

Evansville Redevelopment Commission

Annual Report
2012

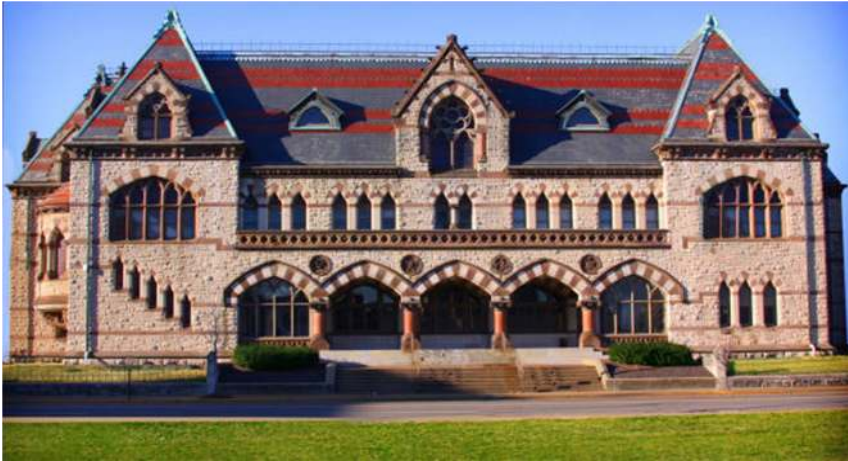


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Evansville, IN 47708

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2012 Spotlight



Originally the Old U.S. Post Office, Court House & Customhouse, the structure was designed by William A. Potter and constructed of Bedford limestone. Built in 1876-79, the building is an example of Victorian or Ruskinian Gothic architecture. It was listed on the National Register of Historic Places July 2, 1971.

Old Post Office Renovations

The City of Evansville Redevelopment Commission acquired the property by deed dated May 12, 1977 from United States of America National Park Service. In 2012, the Commission entered into a new long term lease with Old Post Office Management (OPOM). In 2012, the Commission committed to spend \$2.5 Million on repairs and modifications to the building in preparation for a new, substantial tenant with the Social Security Adjudication Offices. Repairs to the roof system, stonework & windows and internal environmental systems are underway as well as a new fully compliant handicap accessible entrance at the rear of the building. These repairs should make the building's 35,589 rentable sq ft more functional and attractive in today's market.

Greyhound Bus Station Remediation



The Commission acquired the old Greyhound Bus Terminal in 2007 after the Greyhound Bus Line moved its operations to the new METS/Greyhound intermodal facility located at 119 NW 6th Street in downtown Evansville. In 2011, The Commission entered into a development agreement with Indiana Landmarks, a nonprofit historic preservation organization, for the restoration and preservation of the building. The Commission agreed to conduct an environmental investigation to ensure any contaminants present in the building were removed prior to deeding the property to Indiana Landmarks. In January 2012, the Commission hired Crane Environmental Services to conduct a Phase 1 Environmental Site Assessment with an Asbestos Building Inspection and Lead Based Paint Inspection complete with laboratory analysis of samples collected on site. In August 2012, Preferred Environmental Services, LLC (PES) began the abatement work which concluded on October 22, 2012. The total cost for the remediation was \$49,425.

Innovation Pointe Building Maintenance



In 2004, the City of Evansville received a designation under the State of Indiana's Certified Technology Park Program to create a Certified Technology Park (CTP) in downtown Evansville.

Innovation Pointe, located at 318 Main St, serves the Evansville area as a Certified Technology Park (CTP) high-tech business incubator. Managed by the Growth Alliance for Greater Evansville (GAGE), the building is occupied by close to 30 businesses and start-ups. In 2012, the Commission committed \$50,000 to further modify the 3rd floor of Innovation Pointe for SS&C Technologies, a high-tech company expanding its operations to the Evansville area. SS&C Technologies opened its Fund Administration and Technology Center temporarily in Innovation Pointe and employs approximately 80 people. The Commission spent \$60,062.11 on other maintenance and infrastructure improvements at the building in 2012.

2012 Downtown TIF Expenditures

PROJECTS		BOND PAYMENTS	
ARENA EXPENSES *	\$ 1,557,336.56		
GREYHOUND BLOCK	\$ 121,313.16	AMERICAN GENERAL	\$ 481,141.26
CONVENTION HOTEL - STUDY, MISC, & PROP TAXES	\$ 259,196.34	ARENA	\$ 3,498,960.61
OLD POST OFFICE	\$ 132,363.30	BERRY PLASTICS 1	\$ 511,500.00
MISC SERVICES	\$ 67,531.03	BERRY PLASTICS 2	\$ 193,838.32
STREETSCAPE PROJECT	\$ 1,130,920.71	VECTREN	\$ 422,008.75
PROJECTS TOTAL \$ 3,268,661.10		BOND PAYMENTS TOTAL \$ 5,107,448.94	
TOTAL Downtown TIF Expended in 2012		\$ 8,376,110.04	

* Arena Expenses are partially offset by Arena Operating Revenues estimated to be approximately \$1.1 Million

2012 Jacobsville TIF Expenditures	
Update Jacobsville Master Plan	\$69,223.85
Property Maintenance	\$1,150.00
Misc Expenses	\$67.62
Jacobsville TIF TOTAL	\$70,441.47

2012 Capital Development Fund (CDF) Expenditures	
African American Museum Grant	\$150,000.00
E'ville Arts & Science Museum Grant	\$500,000.00
Misc Expenses	\$7,982.26
CDF TOTAL	\$657,982.26

No Expenditures in 2012 for these Funds	
Arts District TIF	\$0.00
Mead Johnson TIF	\$0.00
Center City Industrial Park TIF	\$0.00

2012 Certified Technology Park Expenditures	
3rd Floor Modifications s for SS&C	\$50,000.00
Building Maintenance	\$60,062.11
Certified Tech Park TOTAL	\$110,062.11

2012 Old Post Office (OPO) Lease Fund Expenditures	
Emergency Roof Drains	\$194,407.00
Architectural Services	\$12,000.00
OPO Lease Fund TOTAL	\$206,407.00

2012 Downtown Parking Garages Expenditures	
Police Security—Arena Events, Reimburse Building Authority— Operating Expenses, Other Misc Operating & Insurance	\$488,764.05
Parking Garage TOTAL	\$488,764.05

Funds on Hand at Close of 2012

Downtown Redevelopment TIF	TOTAL Funds End Of Year	\$7,936,233.85
Jacobsville Redevelopment TIF	TOTAL Funds End Of Year	\$2,160,764.81
Arts District Redevelopment TIF	TOTAL Funds End Of Year	\$77,666.79
Mead Johnson Economic Development TIF	TOTAL Funds End Of Year	\$426.66
Certified Technology Park	TOTAL Funds End Of Year	\$62,845.01
Center City Industrial Park TIF	TOTAL Funds End Of Year	\$0.00
Capital Development Funds	TOTAL Funds End Of Year	\$1,201,107.21
Old Post Office Lease Fund	TOTAL Funds End Of Year	\$34,264.97
Downtown Parking Garages Fund	TOTAL Funds End Of Year	\$37,491.22

Evansville Redevelopment Commission Members 2012

<i>Edmund Hafer</i>	<i>President</i>
<i>Sara Miller</i>	<i>Vice President</i>
<i>Stan Wheeler</i>	<i>Secretary</i>
<i>Jay Carter</i>	<i>Member</i>
<i>Randy Alsman</i>	<i>Member</i>
<i>Karen Ragland</i>	<i>School Board Rep, non-voting</i>

Public Officials and Supporting Staff 2012

<i>Lloyd Winnecke</i>	<i>Mayor, City of Evansville</i>
<i>Russell Lloyd, Jr.</i>	<i>City Controller</i>
<i>Philip R. Hooper</i>	<i>Executive Director, Department of Metropolitan Development</i>
<i>Ted C. Ziemer, Jr.</i>	<i>City Attorney</i>
<u><i>Department of Metropolitan Development Staff</i></u>	
<i>Jane Reel, Deputy Director</i>	<i>Lana Abel, Senior Project Manager</i>
<i>Cindy Resing, Office Manager</i>	<i>Ashten Stenftenagel, Administrative</i>

PURPOSE

This annual report is intended to satisfy the requirements of Indiana Code § 36-7-14-13 as it pertains to the activities of the City of Evansville's Redevelopment Commission during calendar year 2012.

BACKGROUND

The Evansville Redevelopment Commission was created by Common Council under "Redevelopment of Cities and Towns Act of 1953" on May 4, 1953 (Ordinance 2042).

Per Indiana Statute, there are five (5) Commissioners, three (3) appointed by the Mayor and two (2) appointed by the City Council, who set policy for the Commission. Each Commissioner's term is for one (1) year with renewal by the appointing official. Commission members receive no salary or other compensation. The Commission meets twice a month, generally on the first and third Tuesday.

In 1996, the Redevelopment Commission staff was integrated into the Department of Metropolitan Development providing an opportunity for increased coordination of development and redevelopment activities. Therefore, policy directions established by the Commission are translated into action by the staff of the Department of Metropolitan Development.

The Evansville Redevelopment Commission has no regular employees and pays no fixed salaries or compensation.