

EAST ALLEN'S RURAL REVIVAL

Seven Unique Communities, One Bold Vision

GRABILL

HARLAN

HOAGLAND

LEO-CEDARVILLE

MONROEVILLE

NEW HAVEN

WOODBURN

Indiana Regional Stellar Communities Designation

Progress Report

November 16, 2021 – Feb. 28, 2022





March 1, 2022

Dear Indiana Regional Stellar Communities and East Allen Community Partners:

Enclosed in this report, you will find a details on the tireless effort that NewAllen communities and development team members have put into the implementation of the East Allen Rural Revival Initiative. As we head into the final year of the Indiana Regional Stellar Communities designation, our communities are really beginning to see the fruits of this labor.

Groundbreakings and ribbon cuttings will be held throughout 2022, and residents and visitors will be able to walk on new sidewalks, play in new playgrounds, enjoy public art, and shop in revitalized downtowns. New housing options, transportation, and utility infrastructure within the existing built environment, will also provide the foundation for sustainable growth.

As always, we thank you for your continued support in our important work.

Sincerely,

A handwritten signature in black ink that reads 'Kent Castleman'. The signature is fluid and cursive, with the first and last names being more prominent.

Kent Castleman
Chair
NewAllen Alliance Board of Directors

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Community Engagement Summary

Stellar Partner Meetings/Conference Calls (2021)

January 7, 2021	NewAllen Stellar CDBG Project Status
February 18, 2021	HEALing Seeds Call w/ Andrea Kern
February 25, 2021	Stellar Quarterly Meeting
May 27, 2021	Stellar Quarterly Meeting
August 26, 2021	Stellar Quarterly Meeting
November 16, 2021	Stellar Quarterly Meeting

Regional Steering Committee Meetings (2021-2022)

January 12, 2021	NewAllen Board Meeting
February 9, 2021	NewAllen Board Meeting
April 13, 2021	NewAllen Board Meeting
June 8, 2021	NewAllen Board Meeting
August 10, 2021	NewAllen Board Meeting
September 14, 2021	NewAllen Board Meeting
October 12, 2021	NewAllen Board Meeting
November 9, 2021	NewAllen Board Meeting
December 14, 2021	NewAllen Board Meeting
January 11, 2022	NewAllen Board Meeting

Collaborative Community Meetings (To Date)

March 25, 2019	NewAllen Collaborative Meeting in Monroeville
July 18, 2019	NewAllen Collaborative Meeting in Hoagland
October 17, 2019	NewAllen Collaborative Meeting in Woodburn
November 10, 2020	NewAllen Collaborative Meeting in New Haven
November 3, 2021	NewAllen Mural Celebration

General Community Awareness Presentations (To Date)

Feb. 15, 2019	Input Fort Wayne Interview with the Commissioners
Feb.21, 2019	Hoagland Annual Chamber Meeting
Feb. 26, 2019	Grabill Annual Chamber Meeting
March 21, 2019	Home Builders Association of Fort Wayne
May 1, 2019	Fort Wayne Real Estate Investors Association
Sept. 12, 2019	NIPSCO Luminary Awards
Set. 27, 2019	Indiana Association of Regional Councils Presentation
October 17, 2019	Allen County Council Update
October 23, 2019	Input Fort Wayne Interview Update
October 30, 2019	Young Leaders of Northeast Indiana Panel Participation
February 19, 2020	All In Allen Comprehensive Plan Kick-Off Panel Participation
February 20, 2020	Hoagland Government Night
March 3, 2020	Grabill Chamber Presentation
April 30, 2020	New Haven City Council Meeting Re: NH Community Center Park
June 15, 2020	Woodburn City Council Update

June 16, 2020	New Haven Board of Works Update
July 1, 2020	Monroeville Town Council Update Meeting
July 7, 2020	New Haven City Council Update
July 15, 2020	Grabill Town Council Update
July 16, 2020	Allen County Council Update
July 21, 2020	Leo-Cedarville Town Council Update
June 10, 2021	GFW Annual Meeting
Sept. 17, 2021	2021 Indiana Housing Conference – Kady Gene Cove Award

Project Specific Community Engagement (To Date)

March 14, 2019	Leo-Cedarville Streetscape Business Owner Input Meeting
March 21, 2019	Woodburn Streetscape Public Input Meeting
April 18, 2019	Grabill Streetscape Public Input Workshop
May 9, 2019	Meadowbrook Neighborhood Meeting for Kady Gene Cove Project
June 5, 2019	Leo-Cedarville Cedar Creek Parks Trail Public Input Meeting
June 19, 2019	East Allen Owner Occupied Rehabilitation Program Public Hearing
August 15, 2019	Leo-Cedarville Streetscape Public Hearing #1
August 19, 2019	Woodburn Streetscape Public Hearing #1
Sept. 11, 2019	New Haven Stellar Projects Public Input Meeting
October 29, 2019	Leo Streetscape Public Hearing #2
November 19, 2019	New Haven Community Center Park Public Input Meeting
July 16, 2020	New Haven Trail Plan Public Input Meeting
August 5, 2020	Leo-Cedarville Streetscape Groundbreaking
October 20, 2020	New Haven Community Center Park Public Hearing #1
November 10, 2020	Grabill Streetscape Public Hearing #1
December 7, 2020	Woodburn Streetscape Project Public Hearing #2
December 10, 2020	Grabill Streetscape Project Public Hearing #2
February 17, 2021	Monroeville Wastewater Public Hearing #2
April 16, 2021	New Haven Community Center Park #2
April 20, 2021	New Haven Meadowbrook Trail Public Hearing #1
April 20, 2021	New Haven Community Center Park Public Hearing #2
April 26, 2021	Cedar Creek Parks Trail Meeting
June 17, 2021	Kady Gene Cove Ribbon Cutting
September 10, 2021	New Haven Meadowbrook Trail Public Hearing
November 19, 2021	New Haven Community Center Park Ribbon Cutting
December 2, 2021	Leo-Cedarville Streetscape Ribbon Cutting
February 17, 2022	Woodburn Streetscape Groundbreaking
February 17, 2022	Grabill Streetscape Groundbreaking

Project Specific Team/Stakeholder Meetings (Recent)

November 17, 2021	Leo-Cedarville Strategic Investment Plan Update Meeting
November 17, 2021	Grabill Strategic Investment Plan Update Meeting
December 6, 2021	Woodburn Strategic Investment Plan Update Meeting
December 6, 2021	Monroeville Strategic Investment Plan Update Meeting
December 16, 2021	Harlan Strategic Investment Plan Update Meeting
January 11, 2022	Woodburn Streetscape Preconstruction Meeting
February 14, 2022	New Haven Meadowbrook Trail Pre-Bid Meeting

February 24, 2022 New Haven Meadowbrook Trail Bid Opening

Overview of Projects

Stellar Project Listing					
<i>Project</i>	<i>Fiscal Agent</i>	<i>Project Administrator</i>	<i>Engineer</i>	<i>Current Estimated Total Project Cost</i>	<i>Projected Stellar Funding</i>
East Allen Owner Occupied Rehabilitation	Allen County	Brightpoint	N/A	\$373,000	\$250,000 IHCDA
Kady Gene Cove Senior LIHTC Housing	Keller Development	Keller Development	MLS Engineering	\$8,000,000	\$800,000 IHCDA LIHTC
HEALing Seeds Classes	St. Joseph Community Health Foundation (SJCHF)	St. Joseph Community Foundation (SJCHF)	N/A	\$75,000	\$75,000 IORH
Woodburn Sidewalks	City of Woodburn	NIRCC	A&Z Engineering	\$994,472	\$631,284 INDOT
Monroeville Trail Project	Town of Monroeville	NIRCC	A&Z Engineering	\$1,407,011	\$898,930 INDOT
Grabill Downtown Streetscape Enhancement	Town of Grabill	NIRCC	DLZ Engineering	\$1,296,232	\$750,000 OCRA
Leo-Cedarville Downtown Streetscape Enhancement	Town of Leo-Cedarville	NIRCC	Engineering Resources	\$1,247,985	\$750,000 OCRA
Monroeville Wastewater Improvement Project	Town of Monroeville	NIRCC	Engineering Resources	\$649,956	\$368,898 OCRA
New Haven Meadowbrook Trail	City of New Haven	SturtzPMG	A&Z Engineering	\$703,134	\$410,214 OCRA
New Haven-Adams Twp. Community Center Park	City of New Haven	SturtzPMG	JPR	\$2,086,032	\$1,718,935 OCRA
Woodburn Downtown Streetscape Enhancement	City of Woodburn	SturtzPMG	JPR	\$731,739	\$500,000 OCRA

Individual Stellar Project Updates

1. Project Name: East Allen Owner Occupied Rehabilitation (OOR)

East Allen Owner-Occupied Rehabilitation (OOR) Activity from 11/15/21 – 2/15/22.

IHCDA Amendment - approved an extension through April 2022.

Three homes - rehabs are complete and pending Lead Clearance and State Final Inspections.

520 Brookmont New Haven, IN 46774

809 Houston New Haven, IN 46774

3072 Navajo Crossing New Haven, IN 46774

One home is in progress - 640 Brandford New Haven, IN 46774 **Tentative date of completion: 45 days**

Two homes - Order to proceed

1506 MacGregor New Haven, IN 46774 **Tentative date for rehab start: 90 days**

1621 Sherbrook New Haven, IN 46774 **Tentative date for rehab start: 90 days**

Three homes - are pending state approval before rehab.

1120 Elm Street New Haven, IN 46774

802 Main Street New Haven, IN 46774

408 Elm Street Monroeville, IN 45773

Three homes - site inspections are complete pending preparation for State review and approval

10403 Walnut Leo, IN 46765

11612 SR 101 Monroeville, IN 46773

13313 Illinois Drive Grabill, IN 46741

Two are no longer able to participate.

406 Elm Street Monroeville, IN 46773

409 Summitt St Monroe Monroeville, IN 46773

Current Project Budget: \$373,000 (\$250,000 IHCDA, \$123,000 Brightpoint Weatherization)

Current Project Timeline:

2019				2020				2021				2022			



Development Phase

Construction Phase

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2. Project Name: Kady Gene Cove Senior Housing Project

Previous Activity:

February 2019	Hired MLS Engineering
February-May 2019	Application due diligence
May 9, 2019	Neighborhood Meeting
May-June 2019	Abatement request
June 2019	Meadowbrook Area Neighborhood Meeting
July 2019	LIHTC Application submitted
Sept. 2019	Presentation at New Haven Meadowbrook Target Area Public Input Meeting
November 2019	LIHTC Application Approved
February 2020	New Haven Approved Secondary Plat
April 8, 2020	Project financing closed
April 8, 2020	Construction started
January 2021	Financing secured for Phase 2
February 2021	Began leasing Phase 1
June 15, 2021	100% completion of Phase 1 e
June 17, 2021	Phase 1 ribbon cutting
July 2021	Full occupancy for phase 1
August 2021	Phase 2 streets and curbs installed, building pads constructed, building footers and slabs completed

Next Steps:

Fall 2021 – Dec. 2022 Phase 2

Current Project Budget: Phase 1 - \$8,000,000, Phase 2 - \$7,000,000, Total - \$15,000,000

Current Project Timeline:

Kady Gene Cove Phase 2

2019				2020				2021				2022			



Development Phase

Construction Phase

3. Project Name: Healthy Eating Active Living Classes/HEALing Seeds

Previous Activity: Refinement of project approach with the Indiana Department of Rural Health. Classes will be held at up to 12 locations throughout the region to foster healthy living with stronger and affordable nutrition. St. Joseph Community Health Foundation (SJCHF) with the help of NewAllen will continue to work to develop sustainability into the program through 2022.

July 2019	Award Letter Received
August 2019	Grant Agreement Signed
August 2019	Voucher Signed
Sept. 2019	Funds Received
Sept.– Nov. 2019	Met with potential grantees including East Allen County Schools, New Haven TWP Parks and Recreation, Phoenix Manor, Powerhouse Youth Center, Gateway Woods, Harlan Christian Youth Center and reconnected with Cornerstone Youth Center. Grant application loaded to SJCHF portal (11/5/19) Grant applications received from EACS, New Haven TWP Parks and Recreation, Phoenix Manor, and Cornerstone Youth Center
Dec. 2019	Healing Seeds Training Class conducted at the Parkview Greenhouse and Learning Kitchen (Kathy Wehrle and Laura Dwire)
Jan. 2020	Signed grant agreements and training schedules received from EACS, New Haven TWP, Phoenix Manor, and Cornerstone Youth Center
Feb. 2020	Started delivering participant manuals and visiting HEALing Seeds grantees
May 2020	Submitted revised budget - increased Stellar award from \$37,500 to \$75,000.
May 2020	Budget Revision Approved
6/1/20 – 10/31/20:	Worked with Cornerstone Youth Center to distribute approximately 80 healthy food packages with food preparation instructions to low-income seniors during the 2020 Christmas season. Worked on curriculum delivery modifications so that grantees can move forward with training in a safe environment in 2021. This includes recording nutrition classes by Parkview Hospital and the development of a website to house resource information for grant recipient use.
Nov. – Feb. 2021	Worked with all grantees on COVID safe sessions and plans. Kathy Wehrle, Parkview Health began recording facilitator training and instructional videos for all sessions. Six of the eight sessions are completed. Mark Burkholder, SJCHF, completed the resource site development. Videos are loaded to the site as well as resource materials and recipes. https://healallencounty.org/healing-seeds/ Shifted to Healing bag and nutritious food delivery/pickup to meet the needs of rural residents. New Haven Community Center distributed 100 Healing bags complete with recipes, resource guides, and ingredients. A YouTube video was created with instructions and education. Phoenix Manner had 17 participants.

<https://youtu.be/Wnksu5myQxk>

Developed and launched a “Special One-time Grant Agreement” that allows for creative educational and nutritious food delivery. The grant application was opened in February 2021, and four organizations submitted grant requests after working with the Program Manager and Grants Administrator on which option would work the best for their organization and serve the most residents. All four have been awarded grants.

Nov. 2021 – Feb. 2022 Additional grant funding was awarded to Cornerstone Youth Center for Youth Nutrition Education Programming

Phoenix Manor (\$5,000): Ms. Beth Liechty submitted a request for \$5,000 to serve seniors at a low-income housing complex in Woodburn, IN. Beth will gather the residents once per quarter in the community room to watch the Seeds Learning Videos on nutrition information and cooking techniques. After the video and discussion, all residents receive a bag of all the ingredients for each recipe, the recipes, and other handouts and reference materials. The seniors prepare the recipes over the week and submit pictures of their creations to the Executive Director. The ED is available to answer questions or assist with cooking instructions if needed by the residents. Over 30 Seniors attend the quarterly sessions, and the feedback was extremely positive. They are excited to be together again.

Activity from 5/28/21-11/15/21:

Ms. Liechty continues to facilitate the quarterly learning sessions. Since May, she has facilitated the sessions below:

1. Getting Started: The Cook’s Quick Reference Guide (5/20)
2. Seize the Day with Healthy Breakfast (7/15)

Twelve to fourteen people attend each time to view the videos and pick up ingredients. Each time, Beth picks the recipes and lesson, purchases the ingredients and items required, and packs the bags for the class. Additional funding was used to start a food pantry during COVID to assist residents with food access limitations.

Cornerstone Community Center (\$10,000): Cornerstone will reach over six hundred individuals living in the area in and around Monroeville, Indiana, in southeast Allen County. Levels of ALICE households in the area served by Cornerstone include Monroeville (43%); Adams Township (47%); Hoagland (29%); Marion (22%); Monroe (34%); and New Haven (37%). Household income impacts overall health, educational achievement, and vocational opportunities. Approximately 50% of the youth served by Cornerstone qualify for the Federal Free/Reduced Price Lunch program. Cornerstone will use their kitchen with commercial-grade appliances and staff with skills to prepare meals, and prepare and deliver meals to seniors, feed youth and families that attend programs, and support food relief for families as needed.

Cornerstone will also use its facilities to teach how to prepare and store healthy foods once safe on-site programming can resume. Every other week, four prepared healthy meals, fresh fruit for snacks, pantry staples, home essentials, healthy recipes, and educational handouts will be delivered to the homes of seniors and individuals with disabilities. Youth attending on-site programs will receive healthy meals and snacks. One week during summer youth programming will be devoted to nutrition with hands-on cooking classes to teach them to prepare simple, healthy meals using fresh ingredients from Cornerstone’s community garden. In the summer, seniors who are physically able and youth will be invited to participate in the garden, to learn more about healthy eating in a multigenerational setting. With the last round of SJCHF and United Way funding, they were

able to provide: • 5,581 meals fixed, 2,759 kits distributed, 5,027 pantry items distributed, 20 cycles, served 105 unduplicated individuals, 77 households Survey results indicated: • 100% said their health had improved from food and education • 100% increased accessibility thru food program • 100% feel less isolated due to the food program • 87% had increased energy from eating healthy food overnight oats, tools apple slicer, healthy snacks are included in all bags. In the fall they will distribute three rounds of back-to-school food boxes (August, Thanksgiving, and Christmas break).

Activity from 5/31/21-11/15/21:

Cornerstone used a portion of the funding to plant and harvest a community garden next to the center. From June through August 15, they have distributed over 1200 pounds of fresh produce. Some of the offerings include spinach, lettuce, herbs, peppers, squash, cucumbers, green beans, tomatoes, rhubarb, and zucchini. The Seeds curriculum incorporates all vegetables and herbs grown in the garden. Tables were set up by the garden for free access to the produce.

CYC facilitated approximately 13 sessions with 8 different students participating in the program. All participants must complete a HEALing Seeds orientation, kitchen orientation, knife skills training, basics of measuring, and how to read/convert a recipe, how to use a 3-compartment sink, and safety training all prior to helping with the food program. They use several of the HEALing Seeds recipes in the Senior Food Program and the kids are learning food skills and other skills along with PFW interns who volunteer at CYC. With the food program the kids help prepare food items for the seniors and help to pack the dry goods prior to delivery and pick up.

No classes were facilitated over the summer as they continued with Senior meal deliveries. They prepare healthy meals and distribute produce and other ingredients to one hundred households every 2 weeks. The program is supported by many community volunteers.

Cornerstone started a program called CYC Cares on September 20, 2021. It is an after-school program that is strictly voluntary. The students who are participating are regulars in the drop-in program but know that on Mondays and Wednesdays each week they are volunteers working with the senior food program, in the garden or with other projects around CYC. The students arrive in the afternoon and have a snack, homework time and then volunteer in whatever area it is for that day. Most of the projects take an hour to an hour and a half to complete. The students then have free time until it is time to go home.

Activity from 11/15/21 – 2/28/22: Cornerstone submitted a request for an additional \$5,000 in funding for the new programming they started with their youth program volunteering in the food preparation for our seniors twice a week. This started in September and they report they have had “some amazing data coming in from our venture into volunteer based programming for after school enrichment. This is an exciting intergenerational program based in food preparation/ nutrition education/ food distribution that HEALING Seeds has been a key element in!

New Haven-Adams Township Parks & Recreation (\$5,500) Carryout Camp:

Activity from 5/31/21-11/16/21:

New Haven-Adams Township Parks and Recreation has hosted two weeklong camps. Good news to share is that they have coordinated with an afterschool program to instruct/demo a few different lessons/recipes to their youth.

Completed Camps:

Seniors May 17-21 attendance nine

Student July 12-16 13 signed up: nine attended

Parks and Rec facilitated an after-school program called LEARN. Angela stated that this was one of her favorite classes. "It was informative, fun, healthy food and extra information copied from the books that were sent home with 21 students!"

Details are below.

Seniors, August 23-27 signed up: eleven actual attendees: 9

Student October 6-27 1x per week signed up: nine actual attendees: 7

Student November 9-30 1x per week current signed up: seven

Senior October 4-8 weeklong camp: Signed up: four actual attendees 3

Senior November 15-19 weeklong camp, current signed ups: four

LEARN after school program food bag distribution with condensed snack lesson and demo

Nov 3rd: twenty-one in attendance

Activity from 11/16/22-2/28/22:

Dec 1st LEARN New Haven Primary: 30 students in attendance

Dec 15th LEARN: Woodlan elementary: 10 students in attendance

Food bag distribution dates: November 23: (Students) no registrations

December 2: 15(seniors)

December 16th: 19(seniors), 8 (students)

The instructor Angela Daniel reports, "I am having fun and the seniors have really been enjoying the recipes and the mini lessons with the Food bags. The seniors keep asking when then next cooking class is!"

Power House Youth Center (\$3,200): Power House held kitchen class sessions. Each cohort includes six sessions from the Healing Seeds manual. A program coordinator was appointed to use the Healing Seeds 20-minute video to teach the lesson. The coordinator led the group through the classes in-person. The meal prepared by the participants were be served to the program participants. All youth were given the food ingredients and recipes to take home with them to prepare for their own families. As part of the process, they had the students do the prep work at Power House as a group and then provided them with containers and cooler bags to transport the food safely to complete the meal process at home with their families. Each participant received the Healing Seeds training manual.

Activity from 5/31/21-8/13/21:

The classes for Healing Seeds were held the two weeks leading up to school starting. Due to scheduling, three students participated in the first session. Per Bonnie Roth, "This actually worked out really well for the first series of classes, it allowed the facilitator to get familiar with the videos and the recipes."

The recipes that the students made were: Speedy Greek Salad, Savory Bean and Veggie Soup, Broccoli with Creamy Lemon Sauce, Health Mexican Corn on the Cob, Looks like Mashed Potatoes, Turkey Black Bean Burgers with Salsa, High Voltage Energy Bars, Laura's Flourless Banana Muffins, Baked French Toast with Peaches.

“It was awesome to see the students learning so much through these classes. They were very open to trying new foods and learning healthy ways to eat. Some of the dishes they made one full meal while they were here so that they could try it, and then they also did all the prep work here to take the same dish home to finish preparing to share with their family. They each had their own set of measuring spoons and cups, as well as take home containers and cooler bags. They did a great job of bringing the empty containers back all washed and ready to refill.” A new cohort will start this month once school is fully in session.

Website Data Recap:

1,101 Pageviews from Indiana Users

- a. November 4, 2020 – November 4, 2021
2. Seeds Packet & Meal Kit Video viewed sixty times
 - a. December 14, 2020 – August 9, 2021
 - b. Average of more than one view every 4 days
3. Averaged an increase of 21.2 page views per month by Indiana users
 - a. December 2020 – September 2021



Next Steps: Project complete

Project Budget: \$75,000

4. Project Name: Woodburn Sidewalks

Previous Activity:

March 4, 2019	Initial design/need discussion with Woodburn Mayor and NIRCC
March-May 2019	NIRCC gathered info related to sidewalk needs
June 26, 2019	Developed initial project list of sidewalks and to discuss project elements and funding
July – Sept. 2019	Evaluation of initial project list, prep. of cost estimates, and prioritization of projects
Oct. 2019 – Jan. 2020	Finalized list of projects to pursue, along with scope and cost estimates
February 2020	Woodburn submitted INDOT eligibility application
March 2020	Woodburn received INDOT eligibility approval
April/May 2020	List of projects to pursue was revised, along with scope and cost estimates
May 2020	Woodburn entered into project design contract with A&Z Engineering
May 2020	NIRCC prepared revised INDOT eligibility application
July 2020	Woodburn submitted revised INDOT eligibility application and it was accepted
August 2020	INDOT Early Coordination meeting was held, virtually
Nov 2020 – Feb 2021	Design, Right-of-way, ER Underway
February 9, 2021	NIRCC/INDOT LPA Quarterly Progress meeting
March – June 2021	Finished design; initiated acquisition – legals/plats initiated – RR acquisition under review; ER is under review by INDOT; and utility coordination under way
May 19, 2021	NIRCC/INDOT LPA Quarterly Progress meeting
June-Aug 2021	Continue acquisition – appraisals and purchase; prepared draft RFP for inspection; coordinated with RR; and finalize utility coordination.
Aug - Nov 2021	Continued acquisition – appraisals and purchase; finalized RR coordination; finalized utility coordination; and received ER approval.
Sept 24, 2021	RFP for inspection posts on INDOT site – October 29 2021 deadline
Nov / December 2021	Select firm for inspection
April 6, 2022	Lettings for both sidewalks and trail
May/ June 2022	Construction
Aug - Nov 2021	Continued acquisition – appraisals and purchase; finalized RR coordination; finalized utility coordination; and received ER approval.
Sept 24, 2021	RFP for inspection posts on INDOT site – October 29 2021 deadline

Activity from 11/6/2021 – 2/11/22:

December 2021	Selected A&Z Inc. for construction inspection
January 2022	Signed Construction Inspection contract with A&Z

Next Steps:

May 2022	Lettings for both sidewalks and trail
June/July 2022	Construction

Current Project Budget: \$990,400 total cost = \$632,400 INDOT and \$358,000 Woodburn

Current Project Timeline:

2019				2020				2021				2022			

	Development Phase
	Construction Phase

5. Project Name: Monroeville Trail Project (Near Conservation Club and CME)**Previous Activity:**

April 10, 2019	A&Z Engineering initiating preliminary design and cost estimates
July – Sept. 2019	Redefined scope, preparation of cost estimates, and identification of right of way needs
August 9, 2019	Monroeville and NIRCC met with INDOT to discuss preliminary plans of project
Oct. – Feb. 2020	Refined project scope and cost estimates
March - April 2020	Continued to refine project scope and cost estimates
May 2020	Finalized project scope, cost estimates, and right of way needs
May 2020	NIRCC prepared draft INDOT eligibility application
July 2020	Monroeville submitted INDOT eligibility application and it was accepted
August 2020	Monroeville entered design contract with A&Z engineering
August 2020	Surveying commenced and URA brochures were distributed
September 2020	INDOT Early Coordination meeting was held, virtually
Oct. 2020 – Feb 2021	Design underway, stage 1 plans submitted to INDOT; utility coordination underway; working on right-of-way needs, ER is underway.
February 9, 2021	NIRCC/INDOT LPA Quarterly Progress meeting
March – June 2021	Finished design; initiated acquisition; ER is under review by INDOT; utility coordination underway; eliminated RR crossing from scope.
May 19, 2021	NIRCC/INDOT LPA Quarterly Progress meeting
June -August 2021	Continue acquisition – appraisals/purchase; ER approval; finalize utility coordination.
August 2, 2021	RFP for construction inspection posted on INDOT site – 9/3/21 deadline
August - Nov 2021	Continued acquisition – appraisals/purchase; ER approval; finalize utility coordination.
September 2021	Selected A&Z Engineering for construction inspection
November 3, 2021	Signed construction inspection contract

Activity from 11/16/2021 – 2/11/2022:

Nov 2021- Feb 2022	Continued acquisition – appraisals and purchase; ER approval; public involvement; and finalize utility coordination.
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Next Steps:

Feb 2022-July 2022	Continue and Finalize the following: acquisition – appraisals and purchase; ER approval; public involvement; and finalize utility coordination.
Sept 14, 2022	Lettings for both sidewalks and trail
Oct/Nov 2022	Construction

Current Project Budget: \$1,407,011 total cost = \$898,930 INDOT and \$508,081 Monroeville

Current Project Timeline:

2019				2020				2021				2022				2023			

	Development Phase
	Construction Phase

6. Project Name: Grabill Downtown Streetscape Enhancement**Previous Activity:**

Feb. 26, 2019:	Grabill Annual Chamber Meeting Stellar Presentation
Feb. 27, 2019	Grabill Streetscape Kick-off Meeting
April 18, 2019:	Grabill Streetscape Public Input Workshop
April 30, 2019:	Grabill Streetscape Project Development Meeting
May 22, 2019:	Meeting with Owner of the Grabill Bank Block
	Hiring of DLZ Engineering
Feb. 12, 2020:	Project Re-Coordination Meeting
March 13, 2020:	Execute DLZ Preliminary Engineering Contract
June 11, 2020:	Downtown property owner meeting
June 17, 2020:	Signed Env. Review Contract (SturtzPMG)
June 19, 2020:	Signed Application Prep Contract (NIRCC)
July–Oct 2020:	Sent URA Initial Letters/Brochures to property owners and conducted Title Searches
July 29, 2020:	Engineers prepared Cost Estimates and preliminary site plans (DLZ)
August 6, 2020:	Sent Env. Review Early Coordination Pkts to ER Agencies (SturtzPMG)
Aug.-Sep. 2020:	Initiate Section 106 Coordination w/Indiana SHPO (SturtzPMG)
Sept. 24, 2020:	Print and distribute Business Owner Surveys & take application photographs (NIRCC)
Sept. 29, 2020:	Complete Four Factor Analysis & Town update Fair Housing Ordinance
Nov. 10, 2020:	Conduct # 1 Public Hearing (NIRCC/Town)
Dec. 10, 2020:	Conduct #2 Public Hearing (NIRCC/Town)
Dec. 28, 2020:	Submit MSRP Grabill Streetscape Application (NIRCC)

Jan. 4, 2021:	Received Notice of Award (IOCRA)
Jan. 27, 2021:	Town Received Grant Agreement (IOCRA)
Feb. 9, 2021:	Published Environmental Review Combined Notice/RROF (Start of Public Comment)
Feb. 10, 2021:	Execute Grant Administration Contract (NIRCC/Town)
Feb. 25, 2021:	Request Release of Funds Certification and initiate State Comment Period
March 13, 2021:	End of State Review Period
March 16, 2021:	Received Environmental Release from OCRA
April 12, 2021:	Conduct Kick-Off Meeting and discuss project timelines
April 14, 2021:	Town signs Engineering Contract for bidding and construction phase
May 5, 2021:	GA provided OCRA bidding instructions and guidelines to town & engineer
May 19, 2021:	Council meeting to approve bidding schedule and timelines
June 7, 2021:	Working Group Meeting to review next steps
June 10-18, 2021:	Publish Invitation for Bids (IFB) & send Certified letters to MBEs/WBEs
June 21, 2021:	Conduct Pre-Bid Meeting
June 30, 2021:	Conduct Open Bid Meeting
July 1, 2021:	Engineer Certifies Bid
July 7, 2021:	Engineer Recommendation of Low Bid
July 7-20, 2021:	Town works with financial advisor for additional local match due to inflationary bids
July 20, 2021:	Submit Semi-Annual Report
July 21, 2021:	CFO updates Local Match Certification Letter
Aug. 30, 2021:	Submit Final Release of Funds (ROF) documents to OCRA
Sept. 9, 2021:	Receive ROF notice
Sept. 10, 2021:	Sign Construction Contract
Nov. 4, 2021:	Conduct Pre-Con Meeting/Business Working Group Meeting to discuss construction schedule
Nov. 8, 2021:	Create Construction Release Rept. on eGMS
Wk of Nov. 15, 21:	Receive Labor Standards Compliance Docs from prime to initiate Construction/Labor Release

Activity from 11/15/21 to 2/15/22:

Jan. 12, 2022:	Conduct Working Group Conference Call to discuss start of construction schedule and Groundbreaking Discussion *Note: Country Shoppes owner removes awning prior to downtown construction activities.
Jan 12-18, 2022:	Receive Sub-Contracts from Prime
Jan. 18, 2022:	Submit Construction Release Docs/Report to OCRA
Jan. 20, 2022:	Receive Construction Release Approval from OCRA
Jan. 25, 2022:	Submit Semi-Annual Report & Receive Approval Confirmation
Feb. 7, 2022:	Mobilize Traffic Control for Start of Construction (delayed a week due to weather)
Feb. 17, 2022:	Conduct Grabill Groundbreaking Ceremony

Next Steps:Feb 7th to June 1st 2022: Conduct Construction Activities

Feb.-June 2022: Conduct Bi-Monthly Construction Updates

June 1, 2022: Scheduled Construction Completion

Early-Mid June 2022: Final Inspection & Submit final claim to OCRA

Late June 2022: Release Retainage and submit Closeout Report to OCRA

Project Budget (Application): \$932,400 (\$750,000 OCRA, \$182,400 Grabill)***Project Budget (Post Bid Update):** \$1,296,231.71 (\$750,000 OCRA, \$546,231.71 Grabill)**Current Project Timeline:**

2019				2020				2021				2022			

	Development Phase
	Construction Phase

**Grabill Streetscape Groundbreaking****EAST ALLEN'S RURAL REVIVAL**

Seven Unique Communities, One Bold Vision



Awning Removal at Country Shoppes and Project Mobilization

7. Project Name: Leo-Cedarville Downtown Streetscape Enhancement Project

Previous Activity:

Feb. 18, 2019	Kick-Off Meeting
March 14, 2019	Business Owner Input Meeting
March 26, 2019	Project Development Meeting
April 16, 2019	Town Council Meeting (Streetscape Update)
April 30, 2019	Project Development Meeting
May 9, 2019	Project Development Meeting
June 18, 2019	Leo-Cedarville Conference Call
July 25, 2019	Project Development Team Meeting
August 2019	Language Access Plan, Disclosure Report, Fair Housing Ordinance Update Completed
August 14, 2019	Leo-Cedarville Conference Call (Discuss Acquisition / Public Hearing)
August 15, 2019	1 st Public Hearing
August 2019	Initiated acquisition of downtown property needed for the project
Sept. 30, 2019	Project Development Team Meeting
Sept. 30, 2019	NEPA Format II Environmental Review Complete
October 1, 2019	Council meeting to discuss project status
Wk. of October 14 th	Submit Purchase Offer Letter to Property Owners
October 29 th , 2019	2 nd Public Hearing

Nov-Dec 2019	Submit MSRP Application and additional National Objective documentation per OCRA
January 20, 2020	OCRA Initial Award Notice
January 24, 2019	FEEPS Meeting/INDY
February 1, 2020	Published FONSI/RROF for Environmental Clearance
February 11, 2020	Town Received Grant Agreement
March 4, 2020	Received Environmental Clearance from OCRA
April 14, 2020	Closed on Property for Gathering Area
March 13, 2020	Town Authorized Design Specification
March 20 & 28, 2020	IFB Publications
April 9, 2020	Virtual Pre-bid Meeting
April 16, 2020	Virtual Open Bid Meeting
April 21, 2020	Council Approves Amended Local Match Resolution (Post bid)
April 22, 2020	Submit Pre-ROF Status Report to OCRA (eGMS)
May 5, 2020	Pre-ROF Approval and create final ROF Status Report
June 19, 2020:	Submit Final ROF Status Report to OCRA
June 25, 2020	Receive ROF
July 7, 2020:	Sign Construction Contracts
July 15, 2020:	Conduct Preconstruction Meeting
July 27, 2020:	Achieved Construction Release from OCRA
July 27, 2020:	Submit Semi-Annual Report
Aug. 3, 2020:	Start of Construction
Aug. 5, 2020:	Conduct Groundbreaking Ceremony
Aug. 5, 2020:	Conduct Mobilization-Demolition Construction
Aug 10-Nov 9, 2020:	Phase 1 (Complete East Side Streetscape Improvements)
Oct. 21, 2020:	Submit 1 st Pay Claim to OCRA
Dec 31, 2020:	East side streetscape improvements completed and submitted #2 pay application to town: (Note: work on planters, brick pavers, and lighting will be conducted over winter months).
Jan. 25, 2021	Submit 2 nd Pay Claim to OCRA (construction payment to date: \$438,029.12 (44% of construction invoiced))
Jan 25, 2021	Submitted Semi-Annual Report to OCRA
March 24 to May 21, 2021:	Phase 2 - Complete West side sidewalk improvements & gathering area
March 17 & 31, 2021:	Conduct bi-monthly Progress Meeting conference calls with working group
April 14 & 28, 2021:	Conduct bi-monthly Progress Meeting conference calls with working group
May 12 & 26, 2021:	Conduct bi-monthly Progress Meeting conference calls with working group
June 1, 2021	Completed Surface Restoration
June 7-14, 2021	Completed Pavement Markings, Punch list & signage
June 21, 2021:	Scheduled Final Completion – Engineer Inspection Walkthrough (98% complete)
July 6, 2021:	Town requested a 60-day extension to complete outstanding punch-list items
July 19, 2021:	Submit Final Claim to OCRA (per OCRA pre-Approval)
July 20-31, 2021:	Incidental punch-list corrections
August 17, 2021:	INDOT inspections & surveyor as-built review

August 31, 2021: INDOT/Surveyor determination of slope non-compliance
 Sept. 23, 2021: OCRA Approval of 90-Day extension for ramp/walkway reconstruction
 Oct-Nov. 9, 2021: Ramp Reconstruction to correct ADA ramp/walkway issues
 Nov. 12, 2021: INDOT Final Inspection

Activity from 11/16/21 – 2/28/22:

Nov. 16, 2021 Grantee Performance Report executed at Council meeting
 Dec. 2, 2021: Ribbon Cutting Ceremony
 Dec. 7-12, 2021: Final Wage Compliance Report provided to Town and retainage released
 Jan. 25, 2022: Submit final Semi-Annual Report and receive OCRA approval
 Feb 22, 2022 Grant Monitoring with OCRA – No Findings Received

Next Steps:

March 2022 Closeout/Receive Certificate of Completion from OCRA

Project Completion Budget: \$1,226,901.06 (\$750,000 OCRA, \$476,901.06 Local)

Current Project Timeline: Project Complete



Leo-Cedarville Streetscape Ribbon Cutting

8. Project Name: Monroeville Wastewater Treatment Project**Previous Activity:**

February 2019	Procured Engineering Resources Incorporated (ERI) to complete PER
March 2019	ERI initiated PER
May-Aug. 2019	Identified income survey area, developed survey list, and received approval to complete income survey
Oct. 2019	Initiated PER
January 25, 2020	Initiated Income survey
April 2020	Completed income survey – qualified at 67% LMI
May 2020	Complete study and analysis portion of PER, reviewed data, and initiated recommendations
August 2020	Project scope finalized
Sept 2020 – Oct 2020	Initiated Environmental Review and 106, underway, waiting for responses
November 2020	Completer 4 factor/ LAP
Nov – Dec 2020	HUD 8-Step Floodplain Process
December 9, 2020	Public Hearing #1
December 28, 2020	Submit 106 Finding on No Historic Properties Affected to SHPO – start public comment period – ended 1/29/21 – ready to publish FONSI – will wait to combine
Jan – Feb 2021	Prepare application
February 17, 2021	Public Hearing #2
March 1, 2021	Application submission
March 31, 2021	Notice of Award
April 7, 2021	Approved GA Contract with NIRCC
April 16, 2021	FEPS Approval
April 26, 2021	Fully executed Grant Agreement with State
April 26, 2021	FONSI/RROF Publication, ER Record available for public comment on www.nircc.com
May 12, 2021	RROF on or about date, submitted RROF Certification – start of State Comment Period – ends 5/28/21
April – June 2021	Initiate final design, permit coordination and bidding documents
June 1, 2021	Removal of Environmental Conditions
June 2021	Finish final design, permit coordination and bidding documents
July 7, 2021	Publish IFB, ran again on 7/16/21
July 22, 2021	Pre Bid Meeting
July 30, 2021	Final addendum issued
August 4, 2021	Bid Opening
August-Sept 2021	Submitted Pre-ROF and ROF documentation via eGMS
September 1, 2021	Signed Construction Engineering and Inspection Contract with ERI
September 9, 2021	Received Release of Funds (ROF) Letter
September 24, 2021	Signed Construction Contract for Contract A awarded to Culy Contracting LLC
September 28, 2021	Signed Construction Contract for Contract B awarded to Fleming Excavating, Inc
September 29, 2021	Pre Construction Meeting

October-Nov 2021 Upload documentation for Construction Release to eGMS
 January 26, 2022 Submitted Semi-Annual Report
 January 27, 2022 Received Construction Release

Next Steps:

Feb 2022 - June 2022 Construction

Current Project Budget: \$649,956 (\$368,898 OCRA, \$281,058 Monroeville)

Current Project Timeline:

2019				2020				2021				2022			

 Development Phase
 Construction Phase

9. Project Name: New Haven Meadowbrook Trail Project**Previous Activity:**

January 2019 Hired SturtzPMG as grant administrator
 Feb.12, 2019 New Haven Stellar Projects Meeting
 February 2019 Hired A&Z Engineering as engineer – design, right-of-way and environmental
 May 2019 Initiated income survey
 May 2019 Sent out early coordination and Section 106 review packets
 May 2019 Identified properties where acquisition will be needed
 June 6, 2019 Project Development Meeting
 June 27, 2019 Project Development Meeting
 August 8, 2019 New Haven Projects Meeting
 August 13, 2019 New Haven Clerk Meeting
 August 21, 2019 New Haven Meadowbrook Trail Site Control Meeting
 Sept. 10, 2019 New Haven Council Meeting – OCRA Project Administration Items
 Sept. 11, 2019 New Haven Stellar Projects Public Input Meeting
 Sept. 24, 2019 New Haven Council Meeting – OCRA Project Administration Items
 Environmental Review Drafted
 Language Access Plan, Disclosure Report, Fair Housing Ordinance Update Completed
 January 17, 2020 New Haven Meadowbrook Trail Project Meeting
 January 30, 2020 New Haven Meadowbrook Trail Project Meeting
 Spring/Summer 2020: Initiated Site Control Process for Meadowbrook Easements (Title Searches, Owner Notification, Appraisals
 Completed legal descriptions for acquisition
 Coordination with Army Corps Re: Wetland Determination and Permit

	Engineering near complete
	Update City Trail Plan
February 2021:	City discussion/approval from OCRA for project limit change
April 20, 2021:	Public Hearing #1
June – Aug., 2021	Worked on Obtaining Site Control
August 4, 2021	Development Team Project Meeting
August 16, 2021	Kady Gene Cove Donation Agreement Finalized
August, 2021	Preparing Application for Submission

Activity from 8/17/21 – 11/15/21:

Sept. 7, 2021	Public Hearing #2, Resolution
Mid Sept., 2021	Application Submitted
Sept-Nov., 2021	Completed Site Control for Remaining Temporary Easements
Oct., 2021	Initiated HUD 8-Step Process
Nov. 8, 2021	Received Notice of Grant Award
Nov. 24, 2021	FEPS Submission
Jan. 25, 2022	Environmental Clearance
Dec. 2021/Jan. 2022	Prepare Bids/Specs
Feb 14, 2022	Pre-Bid Meeting
Feb. 24, 2022	Received Bids
Feb. 2022	Executed Grant Administration Agreement
March 4, 2022	Submitted Pre-ROF in GMS

Next Steps:

March 2022	Release of Funds
April-Aug. 2022	Construction
Sept.- Dec. 2022	Closeout

Budget: \$703,134 (\$410,214 OCRA, \$292,920 New Haven)

Current Project Timeline:

2019				2020				2021				2022			

	Development Phase
	Construction Phase

10. Project Name: New Haven Community Center Park Project

Previous Activity:

April 2019	Received approval to conduct income survey
May 2019	Initiated income survey
July 2019	Hired JPR for Engineering
July 2019	Hired SturtzPMG for Grant Administration
Aug. 8, 2019	Project Development Meeting
Sept. 11, 2019	Conducted Neighborhood Input Meeting
Fall 2019	Completed Income Survey (65%)
October 2019	Neighborhood Survey
November 2019	Neighborhood Charette
January 2020	Complete Preliminary Design
February 2020	Environmental Review Early Coordination Initiated
February 2020	Archaeological Reconnaissance Complete
February 2020	Section 106 Review Initiated
May 2020	Completed Draft Environmental
May 1, 2020	Submitted Application
August 2020	OCRA Approval of Application
August 2020	FEEPS Submission and Approval by OCRA
September 2020	New Haven Approved Bid & Specification Contract and Grant Administration Contract
Nov. 2020 – Feb. 2021	Updated Income Survey
December 2020	Complete Bids & Specifications
Jan.-Feb. 2021	Project Bidding
Feb. 3, 2021	Pre-Bid Meeting
Feb. 11, 2021	Bid Opening
March 2021:	Receive Permits
March 2021:	Finalized Income Survey Report
March 2021:	Release of Funds
April 8, 2021:	Preconstruction Conference
April 16, 2021:	Groundbreaking - Commence Construction
May – Dec. 2021	Construction/Labor Standards
Nov. 19, 2021	Ribbon Cutting
Nov./Dec. 2021	File for an extension to May 31, 2022 for final closeout due to punch list items

Next Steps

Dec., 2021 – May. 2022	Punch List Items (Benches on backorder, final coating on court, test splash pad, seeding)
May 2022	Initiate Close-out

Current Project Budget: \$2,086,032 (\$1,718,935 – OCRA, \$367,097 – New Haven)

Current Project Timeline:

2019				2020				2021				2022			

Development Phase
 Construction Phase



New Haven Community Center Park Ribbon Cutting

11. Project Name: Woodburn Downtown Streetscape Enhancement**Previous Activity:**

Feb. 20, 2019	Woodburn Streetscape Kick-Off Meeting
March 2019	Hired JPR to complete preliminary engineering & SturtzPMG as Grant Admin.
March 21, 2019	Woodburn Streetscape Public Input Meeting
April 2019	Preliminary Design finalized and environmental early coordination mailed out
August 5, 2019	Woodburn City Council (Disclosure Report, Language Access Plan)
August 19, 2019	Woodburn Streetscape Public Hearing
September 25, 2019	Woodburn Project Development Meeting
November 2019	Identified that property lines went to the centerline to more acquisition was needed
May 26, 2020	Project Development Meeting
June 15, 2020	Fair Housing Ordinance Update
June – July 2020	Site Control: Appraisals, Agreements
Nov. 2020 – Jan. 2021	Finalize site control
Dec. 7, 2020	Public Hearing #2
Dec. 18, 2020	Submitted Application
Jan. – Feb. 2021	Application Approval
Jan. – Feb. 2021	FEPS Submission
Jan. – Feb. 2021	Grant Agreement Signature, GA & Eng. Agreements, Environmental RROF and FONSI
March 11, 2021	Project Meeting
May, 2021	INDOT Permit Submittal, Utility Coordination, Project Meeting – 60% Design
July 7, 2021	Pre-Bid Meeting
July 15, 2021	Bid Opening
August, 2021	Pre-ROF Submitted and Approved
September 2021	Release of Funds
September 29, 2021	Pre-Construction Meeting
September 29, 2021	Signed Construction Contract with API
January 11, 2022	2 nd Pre-Construction Meeting
February 17, 2022	Groundbreaking Cutting
March 4, 2022	Construction Release Submission
March 7 -June 2022	Construction

Current Project Budget: \$731,739.11 (\$500,000 OCRA, \$231,739.11 Woodburn)**Current Project Timeline:**

2019				2020				2021				2022			



Development Phase

Construction Phase



Woodburn Streetscape Groundbreaking

Complementary Project Highlights

Be Local Buy Local Holiday Campaign

At part of the Placemaking grant received from the Indiana Office of Community and Rural Affairs, the NewAllen Alliance conducted a Be Local Buy Local Campaign for the second time. This year's initiative ran through the holiday season and included the distribution of 4,000 Be Local Buy Local shopping bags by merchants throughout the region. This initiative promoted patronage to small businesses and was a way to get the NewAllen brand in front of more residents and visitors.



EAST ALLEN'S RURAL REVIVAL

Seven Unique Communities, One Bold Vision

Park Improvements: Allen County is continuing to show progress in their investment into parks and recreation throughout East Allen County. Both Harlan and Hoagland's Park Improvement Projects are under contract. Brooks construction started their work on Harlan's Park in November 2021 and API is scheduled to begin in Hoagland in April 2022. Both communities have also met with vendors to select playground equipment. The county is in the process of ordering this equipment for donation to the park organizations.

Planning Progress:

NEWALLEN ALLIANCE ORGANIZATIONAL PLAN: A grant was received from the Fort Wayne Community Foundation in the Fall of 2021 to conduct the work and the Community Research Institute at Purdue Fort Wayne was hired to facilitate the process which will run through the spring of 2022. Kent – Do you want to add anything here?

NEWALLEN INDIVIDUAL STRATEGIC INVESTMENT PLAN UPDATES: NewAllen is facilitating updates to those communities that are interested in updating the action plan portion of their strategic investment plans. Planning sessions were held in November and December with individual communities, and development advisors from NIRCC, Allen County Redevelopment, GFW, and their engineers. Update drafts will be presented to communities for considered adoption this spring.