the City of Wabash as a Stellar Community. As an actively engaged member of the Strategic Investment Plan Committee and a community development partner with the city, the Chamber recognizes the outstanding efforts the City of Wabash and its team have put into developing relationships that have allowed Wabash to successfully leverage resources to continually improve our assets and infrastructure; thereby ensuring a sound economic future. The City's application for a Stellar Community Award is just one more step in that process toward a vibrant future for our citizens.

The Chamber has 300 business members who have a vested interest in the economic welfare and growth of our community. Those members were invited to attend one of several focus meetings to provide input into community needs for the future. We also held meetings for the general public and facilitated discussions to ensure we had our business and general citizenry's opinions about the City's future growth. Our belief in the Strategic Investment Plan ensured we put a lot of effort in gaining broad-based participation and input toward this important opportunity for our community. Already having strong economic anchors such as the Honeywell Foundation's entertainment center at our downtown's western edge and the Paradise Spring Historical Park at the eastern end, both drawing thousands of visitors each year; the Chamber believes that being named a Stellar Community will allow us the additional resources to further enrich our economic strength and growth projects identified in the Strategic Investment Plan as detailed in the Community Pilot Program application.

As such, the Wabash County Chamber of Commerce, on behalf of its many members, their employees and families, firmly supports the City of Wabash's efforts to further move our growing community toward its goal of establishing itself as an Arts and Entertainment venue serving the entire region, and increasing the quality of housing and economic conditions in our community by fully implementing its Strategic Investment Plan.

Sincerely,

A handwritten signature in cursive script that reads "Kimberly A. Pinkerton".

Kimberly A. Pinkerton, President/CEO

Wabash County Commissioners



Wabash County Courthouse

One West Hill Street

Wabash, IN 46992

Phone 260-563-0661

Fax 260-563-7910

Robert Vanlandingham, Mayor

City of Wabash

202 S. Wabash Street

Wabash, Indiana 46992

Re: Stellar Communities

Dear Mayor Vanlandingham,

The Wabash County Commissioners are in full support of the process that the City of Wabash employed, to gather public input and to seek consensus for the city's Strategic Economic Development Plan and the Strategic Investment Plan designed to accomplish the plan.

The Wabash County Commissioners enjoy a great partnership with the Wabash City government. It is a partnership based upon mutual respect and the knowledge that "We are all in this together!" The City of Wabash is the county seat of government, the economic, social, and cultural center of Wabash County. Its continued success is important to the success of Wabash County.

Please keep the Wabash County Board of Commissioners advised of your status in the Stellar Community Program. We encourage and support your efforts and urge that the City of Wabash be designated as a "Stellar Community."

Sincerely,

Wabash County Board of Commissioners

A handwritten signature in black ink, appearing to read "Scott E. Givens", written over a horizontal line.

Scott E. Givens, Chairman

A handwritten signature in black ink, appearing to read "Barry J. Eppley", written over a horizontal line.

Barry J. Eppley, District 2

A handwritten signature in black ink, appearing to read "Brian K. Haupert", written over a horizontal line.

Brian K. Haupert, Vice Chairman



April 28, 2014

Office of Community and Rural Affairs
Stellar Communities Pilot Program
Kathleen Weissenberger, Director
One North Capitol, Suite 600
Indianapolis, Indiana 46204

Dear Ms. Weissenberger

Community preparation and beautification continues to be the focus of project investment for the City of Wabash. The county markets itself as an arts and entertainment destination, with the historic district as its anchor. Offering a variety of dining establishments, boutiques, museums, art galleries, specialized lodging and diverse main-stage programming, it is easy to recognize that the aesthetics of the city sets the stage for any experience that one might enjoy while visiting downtown and its neighboring areas.

The Welcome Center has seen a 30% increase in tourism activity from 2013 to 2014. Much of this is attributed to the expanded programming being offered by the Honeywell Foundation through the Eagles Theatre property as well as the increase in the grand opening of businesses downtown. As tourism increases so do the recognizable need to improve our city's gateways and advance phase two of our creative placemaking efforts.

Successful creative placemaking, partnered with historic preservation, cultural tourism and targeted economic investments have caused the City of Wabash to be recognized as a leader among collaborative communities that build upon current assets and improve blighted ones.

On behalf of the Wabash County Convention and Visitors Bureau, please recognize our sincere support of all of the projects outlined within the Wabash Strategic Investment Plan.

Kind Regards,

A handwritten signature in black ink, appearing to read "Christine Flohr".

Christine Flohr
Executive Director of Tourism
Wabash Co. Convention & Visitors Bureau

It's your time . . . make the most of it!

www.visitwabashcounty.com



Wabash County Historical Museum

36 East Market Street | Wabash, Indiana 46992

(260) 563-9070

www.wabashmuseum.org

May 16, 2014

Office of Community and Rural Affairs
Stellar Communities Pilot Program
Kathleen Weissenberger, Director
One North Capitol, Suite 600
Indianapolis, Indiana 46204

Dear Ms. Weissenberger:

The Merriam-Webster Dictionary simply explains the meaning of the word stellar as outstanding. When I reflect on the work the City of Wabash has done of the past several years and is currently doing I could not think of two better words to reflect their progress – Stellar and Outstanding.

Unlike other cities who stepped back as the recession plagued the nation, the City of Wabash was resilient in their approach to remain a strong a vibrant community that would serve not only our local population but promote us a regional attraction for tourism.

Working in a collaborative spirit the City of Wabash has involved key partners in this success including local and county government, economic development, chamber of commerce, tourism, and entertainment. I have been blessed to serve on a variety of committees with these leaders and it inspiring to see the resolve they have to ensure growth never stops in Wabash County.

The Wabash County Historical Museum has been an active partner in this development. The museum serves as a popular tourism hub often being referred to as “the best county museum in the state.” Through collaborative work with the City of Wabash the museum is working to echo the progress that is being made in the community. From the installation of a prominent and unique exterior public art exhibit, to the creation of a 1,500 square foot education center, and a variety of enhanced programming the museum is fully committed the progress underway in Wabash.

Wabash is the perfect example of the word Stellar and the museum’s board of directors, staff and volunteers are in full support of the City’s efforts to be named a Stellar Community.

Best regards,

Mitch Figert
Executive Director

Big city quality, small town character.



Wabash County Historical Museum

36 East Market Street | Wabash, Indiana 46992

(260) 563-9070

www.wabashmuseum.org

May 16, 2014

Office of Community and Rural Affairs
Stellar Communities Pilot Program
Kathleen Weissenberger, Director
One North Capitol, Suite 600
Indianapolis, Indiana 46204

Dear Ms. Weissenberger:

The Wabash County Historical Museum fully supports the inclusion of a façade program to be included as part of the city's current application to be a Stellar Community.

The museum owns a 20,000 square foot facility which sits on a prominent corner of the downtown area. Since our grand opening nearly ten years ago the museum has welcomed more than 70,000 visitors to our facility. Often referred to as the "best county museum in the state," the museum hosts a variety of interactive exhibits through two floors that work to preserve our history and share stories for generations to come in an entertaining and educational manner.

The exterior of our facility is in need of repairs and painting to both serve as a more attractive and cohesive addition to the downtown design but also to protect the structure and collection inside. With nearly 50,000 historical artifacts in our collection, the structure serves an important role in protecting these important pieces of our history. Additionally, when entering the downtown district our facility and outdoor space serve as a welcoming gateway to explore the downtown area and we feel it is important that the image we cast is representative of the overall improvements in downtown.

As part of the Stellar Community Grant the museum is excited about the opportunity to partner in a façade program to both repair and update our facility. We fully support the efforts being made to improve the downtown historic district and city as a whole.

Best regards,

Mitch Figert
Executive Director

Big city quality, small town character.



May 12, 2014

Robert Vanlandingham Mayor
City of Wabash
202 South Wabash Street
Wabash, Indiana 46992

Re: Stellar Communities Grant

Dear Mayor Vanlandingham:

The Wabash County Hospital Foundation, Inc. fully advocates the city's efforts to be the chosen recipient of a Stellar Communities Grant.

As a non-for-profit charitable organization, the Wabash County Hospital Foundation is committed to building a healthier community. It is our fortune to be located in a city and community with strong leaders who are dedicated to improving the quality of life for the people in and around Wabash. The city of Wabash is an exceptional community with tremendous generosity and strong unity. It is recognized for its rich culture of the arts and active, charitable and civic group organizations in addition to offering quality education and life-enrichment programs. It is a city that continuously strives to improve for the betterment of its citizens.

Strengthening our city culturally and economically as a Stellar Communities Grant recipient will also lead to improved education and healthcare. Specifically, the enhancements planned with the grant will help to attract new physicians, qualified nurses and other business professionals to live and work in Wabash. It is exciting to realize that these enhancements will enrich the lives of families and individuals as well as businesses.

Today, the city of Wabash offers a high quality of life culturally and economically with excellent healthcare and education. As a Stellar Communities Grant recipient, Wabash will progress to greater services and new growth - and serve as a shining example of an exemplary Stellar Community in the state of Indiana.

The Wabash County Hospital Foundation, Inc. gladly offers a commitment of support to our city and the efforts planned as a Stellar Communities Grant recipient.

Sincerely,

Karen S. Newhouse
WCH Foundation Director

WCH FOUNDATION BOARD

Jim Reynolds, Board Chair
J.M. Reynolds Oil Co.

Jane Bissel
Wabash County Hospital CFO

Aaron Campbell
First Merchants Bank

Roger Cromer
Crossroads Bank
WCH Board of Trustees

Marilyn Custer-Mitchell
Wabash County Hospital CEO

Carol Fenton
Ford Meter Box Co., Inc.

Steve Hentgen
Grandstaff-Hentgen
Funeral Services

Brian Howenstine
Wabash True Value

Berti Huffschtmidt
WCH Auxiliary, President

Kathy Jones
First Farmers Bank & Trust

Bill Leonhard
Shepherd's Chevrolet, Inc.

Ralph Naragon

Cindy Ringel
WCH Radiology Leader

George Schneider, M.D.
Family Physicians Assoc.

Jordan Tandy
Tiede, Metz & Downs

David VanCamp
Beacon Credit Union

Karen S. Newhouse
WCH Foundation Director



**FOR YOUTH DEVELOPMENT
FOR HEALTHY LIVING
FOR SOCIAL RESPONSIBILITY**

May 9, 2014

Mayor Robert Vanlandingham
Wabash City Hall
202 South Wabash Street
Wabash, IN 46992

Dear Mayor:

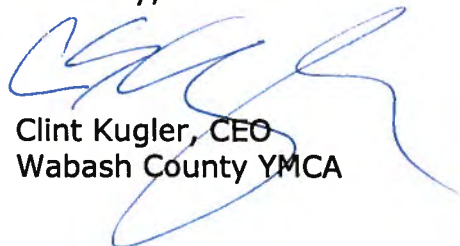
The Wabash County YMCA is proud to offer the City of Wabash our full support in the pursuit of becoming a Stellar Community.

Wabash is blessed to have one of the finest YMCA's in the nation. Since opening five years ago, the Y has become the place where community happens. Over the last 18 months, the Wabash County YMCA has been instrumental in developing the Promise Indiana model. The Promise is designed to shape college and career identity of youth during their formational years. Wabash has received national recognition for its community-driven strategy which increased the number of youth with a college savings account from 6% to 72%. Wabash is now partnering with the Treasurer of State's Office and Indiana Education Savings Authority to help other Indiana counties implement collaborations between education, economic development and youth development sectors. By working together we shine as a community.

I believe there are two primary reasons why Wabash stands out from other small communities. First, the vision of community leaders is not determined by our population. The second is the ability to accomplish great things through deep collaborations. Mr. Mayor, your vision and collaborative spirit have been a model, and others have followed. The Stellar Community planning process is a prime example of our ability to work together for the good of the community. Being selected as a Stellar Community would provide another platform to display our community's spirit, innovation and showcase the greatness in our State.

The opportunity to participate in the planning meetings has been a privilege for me. The Y will continue to support this effort.

Sincerely,



Clint Kugler, CEO
Wabash County YMCA



May 14, 2014

Robert Vanlandingham Mayor
City of Wabash
202 South Wabash Street
Wabash, Indiana 46992

Re: Stellar Communities Designation

Dear Mayor Vanlandingham,

Wabash Marketplace Inc. (WMI) will support the City's efforts to have Wabash named as a Stellar Community.

Wabash Marketplace Inc. has made significant improvements within the historic district of downtown Wabash over the last 30 years. Our organization continues to grow in both impact and influence and is supporting more projects than ever before. Many of our programs, such as the Façade Grant Program and Revolving Loan Program have led to incredible success in the revitalization and economic recovery of Wabash. The Stellar Community designation is a program that will make a dynamic impact on our downtown. The vision of the projects outlined in the Strategic Investment Plan for the City of Wabash will be incredibly impactful to our organization's core values of fostering community and promoting economic development in downtown Wabash.

WMI will continue to support this effort with not only our balance sheet but also our staff, board of directors and committees in any capacity possible.

Sincerely,

Jason Callahan
President, Board of Directors



May 14, 2014

Office of Community and Rural Affairs
Stellar Communities Pilot Program
Kathleen Weissenberger, Director
One North Capitol, Suite 600
Indianapolis, Indiana 46204

Re: Stellar Communities Designation

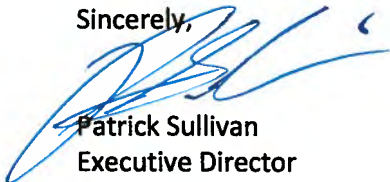
Dear Director Weissenberger,

Wabash Marketplace Inc. (WMI) will continue to provide total unwavering support in the City's efforts to have Wabash named a Stellar Communities Designee.

As the Main Street Organization in Wabash, IN, WMI has made significant progress to better foster community and economic development through our four point approach of organization, promotions, design and economic restructuring. The core element of design particularly has been vitally important to our progress. We have been able to utilize programs such as public art and façade beautification programs to aid the City of Wabash in its efforts to make Wabash an Arts and Entertainment destination in the region. The projects outlined within the Strategic Investment Plan no doubt support our mission and will be tremendously impactful to the community.

WMI will continue to support this effort with not only our balance sheet but also our staff, board of directors and committees in any capacity possible.

Sincerely,



Patrick Sullivan
Executive Director



May 14, 2014

Office of Community and Rural Affairs
Stellar Communities Pilot Program
Kathleen Weissenberger, Director
One North Capitol, Suite 600
Indianapolis, Indiana 46204Re: Stellar Communities Designation

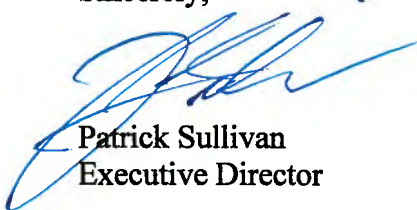
Dear Director Weissenberger,

As the owner of the Wabash Farmers Market Community Center, Wabash Marketplace Inc. (WMI) undoubtedly support's the City's efforts to have Wabash named as a Stellar Community.

Wabash's revitalization over the last five years has been incredible. In particular the growing cultural amenities that are available to both visitors and residents alike in Wabash are at an all-time high. The Wabash Farmers' Market has been a resounding success as a cultural amenity but is only as strong as the community around it. The programs and projects outlined within the City of Wabash's Strategic Investment plan will no doubt increase these amenities in downtown Wabash and be a driving force for future progress.

The Farmers' Market and WMI will continue to support this effort with not only our balance sheet but also our staff, board of directors and committees through any means necessary.

Sincerely,



Patrick Sullivan
Executive Director



May 8, 2014

Office of Community and Rural Affairs
Stellar Communities Pilot Program
Kathleen Weissenberger, Director
One North Capitol, Suite 600
Indianapolis, Indiana 46204

Dear Ms. Weissenberger,

As the chair of the Public Art and Creative Placemaking Subcommittee, I am pleased to speak on behalf of the renaissance happening in Wabash. With hard economic times amongst us, it can be difficult to see the purpose of introducing outdoor beautification to Midwestern towns. However, public art and creative placemaking initiatives can create identity and revitalization in communities. For example, Milwaukee has found that public art attracts attention and draws visitors, but also educates, informs, and brings a community together. That's a benefit advertising can never claim.

The City of Milwaukee isn't the only entity to pinpoint public art and creative placemaking initiatives as the reasons for their successes. As cited in the 2012 National Governors Association *New Engines for Growth: Five Roles for Arts, Culture, and Design* Report, Indiana and the Indiana Arts Commission "bring the business and creative sectors together to advance commerce and culture, build community, and spur economic development." Additionally, *Arts & Economic Prosperity* suggested that the arts are a growth industry. In five years, the economic activity of nonprofit arts organizations and their audiences grew nearly 24 percent from \$134 billion to \$162.2 billion (11 percent when adjusted for inflation). According to *Art-Related Economic Development Strategies in Small Art Towns: Impacts on Downtown Economic Revitalization* by John Villani, "Small town and city downtowns are discovering new economic opportunities in their quests to become places where the arts and entertainment flourish, thereby giving strength to their effort."

The vision of the Wabash Marketplace Public Art and Creative Placemaking Subcommittee is to foster community and economic development through an accessible, collaborative arts initiative within the City of Wabash to enhance the sense of place which expands quality of life, community pride and ownership, cultural tourism, education, and awareness. We believe that bringing public art to downtown Wabash will be an economic booster providing eye-pleasing improvements while encouraging local business.

We look forward to answering your questions and offering more resources as we work with you on this exciting, new venture. We would be pleased to provide you with a copy of the master plan for our initiatives, *Public Art in Wabash: A Roadmap for Creative Placemaking*.

Sincerely,

A handwritten signature in blue ink that reads 'Andrea Zwiebel'. The signature is fluid and cursive, written over a white background.

Andrea Zwiebel

Chairperson
Public Art and Creative Placemaking Subcommittee

Financial Documents

- » City Council Resolution - General Fund
- » Wabash, City of, Redevelopment Commission, Lynn Yohe, President, RE: TIF
- » London Witte Group, Letter and Summary of Wabash Redevelopment Commission Finances
 - » LWC, Exhibit A: Estimated Annual Debt Service Coverage
 - » LWC, Schedule A-1: Estimated Debt Service Schedule
 - » LWC, Exhibit B: Analysis of Available Tax Increment
 - » LWC, Exhibit C: Estimated Debt Service Schedule
 - » LWC, Schedule C-1: Taxable Economic Development Bonds, Series 2010A (Cinergy MetroNet Project) - Initial Amortization Schedule
 - » LWC, Schedule C-2: Taxable Economic Development Bonds, Series 2010A (Cinergy MetroNet Project) - Working Amortization Schedule
 - » LWC, Exhibit D: Analysis of Tax Increment
 - » LWC, Schedule D-1: Taxable Economic Development Bonds, Series 2011 (Innovation Ventures Project) - Initial Amortization Schedule
 - » LWC, Schedule D-2: Taxable Economic Development Bonds, Series 2011 (Innovation Ventures Project) - Working Amortization Schedule
- » Wabash, City of, Clerk-Treasurer, Wendy Frazier, Clerk-Treasurer
- » Wabash, City of, Redevelopment Commission, Lynn Yohe, President
- » Huntington, RE: Rock City Lofts
- » House Investments, RE: Rock City Lofts

RESOLUTION NO. 7, 2014

**A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF WABASH, INDIANA
IN SUPPORT OF THE STRATEGIC INVESTMENT PLAN AND APPLICATION TO BE
DESIGNATED AN INDIANA STELLAR COMMUNITY**

WHEREAS, Wabash City, herein after "Wabash", placed third in the competition to be designated an Indiana Stellar Community in 2013; and

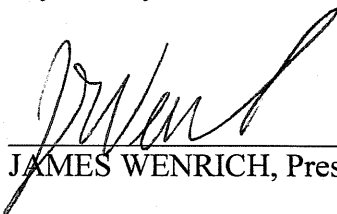
WHEREAS, Wabash has been named a finalist in the 2014 competition to be designated an Indiana Stellar Community; and

WHEREAS, the Common Council for Wabash wishes to formally go on record as supporting in general the efforts to be designated a 2014 Indiana Stellar Community and specifically the Strategic Investment Plan submitted in support of that effort;

NOW, THEREFORE, BE IT RESOLVED that the Common Council of the City of Wabash finds as follows, to-wit:

1. It supports the efforts of the Mayor and the team he has created to apply for and be designated a 2014 Indiana Stellar Community.
2. It supports the Strategic Investment Plan submitted as part of Wabash's efforts to be designated a 2014 Indiana Stellar Community.
3. It is willing to commit in support of the application to be designated a 2014 Indiana Stellar Community no less than \$500,000.00 over the term of the designation.

PASSED BY THE COMMON COUNCIL OF THE CITY OF WABASH, INDIANA, this 27th day of May, 2014.

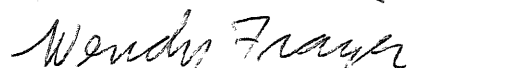


JAMES WENRICH, President



ROBERT E. VANLANDINGHAM, Mayor
City of Wabash

ATTEST:



WENDY FRAZIER, Clerk-Treasurer
City of Wabash

June 2, 2014

Lynn Yohe
President
Wabash Redevelopment Commission
202 South Wabash Street
Wabash, IN 46992

Re: Stellar Communities Program

Dear Lynn:

Please allow this letter to confirm our previous conversations that London Witte Group, LLC has been requested to expand the scope of its engagement as Financial Advisor to the Redevelopment Commission to include assisting the Commission and the City of Wabash in its pursuit of being named a Stellar Community.

In this expanded role we have prepared the forecast of Tax Increment Revenues that are available; the associated debt service for the obligations that the Commission has undertaken and the excess revenues that are available to serve as the required local match under the Stellar Communities Program guidelines.

It is a pleasure to continue to be of service to the City of Wabash. If you should have any questions, comments or need additional information please do not hesitate to contact me.

Sincerely,



James P. Higgins

WABASH REDEVELOPMENT COMMISSION

PROPOSED ECONOMIC DEVELOPMENT REVENUE BONDS, SERIES 2015

Estimated Annual Debt Service Coverage

Bond Year	Estimated Annual Debt Service (1)	Lease Payment (2)	Less: Rent Payments (3)	Net Lease Payment	Estimated Increment Available (1)	Excess/(Deficit)		Coverage
						Increment	Increment	
2016	\$ 170,000	\$ 172,500	\$ (115,000)	\$ 57,500	\$ 238,594	\$ 181,094		414.95%
2017	339,750	345,000	(230,000)	115,000	261,391	146,391		227.30%
2018	337,375	342,000	(230,000)	112,000	526,421	414,421		470.02%
2019	339,750	345,000	(230,000)	115,000	772,732	657,732		671.94%
2020	341,625	347,000	(230,000)	117,000	818,590	701,590		699.65%
2021	338,125	343,000	(230,000)	113,000	905,636	792,636		801.45%
2022	339,250	344,000	(230,000)	114,000	919,118	805,118		806.24%
2023	339,875	345,000	(230,000)	115,000	935,267	820,267		813.28%
2024	340,000	345,000	(230,000)	115,000	943,558	828,558		820.49%
2025	339,625	345,000	(230,000)	115,000	1,138,840	1,023,840		990.30%
2026	338,750	344,000	(230,000)	114,000	1,321,560	1,207,560		1159.26%
2027	337,375	342,000	(230,000)	112,000	1,330,688	1,218,688		1188.11%
2028	340,375	345,000	(230,000)	115,000	1,330,538	1,215,538		1156.99%
2029	342,750	348,000	(230,000)	118,000	1,682,013	1,564,013		1425.43%
2030	339,375	344,000	(230,000)	114,000	1,685,960	1,571,960		1478.91%
2031	340,375	345,000	(230,000)	115,000	1,690,098	1,575,098		1469.65%
2032	340,750	346,000	(230,000)	116,000	1,691,061	1,575,061		1457.81%
2033	340,250	345,000	(230,000)	115,000	1,691,061	1,576,061		1470.49%
2034	169,125	171,500	(115,000)	56,500	1,691,061	1,634,561		2993.03%
Total	\$ 6,114,500	\$ 6,204,000	\$ (4,140,000)	\$ 2,064,000	\$ 21,574,185			

(1) Estimated, subject to change. See Schedule A-1.

(2) Lease payment was calculated by rounding the annual debt service to the nearest thousand and adding \$5,000. (\$2,500 was added for 1/1/2017 and 7/1/2034 because years only contain one lease payment)

(3) Estimated rental payments due from Ivy Tech Community College.

WABASH REDEVELOPMENT COMMISSION
PROPOSED ECONOMIC DEVELOPMENT REVENUE BONDS, SERIES 2015

Schedule A-1

Estimated Debt Service Schedule

Payment Date	Principal (1)	Interest Rate (1)	Interest (1)	Capitalized Interest (2)	Total Debt Service (3)	Estimated Annual Debt Service
7/1/15			\$ 100,000	\$ (100,000)		
1/1/16			100,000	(100,000)		
7/1/16			100,000	(100,000)		
1/1/17	\$ 70,000	5.00%	100,000	-	\$ 170,000	\$ 170,000
7/1/17	70,000	5.00%	98,250	-	168,250	
1/1/18	75,000	5.00%	96,500	-	171,500	339,750
7/1/18	75,000	5.00%	94,625	-	169,625	
1/1/19	75,000	5.00%	92,750	-	167,750	337,375
7/1/19	80,000	5.00%	90,875	-	170,875	
1/1/20	80,000	5.00%	88,875	-	168,875	339,750
7/1/20	85,000	5.00%	86,875	-	171,875	
1/1/21	85,000	5.00%	84,750	-	169,750	341,625
7/1/21	85,000	5.00%	82,625	-	167,625	
1/1/22	90,000	5.00%	80,500	-	170,500	338,125
7/1/22	90,000	5.00%	78,250	-	168,250	
1/1/23	95,000	5.00%	76,000	-	171,000	339,250
7/1/23	95,000	5.00%	73,625	-	168,625	
1/1/24	100,000	5.00%	71,250	-	171,250	339,875
7/1/24	100,000	5.00%	68,750	-	168,750	
1/1/25	105,000	5.00%	66,250	-	171,250	340,000
7/1/25	105,000	5.00%	63,625	-	168,625	
1/1/26	110,000	5.00%	61,000	-	171,000	339,625
7/1/26	110,000	5.00%	58,250	-	168,250	
1/1/27	115,000	5.00%	55,500	-	170,500	338,750
7/1/27	115,000	5.00%	52,625	-	167,625	
1/1/28	120,000	5.00%	49,750	-	169,750	337,375
7/1/28	125,000	5.00%	46,750	-	171,750	
1/1/29	125,000	5.00%	43,625	-	168,625	340,375
7/1/29	130,000	5.00%	40,500	-	170,500	
1/1/30	135,000	5.00%	37,250	-	172,250	342,750
7/1/30	135,000	5.00%	33,875	-	168,875	
1/1/31	140,000	5.00%	30,500	-	170,500	339,375
7/1/31	145,000	5.00%	27,000	-	172,000	
1/1/32	145,000	5.00%	23,375	-	168,375	340,375
7/1/32	150,000	5.00%	19,750	-	169,750	
1/1/33	155,000	5.00%	16,000	-	171,000	340,750
7/1/33	160,000	5.00%	12,125	-	172,125	
1/1/34	160,000	5.00%	8,125	-	168,125	340,250
7/1/34	165,000	5.00%	4,125	-	169,125	169,125
Total	\$ 4,000,000		\$ 2,414,500	\$ (300,000)	\$ 6,114,500	\$ 6,114,500

(1) Estimated, subject to change.

(2) Assumes capitalized interest through and including July 1, 2016.

(3) Assumes 20 year term.

Estimated closing on January 1, 2015.

Year	Estimated Excess Increment		Estimated Increment				Cell		Main Street (8)	Total Estimated Increment	Less: Debt Service		Estimated Available Increment
	Cinergy MetroNet (1)	Innovation Ventures (2)	Indiana American Water (3)	Advanced AG (4)	Other Tax Payers (5)	Propane Tank (6)	Tower (7)	Mainstreet Series B			BAN Refinance (9)		
2014	\$0	\$0	\$0	\$0	\$125,626	\$0	\$0	\$143,284	\$268,910	(\$57,076)	\$0	\$211,834	
2015	0	1	0	3,513	125,626	0	0	143,284	272,423	(54,381)	0	218,042	
2016	0	0	3,188	14,052	125,626	81	4,050	143,284	290,280	(51,686)	0	238,594	
2017	0	(0)	12,752	24,591	125,626	81	4,050	143,284	310,382	(48,991)	0	261,391	
2018	0	242,232	22,315	35,129	125,626	81	4,050	143,284	572,717	(46,296)	0	526,421	
2019	0	816,345	31,879	42,155	125,626	81	4,050	143,284	1,163,420	(43,313)	(347,375)	772,732	
2020	12,869	831,978	38,255	49,181	125,626	81	4,050	143,284	1,205,323	(40,233)	(346,500)	818,590	
2021	92,836	821,200	44,631	56,207	125,626	81	4,050	143,284	1,287,914	(37,153)	(345,125)	905,636	
2022	92,836	821,200	51,007	63,233	125,626	81	4,050	143,284	1,301,316	(34,073)	(348,125)	919,118	
2023	92,836	821,200	57,382	66,746	125,626	90	4,500	143,284	1,311,663	(30,896)	(345,500)	935,267	
2024	92,836	821,200	60,570	70,259	125,626	90	4,500	143,284	1,318,364	(27,431)	(347,375)	943,558	
2025	92,836	1,005,954	63,758	70,259	125,626	90	4,500	143,284	1,506,306	(23,966)	(343,500)	1,138,840	
2026	92,836	1,190,708	63,758	70,259	125,626	90	4,500	143,284	1,691,061	(20,501)	(349,000)	1,321,560	
2027	92,836	1,190,708	63,758	70,259	125,626	90	4,500	143,284	1,691,061	(16,748)	(343,625)	1,330,688	
2028	92,836	1,190,708	63,758	70,259	125,626	90	4,500	143,284	1,691,061	(12,898)	(347,625)	1,330,538	
2029	92,836	1,190,708	63,758	70,259	125,626	90	4,500	143,284	1,691,061	(9,048)	0	1,685,960	
2030	92,836	1,190,708	63,758	70,259	125,626	90	4,500	143,284	1,691,061	(5,101)	0	1,690,098	
2031	92,836	1,190,708	63,758	70,259	125,626	90	4,500	143,284	1,691,061	(963)	0	1,691,061	
2032	92,836	1,190,708	63,758	70,259	125,626	90	4,500	143,284	1,691,061	0	0	1,691,061	
2033	92,836	1,190,708	63,758	70,259	125,626	90	4,500	143,284	1,691,061	0	0	1,691,061	
2034	92,836	1,190,708	63,758	70,259	125,626	90	4,500	143,284	1,691,061	0	0	1,691,061	
2035	92,836	538,762	63,758	70,259	125,626	90	4,500	143,284	1,039,114	0	0	1,039,114	
2036	92,836	538,762	0	0	125,626	0	0	143,284	900,508	0	0	900,508	
2037	0	538,762	0	0	125,626	0	0	143,284	807,672	0	0	807,672	
2038	0	0	0	0	0	0	0	143,284	143,284	0	0	143,284	

(1) See Exhibit C.

(2) See Exhibit D.

(3) Total estimated assessment is \$2,200,000 beginning in 2015, with a traditional 10 year abatement.

(4) Calculated per the 2013 pay year 2014 property card, with a traditional 10 year abatement.

(5) All taxpayers located within Cinergy MetroNet Allocation Area (with the exception of Indiana American Water, Advanced AG, Innovation Ventures, Cinergy MetroNet, LLC and MS Wabash, LLC). 10% of all increment is pledged to the Cinergy MetroNet Bonds

(6) Estimated two 1,000 gallon propane tanks at \$1,500 a piece.

(7) Estimated cell phone tower installed at an investment of \$150,000 (average cost for construction of a cell phone tower)

(8) Increment collected from MS Wabash, LLC

(9) Estimated at \$2.7 million, 10 year term, 5.0% interest rate, and level debt service payments

Wabash Redevelopment Commission
 Analysis of Tax Increment
 Cinergy MetroNet Allocation Area

Year	Cinergy MetroNet Estimated Increment			Less: Debt Service (3)	(Deficit)/ Excess (4)	Less: Additional Payment (3)	(Deficit)/ Excess
	MetroNet (1)	Other Taxpayers (2)	Total Increment				
2014	\$175,680.89	\$92,277.73	\$267,958.62	\$127,149.54	\$140,809.08	\$140,809.08	\$0.00
2015	154,730.64	126,838.36	281,569.00	122,537.14	159,031.85	159,031.85	0.00
2016	127,380.24	147,163.42	274,543.66	115,233.31	159,310.35	159,310.35	0.00
2017	103,933.33	142,096.78	246,030.11	110,052.31	135,977.80	135,977.80	0.00
2018	93,743.17	134,610.07	228,353.24	103,543.97	124,809.27	124,809.27	0.00
2019	92,835.96	129,934.64	222,770.59	99,285.11	123,485.49	123,485.49	0.00
2020	92,835.96	126,180.02	219,015.97	94,899.84	124,116.13	111,247.48	12,868.66
2021	92,835.96	0.00	92,835.96	0.00	92,835.96		92,835.96
2022	92,835.96	0.00	92,835.96	0.00	92,835.96		92,835.96
2023	92,835.96	0.00	92,835.96	0.00	92,835.96		92,835.96
2024	92,835.96	0.00	92,835.96	0.00	92,835.96		92,835.96
2025	92,835.96	0.00	92,835.96	0.00	92,835.96		92,835.96
2026	92,835.96	0.00	92,835.96	0.00	92,835.96		92,835.96
2027	92,835.96	0.00	92,835.96	0.00	92,835.96		92,835.96
2028	92,835.96	0.00	92,835.96	0.00	92,835.96		92,835.96
2029	92,835.96	0.00	92,835.96	0.00	92,835.96		92,835.96
2030	92,835.96	0.00	92,835.96	0.00	92,835.96		92,835.96
2031	92,835.96	0.00	92,835.96	0.00	92,835.96		92,835.96
2032	92,835.96	0.00	92,835.96	0.00	92,835.96		92,835.96
2033	92,835.96	0.00	92,835.96	0.00	92,835.96		92,835.96
2034	92,835.96	0.00	92,835.96	0.00	92,835.96		92,835.96
2035	92,835.96	0.00	92,835.96	0.00	92,835.96		92,835.96
2036	92,835.96	0.00	92,835.96	0.00	92,835.96		92,835.96

(1) Represents increment generated from Cinergy MetroNet, LLC, and is pledged towards debt service for the Cinergy MetroNet Bonds, and is available to the Redevelopment Commission once the Bonds are retired. The current estimates do not include the expansion into Wabash County. Business Personal Property is depreciated at pool 3 until achieving the 30% floor in 2019.

(2) 10% of all other increment in the Cinergy MetroNet Allocation Area is pledged towards debt service of the Cinergy MetroNet Bonds, and is available to the Redevelopment Commission once the Cinergy MetroNet Bonds are retired.

(3) See Schedule C-2.

(4) Assumes any excess increment is applied to the outstanding principal due on the Cinergy MetroNet Bonds, which is assumed to be paid in full in 2019. In 2019 \$236,415 will be applied to the Cinergy MetroNet Bonds and remaining \$29,523 will be available for any purpose.

Note: All estimates are based upon 2013 pay year 2014 incremental assessed values and tax rates which are held constant without change, with the exception for scheduled depreciation to the Cinergy MetroNet investment.

Note: The Cinergy MetroNet Allocation Area will expire in 2036

Initial Amortization Schedule

Taxable Economic Development Bonds, Series 2010A (Cinergy MetroNet Project)

MetroNet 2010
Settlement Date 8/27/2010
Par \$ 1,750,000
Interest Rate 4.00%
Interest Accruals Start July 1, 2011 (estimated initial incremental available date)

<u>Date</u>	<u>Beginning Balance</u>	<u>Principal Payment</u>	<u>Interest Rate</u>	<u>Interest Payment</u>	<u>Debt Service</u>	<u>Ending Balance</u>
8/27/2010	\$1,750,000.00					\$1,750,000.00
8/1/2011	1,750,000.00	\$1,000.00	4.00%	\$5,833.33	\$6,833.33	1,749,000.00
2/1/2012	1,749,000.00	31,000.00	4.00%	34,980.00	65,980.00	1,718,000.00
8/1/2012	1,718,000.00	32,000.00	4.00%	34,360.00	66,360.00	1,686,000.00
2/1/2013	1,686,000.00	32,000.00	4.00%	33,720.00	65,720.00	1,654,000.00
8/1/2013	1,654,000.00	33,000.00	4.00%	33,080.00	66,080.00	1,621,000.00
2/1/2014	1,621,000.00	34,000.00	4.00%	32,420.00	66,420.00	1,587,000.00
8/1/2014	1,587,000.00	34,000.00	4.00%	31,740.00	65,740.00	1,553,000.00
2/1/2015	1,553,000.00	35,000.00	4.00%	31,060.00	66,060.00	1,518,000.00
8/1/2015	1,518,000.00	36,000.00	4.00%	30,360.00	66,360.00	1,482,000.00
2/1/2016	1,482,000.00	37,000.00	4.00%	29,640.00	66,640.00	1,445,000.00
8/1/2016	1,445,000.00	37,000.00	4.00%	28,900.00	65,900.00	1,408,000.00
2/1/2017	1,408,000.00	38,000.00	4.00%	28,160.00	66,160.00	1,370,000.00
8/1/2017	1,370,000.00	39,000.00	4.00%	27,400.00	66,400.00	1,331,000.00
2/1/2018	1,331,000.00	40,000.00	4.00%	26,620.00	66,620.00	1,291,000.00
8/1/2018	1,291,000.00	40,000.00	4.00%	25,820.00	65,820.00	1,251,000.00
2/1/2019	1,251,000.00	41,000.00	4.00%	25,020.00	66,020.00	1,210,000.00
8/1/2019	1,210,000.00	42,000.00	4.00%	24,200.00	66,200.00	1,168,000.00
2/1/2020	1,168,000.00	43,000.00	4.00%	23,360.00	66,360.00	1,125,000.00
8/1/2020	1,125,000.00	44,000.00	4.00%	22,500.00	66,500.00	1,081,000.00
2/1/2021	1,081,000.00	45,000.00	4.00%	21,620.00	66,620.00	1,036,000.00
8/1/2021	1,036,000.00	45,000.00	4.00%	20,720.00	65,720.00	991,000.00
2/1/2022	991,000.00	46,000.00	4.00%	19,820.00	65,820.00	945,000.00
8/1/2022	945,000.00	47,000.00	4.00%	18,900.00	65,900.00	898,000.00
2/1/2023	898,000.00	48,000.00	4.00%	17,960.00	65,960.00	850,000.00
8/1/2023	850,000.00	49,000.00	4.00%	17,000.00	66,000.00	801,000.00
2/1/2024	801,000.00	50,000.00	4.00%	16,020.00	66,020.00	751,000.00
8/1/2024	751,000.00	51,000.00	4.00%	15,020.00	66,020.00	700,000.00
2/1/2025	700,000.00	52,000.00	4.00%	14,000.00	66,000.00	648,000.00
8/1/2025	648,000.00	53,000.00	4.00%	12,960.00	65,960.00	595,000.00
2/1/2026	595,000.00	54,000.00	4.00%	11,900.00	65,900.00	541,000.00
8/1/2026	541,000.00	55,000.00	4.00%	10,820.00	65,820.00	486,000.00
2/1/2027	486,000.00	56,000.00	4.00%	9,720.00	65,720.00	430,000.00
8/1/2027	430,000.00	58,000.00	4.00%	8,600.00	66,600.00	372,000.00
2/1/2028	372,000.00	59,000.00	4.00%	7,440.00	66,440.00	313,000.00
8/1/2028	313,000.00	60,000.00	4.00%	6,260.00	66,260.00	253,000.00
2/1/2029	253,000.00	61,000.00	4.00%	5,060.00	66,060.00	192,000.00
8/1/2029	192,000.00	63,000.00	4.00%	3,840.00	66,840.00	129,000.00
2/1/2030	129,000.00	64,000.00	4.00%	2,580.00	66,580.00	65,000.00
8/1/2030	65,000.00	<u>65,000.00</u>	4.00%	<u>1,300.00</u>	<u>66,300.00</u>	0.00
Totals		<u>\$1,750,000.00</u>		<u>\$770,713.33</u>	<u>\$2,520,713.33</u>	

Wabash Redevelopment Commission
 Working Amortization Schedule
 Taxable Economic Development Bonds, Series 2010A (Cinergy MetroNet Project)

MetroNet 2010
 Settlement Date 8/27/2010
 Par \$ 1,750,000.00
 Interest Rate 4.00%
 Interest Accruals Start July 1, 2012

Date	Beginning Balance	Principal Payment	Interest Rate	Interest Payment	Debt Service	Plus: Additional Payment (1)	Total Payment	Cash Flow	Ending Balance
8/27/2010	\$1,750,000.00	\$0.00	4.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,750,000.00
8/1/2011	1,750,000.00	1,000.00	4.00%	0.00	1,000.00	0.00	0.00	1,000.00	1,751,000.00
2/1/2012	1,751,000.00	31,000.00	4.00%	0.00	31,000.00	0.00	11,065.22	19,934.78	1,739,934.78
8/1/2012	1,739,934.78	32,000.00	4.00%	5,799.78	37,799.78	0.00	26,186.59	11,613.19	1,719,547.97
2/1/2013	1,719,547.97	32,000.00	4.00%	34,390.96	66,390.96	12,193.24	78,584.20	(12,193.24)	1,675,354.73
8/1/2013	1,675,354.73	33,000.00	4.00%	33,507.09	66,507.09	54,631.36	121,138.45	(54,631.36)	1,587,723.38
2/1/2014	1,587,723.38	34,000.00	4.00%	31,754.47	65,754.47	48,052.05	113,806.52	(48,052.05)	1,505,671.32
8/1/2014	1,505,671.32	34,000.00	4.00%	30,113.43	64,113.43	69,865.88	133,979.31	(69,865.88)	1,401,805.44
2/1/2015	1,401,805.44	35,000.00	4.00%	28,036.11	63,036.11	70,943.20	133,979.31	(70,943.20)	1,295,862.24
8/1/2015	1,295,862.24	36,000.00	4.00%	25,917.24	61,917.24	78,867.25	140,784.50	(78,867.25)	1,180,994.99
2/1/2016	1,180,994.99	37,000.00	4.00%	23,619.90	60,619.90	80,164.60	140,784.50	(80,164.60)	1,063,830.39
8/1/2016	1,063,830.39	37,000.00	4.00%	21,276.61	58,276.61	78,995.22	137,271.83	(78,995.22)	947,835.17
2/1/2017	947,835.17	38,000.00	4.00%	18,956.70	56,956.70	80,315.13	137,271.83	(80,315.13)	829,520.04
8/1/2017	829,520.04	39,000.00	4.00%	16,590.40	55,590.40	67,424.66	123,015.06	(67,424.66)	723,095.38
2/1/2018	723,095.38	40,000.00	4.00%	14,461.91	54,461.91	68,553.15	123,015.06	(68,553.15)	614,542.23
8/1/2018	614,542.23	40,000.00	4.00%	12,290.84	52,290.84	61,885.78	114,176.62	(61,885.78)	512,656.46
2/1/2019	512,656.46	41,000.00	4.00%	10,253.13	51,253.13	62,923.49	114,176.62	(62,923.49)	408,732.96
8/1/2019	408,732.96	42,000.00	4.00%	8,174.66	50,174.66	61,210.64	111,385.30	(61,210.64)	305,522.33
2/1/2020	305,522.33	43,000.00	4.00%	6,110.45	49,110.45	62,274.85	111,385.30	(62,274.85)	200,247.48
8/1/2020	200,247.48	44,000.00	4.00%	4,004.95	48,004.95	61,503.04	109,507.99	(61,503.04)	94,744.44
2/1/2021	94,744.44	45,000.00	4.00%	1,894.89	46,894.89	49,744.44	96,639.33	(49,744.44)	0.00
Totals		<u>\$714,000.00</u>		<u>\$327,153.52</u>	<u>\$1,041,153.52</u>	<u>\$1,069,547.97</u>	<u>\$2,078,153.52</u>		

(1) Payments through February 1, 2014 are actual. See Exhibit C.

Wabash Redevelopment Commission
Analysis of Tax Increment
Innovation Ventures

Year	Innovation Ventures Estimated Increment										Less: Additional Payment (6)	(Deficit)/ Excess	
	2013 Pay Year 2014		Transfer		Estimated Growth		Phase 2 Growth (4)		Estimated Increment (5)	Total Less: Debt Service (6)			(Deficit)/ Excess (7)
	Estimated Available (1)		Business Personal (2)		Phase 1 Growth (3)		Real						
	Real	Personal	Real	Personal	Real	Personal	Real	Personal	Real	Personal			
2014	\$256,745	\$239,517	\$0	\$0	\$0	\$0	\$0	\$0	\$496,262	\$439,734	\$56,528	\$0	
2015	256,745	206,364	126,769	138,565	138,565	61,585	0	0	790,028	434,513	355,515	1	
2016	256,745	155,904	119,048	138,565	138,565	92,377	138,565	61,585	962,790	408,802	553,988	0	
2017	256,745	113,801	94,991	138,565	138,565	84,679	92,377	92,377	919,724	387,112	532,612	(0)	
2018	256,745	88,498	79,752	138,565	138,565	69,283	84,679	84,679	856,087	376,374	479,713	242,232	
2019	256,745	87,402	68,819	138,565	138,565	56,966	69,283	69,283	816,345		816,345	816,345	
2020	286,950	97,685	67,058	138,565	138,565	46,188	56,966	56,966	831,978		831,978	831,978	
2021	286,950	97,685	67,058	138,565	138,565	46,188	46,188	46,188	821,200		821,200	821,200	
2022	286,950	97,685	67,058	138,565	138,565	46,188	46,188	46,188	821,200		821,200	821,200	
2023	286,950	97,685	67,058	138,565	138,565	46,188	46,188	46,188	821,200		821,200	821,200	
2024	286,950	97,685	67,058	138,565	138,565	46,188	46,188	46,188	821,200		821,200	821,200	
2025	286,950	97,685	67,058	138,565	138,565	46,188	46,188	46,188	1,005,954		1,005,954	1,005,954	
2026	286,950	97,685	67,058	277,131	277,131	92,377	92,377	92,377	1,190,708		1,190,708	1,190,708	
2027	286,950	97,685	67,058	277,131	277,131	92,377	92,377	92,377	1,190,708		1,190,708	1,190,708	
2028	286,950	97,685	67,058	277,131	277,131	92,377	92,377	92,377	1,190,708		1,190,708	1,190,708	
2029	286,950	97,685	67,058	277,131	277,131	92,377	92,377	92,377	1,190,708		1,190,708	1,190,708	
2030	286,950	97,685	67,058	277,131	277,131	92,377	92,377	92,377	1,190,708		1,190,708	1,190,708	
2031	286,950	97,685	67,058	277,131	277,131	92,377	92,377	92,377	1,190,708		1,190,708	1,190,708	
2032	286,950	97,685	67,058	277,131	277,131	92,377	92,377	92,377	1,190,708		1,190,708	1,190,708	
2033	286,950	97,685	67,058	277,131	277,131	92,377	92,377	92,377	1,190,708		1,190,708	1,190,708	
2034	286,950	97,685	67,058	277,131	277,131	92,377	92,377	92,377	1,190,708		1,190,708	1,190,708	
2035	286,950	97,685	67,058	277,131	277,131	92,377	92,377	92,377	538,762		538,762	538,762	
2036	286,950	97,685	67,058	277,131	277,131	92,377	92,377	92,377	538,762		538,762	538,762	
2037	286,950	97,685	67,058	277,131	277,131	92,377	92,377	92,377	538,762		538,762	538,762	

(1) Current 2013 pay year 2014 increment captured by the Redevelopment Commission. Business personal property is depreciated at pool 3 until achieving the 30% floor in 2019.
 (2) Upon completion of the new manufacturing facilities located within the Cinergy MetroNet Allocation Area, business personal property will be moved into the new facilities from its current location; since Innovation Ventures has been designated as a business personal tax payer within the allocation area, the increment from the property will be captured by the Redevelopment Commission. Increment shown represents 2013 pay year 2014 assessment depreciated at pool 3, and does not factor in roll off of abatement.
 (3) In 2012 Innovation Ventures began the construction of a \$12.5 million manufacturing facility and will also add \$12.5 million of personal property. It has been estimated that 2015 will be the initial year of assessment for both the manufacturing facility and business personal property.
 (4) In 2013 Innovation Ventures began the construction of a \$12.5 million manufacturing facility and will also add \$12.5 million of personal property. It has been estimated that 2016 will be the initial year of assessment for both the manufacturing facility and business personal property.
 (5) The estimated represents 85% of the total increment captured from Innovation Ventures through 2019 and 95% in years beyond due to the assumed maturity of the Cinergy MetroNet Bonds.
 (6) See Schedule D-2.
 (7) Assumes any excess increment is applied to the principal of the existing and outstanding Innovation Ventures Bonds.

Note: Innovation Ventures increment is pledged as follows:
 85% is applied to the debt service due on the Innovation Ventures Bonds.
 10% is applied to the debt service due on the Cinergy MetroNet Bonds.
 5% is retained by the Redevelopment Commission.

Wabash Redevelopment Commission
Working Amortization Schedule

Taxable Economic Development Bonds, Series 2011 (Innovation Ventures Project)

Settlement Date 6/29/2011
Par \$4,000,000.00
Interest Rate 4.00%
Interest Accruals Start 6/29/2011

Date	Beginning Balance	Principal Payment	Interest Rate	Interest Payment	Debt Service	Plus:		Less: Total Payment (1)	Cash Flow	Ending Balance
						Additional Payment (1)				
8/1/2011	\$4,000,000.00	\$0.00	4.00%	14,222.00	\$14,222.04	\$0.00		\$0.00	\$14,222.04	\$4,014,222.04
2/1/2012	4,014,222.04	0.00	4.00%	80,284.44	80,284.44	0.00		80,000.00	284.44	4,014,506.48
8/1/2012	4,014,506.48	138,673.00	4.00%	80,290.13	218,963.13	3,622.91		222,586.04	(3,622.91)	3,872,210.57
2/1/2013	3,872,210.57	141,446.00	4.00%	77,444.21	218,890.21	0.00		99,473.98	119,416.23	3,850,180.80
8/1/2013	3,850,180.80	144,275.00	4.00%	77,003.62	221,278.62	50,222.59		271,501.21	(50,222.59)	3,655,683.21
2/1/2014	3,655,683.21	147,160.00	4.00%	73,113.66	220,273.66	6,329.29		226,602.95	(6,329.29)	3,502,193.92
8/1/2014	3,502,193.92	150,103.00	4.00%	70,043.88	220,146.88	27,984.12		248,131.00	(27,984.12)	3,324,106.80
2/1/2015	3,324,106.80	153,105.00	4.00%	66,482.14	219,587.14	28,543.86		248,131.00	(28,543.86)	3,142,457.94
8/1/2015	3,142,457.94	156,167.00	4.00%	62,849.16	219,016.16	175,997.60		395,013.76	(175,997.60)	2,810,293.33
2/1/2016	2,810,293.33	159,291.00	4.00%	56,205.87	215,496.87	179,516.89		395,013.76	(179,516.89)	2,471,485.44
8/1/2016	2,471,485.44	159,291.00	4.00%	49,429.71	208,720.71	272,674.34		481,395.05	(272,674.34)	2,039,520.10
2/1/2017	2,039,520.10	159,291.00	4.00%	40,790.40	200,081.40	281,313.65		481,395.05	(281,313.65)	1,598,915.45
8/1/2017	1,598,915.45	159,291.00	4.00%	31,978.31	191,269.31	268,592.51		459,861.82	(268,592.51)	1,171,031.95
2/1/2018	1,171,031.95	172,422.00	4.00%	23,420.64	195,842.64	264,019.18		459,861.82	(264,019.18)	734,590.77
8/1/2018	734,590.77	175,870.00	4.00%	14,691.82	190,561.82	237,481.47		428,043.28	(237,481.47)	321,239.30
2/1/2019	321,239.30	179,387.00	4.00%	6,424.79	185,811.79	0.00		185,811.79	0.00	141,852.30
Totals		<u>\$1,190,220.00</u>		<u>\$657,939.10</u>	<u>\$1,848,159.14</u>	<u>\$472,217.27</u>		<u>\$2,186,453.70</u>		

(1) Payments through February 1, 2014 are actual. See Exhibit C.



City of Wabash

ROBERT E. VANLANDINGHAM
MAYOR

CITY HALL
202 S. Wabash St.
Wabash, IN 46992

(260) 563-4171
FAX (260) 563-0876

email address: cityofwabash@cityofwabash.com

May 8, 2014

Office of Community and Rural Affairs
Stellar Communities Pilot Program
Kathleen Weissenberger, Director
One North Capitol, Suite 600
Indianapolis, Indiana 46204

Dear Ms. Wiesenberger,

During the May 5, 2014 meeting of the City of Wabash Redevelopment Commission (RDC), a motion was made and seconded, then passed without a dissenting vote, authorizing the undersigned to issue a letter of support for the city of Wabash and its application to be named a Stellar Community.

The economic development plan developed by the RDC and adopted by the City's plan commission in 2013 is the foundation upon which the city's Strategic Investment Plan was developed. The plan itself can be included in an amended Tax Allocation Area of the Cinergy Metronet Tax Allocation Area (TIF District), making projects within eligible for funding with excess tax increment.

The Redevelopment Commission of the City of Wabash supports the Strategic Investment Plan and has already committed non-TIF funding to support projects within the Strategic Investment Plan. The plan is critical to the city's efforts to redefine the downtown as an Arts and Entertainment district. With partners such as the Honeywell Center, Eagles Theater, Charley Creek Inn, the Wabash County Historical Museum, the Honeywell House, the Dr. Ford Museum, and Paradise Spring Historical Park the city already attracts nearly 300,000 visitors annually. The Strategic Investment Plan, when complete, will contribute significantly to the economic development of the city, county and the region.

Accordingly, the Redevelopment Commission of the City of Wabash enthusiastically supports this plan and we urge that Wabash be named an Indiana Stellar Community.

Sincerely,

Lynn Yohe
President
City of Wabash
Redevelopment Commission



City of Wabash

WENDY FRAZIER
CLERK-TREASURER

CITY HALL
202 S. WABASH ST
WABASH, IN 46992

(260) 563-4171
FAX: (260) 563-0876
wfrazier@cityofwabash.com

May 27, 2014

Robert Vanlandingham Mayor
City of Wabash
202 South Wabash Street
Wabash, IN 46992

Re: Stellar Communities Designation

Dear Mayor Vanlandingham,

As the Clerk-Treasurer of the City of Wabash it is with pleasure that I write this letter in support of the Strategic Investment Plan and I would like to respectfully request that the City of Wabash be designated as a Stellar Community.

The City of Wabash has always been on the forefront of expansion and revitalization with its many projects that have already been completed and several that are still in progress. Establishing an arts, entertainment, and education district will only add to the many attributes that the City of Wabash already has to offer.

Also, I would like to confirm that the City of Wabash does have the available and necessary funds for the local match for the Stellar Community Designation in the General Fund and the funds are unencumbered.

Best Regards;

Wendy Frazier,
Clerk-Treasurer
City of Wabash



October 31, 2013

Partnership for Affordable Housing, Inc.
Attn. Stephanie Crawford, Director
250 W. 103rd Street
Indianapolis, IN 46290

RE: Rock City Lofts
Wabash, IN

Dear Ms. Crawford:

Huntington Bank ("Lender") is pleased to have the opportunity to present this Proposal of Loan Terms for the rehabilitation of Rock City Lofts ("Development"), a 40 unit affordable senior housing tax credit project located in Wabash, Indiana. Please note this Term Sheet should not be construed as a loan approval, since all loan terms and conditions are subject to review and approval by Huntington's Senior Loan Committee.

Lender acknowledges that: (i) Lender has reviewed the application to be submitted by Partnership for Affordable Housing, Inc. (Applicant) to the Indiana Housing & Community Development Authority (IHCA) in support of the Rental Housing Financing for the Development; (ii) Lender expressly acknowledges the Development will be subject specifically to the "40-60" set aside, and extended use restriction elections made the Applicant; (iii) the Lender has reviewed the Minimum Underwriting Criteria set forth in the Allocation Plan; and (iv) Lender has reviewed other special use restriction elections made by the Applicant, which give rise to additional points in this Allocation Plan.

Construction Loan

Borrower:	To be determined
Security:	First mortgage lien and an assignment of leases and rents secured by the 31 Unit LIHTC Project to be located in Wabash, Wabash County, Indiana. The loan shall also be secured by an Assignment of the General Partner's Interest.
Loan Amount:	Estimated at not greater than \$7,500,000, with maximum financing availability up to 80% of the LIHTC Investment Value (including the Real Estate Valuation, the Valuation of the Tax Credits and the Present Value of Reversion Benefits) as evidenced by an appraisal report acceptable to Huntington.
Interest Rate:	LIBOR + 3.75% - Interest shall be computed on the basis of a 360-day year but shall be charged for the actual number of days within each period.
Repayment:	Payments of Interest-Only shall be due and payable monthly for the Term of the Loan.
Loan Term:	Twenty-four (24) months.
Loan Fees:	A Loan Origination fee of 1.00% of the Loan Amount is payable at loan closing. The Borrower shall also pay all costs and expenses in connection with the loan including, but not limited to, mortgage recording fees, Bank's appraisal and appraisal review fees, title insurance costs, escrow fees, Bank's legal expenses, and site inspection fees during construction. The Borrower shall also be expected to provide satisfactory surveys,

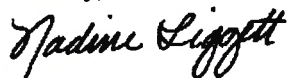
environmental reports and evidence of suitable insurance prior to loan closing.

- Recourse:** 100% Guarantee of Completion to be provided by Developer of this project. 100% Guarantee of Payment to be provided by Borrower subject to review by Bank.
- Operating Accounts:** The Borrower and/or Guarantor shall maintain the Project Operating Account at Huntington Bank.
- Financial Covenants:** Minimum Debt Service Coverage Ratio (DSCR) of 1.15.
- Reserve Accounts:** The Borrower shall open and maintain the Project's Operating Reserve and Replacement Reserve Accounts at Huntington Bank.

Please note that Huntington reserves the right to revise this Term Sheet in the event market conditions change. The Bank's final commitment for the financing that you're seeking can only be issued upon approval of your loan request by Huntington's Senior Loan Committee.

Thank you again for the opportunity to participate in the financing for your upcoming project. I look forward to working with you. If you have any questions, please feel free to contact me at (513) 762-1857.

Sincerely,



Nadine Liggett
VP - Community Development Lending

HOUSE INVESTMENTS

Opportunities in Real Estate Investing. Since 1978.

May 27, 2014

Stephanie A. Crawford
Director
Partnership for Affordable Housing Inc.
250 W. 103rd Street
Indianapolis, IN 46290

Re: Rock City Lofts
Wabash, Indiana

Dear Ms. Crawford:

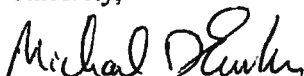
I am writing on behalf of House Investments ("House") to express House's strong interest in serving as a financing partner with Partnership for Affordable Housing, Inc. ("PAH") in connection with the proposed construction of the Rock City Lofts in Wabash, Indiana.

House acknowledges that: (i) House has reviewed the application to be submitted by Rock City Lofts ("Applicant") to the Indiana Housing & Community Development Authority ("IHCDA") in support of the Rental Housing Financing for the Development; (ii) House expressly acknowledges the Development will be subject specifically to the "40-60" set aside, and extended use restriction elections made the Applicant; (iii) House has reviewed the Minimum Underwriting Criteria set forth in the Allocation Plan; and (iv) House has reviewed other special use restriction elections made by the Applicant, which give rise to additional points in this Allocation Plan.

In the current market, expected Low Income Housing Tax Credit ("LIHTC") equity pricing for this development would be \$0.87 per dollar of tax credits for an estimated LIHTC equity contribution of \$6,199,467. In the current market, expected Historic Tax Credit equity pricing for this development would be \$0.92 per dollar of tax credits for an estimated Historic Tax Credit equity contribution of \$1,059,636. House's standard equity pay-in structure is 20% at closing, 40% at construction completion, and 40% at stabilization and issuance of 8609. Pricing and terms are subject to change based on market conditions at the time of closing and further underwriting of the developments. Please also understand that final authority to invest rests solely with House's Investment Review Committee.

We fully expect this project to be constructed and managed to the same high standard as all of our existing partnerships with PAH and look forward to further reviewing and underwriting specific project details as they come to fruition. It is our hope that we can serve as your equity partner should your application for LIHTCs be successful and we are excited at the opportunity to work with you on this important initiative.

Sincerely,



Michael D. Emkes
Principal



Other Reports to Note (included in Digital Copy Only)

- » Rock City Lofts Market Analysis, November 2013
- » IHEDA 2014-2015 Rental Housing Finance Initial Application



Mitchell Market Analysts, Inc.

Market Analysis

Rock City Lofts



Location

25-45 E Market St
Wabash, IN 47302
Wabash County

Prepared for

Partnership for Affordable Housing, Inc.
250 W 103rd St
Indianapolis, IN 46290

Date of report

October 25, 2013

Prepared for submission to IHEDA on

November 1, 2013

Mitchell Market Analysts, Inc.
820 Fort Wayne Avenue, Indianapolis, IN 46204
www.mitchellmarketanalysts.com • 317-687-2747



820 Fort Wayne Avenue
Indianapolis, IN 46204
www.mitchellmarketanalysts.com

October 25, 2013

Stephanie Crawford
Partnership for Affordable Housing, Inc.
250 W 103rd St
Indianapolis, IN 46290

RE: Market Analysis
Rock City Lofts
25-45 E Market St
Wabash, IN 47302
Wabash County
File Name: IN-13-42

Ms. Crawford:

In fulfillment of our agreement, we are pleased to deliver the market study on Rock City Lofts located at 25-45 E Market St in Wabash.

Located within the addenda of the report are the Certification and Market Study Check List. Thank you for allowing us to contribute to your project.

Sincerely,

A handwritten signature in black ink, appearing to read 'Elizabeth Mutzl', with a stylized flourish at the end.

Elizabeth Mutzl
Mitchell Market Analysts, Inc.



Elizabeth is a member in good standing of the National Council of Affordable Housing Market Analysts.

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Executive Summary

The following overview highlights the major findings and conclusions reached from information collected through demographic analysis, economic observations, and survey research of existing developments.

- The subject is Rock City Lofts located at 25-45 E Market St, Wabash, IN 47302, Wabash County.
- The site is located in census tract 1026.00. This census tract is not a qualified census tract. The property has a latitude and longitude of 40°47'48.53'N and 85°49'12.50'W. It is surrounded by similar office/retail properties and a special use property.
- The subject will be an adaptive reuse of four existing buildings. The project qualifies as infill. It is walking distance to downtown retail, government services, and parks.
- The subject will be a complete renovation on 0.36 acres.
- Rock City Lofts will be 4 buildings with an elevator. The subject will contain 40-units. There will be 30 one-bedroom units and 10 two-bedroom units that will rent at 30% to 60% AMI.
- The subject will be age-restricted to households aged 55 and older. To qualify, the households will need to have incomes from \$9,450 and \$26,940. This income range includes 47.3% of the renter households aged 62 and older in the primary market area.¹
- The primary market area is considered Wabash County. This area was chosen based on discussions with leasing agents within the market and assessments of shared economic conditions.
- The subject's LIHTC rents are within the range of the existing Section 42 properties in the nearby market as well as within the range of the market comparables.
- There are 10 Section 42 properties in the market that will compete with the subject. The average occupancy rate of Section 42 properties is 93.4%.
- The survey used in this market study includes 7 market rate properties and the average occupancy is 93.8%. The survey was conducted October 2013.
- The feasibility of the subject is good. The PMA has a sizable population that is income-qualified for the subject and the population is projected to remain stable over the next five years. The current capture rate is 18.8% and absorption is expected to conservatively be 7 to 9 months.

¹ While the subject will be restricted to those households aged 55+, in accordance with IHCD guidelines, only those households aged 62+ will be considered.



- The market analyst finds the current configuration and characteristics of the subject to satisfy the needs in the primary market area very well.

Scope of Work for the Project

The Scope of Work must include the research and analyses that are necessary to develop credible assignment results. A Scope of Work is acceptable when it meets or exceeds the expectations of parties who are regularly intended users for similar assignments and what an analyst's peers' actions would be in performing the same or a similar assignment. Therefore, the analyst must identify and consider:

- the client and intended users
- the intended use of the report
- assignment conditions
- typical client expectations
- typical work by peers for similar assignments

The problem to be solved is to determine the feasibility of the proposed LIHTC multifamily project discussed within this report. The intended use is to aid the client in developing their application to submit to Indiana Housing and Community Development Authority (IHCDA).

The scope of work is identified here:

<i>Report Type:</i>	The report was completed under the guidelines as listed in the 2014-2015 Qualified Allocation Plan (QAP), Market Study and Fair Market Appraisal requirements, Schedule C.
<i>Property Identification:</i>	Rock City Lofts, Wabash, IN
<i>Client</i>	Partnership for Affordable Housing, Inc.
<i>Intended User</i>	Partnership for Affordable Housing, Inc. and the Indiana Housing and Community Development Authority
<i>Date of Field Work</i>	October 7, 2013
<i>Date of Report</i>	October 25, 2013
<i>Market Area and Analysis of Market Conditions</i>	A complete analysis of market conditions has been made.
<i>Information requested</i>	Information was requested from the owner that included, but was not limited to, the items shown on page 129.

Development Description

This section describes the proposed project as of the date of the fieldwork for this report.

Photographs of site

The subject will be an adaptive reuse of four existing buildings.



Looking southeast at the front of the site.



Looking at the southeast side of the building.

Map

The site is located on the southeast side of Wabash.



This map shows the location of the subject site.



Physical characteristics of the subject site

This section describes the physical characteristics of the subject.

Site

Location	The site is located on the southeast side of Wabash.
Current Use of the Property	The subject will be an adaptive reuse of four existing buildings.
Site Size	Total: 0.36 acres
Topography	Level
Current landscaping and vegetation	There is no landscaping which is typical for the area.
Visibility	Visibility is excellent from Market Street.
Shape	The site is roughly rectangular.
Frontage and Accessibility	Access is good from Market Street, with frontage on Market Street.

Proximity to adverse conditions

The subject is located approximately a half mile from the Wabash Mill. This is a 200,000+ SF paper mill plant. However, there are multiple office and retail buildings between the subject and the facility. Therefore, it has no effect on the subject. This large industrial facility does not appear to produce any objectionable noises, smells, excessive traffic, or hazardous activity to the site.



Types and character of the land use around the site

The subject site is located in a developed area on the southeast side of Wabash. Surrounding land uses include:

North	Office/retail including the Wabash County Historical Society.
South	Office Buildings

East Retail/Family video

West Retail/Office

Photographs of land use around the site



Looking east on Market Street.



Looking north across from the subject at the Wabash County Historical Museum.



Building adjacent to the west



Fair Play Family Fun Center to the northeast.



Looking northwest from the site.



Eagle Theater



Modoc's Market



YMCA



Dollar General



Bechtol Grocery



East of the subject on Mulbury is an electrical power station.



Walgreens



Town Square Building



North of the subject is the commercial area.

Zoning of undeveloped land around the site

The subject does not have any undeveloped land around the site.

Neighborhood amenities

The subject is located within downtown Wabash. To the north of the subject is the Wabash Historical Museum. This museum is a free facility whose mission is to collect, preserve, document, and display aural, visual, and physical artifacts that tell the history of life in Wabash County. Adjacent to the Museum is the Fairplay Family Fun Center. Further north is a mix of local offices, followed by single-family. The Wabash County Hospital is 0.7 miles northwest. There is a major commercial corridor to the north approximately 1.5 miles along SR 24. This area contains multiple chain and local retail and restaurants. Included is the Kroger grocery chain and Wal-Mart department store.

To the south the land use is mostly commercial and office in nature. The Wabash County YMCA is located less than a mile away. The nearest grocery store, Bechtol Grocery Co, is located 1.1 miles to the south. There is also a Dollar General along Wabash Street. The area further south is a combination of single-family and agricultural.

The land use to the east is a mix of commercial and office. Adjacent to the subject is a family video. The area is a mix of commercial and residential and development stops at the Wabash River.

The land use to the west is the bulk of downtown Wabash and contains multiple offices and retail establishments. Included within this area are numerous historic landmarks, including The Charley Creek Inn and The New Bradley Building. The New Bradley Building contains the Modoc's Market. This is a specialty grocery/coffee shop. In addition to multiple specialty items, the subject sells groceries and fresh produce. This is located less than a ¼ mile from the subject. At the corner of Market and Cass Streets is the Honeywell center. In 1939, Mark Honeywell made a commitment to build the Honeywell Memorial Community Center, dedicated to his late wife Olive and his parents. Construction began on the 45,000 sq. ft. facility in 1940 but wasn't fully completed until 1952 due to labor and material shortages during World War II. In 1994, a 75,000 sq. ft. addition was opened, featuring the 1500 seat Ford Theater, Eugenia's Restaurant, Clark Art Gallery, Carpenter Plaza, Olivette Room, and several meeting and banquet spaces. There are four new market rate apartments that are being constructed along Market Street.

The subject's location provides good access to needed services in the area.



Transportation linkages

In most areas of Indiana, transportation is based on automobile transportation. Public transportation is described in the next section. The nearest major transportation linkages are US 24, SR 13, SR 15, Cass Street, Canal Street, Wabash Street, and Market Street.



Public transportation

Residents at the subject will have access to the following public transportation. Transportation is provided by Wabash County Transportation which provides a demand-responsive system for the county.² Fares for those 60 and over are by donation.

² www.livingwellinwabashcounty.org/transit/



Access to transit

The Transit Score is a measurement created by Walkscore.com of how well a location is served by public transit. The subject is very walkable but does not have a transit score, indicating little to no public transportation.

Walk Score
52
Somewhat Walkable
Wabash

25 East Market Street
Somewhat Walkable
Wabash

Nearby Apartments

Walk Score 52 out of 100
Somewhat Walkable

Restaurants:
Rock City Cafe .04mi

Coffee:
Fastbreak Gourmet Coffee 1.4mi

Bars:
Scotty's Tavern 1.3mi

Groceries:
Wabash Farmers Market .09mi

Parks:
Doranew Holland State Recrea... 7.4mi

Schools:
Kids First Registered Child Car... .4mi

Shopping:
Francis's Shoppe .1mi

Entertainment:
Wabash County Historical Mus... .03mi

Errands:
Wilkinson Lumber Co Inc-Wab... .2mi

Search Nearby:
Add a custom search

See commute time to:
Gas El Paso

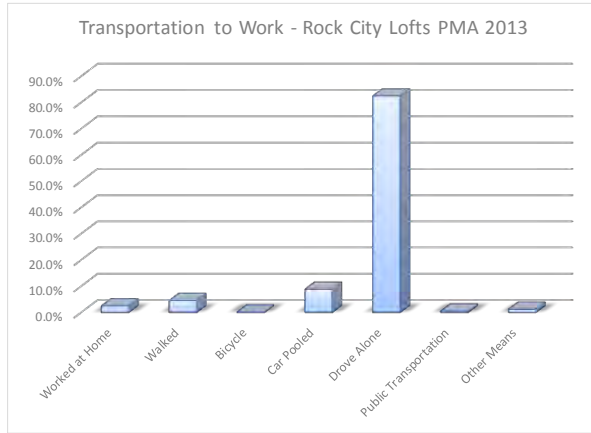
Map data ©2013 Google - [Terms of Use](#) [Report a map error](#)
[Add a place](#) | [Walk Score widgets](#)

Transit Score [®]	Description
90–100	Rider's Paradise World-class public transportation.
70–89	Excellent Transit Transit is convenient for most trips.
50–69	Good Transit Many nearby public transportation options.
25–49	Some Transit A few nearby public transportation options.
0–24	Minimal Transit It is possible to get on a bus.

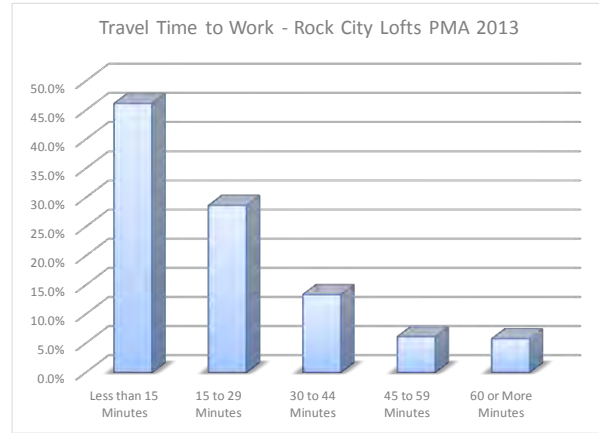
Source: Walkscore.com

Commuting

Commuting in the subject's county is primarily by driving alone. Most persons employed commute less than 29 minutes a day.



Source: Nielsen (Claritas)



Source: Nielsen (Claritas)

Location of the subject in a desirable site

This section shows the subject's proximity to civic or community sites, services, retail locations, and healthcare.

Civic or community facilities

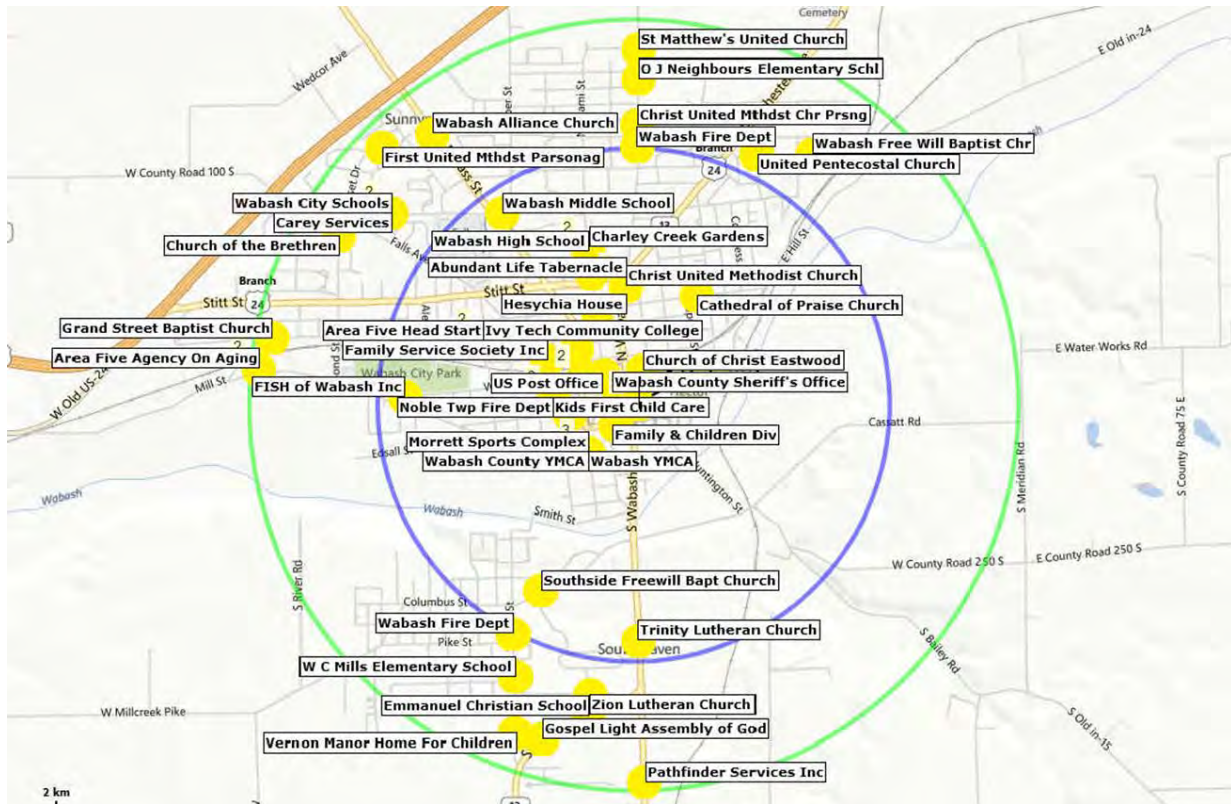
Residents at the subject will have access to the following civic or community sites including childcare, community centers, schools, vocational schools, universities, cultural arts, and public services:

NAME	ADDRESS	CITY
Vernon Manor Home For Children	1955 Vernon St	Wabash
Church of the Brethren	645 Bond St	Wabash
Eagles Theatre	106 W Market St	Wabash
First Church of God-Anderson	525 N Miami St	Wabash
First United Methodist Church	110 N Cass St	Wabash
Noah's Ark Preschool	477 N Wabash St	Wabash
Life Center Pregnancy Help	78 W Hill St	Wabash
O J Neighbours Elementary Schl	1545 N Wabash St	Wabash
Presbyterian Church	123 W Hill St	Wabash
St Bernard Roman Catholic Chr	207 N Cass St	Wabash
St Matthew's United Church	1717 N Wabash St	Wabash
Trinity Lutheran Church	1500 S Wabash St	Wabash
Wabash County United Fund Inc	73 W Canal St	Wabash
Heartland Career Ctr	79 S County Road 200 W	Wabash
W C Mills Elementary School	1721 Vernon St	Wabash
Wabash Carnegie Public Library	188 W Hill St	Wabash
Wabash Christian Church	110 W Hill St	Wabash
Wabash Free Will Baptist Chr	1056 Erie St	Wabash
Wabash Middle School	150 Colerain St	Wabash
Wabash High School	580 N Miami St	Wabash
Zion Lutheran Church	173 Hale Dr	Wabash
New Foundations Ministries	111 Falls Ave	Wabash
Honeywell Center	275 W Market St	Wabash



Habitat For Humanity	N/A	Wabash
Otis R Bowen Ctr Human Svc	255 N Miami St	Wabash
Christ United Mthdst Chr Prsng	1260 N Wabash St	Wabash
Wabash County YMCA	500 S Cass St	Wabash
New Journey Community Church	PO Box 214	Wabash
Christian & Missionary	1206 N Cass St	Wabash
Hesychia House	433 N Wabash St	Wabash
Northfield High School	RR 4	Wabash
Cathedral of Praise Church	376 Walnut St	Wabash
New Journey Community Chr Ofc	53 W Canal St	Wabash
Morrett Sports Complex	500 S Cass St	Wabash
First United Mthdst Parsonag	1140 Sunset Dr	Wabash
Wabash Cnty Historical Museum	36 E Market St	Wabash
Christ United Methodist Church	477 N Wabash St	Wabash
Wabash County Probation Office	91 W Hill St	Wabash
St Bernard Catholic School	191 N Cass St	Wabash
Wabash City Schools	1101 Colerain St # A	Wabash
Ivy Tech Community College	277 N Thorne St	Wabash
Grand Street Baptist Church	1655 Grand St	Wabash
Wabash Alliance Church	1200 N Cass St	Wabash
Area Five Head Start	277 N Thorne St	Wabash
Abundant Life Tabernacle	492 N Wabash St	Wabash
Healthy Families of Area 5	105 Olive St	Wabash
Christian Heritage Church	6776 River Rd	Wabash
Family & Children Div	89 W Canal St	Wabash
United Pentecostal Church	660 Erie St	Wabash
Wabash County Historical Msm	36 E Market St	Wabash
Wabash County Casa	49 W Hill St	Wabash
Southside Freewill Bapt Church	360 Columbus St	Wabash
Dr James Ford Historic Home	177 W Hill St	Wabash
Family Service Society Inc	111 Falls Ave	Wabash
Wabash YMCA	500 S Cass St	Wabash
Charley Creek Gardens	551 N Miami St	Wabash
Pathfinder Services Inc	2049 S Wabash St	Wabash
American Red Cross	88 W Hill St	Wabash
US Post Office	111 W Main St	Wabash
Gospel Light Assembly of God	347 Southwood Dr	Wabash
Church of Christ Eastwood	80 E Hill St	Wabash
FISH of Wabash Inc	770 1/2 W Hill St	Wabash
Emmanuel Christian School	129 Southwood Dr	Wabash
Area Five Agency On Aging	105 Olive St	Wabash
Kids First Child Care	1110 N Cass St	Wabash
Carey Services	1101 Colerain St # B	Wabash
Wabash Fire Dept	1470 Vernon St	Wabash
Noble Twp Fire Dept	N/A	Wabash
Wabash Fire Dept	1000 N Wabash St	Wabash
Wabash County Sheriff's Office	79 W Main St	Wabash

The map of the services follows with radii drawn at 1 and 1½ miles:



Services

Residents at the subject will have access to the following services including banks, restaurants, fitness locations, senior care centers, or dry cleaners:

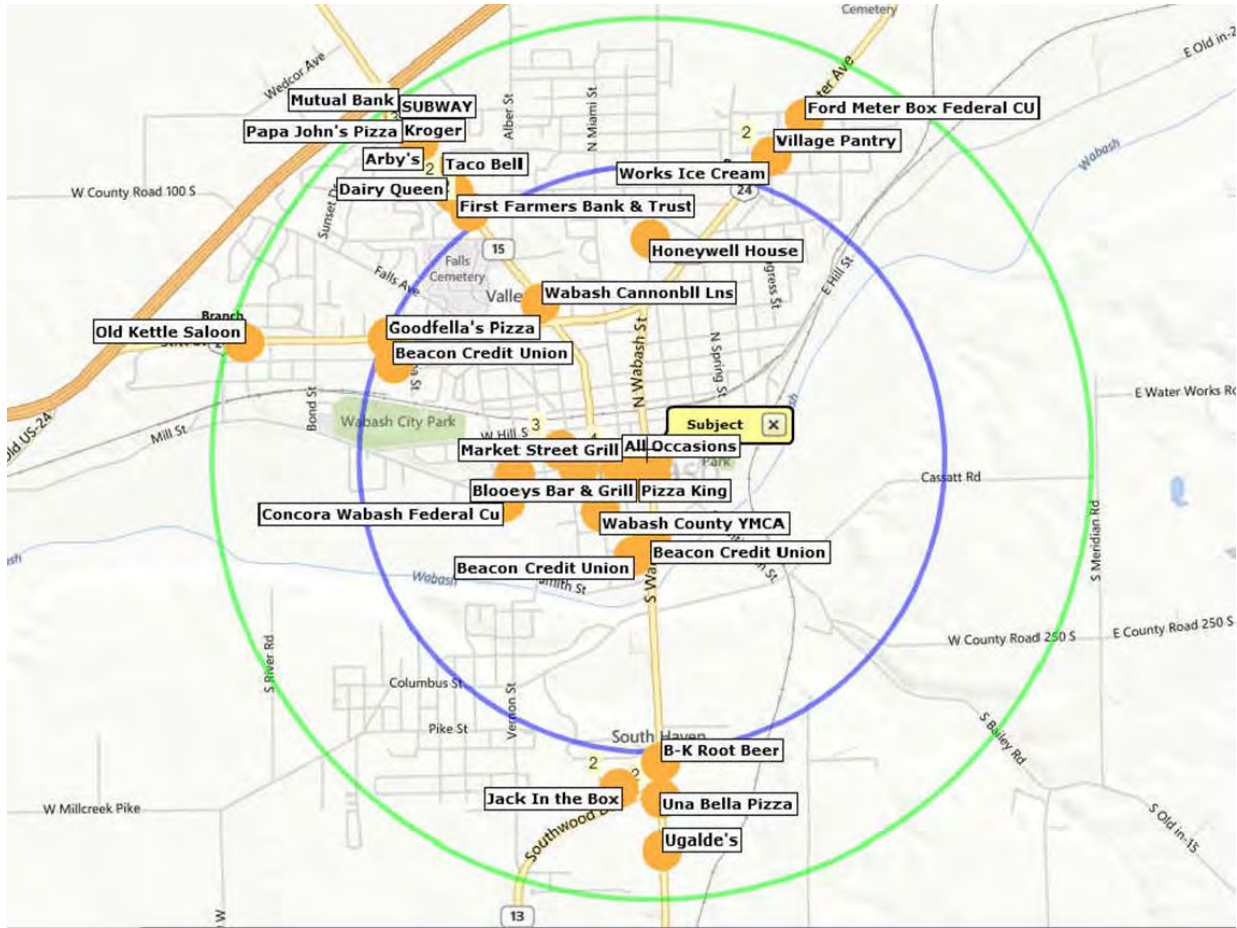
NAME	ADDRESS	CITY
Wells Fargo Bank	841 N Cass St	Wabash
First Merchants Bank	1250 N Cass St	Wabash
Ugalde's	1950 S Wabash St	Wabash
Crossroads Bank	1205 N Cass St	Wabash
Hardee's	1010 N Cass St	Wabash
KFC	899 N Cass St	Wabash
Mc Donald's	1300 N Cass St	Wabash
Old Kettle Saloon	1633 Stitt St	Wabash
Penguin Point	1800 S Wabash St	Wabash
Rock City Cafe	25 E Market St	Wabash
Access	74 W Canal St	Wabash
Beacon Credit Union	121 Hale Dr	Wabash
Beacon Credit Union	586 S Wabash St	Wabash
Asian Buffet	1357 N Cass St	Wabash
Honeywell Center	275 W Market St	Wabash
Smitty's Bar	10 E Canal St	Wabash
Wabash Cannonbill Lns	527 N Cass St	Wabash



B-K Root Beer	1625 S Wabash St	Wabash
Wabash County YMCA	500 S Cass St	Wabash
Jack In the Box	122 Hale Dr	Wabash
Beacon Credit Union	401 Mccarty St	Wabash
Honeywell House	720 N Wabash St	Wabash
Goodfella's Pizza	1118 Stitt St	Wabash
Twenty	111 W Market St	Wabash
Junus Corp	1304C N Cass St	Wabash
Dairy Queen	1015 N Cass St	Wabash
Beacon Credit Union	641 S Miami St	Wabash
Una Bella Pizza	1710 S Wabash St	Wabash
Dyes Bar & Grill	509 W Market St	Wabash
Village Pantry	600 Manchester Ave	Wabash
Burger King	1209 N Cass St	Wabash
Works Ice Cream	587 Manchester Ave	Wabash
Mi Pueblo V Mexican Restaurant	1305 N Cass St	Wabash
Curves	1339 N Cass St	Wabash
Aztecaz Mexican Grill	256 S Miami St	Wabash
Concora Wabash Federal Cu	455 Factory St	Wabash
Eugenia's Restaurant	275 W Market St	Wabash
Culver's	1321 N Cass St	Wabash
Wing Street	1303 N Cass St	Wabash
Blooeys Bar & Grill	52 W Canal St	Wabash
Taco Bell	917 N Cass St	Wabash
Ford Meter Box Federal CU	775 Manchester Ave	Wabash
First Farmers Bank & Trust	1004 N Cass St	Wabash
Arby's	1203 N Cass St	Wabash
Pizza King	46 W Canal St	Wabash
All Occasions	163 S Miami St	Wabash
Market Street Grill	90 W Market St	Wabash
SUBWAY	1304 N Cass St # C	Wabash
Pizza Hut	1303 N Cass St	Wabash
Mutual Bank	1307 N Cass St	Wabash
Kroger	1309 N Cass St	Wabash
Papa John's Pizza	1308 N Cass St	Wabash



The map of the services follows with radii drawn at 1 and 1½ miles:



Retail locations

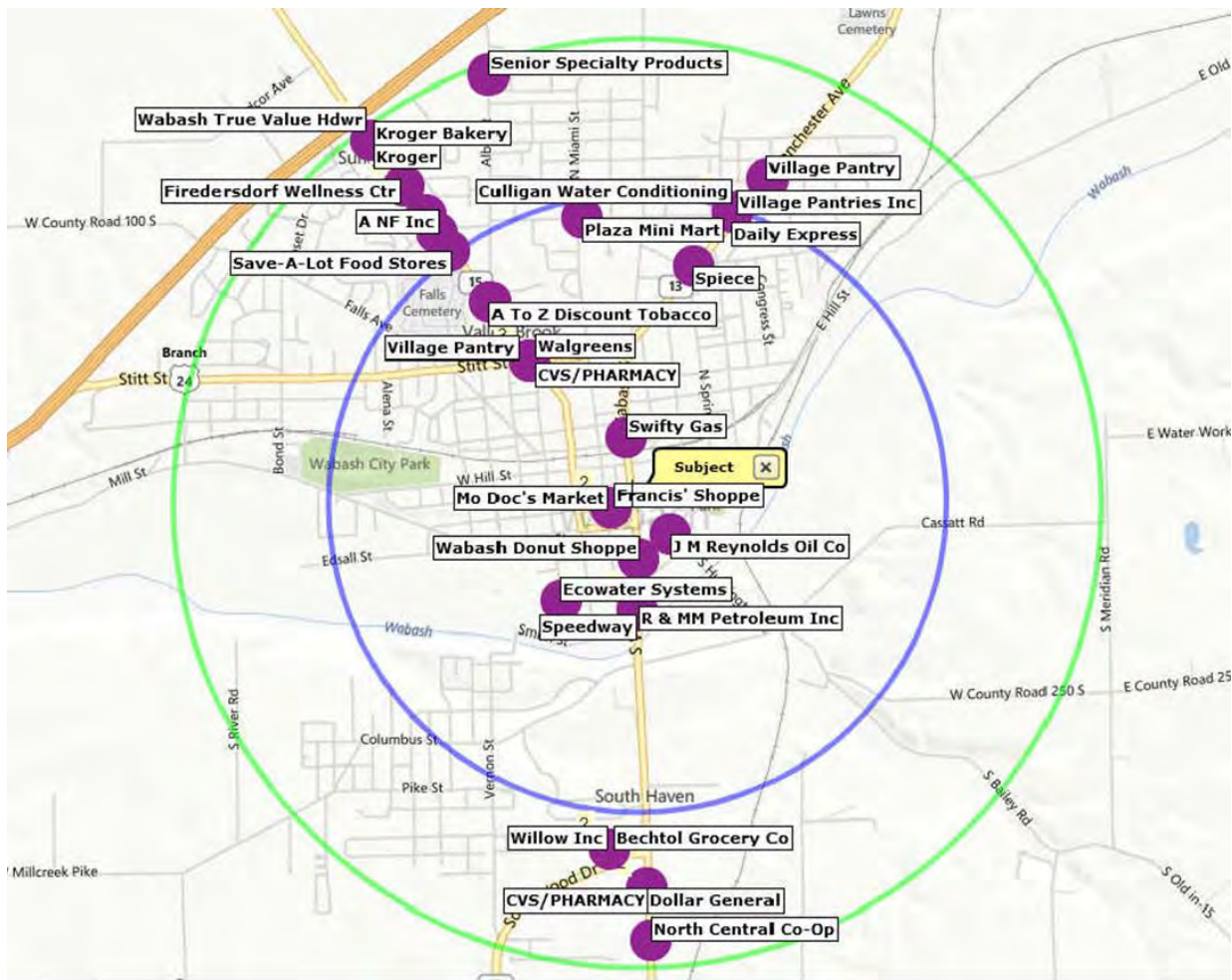
Residents at the subject will have access to the following retail locations including grocery stores, other sources of produce, clothing retail, and other retail:

NAME	ADDRESS	CITY
Speedway	740 S Wabash St	Wabash
Bechtol Grocery Co	120 Hale Dr	Wabash
Dollar General	1156 N Cass St	Wabash
Francis' Shoppe	65 W Market St	Wabash
Herb Shop	909 N Cass St	Wabash
CVS/PHARMACY	486 N Cass St	Wabash
J M Reynolds Oil Co	395 S Huntington St	Wabash
Ecowater Systems	615 S Carroll St	Wabash
Swiftly Gas	111 N Wabash St	Wabash
Village Pantry	204 Stitt St	Wabash
Mo Doc's Market	205 S Miami St	Wabash
Willow Inc	122 Hale Dr	Wabash



Spiece	306 Manchester Ave	Wabash
CVS/PHARMACY	1850 S Wabash St	Wabash
Kroger Bakery	1309 N Cass St	Wabash
North Central Co-Op	2025 S Wabash St	Wabash
R & MM Petroleum Inc	727 S Wabash St	Wabash
Plaza Mini Mart	180 W Harrison Ave	Wabash
Village Pantries Inc	500 Manchester Ave	Wabash
Daily Express	498 Manchester Ave	Wabash
Save-A-Lot Food Stores	950 N Cass St	Wabash
Senior Specialty Products	1663 Alber St	Wabash
Village Pantry	600 Manchester Ave	Wabash
A To Z Discount Tobacco	600 N Cass St	Wabash
Wabash True Value Hdwr	1351 N Cass St	Wabash
Dollar General	1850 S Wabash St	Wabash
Culligan Water Conditioning	6 Reed St	Wabash
Walgreens	487 N Cass St	Wabash
Wabash Donut Shoppe	445 S Wabash St	Wabash
A NF Inc	958 N Cass St	Wabash
Kroger	1309 N Cass St	Wabash
Firedersdorf Wellness Ctr	1165 N Cass St	Wabash

The map of the services follows with radii drawn at 1 and 1½ miles:

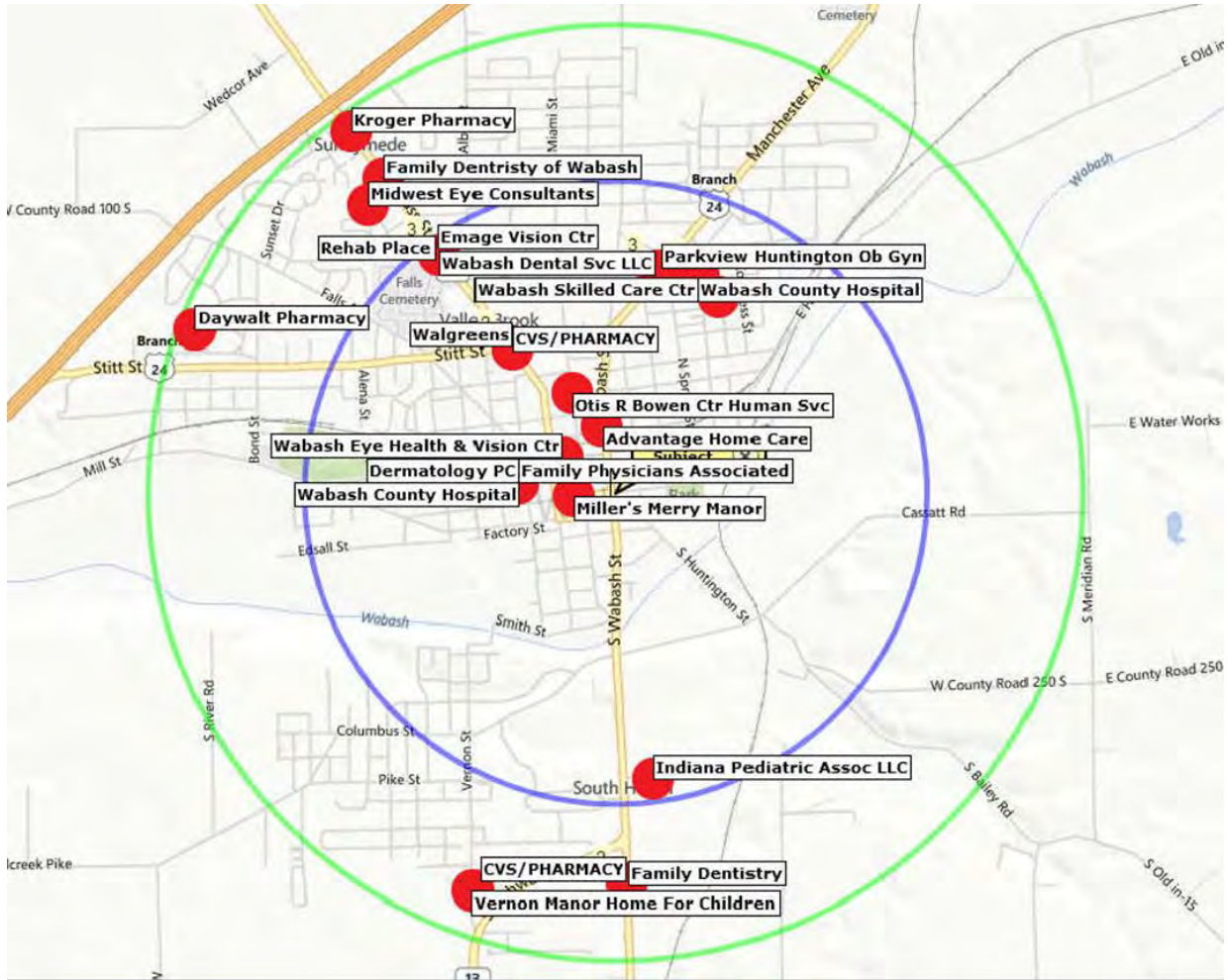


Healthcare services

Residents at the subject will have access to the following healthcare services including pharmacies, physicians, optometrists, dentists, physical therapy, clinics, and hospitals:

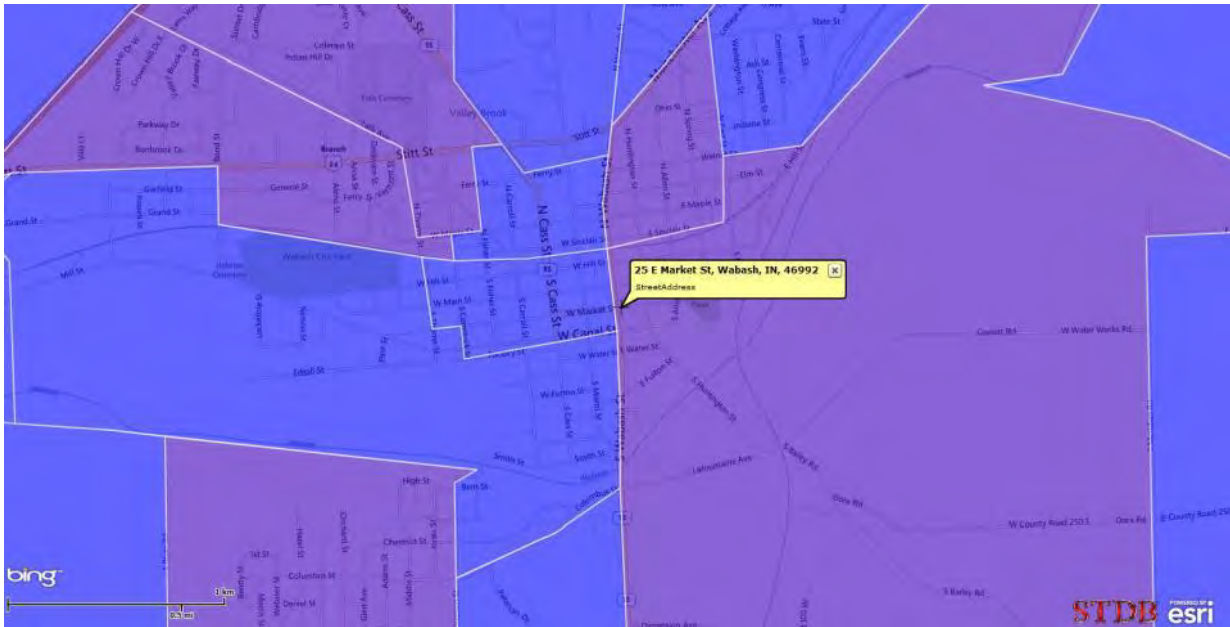
<u>NAME</u>	<u>ADDRESS</u>	<u>CITY</u>
Kroger Pharmacy	1309 N Cass St	Wabash
Daywalt Pharmacy	106 Parkway Dr	Wabash
Vernon Manor Home For Children	1955 Vernon St	Wabash
Family Dentistry	1911 S Wabash St	Wabash
CVS/PHARMACY	486 N Cass St	Wabash
Autumn Ridge Rehab Ctr	600 Washington St	Wabash
American Health Network	276 Manchester Ave	Wabash
Indiana Pediatric Assoc LLC	109 Dimension Ave	Wabash
Otis R Bowen Ctr Human Svc	255 N Miami St	Wabash
Heartland Ob Gyn	807 N Cass St	Wabash
Wabash Internal Med	710 N East St	Wabash
CVS/PHARMACY	1850 S Wabash St	Wabash
Emage Vision Ctr	833 N Cass St	Wabash
Wabash Outpatient Specialists	710 N East St	Wabash
Wabash Orthopaedic Ctr	710 N East St	Wabash
Wabash Sleep Ctr	710 N East St	Wabash
Advantage Home Care	112 N Wabash St	Wabash
Fowler Bing M	Co Rd 50 E	Wabash
Wabash County Hospital	N/A	Wabash
Dermatology PC	N/A	Wabash
Midwest Eye Consultants	1091 Central Ave	Wabash
Wabash Skilled Care Ctr	710 N East St	Wabash
Family Physicians Associated	N/A	Wabash
Family Dentistry of Wabash	1146 N Cass St # C	Wabash
Wabash Miami Home Health Care	400 Ash St # B	Wabash
Wabash Eye Health & Vision Ctr	144 W Hill St	Wabash
Parkview Huntington Ob Gyn	276 Manchester Ave	Wabash
Miller's Merry Manor	122 W Market St	Wabash
Wabash Dental Svc LLC	278 Manchester Ave	Wabash
Walgreens	487 N Cass St	Wabash
Wabash County Hospital	710 N East St	Wabash
Rehab Place	504 Colerain St	Wabash

The map of the services follows with radii drawn at 1 and 1½ miles:

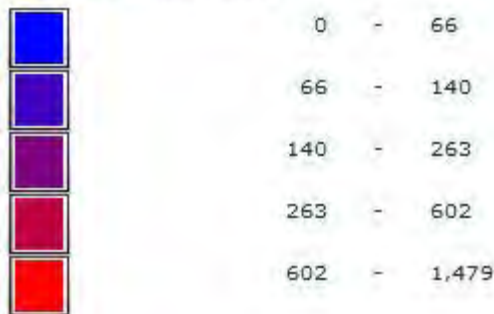


Crime in the PMA

The area has a low to moderate amount of crime compared to national averages. The crime index is 83.



2013 Total Crime Index

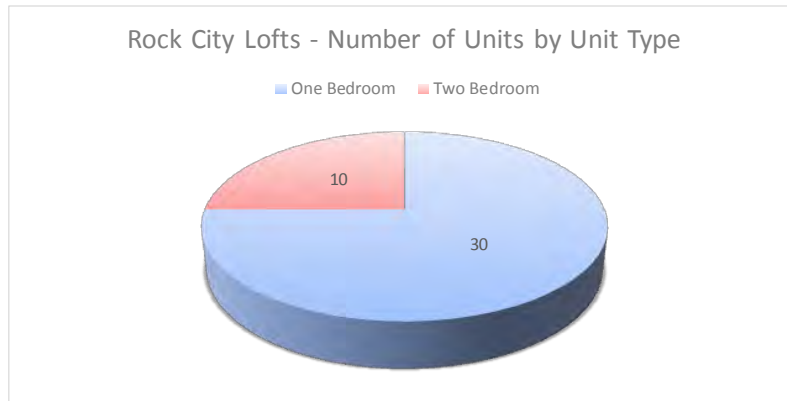


Source: STDB Crime Thematics Layer, using data from Applied Geographic Solutions

The Crime Thematics Layers (Total Crime Index) is based on the number of reported crime incidences per specific census block. The data is gathered annually by Applied Geographic Solutions (AGS.) AGS *CrimeRisk* offers crime data in the form of several indexes for crimes against both persons and property.

Unit mix and rents

The subject contains a total of 40 units, with 30 one-bedroom units and 10 two-bedroom units.



The tax credit rents, income level, bedrooms, bathrooms, and size of each unit by rent level are shown in the following chart.

Unit mix by income level						
Unit type	#	AMI %	Bedrooms	Bathrooms	unit size, sf	Rent of
One bedroom	7	30%	1	1.0	771	\$142
One bedroom	8	40%	1	1.0	771	\$248
One bedroom	9	50%	1	1.0	771	\$353
One bedroom	6	60%	1	1.0	771	\$458
Two bedroom	1	30%	2	1.0	917	\$175
Two bedroom	2	40%	2	1.0	917	\$302
Two bedroom	2	50%	2	1.0	917	\$428
Two bedroom	5	60%	2	1.0	917	\$554
Total	40					

Utility Allowance

Tenants will pay for heat, cooking, electric, and hot and cold water. The units will be all electric.

The subject pays for trash; one of the adjustments used for comparables is the difference in utilities because this impacts the total cost of rentership. The utility allowance by bedroom type is shown in the following chart, which is applied based on the HUD charts for Wabash County.

Source of utilities: HUD for Wabash County

	1 BR	2 BR
Heating - Electric	\$55	\$67
Cooking - Electric	\$8	\$8
Other Electric	\$40	\$48
Air Conditioning	\$12	\$14
Water Heating - Electric	\$22	\$28
Water	\$18	\$20
Sewer	\$18	\$18
Trash Collection	\$0	\$0
Total	\$173	\$203

Description of Improvements

Existing improvements

The project is an adaptive reuse of 4 existing contiguous buildings at the corner of Huntington Street and Market Street in downtown Wabash.

Proposed improvements

Adaptive reuse - renovation of vacant space on the first, second, and third floors. The first floor retail will also be renovated. Renovations will include structure and facade repairs, the addition of an elevator, improved use of surface parking on an adjacent vacant lot and the development of landscaping and green infrastructure strategies.

Parking

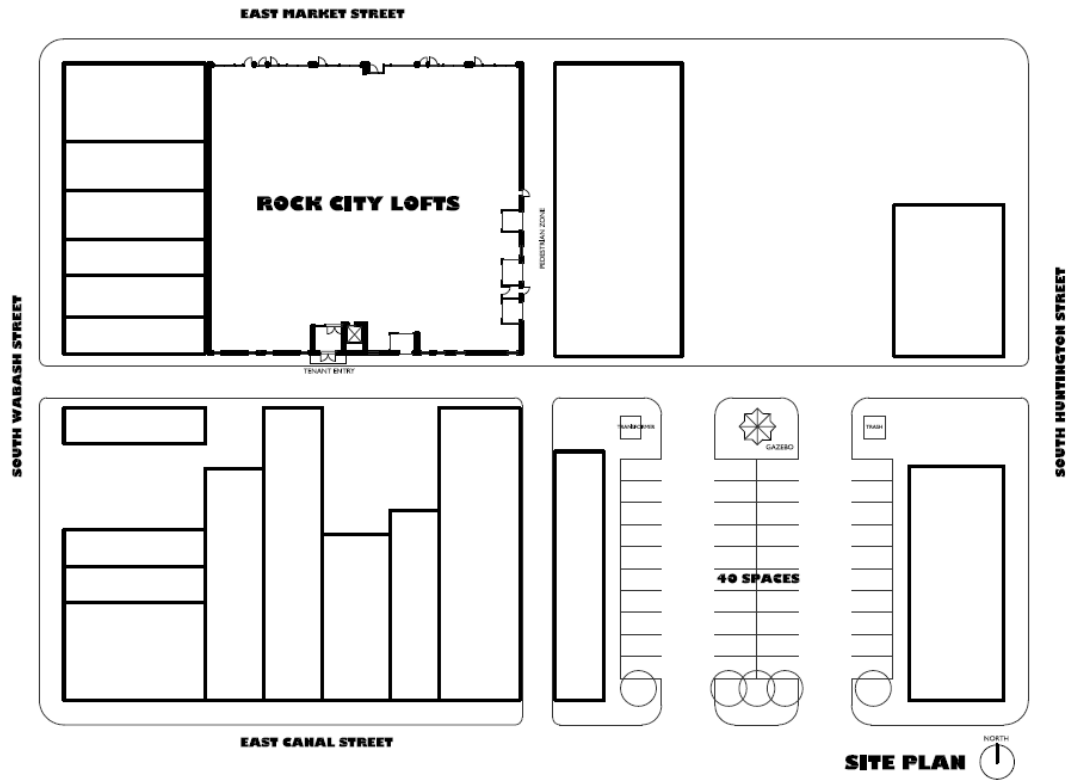
Spaces	40	Spaces per unit	1
Type of parking	Paved, open surface spaces.		

Target Market to be served

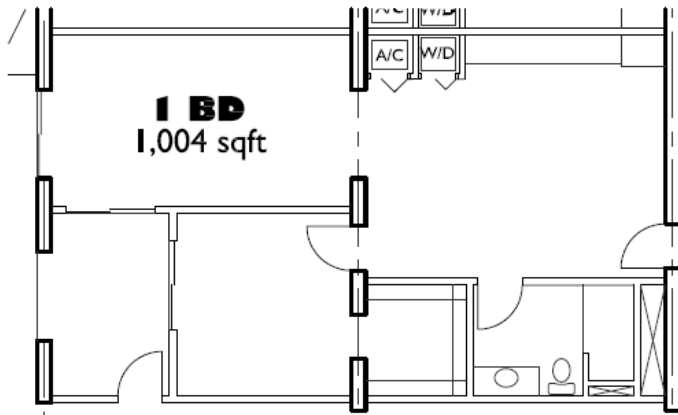
The subject will provide housing for one- to two-person households aged 55 and older that earn from \$9,450 to \$26,940.

Site and unit plans

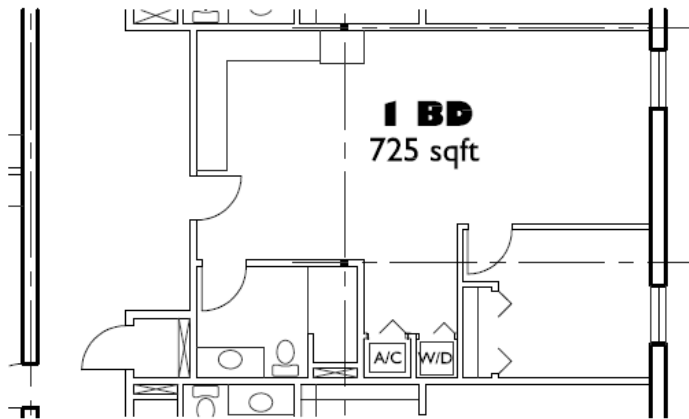
The site plan is shown here:



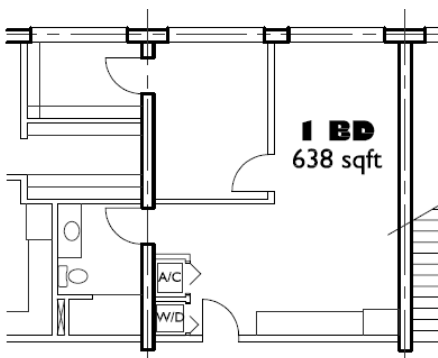
These are the plans for the units. The one-bedroom units range from 573 – 1,052 SF, with an average of 771 SF, and the rents range from \$142 to \$458.



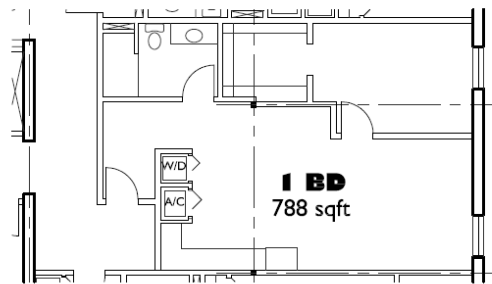
Unit B



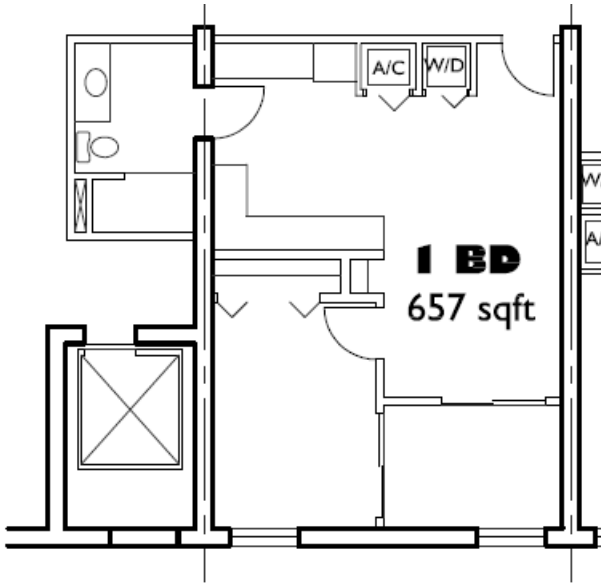
Unit C



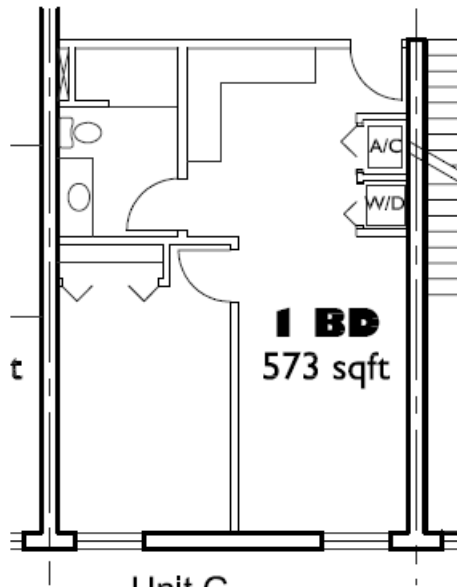
Unit D



Unit H



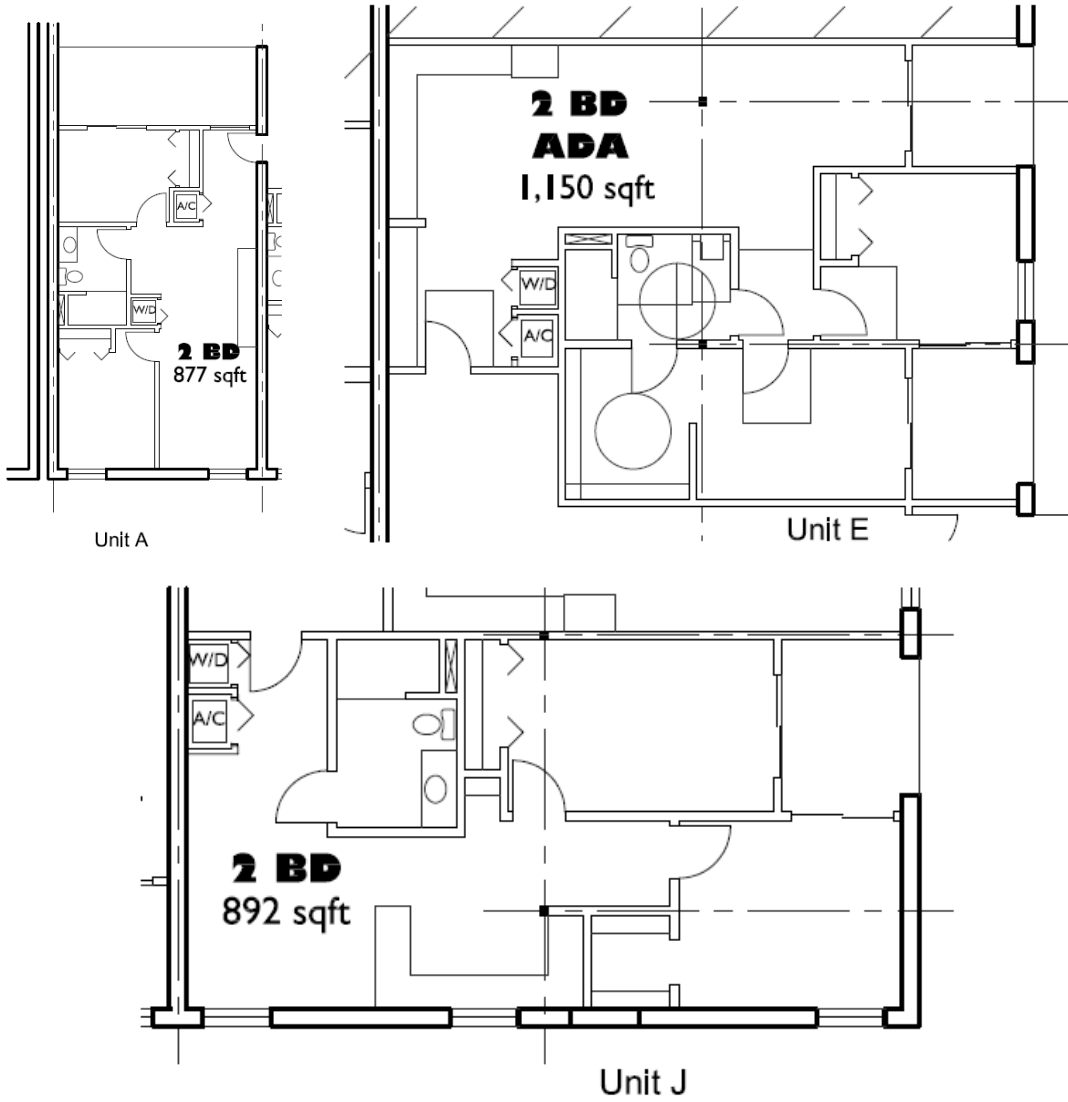
Unit F



Unit G

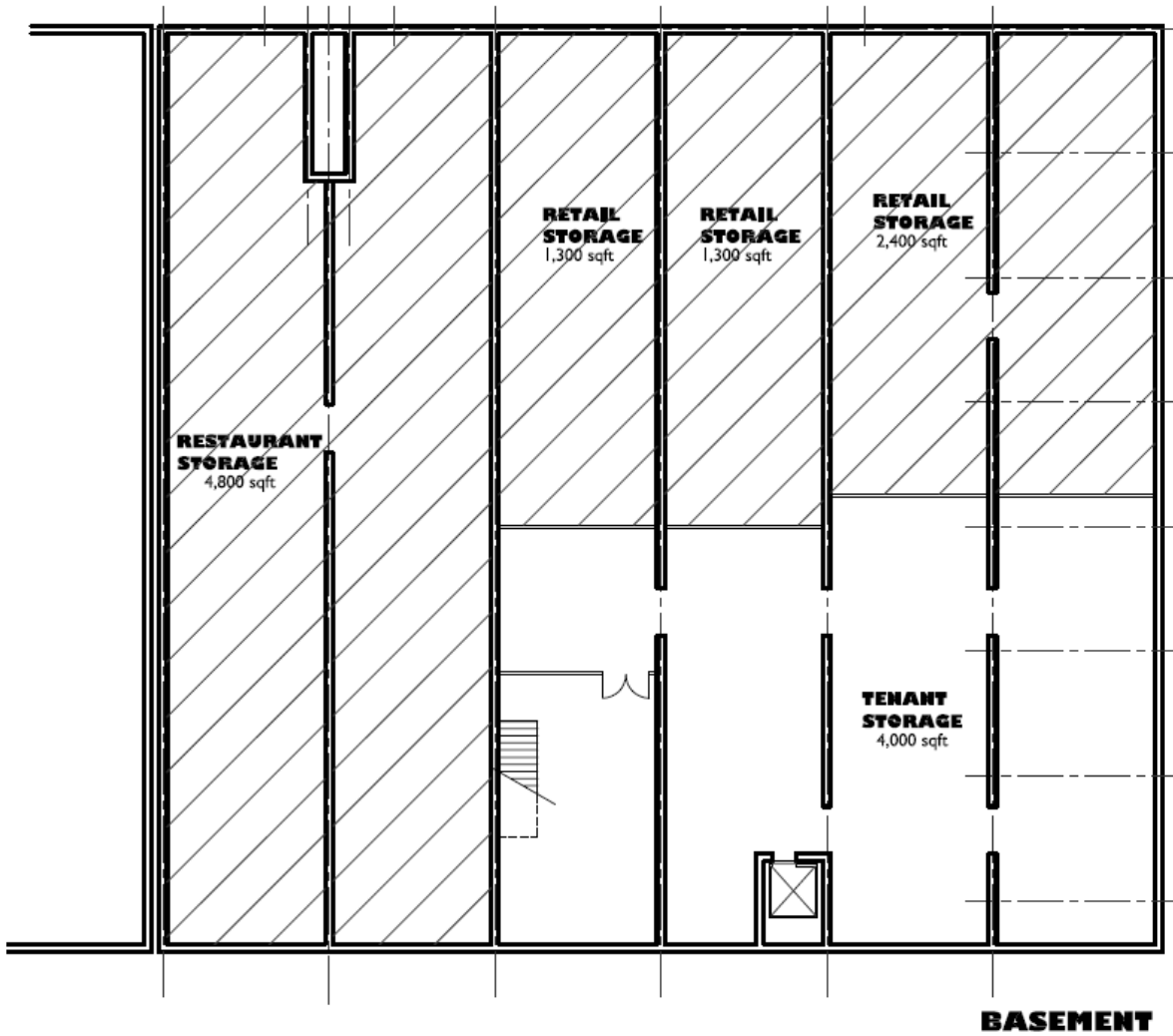


The two-bedroom units range from 877 – 1,150 SF, with an average of 917 SF, and the rents range from \$175 to \$554.

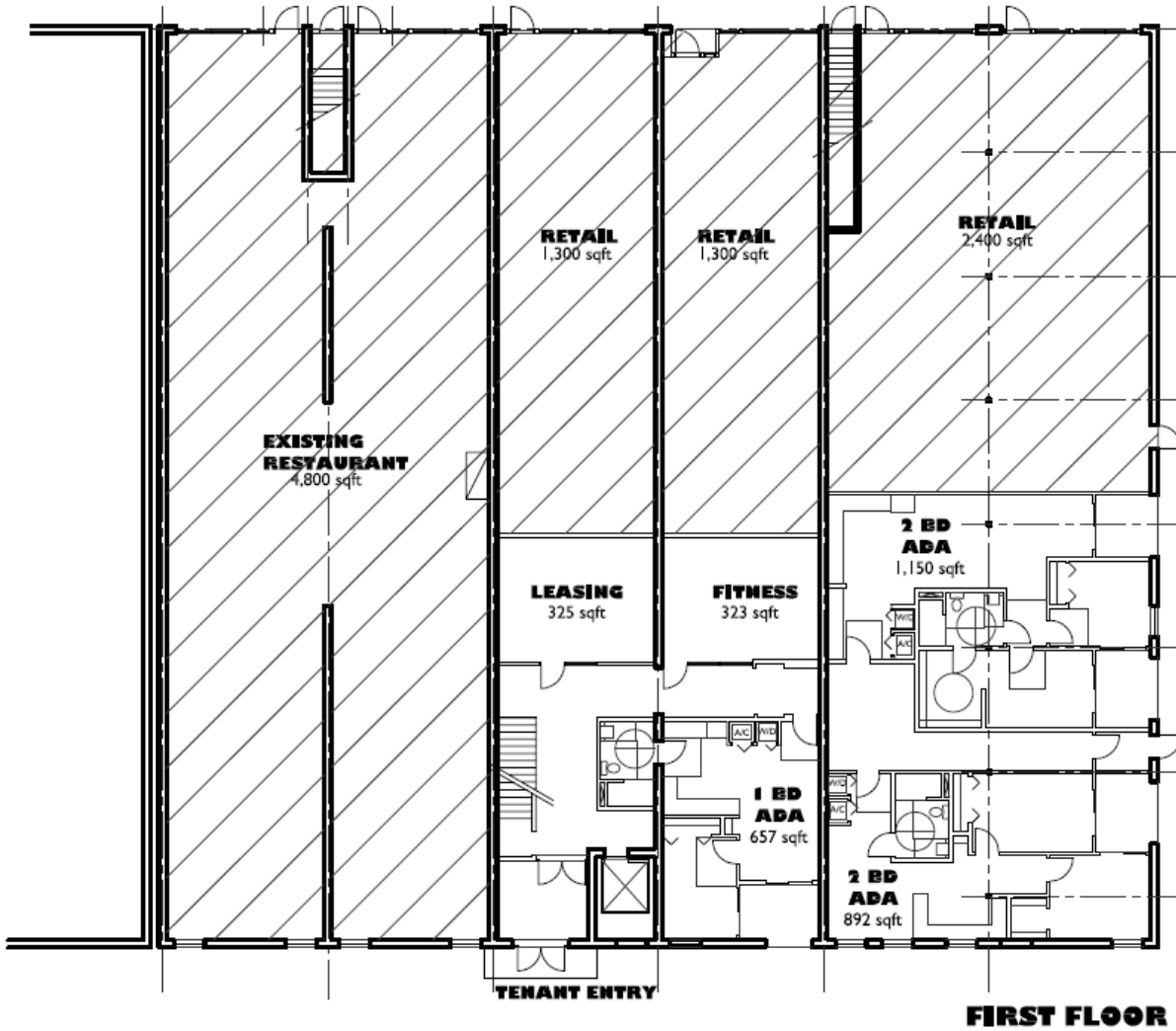




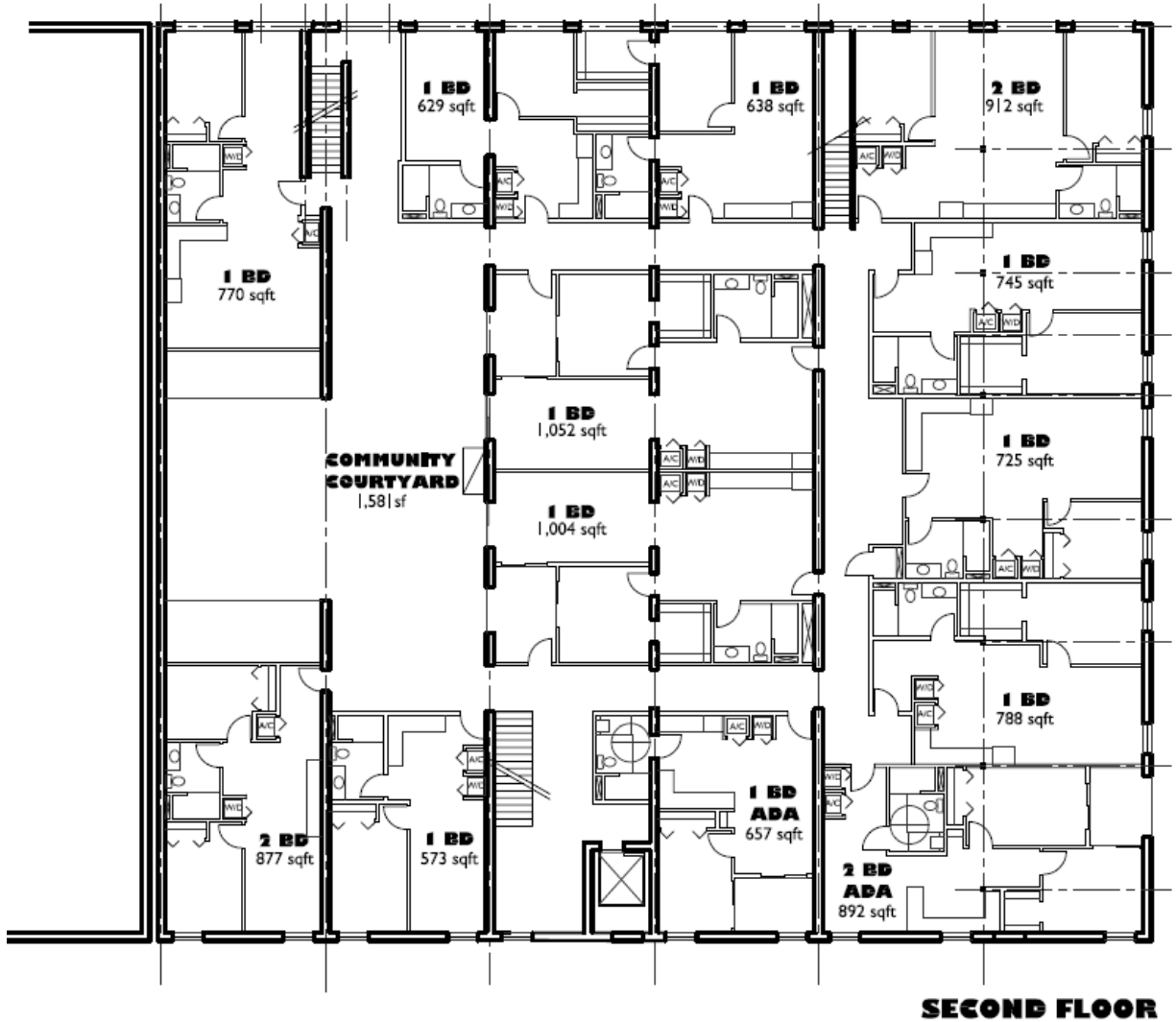
The basement and first floor will be retail. The second – fourth floors will be for the apartments. There will be a community courtyard on the second floor. All floors will be accessed via an elevator.



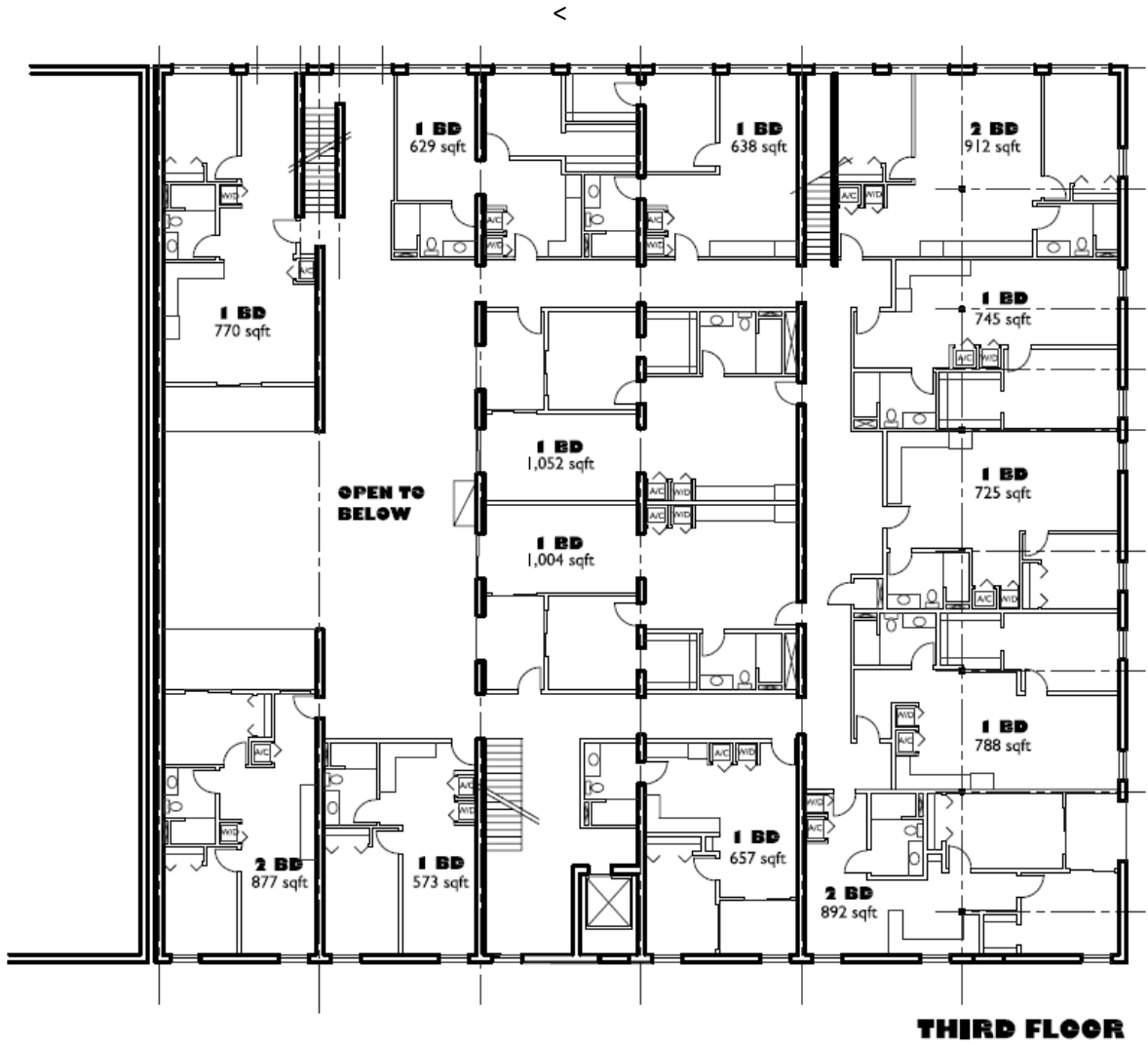
Basement Plan



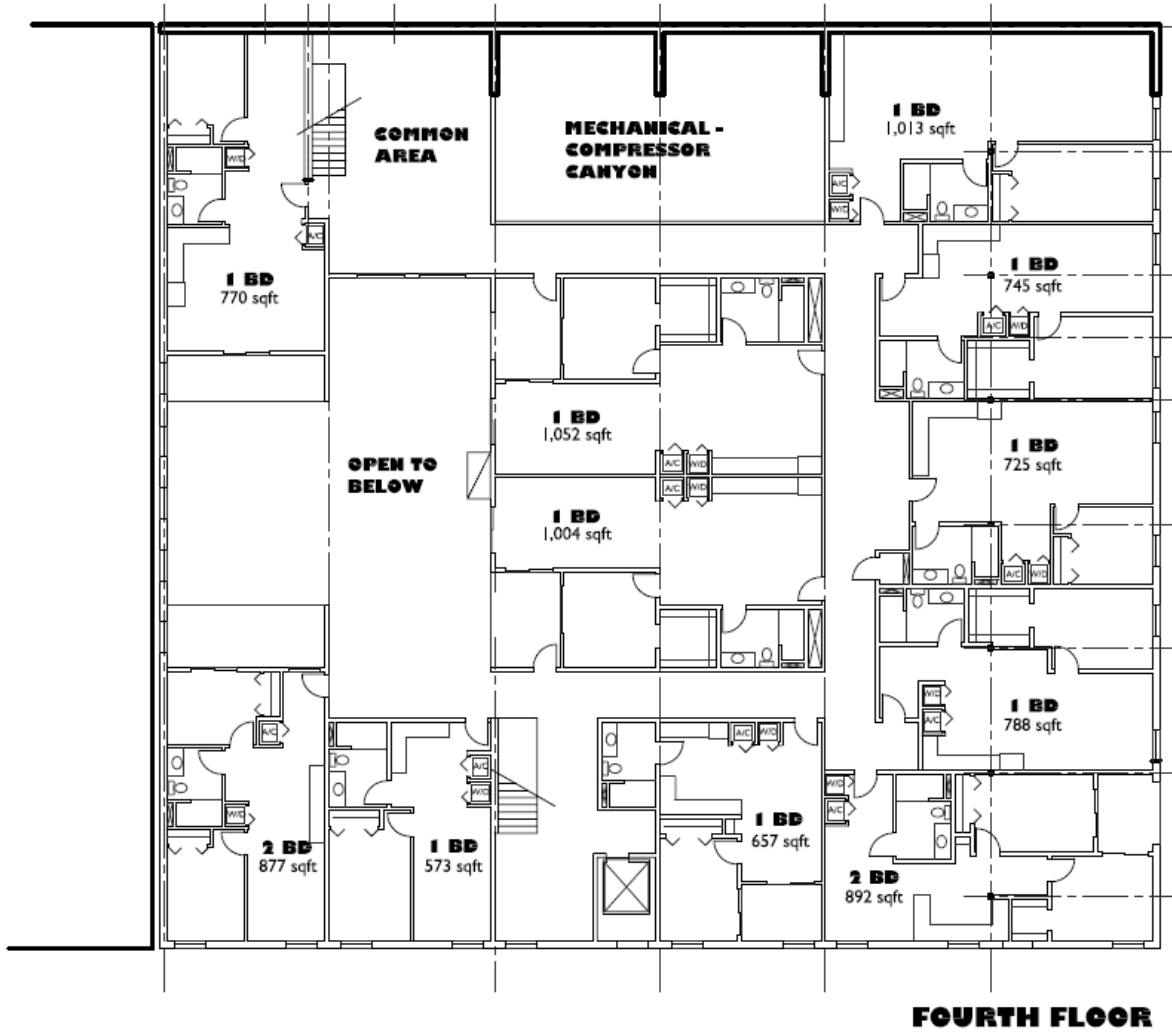
First floor plan



Second floor plan



Third floor plan



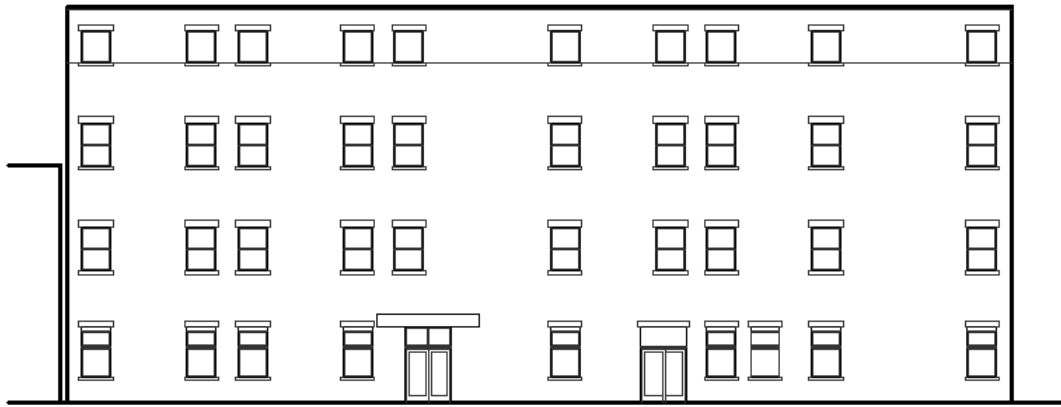
Fourth floor plan

Elevation plans

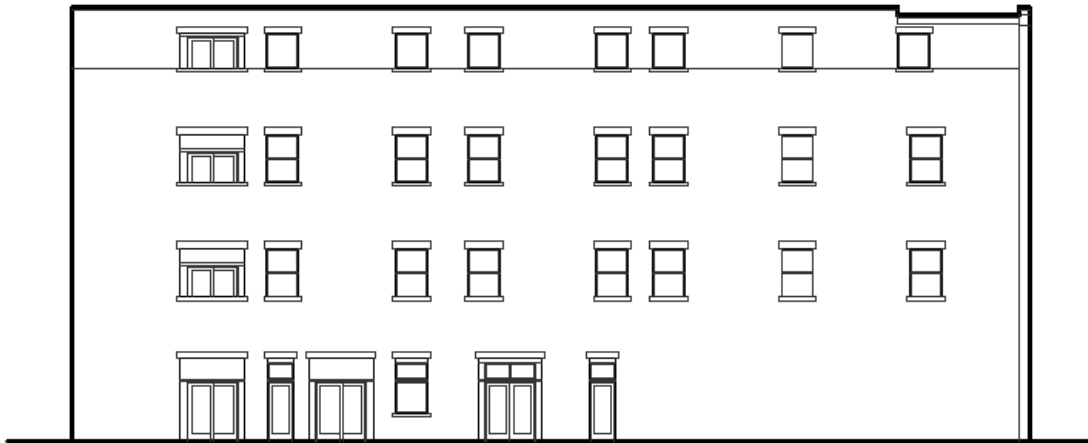


NORTH ELEVATION

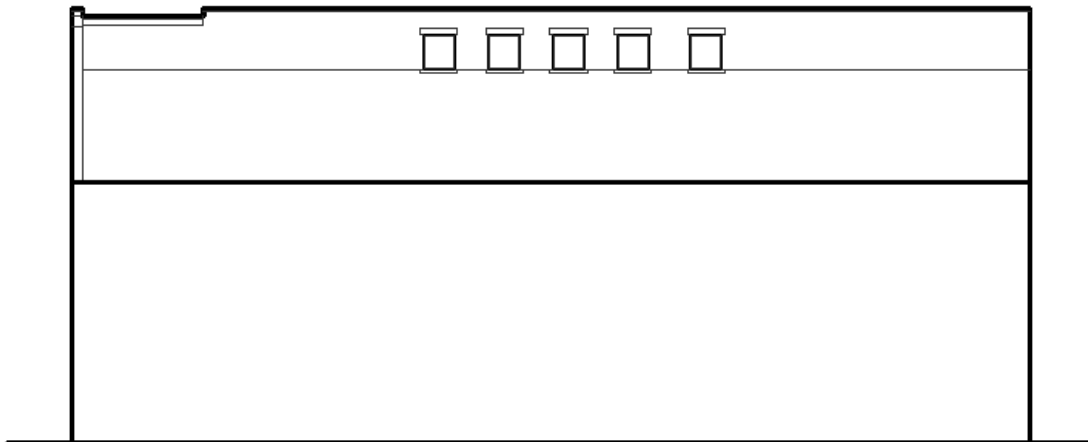
The north elevation borders Market Street.



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION

Unit amenities

The unit, development, and security amenities are specified in these tables:

Common Area Amenities

Playground	✓
Bike Racks	✓
Designated Garden Area	✓
Fenced dog walking area	
Community Room	
Community TV	✓
Designated Walking Path	
Billiards Table	

Basketball Court	
Swimming Pool	
Fenced in tennis court	
Gazebo	✓
Picnic area	✓
Volleyball court	
Hot Tub	
Computer Center	✓
Exercise Room	✓

One parking spot per unit	✓
Car wash	
Garage	
Carport	
Enclosed bus stop shelter	
Comfort cond. common areas	✓
Daycare center	
Beauty/barber shop	
Laundry facilities	
Manager onsite	✓
Onsite recycling	✓

Multiple building designs	✓
Multiple floor plans	✓
Steel frame	
Architectural shingles	
100% brick, stone, cement	✓
Metal roof covering	
Slate roof covering	
Sound-proof unit sep.	

Unit Amenities

Blinds or curtains	✓
Hardwood floors	
Porch/Patio/Balcony	
Walk-in closets	✓
Storage attached	
Pressure vents	
Kitchen pantry	✓
Garbage disposal	✓

Door bells	
Cable hook-ups	✓
Motion det lights	
Washer/dryer	
Dishwasher	✓
Whirlpool tub	
Ceiling fan	✓
Internet	

Security and Safety Amenities

Restricted access	✓
Security cam @ ent	
Site/Parking lighting	✓
Security cam @ bus stops	
Intercom	
Peep hole	✓
Bump-proof locks	
Steel doors	
Security alarm - doors	
Security alarm - windows	

Pull cords	
Fire extinguishers	
Fire sprinkler system	
Combo smoke detectors	
Fire extinguisher training	
Kitchen fire blanket	
Escape ladders	
Fire safety training	✓
Posted speed signs	
Retaining ponds	
Emergency lighting	✓

Nature, scope, and cost of reuse or rehabilitation

GENERAL

The total cost of the renovation has been estimated at \$158,137 per unit for a total renovation cost of \$6,325,480.

The entire existing building is 15,000 sq. ft. on each level - basement, first, second, third, and fourth. I noted the areas being demolished below.

We are proposing the use of 13,000 sq. ft. of existing third level ceiling framing for repurposed fourth floor joists, and adding 2,000 sq. ft. of new joists where some have been removed.

This will mean the clean-up demolition of 30,000 sq. ft. on the second and third floors, approximately 5,000 square feet of retail on the first floor, and 5,000 sq. ft. of retail in the basement. No work will be done in the existing restaurant if we can avoid it.

The existing restaurant’s iron grill vent pipe will need to be expanded and fire proofed through the proposed new fourth level and out onto the roof.

The entire building will need to be sprinklered from the existing water main on the north side of the property.

FIRST FLOOR

The existing restaurant and kitchen will be left alone, retaining their direct access to the alley for deliveries and trash.

Shortens existing BMV space, but widens it (without structural changes). Provides direct second egress for fire code; could also be used as employee entrance. Re-configures center retail spaces, but not for A-3 Assembly occupancies; no direct exterior access. Tenant entry of ally rear - we need to beautify this. Elevator, Tenant Leasing Office, Fitness Area, and 3 ADA units - each has small interior balcony off bedrooms for privacy and ADA egress. Historic Front Stairwells from Market Street are retained as locked entry points. West Stairwell continues to fourth floor; East stairwell only continues to second

floor currently. New Elevator is placed in existing shaft area; existing shaft needs to be entirely re-built using Shaft wall GDW. All East facing windows will need to be fire-glass and frames.

BASEMENT

The elevator goes here. A new elevator pit and mechanical room in will go in the existing locations.

Retail Tenant Storage has separate entrances in each tenant space (existing now).

Existing floor, sewer, and storm drainage will be retained.

SECOND FLOOR

The community area courtyard is open to the third and fourth floors above – there are skylights and west-facing windows at the fourth level. This is the demolition of 3,000 sq. ft. for flooring only, and the addition of two 26'-0" long beams to support the third and fourth floors and roof loads.

Thirteen interior-facing units look onto the courtyard and have private interior balconies off the bedrooms.

All east-facing windows will need fire-glass and frames.

THIRD FLOOR

The south stair is extended to access this floor level. Various existing stairwells on the south end of the building are removed.

Thirteen interior-facing units look onto the courtyard and have private interior balconies off the bedrooms and a second egress from the bedrooms directly to a rated corridor (required for interior bedrooms).

All east-facing windows will need to be fire-glass and frames.

FOURTH FLOOR

South, west, and east walls are entirely new construction, on top of existing stepped parapet masonry walls.

The existing stairwells (two) are extended to access this floor level.

Eleven interior-facing units look onto the courtyard and have private interior balconies off the bedrooms and a second egress from the bedrooms directly to a rated corridor (required for interior bedrooms).

The front facade has no windows and is used for the A/C compressors for the entire building. They will vent to the exterior through vertical louvers on the new roof of the west wall.

A small community library space also looks into the open atrium. The atrium has smoke evacuation fans at this level.

ROOF

This will be entirely new construction, low-slope, and interior drained. (15,000 sq. ft.) There will be hatch and ladder access from stairwell.

SITE

Some general notes that will directly effect the cost – New electrical service will require a ground mounted transformer in the proposed parking lot adjacent, then underground conduits to a distribution panel on the existing building. It is suggested that this panel NOT be located on the alley, since we are beautifying this area; perhaps along the east wall between buildings? The city is currently in the process of dividing storm and sanitary sewers; we will have to as well. Power lines currently run close to the third floor south windows. These are power mains for the entire grin and unlikely to be buried entirely. The south windows on the third floor will need to be fire-glass and inoperable (Brent is checking code on this).

Plan for significant beautification of the south alley and lighting. This is going to be the tenant's main entry.

About the current tenants

Not applicable because the subject is not currently apartments.

Existing rental subsidy programs

The subject does not have a rental subsidy program.

Federal or local programs

- The subject will have the following services offered to the tenants at no cost
- YMCA Exercise Classes 1
- YMCA Nutrition Classes 1
- Learn More Center GED/Adult Education 1
- Carey Services Medicaid Waivers 2
- Carey Services Financial Literacy 1
- Living Well Senior Services (formerly the Council for the Aging)
- HI Management Quarterly Meeting 3
- HI Management Holiday Events 3
- HI Management Monthly Development Newsletter 3
- HI Management Monthly Activities Program 3



- Millers Merry Manor Blood Pressure Screening 2
- Millers Merry Manor Bingo 3

Timing

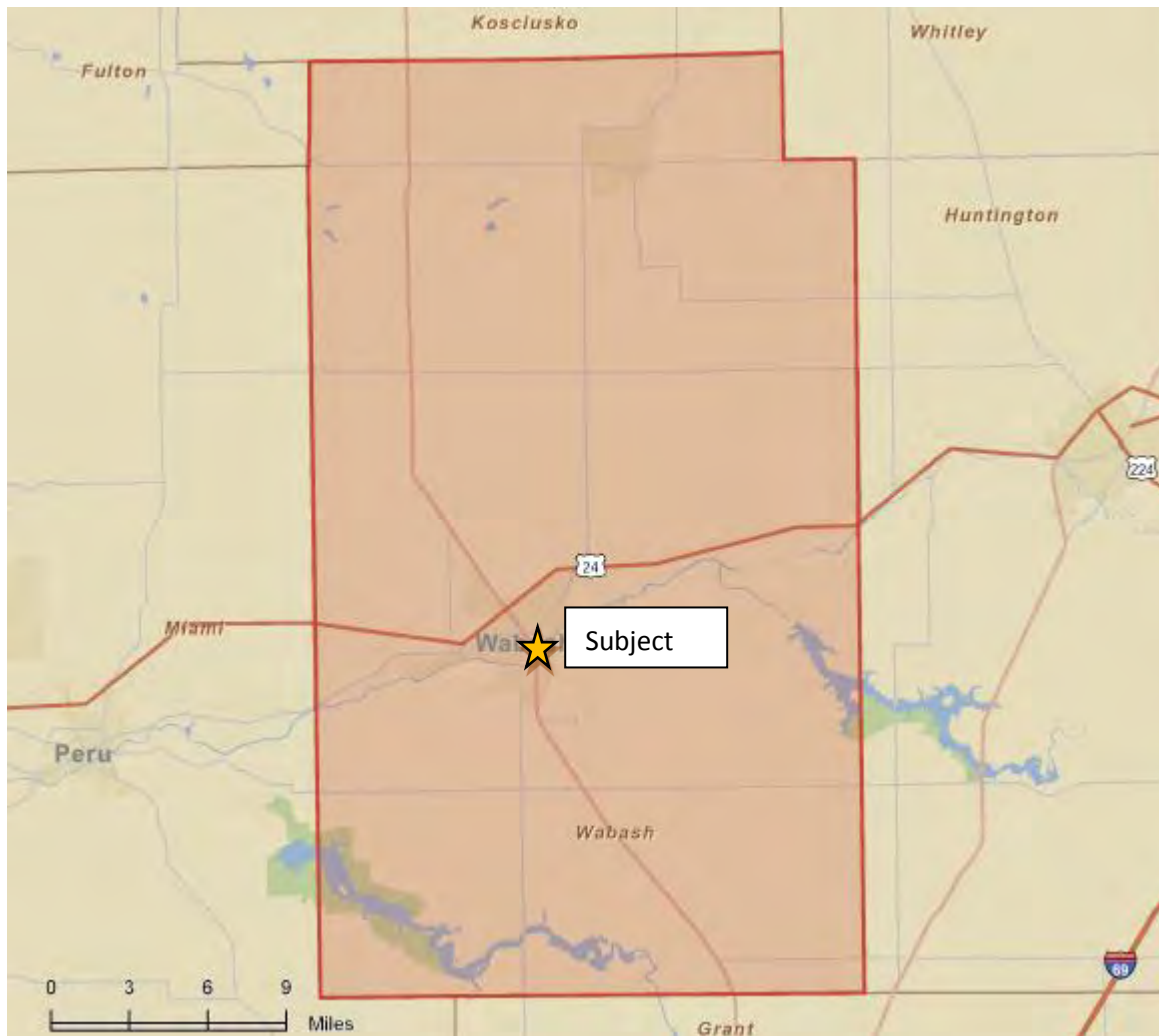
Construction is estimated to begin August 1, 2014, with construction complete by September 1, 2015.
Preleasing begins July 1, 2015.

Description of the market area

This section describes and comments on the definition of the primary market area as well as the location of the subject.

The Primary Market Area (PMA) for the subject

The primary market area for the subject is known as Wabash County. The PMA is the contiguous area surrounding the subject site from which the development is expected to draw its support. The boundaries are shown in the map below.



The boundaries were chosen based on shared demographic parameters in terms of income and information from leasing agents within this market. According to leasing agents within the area, their tenants are coming from all over Wabash County.



Distance from the subject to the PMA boundaries

The subject is about 17 miles from the northern boundary, 10 miles from the southern boundary, 6 miles from the western boundary, and 9 miles from the eastern boundary.

Government and community support

The RDC will commit to the \$25,000.00 for infrastructure improvements as well as \$150,000.00 for acquisition of the Rock City Buildings. The project will also receive a conditional commitment for an amount of up to \$400,000.00 for façade improvements subject to funds being granted via Stellar or another program. The project will also receive a property tax exemption for the residential portion of the project for ten years.

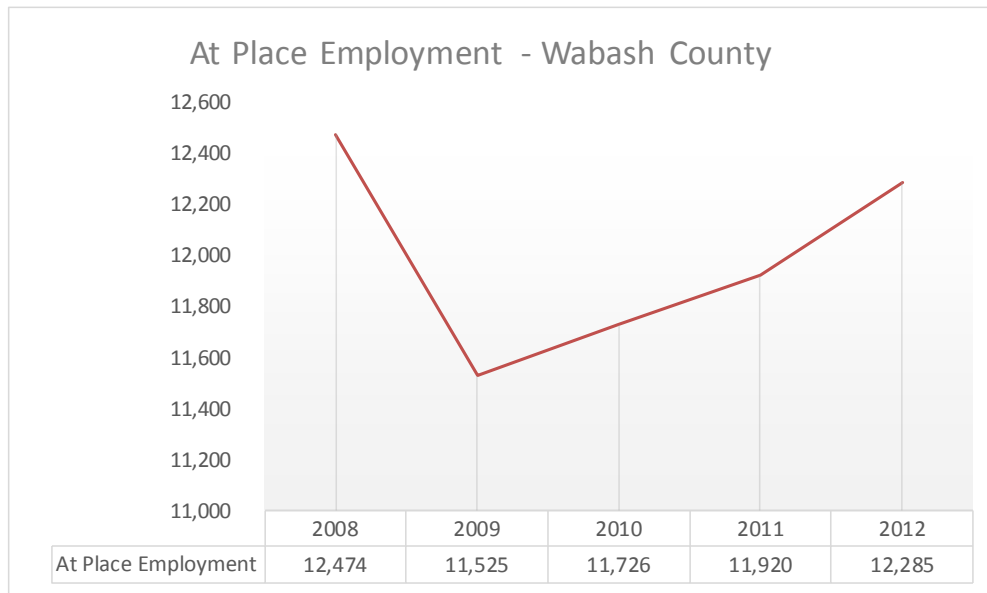
Market Area Economy

In this section, the market area economy is discussed with details on the following:

- At-place employment for the subject’s county
- Employment by industry sector for the PMA and by industry sector for the state
- Average annual earnings by industry for county
- Major employers in PMA
- Other relevant employment and economic news

Trends in at-place employment

From 2008 to 2012, the PMA changed by -1.5% in at-place employment, which represents -189 jobs. However, as can be seen from the chart, while there was large decline in 2009, the 2012 number shows a large increase, almost back to the 2008 number.



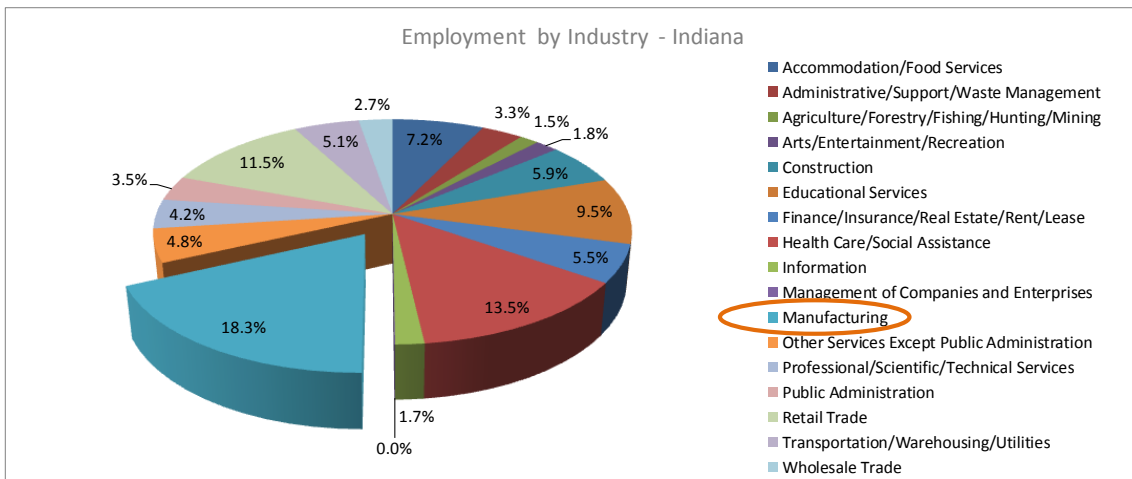
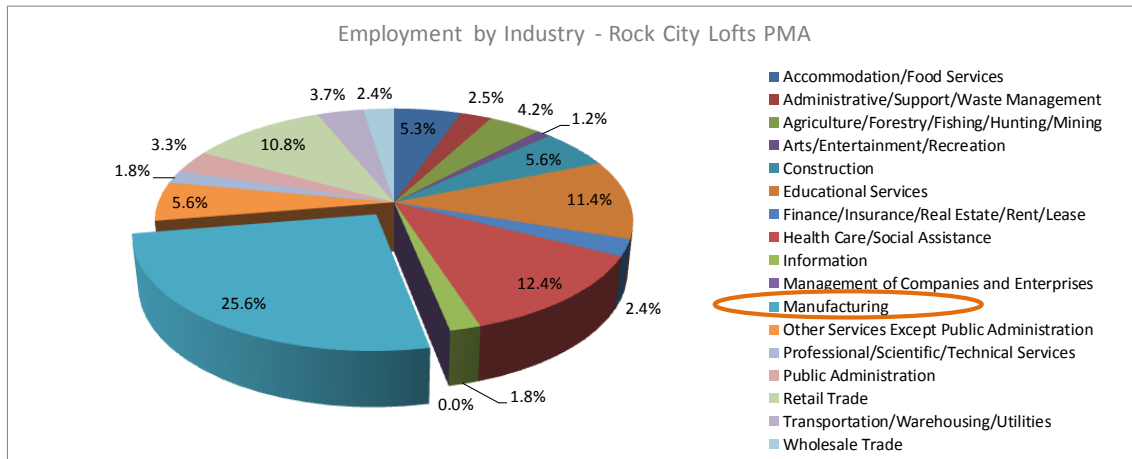
Source: Indiana Department of Workforce Development

Employment by industry sector

This section includes information for the PMA and compares it to a larger geographical area.

Esri forecasts for 2013 indicate that the PMA's largest industry sector is Manufacturing with 25.6% of the employed. Health Care/Social Assistance represents 12.4%. Educational Services is third with 11.4%.

Similar to the PMA, Indiana's largest industry sector is Manufacturing with 18.3% of the employed. Health Care/Social Assistance is second with 13.5%. In the state, Retail Trade is third with 11.5%.



Source: Nielsen (Claritas)

Wages by industry

The subject is targeted to households with a maximum income of \$26,940. The most recent data is for 2012 and the industries likely to yield potential tenants are Accommodation and Food Services, Arts, Entertainment and Recreation, Retail Trade, and other.

Average Annual Earning by Industry

Industry	2008	2012	5 Year	5 Year % Change	Indiana 2010	% of State
<i>All Industries</i>	\$30,634	\$31,407	\$772	2.5%	\$41,240	76.2%
<i>Agriculture, Forestry, Fishing & Hunting</i>	\$31,536	D	-\$31,536	-100.0%	\$32,336	0.0%
<i>Mining</i>	\$38,197	D	-\$38,197	-100.0%	\$64,335	0.0%
<i>Construction</i>	\$34,500	\$39,367	\$4,867	14.1%	\$54,083	72.8%
<i>Manufacturing</i>	\$43,064	\$43,585	\$521	1.2%	\$56,312	77.4%
<i>Wholesale Trade</i>	\$44,271	\$50,293	\$6,021	13.6%	\$56,978	88.3%
<i>Retail Trade</i>	\$18,951	\$22,109	\$3,158	16.7%	\$24,322	90.9%
<i>Transportation & Warehousing</i>	\$37,081	D	-\$37,081	-100.0%	\$40,187	0.0%
<i>Utilities</i>	\$68,737	D	-\$68,737	-100.0%	\$81,714	0.0%
<i>Information</i>	\$27,620	\$31,480	\$3,859	14.0%	\$52,519	59.9%
<i>Finance & Insurance</i>	\$35,294	\$44,978	\$9,684	27.4%	\$59,913	75.1%
<i>Real Estate, Renting, Leasing</i>	\$33,271	\$29,163	-\$4,108	-12.3%	\$36,768	79.3%
<i>Professional & Technical Services</i>	\$25,817	\$29,201	\$3,384	13.1%	\$58,827	49.6%
<i>Management of Companies</i>	\$17,594	D	-\$17,594	-100.0%	\$83,538	0.0%
<i>Administration & Waste Services</i>	\$29,996	D	-\$29,996	-100.0%	\$27,508	0.0%
<i>Education Services</i>		D	N/A	N/A	\$35,388	0.0%
<i>Health Care & Social Assistance</i>	\$23,759	D	-\$23,759	-100.0%	\$42,076	0.0%
<i>Arts, Entertainment & Recreation</i>	\$15,235	\$13,036	-\$2,200	-14.4%	\$29,368	44.4%
<i>Accommodation & Food Services</i>	\$10,773	\$12,255	\$1,482	13.8%	\$13,955	87.8%
<i>Other Services</i>	\$18,781	\$21,254	\$2,473	13.2%	\$27,569	77.1%
<i>Federal, State, and Local Government</i>	\$32,187	\$33,025	\$839	2.6%	\$40,520	81.5%

Source: Indiana Department of Workforce Development

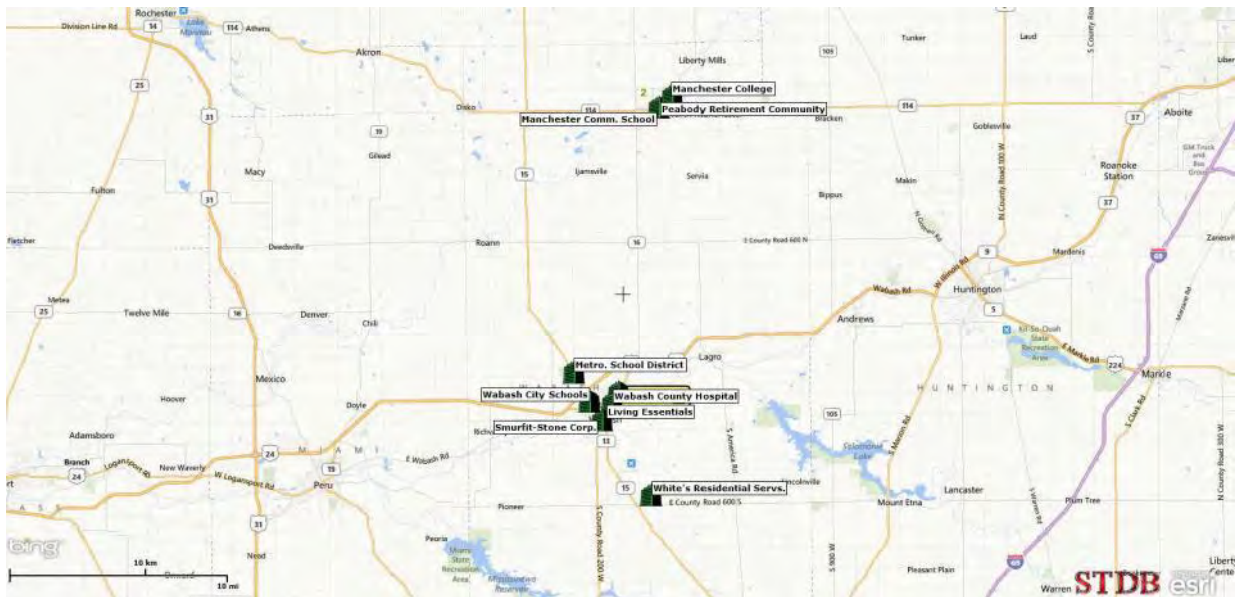
Major employers

The major employers in the county are identified as the following:

Employees	Company	Industry	City
502	Ford Meter Box Co., Inc.	Water meter settings & testing equipment	Wabash
450	Metro. School District	Public education	Wabash
425	Living Essentials	Producers of 5-hour Energy	Wabash
370	Peabody Retirement Community	Retirement living/care	North Manchester
270	Wabash County Hospital	Medical & nursing	Wabash
250	Manchester Comm. School	Public education	North Manchester
250	Smurfit-Stone Corp.	Composite, recycled, coated box board	Wabash
247	Manchester College	Four year liberal arts institution	North Manchester
240	White's Residential Servs.	Disadvantaged Children School	Rural
223	Wabash City Schools	Public education	Wabash

Source: Infogroup

This map shows the major employers in relationship to the subject.



Recent layoffs and closings

Between 2008 and year to date, 236 workers have been affected. However, all of the layoffs occurred more than five years ago and there haven't been any WARN notices since that time.

Company	City	Affected Workers	Notice Date	LO/CL Date	NAICS	Description of work	Notice Type
Dexter Axle Company	North Manchester	164	12/1/2008	2/2/2009	332312	Fabricated Structural Metal Mfg	CL
Kurz Kasch	Wabash	72	9/4/2008	9/04/08 - 11/07/08	335931	Coil Manufacturing	LO

Source: Indiana Department of Workforce Development

Announced expansions or contractions

Living Essentials, the maker of 5-hour ENERGY, plans a \$25.5 million, one-million square foot expansion to its Wabash, Indiana production facility, estimated to create 200 jobs at the 46-acre Wabash Business Complex. Four new production lines will be added at the site, where Living Essentials is already producing nine million bottles of 5-Hour ENERGY per week. Living Essentials, which employs 370 Hoosiers, will begin hiring new engineering, manufacturing, and administrative associates.

Trends for resident employment and unemployment

The results from the 2013 Indiana Manufacturing Survey: Manufacturing's Renaissance, reveal an often unnoticed but growing renaissance is underway in Hoosier (and American) manufacturing. Nearly 80 percent of respondents over the last two annual surveys describe their businesses as 'healthy' or 'stable' - a strong rebound from the dismal days of 2009-2010, when nearly half used the term 'challenged' to characterize their operations.

"Indiana remains the nation's most manufacturing-intensive state by employment and share of economic output," noted Scott Brown, partner-in-charge of Katz, Sapper & Miller's Manufacturing and Distribution Services Group. "The state's economic future is inseparable from its production industries - and we see a cautious return to investment and growth that bodes well for all Hoosiers."

"Our findings from this year's survey show cause for optimism, as Hoosier manufacturers continue to invest and grow," said Mark Frohlich, associate professor of operations management at IU's Kelley School of Business. "But economic and public policy hurdles, plus our ongoing human capital challenges mean that Indiana can't take its position as the nation's most manufacturing-intensive state for granted," added Steven Jones, associate professor of finance at IU's Kelley School of Business.

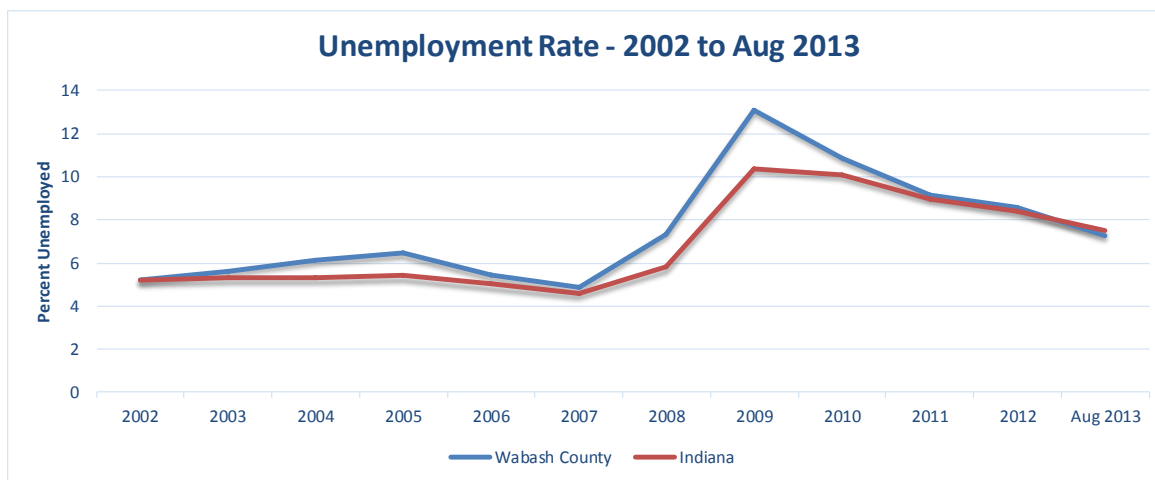
Frohlich and Jones went on to emphasize the need for continued focus on human capital and business climate to support the continued forward momentum in the manufacturing sector.

"While this year's findings are a snapshot of attitudes and short-term reactions to the business cycle, it is the collective action of employers, educators, economic developers, and elected officials that will help determine the results of future surveys in years to come."³

³ <http://www.insideindianabusiness.com/newsitem.asp?ID=61879>

Unemployment for county

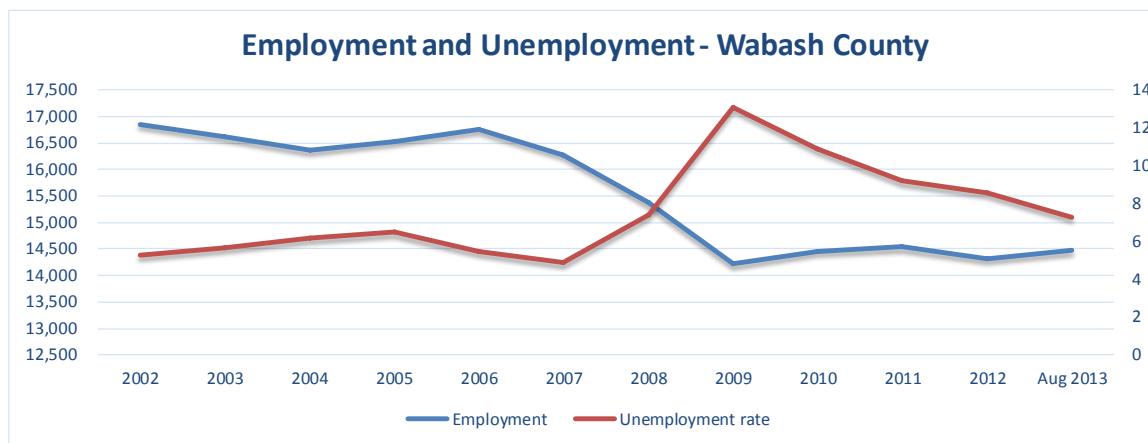
The unemployment rate has typically run higher than the state. However, for the first time, the rate at 7.3% is actually lower than the state at 7.5%.



Source: Indiana Department of Workforce Development - Research and Analysis

Employment growth

The area has experienced positive employment growth and a decreasing unemployment rate. When the employment rate and the unemployment rate substantially mirror each other, it usually indicates net neutral migration for the area. However, the declining unemployment rate along with the positive employment growth indicates strength in this market.



Source: Quarterly Census of Employment and Wages, Total all industries, all establishment sizes. Unemployment data from the Indiana Department of Workforce Development.

The data for the employment and unemployment since 2000 is shown here:

Time Period	Labor			Area	
	Force	Emp.	Unemp.	Rate	Indiana
2002	17,802	16,854	948	5.3	5.2
2003	17,620	16,619	1,001	5.7	5.3
2004	17,450	16,363	1,087	6.2	5.3
2005	17,684	16,537	1,147	6.5	5.4
2006	17,728	16,759	969	5.5	5
2007	17,113	16,281	832	4.9	4.6
2008	16,612	15,375	1,237	7.4	5.8
2009	16,374	14,222	2,152	13.1	10.4
2010	16,240	14,466	1,774	10.9	10.1
2011	16,016	14,539	1,477	9.2	9
2012	15,669	14,324	1,345	8.6	8.4
Aug 2013	15,612	14,473	1,139	7.3	7.5

Conclusion

The PMA is experiencing declining unemployment and positive employment growth. The growing resurgence in manufacturing, which is both the state's and the area's largest employer, is positive for the area. The unemployment rate is lower than that of the state for the first time. There have been no reported layoffs since 2008. All indicators point to a strengthening employment picture.

Demographic data

This section presents demographic trends and analysis based on the data available. All household data is from HISTA Data from Ribbon Demographics, LLC (produced by Nielsen, Inc. based on a Custom Tabulation of 2006-2010 American Community Survey Data by the U.S. Bureau of the Census; estimates for 2013 and projections for 2018 by Nielsen, Inc.). Data from the 2006-2010 American Community Survey is listed in the charts as 2008. HISTA Data for 2000 is produced by Nielsen, Inc., based on a Custom Tabulation of 2000 SF3 Data by the U.S. Bureau of the Census. Each chart with household data is indicated with a data source of *HISTA Data from Ribbon Demographics, LLC (produced by Nielsen, Inc.)*.

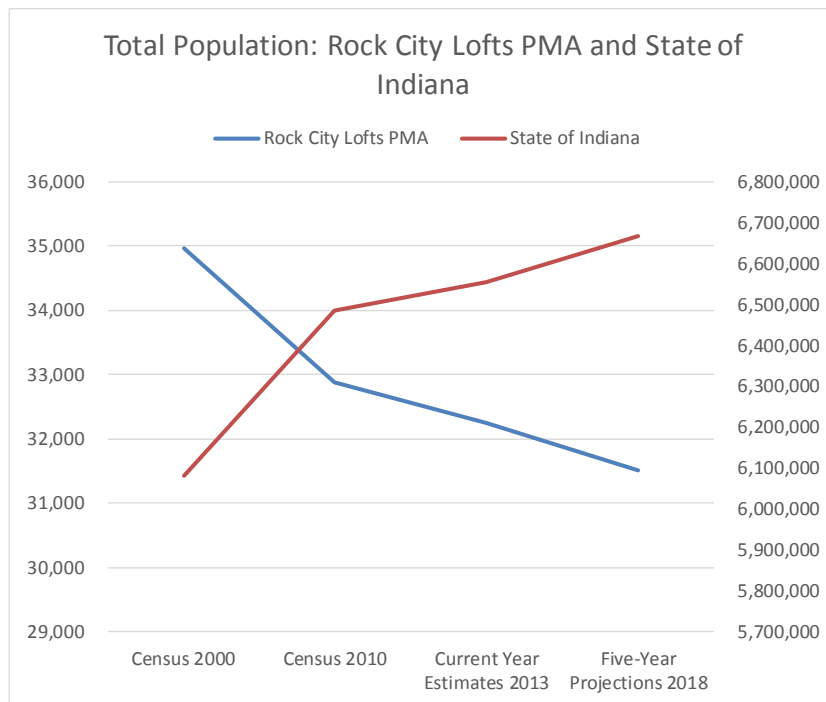
Total population and households

The following charts show the total population and households.

Population

Census data indicates the PMA experienced a decrease in total population in the PMA from 2000 to 2010 of an annual change of -0.59%. From 2010 to 2013, a decrease of -0.64% per year is estimated and a decrease of -0.46% per year is projected for 2018. This represents a change of 2.4% over the next five years.

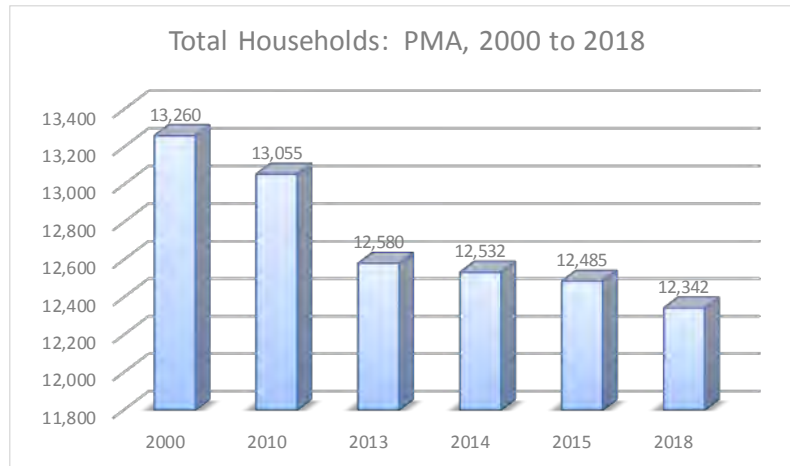
The state is expected to show growth over the next five years.



Source: Nielsen (Claritas)

Households

Estimates show that households in the PMA decreased from 2000 to 2010, with an annual rate change of -0.15%. This trend continued because estimates indicate the households in the PMA decreased from 2010 to 2013, with an annual rate change of -1.21%. Projections show a decrease from 2013 to 2018, with an annual rate of change of -0.38%.

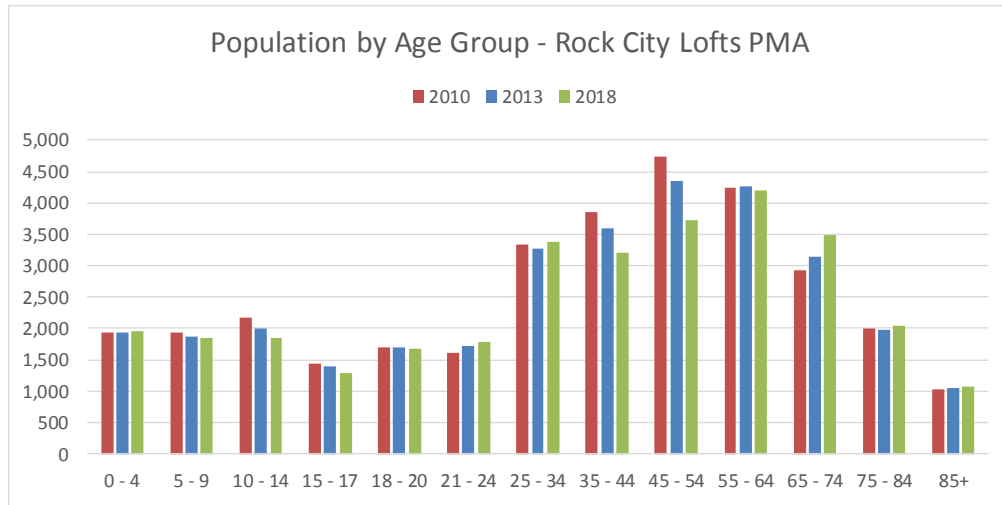


Source: HISTA Data from Ribbon Demographics, LLC (produced by Nielsen, Inc.)

Population and households by age group

Population

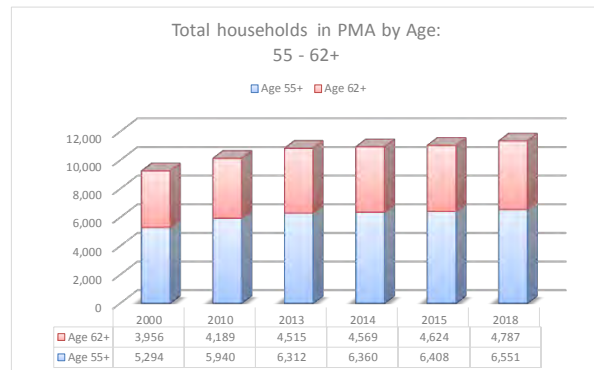
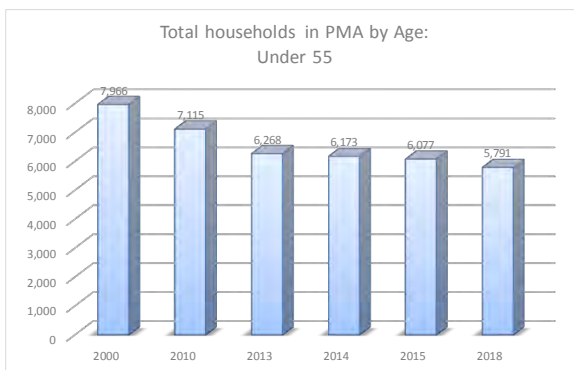
In 2010, the largest cohort was the 45 - 54 age group with 14.4% of the population, followed by the 55 - 64 cohort with 12.9%. In 2013, estimates indicate the largest cohort will remain 45 - 54 with 13.5%, followed by the 55 - 64 cohort with 13.2%. In 2018, projections indicate that 55 - 64 will become largest cohort with 13.4%, followed by 45 - 54 with 11.8%. This indicates that the population is aging.



Source: Nielsen (Claritas)

Households

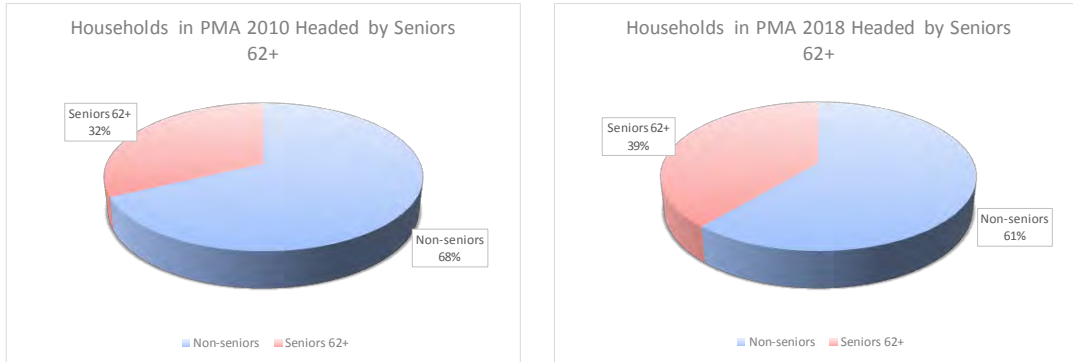
Similar to the trends seen with the population by age group, households are also shifting older. From 2010 to projections for 2018, households headed by persons 55 and younger will decrease annually by 0.95%. Households headed by persons 55 to 62 years of age will increase annually by 0.95% and households headed by persons 62 and older will increase annually by 0.84%. All senior households are expected to increase. In fact, the number of households aged 55 and older is expected to increase 4.74% over the next five years.



Source: HISTA Data from Ribbon Demographics, LLC (produced by Nielsen, Inc.)

Households headed by seniors

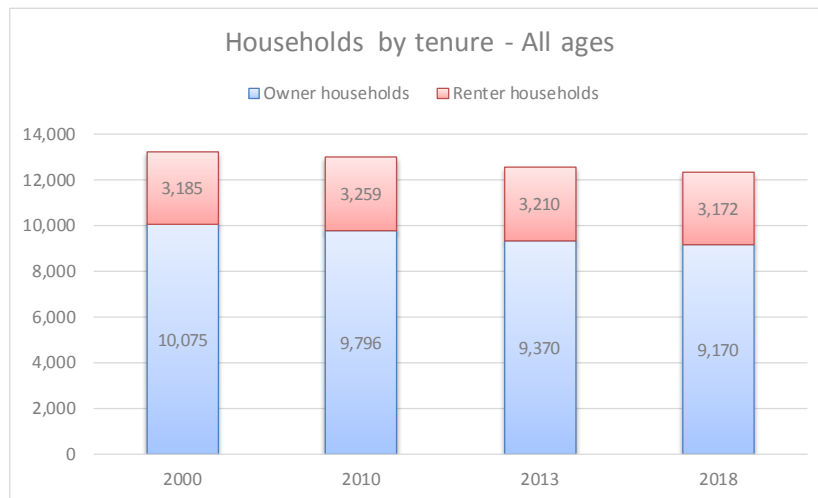
From 2010 to 2018, projections indicate the total households in the PMA headed by non-senior persons will decrease from 67.9% to 61.2%. Projected households headed by seniors 62 and older will increase from 32.1% to 38.8%. This is a large increase for aging households which was predicted by the increase in population noted earlier among those households aged 55 and older.



Source: HISTA Data from Ribbon Demographics, LLC (produced by Nielsen, Inc.)

Households by tenure

Estimates indicate renter households in the PMA decreased as a percentage of the total housing market from 2010 to 2013 by -49 households. Estimates and projections indicate this trend will continue.

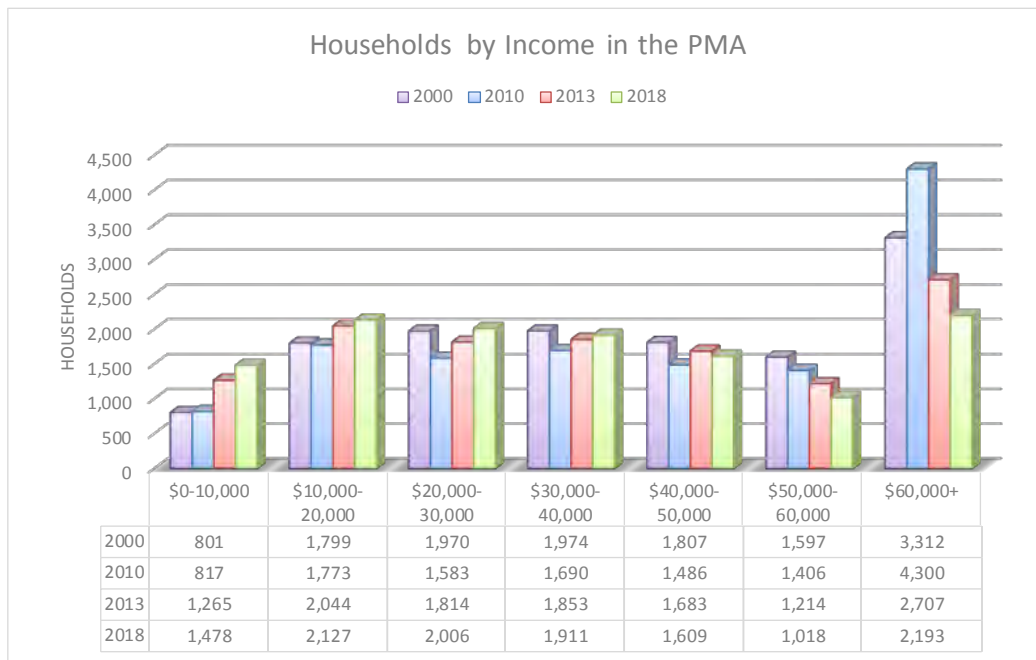


Source: HISTA Data from Ribbon Demographics, LLC (produced by Nielsen, Inc.)

Households by income

The following information provides the total households in the PMA by number of persons in households broken down by income as of 2000, 2010, 2013, and 2018.

In 2010, the largest group of households was the group earning \$60,000+, followed by the group earning \$10,000-20,000, and then the group earning \$30,000-40,000. In 2013, estimates indicate that the largest group of households is the group earning \$60,000+, followed by \$10,000-20,000, and then \$30,000-40,000. Projections show that in 2018 the largest group of households will earn \$60,000+, then \$10,000-20,000, and \$20,000-30,000.



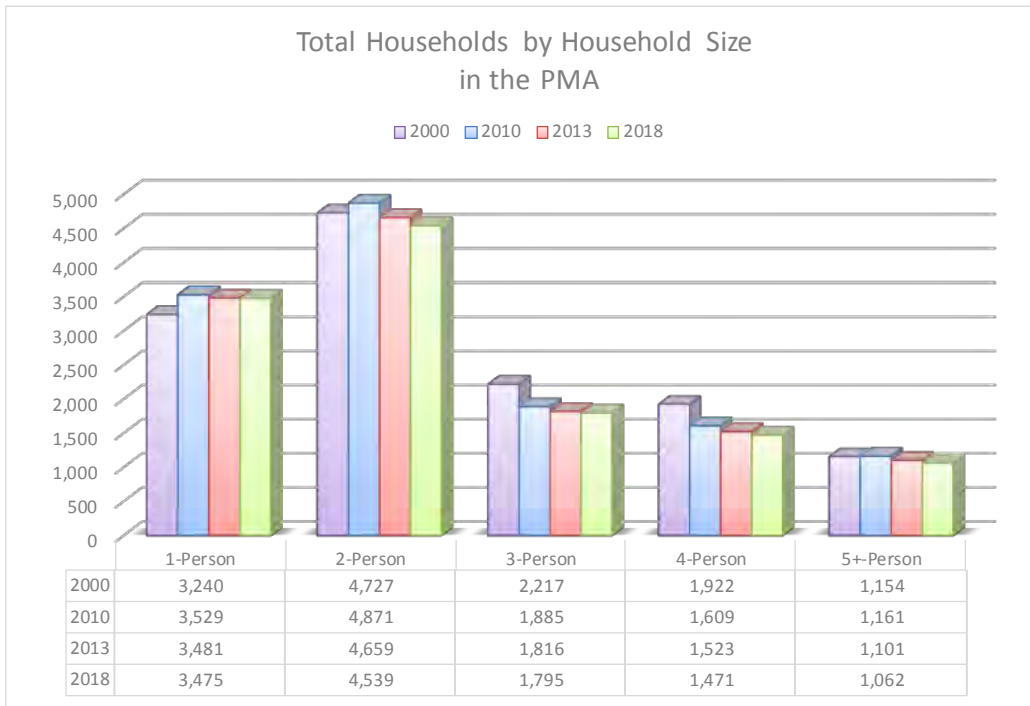
Source: HISTA Data from Ribbon Demographics, LLC (produced by Nielsen, Inc.)

Average household size

In 2000, the average persons per household in the PMA was 2.50⁴. Estimates indicate that the average in 2008 was 2.43 and projections indicate it will be 2.42 in 2013. In 2018, projections indicate it will be 2.40 per household.

⁴ Nielsen (Claritas.)

The total households in the PMA are shown by the number of persons in the household in this chart.



Source: HISTA Data from Ribbon Demographics, LLC (produced by Nielsen, Inc.)

Population in group quarters

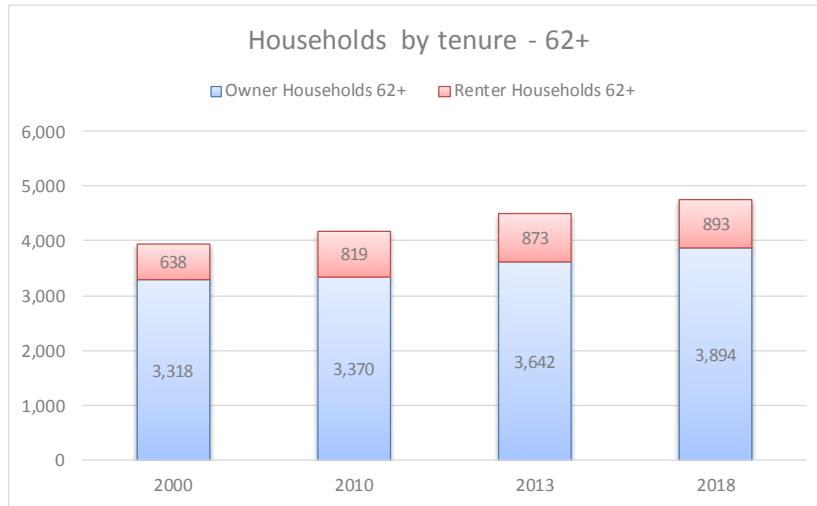
This chart shows the population in group quarters:

	Census 2000	Census 2010	Current Year Estimates 2013	Five-Year Projections 2018
<i>Population - Rock City Lofts PMA</i>	34,960	32,888	32,257	31,516
<i>Population in Group Quarters - Rock City Lofts PMA</i>	1,965	1,839	1,840	1,840
<i>Percentage of population in Group Quarters</i>	5.6%	5.6%	5.7%	5.8%

Source: Nielsen (Claritas.)

Households by tenure for seniors

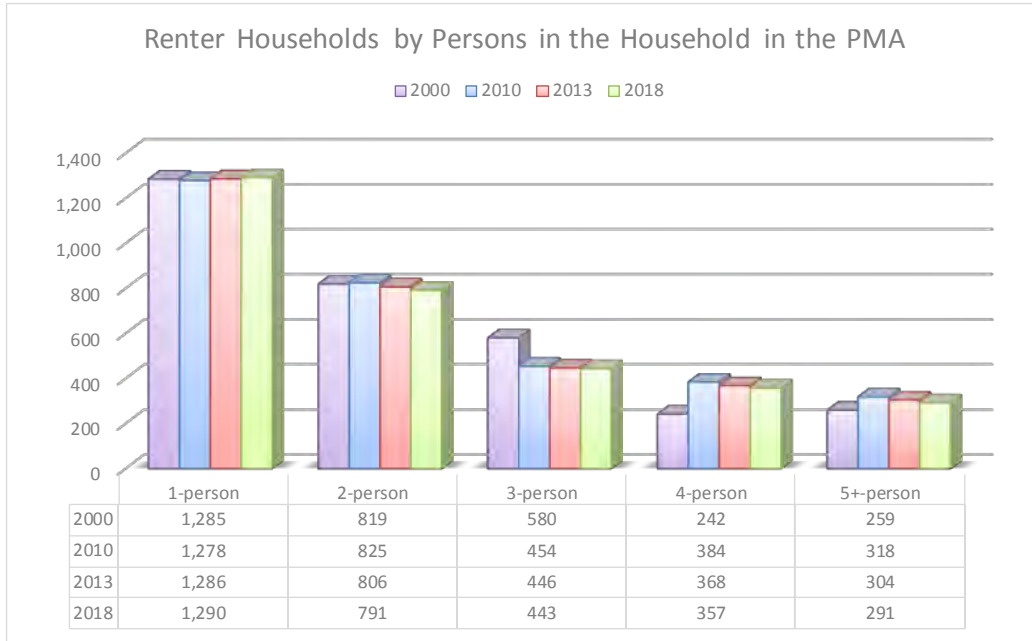
In the PMA, estimates for 2000 and 2010 show that households headed by a senior age 62 or older increased by 181 households. Estimates for 2013 and projections for 2018 indicate renter households for seniors will increase by 20 households. This is positive for the success of the subject.



Source: HISTA Data from Ribbon Demographics, LLC (produced by Nielsen, Inc.)

Renter households by persons in household

In 2010, the largest group of renter households in the PMA was estimated to be the 1-person households. The second largest was 2-person households and the third was 3-person households. In 2018, projections indicate the largest group of renter households will be 1-person households, followed by 2-person and 3-person households.



Source: HISTA Data from Ribbon Demographics, LLC (produced by Nielsen, Inc.)

Demand Analysis

All the household data in this section originates from Ribbon Demographics HISTA data. On the few occasions when the data comes from somewhere else, it is footnoted.

Determining income and age-eligible households

To determine the feasibility of the subject, it must be determined if a large enough segment of the population can afford the subject's rent, but not exceed the allowable income for the subject. For the subject, a household cannot pay more than 40% of total household income for rent.

Minimum income

Because no subsidies exist, the household must have sufficient income to pay the rent. The lowest gross rent, including utility costs, is annualized and divided by 40%⁵ (rent to income ratio). Therefore, minimum income level for each unit type is calculated by annualizing the rent and utilities:

$$((\text{Monthly rent} + \text{utilities} + \text{non-optional charges}) * 12 \text{ months}) / (40\%)$$

Maximum income

The maximum income levels for each unit type are set by HUD and posted as the MTSP Limits. They are generally based on county and household size.

Typically, one person per bedroom is considered the minimum household size applicable, and one and a half persons per bedroom as the maximum. For example, a one-bedroom unit would serve households sized between one and two people, whereas a four-bedroom serves four- to six-person households. For age-restricted properties, the maximum income is capped at a two-person household income:

Type of unit	Number of people in an eligible household	Maximum income computation
One bedroom	One to Two	One-person household income
Two bedrooms	Two	Two-person household income

Renter percentage

One of the primary variables in calculating capture rates is the percentage of renters. Lower-income households have a higher percentage of renters compared to all households within an area. To

⁵ IHADA, *Qualified Allocation Plan 2013-2014*, Schedule C, page 5, specifies the market analyst should use a rent burden for family households of 35% and for 40% for senior households.

determine the renter percentage specific to the income levels appropriate for this subject, we determine the number of all households, both owners and renters, who are income-eligible:

Total Households 62+

\$9,450	<i>Minimum income</i>
6%	\$0-10,000
100%	\$10,000-20,000
69%	\$20,000-30,000
0%	\$30,000-40,000
0%	\$40,000-50,000
0%	\$50,000-\$60,000
0%	\$60,000+
\$26,940	<i>Maximum income</i>

Income brackets	# HH	% eligible	# HH eligible
\$0-10,000	694	6%	38
\$10,000-20,000	1,095	100%	1,095
\$20,000-30,000	876	69%	608
\$30,000-40,000	636	0%	0
\$40,000-50,000	519	0%	0
\$50,000-60,000	276	0%	0
\$60,000+	529	0%	0
Total	4,624		1,741

We already determined how many renter households are income-eligible.

Renter Households 62+

\$9,450	<i>Minimum income</i>
6%	\$0-10,000
100%	\$10,000-20,000
69%	\$20,000-30,000
0%	\$30,000-40,000
0%	\$40,000-50,000
0%	\$50,000-\$60,000
0%	\$60,000+
\$26,940	<i>Maximum income</i>

Renter households 62+ in PMA 2015

Income brackets	# HH	% eligible	# HH eligible
\$0-10,000	194	6%	11
\$10,000-20,000	275	100%	275
\$20,000-30,000	190	69%	132
\$30,000-40,000	82	0%	0
\$40,000-50,000	49	0%	0
\$50,000-60,000	47	0%	0
\$60,000+	45	0%	0
Total	881		417

Therefore, the renter percentage specific to the income-eligible households 62 and older is 24.0%.

Minimum and maximum income for the subject

Using the methodology and assumptions discussed, the minimum and maximum income for the subject's units is summarized here:

Rock City Lofts

Target tenant: Senior 55+

Unit Type	Num of units	Income Level	Rent	Utility	Gross Rent	Minimum Income	Maximum Income
One bedroom	7	30%	\$142	\$173	\$315	\$9,450	\$11,790
One bedroom	8	40%	\$248	\$173	\$421	\$12,630	\$15,720
One bedroom	9	50%	\$353	\$173	\$526	\$15,780	\$19,650
One bedroom	6	60%	\$458	\$173	\$631	\$18,930	\$23,580
Two bedroom	1	30%	\$175	\$203	\$378	\$11,340	\$13,470
Two bedroom	2	40%	\$302	\$203	\$505	\$15,150	\$17,960
Two bedroom	2	50%	\$428	\$203	\$631	\$18,930	\$22,450
Two bedroom	5	60%	\$554	\$203	\$757	\$22,710	\$26,940

Demand from new renter households

New renter households in the PMA are determined by the following. This calculation is done by AMI level in the demand worksheet.

Total households in the PMA in the year placed in service, <i>less</i>
- Total households in the PMA for the current year
* Multiplied by the percentage of households that are renters in the year placed in service
* Multiplied by the percentages of renter households that are income-qualified
= Equals the demand from new renter households

The income-qualified percentage is calculated by AMI level. The results are shown in the demand worksheet on the following pages.

Demand from existing renter households

Demand from existing households has three components:

- Rent-overburdened households
- Households living in substandard units
- Income-eligible senior homeowners likely to convert to rentership

Rent-overburdened households

In the PMA, 36.8% of the households are considered to be rent-overburdened; that is, paying more than 35% of their income for rent.

Gross Rent as % of Household Income	
Total renter HH in PMA	3,142
Renter HH paying 35 to 39% of income	173
Renter HH paying 40 to 49% of income	300
Renter HH paying 50% and more of income	684
<i>Total overburdened</i>	1,157
Percentage	36.8%

Data for overburdened households and substandard households is obtained from American FactFinder using ACS 2011 5-Year Estimates. The data is specifically pulled from B25070, Gross Rent as a Percentage of Household Income in the Past 12 Months.

Households living in substandard units

The next step is to consider the substandard housing that either lacks plumbing facilities or complete kitchens.

Substandard Housing	
Total households in PMA	12,842
Owner occupied lacking plumbing	40
Renter occupied lacking plumbing facilities	0
Owner occupied lacking Kitchen facilities	27
Renter occupied lacking kitchen facilities	104
<i>Total households with substandard units</i>	171
Percentage	1.3%

The data comes from the American FactFinder using the ACS 2011 5-Year Estimates. The data is specifically pulled from B25049, Households by Tenure by Plumbing Facilities, and B25053, Households by Tenure by Kitchen Facilities.

The total of households lacking complete kitchens or adequate plumbing facilities is 1.3%. This represents a strong demand for the quality housing proposed by the subject.

Income-eligible senior homeowners likely to convert to rentership

In the fieldwork, the analyst did not find any reasons to revise the assumption that no income-eligible senior homeowners will convert to rentership.

Following are the tables indicating the percent of eligible households for each unit type for the subject.

All data is from HISTA Data from Ribbon Demographics, LLC (produced by Nielsen, Inc. based on a Custom Tabulation of 2006-2010 American Community Survey Data by the U.S. Bureau of the Census; estimates for 2013 and projections for 2018 by Nielsen, Inc.).

Eligible households by income brackets

This section shows the eligible households by income level for the subject. For senior households, the number of households is restricted to one- and two-person households rather than all households 62 and older.

Eligible households 62+ by income bracket for 30% AMI units

30% AMI

\$9,450	<i>Minimum income</i>
5.5%	\$0-10,000
34.7%	\$10,000-20,000
0.0%	\$20,000-30,000
0.0%	\$30,000-40,000
0.0%	\$40,000-50,000
0.0%	\$50,000-60,000
0.0%	\$60,000+
\$13,470	<i>Maximum income</i>

Renter households 62+ in PMA 2015 - 30% AMI

Income brackets	# HH	% eligible	# HH eligible
\$0-10,000	194	5.5%	11
\$10,000-20,000	275	34.7%	95
\$20,000-30,000	190	0.0%	0
\$30,000-40,000	82	0.0%	0
\$40,000-50,000	49	0.0%	0
\$50,000-60,000	47	0.0%	0
\$60,000+	45	0.0%	0
Total	881		106



Eligible households 62+ by income bracket for 40% AMI units

40% AMI

\$12,630	<i>Minimum income</i>
0.0%	\$0-10,000
53.3%	\$10,000-20,000
0.0%	\$20,000-30,000
0.0%	\$30,000-40,000
0.0%	\$40,000-50,000
0.0%	\$50,000-60,000
0.0%	\$60,000+
\$17,960	<i>Maximum income</i>

Renter households 62+ in PMA 2015 - 40% AMI

Income brackets	# HH	% eligible	# HH eligible
\$0-10,000	194	0.0%	0
\$10,000-20,000	275	53.3%	146
\$20,000-30,000	190	0.0%	0
\$30,000-40,000	82	0.0%	0
\$40,000-50,000	49	0.0%	0
\$50,000-60,000	47	0.0%	0
\$60,000+	45	0.0%	0
Total	881		146

Eligible households 62+ by income bracket for 50% AMI units

50% AMI

\$15,780	<i>Minimum income</i>
0.0%	\$0-10,000
42.2%	\$10,000-20,000
24.5%	\$20,000-30,000
0.0%	\$30,000-40,000
0.0%	\$40,000-50,000
0.0%	\$50,000-60,000
0.0%	\$60,000+
\$22,450	<i>Maximum income</i>

Renter households 62+ in PMA 2015 - 50% AMI

Income brackets	# HH	% eligible	# HH eligible
\$0-10,000	194	0.0%	0
\$10,000-20,000	275	42.2%	116
\$20,000-30,000	190	24.5%	46
\$30,000-40,000	82	0.0%	0
\$40,000-50,000	49	0.0%	0
\$50,000-60,000	47	0.0%	0
\$60,000+	45	0.0%	0
Total	881		162

Eligible households 62+ by income bracket for 60% AMI units

60% AMI

\$18,930	<i>Minimum income</i>
0.0%	\$0-10,000
10.7%	\$10,000-20,000
69.4%	\$20,000-30,000
0.0%	\$30,000-40,000
0.0%	\$40,000-50,000
0.0%	\$50,000-60,000
0.0%	\$60,000+
\$26,940	<i>Maximum income</i>

Renter households 62+ in PMA 2015 - 60% AMI

Income brackets	# HH	% eligible	# HH eligible
\$0-10,000	194	0.0%	0
\$10,000-20,000	275	10.7%	29
\$20,000-30,000	190	69.4%	132
\$30,000-40,000	82	0.0%	0
\$40,000-50,000	49	0.0%	0
\$50,000-60,000	47	0.0%	0
\$60,000+	45	0.0%	0
Total	881		161

Recently developed rental units

The demand calculation needs newly developed units or units in the pipeline to be counted in order to subtract for the demand. This section lists properties in the PMA that fit into one of these categories:

- New tax-credit projects that have been awarded credits but have not yet started leasing
- New tax-credit projects that have been constructed but have not reached 95% occupancy

There have been no new affordable apartments built within the area.

Estimate of absorption period

The absorption rate represents how many units are expected to fill per month at a new property. It estimates the overall lease-up period.

Therefore, a nearby similar city was examined. Newer construction of Marion Green in Marion was found. Marion Green opened for leasing in November 2010 and was fully leased by the end of February 2011, indicating a lease-up of eight to ten units per month. Because the subject will be targeted to seniors, and this is a family property, the absorption time will be cut in half to four-five

units per month. Applying the factors to the subject's Section 42 units, it is estimated it would take 7 to 9 months to reach 95% occupancy.

Absorption by income level is determined using the overall survey conducted by Mitchell Market Analysts for LIHTC units in the area. It is consistent with the previous data collected. In general, the 30% AMI units are rented first and often are completely leased before a subject opens. The rest of the income levels are rented starting with the 40%, then the 50%, and so on.

Capture rate

The methodology used to determine the capture rate is described with an example in the addendum *Example of demand calculation* on page 132.

The capture rate is the percentage of the market a property needs to reach a stabilized occupancy. In the PMA, the subject will need to capture about 18.8% of the income-qualified households to reach 95% occupancy. The *Valuation and Market Studies for Affordable Housing* defines the capture rate as:

The percentage of age, size, and income-qualified renter households in the primary market area that a property must capture to achieve the stabilized level of occupancy. Funding agencies may require restrictions to the qualified households used in the calculation, including age, income, living in substandard housing, movership, and other comparable factors.

A capture rate measures the ratio of total units proposed to the number of income-qualified households in the market area⁶. Typically, lower capture rates predict success for proposed multifamily properties. Capture rates greater than 10% generally represent some risk in the market. However, this is the strictest test of a capture rate, using only those age- and income-eligible renter households not currently served by the market, or current demand. Capture rates for age-restricted properties tend to be higher.

The capture rate, as a LIHTC project, is extremely small. This is probably indicative of the high percentage of eligible renters in the PMA and the high percentage of rent overburdened households.

However, this is only one of many approaches to determining the reasonableness and potential success for the property.

⁶ "Recommended Practices for Determining Demand," a white paper published by the National Council of Affordable Housing Market Analysts, 2008.

Capture rate for subject with households 62+

Income Restrictions	Age-Restricted Demand 62+ by Income Level as of 2015				LIHTC Total	Project Total
	HH at 30% AMI	HH at 40% AMI	HH at 50% AMI	HH at 60% AMI		
Minimum Income Limit	\$9,450	\$12,630	\$15,780	\$18,930	\$9,450	\$9,450
Maximum Income Limit	\$13,470	\$17,960	\$22,450	\$26,940	\$26,940	\$26,940
(A) Renter Income Qualification Percentage	12.0%	16.6%	18.4%	18.3%	47.3%	47.3%
Demand from New Renter Households						
<i>calculation: (C - B) * F * A</i>	3	4	5	5	12	12
Plus						
Demand from Substandard Housing <i>calculation: C * D * F * A</i>	2	2	3	3	7	7
Plus						
Demand from Rent-Overburdened Households <i>calculation: C * E * F * A</i>	49	68	75	75	193	193
Plus						
Senior Homeowners Likely to Convert to Rentership	0	0	0	0	0	0
Equals						
Total PMA Demand	54	75	83	82	212	212
Less						
Comparable units (proposed or new const)	0	0	0	0	0	0
Equals						
Net Demand	54	75	83	82	212	212
Proposed Units	8	10	11	11	40	40
Capture Rate	14.8%	13.4%	13.3%	13.4%	18.8%	18.8%
Total Absorption Period	7 to 9 months					
Demand Calculation Inputs						
(B) 2013 Total HH 62+ (Base Year)	4,515					
(C) 2015 Total HH 62+ (Placed in Service)	4,624					
(D) ACS 2011 5-Year Estimates Substandard Percentage	1.3%					
(E) ACS 2011 5-Year Estimates Rent Overburdened Percentage	37%					
(F) 2015 Income-Specific Renter Percentage 62+	24.0%					
(G) Owners converting (Senior Projects Only)	0%					

Capture rate by AMI and unit type

Demand by unit type for senior households

For senior projects, studio units and one-bedroom units use only the one-person households. Two-bedroom units use two-person households.

Unit Type	AMI	Renter Inc. Qual. %	New Renter HH	Sub standard HH	Rent Over burdened	Total Demand	Supply	Net Demand	Units Proposed	Capture Rates
One bedroom	30%	9.0%	2	1	37	40	0	40	7	17.4%
One bedroom	40%	12.8%	3	2	52	58	0	58	8	13.9%
One bedroom	50%	16.1%	4	2	65	72	0	72	9	12.5%
One bedroom	60%	8.5%	2	1	35	38	0	38	6	15.7%
Two bedroom	30%	0.8%	0	0	3	4	0	4	1	27.6%
Two bedroom	40%	1.1%	0	0	4	5	0	5	2	41.8%
Two bedroom	50%	12.7%	3	2	52	57	0	57	2	3.5%
Two bedroom	60%	21.2%	6	3	86	95	0	95	5	5.3%

Penetration rate for the PMA

The penetration rate is the percentage of age- and income-qualified households in the PMA that all existing and proposed affordable properties, to be completed within six months of the proposed development, and which are competitively priced to the subject, must capture to achieve the stabilized level of occupancy (95%) to the total households of the PMA.

The penetration rate is another indicator of a property's success in a market. The penetration rate is calculated by dividing the total income-qualified households into the number of units required to reach a stabilized occupancy of 95%. This includes both renter and owner households. For this calculation, households are limited to ages 62 and older.

The penetration rate differs from the capture rate by broadening the potential tenants to all those who qualify, rather than only the immediate available demand. It is logical to include households that are not currently renters, but could be. It is also less restrictive by not subtracting the existing units from the supply. The following shows the results of this calculation when applied to the PMA household supply.

The penetration rate for the subject is extremely low at less than 3%.



\$9,450	<i>Minimum income</i>
6%	\$0-10,000
100%	\$10,000-20,000
69%	\$20,000-30,000
0%	\$30,000-40,000
0%	\$40,000-50,000
\$26,940	<i>Maximum income</i>

Market area 2015 - Renter and Owner Households 62+

Income brackets	# HH	% eligible	# HH eligible
\$0-10,000	694	6%	38
\$10,000-20,000	1,095	100%	1,095
\$20,000-30,000	876	69%	608
\$30,000-40,000	636	0%	0
\$40,000-50,000	519	0%	0
\$50,000-60,000	276	0%	0
\$60,000+	529	0%	0
Total	4,624		1,741

A. Total HH, renter and owner, that are income eligible	1,741
B. Number of subject units	40
C. Number of competitive units	0
D. Penetration rate ((B + C)/A)	2.3%

Supply Analysis

Overview of market rate and tax credit rental properties

While researching the supply, we contacted multiple properties. The analyst identified some communities as not competitive or outside of the PMA. All LIHTC properties in the PMA were targeted as well as most market rate properties. The survey was conducted by our office in October 2013.

Approximately 19 properties are shown in the following grids. The range of the communities provides a good indication of Section 42, other subsidized properties, and market rents for the PMA. The comparables are included with a summary grid following. All apartments in the PMA are listed and those considered competition are discussed fully.

Because of the rural nature of the area, attempts were made to contact every property in the market. However, there are no traditional Section 42 properties in this market. Therefore, it was necessary to go outside of the PMA to get comparables.

Some properties identified would not answer the phone after repeated attempts. Each property was called a minimum of five times; the research staff called some of them dozens of times.

Of the properties surveyed:

- 7 rented at market rates
- 12 are Section 42 or other subsidized

Occupancy rates of each comparable

For additional support of the immediate need for housing within an area, the occupancy rates need to be examined. Of the properties surveyed, the occupancy rates ranged from 0.0% to 100.0%, with an average of 93.8%. The area vacancy rate is 6.2%. The 0% is from 225 South Miami which is being renovated and only has two units.

Property	Area Occupancy - Total Market			Property type
	# Units	Occupancy	# Vacant	
New Bradley Building	18	100%	0	Market
Canal Street Apartments	2	100%	0	Market
Westwood Apartments	7	100%	0	Market
Avalon Village Townhomes 20	20	100%	0	Market
225 South Miami	2	0%	2	Market
Wabash Eff	2	100%	0	Market
Somerset Village Apartments	24	96%	1	Market
Amberwood	152	98%	3	Market, section 42
Summerset Phase II	40	93%	3	Sec 42
Granton Place 2013	40	98%	1	Sec 42
Hunter's Run	72	83%	12	Section 42
Colonial Heritage 2013	88	90%	9	Market, HCV
Jamestown 2013	88	95%	4	Market/Sec 8
Meadowbrook North	92	90%	9	Market, Sec 8
Clear Creek	64	95%	3	Sec 42/8
Oak Leaf	10	100%	0	RD
Senior Town	36	100%	0	Sec 8
Fellowship	24	96%	1	Market/Sec 8
Lafontaine Arms Apartments	16	94%	1	HUD
Total	797	93.8%	50	

The occupancies for the market rate comparables are shown here. Again, the 0% is from 225 South Miami, which is being renovated and only has two units.

Property	Area Occupancy - Market Rate			Property type
	# Units	Occupancy	# Vacant	
New Bradley Building	18	100%	0	Market
Canal Street Apartments	2	100%	0	Market
Westwood Apartments	7	100%	0	Market
Avalon Village Townhomes 20	20	100%	0	Market
225 South Miami	2	0%	2	Market
Wabash Eff	2	100%	0	Market
Somerset Village Apartments	24	96%	1	Market
Total	75	96.1%	3	

Of the LIHTC properties surveyed, occupancy rates ranged from 83.0% - 100.0%, with an average of 93.4%. This equates to a vacancy rate of 6.6%.

The demographic analysis shows that at the date of market entry, 417 senior renter households are income-qualified. There are no senior section 42 properties in this market. This is well represented in the market with the strong occupancy rates and lack of concessions.

The occupancy rates for the Section 42 projects are as follows:

Property	Area Occupancy - Section 42			Property type
	# Units	Occupancy	# Vacant	
Amberwood	152	98%	3.04	Market, section 42
Summerset Phase II	40	93%	3	Sec 42
Granton Place 2013	40	98%	1	Sec 42
Hunter's Run	72	83%	12	Section 42
Colonial Heritage 2013	88	90%	9	Market, HCV
Jamestown 2013	88	95%	4.4	Market/Sec 8
Meadowbrook North	92	90%	9.2	Market, Sec 8
Clear Creek	64	95%	3.2	Sec 42/8
Oak Leaf	10	100%	0	RD
Senior Town	36	100%	0	Sec 8
Total	682	93.4%	45	

Overall vacancy rates in most area properties are low. Typically where vacancy rates are lower than 7-8%, more units are needed. The overall vacancy is 6.2% , which indicates a need for more units. The tax-credit properties are 6.6% vacant.

Summary of occupancy rates

The market occupancies are strong.

Market type	Occupancy Minimum	Occupancy Maximum	Average Occupancy
Market	0.0%	100.0%	96.1%
Section 42	83.0%	100.0%	93.4%
Subsidized	94.0%	96.0%	95.2%

Market rate comparables

This section summarizes the amenities compared to the subject and provides full details on each of the selected comparables.

Amenities: comparing the subject to market rate comparables

The following chart compares the subject to the selected market rate comparables in terms of kitchen amenities, unit amenities, and project amenities.

Appliances					
Property Name	Stove	Refrig	Dishwasher	Disposal	Microwave
Rock City Lofts	X	X	X	X	X
New Bradley Building	X	X		X	
Canal Street Apartments	X	X		X	
Westwood Apartments	X	X		X	
Avalon Village Townhomes	X	X			X
225 South Miami	X	X	X	X	
Wabash Eff	X	X		X	

Unit Amenities										
Property Name	Central	Window	Washer/	W/D	Patio/	Security	Window	Pull		
	AC	AC	Dryer	Hookup	Balcony		Cover	Buttons	Garage	Carport
Rock City Lofts	X			X			X			
New Bradley Building		X	X				X			
Canal Street Apartments		X	X				X			
Westwood Apartments		X					X			
Avalon Village Townhomes	X				X		X			
225 South Miami	X		X				X			
Wabash Eff		X	X				X			

Project Amenities														
Property Name	Year Built	Pool	On-Site Mgt	Laundry Facilities	Clubhouse	Fitness Center	Play ground	Computer room	Sports Court	Storage	Picnic Area	Security	Comm. Services	Other
Rock City Lofts	2015		Yes			X	X				X			
New Bradley Building	1953		No											
Canal Street Apartments	1933		No											
Westwood Apartments	1975		No											
Avalon Village Townhomes	1965		No	X										
225 South Miami	1951		No											
Wabash Eff	1951		No											

Details on market rate comparables

These comparables are selected because they are market rate properties within the PMA with one or more of the subject's unit types.

Market Comparable 1



Apartment Details

Name	New Bradley Building	Date	10/22/13
Address	81 West Market	On site manager	Yes
City	Wabash	Property Contact	Angie, Modoc's Market
State	IN	phone #	260/569-1281
Zip	46992	Occupancy	100.0%
County	Wabash	If <90% reason	
Condition	Average	No. of Units	18
Specials	None	Type of Design	Two-story garden

Property Details

Community Amenities	Grocery Store on main level	Extra fee	No
Parking	Street	Year Built	1953
Parking Fee	No	Population Served	Family
Security	No	Market	Market

Utilities

Utilities paid by owner	W,S,T,G,E	A.C.	Thru Wall
Heat	Gas	Cooking	Electric
Hot water	Gas		

Unit Details

Balcony/patio	No	Mini-blinds	Yes
Washer/dryer	Yes	Refrigerator	Yes
W/D Hookup	No	Stove	Electric
Laundry Facilities	No	Disposal	Yes
Other appliances	No	Dishwasher	No

Units & Rent

Description	No. of units	Unit Size	Rent/Month
1.1	16		\$520
2.1	2		\$560

Comments

Street retail with apartments on second and third floor, no elevator.

Market Comparable 2



Apartment Details

Name	Canal Street Apartments	Date	10/22/13
Address	73 1/2 West Canal	On site manager	No
City	Wabash	Property Contact	Angie, Modoc's Market
State	IN	phone #	260/569-1281
Zip	46992	Occupancy	100.0%
County	Wabash	If <90% reason	
Condition	Average	No. of Units	2
Specials	None	Type of Design	Two-Story

Property Details

Community Amenities	None	Extra fee	No
Parking	Street	Year Built	1933
Parking Fee	No	Population Served	Family
Security	No	Market	Market

Utilities

Utilities paid by owner	W,S,T,G,E	A.C.	Thru Wall
Heat	Gas	Cooking	Electric
Hot water	Gas		

Unit Details

Balcony/patio	No	Mini-blinds	Yes
Washer/dryer	Yes	Refrigerator	Yes
W/D Hookup	No	Stove	Electric
Laundry Facilities	No	Disposal	Yes
Other appliances	No	Dishwasher	No

Units & Rent

Description	No. of Units	Unit Size	Rent/Month
1.1	16		\$560

Notes

Street retail with apartments on second floor, no elevator

Market Comparable 3



Apartment Details

Name	Westwood Apartments	Date	10/25/13
Address	1303 Westchester Dr	On site manager	No
City	N Manchester	Property Contact	Carolyn Underwood
State	IN	phone #	260-982-2307
Zip	46962	Occupancy	100.0%
County	Wabash	If <90% reason	
Condition	Average	No. of Units	7
Specials	No	Type of Design	Single story garden

Property Details

Community Amenities	No	Extra fee	No
Parking	Open	Year Built	1975
Parking Fee	No	Population Served	Family
Security	No	Market	Market

Utilities

Utilities paid by owner	None	A.C.	Wall
Heat	Electric	Cooking	Electric
Hot water	Electric		

Unit Details

Balcony/patio	No	Mini-blinds	Yes
Washer/dryer	No	Refrigerator	Yes
W/D Hookup	No	Stove	Yes
Laundry Facilities	No	Disposal	Yes
Other appliances	No	Dishwasher	No

Units & Rent

Description	No. of units	Unit Size	Rent/Month
1.1	7		\$425

Notes

Market Comparable 4



Apartment Details

Name	Avalon Village Townhomes	Date	10/24/13
Address	1677 Alber Street	On site manager	Yes
City	Wabash	Property Contact	Emma
State	IN	phone #	260/563-7615
Zip	46992	Occupancy	100.0%
County	Wabash	If <90% reason	
Condition	Average	No. of Units	20
Specials	No	Type of Design	Two-story TH

Property Details

Community Amenities	None	Extra fee	No
Parking	Open, Caport	Year Built	1965
Parking Fee	No	Population Served	Family
Security	No	Market	Market

Utilities

Utilities paid by owner	T	A.C.	Central
Heat	Electric	Cooking	Electric
Hot water	Electric		

Unit Details

Balcony/patio	Yes	Mini-blinds	Yes
Washer/dryer	No	Refrigerator	Yes
W/D Hookup	No	Stove	Electric
Laundry Facilities	Yes	Disposal	No
Other appliances	No	Dishwasher	No

Units & Rent

Description	No. of units	Unit Size	Rent/Month
2.1.5	20	960	\$550

Notes

Waiting list is currently one month.

Market Comparable 5



Apartment Details

Name	225 South Miami	Date	10/22/13
Address	225 South Miami	On site manager	No
City	Wabash	Property Contact	Angie, Modoc's Market
State	IN	phone #	260/569-1281
Zip	46992	Occupancy	
County	Wabash	If <90% reason	
Condition	Good	No. of Units	2
Specials	None	Type of Design	Two-story

Property Details

Community Amenities	None	Extra fee	No
Parking	Street	Year Built	1951
Parking Fee	No	Population Served	Family
Security	No	Market	Market

Utilities

Utilities paid by owner	W,S,T	A.C.	Central
Heat	Gas	Cooking	Electric
Hot water	Gas		

Unit Details

Balcony/patio	No	Mini-blinds	Yes
Washer/dryer	Yes	Refrigerator	Yes
W/D Hookup	No	Stove	Electric
Laundry Facilities	No	Disposal	Yes
Other appliances	No	Dishwasher	Yes

Units & Rent

Description	No. of units	Unit Size	Rent/Month
1.1	6		\$700

Notes

These units are currently being renovated and are not currently available for lease. They are on the second story of the retail. The developers consider them high end.

Market Comparable 6



Apartment Details

Name	Wabash Eff	Date	10/22/13
Address	571 South Wabash	On site manager	No
City	Wabash	Property Contact	Angie, Modoc's Market
State	IN	phone #	260/569-1281
Zip	46992	Occupancy	100.00%
County	Wabash	If <90% reason	
Condition	Average	No. of Units	2
Specials	None	Type of Design	Single Story

Property Details

Community Amenities	None	Extra fee	No
Parking	Street	Year Built	1951
Parking Fee	No	Population Served	Family
Security	No	Market	Market

Utilities

Utilities paid by owner	W,S,T,G,E	A.C.	Thru Wall
Heat	Gas	Cooking	Electric
Hot water	Gas		

Unit Details

Balcony/patio	No	Mini-blinds	Yes
Washer/dryer	Yes	Refrigerator	Yes
W/D Hookup	No	Stove	Electric
Laundry Facilities	No	Disposal	Yes
Other appliances	No	Dishwasher	No

Units & Rent

Description	No. of units	Unit Size	Rent/Month
0.1	6	354	\$400

Notes

Market Comparable 7



Apartment Details

Name	Somerset Village Apartments	Date	10/29/13
Address	150 Whites Dr	On site manager	Yes, part time
City	Somerset	Property Contact	Staleen, Dominion Realty *
State	IN	phone #	765-981-4663
Zip	46984	Occupancy	96.0%
County	Wabash	If <90% reason	
Condition	Average	No. of Units	24
Specials	No application fee and no	Type of Design	Single Story

Property Details

Community Amenities	Meeting room	Extra fee	No
Parking	Open	Year Built	1990
Parking Fee	No	Population Served	Family
Security	No	Market	Market

Utilities

Utilities paid by owner	W, S, T	A.C.	Central
Heat	Electric	Cooking	Electric
Hot water	Electric		

Unit Details

Balcony/patio	Yes	Mini-blinds	No
Washer/dryer	No	Refrigerator	Yes
W/D Hookup	No	Stove	Yes
Laundry Facilities	Yes	Disposal	Yes
Other appliances	No	Dishwasher	No

Units & Rent

Description	No. of units	Unit Size	Rent/Month
1.1	12	593	\$399
1.1	12	611	\$409

Deriving a market rent

To derive a market rent for the subject's unit types, comparable market rate properties are examined and line items, if relevant to the market, are adjusted to the subject. The adjustments are discussed and then the form is shown.

Conclusion of market rents

Based on the analysis described in this section, the market rent for each unit type is determined as shown in the following chart.

Unit Type	Market Rent	Subject's 60% LIHTC Rent
One Bedroom	\$490	\$458
Two Bedroom	\$575	\$554

While all line items are considered, only those that warrant an adjustment are discussed. Adjustments applied to the comparables are as follows.

Year built	The year built has a direct reflection on the condition of the property. The subject will be available in 2015. The comparables are adjusted based on either year built or effective year. The adjustment is \$1 per year of difference with no adjustment for the first five years. The maximum adjustment is \$20 because it is assumed that a property will be renovated at least every 25 years.
Air conditioning	Central air conditioning is generally preferred to wall units. If the market surveys show specific data, then it is used for the adjustment. Otherwise, an adjustment of \$5 per unit is shown in the section Other per-unit adjustments.
Unit size	Most of the comparables did not know their size; therefore, no size adjustment is taken.
Bedrooms	An adjustment for a bedroom is applied at \$60.
Number of bathrooms	A \$10 adjustment will be applied for the half bathroom and a \$20 adjustment will be applied for the full bathroom.
Washer/dryer	A few of the comparables offered washer/dryers in their units. The cost to rent the units can vary from \$20 - \$40 per month. Therefore, the adjustment applied is \$30.



Utilities

The subject will pay for trash. Those comparables paying different utilities were adjusted based on the HUD utility allowance for Wabash County. The utility allowance follows:

**Source of utilities: HUD for
Wabash County**

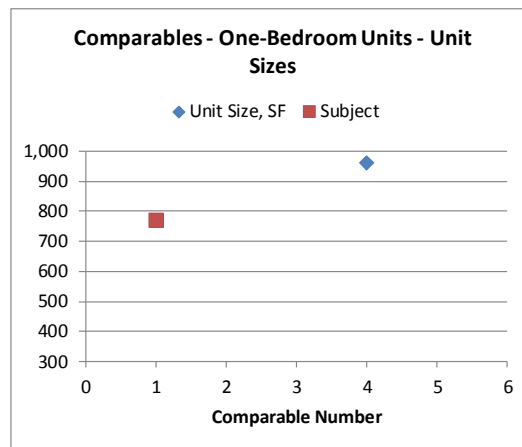
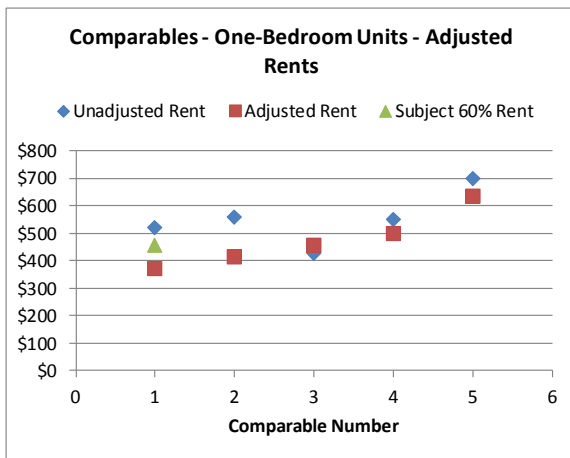
	1 BR	2 BR
Heating (gas)	\$26	\$35
Heating (elec)	\$55	\$67
Cooking (gas)	\$3	\$4
Cooking (elec)	\$8	\$8
Other Electric	\$40	\$48
Air Conditioning	\$12	\$14
Water Heating (gas)	\$21	\$24
Water Heating (elec)	\$22	\$28
Water	\$18	\$20
Sewer	\$18	\$18
Trash Collection	\$12	\$12

One-bedroom units: rents and sizes

The majority of the comparables did not know their size. The unadjusted comparables range from \$425 - \$700 and the adjusted comparables range from \$373 to \$635. The biggest adjustment is for utilities. The subject would be most similar to the renovated Miami property. However, this unit's rent is over \$100 higher than any of the other comparables. Therefore, a rent more within the range of the rents of the market is considered. The market rent for the subject is determined at \$490.

Comparables - One-Bedroom Units

Name	Unit Size, SF	Unadjusted	
		Rent	Adjusted Rent
New Bradley Building		\$520	\$373
Canal Street Apartments		\$560	\$413
Westwood Apartments		\$425	\$455
Avalon Village Townhome:	960	\$550	\$497
225 South Miami		\$700	\$635

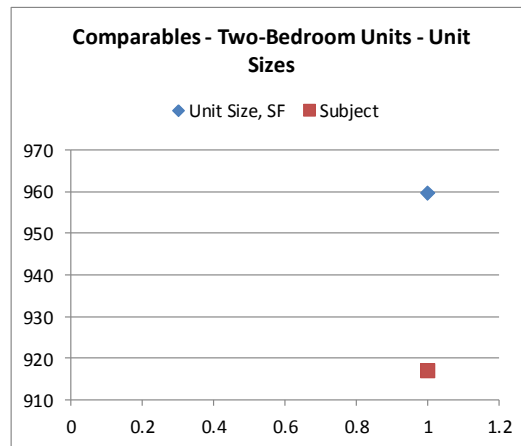
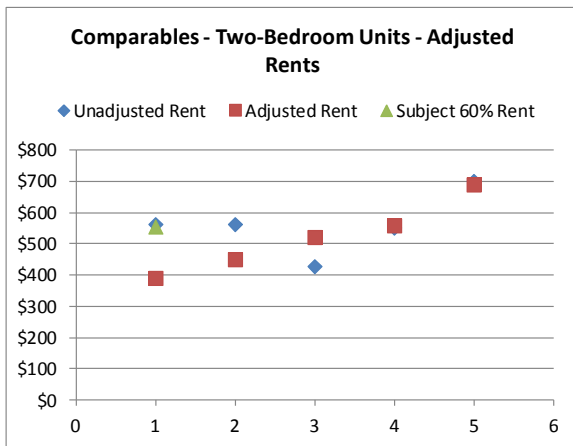


Two-bedroom units: rents and sizes

As with the one-bedrooms, the comparables did not know their size. The unadjusted rents range from \$425 - \$700 and the adjusted rents range from \$390 to \$689. Again, the comparables offer a wide range. The newer properties are the best comparables. However, the subject is higher than any of the other comparables. Therefore, the market rent for the subject is determined at \$575.

Comparables - Two-Bedroom Units

Name	Unit Size, SF	Unadjusted	
		Rent	Adjusted Rent
New Bradley Building		\$560	\$390
Canal Street Apartments		\$560	\$450
Westwood Apartments		\$425	\$520
Avalon Village Townhome:	960	\$550	\$557
225 South Miami		\$700	\$689





Derivation of market rent

Name	Subject	Comp 1		Comp 2		Comp 3		Comp 4		Comp 5	
	Rock City Lofts	Data	Adjustments	Data	Adjustments	Data	Adjustments	Data	Adjustments	Data	Adjustments
Market	Section 42	Market		Market		Market		Market		Market	
Year built or renovated	2015	1953	\$20	1933	\$20	1975	\$20	1965	\$20	1951 renovated	\$0
Population served	Senior 55+	Family		Family		Family		Family		Family	
Occupancy		100%		100%		100%		100%		0%	
Amenities											
Stove	Yes	Yes		Yes		Yes		Yes		Yes	
Refrigerator	Yes	Yes		Yes		Yes		Yes		Yes	
Garbage Disposal	Yes	Yes		Yes		Yes		No	\$5.00	Yes	
Dishwasher	Yes	No	\$5.00	No	\$5.00	No	\$5.00	No	\$5.00	Yes	\$5.00
Microwave	Yes	No		No		No		Yes		No	
Central Air	Yes	No		No		No		Yes		Yes	
Wall Unit Air	No	Yes		Yes		Yes		No		No	
Garage	No	No		No		No		No		No	
Carport	No	No		No		No		No		No	
In-unit Laundry	No	Yes	-\$30.00	Yes	-\$30.00	No		No		Yes	-\$30.00
Laundry Hookup	Yes	No		No		No		No		No	
Coin Op Laundry	No	No		No		No		Yes		No	
Mini Blinds	Yes	Yes		Yes		Yes		Yes		Yes	
Patio/ Balcony	No	No		No		No		Yes		No	
Storage	No	No		No		No		No		No	
Clubhouse amenities	No	No		No		No		No		No	
Pool	No	No		No		No		No		No	
Emergency Pullcord	No	No		No		No		No		No	
On-Site Management	No	No		No		No		No		No	
Transportation											
Other*											

*Explain any other adjustments here if necessary. Otherwise, delete this text.

Rock City Lofts	New Bradley Build	Adj.	Canal Street Apart	Adj.	Westwood Apartr	Adj.	Avalon Village Tow	Adj.	225 South Miami	Adj.	
Unit size											
One-bedroom units	771	\$0.00		\$0.00		\$0.00	960	-\$60.00		\$0.00	
Two-bedroom units	917	\$0.00		\$60.00		\$60.00	960	\$0.00		\$60.00	
Bathrooms											
One-bedroom units	1.0	1.0	\$0	1.0	\$0	1	\$0	1	\$0	1	\$0
Two-bedroom units	1.0	1.0	\$0	1.0	\$0	1	\$0	1	\$0	1	\$0
Included utilities											
Heat	No	Yes		Yes		No	No	No		No	
Electric	No	Yes		Yes		No	No	No		No	
Trash	Yes	Yes		Yes		Yes	Yes	Yes		Yes	
Sewer	No	Yes		Yes		No	Yes	Yes		Yes	
Water	No	Yes		Yes		No	No	No		Yes	
Heat type	Electric	Gas		Gas		Electric	Electric	Gas		Gas	
One-bedroom utilities	\$173	-\$147		-\$147		\$0		-\$18		-\$40	
Two-bedroom utilities	\$203	-\$175		-\$175		\$0		-\$18		-\$46	
Other per-unit adjustments											
One-bedroom units		\$5		\$5		\$5		\$0		\$0	
Two-bedroom units		\$10		\$10		\$10		\$0		\$0	
Total adjustments											
One-bedroom		-\$147		-\$147		\$30		-\$53		-\$65	
Two-bedroom		-\$170		-\$110		\$95		\$7		-\$11	
Unadjusted rents											
One-bedroom	\$458	\$520		\$560		\$425		\$550		\$700	
Two-bedroom	\$554	\$560		\$560		\$425		\$550		\$700	
Derived rent											
One-bedroom	\$490	\$373		\$413		\$455		\$497		\$635	
Two-bedroom	\$575	\$390		\$450		\$520		\$557		\$689	

LIHTC and other subsidized comparables

This section summarizes the LIHTC and other subsidized amenities compared to the subject, and provides full details on each of the selected comparables.

Amenities: comparing the subject to LIHTC and other subsidized comparables

The following chart compares the subject to the selected comparables in terms of kitchen amenities, unit amenities, and project amenities. This is for the LIHTC and other subsidized properties only.

Appliances					
Property Name	Stove	Refrig	Dishwasher	Disposal	Microwave
Rock City Lofts	X	X	X	X	X
Amberwood	X	X	X	X	
Summerset Phase II	X	X	X	X	X
Granton Place 2013	X	X	X	X	
Hunter's Run	X	X	X	X	
Colonial Heritage 2013	X	X			
Jamestown 2013	X	X			
Meadowbrook North	X	X			
Clear Creek	X	X	X	X	
Oak Leaf	X	X			
Senior Town	X	X			

Unit Amenities										
Property Name	Central AC	Window AC	Washer/ Dryer	W/D Hookup	Patio/ Balcony	Security	Window Cover	Pull cords/Call buttons	Garage	Carport
Rock City Lofts	X			X			X			
Amberwood	X				X		X			
Summerset Phase II	X			X	X		X			
Granton Place 2013					X		X			
Hunter's Run				X	X		X			
Colonial Heritage 2013		X			X					
Jamestown 2013		X			X					
Meadowbrook North	X		X	X					X	
Clear Creek	X				X		X			
Oak Leaf		X			X		X			
Senior Town		X								

Project Amenities													
Property Name	Year Built	Pool	On-Site Mgt	Laundry Facilities	Clubhouse	Fitness Center	Playground	Computer room	Sports Court	Storage	Picnic Area	Comm. Security Services	Other
Rock City Lofts	2015		Yes			X	X	X			X		
Amberwood	1999	X	Yes		X		X	X	X				
Summerset Phase II	2001		Yes	X		X	X		X				
Granton Place 2013	2004		Yes	X			X						
Hunter's Run	2000		Yes	X	X								
Colonial Heritage 2013	1978		Yes	X								X	
Jamestown 2013	1977		Yes	X									
Meadowbrook North	1973 and 1990s		Yes		X		X						
Clear Creek	1999		Yes	X			X						
Oak Leaf	1983		No										
Senior Town	1978		Yes	X	X								

Details on LIHTC comparables

This section contains the Section 42 and other subsidized comparables. Due to the lack of Section 42 properties within this market, the nearby cities of Marion and Kokomo were surveyed for the Section 42 properties.

LIHTC Comparable 1



Apartment Details

Name	Amberwood	Date	10/7/13
Address	2817 Amberwood	On site manager	Yes
City	Kokomo	Property Contact	Theresa
State	IN	phone #	765/452-9510
Zip	46902	Occupancy	98.0%
County	Howard	If <90% reason	
Condition	Average to Good	No. of Units	152
Specials	\$200 off first month	Type of Design	Two-Story Garden

Property Details

Community Amenities	Playground, Pool, Sports Courts,	Extra fee	None
Parking	Open	Year Built	1999
Parking Fee	None	Population Served	Family
Security	No	Market	Market, section 42

Utilities

Utilities paid by owner	Trash	A.C.	Central
Heat	Electric paid by tenant	Cooking	Electric paid by tenant
Hot water	Electric paid by tenant		

Unit Details

Balcony/patio	Yes	Mini-blinds	Yes
Washer/dryer	No	Refrigerator	Yes
W/D Hookup	Hook-ups	Stove	Electric
Laundry Facilities	No	Disposal	Yes
Other appliances	No	Dishwasher	Yes

Units & Rent

Description	No. of Units	Unit Size	Rent/Month
0.1 40%		719	\$335
0.1 50%		719	\$370
1.1 40%		719	\$351
1.1 50%		719	\$450
1.1 60%		719	\$484
1.1 mkt		719	\$530
2.1 40%		916	\$427
2.1 50%		916	\$540
2.1 60%		916	\$540
2.1 mkt		916	\$610
3.2* 40%		1165	\$495
3.2* 50%		1165	\$610
3.2* 60%		1165	\$625
3.2* mkt		1165	\$735
4.2 40%		1516	\$545
4.2 50%		1516	\$710
4.2 60%		1516	\$750

Comments

Square footage may be more with no increase in price: 0.1=719-795; 1.1=719-795; 2.1=916-992; 3.2*=1165-1241; 4.2=1516-1589. *Second bath has a stand up shower, not a tub shower

LIHTC Comparable 2



Apartment Details

Name	Summerset Phase II	Date	10/9/13
Address	393 West 300 North	On site manager	Yes
City	Kokomo	Property Contact	Lori
State	IN	phone #	765/560-3207
Zip	46901	Occupancy	92.5%
County	Howard	If <90% reason	
Condition	Average	No. of Units	40
Specials	None	Type of Design	Two-story garden

Property Details

Community Amenities	Playground Fitness, sports	Extra fee	No
Parking	Open	Year Built	2001
Parking Fee	No	Population Served	Family
Security	No	Market	Sec 42

Utilities

Utilities paid by owner	W,S,T	A.C.	Central
Heat	Electric	Cooking	Electric
Hot water	Electric		

Unit Details

Balcony/patio	Yes	Mini-blinds	Yes
Washer/dryer	No	Refrigerator	Yes
W/D Hookup	Yes	Stove	Electric
Laundry Facilities	Yes	Disposal	Yes
Other appliances	No	Dishwasher	Yes

Units & Rent

Description	No. of Units	Unit Size	Rent/Month
1.1 40%		765	\$426
1.1 50%		765	\$520
1.1 60%		765	\$566
2.2 40%		905	\$512
2.2 50%		905	\$580
2.2 60%		905	\$605
3.2 40%		1173	\$593
3.2 50%		1173	\$684
3.2 60%		1173	\$704

Notes

Phase II of a two phase property.

LIHTC Comparable 3



Apartment Details

Name	Granton Place 2013	Date	10/22/13
Address	3722 S Granton Dr	On site manager	Yes
City	Marion	Property Contact	Debbie
State	IN	phone #	765-677-1174
Zip	46953	Occupancy	98.0%
County	Grant	If <90% reason	
Condition	Good	No. of Units	40
Specials	1 month free rent	Type of Design	Garden

Property Details

Community Amenities	Playground	Extra fee	No
Parking	Open	Year Built	2004
Parking Fee	No	Population Served	Family
Security	No	Market	Sec 42

Building

Utilities paid by owner	W, S, T	A.C.	Forced Air
Heat	Electric	Cooking	Electric
Hot water	Electric		

Unit Details

Balcony/patio	Yes	Mini-blinds	Yes
Washer/dryer	No	Refrigerator	Yes
W/D Hookup	No	Stove	Yes
Laundry Facilities	Yes	Disposal	Yes
Other appliances	No	Dishwasher	Yes

Units & Rent

Description	No. of Units	Unit Size	Rent/Month
1.1 40%	2	780	\$304
1.1 60%	2	780	\$450
2.1 30%	4	990	\$233
2.1 40%	4	990	\$358
2.1 50%	5	990	\$483
2.1 60%	5	990	\$520
2.1.5 TH 60%	2	1045	\$510
3.2 TH 40%	4	1340	\$409
3.2 TH 50%	4	1340	\$525
3.2 TH 60%	4	1340	\$575
4.25 TH 50%		1625	\$565
4.25 TH 60%		1625	\$605

Notes

This property has an elevator in addition to some ADA parking spaces.

LIHTC Comparable 4



Apartment Details

Name	Hunter's Run	Date	10/17/13
Address	717 E Hunter's Run Dr	On site manager	Yes
City	Marion	Property Contact	Kristie, Interstate Realty Management
State	IN	phone #	765-677-1701
Zip	46953	Occupancy	83.0%
County	Grant	If <90% reason	
Condition	Good	No. of Units	72
Specials	No application fee	Type of Design	Garden

Property Details

Community Amenities	Clubhouse	Extra fee	No
Parking	Open	Year Built	2000
Parking Fee	No	Population Served	Family
Security	No	Market	Section 42

Building

Utilities paid by owner	W, S, T	A.C.	Forced Air
Heat	Electric	Cooking	Electric
Hot water	Electric		

Unit Details

Balcony/patio	Yes	Mini-blinds	Yes
Washer/dryer	No	Refrigerator	Yes
W/D Hookup	Yes	Stove	Yes
Laundry Facilities	Yes	Disposal	Yes
Other appliances	No	Dishwasher	Yes

Units & Rent

Description	No. of Units	Unit Size	Rent/Month
0.1 50%	4	719	\$420
1.1 50%	2	719	\$446
1.1 60%	2	719	\$446
2.1 50%	20	916	\$499
2.1 60%	20	992	\$542
3.1.5 50%	12	1165	\$599
3.1.5 60%	12	1650	\$650

LIHTC Comparable 5



Apartment Details

Name	Colonial Heritage 2013	Date	10/25/13
Address	1929 Vernon	On site manager	Yes
City	Wabash	Property Contact	Debbie
State	IN	phone #	260/563-5394
Zip	46992	Occupancy	90.0%
County	Wabash	If <90% reason	
Condition	Average	No. of Units	88
Specials	No	Type of Design	Garden

Property Details

Community Amenities	Sport Courts	Extra fee	No
Parking	Open	Year Built	1978
Parking Fee	No	Population Served	Family
Security	No	Market	Market, HCV

Building

Utilities paid by owner	W,S,T	A.C.	Wall
Heat	Electric	Cooking	Electric
Hot water	Electric		

Unit Details

Balcony/patio	Yes	Mini-blinds	No
Washer/dryer	No	Refrigerator	Yes
W/D Hookup	No	Stove	Electric
Laundry Facilities	Yes	Disposal	No
Other appliances	No	Dishwasher	No *

Units & Rent

Description	No. of Units	Unit Size	Rent/Month
1.1		600	\$351
1.1 *		600	\$376
2.1		700	\$506

Notes

*Some units include a microwave and/or dishwasher which can cause the increase in rent between the units

LIHTC Comparable 6



Apartment Details

Name	Jamestown 2013	Date	10/25/13
Address	1208 W 4th Street	On site manager	Yes
City	North Manchester	Property Contact	Angie
State	IN	phone #	260-982-7643
Zip	46962	Occupancy	95.0%
County	Wabash	If <90% reason	N/A
Condition	Average	No. of Units	88
Specials	No	Type of Design	Two-story Garden

Property Details

Community Amenities	None	Extra fee	No
Parking	Open	Year Built	1977
Parking Fee	No	Population Served	Family
Security	No	Market	Market/Sec 8

Building

Utilities paid by owner	W,S,T	A.C.	Thru-wall
Heat	Electric	Cooking	Electric
Hot water	Electric		

Unit Details

Balcony/patio	Yes	Mini-blinds	No
Washer/dryer	No	Refrigerator	Yes
W/D Hookup	No	Stove	Electric
Laundry Facilities	Yes	Disposal	No
Other appliances	No	Dishwasher	No

Units & Rent

Description	No. of Units	Unit Size	Rent/Month
1.1		650	\$368
2.1		750	\$462

Notes

Property is not Project based Section 8 but can accept Section 8 vouchers. Rents listed at what is considered "market". Waiting list is 4 months.

LIHTC Comparable 7



Apartment Details

Name	Meadowbrook North	Date	10/21/13
Address	1289 Meadowbrook Ln	On site manager	Yes
City	Wabash	Property Contact	Paula
State	IN	phone #	260/563-8534
Zip	46992	Occupancy	90.0%
County	Wabash	If <90% reason	
Condition	Average	No. of Units	92
Specials	\$0 deposit if their credit score	Type of Design	Garden

Property Details

Community Amenities	Clubhouse, playground,	Extra fee	No
Parking	Open, garage	Year Built	1973 and 1990s
Parking Fee	No	Population Served	Family
Security	No	Market	Market, Sec 8

Building

Utilities paid by owner	T	A.C.	Central
Heat	Electric	Cooking	Electric
Hot water	Electric		

Unit Details

Balcony/patio	No	Mini-blinds	No
Washer/dryer	Yes*	Refrigerator	Yes
W/D Hookup	Yes*	Stove	Yes
Laundry Facilities	No	Disposal	No
Other appliances	No	Dishwasher	No

Units & Rent

Description	No. of Units	Unit Size	Rent/Month
2.1.5		963	\$486
3.1.5		1214	\$518
1.1 sec 8		588	\$420

Notes

*Some

LIHTC Comparable 8



Apartment Details

Name	Clear Creek	Date	9/5/13
Address	1001 Clear Creek Trail	On site manager	Yes
City	North Manchester	Property Contact	Maurine
State	IN	phone #	260/982-9600
Zip	46962	Occupancy	95.0%
County	Wabash	If <90% reason	
Condition	Average	No. of Units	64
Specials	No	Type of Design	Two-story Garden

Property Details

Community Amenities	Playground and basketball	Extra fee	No
Parking	Open	Year Built	1999
Parking Fee	No	Population Served	Family
Security	No	Market	Sec 42/8

Building

Utilities paid by owner	W,S,T	A.C.	Central
Heat	Gas	Cooking	Electric
Hot water	Electric		

Unit Details

Balcony/patio	Yes	Mini-blinds	Yes
Washer/dryer	No	Refrigerator	Yes
W/D Hookup	No	Stove	Electric
Laundry Facilities	Yes	Disposal	Yes
Other appliances	No	Dishwasher	Yes

Units & Rent

Description	No. of Units	Unit Size	Rent/Month
1.1	6	775	\$442
1.1	6	796	\$500
2.2	16	898	\$529
2.2	16	910	\$600
3.2	8	1047	\$634
3.2	8	1067	\$700

Notes

Property is listed as Section 42 but is also Section 8. Rents listed are considered the market rents for the property.

LIHTC Comparable 9



Apartment Details			
Name	Oak Leaf	Date	10/17/13
Address	300 Oak Drive	On site manager	No
City	Wabash	Property Contact	Leaing Agent, Trimac Management
State	IN	phone #	260/563-7254
Zip	46992	Occupancy	100.0%
County	Wabash	If <90% reason	
Condition	Average	No. of Units	10
Specials	No	Type of Design	Garden
Property Details			
Community Amenities	No	Extra fee	No
Parking	Open	Year Built	1983
Parking Fee	No	Population Served	Family
Security	No	Market	RD
Building			
Utilities paid by owner	W,S,T	A.C.	Wall
Heat	Electric	Cooking	Electric
Hot water	Electric		
Unit Details			
Balcony/patio	Yes	Mini-blinds	Yes
Washer/dryer	No	Refrigerator	Yes
W/D Hookup	No	Stove	Electric
Laundry Facilities	No	Disposal	No
Other appliances	No	Dishwasher	No
Units & Rent			
Description	No. of Units	Unit Size	Rent/Month
Studio	4	400	
1.1	6	535	

LIHTC Comparable 10



Apartment Details			
Name	Senior Town	Date	9/5/13
Address	519 Bryan Avenue	On site manager	Yes
City	Wabash	Property Contact	Matt
State	IN	phone #	260/563-8587
Zip	46992	Occupancy	100.0%
County	Wabash	If <90% reason	
Condition	Average	No. of Units	36
Specials	None	Type of Design	Garden
Property Details			
Community Amenities	Clubhouse	Extra fee	None
Parking	Open	Year Built	1978
Parking Fee	No	Population Served	Senior
Security	No	Market	Sec 8
Building			
Utilities paid by owner	All	A.C.	Wall
Heat	Electric	Cooking	Electric
Hot water	Electric		
Unit Details			
Balcony/patio	No	Mini-blinds	No
Washer/dryer	No	Refrigerator	Yes
W/D Hookup	No	Stove	Electric
Laundry Facilities	Yes	Disposal	No
Other appliances	No	Dishwasher	No
Units & Rent			
Description	No. of Units	Unit Size	Rent/Month
1.1	52	592	\$444
Notes			

Rent listed is considered market but project is all Section 8. It is first phase of Crestwood Village. Waiting list is about 6 months.

Rent Discussion of Income Restricted Units

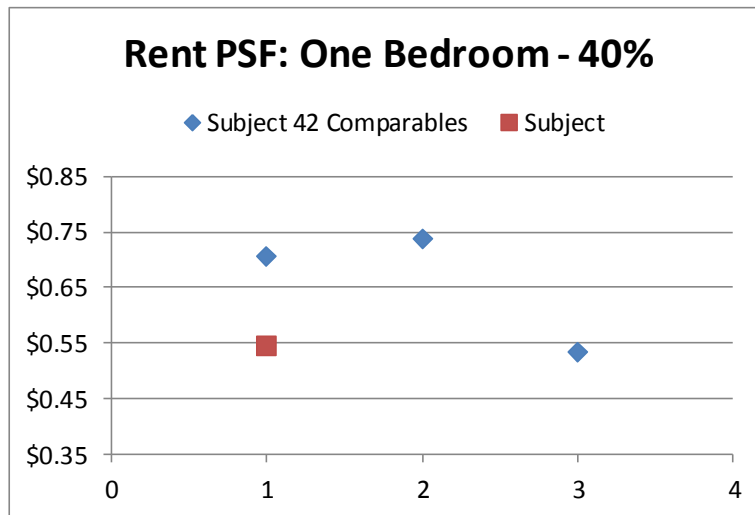
All rents discussed below have been adjusted for utilities and specials.

One-Bedroom units

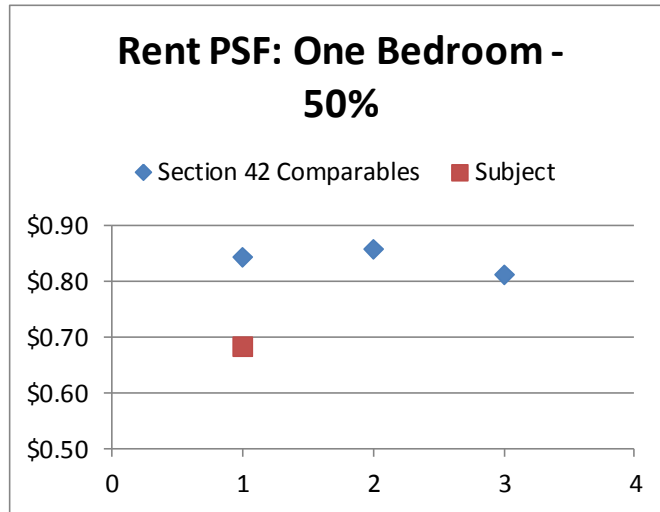
These charts show the comparables with the subject's rents on a rent per square foot basis. This table summarizes the one-bedroom comparables.

Num	Property	Unit type	AMI %	Size, SF	Pd Utility	Utility allowance	Rent	Special	(Rent + Util Allowance)	\$/SF
1	Amberwood	1 bed	40%	719	Trash	173	\$351	(\$16.67)	\$507	\$0.71
2	Summerset Phase II	1 bed	40%	765	W,S,T	\$137	\$426		\$563	\$0.74
3	Granton Place 2013	1 bed	40%	780	W, S, T	\$137	\$304	(\$25.33)	\$416	\$0.53
Subject		1 Bed	40%	771	Trash	\$173	\$248		\$421	\$0.55
1	Amberwood	1 bed	50%	719	Trash	\$173	\$450	(\$16.67)	\$606	\$0.84
2	Summerset Phase II	1 bed	50%	765	W,S,T	\$137	\$520		\$657	\$0.86
3	Hunter's Run	1 bed	50%	719	W, S, T	\$137	\$446		\$583	\$0.81
Subject		1 Bed	50%	771	Trash	\$173	\$353		\$526	\$0.68
1	Amberwood	1 bed	60%	719	Trash	\$173	\$484	(\$16.67)	\$640	\$0.89
2	Summerset Phase II	1 bed	60%	765	W,S,T	\$137	\$556		\$693	\$0.91
3	Granton Place 2013	1 bed	60%	780	W, S, T	\$137	\$450	(\$37.50)	\$550	\$0.70
4	Hunter's Run	1 bed	60%	719	W, S, T	\$137	\$446		\$583	\$0.81
Subject		1 Bed	60%	771	Trash	\$173	\$458		#VALUE!	#VALUE!

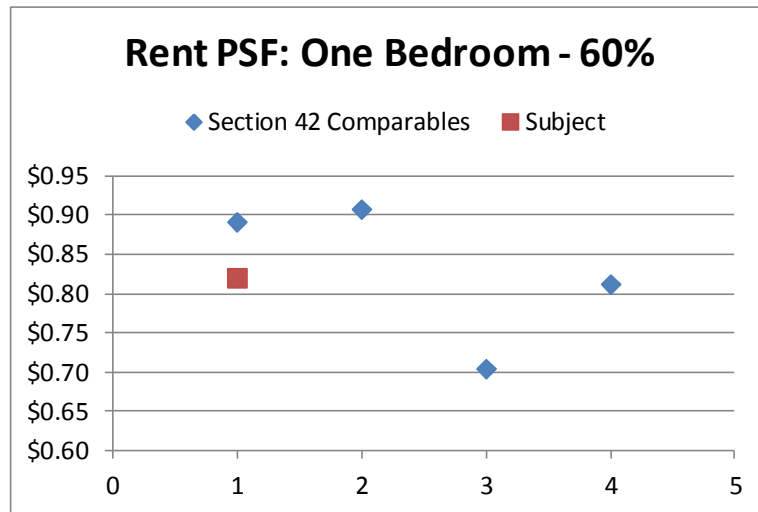
There are no other 30% units in this market. The subject's rent plus utility allowance is at \$315, or \$0.41 per SF and has the lowest one-bedrooms in this market. The subject's 40% rent plus utility will be \$421, or \$0.55 per SF. The comparables range from \$416 - \$563, with rents per SF from \$0.53 - \$0.74. The subject's monthly rent is at the low end of the range and the rent per SF is as well.



The subject's 50% rent plus utility will be \$526, or \$0.68 per SF. The comparables range from \$583 - \$657, with rents per SF from \$0.81 - \$0.86. The subject's monthly and rent per SF is below the range of the comparables.



The subject's 60% rent plus utility will be \$631, or \$0.82 per SF. The comparables range from \$550 - \$693, with rents per SF from \$0.70 - \$0.91. The subject's monthly rent and rent per SF is within the range of the comparables.

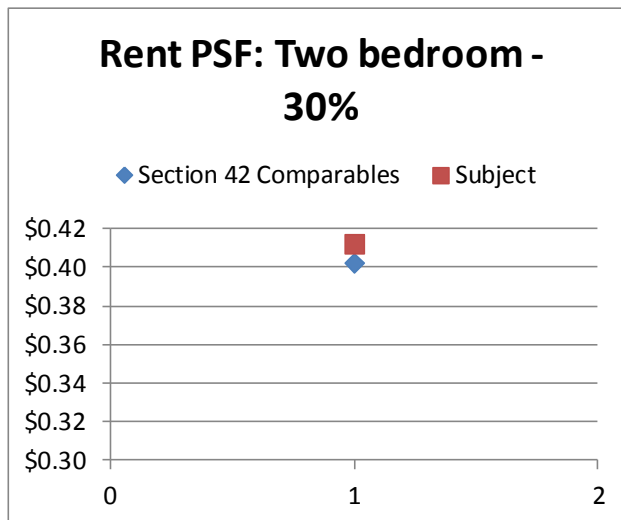


Two-Bedroom units

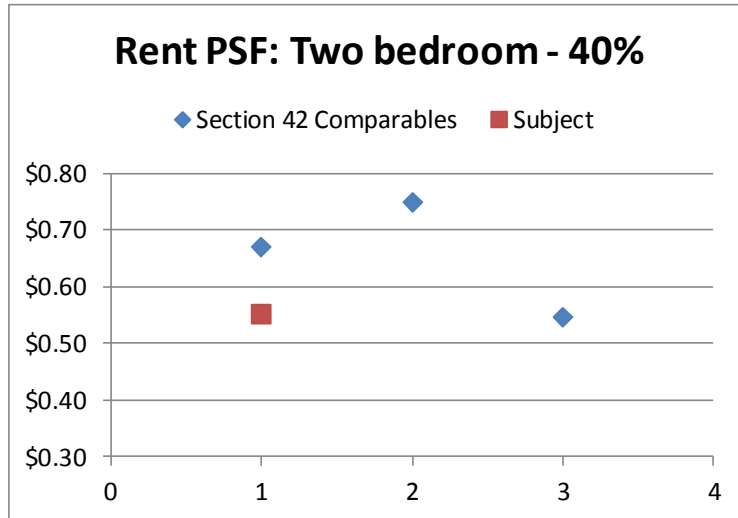
These charts show the comparables with the subject's rents on a rent per square foot basis. This table summarizes the two-bedroom comparables.

Num	Property	Unit type	AMI %	Size, SF	Pd Utility	Utility allowance	Rent	Special	(Rent + Util Allowance)	\$/SF
1	Granton Place 2013	2 bed	30%	990	W, S, T	\$165	\$233	(\$19.42)	\$398	\$0.40
Subject		2 bed	30%	917	Trash	\$203	\$175		\$378	\$0.41
1	Amberwood	2 bed	40%	916	Trash	\$203	\$427	(\$16.67)	\$613	\$0.67
2	Summerset Phase II	2 bed	40%	905	W,S,T	\$165	\$512		\$677	\$0.75
3	Granton Place 2013	2 bed	40%	990	W, S, T	\$165	\$358	(\$29.83)	\$493	\$0.54
Subject		2 bed	40%	917	Trash	\$203	\$302		\$505	\$0.55
1	Amberwood	2 bed	50%	916	Trash	\$203	\$540	(\$16.67)	\$726	\$0.79
2	Summerset Phase II	2 bed	50%	905	W,S,T	\$165	\$580		\$745	\$0.82
3	Granton Place 2013	2 bed	50%	990	W, S, T	\$165	\$483	(\$40.25)	\$608	\$0.61
4	Hunter's Run	2 bed	50%	916	W, S, T	\$165	\$499		\$664	\$0.72
Subject		2 bed	50%	917	Trash	\$203	\$428		\$631	\$0.69
1	Amberwood	2 bed	60%	916	Trash	\$203	\$540	(\$16.67)	\$726	\$0.79
2	Summerset Phase II	2 bed	60%	905	W,S,T	\$165	\$605		\$770	\$0.85
3	Granton Place 2013	2 bed	60%	990	W, S, T	\$165	\$510	(\$42.50)	\$633	\$0.64
4	Granton Place 2013	2 bed	60%	1,045	W, S, T	\$165	\$520	(\$43.33)	\$642	\$0.61
5	Hunter's Run	2 bed	60%	992	W, S, T	\$165	\$542		\$707	\$0.71
Subject		2 bed	60%	917	Trash	\$203	\$554		\$757	\$0.83

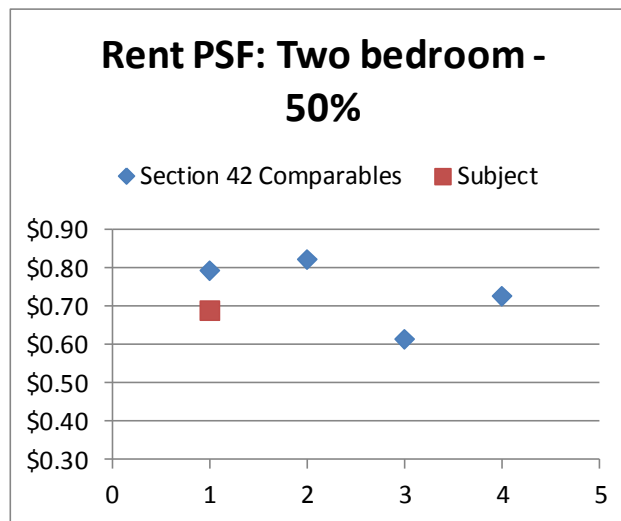
The subject's 30% unit will have a rent plus utility at \$378, or \$0.41 per SF. There is only one comparable with a 30% unit and it has a rent of \$398, or \$0.40 per SF. The subject's monthly rent is below the comparables and the rent per SF is similar.



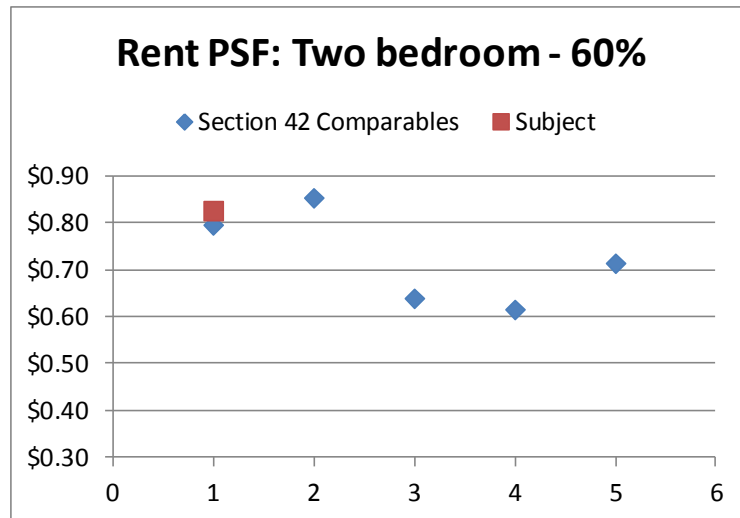
The subject's 40% units will have a rent plus utility of \$505, or \$0.55 per SF. The comparables range from \$493 - \$677, with rents per SF from \$0.54 - \$0.75. The subject's monthly rent and rent per SF are at the low end of the range.



The subject's 50% units will have a rent plus utility of \$631, or \$0.69 per SF. The comparables range from \$608 - \$745, with rents per SF from \$0.61 - \$0.82. The subject's monthly rent is at the low end of the range and the rent per SF is in the middle of the range of the comparables.



The subject's 60% units will have a rent plus utility of \$757, or \$0.83 per SF. The comparables range from \$633 - \$770, with rents per SF from \$0.61 - \$0.85. The subject's monthly rent is at the low end of the range and the rent per SF is at the high end of the range.

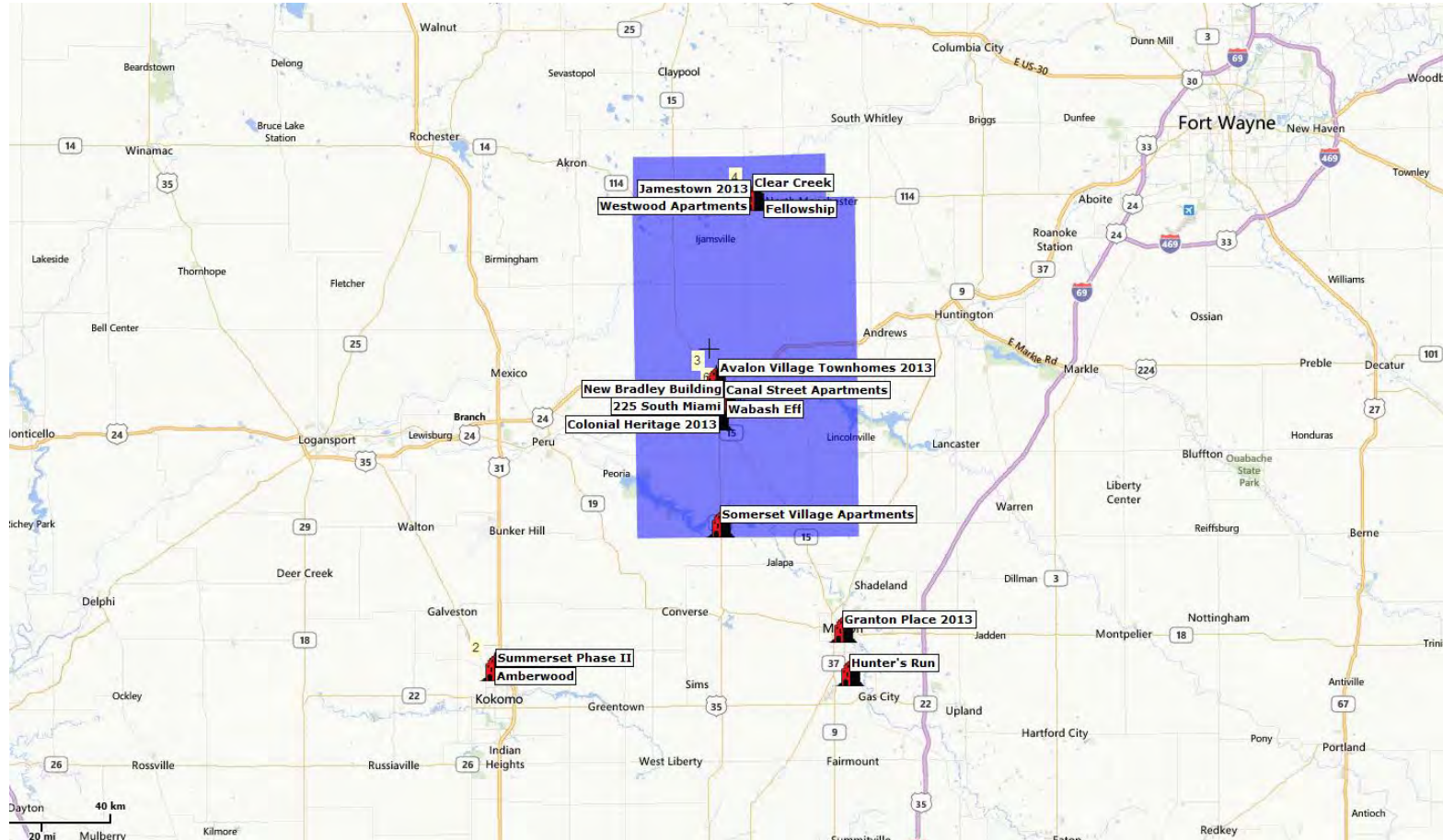


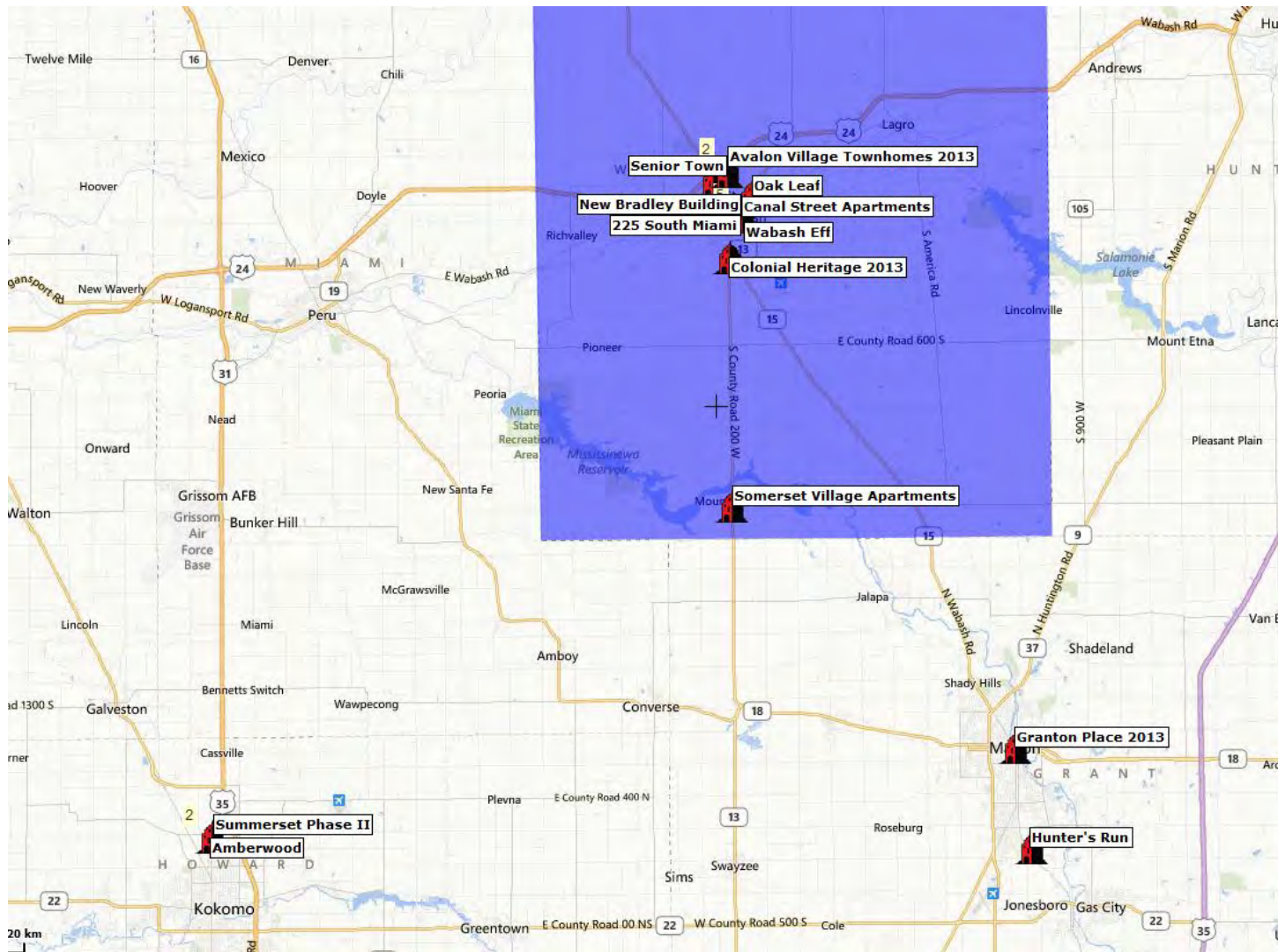
Summary

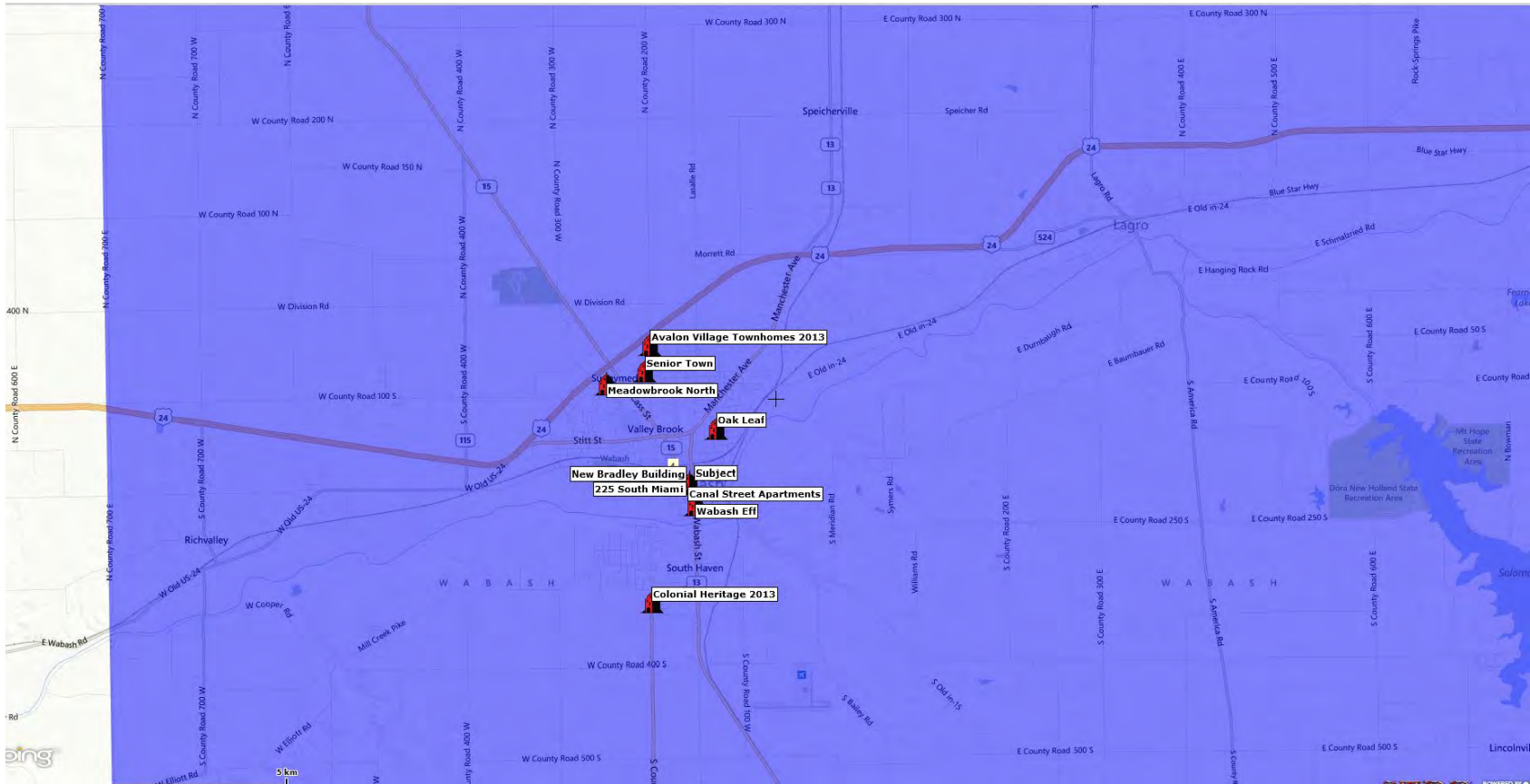
The market for the subject is very strong with the total market reporting a 93.8% occupancy rate. There are no Section 42 properties in the subject's market that are not also rented under the RD or Section 8 programs.

Map of subject relative to all comparables

This map includes both market rate and rent restricted comparables. The PMA boundaries are shown on the map.







Comparables for rural developments

There are rural development comparables used within the report.

Waiting Lists

During October 2013, our office surveyed many properties in the city of Wabash. A few of the comparables reported waiting lists:

- Colonial Heritage reported a waiting list of 17 units.
- Senior Town reported a waiting list of 6 months.

Availability of other affordable housing units

According to the Site to Do Business, the average home sales price for 2012 was \$127,729.

With typical terms of a 30-year mortgage at 4.25%, the monthly payment is \$597 . Of course, home ownership comes with property taxes, insurance, utility payments, and home maintenance. Therefore, added to this number is an additional 30% for a total payment of \$776. Given that the subject's highest rent is \$554, homeownership is not a viable option for tenants in this market.

Rental communities under construction or recently approved

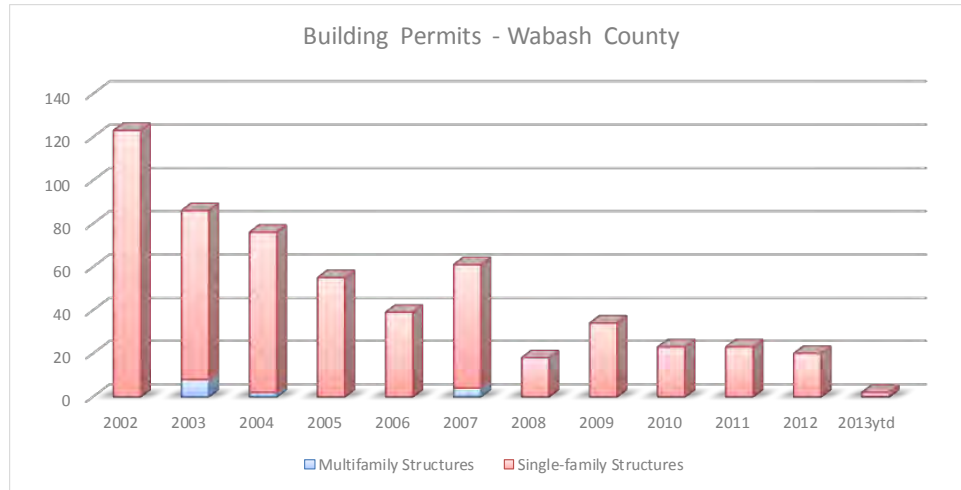
This information is described in *Recently developed rental units* on page 73.

Anticipated changes in the housing stock

According to Ron Bussard, Building Commissioner for the City of Wabash, there are four market rate units being constructed along West Market Street, a block west of the subject. These units will be market rate with no age restrictions. Therefore, they would not compete with the subject. No additional information on the project was provided.

Building permits

The following chart shows the building permits filed in Wabash County over the last 10 years for multifamily and single-family structures. As shown in the graph, there have not been any new apartments built within the area in over five years.



Source: U.S. Census Building Permits Survey, SODCS Building Permits data retrieved October 2013.

Local perspective of rental housing market officials and housing alternatives

The analyst contacted Terry, Assistant Building Commissioner. Terry was not very familiar with the demand for low-income housing in the Wabash area. She was able to confirm that there are existing affordable housing options in Wabash and she does not know of any new ones in the works. She said Wabash does not have a Housing Authority or Human Services to contact for further information.

The analyst spoke with Bill Konyha of the Economic Development Group in Wabash. Bill informed that the redevelopment committee has committed \$150,000 and the mayor has committed \$300,000 for this project. He explained that one of the most significant needs in this area is for quality affordable housing. There are people of all ages living in substandard housing and the Economic Development Department sees housing as the primary need for the county.

Conclusions and Recommendations

The subject will be a renovation of a downtown building in Wabash. The subject has support from the local government in the form of grants and property exemptions. There are no Section 42 properties that are not also Section 8 or rural development; furthermore, there are very few age-restricted properties.

The subject will offer 40 units and our analysis has determined the capture rate is 18.8% and the penetration rate is 2.3%. Because there is unmet demand in the PMA, the subject will not place any undue pressure on existing properties or on the newer properties that are still leasing up. This would suggest the subject is positioned to attract most of the existing demand and any future increase in demand as of market entry.

The analysis shows that if the subject does not receive rental subsidy and operates as a pure LIHTC property, the capture rate is still attractive and serves unmet demand.

The subject's proposed rents are positioned well within the range of the market and tax credit rents. Population figures indicate that there will be a minimal increase in households in the area aged 55+. The economy in the PMA is showing growth.

Overall, there is nothing that indicates the project will have difficulty leasing the units. The project is well planned and will be compelling to targeted tenants. The market has strong occupancies and this should continue after the construction of the subject. The market analysts recommend approval of the project based on the market evidence.

Signed Statement

I have made a physical inspection of the site and market area and that information has been used in the full study of the need and demand for new rental units. To the best of my knowledge, the market can support the demand shown in the study. I understand that any misrepresentation in this statement may result in the denial of participation in the rental housing tax credit program in Indiana as administered by the Indiana Housing and Community Development Authority. Neither I nor anyone at my firm has any interest in the proposed development or relationship with the ownership entity. Compensation for my services is not contingent upon this development receiving a reservation or allocation of tax credits. I affirm under the penalties of perjury that the foregoing representations are true.

Market Study Analyst



Signature:

Printed Name: Elizabeth Mutzl

Market Study Analyst Statement of Experience

Mitchell Market Analysts started with Mitchell Appraisals, a commercial real estate appraisal firm founded in 1988 by Bonnie Mitchell, Indiana's first female MAI-designated appraiser. Mitchell Appraisals provides real estate appraisals and related services throughout the Midwest and occasionally in other states.



We are located in Indianapolis and do most of our work in Indiana. We also hold licenses in Kentucky, Tennessee, Michigan, and Ohio. Early in 2013, Mitchell Appraisals became one of the founding members of Valbridge Property Advisors, currently with 42 firms across the country. Valbridge is among the top three national commercial real estate valuation companies with 145 MAIs, 59 office locations, and 600 staff.

A long-term specialty of Mitchell Appraisals is multifamily projects, especially LIHTC multifamily projects. We have done over 600 multifamily projects in the last five years. We started performing LIHTC market studies in 1997 and our work in this area has continued to grow.

Recognizing the need to focus on market studies, we formed a sister company in October 2010 called Mitchell Market Analysts, Inc. Now, all market study services including LIHTC market studies, MAP market studies, and HUD Rent Comparability Studies are performed by Mitchell Market Analysts. All appraisals are performed by Mitchell Appraisals.



Mitchell Market Analysts is a 100% WBE and has no overlap of ownership or management with Valbridge Property Advisors | Mitchell Appraisals, Inc. The principals are:

- Jennifer Atkinson
- Elizabeth Mutzl
- Bonnie Mitchell



The principals of Mitchell Market Analysts are approved by the state allocation agencies in Indiana, Michigan, North Carolina, Kentucky, and Georgia.

Our clients have been generous with their praise. Here is a sampling:

- "Thanks, Mitchell team. You guys are great. Again, cannot thank you enough for going the extra mile on this." - Local developer
- "Thank you again – you've been a pleasure to work with." – State finance authority representative

- “By the way, I think this study reads even better than last year’s study. Very nicely done!” – Local developer

Elizabeth (Liza) C. Mutzl

Primary Expertise

Multifamily properties including valuation, market studies, and tax assessment appeals. Specializes in low income housing, MAP, assisted living facilities, nursing homes, office, and retail.

Licenses

- Certified General Appraiser, State of Indiana CG40200255
- Certified General Appraiser, State of Michigan 1201071312
- Certified General Appraiser, State of Ohio 2012001228

Professional Memberships

- Certified Member, National Council of Affordable Housing Market Analysts: 2008 - present.

Experience

- Principal, Mitchell Market Analysts, Indianapolis, IN: 2011 – present.
- Associate Vice President, Mitchell Appraisals, Inc., Indianapolis, IN: 2003 – present.
- Staff appraiser, Mitchell Appraisals, Inc., Indianapolis, IN: 1997 – 2003.

Professional Activity

Local

Indianapolis Sub-Chapter Vice-Chairman of the Hoosier State Chapter of the Appraisal Institute: 2002.

Indianapolis Sub-Chapter Chairman of the Hoosier State Chapter of the Appraisal Institute: 2003.

Indianapolis Sub-Chapter Public Relations Chair: 2003-2005.

Indy Crew Network, Women in Real Estate.

Co-Chair Indy Crew Golf Outing.

National

National Council of Affordable Housing Market Analysts, Executive Committee: 2008-present.

National Council of Affordable Housing Market Analysts, peer reviewer and member of the membership committee: 2008 – present.

Co-Chair Education Committee: 2011-present.

Education

Bachelor of Arts, Communications with a concentration in Advertising and a minor in Supervision, Purdue University, West Lafayette: 1990.

Successfully completed various qualifying and continuing education courses starting in 1997 through 2011. Recent highlights include:

- MAP (Multifamily Accelerated Processing, a HUD program) Training: 2001, 2002, 2005, 2009, 2011, 2012, 2013.
- National Council of Affordable Housing Market Analysts: 2007, 2008, 2009, 2010, 2011, 2012, 2013.
- Michigan Appraisal Law: 2008, 2011.
- Appraisal of Nursing Facilities: 2008.
- USPAP: 2008-2009, 2010-2011, 2013.
- Real Estate Finance Statistics and Valuation Modeling: 2009.
- Appraising and Analyzing Office Building for Mortgage Underwriting: 2011.
- Appraising Apartments: 2011.
- How to Analyze and Value Income Properties: 2011.

Market Study Checklist

Standard	INCLUDED (Yes or No)	Page
Resume for market professional with demonstrable experience in Indiana affordable housing markets	Yes	Page 117
Executive Summary	Yes	Page 5
Development description	Yes	Page 8
Site Map	Yes	Page 30
Color photos of site	Yes	Page 17
Type of construction, type of structure, number of buildings, number of units, amenities, number of bedrooms and baths, etc.	Yes	Page 30
Discussion on incompatible land uses adjacent to the site	Yes	Page 10
Scope of Rehabilitation, if applicable	Yes	Page 30
Identification of federal or local housing subsidy programs on site	Yes	Page 46
Projected construction start, completion, and start of pre-leasing	Yes	Page 44
Market Area Description	Yes	Page 48
Detail of boundaries of primary market area	Yes	Page 48
Scaled color map of shopping, medical services, public transportation, employment, financial institutions, libraries, schools, community centers within 1 and 1½ mile radius of site	Yes	Page 17
Scaled color map of PMA	Yes	Page 48
Color photos of immediate surrounding area or neighborhood	Yes	Page 11
Market Area Economy	Yes	Page 49
Description of the employment by industry sector for PMA and county where site is located	Yes	Page 50
List of major employers in PMA	Yes	Page 53
Employment and unemployment trends for PMA and county; county total workforce figures in numbers and percentages	Yes	Page 54

Analysis and conclusions on economic status of PMA	Yes	Page 55
Identification of data sources used to compile statistics	Yes	As we cite statistics, we footnote the data source so it occurs throughout the report
Demographic Data	Yes	Page 57
Total population and householders by age group	Yes	Page 57
Number of senior and non-senior households, if applicable	Yes	Page 59
Total number of households by age, tenure, income, average household size, and group quarters	Yes	Page 59, 60, 60, 61, 62
Renter households by number of persons in the household	Yes	Page 63
Demand Analysis	Yes	Page 64
Projection of total demand from demand for new renter households and demand from existing households, and described in Schedule C of QAP	Yes	Page 68, 68
Minimum and maximum income ranges for each targeted group	Yes	Page 67
Definition of absorption period and rate to reach 95% occupancy	Yes	Page 70
Presentation of net demand in narrative, chart, and/or tabular format	Yes	Page 73
Calculation of capture rate for each income target group and bedroom size	Yes	Page 74
Calculation of penetration rate for the PMA	Yes	Page 75
Comparison of market rents and rents at proposed development	Yes	Page 89
Demand calculations with rental assistance and without rental assistance, if applicable	Yes	Page 74,
Assumptions for demand analysis	Yes	Page 65
Supply Analysis	Yes	Page 78
Survey of market rate and tax credit rental properties including name, address, age and condition, area median income level	Yes	Page 78
Type of federal and/or municipal subsidies, if applicable	Yes	Page 78

Presents of on-site management	Yes	Page 81
Number of units by bedroom type, number of bathrooms for each unit type, square footage of units	Yes	Page 78
Rents by number of bedrooms and baths, and square footage	Yes	Page 78
Unit and site amenities relative to the subject property	Yes	Page 81
Type of utilities	Yes	Page 81
Occupancy rates of each property	Yes	Page 79
Absorption history of each property (if recently completed)	Yes	Page 78
Color photographs of comparable properties	Yes	Starting on page 81
Color map depicting location of each property relative to subject property	Yes	Page 110
Market vacancy rate for PMA rental stock by population and type of occupancy and unit size	Yes	Page 79
Number of people on waiting lists for each property	Yes	Page 110
Discussion of availability of other affordable housing options	Yes	Page 113
In rural areas, data on developments in adjacent markets with similar characteristics, if properties are not available in PMA	Yes	Page 113
Conclusions and Recommendations	Yes	Page 115
Candid conclusion about the subject property's feasibility in the market	Yes	Page 115

ACKNOWLEDGEMENT OF MARKET ANALYSTS

Market Study Analysts

Signature:  _____

Printed Name: Liza Mutzl _____

Title (if applicable): _____

Addenda

Desirable Sites

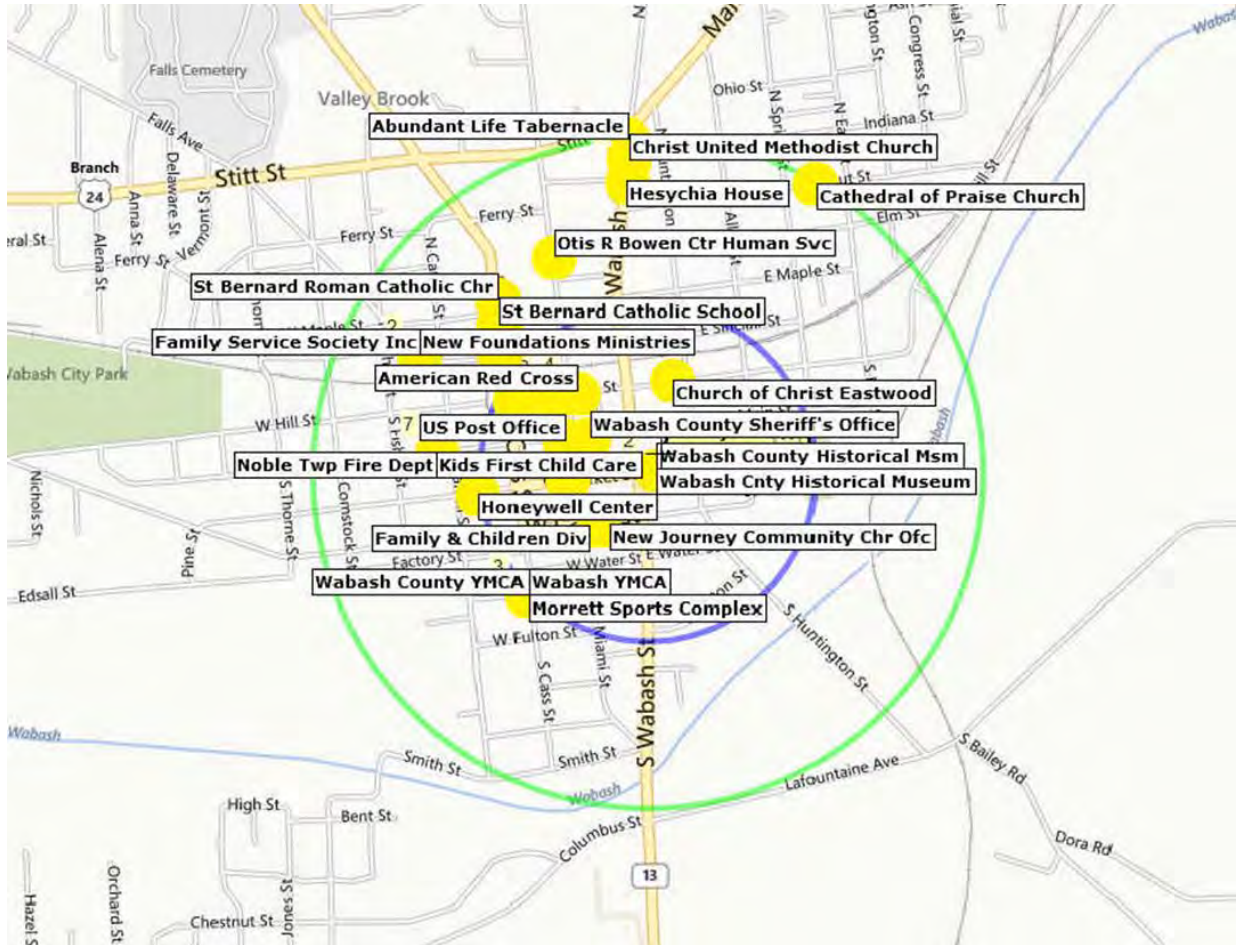
This section shows the subject's proximity to civic or community sites, services, retail locations, and healthcare.

Civic or community facilities

Residents at the subject will have access to the following civic or community sites including childcare, community centers, schools, vocational schools, universities, cultural arts, and public services:

<u>NAME</u>	<u>ADDRESS</u>	<u>CITY</u>
Eagles Theatre	106 W Market St	Wabash
First United Methodist Church	110 N Cass St	Wabash
Noah's Ark Preschool	477 N Wabash St	Wabash
Life Center Pregnancy Help	78 W Hill St	Wabash
Presbyterian Church	123 W Hill St	Wabash
St Bernard Roman Catholic Chr	207 N Cass St	Wabash
Wabash County United Fund Inc	73 W Canal St	Wabash
Wabash Carnegie Public Library	188 W Hill St	Wabash
Wabash Christian Church	110 W Hill St	Wabash
New Foundations Ministries	111 Falls Ave	Wabash
Honeywell Center	275 W Market St	Wabash
Habitat For Humanity	N/A	Wabash
Otis R Bowen Ctr Human Svc	255 N Miami St	Wabash
Wabash County YMCA	500 S Cass St	Wabash
New Journey Community Church	PO Box 214	Wabash
Christian & Missionary	1206 N Cass St	Wabash
Hesychia House	433 N Wabash St	Wabash
Northfield High School	RR 4	Wabash
Cathedral of Praise Church	376 Walnut St	Wabash
New Journey Community Chr Ofc	53 W Canal St	Wabash
Morrett Sports Complex	500 S Cass St	Wabash
Wabash Cnty Historical Museum	36 E Market St	Wabash
Christ United Methodist Church	477 N Wabash St	Wabash
Wabash County Probation Office	91 W Hill St	Wabash
St Bernard Catholic School	191 N Cass St	Wabash
Abundant Life Tabernacle	492 N Wabash St	Wabash
Christian Heritage Church	6776 River Rd	Wabash
Family & Children Div	89 W Canal St	Wabash
Wabash County Historical Msm	36 E Market St	Wabash
Wabash County Casa	49 W Hill St	Wabash
Dr James Ford Historic Home	177 W Hill St	Wabash
Family Service Society Inc	111 Falls Ave	Wabash
Wabash YMCA	500 S Cass St	Wabash
American Red Cross	88 W Hill St	Wabash
US Post Office	111 W Main St	Wabash
Church of Christ Eastwood	80 E Hill St	Wabash
Kids First Child Care	1110 N Cass St	Wabash
Noble Twp Fire Dept	N/A	Wabash
Wabash County Sheriff's Office	79 W Main St	Wabash

The map of the services follows with radii drawn at ¼ and ½ miles:



Services

Residents at the subject will have access to the following services including banks, restaurants, fitness locations, senior care centers, or dry cleaners:

NAME	ADDRESS	CITY
Rock City Cafe	25 E Market St	Wabash
Access	74 W Canal St	Wabash
Beacon Credit Union	586 S Wabash St	Wabash
Asian Buffet	1357 N Cass St	Wabash
Honeywell Center	275 W Market St	Wabash
Smitty's Bar	10 E Canal St	Wabash
Wabash County YMCA	500 S Cass St	Wabash
Twenty	111 W Market St	Wabash
Junus Corp	1304C N Cass St	Wabash
Beacon Credit Union	641 S Miami St	Wabash
Dyes Bar & Grill	509 W Market St	Wabash
Mi Pueblo V Mexican Restaurant	1305 N Cass St	Wabash
Aztecaz Mexican Grill	256 S Miami St	Wabash
Eugenia's Restaurant	275 W Market St	Wabash
Blooeys Bar & Grill	52 W Canal St	Wabash
Pizza King	46 W Canal St	Wabash
All Occasions	163 S Miami St	Wabash

Market Street Grill	90 W Market St	Wabash
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The map of the services follows with radii drawn at ¼ and ½ miles:

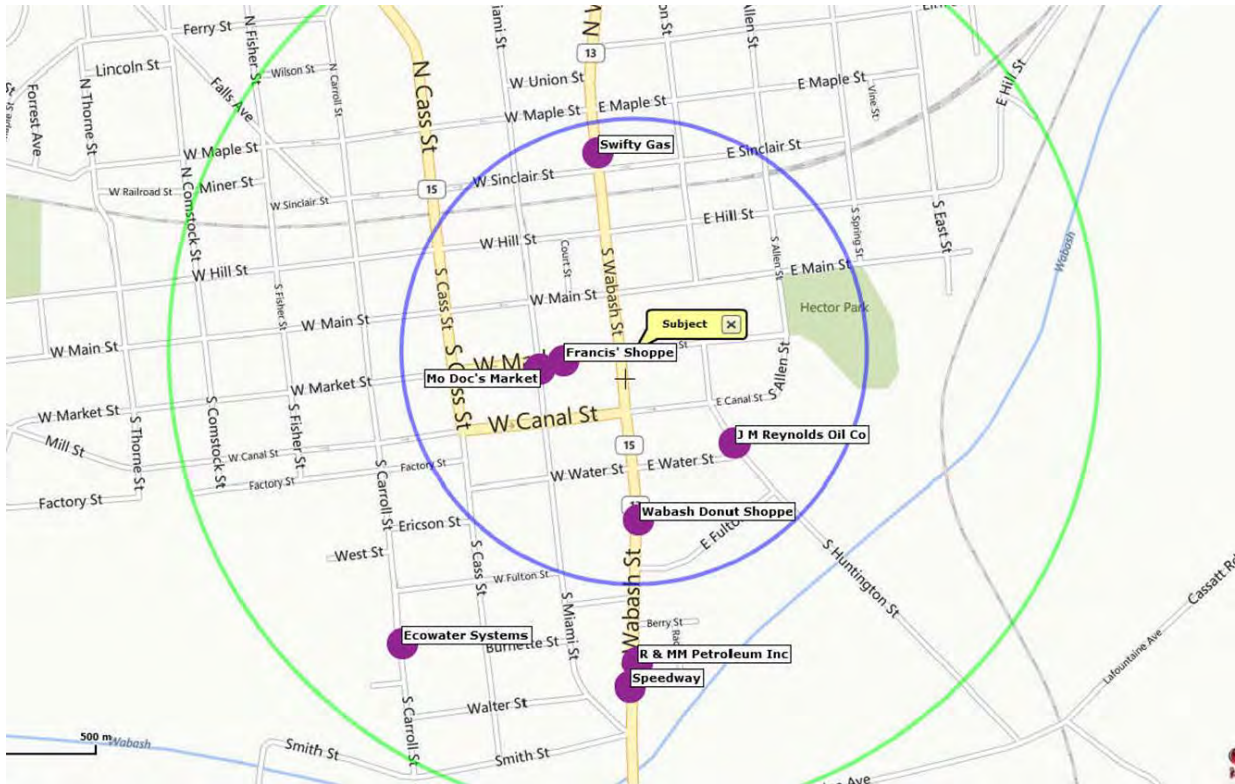


Retail locations

Residents at the subject will have access to the following retail locations including grocery stores, other sources of produce, clothing retail, and other retail:

NAME	ADDRESS	CITY
Speedway	740 S Wabash St	Wabash
Francis' Shoppe	65 W Market St	Wabash
J M Reynolds Oil Co	395 S Huntington St	Wabash
Ecowater Systems	615 S Carroll St	Wabash
Swift Gas	111 N Wabash St	Wabash
Mo Doc's Market	205 S Miami St	Wabash
R & MM Petroleum Inc	727 S Wabash St	Wabash
Wabash Donut Shoppe	445 S Wabash St	Wabash

The map of the services follows with radii drawn at ¼ and ½ miles:



Healthcare services

Residents at the subject will have access to the following healthcare services including pharmacies, physicians, optometrists, dentists, physical therapy, clinics, and hospitals:

NAME	ADDRESS	CITY
Otis R Bowen Ctr Human Svc	255 N Miami St	Wabash
Advantage Home Care	112 N Wabash St	Wabash
Fowler Bing M	Co Rd 50 E	Wabash
Wabash County Hospital	N/A	Wabash
Dermatology PC	N/A	Wabash
Family Physicians Associated	N/A	Wabash
Wabash Eye Health & Vision Ctr	144 W Hill St	Wabash
Miller's Merry Manor	122 W Market St	Wabash

The map of the services follows with radii drawn at ¼ and ½ miles:



Opportunity Index

The opportunity index in the QAP awards points for proximity of the subject site to growth opportunities.

Qualified Census Tract

The subject is in census tract 1026.00, which is not in a Qualified Census Tract.

Top quartile for median household income

The subject is in Wabash County, which has median household income of \$42,032. The county's median household income is in the bottom quartile of the state.

The median household income for the state of Indiana is \$46,410.⁷

Poverty rate

Wabash County has a poverty rate of 16 percent for all ages, which places it in the top half for the state. Indiana has a poverty rate of 15.8 percent for all ages.

Access to quality education

The subject has access to Wabash High School, which received an A rating from the Indiana Department of Education for 2012.

⁷ US Census Bureau, Small Area Income and Poverty Estimates, 2011.

10. Description of the current state of the site: are there existing improvements? Will they be rehabbed or razed? What is the approximate size of the site in acres?

11. Brief description of the proposed changes: new construction or rehabilitation or adaptive reuse? How many stories? Will there be an elevator?

12. Please provide preliminary site plans, floor plans, unit plans, elevations, and a rendering when they are available.

13. Please provide information on any federal or local programs that will be offered to the tenants. Usually our customers provide a copy of the Tenant Investment Plan to fulfill this requirement.

14. Please provide information on any local or government support for the project.

15. Who do you see as your primary competition in the area?

16. Anything else we should know?

Development Amenities

Please fill out this list and indicate which amenities your subject will have.

Common Area Amenities

Playground	
Site racks	
Designated Garden Area	
Community Room	
Community TV	
Designated Walking Path	
Billiards Table	
Fenced dog walking area	
Basketball Court	
Swimming Pool	
Fenced in tennis court	
Gazebo	
Picnic area	
Volleyball court	
Hot Tub	
Computer Center	
Exercise Room	

Common Area Convenience Features

One parking spot per unit	
Car wash	
Garage	
Carport	
Enclosed bus stop shelter	
Comfort cond. common areas	
Daycare center	
Beauty/barber shop	
Laundry facilities	
Manager onsite	
Onsite recycling	

Common Area Architectural

Multiple building designs	
Multiple floor plans	
Steel frame	
Architectural shingles	
100% brick, stone, cement	
Metal roof covering	
Slate roof covering	
Sound-proof unit separation	

Unit Amenities

Blinds or curtains	
Hardwood floors	
Porch/Patio/Balcony	
Walk-in closets	
External storage	
Pressure vents	
Kitchen pantry	

Security Amenities

Restricted access	
Security cam. at entrance	
Site/parking lighting	
Security cam. at bus stops	
Intercom	
Peep hole	
Bump-proof locks	
Steel doors	
Security alarm-doors	
Security alarm- windows	

Unit Convenience Features

Garbage disposal	
Door bells	
Cable hook-ups	
Motion det. Lights	
Washer/dryer	
Dishwasher	
Whirlpool tub	
Ceiling fan	
Internet	

Life Safety

Pull cords	
Fire extinguishers	
Fire sprinkler system	
Fire extinguisher training	
Kitchen fire blanket	
Escape ladders	
Fire safety training	
Posted speed limit signs	
Fenced in retaining ponds	
Emergency lighting	

Other subject amenities

Air Conditioning	Central	<input type="checkbox"/>
	Through-wall	<input type="checkbox"/>
	None	<input type="checkbox"/>
Appliances	Stove	<input type="checkbox"/>
	Refrigerator	<input type="checkbox"/>
	Microwave	<input type="checkbox"/>
Laundry	Hook ups	<input type="checkbox"/>
	Laundry room	<input type="checkbox"/>
	In-unit appliances (make sure this is checked in the Unit Amenities section earlier in this document)	<input type="checkbox"/>
Clubhouse amenities		
Other: Any other amenities that will be included in the rent that might offer a market advantage? Please describe.		

Parking

Type of parking	Description	Additional fee	Number of spaces
Carports	If you included carports in the list above, will there be an additional fee? <i>Your comments:</i>	\$	
Garages	Individual garages or a parking garage? Will there be an additional fee? <i>Your comments:</i>	\$	
Surface	Is it a parking lot for the subject? Or street parking? Is there any security for the lot? <i>Your comments:</i>	\$	

STDB Online Data Sources

STDB uses several databases as sources in their products:

- Tele Atlas Streets
- i-cubed Imagery
- Business List Data
- DigitalGlobe Imagery
- National Geographic Topography
- ESRI Demographics
- ESRI Quarterly Population
- AGS CrimeRisk
- Market Potential
- Workforce Strategies
- FloodScape Maps
- Community Tapestry
- Lifestyle/Psychographic
- Consumer Expenditures

However, the report we generate from STDB primarily uses ESRI Demographics and ESRI Quarterly Population.



Example of demand calculation

The following example explains how demand is calculated for the one-bedroom unit type. The same procedure is used for each unit type.

The methodology for determining the minimum and maximum income was described in the narrative of the report. This describes the methodology used to determine the percentage of income-eligible renters by AMI level.

In this example the minimum income is \$15,257 and the maximum is \$35,640. None of the renters in the \$0 - \$10,000 bracket are eligible; a little less than half of the renters in the \$10,000 - \$20,000 bracket are eligible; all of the renters in the \$20,000 - \$30,000 bracket are eligible; and a percentage of the renters in the \$30,000 - \$40,000 bracket are eligible.

To determine the number of eligible households in each bracket, the following algorithm is used.

This table is used as an example:

Unit Type		Two Bedroom	
Proposed Lowest rent			\$338
Utility Allowance			\$107
Minimum Income			\$15,257
Maximum Income			\$35,640
Year 2014		Total Renter Households	
<u>Income brackets</u>	<u>#</u>	<u>% eligible</u>	<u># eligible</u>
\$0-10,000	62	0%	0
\$10,000-20,000	134	47%	64
\$20,000-30,000	96	100%	96
\$30,000-40,000	72	56%	40
\$40,000-50,000	94	0%	0
\$50,000-60,000	57	0%	0
\$60,000+	192	0%	0
Total	707		201

1. Eliminate any income bracket that has no eligible households because the income bracket falls entirely below the minimum income or above the maximum income. Eligible households are 0%. (In our example, this is true of \$0 - \$10,000, \$40,000 - \$50,000 and up.)
2. If any income bracket falls entirely within the range specified by the minimum and maximum income, indicate this bracket with 100%. (In our example, the \$20,000 - \$30,000 bracket at 100%.)

For an income bracket where the minimum income is included in the range, use this calculation:

$$\frac{(\text{Maximum income bracket} - \text{Minimum income})}{(\text{Maximum income bracket} - \text{Minimum income bracket})}$$

$$(\$10,000 - \$15,257) / \$10,000$$



3. For an income bracket where the maximum income is included in the range, use this calculation:

$$\frac{(\text{Maximum income} - \text{Minimum income bracket})}{(\text{Maximum income bracket} - \text{Minimum income bracket})}$$
$$(\$35,640 - \$30,000) / \$10,000$$

Once the income-eligible households by income bracket are determined, it is summed and divided by the number of renter households in the PMA to determine how many are eligible for this AMI level unit. In this example 201 eligible/ 707 renter households = 28.4%.

Indiana Housing and Community Development Authority

Rental Housing Finance Initial Application

APPLICATION PACKAGE SUBMISSION GUIDELINES

- 1 No Application will be considered without the Applicant's submission of a brief narrative summary (limit 3 pages) describing the need for the Development within the community and the Development itself. This narrative should give an accurate depiction of how this development will benefit the particular community. Generally, the summary should include the following points:

Development and unit description
Amenities in and around the Development
Area's needs that the Development will help meet
Community support and/or opposition for the Development
The constituency served by the Development
Development quality
Development location
Effective use of resources
Unique features
Services to be offered
Address Allocation Plan

- 2 Your assistance in organizing your submissions in the following order will facilitate the review of your Application for a "Conditional" Reservation of Rental Housing Financing. Documentation included with the Application must be submitted in the order set forth on the Development Submission Checklist. Documentation for each applicable tabbed section of the application for which it applies should be placed in a legal size 1/3 tab cut manila file folder. Each file folder should be labeled with typewritten 1/3 cut file folder labels accordingly. A template to use to print labels for manila file folders is located in Schedule G. File folders should then be inserted in a 14 3/4"x 9 1/2" red file pocket with 5 1/4" expansion and must include all Tabs A-DD.
- 3 The Application form (Form A) must be signed by the Applicant, duly notarized and submitted with the required application fee. Please submit **one original** Form A in addition to a PDF copy on a CD-ROM. Inclusion of the items on the Development Submission Checklist in support of the Application is strongly encouraged and will likely impact the number of points for which you are eligible under IHCD's evaluation system of ranking applications, and may assist IHCD in its determination of the appropriate amount of credits that it may reserve for the development. Additionally, all pages of the documentation submitted in each tab of the Application must state the full Development Name and date of the Application

Threshold Items	Document Submitted Yes/No	Document Location (Tab)	Notes/Issues
1. Development Feasibility Document Submitted: ~ Application, Form A ~ Third party documentation of sources, costs & uses of funds (if applicable) ~ 15 Yr. pro-forma (Housing,Commercial, Combined) ~ Other (List Below):	 Yes Yes Yes	Tab A	
2. Highest locally elected official and IHCD notified of the development Documents Submitted: ~ Form C ~ Copy of letter/information submitted ~ Returned Receipt from the certified mail ~ Written response from the local official (if applicable) ~ Other (List Below):	 Yes Yes Yes Yes	Tab B	
3. Not-for-profit competing in any set-aside Document Submitted: ~ Signed Board Resolution by the Not-For-Profit's Board of Directors ~ Form B - Not-For-Profit Questionnaire	 Yes Yes Yes	Tab C	
4. Market Study prepared by a disinterested third party showing sufficient demand ~ 1 PDF copy on a CD	Yes	Tab N	
5. Applicant, Owner and/or Developer has successfully completed at least 1 Multi-family development in Indiana. (issuance of IRS Form 8609) Document(s) Submitted: ~ Application, Form A, section F.1	 Yes	Tab A	
6. Costs expended to date are less than 50% of total development costs. Document Submitted: ~ Application, Form A, section 0.2.i	 Yes	Tab A	
7. Applicant, Developer, management agent, other development team members demonstrate financial, developmental, and managerial capabilities to complete and maintain property through compliance period. Document(s) Submitted: ~ Financial Statements from Applicant, Owner (if formed, or all principals of the GP interest), and Developer ~ Tax Returns of GP or ALL principals (if required by IHCD) ~ Resume of Developer ~ Resume of Management Agent ~ Other (List Below):	 Yes Yes Yes Yes	Tab D	
8. Completed Application with Application Fee Document(s) Submitted: ~ Application, Form A ~ Narrative Summary ~ Check for appropriate Application Fee	 Yes Yes Yes	Tab A	

<p>9. Evidence of Site Control</p> <p>Document(s) Submitted:</p> <ul style="list-style-type: none"> ~ Purchase Agreement ~ Title commitment ~ Warranty Deed ~ Long Term Lease ~ Option ~ Attorney's opinion ~ Adopted Resolution of the applicable commission ~ Letter from the applicable governmental agency ~ Other (List Below): 	<p>No</p> <p>No</p> <p>No</p> <p>No</p> <p>Yes</p> <p>Yes</p> <p>No</p> <p>Yes</p> <p>Yes*</p>	<p>Tab E</p>	<p>*Assignments of Option Agreements to Applicant and to Owner</p>
<p>10. Development Site Information</p> <p>Documents Submitted:</p> <ul style="list-style-type: none"> ~ Typical unit plan(s) that include the net sq. ft. of each unit; ~ Dimensioned floor plans for all unit types showing the location of units and common areas; ~ Elevations for all building types; ~ Site plan that shows how the development is to be built; ~ Schematic site plan/perimeter survey; ~ Photos of the site and current aerial photograph; ~ Current photographs of the project site. 	<p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p>	<p>Tab F</p>	
<p>11. Lender Letter of Interest</p> <ul style="list-style-type: none"> - Lender has reviewed the same application submitted or to be submitted by the Applicant to the Authority to which such letter of interest related; - Lender expressly acknowledges that the development will be subject specifically to the "40-60" or "20-50" set-asides, and extended use restriction elections made by the Applicant - Such lender has reviewed the Minimum Underwriting Criteria set forth in this Allocation Plan; and - Any other special use restriction elections made by the Applicant, which give rise to additional points in this Allocation Plan. - The terms of the loan including loan amount, interest rate, and term of the loan <p>Document Submitted:</p> <ul style="list-style-type: none"> ~ Lender Letter of Interest 	<p>Yes</p>	<p>Tab G</p>	
<p>12. Financing Not Yet Applied For</p> <p>Document Submitted:</p> <ul style="list-style-type: none"> ~ Certification of eligibility from Applicant 	<p>Yes</p>	<p>Tab G</p>	
<p>13. Funding/Financing already awarded</p> <p>Document Submitted:</p> <ul style="list-style-type: none"> ~ Copy of Award Letter 	<p>Yes</p>	<p>Tab G</p>	

14. Zoning			
Document Submitted:		Tab H	
~ Letter from zoning authority stating site is properly zoned (without need for additional variance)	Yes		
~ Copy of all approved variances	No		
~ Attorney's Opinion	No		
~ PUD documentation (if applicable)	No		
15. Utilities Available to Site			
Document Submitted:		Tab A	
~ Form A, Section N	Yes		
16. Compliance Monitoring and Evidence of Compliance with other Program Requirements			
Documents Submitted:		Tab J	
~ All development team members with an ownership interest or material participation in any affordable housing Development must disclose any non-compliance issues and/or loan defaults with all Authority programs.	Yes		
~ Affidavit from any principal of the GP and each development team member disclosing his/her interest in and affiliation with the proposed Development	Yes		
~ Affidavit from the management company had added language certifying review, effective management, and elections	Yes		
~ Complete list of all Indiana RHTC developments affiliated with applicant, owner and/or developer	Yes		
17. Characteristics of the Site are suitable for the construction, rehabilitation and operation of the proposed Development - No Development will be considered if any buildings are or will be located in a 100-year flood plain at the placed in service date or on a site which has unresolvable wetland problems or contains hazardous substances or the like that cannot be mitigated.			*Project is not located in a flood plain. Please refer to Mini-Phase I Report.
Documents Submitted:		Tab K	
~ Completed Mini-Phase I (MP-1), Form P -OR- Completed Environmental Phase I <i>Both must address flood plain and wetlands</i>	Yes		
~ FEMA conditional letter of reclassification	No		
~ Mitigation plan including financing plan	No		
~ Documentation from Civil Engineer	No		
~ Resume for Civil Engineer	No		
~ FEMA map	No*		
18. Federal Fair Housing Act and Indiana Handicapped Accessibility Code			
Document Submitted:		Tab A	
~ Form A, Section O. 4	Yes		
19. Pre-1978 Developments (i.e. buildings) Proof of Compliance with the Lead Based Paint Pre-Renovation Rule			
Document Submitted:		Tab A	
~ Form A, Section O. 9	Yes		
20. Developments Proposing Commercial Areas			Commercial areas within the building will be owned by a separate LLC through a horizontal property regime. See Site Control Narrative in Tab E.
Document(s) Submitted:		Tab F	
~ Detailed, square footage layout of the building and/or property identifying residential and commercial areas	No		
~ Timeline for complete construction showing that all commercial areas will be complete prior to the residential areas being occupied	No		
21. RHTCs or any other IHEDA resources are being used to acquire the Development			
Document Submitted:		Tab L	
~ Fair Market Appraisal (within 6 months)	Yes		

22. Any portion of the RHTCs are used to acquire the Development then it must be either exempt from or meet the requirements of IRC Section 42(d)(2)(B)(ii) as to the 10-year placed in service rule. Document submitted:	Yes	Tab L	See Tab E for Chain of Title Report. Attorneys Opinion Letter contained in Tab E and U
~ Chain of Title Report; or ~ Tax professional's opinion stating that the acquisition is either exempt from or meets the requirements of IRC Section 42(d)(2)(B)(ii); or ~ For waiver, a letter from the appropriate Federal official that states that the proposed project qualifies for a waiver under IRC Section 42(d)(2)(B)(ii)	Yes		
23. Any portion of the RHTCs are used to acquire the Development, the Applicant must disclose all "Related Parties" and the proceeds from the sale of to each "Related Party"	No	Tab L	Applicant and Owner are not related to Seller in any way.
24. Rehabilitation Costs must be in Excess of \$20,000 per unit (Must be in excess of \$30,000 per unit if competing in the Preservation Set-aside) Document Submitted:		Tab L	
~ Capital Needs Assessment - Schedule F on CD	Yes		
25. Displacement Relocation Plan Document Submitted:			
~ Detailed displacement/relocation plan	No	Tab L	
26. Form 8821 <i>Provide only if Requested by IHCD</i>		Tab Z	
27. Minimum Underwriting Guidelines			
~ Total Operating Expenses - >= \$2,500/unit (Net of taxes and reserves)	Yes		
~ Management Fee - maximum 5-7% of "effective gross income" 1-50 units = 7%, 51-100 units = 6% 100+ units = 5%	Yes		
~ Vacancy Rate 6-8%	Yes		
~ Rental Income Growth 0-2% /yr	Yes		
~ Operating Reserves 4 - 6 months Operating Expenses plus Debt Service -OR- \$1500/unit, whichever is greater	Yes		
~ Replacement Reserves per unit Rehabilitation: \$350 per unit per year New Construction: \$250 per unit per year Single Family Units: \$420 per unit per year Historic Rehabilitation: \$420 per unit per yer	Yes		
~ Operating Expense Growth 1-3% /yr	Yes		
~ Stabilized debt coverage ratio Large and Small City Developments: 1.15 - 1.40 Rural Developments: 1.15 - 1.50 (Maintain at least a 1.1 throughout Compliance Period)	Yes		
Document(s) Submitted:		Tab M	
~ Documentation of estimated property taxes & insurance	Yes		
~ Detailed explanation why development is underwriting outside these guidelines	No		
~ Third party documentation supporting explanation	No		
~ Other (list below)			
28. Grants/Federal Subsidies Document Submitted: (Form A, Section Y. 3)		Tab G	
~ Explanation of how the funds will be treated in Eligible Basis, the reasonableness of the loan to be repaid, and the terms of the loan.	Yes		

29. Amount of RHTCs requested does not exceed \$,1,200,000 Document Required:			
~ Application, Form A	Yes		
30. Developer Fee, including consulting fee, is within guidelines Document(s) Submitted:		Tab M	
~ Deferred Development Agreement/Statement	Yes		
~ Not-for-profit resolution from Board of Directors allowing a deferred payment	Yes		
31. Contractor Fee is within guidelines Document Submitted:		Tab A	
~ Application, Form A	Yes		
32. Architect Fee is within guidelines Document Submitted:		Tab A	
~ Application, Form A	Yes		
33. Consultant Fee is within guidelines Document Submitted:		Tab A	
~ Application, Form A	Yes		
34. Project Costs are Reasonable Document Submitted:		Tab A	
~ Application, Form A	Yes		
35. Related Party Fees Document Submitted:		Tab J	
~ Disclosure of all Related Party Fees	Yes		
36. Does Development meet Minimum Development Standards? Document Submitted:		Tab A	
~ Form A, Section O.3	Yes		
37. Does Development set aside at least 10% of units for "special needs populations," pursuant to Indiana Code ("IC") 5-20-1-435 ? Document Submitted:		Tab O	
~ Completed and Executed Form K	Yes		
38. Development satisfies all requirements of Section 42 Document(s) Submitted:		Tab A	
~ Completed and Signed Application with Certification	Yes		
39. Private Activity Tax-Exempt Bond Financing Documents Required:			
~ Inducement Resolution	No	Tab B	
~ Attorney's Opinion	No		
40. Not-For-Profit set-aside Documents Required:		Tab C	
~ Articles of Incorporation	Yes		
~ IRS documentation 501(c)(3)	Yes		
~ NFP Questionnaire	Yes		
41. Copy of any Approved Waivers	No	Tab V	
42. Additional Documents Submitted List documents:		Tab V	
Support Letters	Yes		

Evaluation Factors	Self Score	IHCDA Use	Notes/Issues		
1. Rents Charged			Total 30% Units:	Total Units	% at 30%
% at 30% Area Median Income Rents			8	40	20.00%
1. 3.0 - 6.99% (1 point)					
2. 7.0 - 8.99% (2 points)					
3. 9.0 - 11.99% (3 points)					
4. 12.0 - 14.99% (4 points)					
5. 15.0 - 17.99% (5 points)					
6. 18.0 - 29.99% (6 points)	6.00				
7. 30.0 - 39.99% (5 points)					
8. 40.0 - 44.99% (4 points)					
9. 45.0 - 49.99% (3 points)					
10. 50.0 - 54.99% (2 points)					
11. 55.0% or more (1 point)					
			Total 40% Units:	Total Units	% at 40%
% at 40% Area Median Income Rents			10	40	25.00%
1. 3.0 - 8.99% (2 points)					
2. 9.0 - 14.99% (3 points)					
3. 15.0 - 17.99% (4 points)					
4. 18.0 - 21.99% (5 points)					
5. 22.0 - 29.99% (6 points)	6.00				
6. 30.0 - 39.99% (5 points)					
7. 40.0 - 44.99% (4 points)					
8. 45.0 - 49.99% (3 points)					
9. 50.0% or more (2 points)					
			Total 50% Units:	Total Units	% at 50%
% at 50% Area Median Income Rents			11	40	27.50%
1. 3.0 - 4.99% (1 point)					
2. 5.0 - 6.99% (2 points)					
3. 7.0 - 8.99% (3 points)					
4. 9.0 - 14.99% (4 points)					
5. 15.0 - 17.99% (6 points)					
6. 18.0 - 21.99% (7 points)					
7. 22.0 - 29.99% (8 points)	8.00				
8. 30.0 - 44.99% (7 points)					
9. 45.0 - 49.99% (6 points)					
10. 50.0 - 54.99% (5 points)					
11. 55.0% or more (3 point)					
			Total 60% Units + Market Rate:	Total Units	% at 60% + Market Rate
<u>B. % at 60% + Market Rate Rents</u>			11	40	27.50%
1. 3.0 - 4.99% (2 point)					
2. 5.0 - 8.99% (3 points)					
3. 9.0 - 14.99% (4 points)					
4. 15.0 - 17.99% (5 points)					
5. 18.0 - 21.99% (6 points)					
6. 22.0 - 24.99% (7 points)					
7. 25.0 - 29.99% (8 points)	8.00				
8. 30.0 - 39.99% (6 points)					
9. 40.0 - 44.99% (5 points)					
10. 45.0 - 49.99% (4 points)					
11. 50.0 - 54.99% (3 point)					
12. 55.0% or more (0 point)					
Subtotal (28 possible points)	28.00	0.00			

2. Development Characteristics							
<u>A. Development Characteristics</u>							
1. 10 amenities in Column 1 (2 points) - Minimum of two amenities required in each of the three sub-categories A, B, & C in the first column.	2.00						
1. 5 amenities in Column 2 (2 points) - Minimum of two amenities required in each of the two sub-categories A and B in the second column.	2.00						
1. 3 amenities in Column 3 (2 points) - Minimum of one amenity required in each of the two sub-categories A and B in the second column.	2.00						
				Family Developments		Elderly Developments	
<u>B. Accessible Units</u>				Rehab	New Construction	Rehab	New Construction
1. 6.0 - 6.9%			1 point	0 points	0 points	0 points	
2. 7.0 - 7.9%			2 points	1 point	1 point	0 points	
3. 8.0 - 8.9%			3 points	2 points	2 points	1 point	
4. 9.0 - 9.9%			5 points	3 points	3 points	2 points	
5. 10.0 - 10.9%	5		5 points	5 points	5 points	3 points	
6. 11.0 or more			5 points	5 points	5 points	5 points	
<u>C. Universal Design Features</u>							
1. Grey Ribbon (0 points)							
2. Green Ribbon (1 point)							
3. Yellow Ribbon (2 points)							
4. Red Ribbon (3 points)							
5. Blue Ribbon (5 points)	5.00						
Document Required: ~ Completed Form A							
<u>D. Unit Size</u>							
~ Based on the percentage of the proposed units that meet or exceed the minimum net square footage within a specific unit and development type.							
				New Construction	Adaptive Reuse	Rehab/Existing Housing	
1. 59.99 % or less			0 points	1 point	1 point		
2. 60.0 - 64.99%			0 points	1 point	1 point		
3. 65.0 - 69.99%			0 points	2 points	2 points		
4. 70.0 - 74.99%			0 points	2 points	2 points		
5. 75.0 - 79.99%			1 point	3 points	3 points		
6. 80.0 - 84.99%			1 point	3 points	3 points		
7. 85.0 - 89.99%			2 point	4 points	4 points		
8. 90.0 - 94.99%			3 points	4 points	4 points		
9. 95.0 - 99.99%			5 points	5 points	5 points		
10. 100%	5.00		5 points	5 points	5 points		
Document Required: ~ Completed Form A ~ Floor plans with exact total net square footage printed clearly are required to receive these points. Place in Tab F							

<u>E. Vacant Structure</u>				See Adaptive Reuse Narrative in Tab P. The entire portion of the building to be used for housing and owned by the limited partnership is currently vacant.
1. 50% of the Total Development (1 points)				
2. 75% of the Total Development (2 points)				
3. 100% of the Total Development (3 points)	3.00			
Document Required: ~ Form A				
<u>F. Development is Historic in Nature</u> ~ 50% of total units located in <u>eligible</u> historic buildings in the development:				
1. Listed on the National Register of Historic Places, the Indiana Register of Historic Sites and Structures, or has received local landmark designation through an ordinance. (2 points)				
Required Document: ~ Verification letter from the National Park Service or verification of the listing through the National Park Service website; or Verification letter from the Indiana Division of Historic Preservation and Archaeology or verification of the listing through the Indiana Department of Natural Resources website; or Copy of a local designation ordinance passed by the local historic preservation commission/board of a certified local government and if the property is contributing to a listed district, a copy of the district map from the nomination, or a letter from the entities listed in the QAP. Structures - Place in Tab P				
2. Utilizes Historic Tax Credits (3 points)	3.00			
Required Document: ~ Verification of listed status or historic application and approved Part I (see QAP for additional detail). Place in Tab P				
<u>G. Preservation of Existing Affordable Housing</u>				
1. RHTC that have/will Expire (6 points) or	0.00			
Required Document: ~ Statement from Applicant. Place in Tab P.				
2. Previously HUD Funded or USDA, along with the following priority designation from HUD or USDA:				
a) High Priority (6 points)				
b) Medium Priority (5 points)				
c) Low Priority (4 points) or				
Required Document: ~ Letter from HUD or USDA that states the priority designation for the development.				
3. Preservation of any other affordable housing development (4 points)				
Required Document: ~ Third party documentation from entity enforcing affordable housing restrictions. Must evidence the rent and income restrictions and terms of restrictions.				

H. Infill Housing (7 points)	7	
<p>Document Required:</p> <ul style="list-style-type: none"> ~ Evidence that site meets the Infill requirements of the QAP ~ Evidence that Applicant has site control ~ Aerial photos of the proposed site ~ Documentation of established park or green space area, if applicable. ~ Zoning documentation/tax records for last 5 years ~ Brief description of how the site will return vitality to the neighborhood. <p>Place in Tab P.</p>		
I. Adaptive Reuse (4 points)	4	
<p>Document Required:</p> <ul style="list-style-type: none"> ~ Documentation on the previous use of the building ~ Photographs of the building to be reused ~ Documentation of whether or not the building is occupied ~ Narrative of how building will be reused. <p>Place in Tab P</p>		See Adaptive Reuse Narrative in Tab P
J. Brownfield (4 points)		
<p>Document Required:</p> <ul style="list-style-type: none"> ~ Evidence of designation as a Brownfield site ~ An attorney opinion letter stating that the property appears to meet the requirements of a Site Status Letter, Comfort Letter, or Letter of No Further Action from the Indiana Finance Authority ~ Proposed scope of work for cleanup of site ~ Time line for cleanup of site ~ Detailed budget for cleanup <p>Place in Tab P.</p>		
K. Promotes Neighborhood Stabilization (8 points)	8	
<p>Document Required:</p> <ul style="list-style-type: none"> ~ Pictures of proposed site and surrounding area ~ Copy of applicable foreclosure documents ~ If "abandoned," evidence from the mortgage lender and/or tax authority that payments have been delinquent for at least 90 days and that foreclosure proceedings have been initiated. ~ A letter from the highest elected local official certifying that the redevelopment of the property will assist in stabilizing the neighborhood. ~ Narrative of how the project promotes the purposes of the neighborhood stabilization. <p>Place in Tab P.</p>		
L. a. Local Redevelopment Plan (10 points)	10.00	
<p>Document Required:</p> <ul style="list-style-type: none"> ~ Documentation of the process used to develop and adopt the plan ~ Details regarding community input and public hearings held prior to the adoption of the plan. ~ Copy of the entire plan ~ Evidence of adoption ~ A map of area targeted by plan identifying location of the project. ~ Brief description of the community engagement process <p>Place in Tab P.</p>		
b. If the plan has been adopted by a local unit of government and meets items i - v. in the QAP (3 points)	3	
<p>Document Required:</p> <ul style="list-style-type: none"> ~ Documentation of the process the local unit of government used to develop and adopt the plan; ~ Written approval from the local unit of government verifying the adoption of the plan. <p>Place in Tab P.</p>		

M. Federally Assisted Revitalization Award (5 points)	0		
Document Required: ~ Copy of the Grant/Award Agreement, which identifies the entity receiving the grant and the amount of the grant, and additional documentation reflecting the time limits for use of the grant; ~ A letter from the Executive Director of the identified entity certifying that: a. The development proposed in the application is identified in the federally funded grant application or Revitalization Plan; b. The housing units are an essential element of that Plan; and c. The Tax Credits for the development proposed in the application are an essential component of the financing plan for the grant.; and ~ A copy of the HUD approved Revitalization Plan (if applicable). Place in Tab P.			
N. Off Site Improvement, Amenity and Facility Investment (10 points)	10		
~ Conditional commitment of funds; ~ Detailed source and uses of funds; ~ Timeline for completion; ~ Map showing location and description of improvements to the site; and ~ A narrative, which includes how the investment will benefit the tenants. Place in Tab P			
O. Total Cost Per Square Foot (8 points)			
1. 80th percentile: 8 points			
2. 60th percentile: 6 points	6		
3. 40th percentile: 4 points			
4. 20th percentile: 2 points			
Document Required: ~ Form A			
Subtotal (92 possible points)	75.00	0.00	
3. Sustainable Development Characteristics			
A. Smart Use Training (2 points)	2		
Required Documentation: Completed Form A, Section O			

B. Building Certification				
~ LEED Silver Rating (2 points)				
~ LEED Gold Rating (3 points)				
~ LEED Platinum Rating (4 points)				
~ ICC 700-2008 Silver Rating National Green Building Standard™ (2 points)				
~ ICC 700-2008 Gold Rating National Green Building Standard™ (3 points)	3.00			
~ ICC 700-2008 Emerald Rating National Green Building Standard™ (4 points)				
~ Enterprise Green Communities (+20 over minimum) (2 points)				
~ Enterprise Green Communities (+50 over minimum) (3 points)				
~ Enterprise Green Communities (+70 over minimum) (4 points)				
~ Equivalent under a ratings for systems that are accredited by the American National Standards Institute may earn equivalent points for equivalent end results of the above listed items. (up to 4 points)				
C. Energy Efficiency				
Rehabilitation				
~HERS rating improvement of >25% (1 point)				
~HERS rating improvement of >50% (2 points)				
~HERS rating improvement of >75% (3 points)	3.00			
~HERS rating improvement of >100% (5 points)				
New Construction/Adaptive Reuse				
~HERS rating of <80 (1 point)				
~HERS rating of <70 (2 points)				
~HERS rating of <60 (3 points)				
~HERS rating of <50 (5 points)				
D. Desirable Sites				
a) Location efficient (3 points)	3.00			
b) Transit oriented (2 points)	2.00			
c) Opportunity index (3 points)	1.00			
d) Undesirable sites (1 point deduction)	0.00			
Required Document:		Maps of desirable sites on pages 124-128 of the Market Study. Per page 10, no undesirable conditions affect the project site.		
~ Completed Form A ~ Site Map indicating the specific locations of each feature, as well as all undesirable facilities/activities. Place in Tab C				
Subtotal (19 possible points)		14.00		
4. Financing & Market				
A. Public or Private Financial Participation				
1. 0.50 to 0.99% (1 point)				
2. 1.00 to 1.99% (2 points)				
3. 2.00 to 2.99% (2.25 points)				
4. 3.00 to 3.99% (2.5 points)				
5. 4.00 to 4.99% (2.75 points)				
6. Greater than 5% (3 points)	3.00			
Required Document:				
~ Listed on page 64 of the QAP. Place in Tab B				
B. Credit Reduction (up to 5 points)		0		

C. Difficult to Develop Area (2 points)		0.00	
Required Document: ~ Completed Form A			
D. Local Housing Need			
~ % of total State Population	0.51%		
1. 0.01 - 0.19%	(5.0 points)		
2. 0.20 - 0.29%	(4.5 points)		
3. 0.30 - 0.39%	(4.0 points)		
4. 0.40 - 0.49%	(3.5 points)		
5. 0.50 - 0.59%	(3.0 points)	3.00	
6. 0.60 - 0.69%	(2.5 points)		
7. 0.70 - 0.89%	(2.0 points)		
8. 0.90 - 1.49%	(1.5 points)		
9. 1.50 - 2.19%	(1.0 points)		
10. 2.20 - 2.50%	(0.5 points)		
E. Previous funding within a Local Government			
1. 0 units	(3.0 points)	3.00	
2. 1 - 50 units	(2.5 points)		
3. 51 - 100 units	(2.0 points)		
4. 101 - 150 units	(1.5 points)		
5. 151 - 200 units	(1.0 points)		
6. 201 - 250 units	(0.5 points)		
7. 251 or more units	(0 points)		
F. Census Tract without Active Tax Credit Properties (3 points)		3.00	
Required Document: ~ Completed Form A			
G. Community Revitalization Preservation (6 points)		6.00	
Required Document: ~ Letter from highest local elected official. -Place in Tab P ~ Certification from Architect. -Place in Tab P ~ HOPE VI approval letter from HUD. -Place in Tab P			
H. Lease Purchase (1 point)			
Required Document: ~ Detailed outline of the lease-purchase program ~ Lease-Purchase agreement signed by all parties. Place in Tab R.			
Subtotal (28 possible points)		18.00	0.00

5. Other			
A. Certified Tax Credit Compliance Specialist			
1. Management (Max 3 points)	3.00		
2. Owner (Max 1 point)	1.00		
Required Document: ~ Completed Form A ~ Copy of certification(s) in Tab S.			
B. Local Unit of Government Notification (Max 5 points)			
Required Document: ~ Completed Form C signed by the highest elected official. Place in Tab B			
C. MBE, WBE, DBE, VOSB, and SDVOSB (Max 5 points)			
Required Document: ~ Completed Form A Place in Tab S			
D. Unique Features (Max 7 points)			
Required Document: ~ Narrative Summary - Place in Tab A			
E. Tenant Investment Plan(Max 8 points)			
1. Level 1: Programs/Classes (1-3 points)	3.00		
2. Level 2: Behavioral/Health Services (1 -4 points)	2.00		
3. Level 3: Community Enhancement to encourage Aging in Place (1 - 6 points)	1.00		
4. Level 4: Permanent Supportive Housing (8 points)			
Required Document: ~ A Tenant Investment Summary, which must include: 1) A brief TIP narrative identifying an annual budget, the role of Tenant Investment Coordinator, and how these services will meet the needs of the tenants; 2) Form L must be filled out for each Service Provider/ Agent/Organization and signed by all parties in agreement; 3) Tenant Investment Plan Exhibit A Place in Tab T			
Level 1 Service:12 Services (0.25 pts) Level 2: 5 Services (0.5 pts) Level 3: 1 Service (1 pt)			
F. Technical Correction Period (4 points)			
~ Development must pass Threshold Review without any technical errors or incomplete information.			
Subtotal (33 possible points)		27.00	0.00
7. Reduction of Points			
G. Lack of Progress on Issuance of IRS Form 8609 (5 point reduction)			
H. Rental Housing Financing Returned by Applicant (Max 10 point reduction)			
Subtotal (15 possible reduction in points)		0.00	0.00
Total Development Score (200 possible points)		162.00	0.00

Select Financing Type (Check all that apply)	Set-Aside(s) MUST select all that apply. See QAP (Applicable for Rental Housing Tax Credits ONLY)
<input checked="" type="checkbox"/> Rental Housing Tax Credits (RHTC) <input type="checkbox"/> Multi-Family Tax Exempt Bonds <input checked="" type="checkbox"/> IHCD HOME Investment Partnerships (MUST complete HOME Supplement) <input checked="" type="checkbox"/> IHCD Development Fund (MUST complete Development Fund Supplement)	<input checked="" type="checkbox"/> Not-for-Profit <input type="checkbox"/> Small City <input type="checkbox"/> Stellar Community* <input checked="" type="checkbox"/> Rural* <input checked="" type="checkbox"/> Elderly <input type="checkbox"/> Preservation <input type="checkbox"/> Large City <input type="checkbox"/> Housing First

* If the applicant selects either the Stellar Community and/or the Rural Set-Aside, the applicant must provide proof that the development meets the definition of the selected Set-Aside, in Tab A.

A. Development Name and Location

1. Development Name Rock City Lofts
 Street Address 25-45 E. Market Street
 City Wabash County Wabash State IN Zip 46992

2. Is the Development located within existing city limits? Yes No
 If no, is the site in the process or under consideration for annexation by a city? Yes No
 date: _____

3. Is development located in a Qualified Census Tract or a difficult development area? Yes No
 a. If Yes, Census Tract # _____ If No, Census Tract # 1026.00
 b. Is development eligible for adjustment to eligible basis? Yes No
 Explain why your development qualifies for the Rehabilitation of a historic structure; more than 20% of units will be at or below 30%/40% of AMI rents
 30% Boost: (Place supporting documents in Tab A)

4. Congressional District 2 State Senate District 17 State House District 18

5. Latitude 40.796978 Longitude -85.820252

B. Funding Request (for Initial Application Only)**

1. Total annual credit amount requested with this Application \$ 704,252
 2. Total amount of Multi-Family Tax Exempt Bonds requested with this Application \$ -
 ***Note: if you are requesting that IHCD fill the role of issuer, complete Form J
 3. Total amount of IHCD HOME funds requested with this Application _____
 4. Total amount of IHCD Development Fund funds requested with this Application _____
 5. Have any prior applications for IHFA/IHCD funding been submitted for this Development? ** Yes No

If yes, please list the name of the Development(s), date of prior application, type of funding request (with amount) and indicate what information has changed from the prior application. **Place information in Tab D of the application package.**

footnotes: _____

D. Applicant/Ownership Information

1. Applicant Information

- Is Applicant the Owner? Yes No
- Is Applicant an IHEDA State Certified CHDO? Yes No
- Participating Jurisdiction (non-state) Certified CHDO? Yes No
- Qualified not-for-profit? Yes No
- A public housing agency (PHA)? Yes No

a. Name of Organization Partnership for Affordable Housing, Inc.

Contact Person Stephanie Crawford

Street Address 250 W. 103rd Street

City Indianapolis State IN Zip 46290

Phone 317-580-2541 Fax 317-580-2545

E-mail Address scrawford@PAHinc.org

Applicant's Resume and Financials must be placed in Tab D

b. If the Applicant is not the Owner, explain the relationship between the Applicant and the Owner.

The Applicant is the sole member of the general partner of the Owner

- c. Has Applicant or any of its general partners, members, shareholders or principals ever been convicted of a felony under the federal or state law of the United States? Yes No
- d. Has Applicant or any of its general partners, members, shareholders or principals ever been a party (as a debtor) in a bankruptcy proceeding under the applicable bankruptcy law of the United States? Yes No
- e. Has Applicant or any of its general partners, members, shareholders or principals:
- 1. Defaulted on any low-income housing Development(s)? Yes No
 - 2. Defaulted on any other types of housing Development(s)? Yes No
 - 3. Surrendered or conveyed any housing Development(s) to HUD or the mortgagor? Yes No

f. If you answered yes to any of the questions in e.1, 2, or 3 above, then please provide additional information regarding these circumstances. You may use additional sheets.

footnotes:

2. Owner Information

- Legally formed
- To be formed

a. Name of Owner Rock City LP

Contact Person Stephanie Crawford

Street Address 250 W. 103rd Street

City Indianapolis State IN Zip 46290

Phone 317-580-2541 Fax 317-580-2545

E-mail Address scrawford@PAHinc.org

Federal I.D. No. Not yet obtained

Type of entity: Limited Partnership

Individual(s)

Corporation

Limited Liability Company

Other: _____

- Owner's Resume and
- Financials attached.

Provide Name and Signature for each Authorized Signatory on behalf of the Applicant.

1. <u>George S. Dury, Board President</u> Printed Name & Title	_____ Signature
2. _____ Printed Name & Title	_____ Signature
3. _____ Printed Name & Title	_____ Signature
4. _____ Printed Name & Title	_____ Signature
5. _____ Printed Name & Title	_____ Signature

footnotes: *Ownership entity not yet formed. Resume/Financials of sole member of general partner are provided

b. List all that have an ownership interest in Owner and the Development. Must **include** names of **all** general partners (**including the principals of each general partner if applicable**), managing member, controlling shareholders, etc.

	Name	Role	Phone #	% Ownership	Email
General Partner (1)	Rock City GP Inc.	general partner	317-580-2541	0.01%	scrawford@PAHinc.org
Principal	Partnership for Affordable Housing,	sole member	317-580-2541	100.00%	scrawford@PAHinc.org
Principal					
Principal					
General Partner (2)					
Principal					
Principal					
Principal					
Limited Partner	House Investments	limited partner	(317) 580-2535	99.99%	om
Principal					
Principal					
Principal					

c. Has Owner or any of its general partners, members, shareholders or principals ever been convicted of a felony under the federal or state laws of the United States? Yes No

d. Has Owner or any of its general partners, members, shareholders or principals ever been a party (as a debtor) in a bankruptcy proceeding under the applicable bankruptcy laws of the United States? Yes No

e. Has Owner or any of its general partners, members, shareholders or principals:

1. Defaulted on any low-income housing Development(s)? Yes No

2. Defaulted on any other types of housing Development(s)? Yes No

3. Surrendered or conveyed any housing Development(s) to HUD or the mortgagor? Yes No

4. Do you have any uncorrected 8823's on any developments in your portfolio? Yes No

f. If you answered yes to any of the questions in e.1-4 above, then please provide additional information regarding these circumstances in Tab J.

g. Has the applicant or its principals returned, or had recinded, any Authority Funding? Yes No
If Yes, list the dates returned and award numbers of said funds:

<u>BIN</u>	<u>Date Returned</u>	<u>Amount</u>

footnotes: _____

E. Prior Property Owner Information

1. List the following information for the person who owned the property immediately prior to Applicant or Owner's acquisition.

Name of Organization _____

Contact Person Terry LeMaster/Debra J. Hardin/Douglas Bogert/Gerry Watkins*

Street Address Multiple

City Wabash State IN Zip _____

Type of Entity: Limited Partnership Individual(s)
 Corporation Other _____

2. What was the prior use of the property? Residential/Office

3. Is the prior owner related in any manner to the Applicant and/or Owner or part of the development team?
 Yes No

If yes, list type of relationship and percentage of interest, if applicable.

4. If any portion of the RHTCs are used to acquire the Development, is it exempt from or meet the requirements of IRC Section 42(d)(2)(B)(ii) as to the 10 year placed-in-service rule?*

Yes No

* If RHTCs are used to acquire the Development, the Applicant must disclose all related parties and the proceeds from the sale to each Related Party in Tab L.

F. Applicant/Owner Experience

Provide a list of all developments (in all states) for which the Applicant, Owner, members, shareholders, principals, and each development team member herein have received an allocation of RHTC, Multi-family Tax Exempt Bonds, HOME Funds, 501(c)3 Bonds, Trust Fund, and/or CDBG. Please identify whether each development was a rehabilitation of an existing development or new construction, the award amount, the funding source, and the award number (e.g. Building Identification Number (BIN), grant number, ect.) **Please Provide in Tab D.**

- 1) BIN of most recently issued 8609 IN-10-003200 2) Date of Credit Issuance: 12.29.11
- 3) Date of carryover 02.25.11

G. Development Team Information

**** Note: ALL DEVELOPMENT TEAM MEMBERS MUST BE IDENTIFIED AT TIME OF APPLICATION**

1. Attorney Jonathan R. Anderson

Firm Name Anderson Partners LLC

Phone 317-822-9126 Fax 317-489-3393

E-mail Address janderson@andersonpartnersllc.com

2. Bond Counsel (if applicable) N/A

Firm Name _____

Phone _____ Fax _____

E-mail Address _____

footnotes: *There are multiple prior owners - please see Site Control Narrative for additional information

3. Developer (contact person) Stephanie Crawford
- Firm Name Partnership for Affordable Housing, Inc.
- Street Address 250 W. 103rd Street
- Phone 317-580-2541 Fax 317-580-2545
- E-mail address scrawford@PAHinc.org
4. Accountant (contact person) Kathryn A. Ahearn
- Firm Name Gauthier & Kimmerling, LLC
- Phone 317-572-1149 Fax 317-863-0694
- E-mail address kahearn@gk-cpas.com
5. Consultant (contact person) Jonathan R. Anderson
- Firm Name Anderson Partners LLC
- Phone 317-822-9126 Fax 317-489-3393
- E-mail address janderson@andersonpartnersllc.com
6. High Performance Building Consultant (contact person) _____
- Firm Name _____
- Street Address _____
- City _____ State _____ Zip Code _____
- Phone _____ Fax _____
- E-mail address _____
7. Management Entity (contact person) Timothy Shafer
- Firm Name HI Management
- Phone 317-580-2537 Fax 317-580-2545
- E-mail address tshafer@hi-mgmt.com
8. General Contractor (contact person) Jason Ellis
- Firm Name Community Construction Corporation
- Phone 317-677-6377 Fax _____
- E-mail address jason.ellis@communityconstruction.us.com
9. Architect (contact person) R+B Architects
- Firm Name Robert McGuffey
- Phone 317-435-1812 Fax _____
- E-mail address robert@robertandbrent.com

If the Development will be utilizing Multi-family Tax Exempt Bonds, you must provide a list of the entire development team in addition to above.

footnotes: _____

If any member of the development team has any financial or other interest, directly or indirectly, with another member of the development team, and/or any contractor, subcontractor, or person providing services to the Development for a fee, then a list and description of such interest(s) should be provided in TAB J. (Check appropriate box)

No identities of interest Yes, identities of interest

H. Not-for-profit Involvement

Articles of Incorporation and IRS documentation of status must be submitted with this Application if the Owner is already formed. All not-for-profits with any ownership interest in the Development must submit a signed original Not-for-Profit Questionnaire with required attachments (Form B) and place in Tab C.

1. Identity of Not-for-profit

The not-for-profit organization involved in this development is:

the Owner the Applicant (if different from Owner) Other

Name of Not-for-profit Partnership for Affordable Housing, Inc.

Contact Person Stephanie Crawford

Address 250 W. 103rd Street

City Indianapolis State IN Zip 46290

Phone 317-580-2541 Fax 317-580-2545

E-mail address scrawford@PAHinc.org

I. Site Control

1. Type of Site Control by Applicant

Applicant controls site by (select one of the following):*

- Executed and Recorded Deed
- Option (expiration date: 8/31/2014)**
- Purchase Contract (expiration date: _____)**
- Long Term Lease (expiration date: _____)**
- Intends to acquire site/building through a government body.

* If more than one site for the development and more than one form of site control, please indicate and submit a separate sheet specifying each site, number of existing buildings on the site, if any, and type of control of each site.

** Together with copy of title commitment or other information satisfactory to the Authority evidencing the identity of the current Owner of the site.

Please provide site control documentation in Tab E.

footnotes: See Site Control Narrative and Site Control Opinion

2. Timing of Acquisition by Owner

Select One:

- Applicant is Owner and already controls site by either deed or long-term lease or
- Owner is to acquire the property by warranty deed (or lease for period no shorter than period property will be subject to occupancy restrictions) no later than _____ *

* If more than one site for the development and more than one expected date of acquisition by Owner, please indicate and attach a separate sheet specifying each site, number of existing buildings on the site, if any, and expected date of acquisition by Owner of each site.

3. Site Information

- a. Exact area of site in acres _____ 0.36
- b. Is site properly zoned for your development without the need for an additional variance? Yes No
Zoning type CBD
- c. Has locality approved the site plan? Yes No
- d. Has locality issued building permit? Yes No
- e. List the total RHTC/Bond financed units awarded during the past 3 years in your area: 0
(See section G.5(e) of the QAP for further clarification)

J. Scattered Site Development

If sites are not contiguous, do all of the sites collectively qualify as a scattered site Development pursuant to IRC Section 42(g)(7)? Yes No
(NO market rate units will be permitted)

K. Acquisition Credit Information

1. All buildings satisfy the 10-year general look-back rule of IRC Section 42(d)(2)(B) and the 10% basis/\$3000 rehab costs per unit requirement.
2. If you are requesting an acquisition credit based on an exception to this general rule [e.g. Section 42(d)(2)(D)(ii) or Section 42(d)(6)], then, other than the exception relating solely to the prior use of the property as a single family residence by the Owner, an attorney's opinion letter in a form satisfactory to the Authority must accompany this Application specifically setting forth why the buildings qualify for an exception to the 10-year rule.
3. Attorney's Opinion Letter enclosed.
4. Applicant disclosed all Related Parties and the proceeds from the sale to each Related Party. See Schedule H, "Glossary" for the definition of Related Parties.

L. Rehabilitation Credit Information (check whichever is applicable)

1. All buildings in the development satisfy the 20% basis requirement of IRC Section 42(e)(3)(A)(i).
2. All buildings in the development satisfy the minimum \$6,000 rehab cost per unit requirement of IRC Section 42(e)(3)(A)(ii).
3. All buildings in the development qualify for the IRC Section 42(e)(3)(B) exception to the 10% basis requirement (4% credit only).

footnotes:

- 4. All buildings in the development qualify for the IRC Section 42(f)(5)(B)(ii)(II) exception to the \$3000 per unit requirement (\$2000 per unit required instead; 4% credit only).
- 5. Different circumstances for different buildings: see above, attach a separate sheet and explain for each building.

M. Relocation Information. Provide information concerning any permanent or temporary relocation of existing tenants.

- 1. Does this Development involve any relocation/displacement of existing tenants? Yes No
- 2. If the development contains any existing tenants, please describe the proposed relocation plan and/or assistance, regardless of whether or not displacement or relocation is expected. Please provide in Tab L.

N. Utilities.

List the Utility companies that will provide the following services to the proposed Development:

Water:	Indiana American Water Co.
Sewer:	City of Wabash Wastewater Department
Electric:	Duke Energy
Gas:	N/A

footnotes:

O. Development Information

1. Rental Housing Tax Credit and/or Multifamily Tax-Exempt Bond Unit Breakdowns

Indicate if the development will be subject to additional income restrictions and/or rent restrictions:

- Income Restriction
- Rent Restrictions

List number of units and number of bedrooms for each income category in chart below:								
		0 Bedroom	1 Bedroom	2 Bedrooms	3 Bedrooms.	4 Bedrooms.	Total	% of Total
30 % AMI	# Units		7	1			8	20%
40 % AMI	# Units		8	2			10	25%
50% AMI	# Units		9	2			11	28%
60% AMI	# Units		6	5			11	28%
Market Rate	# Units						0	0%
Development Total	# Units	0	30	10	0	0	40	100%
	# Bdrms.	0	30	20	0	0	50	100%

* No market rate units are permitted in scattered site developments per IRS Code Section 42(g)(7)

Unit Size:

What percent of units, by bedroom type, meet or exceed the square footage requirements set forth in G.3(c) of the QAP?

		0 Bedroom	1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms
All Unit Sizes & AMI Levels	# Units		100.00%	100.00%	%	

Type of Unit:

Please list the number of units by type of Construction:

Rehabilitation	
New Construction	40

Accessible Units:

Please list the number of units that meet the Section 504 or accessibility requirements:

		0 Bedroom	1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms	Total	% of Total Development
All Unit Sizes	# Units		3	1			4	10.00%

footnotes:

2. Structure and Units

a. List unit type(s) and number of bedroom(s) by bedroom size.

Unit Type	0-1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms
Substantial Rehabilitation				
Single Family (Infill) Scattered Site				
Historic Rehabilitation	21	8		
New Construction	9	2		

b. The Development's structural features are (check all that apply):

<input type="checkbox"/> Row House/Townhouse	<input type="checkbox"/> Garden Apartments	<input type="checkbox"/> Detached Single-Family
<input type="checkbox"/> Detached Two-Family	<input type="checkbox"/> Slab on Grade	<input checked="" type="checkbox"/> Basement
<input type="checkbox"/> Crawl Space	Age of Structure	110+
<input checked="" type="checkbox"/> Elevator	Number of stories	4

c. The type(s) of unit is (are):

<input checked="" type="checkbox"/> Standard Residential Rental	No. of Units	40
<input type="checkbox"/> Transient Housing for Homeless	No. of Units	
<input type="checkbox"/> Single Room Occupancy Housing (SRO)	No. of Units	
<input type="checkbox"/> Other	No. of Units	

d. Gross Residential Floor Area (resident living space only) 35,656 Sq Ft.

e. Gross Common Area (hallways, community space, ect.) 16,737 Sq Ft.

f. Gross Floor Area (all buildings) [d + e] 52,393 Sq Ft.

g. Gross Commercial Floor Area (if applicable) 0 Sq Ft.

h. Intended Use of Commercial Area (if applicable) [See Site Control Narrative for explanation](#)
 (Use additional sheets if necessary).

All commercial uses must be included in the Declaration of Extended Rental Housing Commitment. Additional information must be provided in Tab F of the application package detailing the square footage layout of the building and/or property, identifying all residential and commercial area; a time-line for complete construction showing that all commercial areas will be completed prior to the residential areas being occupied.

i. What percentage of the Development's rehabilitation or new construction, as the case may be, has been completed, based on the actual costs and expenses incurred to date as compared to the total estimated development costs?

1 % complete Costs incurred \$50,000.00

j. Total number of residential buildings in the Development: 4 building(s)

k. Total percent of units located in an eligible historic building: 100%

l. Will the development utilize a manager's unit (security, maintenance unit)? Yes No
 (Place documentation in tab P)

If yes, how will the unit be considered in the building's applicable fraction? Tax Credit Unit
 Common Area
 Market Rate Unit

If yes, Number of units requested _____

NOTE: If the manager's unit will be utilized as common area, then the unit must remain in the same building. Developments with market rate units will not be allowed to designate tax credit units as manager's, security, and/or maintenance units unless the tenant qualifies under Section 42 guidelines.

m. Type of unit: Manager's unit Maintenance unit
 Security unit Model unit

Will the manager/maintenance staff/security officer be considered full-time? Yes No

If yes, please provide definition of full-time: _____

If requesting a security unit, what will be the security officer's duties? _____

footnotes: _____

3. Does the proposed development meet or exceed the minimum development standards as specified in the 2014-2015 QAP Threshold Section F.4.a., F.4.b., and/or F.4.c.? Yes No

4. Fair Housing Act Accessibility

Has the Development has been designed to comply with the requirements of all applicable local, state and federal fair housing and disability-related laws? Does the Development design consider at a minimum, the applicability of the local building codes, the Federal Fair Housing Act, as amended, the Americans with Disabilities Act, and the Rehabilitation Act of 1973, as amended?

Yes No

5. Energy Efficiency

Up to 5 points will be awarded if the development meets certain energy performance levels.

X - the boxes to indicate commitment

Rehabilitation Projects

- 1 point - HERS rating improvement of >25%
- 2 points - HERS rating improvement of >50%
- 3 points - HERS rating improvement of >75%
- 5 points - HERS rating improvement of >100%

New Construction/Adaptive Reuse

- 1 point - HERS rating of <80
- 2 points - HERS rating of <70
- 3 points - HERS rating of <60
- 5 points - HERS rating of <50

*****Failure to meet the commitments promised in this section may result in a loss of Credits*****

6. Is the Development currently a vacant structure being converted into affordable housing? Yes No

If yes, then please indicate the following:

- Total square footage of the vacant structure
- Total square footage of the vacant structure being converted to part of the development

The proposed Development converts a vacant structure(s) into 100.00% affordable housing.

Footnotes:

7. Development Design

The Owner certifies that the number of amenities below exist and are available for all units comprising the proposed Development and are appropriate for the proposed tenant population.

Please list the number of development amenities from each column listed under G. 2. a. of the 2014-2015 QAP.

- a. Column 1: Common Area total: 10
 - 1. Total development amenities available from column 1, sub-category A: 4
 - 2. Total development amenities available from column 1, sub-category B: 4
 - 3. Total development amenities available from column 1, sub-category C: 2

- b. Column 2: Unit Interior Architectural: 10
 - 1. Total development amenities available from column 2, sub-category A: 5
 - 2. Total development amenities available from column 2, sub-category B: 5

- c. Column 3: Security: 6
 - 1. Total development amenities available from column 3, sub-category A: 2
 - 1. Total development amenities available from column 3, sub-category B: 4

Footnotes:

9. Has any building in the proposed development been constructed prior to 1978?

Yes

No

If yes, for adaptive reuse/rehab, the Lead Based Paint Poisoning Prevention Act, the Department of Housing and Urban Development (HUD) Guidelines for Evaluation and Control of Lead Based Paint hazards, Environmental Protection Administration (EPA) and Occupational Safety and Health Act (OSHA) provisions shall apply when applicable.

The applicant/owner/developer will comply with the Lead Based Paint Pre-Renovation Rule (Lead PRE) and the State of Indiana's Lead Based Paint Rules where applicable.

10. Universal Development Design Certification

Based on the Development schematics, as set forth in the site plan of such amenities, the Applicant's proposed design will be categorized as follows:

Please place an X in the color box to select the category of Ribbon.

Grey Ribbon: Will have meet IHCD threshold requirements such that all federal guidelines- enumerated in Section 504 of the Rehabilitation Act, the Americans with Disabilities Act, and the Uniform Federal Accessibility Standards - have been fully satisfied	<input type="checkbox"/>	0 Points
Green Ribbon: Applicants must adopt a minimum of one (1) universal design feature from each Universal Design Column.	<input type="checkbox"/>	1 Point
Yellow Ribbon: Applicants must adopt a minimum of two (2) universal design features from each Universal Design Column	<input type="checkbox"/>	2 Points
Red Ribbon: Applicants must adopt a minimum of three (3) universal design features from each Universal Design Column	<input type="checkbox"/>	3 Points
Blue Ribbon: Applicants must adopt a minimum of four (4) universal design features from each Universal Design Column	<input checked="" type="checkbox"/>	5 Points

11. Does the Development meet the the following criteria for Infill Housing? Yes No
- i. The site is surrounded on at least two sides with adjacent established development. Yes No
- ii. The site maximizes the use of existing utilities and infrastructure. Yes No
- iii. At least one side of the development must be adjacent to occupied residential development, operating commercial development, active public space or another active community ammenity. Yes No
- iv. The site demonstrates a return of cultural, social, recreational and entertainment oppourtunities, gathering places, and vitality to older centers and neighborhoods. Yes No

Required documentation must be place in Tab P.

12. Does the Development propose an adaptive reuse of an entire existing building and constitute a significant part of the development as a whole? Yes No
- If no, does the development propose an adaptive reuse of a portion of an existing building? Yes No

Required documentation must be placed in Tab P.

13. Is the proposed development a redevelopment of a Brownfield site? Yes No

Required documentation must be placed in Tab P.

14. Does the proposed development promote Neighborhood Stabilization according to the QAP guidelines for: Yes No

- Foreclosed Upon
- Abandoned
- Blighted
- Greyfield Redevelopment

Required documentation must be placed in Tab P.

15. a. Is there an adopted redevelopment or community revitalization plan that clearly targets the specific neighborhood in which the project is located? Yes No

Required documentation must be placed in Tab P.

- b. Has the plan been adopted by a local unit of government? Yes No

Required documentation must be placed in Tab P.

16. Is the proposed development part of any of the following Federally Assisted Revitalization awards? Yes No

- A phase or component of a PHA sponsored HOPE VI or Choice Neighborhoods revitalization initiative
- A phase or component of a revitalization initiative, in which a PHA is a central sponsor and funder but does not include HOPE VI or Choice Neighborhoods funding.
- A phase or component of a HUD funded Promise Neighborhoods or Sustainable Communities initiative
- A phase or component of a New Market Tax Credit Development.

Required documentation must be placed in Tab P.

17. a. Will there be an investment of resources that will result in: Yes No
- Off-site infrastructure improvements adjacent or within a 1/4 mile of the project site
 - Development of parks
 - Development of greenspace
 - Development of shared amenities
 - Development of recreational facilities
 - Improvements adjacent or within a 1/4 mile of the proposed project site that will serve the tenant base for the subject property.
- b. Will the proposed improvements, amenities, and/or facilities be completed prior to the proposed placed in service date for the project? Yes No
- c. Are the development costs and source of funding associated with the development improvements, amenities and/or facilities mutually exclusive of the development cost and sources of funding for the subject property? Yes No

Required documentation must be place in Tab P.

18. Total Cost Per Square Foot

Construction Type (choose one):

- New Construction
- Preservation of Existing Affordable Housing
- Adaptive Reuse

Total Gross Square Footage of the Development:	<u>52,393</u>
Total Development Cost*	<u>\$8,178,307</u>
Cost Per Square Foot	<u>\$156</u>

*Auto-populates from Eligible Basis Tab (p. 49), E6

19. Desirable Sites

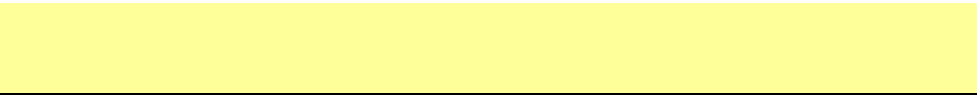
Target Area Points	Urban	Rural
Location Efficient		3
Transit Oriented		2
Opportunity Index		1
Undesirable Sites (enter 1)		0
Total Points	0	6

If the site map which indicates the specific locations of each desirable is located in the Market Study, please list the page number from the Market Study: 124-128

20. Sustainable Development Characteristics:

<u>Type</u>	<u>Points Available</u>
<p>1.) Smart Use Training 2 points Smart use trainings will be provided to all tenants throughout the compliance period.</p> <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	
<p>2.) Building Certification:</p> <p><input type="checkbox"/> a. LEED Silver Rating 2 points</p> <p><input type="checkbox"/> b. LEED Gold Rating 3 points</p> <p><input type="checkbox"/> c. LEED Platinum Rating 4 points</p> <p><input type="checkbox"/> d. ICC 700-2008 Silver Rating National Green Building Standard™ 2 points</p> <p><input checked="" type="checkbox"/> e. ICC 700-2008 Gold Rating National Green Building Standard™ 3 points</p> <p><input type="checkbox"/> f. ICC 700-2008 Emerald Rating National Green Building Standard™ 4 points</p> <p><input type="checkbox"/> g. Enterprise Green Communities (+20 over minimum) 2 points</p> <p><input type="checkbox"/> h. Enterprise Green Communities (+50 over minimum) 3 points</p> <p><input type="checkbox"/> i. Enterprise Green Communities (+70 over minimum) 4 points</p> <p><input type="checkbox"/> j. Equivalent under a ratings for systems that are accredited by the American National Standards Institute may earn equivalent points for equivalent end results of the above listed items. up to 4 points</p>	

Footnotes:



21. Election of the Minimum Set Aside Requirement (this election is also made by the owner on IRS Form 8609): The Owner irrevocably elects **one** of the Minimum Set Aside Requirements

At least 20% of the rental residential units in this Development are rent restricted and to be occupied by individuals whose income is 50% or less of the area median gross income (if this election is chosen, all tax credit units must be rented to tenants at 50% area median income or below)

At least 40% of the rental residential units in this Development are rent restricted and to be occupied by individuals whose income is 60% or less of the area median gross income.

Deep Rent Skewing as defined in section 42.

P. Development Schedule

Activity	Anticipated Dates	Actual Dates (to the extent available)
1. Site		
Option/Contract		Oct-13
Site Acquisition	August 2014	
Zoning		See Zoning Letter
Site Plan Approval	June 2014	
2. Financing		
a. Construction Loan		
Loan Application		October 2013
Conditional Commitment		October 2013
Firm Commitment	March 2014	
Loan Closing	August 2014	
b. Permanent Loan		
Loan Application	March 2014	
Conditional Commitment	April 2014	
Firm Commitment	June 2014	
Loan Closing		
c. Other Loans and Grants (List Type & Source)		
AHP		
Application Date	July 2014	
Conditional Commitment	September 2014	
Firm Commitment	September 2014	
d. Other Loans and Grants (List Type & Source)		
Economic Development Group of Wabash County		
Application Date		October 2013
Conditional Commitment		October 2013
Firm Commitment		October 2013
e. Other Loans and Grants (List Type & Source)		
Application Date		
Conditional Commitment		
Firm Commitment		
3. Formation of Owner	March 2014	
4. IRS Approval of Not-for-Profit Status		April 1992
5. Transfer of Property to Owner	August 2014	
6. Plans and Specifications, Working Drawings	June 2014	
7. Building Permit Issued by Local Government	August 2014	
8. Construction Starts	September 2014	
9. Completion of Construction	September 2015	
10. Lease-Up	May 2015	
11. Credit Placed in Service Date(s) (month and year must be provided)	September 2015	

Q. Certified Tax Credit Specialist:

	Name/Organization	Certification Type	Date of Certification
1	Tim Shafer/Partnership for Affordable Housing, Inc.	HCCP	September 2012
2	Karen Beard/HI Management	SCS	September 2013
3	Karen Beard/HI Management	HCCP	September 2010
4	Marie Everett/HI Management	HCCP	January 2013
5			

***Place a copy of all certifications in Tab S.

footnotes:

R. Tax Credit

1. This development will be subject to the 15 year Extended Use Agreement in addition to the mandatory 15 year Compliance Period (30 years).
2. This development will be subject to the standard 15 year Compliance Period as part of a Lease Purchase Program (all units must be single family detached structures) and will offer homeownership opportunities to qualified tenants after compliance period. See IRS Revenue Ruling 95-48 and IHCD Declaration of Extended Rental Housing Commitment.

S. Special Housing Needs

Identify the number of units set aside for special housing needs*: 40 (100% Elderly)
 * A minimum of 10% of all RHTC units must be set aside for units that provide residential housing for "special needs populations", pursuant to Indiana Code ("IC") 5-20-1-4.5.
Completed and executed Form K must be placed in Tab O.

T. Community or Government Support

1. List the political jurisdiction in which the development is to be located and the name and address of the chief executive officer thereof:

Political Jurisdiction (name of City or County) City of Wabash
 Chief Executive Officer (name and title) Robert E. Vanlandingham, Mayor
 Street Address 202 S. Wabash Street
 City Wabash Zip 46992

2. A commitment for local government funding for this Development in the amount of \$ 450,000 is located in Tab B of the application package.
3. Letters from the local governing jurisdiction which states that the development supports neighborhood preservation and other organized community improvement and revitalization programs, and which describes the specific target area and the plans for its preservation and improvements is provided in Tab B of the application package.

U. MBE/WBE/DBE/VOSB/SDVOSB Participation

Firm/Entity	Insert X	1% - 4.99% of Total Development Cost	Insert X	5% of Total Development Cost
Professional Services		.5 point		1 point
Contractor		.5 point		1 point

Firm/Entity	Insert X	4% - 7.99% of Total Development Cost	Insert X	>8% of of Total Development Cost
Sub-contractors		.5 point	X	1 point

Firm/Entity	Insert X	
Owner/Developer		1 point
Management Entity (Minimum 2 year contract)		1 point

footnotes:

V. Income and Expenses

1. Rental Assistance

a. Do or will any low-income units receive Project Based rental assistance? Yes No

If yes, indicate type of rental assistance and attach copy of rental assistance contract, if applicable:

Section 8 HAP FmHA 515 Rental Assistance
 Other

b. Number of units (by number of bedrooms) receiving assistance:

(1) Bedroom (2) Bedrooms
 (3) Bedrooms (4) Bedrooms

c. Number of years rental assistance contract Expiration date of contract.

d. Does locality have a public housing waiting list? Yes No

If yes, you must provide the following information:

Organization which holds the public housing waiting list

Contact person (Name and title)

Phone fax

Email

e. Has the Owner worked with the local or regional public housing representative to give priority to households on waiting lists for subsidized or public housing? Yes No

footnotes:

2. Utilities and Rents

a. Monthly Utility Allowance Calculations - Entire Section Must Be Completed

Utilities	Type of Utility (Gas, Electric, Oil, etc.)	Utilities Paid by:	Enter Allowance Paid by Tenant ONLY				
			0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm
Heating	Electric	<input type="checkbox"/> Owner <input checked="" type="checkbox"/> Tenant		55	67		
Air Conditioning	Electric	<input type="checkbox"/> Owner <input checked="" type="checkbox"/> Tenant		12	14		
Cooking	Electric	<input type="checkbox"/> Owner <input checked="" type="checkbox"/> Tenant		8	8		
Lighting	Electric	<input type="checkbox"/> Owner <input checked="" type="checkbox"/> Tenant		40	48		
Hot Water	Electric	<input type="checkbox"/> Owner <input checked="" type="checkbox"/> Tenant		22	28		
Water		<input type="checkbox"/> Owner <input checked="" type="checkbox"/> Tenant		18	20		
Sewer		<input type="checkbox"/> Owner <input checked="" type="checkbox"/> Tenant		18	18		
Trash		<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant					
Total Utility Allowance for Costs Paid by Tenant			\$ -	\$ 173.00	\$ 203.00	\$ -	\$ -

b. Source of Utility Allowance Calculation

<input checked="" type="checkbox"/> HUD	<input type="checkbox"/> FmHA 515
<input type="checkbox"/> PHA	<input type="checkbox"/> Utility Company (Provide letter from utility company)
<input type="checkbox"/> Rural Development	<input type="checkbox"/> Energy Consumption Model
<input type="checkbox"/> Other (specify)	

NOTE: IRS regulations provide further guidance on how utility allowances must be determined. More information is also located in the RHTC Compliance Manual, Part 3.4.

c. List below the applicable rental housing tax credit monthly rent limits (based on the number of bedrooms) less the applicable utility allowance calculated in subpart 2.a. above:

	0 BR	1 BR	2 BR	3 BR	4 BR
Maximum Allowable Rent for Tenants at 30% AMI		\$ 315	\$ 378		
Minus Utility Allowance Paid by Tenant	\$ -	\$ 173	\$ 203	\$ -	\$ -
Equals Maximum Allowable rent for your Development	\$ -	\$ 142	\$ 175	\$ -	\$ -
Maximum Allowable Rent for Tenants at 40% AMI		\$ 421	\$ 505		
Minus Utility Allowance Paid by Tenant	\$ -	\$ 173	\$ 203	\$ -	\$ -
Equals Maximum Allowable rent for your Development	\$ -	\$ 248	\$ 302	\$ -	\$ -
Maximum Allowable Rent for Tenants at 50% AMI		\$ 526	\$ 631		
Minus Utility Allowance Paid by Tenant	\$ -	\$ 173	\$ 203	\$ -	\$ -
Equals Maximum Allowable rent for your Development	\$ -	\$ 353	\$ 428	\$ -	\$ -
Maximum Allowable Rent for Tenants at 60% AMI		\$ 631	\$ 757		
Minus Utility Allowance Paid by Tenant	\$ -	\$ 173	\$ 203	\$ -	\$ -
Equals Maximum Allowable rent for your Development	\$ -	\$ 458	\$ 554	\$ -	\$ -

footnotes:

d. List below the maximum rent limits minus tenant-paid utilities for all HOME-Assisted, and/or HOME-Eligible, Non-assisted units in the development.

	0 BR (SRO w/o kitchen ans/or bath)	0 BR (SRO with kitchen and bath)	1 BR	2 BR	3 BR	4 BR
Maximum Allowable Rent for beneficiaries at 30% or less of area median income						
MINUS Utility Allowance Paid by Tenants	\$ -	\$ -	\$ 173	\$ 203	\$ -	\$ -
Maximum Allowable Rent for Your Development	\$ -	\$ -	\$ (173)	\$ (203)	\$ -	\$ -
Maximum Allowable Rent for beneficiaries at 40% or less of area median income						
MINUS Utility Allowance Paid by Tenants	\$ -	\$ -	\$ 173	\$ 203	\$ -	\$ -
Maximum Allowable Rent for Your Development	\$ -	\$ -	\$ (173)	\$ (203)	\$ -	\$ -
Maximum Allowable Rent for beneficiaries at 50% or less of area median income						
MINUS Utility Allowance Paid by Tenants	\$ -	\$ -	\$ 173	\$ 203	\$ -	\$ -
Maximum Allowable Rent for Your Development	\$ -	\$ -	\$ (173)	\$ (203)	\$ -	\$ -
Maximum Allowable Rent for beneficiaries at 60% or less of area median income						
MINUS Utility Allowance Paid by Tenants	\$ -	\$ -	\$ 173	\$ 203	\$ -	\$ -
Maximum Allowable Rent for Your Development	\$ -	\$ -	\$ (173)	\$ (203)	\$ -	\$ -

e. Estimated Rents and Rental Income

1. Total Number of Low-Income Units

8 (30% Rent Maximum)

HOME	RHTC	Unit Type	Number of Baths	Number of Units	Net Sq. Ft. of Unit	Monthly Rent per Unit	Total Monthly Rent Unit Type
Yes/No	Yes/No	# of bedrooms					
No	Yes	1	Bedrooms	1	7	142	\$ 994
No	Yes	2	Bedrooms	1	1	175	\$ 175
			Bedrooms				\$ -
			Bedrooms				\$ -
			Bedrooms				\$ -
			Bedrooms				\$ -
			Bedrooms				\$ -
		Other Income Source	Miscellaneous and Interest				\$ 125
		Other Income Source	Tenant Charges				\$ 175
		Other Income Source					
		Total Monthly Income					\$ 1,469
		Annual Income					\$ 17,628

footnotes:



2. Total number of Low-Income Units **10 (40% Rent Maximum)**

HOME	RHTC	Unit Type	Number of Baths	Number of Units	Net Sq. Ft. of Unit	Monthly Rent per Unit	Total Monthly Rent Unit Type
<i>Yes/No</i>	<i>Yes/No</i>	<i># of bedrooms</i>					
No	Yes	1 Bedrooms	1	8		248	\$ 1,984
No	Yes	2 Bedrooms	1	2		302	\$ 604
		Bedrooms					\$ -
		Bedrooms					\$ -
		Bedrooms					\$ -
		Bedrooms					\$ -
		Bedrooms					\$ -
		Other Income Source			Miscellaneous/Interest		\$ 125
		Other Income Source			Tenant Charges		\$ 175
		Other Income Source					
		Total Monthly Income					\$ 2,888
		Annual Income					\$ 34,656

3. Total number of Low-Income Units **11 (50% Rent Maximum)**

HOME	RHTC	Unit Type	Number of Baths	Number of Units	Net Sq. Ft. of Unit	Monthly Rent per Unit	Total Monthly Rent Unit Type
<i>Yes/No</i>	<i>Yes/No</i>	<i># of bedrooms</i>					
No	Yes	1 Bedrooms	1	9		353	\$ 3,177
No	Yes	2 Bedrooms	1	2		428	\$ 856
		Bedrooms					\$ -
		Bedrooms					\$ -
		Bedrooms					\$ -
		Bedrooms					\$ -
		Other Income Source			Misc and Interest		\$ 125
		Other Income Source			Tenant Charges		\$ 200
		Other Income Source					
		Total Monthly Income					\$ 4,358
		Annual Income					\$ 52,296

footnotes:

4. Total number of Low-Income Units **11 (60% Rent Maximum)**

HOME	RHTC	Unit Type	Number of Baths	Number of Units	Net Sq. Ft. of Unit	Monthly Rent per Unit	Total Monthly Rent Unit Type
<i>Yes/No</i>	<i>Yes/No</i>	<i># of bedrooms</i>					
No	Yes	1	Bedrooms	1	6	458	\$ 2,748
No	Yes	2	Bedrooms	1	5	554	\$ 2,770
			Bedrooms				\$ -
			Bedrooms				\$ -
			Bedrooms				\$ -
			Bedrooms				\$ -
						Misc and Interest	\$ 125
						Tenant Charges	\$ 200
Total Monthly Income							\$ 5,843
Annual Income							\$ 70,116

5. Total Number of Market Rate Units **0**

HOME	RHTC	Unit Type	Number of Baths	Number of Units	Net Sq. Ft. of Unit	Monthly Rent per Unit	Total Monthly Rent Unit Type
<i>Yes/No</i>	<i>Yes/No</i>	<i># of bedrooms</i>					
			Bedrooms				\$ -
			Bedrooms				\$ -
			Bedrooms				\$ -
			Bedrooms				\$ -
			Bedrooms				\$ -
			Bedrooms				\$ -
Other Income Source							
Other Income Source							
Other Income Source							
Total Monthly Income							\$ -
Annual Income							\$ -

footnotes :

6. Summary of Estimated Rents and Rental Income

Annual Income (30% Rent Maximum)	\$	17,628
Annual Income (40% Rent Maximum)	\$	34,656
Annual Income (50% Rent Maximum)	\$	52,296
Annual Income (60% Rent Maximum)	\$	70,116
Annual Income (Market Rate Units)	\$	-
Potential Gross Income	\$	174,696
Less Vacancy Allowance	7%	12,229
Effective Gross Income	\$	162,467

What is the estimated average annual % increase in income over the Compliance Period? **2%**

W. Annual Expense Information

(Check one) Housing OR Commercial

<u>Administrative</u>		<u>Operating</u>	
1. Advertising	\$ 2,950	1. Elevator	\$ 2,500
2. Management	\$ 11,373	2. Fuel (heating & hot water)	
3. Legal/Partnership	\$ 1,000	3. Electricity	\$ 12,750
4. Accounting/Audit	\$ 4,500	4. Water/Sewer	\$ 8,700
5. Compliance Mont.	\$ 2,500	5. Gas	
Total Administrative	\$ 22,323	6. Trash Removal	\$ 3,750
		7. Payroll/Payroll Taxes	\$ 40,515
<u>Maintenance</u>		8. Insurance	\$ 11,389
1. Decorating	\$ 1,550	9. Real Estate Taxes*	\$ 20,000
2. Repairs	\$ 5,500	10. Other Tax	
3. Exterminating	\$ 750	11. Annual Replacement Reserve	\$ 16,800
4. Ground Expense	\$ 1,200	12. Other	
5. Other	\$ 1,500	Total Operating	\$ 116,404
Total Maintenance	\$ 10,500		
Total Annual Administrative Expenses:	\$ 22,323	Per Unit	\$ 558
Total Annual Maintenance Expenses:	\$ 10,500	Per Unit	\$ 263
Total Annual Operating Expenses:	\$ 116,404	Per Unit	\$ 2,910
TOTAL OPERATING EXPENSES (Admin. + Operating + Maintenance):	\$ 149,227	Per Unit	\$ 3,731
What is the estimated average annual percentage increase in expenses for the next 15 years?			3%
What is the annual percentage increase for replacement reserves for the next 15 years?			3%

* List full tax liability for the property - do not reflect tax abatement.

footnotes:

X. Projections for Financial Feasibility

Check one: Housing
 Commercial

15 Year Projections of Cash Flow		Year 1	Year 2	Year 3	Year 4	Year 5
1. Potential Gross Income		\$ 174,696	\$ 178,190	\$ 181,754	\$ 185,389	\$ 189,097
2. Less Vacancy Loss		\$ (12,229)	\$ (12,473)	\$ (12,723)	\$ (12,977)	\$ (13,237)
3. Effective Gross Income (1-2)		\$ 162,467	\$ 165,717	\$ 169,031	\$ 172,412	\$ 175,860
4. Less Operating Expenses		\$ (132,427)	\$ (136,400)	\$ (140,492)	\$ (144,707)	\$ (149,048)
5. Less Replacement Reserves		\$ (16,800)	\$ (17,304)	\$ (17,823)	\$ (18,358)	\$ (18,909)
6. Plus Tax Abatement (increase by expense rate if applicable)		\$ 20,000	\$ 20,600	\$ 21,218	\$ 21,855	\$ 22,511
7. Net Income (3-4-5+6)		\$ 33,240	\$ 32,613	\$ 31,934	\$ 31,202	\$ 30,414
8.a. Less Debt Service #1		\$ 22,600	\$ 22,600	\$ 22,600	\$ 22,600	\$ 22,600
8.b. Less Debt Service #2						
9. Cash Flow (7-8)		\$ 10,640	\$ 10,013	\$ 9,334	\$ 8,602	\$ 7,814
10. Debt Coverage Ratio (7/(8a+8b))		1.47	1.44	1.41	1.38	1.35
11. Deferred Developer Fee Payment		\$ 10,640	\$ 10,013	\$ 9,334	\$ 8,602	\$ 7,814
12. Cash Flow after Def. Dev. Fee Pmt.		\$ 0	\$ (0)	\$ 0	\$ (0)	\$ 0
13. Debt Coverage Ratio		1.00	1.00	1.00	1.00	1.00
		Year 6	Year 7	Year 8	Year 9	Year 10
1. Potential Gross Income		\$ 192,878	\$ 196,736	\$ 200,671	\$ 204,684	\$ 208,778
2. Less Vacancy Loss		\$ (13,501)	\$ (13,772)	\$ (14,047)	\$ (14,328)	\$ (14,614)
3. Effective Gross Income (1-2)		\$ 179,377	\$ 182,965	\$ 186,624	\$ 190,356	\$ 194,163
4. Less Operating Expenses		\$ (153,519)	\$ (158,125)	\$ (162,869)	\$ (167,755)	\$ (172,787)
5. Less Replacement Reserves		\$ (19,476)	\$ (20,060)	\$ (20,662)	\$ (21,282)	\$ (21,920)
6. Plus Tax Abatement (increase by expense rate if applicable)		\$ 23,186	\$ 23,882	\$ 24,581	\$ 25,281	\$ 25,981
7. Net Income (3-4-5+6)		\$ 29,568	\$ 28,661	\$ 27,714	\$ 26,772	\$ 25,815
8.a. Less Debt Service #1		\$ 22,600	\$ 22,600	\$ 22,600	\$ 22,600	\$ 22,600
8.b. Less Debt Service #2						
9. Cash Flow (7-8)		\$ 6,968	\$ 6,061	\$ 5,114	\$ 4,172	\$ 3,215
10. Debt Coverage Ratio (7/(8a+8b))		1.31	1.27	1.22	1.17	1.12
11. Deferred Developer Fee Payment		\$ 6,968	\$ 6,061	\$ 5,114	\$ 4,172	\$ 3,215
12. Cash Flow after Def. Dev. Fee Pmt.		\$ 0	\$ 0	\$ 0	\$ (0)	\$ (0)
13. Debt Coverage Ratio		1.00	1.00	1.00	1.00	1.00
		Year 11	Year 12	Year 13	Year 14	Year 15
1. Potential Gross Income		\$ 212,953	\$ 217,213	\$ 221,557	\$ 225,988	\$ 230,508
2. Less Vacancy Loss		\$ (14,907)	\$ (15,205)	\$ (15,509)	\$ (15,819)	\$ (16,136)
3. Effective Gross Income (1-2)		\$ 198,047	\$ 202,008	\$ 206,048	\$ 210,169	\$ 214,372
4. Less Operating Expenses		\$ (177,971)	\$ (183,310)	\$ (188,809)	\$ (194,474)	\$ (200,308)
5. Less Replacement Reserves		\$ (22,578)	\$ (23,255)	\$ (23,953)	\$ (24,671)	\$ (25,412)
6. Plus Tax Abatement (increase by expense rate if applicable)		\$ 32,259	\$ 33,227	\$ 34,224	\$ 35,251	\$ 36,309
7. Net Income (3-4-5+6)		\$ 29,757	\$ 28,669	\$ 27,510	\$ 26,275	\$ 24,961
8.a. Less Debt Service #1		\$ 22,600	\$ 22,600	\$ 22,600	\$ 22,600	\$ 22,600
8.b. Less Debt Service #2						
9. Cash Flow (7-8)		\$ 7,157	\$ 6,069	\$ 4,910	\$ 3,675	\$ 2,361
10. Debt Coverage Ratio (7/(8a+8b))		1.32	1.27	1.22	1.16	1.10
11. Deferred Developer Fee Payment		\$ 1,974				
12. Cash Flow after Def. Dev. Fee Pmt.		\$ 5,183	\$ 6,069	\$ 4,910	\$ 3,675	\$ 2,361
13. Debt Coverage Ratio		1.21	1.27	1.22	1.16	1.10

The above Projections utilize the estimated annual percentage increases in income.

Total abatement for the Development = \$415,766

footnotes:

DSCR is slightly above 1.45 in year one in order to meet the 1.1 requirement during the 15 year compliance period.

Commercial and Office Space: IHCD Rental Housing financing resources cannot be used to finance commercial space within a development. Income generated and expenses incurred from this space, though, must be factored into IHCD's underwriting for the development as a whole when reviewing the application. If the development involves the development of commercial space the applicant will need to provide separate annual operating expense information and a separate 15-year proforma for the commercial space. Be sure to label which forms are for the housing and which ones are for the commercial space. Also separate out all development costs associated with the commercial space on line M of the Development Costs chart.

Y. Sources of Funds/Developments (Include any IHCD HOME requests)

1. Construction Financing. List individually the sources of construction financing including any such loans financed through grant sources. Please provide documentation in Tab G.

Source of Funds	Date of Application	Date of Commitment	Amount of Funds	Name and Telephone Numbers of Contact Person
1 House Investments LP	10/13/2013	10/13/2013	\$ 1,416,478	Mike Emkes (317) 580-2535
2 Huntington National Bank	10/1/2013	3/1/2014	\$ 6,111,829	Nadine Liggett (513) 762-1857
Economic Development Group of Wabash County	10/25/2013	10/25/2013	\$ 150,000	Bill Konyha (260) 568-3838
3				
4 AHP	11/1/2013	3/1/2014	\$ 500,000	Trish Lewis (317) 465-0379
Total Amount of Funds			\$ 8,178,307	

2. Permanent Financing. List individually the sources of permanent financing including any such loans financed through grant sources. Please provide documentation in Tab G.

Source of Funds	Date of Application	Date of Commitment	Amount of Funds	Annual Debt Service Cost	Interest Rate of Loan	Amortization Period	Term of Loan
1 House Investments LP	10/1/2013	10/30/2013	\$ 7,186,729	\$0	0.000%	0	0
2 FHLB AHP	7/16/2014	9/29/2014	\$ 500,000	\$0	3.00%	30	30
3 EDG of Wabash County	10/1/2014	10/31/2014	\$ 150,000	\$0	3.00%	0	30
4 Huntington National Bank	3/1/2014	5/1/2014	\$ 260,000	\$22,600	6.00%	20	15
Total Amount of Funds			\$ 8,096,729	\$22,600			
Deferred Developer Fee			\$ 81,578				

3. Grants. List all grants provided for the development. Provide documentation in Tab G.

Source of Funds	Date of Application	Date of Commitment	Amount of Funds	Name and Telephone Numbers of Contact Person
1				
2				
3				
4				
Total Amount of Funds			\$ -	

footnotes:

If the loan and any outstanding interest is not expected to be paid until the end of the Initial Compliance Period, there must be reasonable expectation that the fair market value of the Development will be sufficient at that time to pay the accrued interest and debt and that the net income of the Development will be sufficient to sustain debt service.

4. Historic Tax Credits

Have you applied for a Historic Tax Credit? Yes No

If Yes, Please list amount \$ 1,059,636

If Yes, indicate date Part I of application was duly filed: 7/18/1986 (Must be included with application. Please provide in Tab P.)

5. Other Sources of Funds (excluding any syndication proceeds)

a. Source of Funds Economic Develop Group Wabash County Amount \$ 450,000

b. Timing of Funds Acquisition/Operating Cost Recution (Tax Exemption)

c. Actual or Anticipated Name of Other Source EDG Loan

d. Contact Person Bill Konyha Phone 260-568-3838

6. Sources and Uses Reconciliation

Limited Partner Equity Investment*	<u>\$ 6,126,993</u>
General Partner Investment	<u>\$ 100</u>
Total Equity Investment	<u>\$ 6,127,093</u>
Total Permanent Financing	<u>\$ 260,000</u>
Deferred Developer Fee	<u>\$ 81,578</u>
Other <u>HTC Equity</u>	<u>\$ 1,059,636</u>
Other <u>City of Wabash/AHP*</u>	<u>\$ 650,000</u>
 Total Source of Funds	 <u>\$ 8,178,307</u>
 Total Uses of Funds	 <u>\$ 8,178,307</u>

NOTE: Sources and Uses MUST EQUAL

*Load Fees included in Equity Investment Yes No
 If Yes, Load Fees are

footnotes: *City of Wabash: \$150,000 / AHP \$500,000

7. Intermediary Information

a. Actual or Anticipated Name of Intermediary
(e.g., Syndicator, act.)

House Investments LP

Contact Person

Michael Emkes

Phone

(317) 580-2535

Street Address

250 West 103rd Street

City

Indianapolis

State

IN

Zip

46290-1092

Email

memkes@houseinvestments.com

b. Investors: Individuals and/or Corporate, or undetermined at this time

c. As a percentage of the total credits to be received throughout the compliance period (assuming no recapture, should be the annual amount of credit times 10), how much are investors (excluding Owner's own equity) willing to invest toward development costs, excluding all syndication fees or charges?

87.0%

check if estimated check if based on commitment(s); if so please attach copies

d. Has the intermediary (identified above) provided you with any documentation regarding the amount of syndication or other intermediary costs, fees, "loads" or other charges it will impose in with its services?

Yes No If yes, please attach copies

e. How much, if any, is the Owner willing or committed to invest toward Development Costs?

\$ 100 Evidence of investment must be provided to IHCD.

8. Tax-Exempt Bond Financing/Credit Enhancement

a. If Multi-family Tax Exempt Bonds are requested, list percent such bonds represent of the aggregate basis of the building and land of the development:

If this percentage is 50% or more , a formal allocation of credits from IHCD is not necessary (although the development must satisfy and comply with all requirements for an allocation under this Allocation Plan and Section 42 of the Code. The Issuer of the bonds must determine the maximum amount of credits available to the development which, just as for developments which do need allocation, is limited to the amount of credits necessary to make the development financially feasible). AT THE TIME OF SUBMITTING THIS APPLICATION, YOU MUST PROVIDE IHCD WITH AN OPINION OF COUNSEL, SATISFACTORY TO IHCD, THAT YOU ARE NOT REQUIRED TO OBTAIN AN ALLOCATION OF TAX CREDITS FROM IHCD AND THAT THE DEVELOPMENT MEETS THE REQUIREMENTS OF THE ALLOCATION PLAN AND CODE.

footnotes:

[Redacted area]

b. Name of Issuer N/A
Street Address _____
City _____ State _____ Zip _____
Telephone Number _____ Fax Number _____
Email _____

c. Name of Borrower _____
Street Address _____
City _____ State _____ Zip _____
Telephone Number _____ Fax Number _____
Email _____

If the Borrower is not the Owner, explain the relationship between the Borrower and Owner.

**If Development will | taxcredits
of the entire development team in addition to above.**

d. Does any of your financing have any credit enhancement? Yes No
If yes, list which financing and describe the credit enhancement:

e. Is HUD approval for transfer of physical asset required? Yes No
If yes, provide copy of TPA request to HUD.

f. Is Rural Development approval for transfer of physical asset required? Yes No
If yes, has Rural Development been notified of your RHTC application? Yes No

g. Is the Development a federally assisted low-income housing Development with at least 50% of its units in danger of being removed by a federal agency from the low-income housing market due to eligible prepayment, conversion, or financial difficulty? Yes No
If yes, please provide documentation in Tab P of the application package.

footnotes:

Z. Cost/Basis/Maximum Allowable Credit

1. Development Costs - List and Include Eligible Basis by Credit Type

ITEMIZED COST	Eligible Basis by Credit Type		
	Project Costs	30% PV [4% Credit]	70% PV [9% Credit]
a. To Purchase Land and Bldgs.			
1. Land	25,000		
2. Demolition			
3. Existing Structures	450,000	380,000	
4. Other (specify)			
b. For Site Work			
1. Site Work (not included in Construction Contract)			
Other(s) (Specify)			
c. For Rehab and New Construction (Construction Contract Costs)			
1. Site Work	469,000		469,000
2. New Building	4,519,272		4,519,272
3. Rehabilitation**			
4. Accessory Building			
5. General Requirements*	299,296		299,296
6. Contractor Overhead*	99,765		99,765
7. Contractor Profit*	299,296		299,296
d. For Architectural and Engineering Fees			
1. Architect Fee - Design*	149,648		149,648
2. Architect Fee - Supervision*			
3. Consultant or Processing Agent			
4. Engineering Fees	25,000		25,000
5. High Performance Building Consultant			
6. Other Fees (specify)			
Environmental Abatement	50,000		50,000
e. Other Owner Costs			
1. Building Permits	50,000		50,000
2. Tap Fees	30,000		30,000
3. Soil Borings	20,000		20,000
4. Real Estate Attorney	125,000		125,000
5. Construction Loan Legal	35,000		35,000
6. Title and Recording	12,000		12,000
7. Cost of Furniture	12,000		12,000
8. Accounting	7,500		7,500
9. Surveys	7,500		7,500
10. Other (specify)			
SUBTOTAL -THIS PAGE -	6,685,277	380,000	6,210,277

* Designates the amounts for those items that are limited, pursuant to the Allocation Plan

** Please provide a rehabilitation budget in Tab L that lists the cost of furniture, construction of community building, and common area amenities.

$$\frac{\$0.00}{\text{Rehabilitation Costs}} - \frac{\text{Costs of Furniture, Construction of Community Center, and Common Area Amenities**}}{\text{Total Number of Units}} = \frac{0}{\text{Total Number of Units}} = \frac{\#DIV/0!}{\text{Rehabilitation Costs per Unit}}$$

footnotes: Contractor fees are less than 6%/2%/6% if contingency is included. Rehab per unit does not calculate.

ITEMIZED COST	Eligible Basis by Credit Type		
	Project Costs	30% PV [4% Credit]	70% PV [9% Credit]
Subtotal from Previous Page	6,685,277	380,000	6,210,277
f. For Interim Costs			
1. Construction Insurance	20,000		20,000
2. Construction Interest & Other Capitalized Operating Expenses	369,428		369,428
3. Construction Loan Orig. Fee	39,794		39,794
4. Construction Loan Credit Enhancement			
5. Taxes/Fixed Price Contract Guarantee			
g. For Permanent Financing Fees & Expenses			
1. Bond Premium			
2. Credit Report			
3. Permanent Loan Orig. Fee			
4. Permanent Loan Credit Enhancement			
5. Cost of Iss/Underwriters Discount			
6. Title and Recording			
7. Counsel's Fee			
8. Other (Specify)			
Appraisal			
h. For Soft Costs			
1. Property Appraisal	10,000		10,000
2. Market Study	4,500		4,500
3. Environmental Report	7,500		7,500
4. IHCD Fees	57,308		
5. Consultant Fees			
6. Guarantee Fees	150,000		150,000
7. Other (specify)			
Relocation	3500		3500
i. For Syndication Costs			
1. Organizational (e.g. Partnership)	10,000		
2. Bridge Loan Fees and Exp	50,000		
3. Tax Opinion	15,000		
4. Other (specify)			
Marketing/Advertising	25,000		
j. Developer's Fee*			
60 % Not-for Profit			
40 % For-Profit	645,000		645,000
k. For Development Reserves			
1. Rent-up Reserve	20,000		
2. Operating Reserve	66,000		
l. Total Project Costs (spreadsheet will calculate)	8,178,307	380,000	7,459,999

* Designates the amounts for those items that are limited, pursuant to the Allocation Plan.

footnotes:



ITEMIZED COST	Eligible Basis by Credit Type		
	Project Costs	30% PV [4% Credit]	70% PV [9% Credit]
Subtotal from Previous Page	8,178,307	380,000	7,459,999
m. Total Commercial Costs*			
n. Total Dev. Costs less Comm. Costs (l-m)	8,178,307		
o. Reductions in Eligible Basis Subtract the following: 1. Amount of Grant(s) used to finance Qualifying development costs 2. Amount of nonqualified recourse financing 3. Costs of nonqualifying units of higher quality (or excess portion thereof) 4. Historic Tax Credits (residential portion) 5. Subtotal (o.1 through 4 above)			
			1,059,636
		0	1,059,636
p. Eligible Basis (ll minus o.5)		380,000	6,400,363
q. High Cost Area Adjust to Eligible Basis (ONLY APPLICABLE IF development is in a Census Tract or difficult development area) Adjustment Amount X 20% for purposes of calculating credits			1,286,594
r. Adjusted Eligible Basis (p plus q)		380,000	7,686,957
s. Applicable Fraction (% of development which is low income) Based on Unit Mix or Sq Ft. (Type U or SF)		100.00%	100.00%
t. Total Qualified Basis (r multiplied by s)		380,000	7,686,957
u. Applicable Percentage (weighted average of the applicable percentage for each building and credit type)		3.27%	9.00%
v. Maximum Allowable Credit under IRS sec 42 (t multiplied by u)		12,426	691,826
w. Combined 30% and 70% PV Credit	704,252		

* Commercial costs are defined as those costs that are not eligible basis and are attributed to non-residential areas of the Development (e.g. retail area of mixed-use development).

Note: The actual amount of credit for the Development is determined by IHCD. If the Development is eligible for Historic Tax Credit, include a complete breakdown of the determination of eligible basis for the Historic Credit with the Application. If the Development's basis has been adjusted because it is in a high cost or qualified census tract, the actual deduction for the Historic Cost items must be adjusted by multiplying the amount by 130%. This does not apply to Historic Tax Credits.

footnotes:

2. Determination of Reservation Amount Needed

The following calculation of the amount of credits needed is substantially the same as the calculation which will be made by IHCD to determine, as required by the IRS, the maximum amount of credits which may be reserved for the Development. However, IHCD at all times retains the right to substitute such information and assumptions as are determined by IHCD to be reasonable for the information and assumptions provided herein as to costs (including development fees, profits, etc.) sources of funding, expected equity, ect. Accordingly, if the development is selected by IHCD for a reservation of credits, the amount of such reservation may differ significantly from the amount that is computed below.

a.	TOTAL DEVELOPMENT COSTS	\$ <u>8,178,307</u>
b.	LESS SYNDICATION COSTS	\$ <u>100,000</u>
c.	TOTAL DEVELOPMENT COSTS (a - b)	\$ <u>8,078,307</u>
d.	LESS: TOTAL SOURCES OF FUNDING EXCLUDING SYNDICATION PROCEEDS	\$ <u>1,969,636</u>
e.	EQUITY GAP (c - d)	\$ <u>6,108,671</u>
f.	EQUITY PRICING PERCENTAGE (Percentage of 10-year credit expected to be personally invested by you or raised as equity excluding syndication or similar costs to 3rd parties)	\$ <u>0.86</u>
g.	10-YEAR CREDIT AMOUNT NEEDED TO FUND THE EQUITY GAP (e/f)	\$ <u>7,103,106</u>
h.	ANNUAL TAX CREDIT REQUIRED TO FUND EQUITY GAP (g/10)	\$ <u>710,311</u>
i.	MAXIMUM ALLOWABLE CREDIT AMOUNT	\$ <u>704,252</u>
j.	RESERVATION AMOUNT REQUESTED (Amt should be no greater than the Lesser of h or i)	\$ <u>704,252</u>
k.	TOTAL EQUITY INVESTMENT (anticipated for intial app)	\$ <u>6,127,093</u>
l.	DEFERRED DEVELOPER FEE	\$ <u>81,578</u>
m.	FINANCIAL GAP	\$ <u>0</u>
	1. CREDIT PER UNIT (j/Number of Units)	\$ <u>17606</u>
	2. CREDIT PER BEDROOM (j/Number of Bedrooms)	\$ <u>14085</u>
	3. HARD COST PER UNIT (pg 48, G14:G27)	\$ <u>142,166</u>
	4. TOTAL DEVELOPMENT COST PER UNIT <u>a - (Cost of Land + Commercial Costs + Historic Credits)</u> Total Number of Units	\$ <u>177,342</u>

footnotes:

The undersigned hereby acknowledges that :

1. This Application form, provided by IHCDCA to applicants for funding, including the sections herein relative to basis, credit calculations and determinations of the amount of the credit necessary to make the development financially feasible, is provided only for the convenience of IHCDCA in reviewing the reservation requests. Completion hereof in no way guarantees eligibility for the credits or ensures that the amount of credits applied for has been computed in accordance with IRC requirements; any notations herein describing IRC requirements are offered only as general guides and not as legal advice;
2. The undersigned is responsible for ensuring that the proposed development will be comprised of qualified low-income buildings; that it will in all respects satisfy all applicable requirements of federal tax laws and any other requirements imposed upon it by the IHCDCA; and that the IHCDCA has no responsibility for ensuring that all or any funding allocated to the development may not be useable or may later be recaptured;
3. For purposes of reviewing this Application, IHCDCA is entitled to rely upon the representations of the undersigned as to the inclusion of costs in eligible basis and as to all of the figures and calculations relating to the determinations of qualified basis for the development as a whole and for each building therein individually as well as the amounts and types of credit applicable thereto, and that the issuance of a reservation based on such representations in no way imposes any responsibility on the IHCDCA for the accuracy of these representations or their compliance with IRC requirements;
4. The IHCDCA offers no advice, opinion or guarantee that the Applicant or the proposed development will ultimately qualify for or receive low-income housing tax credits, Multi-family tax exempt Bonds, HOME funds or section 501 (c)3 Bonds 501(c)3 Bonds;
5. Allocations of funding are not transferable without prior written notice and consent of the IHCDCA;
6. The requirements for applying for funding and the terms of any reservation or allocation thereof are subject to change at any time by federal or state law, federal, state or IHCDCA regulations, or other binding authority;
7. Applicant is submitting this Application on behalf of Owner, whether Owner has already been formed or is a to-be-formed entity;
8. Applicant represents and warrants to IHCDCA that it has all necessary authority to act for, obligate and execute this Application on behalf of itself and Owner, and to engage in all acts necessary to consummate this Application. Applicant further represents and warrants to IHCDCA that the signatories hereto have been duly authorized and that this Application shall be the valid and binding act of the Applicant, enforceable according to its terms;
9. In the event the Applicant is not the Owner, Applicant represents and warrants to IHCDCA that it will take, and not fail to take, any and all necessary actions to cause the Owner to ratify and confirm all representations in and comply with the terms and conditions of this Application;
10. Applicant represents and warrants to IHCDCA that it will take any and all action necessary and not fail to cause the Developer to ratify and confirm all representations in and comply with the terms and conditions of this Application.

Further, the undersigned hereby certifies that:

- a) All factual information provided herein or in connection herewith is true, correct and complete, and all estimates are reasonable;
- b) It shall promptly notify the IHCDCA of any corrections or changes to the information submitted to the IHCDCA in connection with this Application upon becoming aware of same;
- c) It is responsible for all calculations and figures used for the determination of the eligible basis and qualified basis for any and all buildings and other improvements, and it understands and agrees that the amount of funding to be reserved and allocated has been calculated pursuant to and in reliance upon the representations made herein; and

- d) It will at all times indemnify, defend and hold harmless IHCDCA against claims, losses, costs, damages, expenses and liabilities of any nature (including, without limitation, attorney fees to enforce the indemnity rights hereunder) directly or indirectly resulting from, arising out of, or relating to IHCDCA's acceptance, consideration, approval or disapproval of this Application and the issuance or non-issuance of an allocation of funding in connection herewith.
- e) It shall furnish the IHCDCA with copies of any and all cost certifications made to any other governmental agency, including, but not limited to, cost certifications made to FmHA or FHA, at the time that such certifications are furnished to such other agency.
- 7. Applicant hereby authorizes IHCDCA and its successors, affiliates, agents and assigns to utilize in any manner and at anytime, any photograph, picture, or misrepresents in any other medium (collectively "photographs") of the property covered by this Application, without limitation, in any and all matters, publications, or endeavors, commercial or noncommercial, undertaken directly or indirectly by IHCDCA at any time on or after the date of this Application without any limitation whatsoever. Applicant understands that: (1) it is relinquishing any and all ownership rights in any such photographs; and (ii) it is relinquishing any and all legal rights that it may now or hereafter have to, directly or indirectly, challenge, question or otherwise terminate the use of the photographs by IHCDCA.
- 8. DISSEMINATION OF INFORMATION and AGREEMENT TO RELEASE AND INDEMNIFY. The undersigned for and on behalf of itself, the Development, Owner and all participants in the Development, together with their respective officers, directors, shareholders, members, partners, agents, representatives, and affiliates (collectively, "Applicant") understands, acknowledges and agrees that this and any application for Rental Housing Tax Credits ("Credits") (including, but not limited to, all preliminary or final Applications, related amendments and information in support thereof and excepting personal financial information) are, and shall remain, available for dissemination and publication to the general public.

As additional consideration for IHCDCA's review of its request for Credits, the Applicant does hereby release IHCDCA and its directors, employees, attorneys, agents and representatives of and from any and all liability, expenses, costs and damage that applicant may, directly or indirectly, incur because of such dissemination or publication, and the Applicant hereby agrees to hold IHCDCA harmless of and from any and all such liability, expense or damage.

AFFIRMATION OF APPLICANT. Under penalty of perjury, I/we certify that the information, acknowledgements, and representations in this application and its supporting documents are true and accurate to the best of my/our knowledge. The undersigned understands that providing false, misleading or incomplete information herein constitutes an act of fraud and may subject applicant to debarment and other legal recourse.

IN WITNESS WHEREOF, the undersigned, being duly authorized, has caused this document to be executed in its name on this 1st day of November, 2013

Partnership for Affordable Housing, Inc.

Legal Name of Applicant/Owner

By: _____

Printed Name: George S. Dury

Its: Board President

STATE OF INDIANA)
) SS:
COUNTY OF _____)

Before me, a Notary Public, in and for said County and State, personally appeared, George S. Dury
(the Board President of Partnership for Affordable), the Applicant in the foregoing Application for Reservation
of 2014 (current year) funding, who acknowledged the execution of the foregoing instrument as his (her)
voluntary act and deed, and stated, to the best of his (her) knowledge and belief, that any and all representations
contained therein are true.

Witness my hand and Notarial Seal this 1st day of November, 2013 .

My Commission Expires:

Notary Public

My County of Residence:

Printed Name
(title)

AA. Statement of Issuer/Applicant (For Multi-family Tax Exempt Bonds only)

The undersigned hereby acknowledges that :

1. This Application form, provided by IHCDCA to applicants for tax credits and tax-exempt bonds, including the sections herein relative to basis, credit calculations and determinations of the amount of the credit necessary to make the development financially feasible, is provided only for the convenience of IHCDCA in reviewing the reservation requests; completion hereof in no way guarantees eligibility for the credits or bonds or ensures that the amount of credits applied for has been computed in accordance with IRC requirements; any notations herein describing IRC requirements are offered only as general guides and not as legal advice;
2. The undersigned is responsible for ensuring that the proposed bond issue will in all respects satisfy all applicable requirements of federal tax laws and any other requirements imposed upon it by the IHCDCA; and that the IHCDCA has no responsibility for ensuring that all or any of the funds allocated to the Development may not be useable or may later be recaptured;
3. For purposes of reviewing this Application, IHCDCA is entitled to rely upon the representations of the undersigned as to the inclusion of costs in eligible basis and as to all of the figures and calculations relating to the determinations of qualified basis for the development as a whole and for each building therein individually as well as the amounts and types of credit applicable thereto, and that the issuance of a reservation based on such representations in no way imposes any responsibility on the IHCDCA for the accuracy of the representations or their compliance with IRC requirements;
4. IHCDCA may request or require changes in the information submitted herewith, may substitute its own figures which it deems reasonable for any or all figures provided herein by the undersigned and may reserve credits, if any, in an amount significantly different from the amount requested;
5. The IHCDCA offers no advice, opinion or guarantee that the Issuer or the proposed development will ultimately qualify for or receive funds;
6. Reservations of funds are not transferable without prior written notice and consent of IHCDCA;
7. If the Issuer, in its sole discretion, determines that the Development will not be completed or that any condition set forth in the Application will not be satisfied within the required time period, or will become unsatisfied or will otherwise cause the Development to fail to qualify for a Bond allocation, the Issuer agrees that the IHCDCA may rescind and retrieve any funds allocated to the Issuer. The Issuer acknowledges that all terms, conditions, obligations and deadlines set forth in this Application constitute conditions precedent to any allocation of funds, and the Development's failure to comply with any of such terms and conditions shall entitle the IHCDCA, in its sole discretion, to deem the allocation canceled by mutual consent. After any such cancellation, the Issuer acknowledges that neither it nor the Development will have any right to claim funds. The IHCDCA reserves the right, in its sole discretion, to modify and/or waive any such failed condition precedent, so long as such waiver does not violate any Code requirements relating to the Development;
8. The requirements for applying for funds and the terms of any reservation or allocation thereof are subject to change at any time by federal or state law, federal, state or IHCDCA regulations, or other binding authority;
9. Reservations may be subject to certain conditions to be satisfied prior to allocation and shall in all cases be contingent upon the receipt of the required Application and reservation fees;
10. Applicant is submitting this Application on behalf of Owner, whether Owner has already been formed or is a to-be-formed entity;
11. Applicant represents and warrants to IHCDCA that it has all necessary authority to act for, obligate and execute this Application on behalf of itself and Owner, and to engage in all acts necessary to consummate this Application. Applicant further represents and warrants to IHCDCA that the signatories hereto have been duly authorized and that this Application shall be the valid and binding act of the Applicant, enforceable according to its terms;
12. In the event Applicant is not the Owner, Applicant represents and warrants to IHCDCA that it will take, and not fail to take, any and all action necessary to cause the Owner to ratify and confirm all representations in and comply with the terms and conditions of this Application;
13. Applicant represents and warrants to IHCDCA that it will take any and all action necessary and not fail to cause the Developer to ratify and confirm all representations in and comply with the terms and conditions of this Application.

Further, the undersigned certifies that :

- a) All factual information provided herein or in connection herewith is true, correct, and complete, and all estimates are reasonable;
- b) It shall promptly notify the IHCDCA of any corrections or changes to the information submitted to the IHCDCA in connection with this Application upon becoming aware of same;
- c) It is responsible for all calculations and figures relating to the determination of the eligible basis and qualified basis for any and all buildings and other improvements, and it understands and agrees that the amount of funds to be reserved and allocated has been calculated pursuant to and in reliance upon the representations made herein; and
- d) It will at all times indemnify, defend, and hold harmless IHCDCA against all claims, losses, costs, damages, expenses and liabilities of any nature (including, without limitations attorney fees, and attorney fees to enforce the indemnity rights hereunder) directly or indirectly resulting from, arising out of, or relating to IHCDCA's acceptance, consideration, approval or disapproval of this Application and the issuance or non-issuance of an allocation of funds in connection herewith.

AFFIRMATION OF APPLICANT. Under penalty of perjury, I/we certify that the information, acknowledgements, and representations in this application and its supporting documents are true and accurate to the best of my/our knowledge. The undersigned understands that providing false, misleading or incomplete information herein constitutes an act of fraud and may subject applicant to debarment and other legal recourse.

IN WITNESS WHEREOF, the undersigned, being duly authorized, has caused this document to be executed in its name on this _____ day of _____ , _____

Legal Name of Issuer

By: _____

Printed Name: _____

Its: _____

STATE OF INDIANA)
) SS:
COUNTY OF _____)

Before me, a Notary Public, in and for said County and State, personally appeared, _____ (the _____ of _____), the Applicant in the foregoing Application for Reservation of _____ (current year) funding, who acknowledged the execution of the foregoing instrument as his (her) voluntary act and deed, and stated, to the best of his (her) knowledge and belief, that any and all representations contained therein are true.

Witness my hand and Notarial Seal this _____ day of _____ , _____ .

My Commission Expires:

Notary Public

My County of Residence:

Printed Name
(title)

**INDIANA HOUSING AND COMMUNITY DEVELOPMENT AUTHORITY
2014-2015 HOME/Development Fund/Rental Housing Finance Application**

A. HOME/Development Fund Applicant (HOME is restricted to Not-for-Profit Organizations)

- State-Certified CHDO - (CHDO must be 100% general partner or member. If awarded, HOME funds would be provided in the form of a loan to the CHDO.)
- Not-for-Profit Organization or Public Housing Agency- (NFP or PHA must be 100% general partner or member. If awarded, HOME funds would be provided in the form of a forgivable loan to the NFP or PHA.)
- Please include a copy of the IRS determination letter in Tab I.**
- Partner or Member - (If LP or LLC has not yet been formed, then the applicant must be a general partner or member. If awarded, funds would be loaned to the LP or LLC.)
- Limited Partnership (LP) or Limited Liability Company (LLC) - (If LP or LLC has been formed, then the applicant must be this entity.)

Legal Name (as listed with the Indiana Secretary of State) _____

Entities organized under the State of Indiana must provide proof of good standing with the Indiana Secretary of State. Submit a copy of the Certificate of Existence in Tab I.

Chief Executive Officer (name and title) _____

Contact Person (name and title) _____

E-Mail Address _____ Federal ID # _____

DUNS # _____ SAM Registration _____

Street Address _____

City _____ State _____ Zip _____ County _____

Phone _____ Fax _____ Mobile _____

B. Award Administrator (if procured)

Legal Name (as listed with the Indiana Secretary of State) _____

Contact Person (name and title) _____

E-Mail Address _____ Federal ID # _____

Street Address _____

City _____ State _____ Zip _____ County _____

Phone _____ Fax _____ Mobile _____

C. Development Location

Development Name _____

Development Street Address _____

City _____ State _____ Zip _____ County _____

District Numbers
State Representative _____ State Senate _____ U.S. Congressional _____

D. Activity Type

- 1. Rental Transitional Housing Permanent Supportive Housing
- 2. New Construction Rehabilitation

E. Funding Summary

HOME Request	Dev. Fund Request	Other Funds	Total Funds
\$ _____ -	+ \$ _____ -	+ \$ _____ -	= \$ _____ -

FOR IHCA USE ONLY	Date Received:	Time Received:	By:
-------------------	----------------	----------------	-----

F. Award Cap - HOME ONLY

- List all awards that have been received in the 12 months prior to the application deadline in which the Applicant has served as an Applicant. For joint ventures, the funding attributed to each partner or member will be proportionate to its share of ownership.

Award Number	Award Date	IHCDA Program (HOME, HOME CHDO, CDBG, RHTC/HOME)	Award Amount
			\$
			\$
			\$
			\$
			\$
Total			\$ -

- What is the Total from #1 plus the Applicant's current HOME Request?

\$ - Current HOME Request + \$ - Total Award Amounts = \$ - Total

- Do HOME awards from the past 12 months plus this application exceed \$1,500,000? Yes No

G. Historic Review - HOME ONLY

- Is the development located on a single site? Yes No
If yes, when was the Section 106 approval from SHPO received?
- Is the development scattered site? Yes No
If yes, the Applicant will be required to complete Section 106 prior to executing contracts or beginning construction on individual sites.
- Is the project located in a community w/ a local housing trust fund? Yes No

H. Environmental Review - HOME ONLY

- Does the development involve disturbance of farmland? Yes No
If yes, when was comment received from the USDA Soil Conservation Services?
- Is the development located in Kosciusko, Noble, St. Joseph, or LaGrange County? Yes No
If yes, when did the Applicant provide the U.S. EPA Region 5 a development summary and location map?
Did you receive comments from the U.S. EPA Region 5? Yes No
- Has the complete Environmental Review Record been submitted to your Real Estate Production Analyst? Yes No
If yes, on what date was the Environmental Review Record submitted?
(The Environmental Review Record must be submitted on or before the application due date.)

A complete Environmental Review Record must include:

- Summary page (sign for preparer only)
- Environmental Review Checklist
- Activity Determination Form
- Statutory Checklist
- Environmental Assessment Checklist (If applicable)
- Contact Sheet
- Copy of all correspondence sent and received from all applicable agencies
- 100-Year Floodplain

footnotes:

I. Religious Participation - HOME ONLY

1. If the applicant is a not-for-profit or a CHDO, does the 501(c)(3) organization classification from the Internal Revenue Service have a 509(a)(1) sub-classification as a church, convention of churches, or association of churches? Yes No N/A
2. To determine that an entity does not function as a primarily religious organization, IHCD generally requires that it demonstrate the following:
 - a. Does the applicant or any related party own/lease/or have control of a facility where members lead and participate in religious services frequently? Yes No
 - b. Is the preponderance (or at least the majority) of the entity's budget spent on activities such as owning, maintaining & operating a house of worship, proselytizing, or religious education? Yes No
 - c. Is the preponderance (or at least the majority) of the time devoted by the entity's staff and membership to the activities of the entity spent on the kinds of activities listed in (b) above? Yes No
 - d. Is the preponderance (or at least the majority) of the space of the entity's facilities devoted in large part to the kinds of activities listed in (b) above? Yes No
 - e. Does the public generally perceive the entity as organized to promote a specific set of principles and/or behaviors claiming to be derived from a divine, rather than ordinary human, source? Yes No
 - f. Does the entity prominently display religious symbols in its facility(ies) and/or on its literature, or repeatedly make reference to religious activities in its rules or correspondence. Yes No

J. Affirmative Fair Housing Marketing Plan - HOME ONLY

Is the proposed project 5 or more HOME assisted units? Yes No
 If yes, submit Form HUD-935.2A in Tab I.

K. Development Information - HOME ONLY

1. **HOME PJ** - Is the proposed development located within a HOME Participating Jurisdiction? Yes No
 (If the answer is yes to #1, the Development is not eligible for HOME funding through IHCD, regardless of activity type.)
2. **Comparison of Assisted Units to Total Development** – Indicate the number of units, HOME award amount, HOME-eligible match generated, and total development cost. Then calculate the percentage of Development totals.

	# of Units	% of Total Units in Development	Dollar Amount	% of Total Development Costs
Total Development	40	100%	\$ -	100%
HOME-Assisted		0%	\$ -	#DIV/0!
HOME-Eligible (Non-HOME)		0%	\$ -	#DIV/0!
Total HOME (Assisted & Eligible)	0	0%	\$ -	#DIV/0!

3. Unit Comparability

Is the Development 100% HOME-assisted? Yes No
 If no, are the HOME-assisted units comparable to the non-assisted units in size and amenities? Yes No

If no, explain differences:

footnotes:

2014-2015 Form A (HOME/Dev. Fund Supp.): Rock City Lofts

4. HOME-Eligible (Non HOME-Assisted) Unit Breakdown - List number of units, number of bedrooms, and total square footage for each size unit to be **HOME-Eligible (Non HOME-Assisted)** by income category:

		SRO (w/o kitchen &/or bathroom)	0 Bdrm. (SRO with kitchen and bathroom)	1 Bdrm.	2 Bdrms.	3 Bdrms.	4 Bdrms.	Total	% of Total HOME-Eligible Units
30% AMI	# Units	0	0	0	0	0	0	0	#DIV/0!
	# Bdrms.			0	0	0	0	0	
	Sq. Footage	0	0	0	0	0	0	0	
40% AMI	# Units	0	0	0	0	0	0	0	#DIV/0!
	# Bdrms.			0	0	0	0	0	
	Sq. Footage	0	0	0	0	0	0	0	
50% AMI	# Units	0	0	0	0	0	0	0	#DIV/0!
	# Bdrms.			0	0	0	0	0	
	Sq. Footage	0	0	0	0	0	0	0	
60% AMI	# Units	0	0	0	0	0	0	0	#DIV/0!
	# Bdrms.			0	0	0	0	0	
	Sq. Footage	0	0	0	0	0	0	0	
Total HOME-Eligible	# Units	0	0	0	0	0	0	0	100%
	# Bdrms.			0	0	0	0	0	
	Sq. Footage	0	0	0	0	0	0	0	

Complete the chart below specifying the source and description of security for the HOME loan (NFP recipients that will loan funds to developments or LP/LLC Recipients that will get a direct loan of HOME funds).

5. Security

Explain the pledge of security for the loan, IHCD's security position (1st position, 2nd position, etc.), and whether the security is free and clear of any liens.

Security	Position	Free & Clear?		Amount
		<input type="checkbox"/> Yes	<input type="checkbox"/> No	
		<input type="checkbox"/> Yes	<input type="checkbox"/> No	
		<input type="checkbox"/> Yes	<input type="checkbox"/> No	
		<input type="checkbox"/> Yes	<input type="checkbox"/> No	
Total				\$0.00

Additional information relating to security?

footnotes:

L. **HOME Eligible Match** (See Schedule E of the QAP, 24 CFR 92.220, and HUD CPD Notice 97-03.) - **HOME ONLY**

1. Grants or Cash Donations – List all grants or cash donations for the activity from non-federal sources that do not require repayment and count toward your match liability. Cash donations from the owner/ developer do not count as eligible match. If a Federal Home Loan Bank AHP award is being used as a grant to the development, it should be included below. Commitment letters must be included at the end of this supplement.

Grantor	Amount	Date of Application	Committed		Yes/No - Date
			Yes	No	
	\$ -		<input type="checkbox"/>	<input type="checkbox"/>	Date:
	\$ -		<input type="checkbox"/>	<input type="checkbox"/>	Date:
	\$ -		<input type="checkbox"/>	<input type="checkbox"/>	Date:
	\$ -		<input type="checkbox"/>	<input type="checkbox"/>	Date:
Total	\$ -				

2. **Below Market Interest Rate** – Use the space below to indicate the amount of interest saved by a below market interest rate charged by a lender for construction financing, permanent financing, or a mortgage. See CPD Notice 97-03 or your Real Estate Production Analyst for further guidance. FHLBI – AHP funds that are loaned to the development should be listed here. Commitment letters must be included at the end of this supplement.

Lender	Amount of Loan	Interest Rate	Amortization Period	Term	Amount of Interest Saved (See IHCD)
	\$ -	0.00%			\$ -
	\$ -	0.00%			\$ -
Total:					\$ -

footnotes:

3. **In-Kind Donations** - List all in-kind contributions to the acquisition and/or development phase, including construction materials, volunteer labor, waived fees, portion of sale price below appraised value, donated on-site or off-site infrastructure (that occurred less than 12 months prior to application) etc. Commitment letters must be included at the end of this supplement.

Donor	# of Volunteer Hours	Rate Per Hour (\$10.00 for unskilled labor)	Amount	Committed Yes/No - Date	
				Yes	No
		\$ -	\$ -		
		\$ -	\$ -		
		\$ -	\$ -		
		\$ -	\$ -		
Total			\$ -		

4. **In-Kind Supportive Services** - In the chart below indicate the value of any supportive services or homebuyer counseling that will be provided to the beneficiaries of this activity and that will count toward your match liability. Also indicate who will be providing the services. Commitment letters must be included at the end of this supplement.

Provider	Description of Services	Cost of Services and Source of Funding	Committed Yes/No - Date	
			Yes	No
		\$ -		
		\$ -		
		\$ -		
		\$ -		
Total:		\$ -		

5. **Property Tax Abatement** - List the amount of property tax abatement for each year. Calculate the present value of these tax savings for purposes of determining the value of eligible match. See CPD Notice 97-03 or your Community Development Representative for further guidance. Commitment letters must be included at the end of this supplement.

Total Amount of Annual Tax Liability: \$ - No. of Years Taxes are Abated: _____

Date Committed: _____ Discount Factor Used in Calculation: _____ %

Yr.	Amount of Abatement	Present Value of Abatement	Yr.	Amount of Abatement	Present Value of Abatement	Yr.	Amount of Abatement	Present Value of Abatement
1	\$ -	\$ -	5	\$ -	\$ -	9	\$ -	\$ -
2	\$ -	\$ -	6	\$ -	\$ -	10	\$ -	\$ -
3	\$ -	\$ -	7	\$ -	\$ -	11	\$ -	\$ -
4	\$ -	\$ -	8	\$ -	\$ -	12	\$ -	\$ -
Total:								\$ -

6. **Banked Match** - List the proposed amount of the banked match.

Award Number	Amount of Banked Match
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -

footnotes:

7. Shared Match – List the proposed amount of banked shared match.

Note: The award must be closed by IHEDA before the agreement to share match is executed.
The agreement must be included at the end of this supplement.

Award Recipient	Award Number	Date of Executed Agreement	Amount of Shared Match	Award Closed	Yes/No
			\$ <input type="checkbox"/> -	<input type="checkbox"/> Yes	No
			\$ <input type="checkbox"/> -	<input type="checkbox"/> Yes	No
			\$ <input type="checkbox"/> -	<input type="checkbox"/> Yes	No
			\$ -	Yes	No
Total:			\$ -		

8. Match Sources Re-cap – Indicate only the amount of funding from the preceding tables (N. 1-7) that are proposed to serve as match. (This may differ from the total amount of funding going into the Development.)

Include commitment(s) for each source of match at the end of this document.

- a. HOME Request Amount \$ _____ -
- b. Required Match Liability (a. multiplied by .25%) \$ _____ -
- c. Amount of Match from foregone taxes, fees, and other charges, on-site or off-site infrastructure; supportive services; or homebuyer counseling \$ - x % * \$ #VALUE!
- d. Amount of Match from sources other than those listed in section c. \$ - x % ** \$ #VALUE!
- e. Total Proposed Match Amount (c + d). \$ #VALUE!

* Enter the percentage of HOME-Assisted units that was identified in section #N. 7. "Comparison of Assisted Units to Total Development" above. If this number is greater than 50%, then enter 100%. (For Applicants proposing the cost of forgone taxes, fees, and other charges; on-site or off-site infrastructure; supportive services; or homebuyer counseling services as match, only the amount applicable to HOME-Assisted units can be considered eligible HOME match.)

** Enter the percentage of HOME-Assisted plus HOME-Eligible, Non-HOME-Assisted units that was identified in section #N. 7. "Comparison of Assisted Units to Total Development" above. If this number is greater than 50%, then enter 100%.

footnotes:

M. Displacement Assessment - HOME ONLY

Although permanent displacement may not be anticipated, a development may still incur temporary or economic displacement liabilities. The Uniform Relocation Act contains specific requirements for HOME awards involving displacement and/or acquisition.

1. Type of Acquisition:

N/A - The proposed development involves no acquisition. (skip to question #2)

Voluntary Acquisition

Before entering into an offer to purchase, the purchaser must inform the seller:

- That it does not have (or will not use) the power of eminent domain should negotiations fail to result in an amicable agreement.
- Of its estimate of the fair market value of the property. An appraisal is not required, but the files must include an explanation of the basis for the estimate.
- That the seller is not eligible for a replacement housing payment or moving expenses (a sample letter is available from IHEDA).
- What was the date of the letter informing the seller? . Attach a copy at the back of this supplement.

Involuntary Acquisition

Contact your Real Estate Production Analyst for further guidance.

In general, the purchaser must:

- Notify owner of the purchaser's intentions.
- Conduct an appraisal of the property to determine its fair market value.
- Offer just compensation for the property being acquired.
- Make every reasonable effort to complete the property transaction expeditiously.
- What was the date of the letter informing the seller? . Attach a copy at the back of this supplement.

2. The proposed development involves (check all that apply):

a. Occupied Rental Units:

Acquisition

Rehabilitation

Demolition

- Displaced tenants will be eligible for replacement housing payment and moving expenses.
- Discuss how permanent displacement, economic displacement, and temporary displacement will be addressed on Q. - URA Displacement Plan.
- If specific units have been identified, complete Attachment A - A. Current Tenant Roster on the next page. Also provide a tenant list from at least three months prior to the application date on B.- Prior Tenant List.
- Each tenant must be sent a general information notice as soon as negotiations concerning a specific site have begun. Enclose a copy of the notice and receipt of delivery at the back of the HOME Supplement. What was the date of the letter?

b. Vacant Rental Units:

Acquisition

Rehabilitation

Demolition

- Applicant must provide documentation that no tenants were displaced so that the proposed HOME development could utilize a vacant property. On Attachment A - #B - Prior Tenant List show each unit vacated within the past three months and the tenant's reason for leaving.

c. Other:

Acquisition

Rehabilitation

Demolition

- Contact your Real Estate Production Analyst for further guidance.

footnotes:

N. Accessibility - HOME ONLY

Complete questions below for each construction activity to be undertaken:

1. **New Construction** – Developments with four or more units

a. Mobility Impairments

0 units	Number of units to be made accessible to individuals with mobility impairments
40 units	Divided by the total number of units in the Development
0%	Must meet or exceed 5% minimum requirement

b. Sensory Impairments

0 units	Number of <u>additional</u> units to be made accessible to individuals with hearing or vision impairments
40 units	Divided by the total number of units in the Development
0%	Must meet or exceed 2% minimum requirement

c. Common Areas – Development must meet all of the items listed below:

- At least one building entrance must be on an accessible route.
- All public and common areas must be readily accessible to and usable by people with disabilities.
- All doors providing passage into and within all premises must be sufficiently wide for use by persons in wheelchairs.

Will the development meet all of the above criteria? Yes No

d. Ground Floor / Elevator Floor Units - All ground floor units and all units on floors served by elevators must have:

- An accessible route into and through the dwelling.
- Accessible light switches, electrical outlets, thermostat, and other environmental controls.
- Reinforcements in bathroom walls to allow later installation of grab bars around the toilet, tub, and shower, when needed.
- Kitchens and bathrooms configured so that a person using a wheelchair can maneuver about the space.

Will the development meet all of the above criteria? Yes No

footnotes:

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2. **Rehabilitation** – Select either Substantial Alterations or Other Alterations (see definition)

a. Are there more than 15 units in this development? Yes No

b. Will the rehabilitation costs from the chart below meet or exceed 75% of the replacement cost of the completed facility? Yes No

Replacement Cost Comparison				
Total rehabilitation cost	/	Total replacement cost	=	%
\$ -		\$ -		#DIV/0!

c. If you answered "Yes" to both question "a" and "b" above, you meet the definition of "Substantial Alterations". Proceed with I, Substantial Alterations.

If you answered "No" to either question, you meet the definition of "Other Alterations". Proceed with II, Other Alterations.

I. Substantial Alterations - Definition
Alterations undertaken to a Development that has 15 or more units and the rehabilitation costs will be 75% or more of the replacement cost of the completed facility.

or

II. Other Alterations - Definition
Alterations undertaken to a Development of any size and that do not meet the regulatory definition of "substantial alterations."

a. Mobility Impairments	
Number of units to be made accessible to individuals with mobility impairments	
Divided by the total number of units in the Development	40
Must meet or exceed 5% minimum requirement	0%
b. Sensory Impairments	
Number of additional units to be made accessible to individuals with hearing or vision impairments	
Divided by the total number of units in the Development	40
Must meet or exceed 2% minimum requirement	0%

a. Mobility Impairments	
Number of units to be made accessible to individuals with mobility impairments	
Divided by the total number of units in the Development	40
Recommended that 5% meet or exceed the minimum requirement, unless doing so would impose undue financial burdens of the operation of the Development	0%
Explain Below:	

footnotes:

3. Common Areas - Explain efforts to make common areas accessible.

O. Davis-Bacon

1. Is the Applicant a Public Housing Authority? Yes No
- a. If yes, is the Public Housing Authority utilizing its own funds for the development? Yes No N/A

• If yes, this Development is subject to Davis-Bacon wage requirements.

2. Does this Development involve 12 or more HOME-assisted units? Yes No

If yes, please answer the following questions:

- a. Do all of the units have common construction financing? Yes No
- b. Do all of the units have common permanent financing? Yes No
- c. Do all of the units have common ownership? Yes No

• If yes to the questions above, the Development is subject to Davis-Bacon wage requirements.

3. If Davis-Bacon is applicable, what is your wage determination number?

(The applicant must provide the wage determination number. For more information contact your Community Development Representative.)

P. Timely Production

1. HOME-assisted rental units must be occupied by income eligible households within 18 months of project completion; if not, PJs must repay HOME funds for vacant units. Acknowledgment

Q. CHDO Requirements - HOME ONLY

1. Is the Applicant a State Certified CHDO? Yes No
- a. If yes, did the applicant complete and submit Attachment B - CHDO Requirements?

footnotes:

R. Uses of Development Fund Loan

The following are acceptable uses of a Development Fund Loan, please check all that apply.

- | | |
|--|---|
| <input type="checkbox"/> Acquisition | <input type="checkbox"/> Pay off a HOME CHDO Predevelopment Loan |
| <input type="checkbox"/> Permanent Financing | <input type="checkbox"/> Pay off a HOME CHDO Seed Money Loan |
| <input type="checkbox"/> Construction Financing
(NC or Rehab hard costs only) | <input type="checkbox"/> Pay off a Development Fund Seed Money Loan |

S. Terms of Loan

The applicant may propose a loan term of up to two (2) years for construction financing and up to fifteen (15) years for permanent financing with a maximum thirty (30) years amortization schedule.

All Loans will be issued with a three percent (3%) interest rate. Justification for a lower rate will be reviewed and considered; however, such justification must demonstrate the necessity of a lower rate.

a. Please provide justification for a lower interest rate if this is being requested.

b. Construction Loan Terms

- | | |
|--------------------------|--------------|
| <input type="checkbox"/> | _____ Months |
| <input type="checkbox"/> | 1 Year |
| <input type="checkbox"/> | 2 Years |

c. Permanent Loan Terms

- | | |
|--------------------------|----------------------------|
| <input type="checkbox"/> | _____ Years (term) |
| <input type="checkbox"/> | _____ Years (amortization) |

d. Repayment Schedule

- | | |
|--------------------------|---------------|
| <input type="checkbox"/> | Quarterly |
| <input type="checkbox"/> | Semi-Annually |
| <input type="checkbox"/> | Annually |

e. Loan Type

- | | |
|--------------------------|--|
| <input type="checkbox"/> | Construction Loan paid off w/ Conventional Financing |
| <input type="checkbox"/> | Construction Loan converts to Permanent Financing |
| <input type="checkbox"/> | Permanent Loan paid off at Maturity |

footnotes:

T. Security

Explain the pledge of security for the Development Fund Loan, IHCD's security position

Security	Position	Amount
TOTAL		\$0

U. Outstanding Development Fund Loans

a. Does the Applicant have any outstanding Development Fund Loans?

 Yes

 No

b. If YES, does the outstanding balance, including this loan request, exceed \$1,000,000?

 Yes

 No

Current Development Fund Request	\$	-
Development Fund Loan #	Outstanding Loan Amount	
		\$0
		\$0
		\$0
TOTAL		\$0

V. Development Fund Assisted Units

a. Dev. Fund Request

Total Development Cost

= % of Dev. Fund Assisted Units

b. # of Units

X

% of Dev. Fund Assisted Units

=

of Dev. Fund Assisted Units

W. Development Fund Assisted Units Will Be:

Fixed units (designated units)

Floating throughout the development

footnotes:

X. Alternative Sources of Funding

In recent years, the requests for HOME Investment Partnership and Development Fund funds has greatly exceeded the allocation of said funds. As a result of this high demand, the Authority anticipates some developments will score high enough to be recommended for Rental Housing Tax Credits but due to funding constraints will not be eligible for HOME or Development Fund funds. To ensure the Authority consistently reviews all of the applicants options, IHEDA requests you select one of the following:

- Option 1: Identify alternative source(s) of funding that will replace IHEDA HOME/Development Fund funds. (Identify alternative source(s) in chart below)
- Option 2: The development team has exhausted all options to identify an alternative source of funds without success. To that regard, we understand that without IHEDA HOME/Development Fund funding your development will not be financially feasible. Thus, it will not meet Additional Threshold item E.2(e)(4).

Option 1 - Required Documentation:

All sources of financing identified below must be supported with appropriate documentation satisfactory to the Authority as identified in the latest version of the QAP. Attach required documentation to this form.

Construction Financing:

Source of Funds	Date of Application	Date of Commitment	Amount of Funds	Contact Person (Name and Telephone Number)
1				
2				
Total Amount of Funds			\$0	

Permanent Financing:

Source of Funds	Date of Application	Date of Commitment	Amount of Funds	Contact Person (Name and Telephone Number)
1				
2				
Total Amount of Funds			\$0	

Grants:

Source of Funds	Date of Application	Date of Commitment	Amount of Funds	Contact Person (Name and Telephone Number)
1				
2				
Total Amount of Funds			\$0	

Comments:

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Attachment B: CHDO Requirements
(To be completed by CHDOs only)

A. CHDO Requirements

(To be completed by HOME CHDO-eligible applicants only.)

Not Applicable to Not-for-Profit, PHA, LP, or LLC applicants

1. CHDO-Eligible Activity

- | | | | | |
|----|--|--------------------------|-----|----|
| | <input type="checkbox"/> | <input type="checkbox"/> | | |
| a. | Is the Applicant a State-Certified CHDO? | | Yes | No |
| b. | Is this a CHDO Eligible Activity? (rental or transitional housing owned, developed, or sponsored by a State-Certified CHDO). | <input type="checkbox"/> | Yes | No |
| c. | Is the Development located in the Applicant's State-Certified CHDO service area? | <input type="checkbox"/> | Yes | No |

2. Initial Input – HOME regulations require that CHDOs solicit input from low- and moderate-income persons regarding the design, site, development, and management of the affordable housing undertaking. Having low- and moderate-income board members does not fulfill this requirement.

a. Describe below the method/activity used by your organization to solicit participation and input of low- and moderate-income persons for this specific Development.

- Method / Activity:
- Marketing Method:
- Date of Activity:
- Number of Participants:
- Location:
- Other:

b. Describe comments received from low- and moderate-income persons during the marketing effort above.

1.

2.

3.

4.

c. Indicate how comments received above have been addressed and how they have been incorporated into your planning and design process.

1.

2.

3.

4.

5.

3. **Fair Lease and Grievance Procedure** – HOME regulations require that CHDOs adhere to a fair lease and grievance procedure approved by IHCD.

a. Describe below your organization’s fair lease and grievance procedure.

4. **On-Going Tenant Participation** – HOME regulations require that CHDOs provide a plan for and follow a program of tenant participation in management decisions.

a. Describe below the methods to be used by your organization to solicit tenant participation and input in management decisions.

1.

2.

3.

footnotes:

4.

5.

b. Indicate the anticipated frequency of tenant participation.

B. Affirmation of CHDO Status

Not Applicable to Not-for-Profit, PHA, LP, or LLC applicants (Skip to Section BB)

1. Has the organization amended its articles of incorporation or by-laws since its most recent CHDO certification or recertification? Yes No

If yes, how have these changed? Please describe in detail:

2. Has the organization revised its tax-exempt status with the IRS since its most recent CHDO certification or recertification? Yes No

If yes, how has the status changed? Please describe in detail:

3. Has the organization revised its purpose or mission statement since its most recent CHDO certification or recertification? Yes No

If yes, how has the purpose of mission statement changed?
Please describe in detail:

4. Is a minimum of one-third of your Board of Directors made up of low-to-moderate income representation? This representation can be qualified as follows: a.) resident of a low-income neighborhood in the community; b.) low-income resident of community; or c.) elected representative of low-income neighborhood organization. Yes No

5. Has the organization had a change in staff capacity since it was certified/recertified? Yes No

If yes, does current staff demonstrate capacity for carrying out HOME-funded activities? Yes No

If yes, describe capacity below:

If no, does the organization have a contract with a consultant to train appropriate staff? Yes No

If the CHDO does have a contract with a consultant to train appropriate staff, describe the scope of work:

Applicant hereby certifies that it meets all the criteria of 24 CFR 92.2 for being a CHDO.

CEO Signature

Organization Name

Printed Name & Title

Date

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Wabash, Indiana

Bright Ideas. Brighter Future.

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STELLAR COMMUNITIES PROGRAM APPLICATION

June 2014