

# QUARTERLY NEWSLETTER

## OCRA Projects

### **Argos Foker Park:**

Argos has renamed Pond Park to Foker Park. This project includes new restrooms, fishing pier, gazebo, and accessibility improvements. Foker Park also had concurrent improvements made through a LWCF Grant from IDNR which included a new playground, pavilion, parking lot, and walking trail.

*Previous Status:* Construction is nearing completion with the exception of some finished seeding and the delivery of the Gazebo which is scheduled for the week of October 4th.

*Current Status:* Construction is complete.



### **Argos Downtown Square Project:**

*Previous Status:* The town had a groundbreaking ceremony on September 1st. Indiana Earth was awarded the contract and the project has started construction. Completion is scheduled for April 2022.

*Current Status:* The community building is enclosed and work continues on the interior. Utility connections are completed and other site work is in progress, but will be on hold for a couple of months until weather and ground conditions allow work to resume.





### **Bourbon Wastewater Improvement Project:**

This project will follow the recommendation of Wessler Engineering's preliminary engineering report for wastewater utility improvements, conducted for the town of Bourbon in 2019. The scope covered in the engineering report evaluated Bourbon's existing sanitary sewer collection, conveyance, and treatment systems, comprehensively reviewing the existing system, identifying all associated constraints, and suggesting proposed mitigation solutions for the constraints.

**Previous Status:** Contract awarded, construction will begin in October.

**Current Status:** Division A – Sanitary Sewer Work is complete. Division B – lift station work started in November and scheduled to be done by May 2022 – with close-out occurring by the end of summer next year.



### **Bremen Streetscape Project:**

**Current Status:** Construction is complete. Awaiting OCRA monitoring for final close out.



### **Bremen Community Center (Church renovation):**

**Previous Status:** The 150 year old/100' tall spire has been restored. An exercise and dance studio along with another artisan studio will be the major renovation focus for the volunteers this fall and over winter. The center has also recently welcomed Southwire to use the event room for corporate training and the Bremen Children's choir group will call the building home for weekly practices and concert performances. The building is now occupied on a daily basis.

**Current Status:** Phase 3 of the project has begun with renovations to the "Great Hall", the main floor space which will be used for additional community programming and larger events. The community center has been awarded additional funding from Marshall County to complete the entire project in 2022. The building is now used 7 days a week.



### **Bremen Jackson Street/Flex Street Project:**

**Previous Status:** Jackson Street is moving forward in the design phase. The grant application will be submitted in December. The project is planned to go out to bid in February of 2022, with the start of construction scheduled for May of 2022.

**Current Status:** The project will need to have an income survey performed before moving forward with the grant application. It is anticipated to complete the income survey in the winter, submit the grant application, and go to bid in late spring/early summer.





### Bremen Pool Project:

**Previous Status:** This project is scheduled to be one of the later OCRA projects. A master plan process will begin this fall and the application process will begin in 2022. Construction is scheduled for 2023.

**Current Status:** The town and its Pool Committee are undergoing a master plan with further public engagement to finalize the direction of the proposed design. The master plan will be completed this winter and can move forward with the grant application and design.



### Culver Park Project:

**Previous Status:** The town is working on an income survey update to finish the OCRA application before submission in late October with hopeful construction in the spring.

**Current Status:** The project is in the grant application process and in the design phase. Bidding is anticipated to occur in March 2022



### LaPaz Water Study:

**Previous Status:** The study was submitted to OCRA and is under review. A public hearing will be held and the project can be closed out in about 6 weeks.

**Current Status:** The study has been completed and received our final grant funds from OCRA. We will be initiating the close-out in early January and should have everything wrapped up by the end of January. The town will be discussing the next steps moving forward with the possible implementation of some of the recommended improvements.

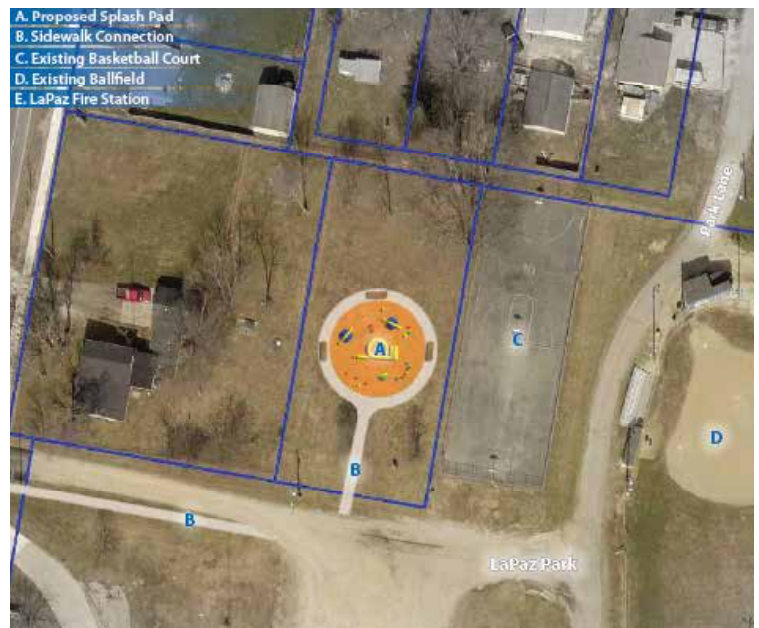


### LaPaz Splash Pad:

Based on engagement with the LaPaz community, the town desires to develop a splash pad to bolster the amenities at the town park and provide a new recreational opportunity for LaPaz families.

**Previous Status:** This application process will begin in the fall of 2021 or early in 2022.

**Current Status:** The Town would like to change this project scope from splash pad to community center. We reached out to OCRA and there will need to be more discussion. The project cost difference is a concern. The town got the building appraised and determined what it would take to renovate. We plan on gathering all the facts by the end of January 2022 and formally presenting it to OCRA in February 2022. If we get a green light, we will immediately be moving forward with an application as the Town is very anxious to purchase the vacant building and offer programs / places for their residents to gather.



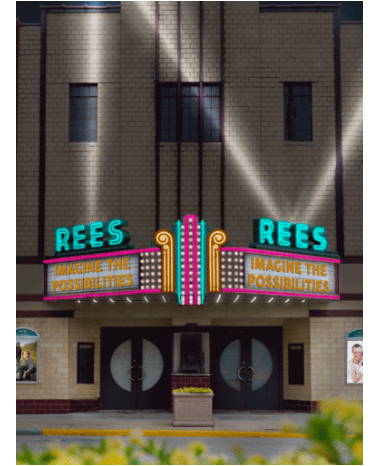


## Plymouth REES:

The REES Theatre Project offers the city of Plymouth a unique opportunity to continue its revitalization efforts with the development of a year-round feature for community connection. The events offered at the theatre will help create a downtown that promotes pedestrian activity, hospitality business, and provides a destination for visitors and community members alike.

**Previous Status:** Construction began on September 13th and is moving along well with completion slated for August of 2022 with September set for a grand opening. The new executive director will start in January.

**Current Status:** Construction is progressing well and we are on schedule to finish construction by late summer 2022.



## Plymouth River Park Square, Phase 2:

The 2nd phase of River Park Square includes improvements outlined in the master plan. The plaza will have a focus on honoring local veterans especially in more recent wars. Phase 2 also includes the addition of a natural playground that would be accessible from the main part of the park and the Greenways Trail. Other improvements include a picnic pavilion, sidewalks, and improvements to the performance stage seating area. Since concerts have become so popular and last later into the evening, additional sidewalks for accessibility and lighting for safety are necessary to accommodate the crowds.

**Previous Status:** The project application has been submitted and we are awaiting OCRA approval. The environmental review advertising process has begun and the project will go out to bid in early November for construction to start in spring of 2022.

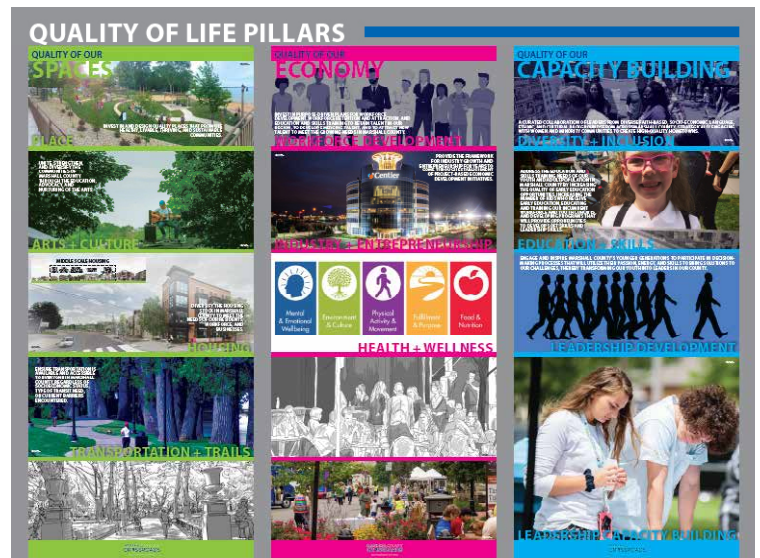
**Current Status:** The project is out to bid with bids due January 10th. Construction will begin in March 2022.



## Quality of Life Plan:

The need for a Quality of Life Plan emerged organically from the work the Marshall County Crossroads team conducted in 2018. As the team evaluated the 2018 Stellar Communities process they had engaged in and the feedback they had received about the process and their RDP (Regional Development Plan), they came to the conclusion that for regional planning to be sustainable in Marshall County, the team needed to focus on a long-term vision.

**Status:** The plan has been completed. Implementation by the Crossroads Committee is in progress.



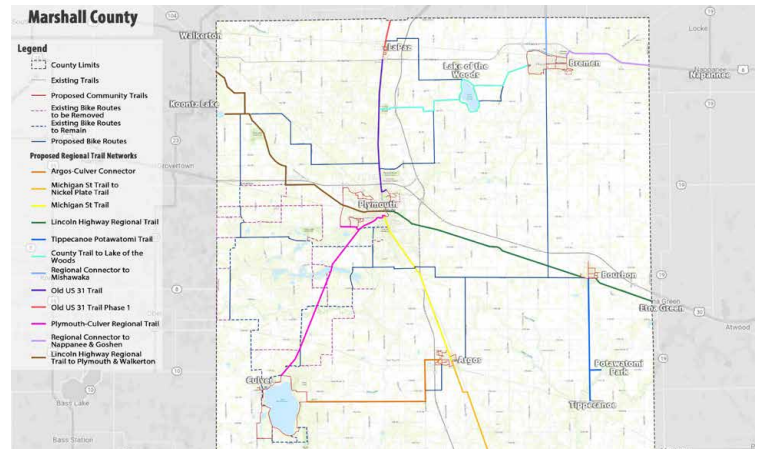


## INDOT Projects

### Marshall County Bike and Pedestrian Plan:

Walkability and active transportation projects have received great support from the public during engagement meetings and through public input surveys.

**Status:** The Marshall County Bike and Pedestrian Plan has been completed. Implementation is under way by the communities and Trails and Transportation committee.



### Argos Sidewalks and Trails:

Proposed trails and sidewalks would connect residential areas with important town assets such as Community Park, Pond Park, the Fairgrounds, and Town Hall. This improved connectivity will create a more unified park system and significantly improve pedestrian accessibility.

**Previous Status:** Due to some potential property acquisition /easement concerns with the fairgrounds the scope has been adjusted to include a sidewalk and trail on Michigan St connecting to the Marshall St sidewalks. The application has been accepted by INDOT and is being programmed. The engineering procurement process will begin later in 2021.

**Current Status:** The town will be releasing an RFP for engineering services soon and the project will begin engineering in early spring 2022.



Walnut Street Sidewalks & Woodland Trail  
Proposed Routing for INDOT Stellar Communities Project  
Argos, Indiana



Marshall Street Sidewalks & Michigan St Trail  
Proposed Routing for INDOT Stellar Communities Project  
Argos, Indiana

### Culver Trail & Sidewalks:

This project includes 5' and 8' wide sidewalk connections between the Sandhill Farms development, elementary school, and downtown.

**Previous Status:** Survey work is completed and environmental work has begun with a determination under review by INDOT. Stage 1 plans will be completed later in 2021 and the letting date is scheduled for July 2024.

**Current Status:** The project is in the engineering phase with Stage 1 plans being completed in the next month or so. A public informational meeting will be held this winter. Letting is scheduled for July 2024.



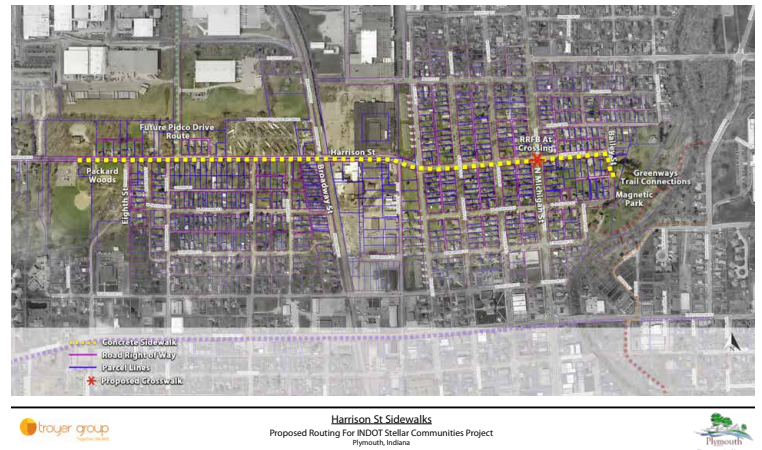
Culver Sidewalks  
Proposed Routing for INDOT Stellar Communities Project  
Culver, Indiana

## INDOT Projects

### Plymouth Harrison St Sidewalks:

This project provides wide, accessible sidewalks along Harrison Street connecting two parks and the neighborhoods in between.

**Project Status:** The application is nearing completion and will be submitted to INDOT very soon



### Plymouth Viaduct/Michigan Street Improvements:

This project includes the removal and replacement of a retaining wall, railing, and sidewalk approaching and going under the railroad bridge crossing Michigan Street to improve pedestrian safety and accessibility. Also included is some restoration and improvements to the abutment facade.

**Project Status:** The application is nearing completion and will be submitted to INDOT very soon

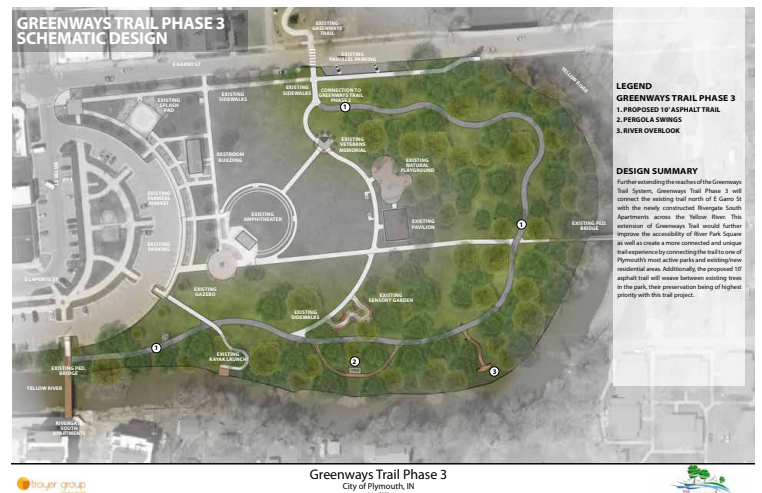


### Plymouth Greenways Trail Phase 3:

An extension of the existing Greenways Trail, this phase of the project would connect local residential areas with the trail through River Park Square, another important public event/green space. Further improving pedestrian connectivity and recreational options for the City of Plymouth.

**Previous Status:** The project application has been submitted to INDOT and is under review.

**Current Status:** Proposals have been received from engineering consultants and are being reviewed by the city. Engineering will begin in early 2022.





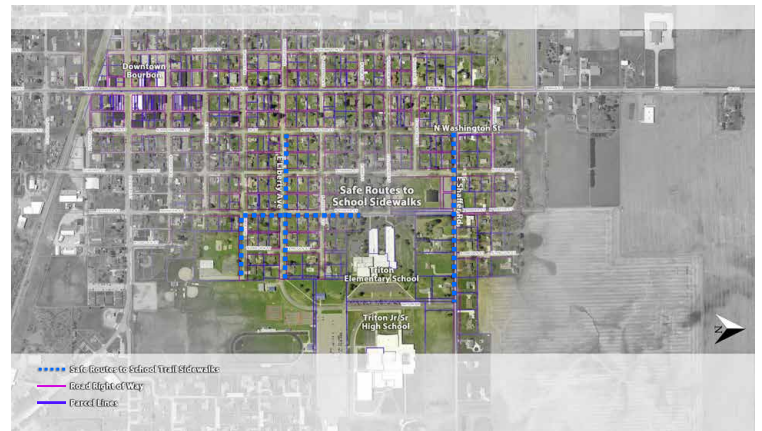
## INDOT Projects

### Bourbon Trail:

A series of planned sidewalk and trail additions will greatly improve connectivity and accessibility for pedestrians in Bourbon trying to reach downtown areas, community parks, and schools from residential areas.

**Previous Status:** The application has been submitted and accepted by INDOT. The project is being programmed and the town will begin the engineering procurement process in the fall of 2021.

**Current Status:** The town has received proposals from Engineering Consultants and will be selecting the consultant soon. Engineering will begin in early 2022.



**Bourbon Safe Routes to School**  
Proposed Routing for INDOT Stellar Communities Project  
Bourbon, Indiana



### LaPaz/County Trail:

This asphalt trail would be the first pedestrian connection for LaPaz students trying to reach LaVille Schools, giving them a safe and accessible route.

**Previous Status:** The application is being completed and will be submitted this fall.

**Current Status:** The application will be submitted soon to INDOT.





## IHCDA Projects

### Owner-Occupied Rehabilitation Program

**Previous Status:** Sixteen homes have been identified for the OOR program and the scope of work is being finalized. A second phase of projects will begin after the first sixteen homes projects are finished.

**Current Status:** N/A

### IHCDA RHTC Project:

**Description:** Kevin L. Berger and Culver Sand Hill Farm LLC as developer are leading the IHCDA RHTC project that was included in the Marshall County Crossroads RDP.

This application will be for a scattered site project consisting of the two sites put forward in the RDP, one in LaPaz and one in Plymouth. Based on the projected funds available from the meeting with IHCDA, there will be 40 units in Plymouth and 8 units in LaPaz.

A preliminary Market Study was completed by Mitchell Market Analysts, Inc. showing a capture rate of 7.0% for LaPaz and 8.8% for Plymouth. Both are strong indicators for these locations. These numbers were based on the higher number of units originally planned in the RDP, so the capture rate should only improve in the final analysis.

The LaPaz site is at the SE corner of South Michigan Street and Troyer Street. It is vacant land. The developer is securing an option on this property. The site is zoned C-2, so a variance was required for multi-family housing. This was supported by the LaPaz Town Council and the Marshall County Planning Dept. The variance was granted by the Marshall County BZA on March 10th, 2020. A second variance for a reduced front setback was granted at the same time. This was done to improve the neighborhood feel of the project. LaPaz has passed a resolution promising a Tax Abatement for this project as well as commitments to other improvements.

The Plymouth site is at the NW corner of Baker Street and Rechter Road. It is vacant land. The developer is securing an option on this property. The site is part of a PUD which designates the lot in question for multi-family development. The developer has met with the Plymouth Technical Review

Committee and secured their blessing on the project. A Tax Abatement was approved.

We have signed up with CREA as syndicator for this project. They will be responsible for finding tax credit purchasers on the financing end. We have a permanent loan commitment from First Farmers Bank & Trust, so we're please to have a local, Marshall County, bank involved this time.

**Previous Status:** The drawings are completed and the project is in the permitting phase. Closing is expected in a few weeks and then construction can begin.

**Current Status:** Closing was successful in late October and ground was broken in Plymouth for the Riverside Commons units on November 2nd. The LaPaz units will have groundbreaking in Spring of 2022.



## Service Projects/Other

### Workforce Development/Education and Skills:

The Lifelong Learning Network is wrapping up their job description for their Executive Director position. A READI application was submitted for the career training center. They are also working with enFocus to organize the planning for the executive director. They've hosted career engagement days with local schools and have had a good response from students. Their goal for 2022 is to better coordinate those career days for the schools with businesses to streamline the process. The Marshall County Community Foundation is working with community groups and businesses on childcare programs. There is currently funding for two positions in this area, an early childhood coordinator and an administrative assistant.

### Health and Wellness Committee Update:

The Health and Wellness committee is having many conversations regarding the Blue Zones proposal. They are talking with United Way about capital campaign for Blue Zones, working on READI grant applications, and continuing to plan a trip to Albert Lee, Minnesota. They are putting together a development team for the project and are hoping to get matching funds from READI. They are working with a

couple of consultants to review the Blue Zones proposal and negotiating the contract. Linda Yoder met with the interim-CEO of United Ways of Indiana who was very interested in Blue Zones here as a model for other communities in Indiana. Linda also met with the Indiana Philanthropy Alliance and the Blue Zones team last week to discuss our planning. Crossroads is envisioned as being a key player in the Blue Zones process because we are already organized and collaborative. There are other statewide health organizations interested in our work.

The Marshall County community health worker was hired through St. Joseph Health System. The worker is bilingual and will provide wrap around support for people needing help in multiple sectors.

The Project HOPE team that is addressing substance use disorders is pursuing an additional HRSA psychostimulant grant with a focus on partnering with local employers to build a bridge to treatment/recovery programs for employees with addiction issues.

Service Projects / Other

## Project Champions

### Manager - INDOT Projects

Zach Dripps, Deputy Director at MACOG  
P: 574.287.1829 ext. 500  
C: 574.304.2960

### County:

Kevin Overmyer  
email: kgovermyer@gmail.com  
phone: (574) 952-0852

Judy Stone

email: msjude55@hotmail.com  
phone: (574) 286-9507

### OCRA Grant Administration:

Shannon McLeod  
email: shannon@pprgrant.com  
phone: (812) 663-7385

### Troyer Group Consultants:

Mike Reese  
email: mwr@troyergroup.com  
phone: (574) 360-8103

### Argos:

Jon VanDerWeele  
email: theweele@gmail.com  
phone: (574) 930-1402

Mandy Campbell

email: makeofferwithmandy@yahoo.com  
phone: (574) 780-5276

### Bourbon:

Ward Byers  
email: wardbyers1@gmail.com  
phone: (574) 540-9426

Les McFarland

email: lmcFarland@bourbon-in.gov  
phone: (574) 274-7036

### Bremen:

Trend Weldy  
email: director@townofbremen.com  
phone: (574) 546-2044

### Culver:

Ginny Munroe  
email: gmunroe@townofculver.org  
phone: (574) 242-6148

### LaPaz:

Roger Ecker  
email: Roger.Ecker@forwardair.com  
phone: (574) 274-4505

### Plymouth:

Sean Surrisi  
email: cityattorney@plymouthin.com  
phone: (574) 360-1370

Mayor Senter

email: mayor@plymouthin.com  
phone: (574) 936-6717

### Housing:

Brent Martin (OOR)  
email: brent@srkmarch.com  
phone: (574) 269-1596

Kevin Berger (RHTC)

email: klb@easterdayconstruction.com  
phone: (574) 952-2583