

**Wick Neighbors, Inc.
WHAT'S BEEN DONE?**

Wick District-Smoky Hollow Development

Organizational Capacity In-place and Ongoing

1. Official nonprofit development corporation operations since September 2003

- Established the organizational capacity to undertake the long-term commitments to carry out the Wick District-Smoky Hollow Plan.
- Secured funding for core operations and technical assistance (architecture, engineering, legal).

WICK NEIGHBORS, INC. PREDEVELOPMENT

2. Engineering Complete

- Engaged CT Consultants for phase-one engineering analysis to determine subsurface & utility conditions and costs estimates.
- Produced cost estimates for roadways, infrastructure, and utilities.

3. Infrastructure Funding Complete

- Economic Impact Analysis re: tax generation from WD-SH Project.
- Discussions with public entities.

4. Urban Design-Architecture for Wick District-Smoky Hollow Development Plan Complete

- Engaged City Architects to finalize WD-SH Plan.
- 20 Institutional Participants in finalizing SH-Plan 2004-2005.
- City Planning Commission Approval for WD-SH Overlay Zoning Plan.
- City Council Approval for WD-SH Overlay Zoning Plan.

5. Urban Design Complete

- Design Guidelines for New Construction, Institutions, Existing Residential, Existing Commercial.
- Wick District Design Review Committee.

6. Land Acquisition/Site Control Complete

- State Legislature approval for the conveyance and sale of YSU-owned land.
- Community Development Plan (Slum & Blight Study).
- Land in coordination with the County, YSU and City.

7. Developer Participation/Selection Complete

- Developer participation policies and practices.
- Advertising WNI Official Request for Proposal for Developer Participation.
- Interviews with responding developers and Developer selection: Zarembeba, Inc.
- WNI-Developer Predevelopment Agreement.

WICK NEIGHBORS, INC. – ZAREMBA, INC. PROJECT IMPLEMENTATION

Developer Market Analysis Complete

- Strong demand for housing between \$125,000 and \$250,000.

Site Plan Revisions Complete

- Street grid, retail locations, Harrison Commons location, housing types, parking

Project Phasing	Complete
▪ Five phases, starting at Harrison Commons	
Proforma	Complete
Infrastructure Financing	Underway
▪ City Commitment.....	Pending
▪ State Commitment.....	Pending
Land Acquisition	Underway
Smoky Hollow Housing Disposition Project	Underway
Development Agreement	Underway
▪ Goal for Final Development Agreement: December 15, 2007	

SPECIAL PROJECTS

“Neighborhood Reinvestment – How To’s” Workshops (5)	Complete
<i>Raise awareness, increase understanding of what works and engage the community in seeking solutions on how to rebuild Youngstown’s neighborhoods.</i>	
▪ Reversing Decline: Goals for Neighborhood Investment in Weak Market Cities	
▪ Vacant Properties: Neighborhood Liability or Asset?	
▪ Financing Neighborhood Reinvestment: How Do Cities Do It?	
▪ Financing Neighborhood Reinvestment: The Role of the Private Sector	
▪ Who Speaks for the Neighborhood? Who Sets the Neighborhood Agenda?	
• <i>Workshop financial sponsors: JPMorgan Chase Bank, Home Savings and Loan, National City Bank, Mahoning Valley Coalition for Community Reinvestment – Charter One Bank, St. John’s Episcopal Church, Farmers National Bank, Sky Bank, First National Bank</i>	
Vacant Property Strategy Group	Underway
▪ Engage the National Vacant Property Campaign to devise a menu of reforms that are unique to Mahoning Valley municipalities and Strategic Action Plan for the prevention, acquisition and reuse of vacant properties by addressing local issues and needs	
Walnut Street Pedestrian Walkway	Underway
▪ Street resurfacing.....	Complete
▪ Traffic Study.....	Pending
Harrison Field to Serve as Smoky Hollow’s “Central Park”	Underway
Rehabilitation of five existing residential units	Underway
▪ Two units.....	Complete
Andrews Avenue Businesses Group	Ongoing
▪ Enhance visual quality & public improvements	