



DEPARTMENT OF METROPOLITAN DEVELOPMENT

BLIGHT ELIMINATION PROGRAM

SUMMARY REPORT

BEP Team:

Lloyd Winnecke, Mayor, City of Evansville

Steve Schaefer, Deputy Mayor, City of Evansville

Kelley Coures, Executive Director, Department of Metropolitan Development

Jane Reel, Deputy Director, Department of Metropolitan Development

Ron Beane, Building Commissioner

Carolyn Rusk, Secretary/Treasurer, Evansville Land Bank Corp.

Beth Purtzer, Community Development Specialist

Glenn Schoenbaechler, Community Development Inspector

Cecil Fraser, Building Inspector

Jessica Swatzell, Administrative Assistant

September 2019

Project Name:	City of Evansville Blight Elimination Program
Funded By:	Indiana Housing & Community Development Authority (IHCDA)
Project Dates:	2014 – 2019

Project Narrative: Evansville, like many other cities in Indiana, experienced a crisis of vacant and abandoned homes presenting a drain on the city, caused by several factors including a decline in population in the city center, loss of industry and high wage jobs, and conversion of homes to rentals owned many times by absentee landlords. Houses fell into blight and disrepair; crime and drugs spread through neighborhoods that once thrived. However, in recent years, Evansville has implemented new tools to aid in the battle against blight including IHCDA's Blight Elimination Program.

With funds through the Blight Elimination Program, Evansville has demolished over 150 houses that were detrimental to the city, primarily in the urban core. This was accomplished within the limiting parameters outlined by IHCDA, including scoring matrices, line-item budget limits, and partnering with approved Program Partners to take ownership and implement end uses approved by IHCDA. Savings dollars from originally awarded funds and properties were recycled in order to tear down more structures than originally projected. By developing and implementing a plan to address the blight and abandonment, Evansville's urban core has seen significant improvement, investment, and revitalization and is becoming a place where people desire to live, work and play again.

BEP By the Numbers:

Structures Demolished:

- 113 originally awarded structures demolished
- 43 structures demolished with savings from originally awarded properties
- 156 Total number of houses demolished

Program Partners:

- 8 Individuals (12 properties)
- 4 Churches/Places of Worship (8 properties)

- 6 Non-profit Organizations (45 properties)
- 2 Land Banking Entities (66 properties)
- 2 For-profits (25 properties)
- 22 Total number of Program Partners

Dollars Spent:

- Acquisition: \$218,655.21
- Demolition: \$1,733,143.42
- Greening: \$231,380.50
- Title, Legal, Appraisals, Admin & Maintenance: \$78,612.09
- Pre-demolition Inspections by IHCD thru BLN: \$40,015.00
- Total IHCD BEP Funds Expended: \$2,301,806.22

End uses included greenspace, side yards, economic development, parking lots, and in-fill housing.

Photos:

112 W Michigan St



117 W Oregon St



1214 Mary St



1617 W Louisiana St



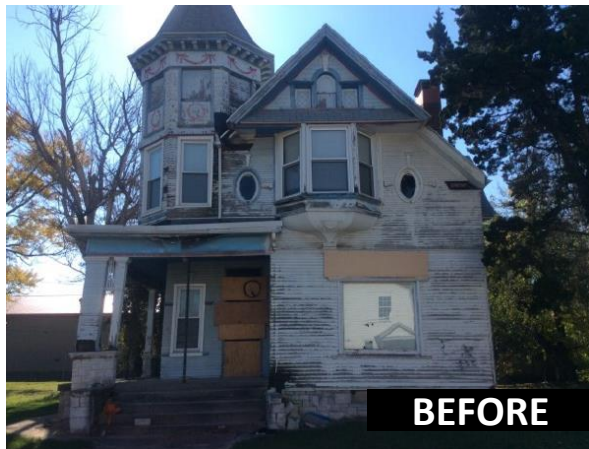
221 S Grand Ave



1619 W Louisiana St



214 W Michigan St



210 W Michigan St



719 Monroe Ave



1600-1602 W Maryland St

