

# QUARTERLY NEWSLETTER

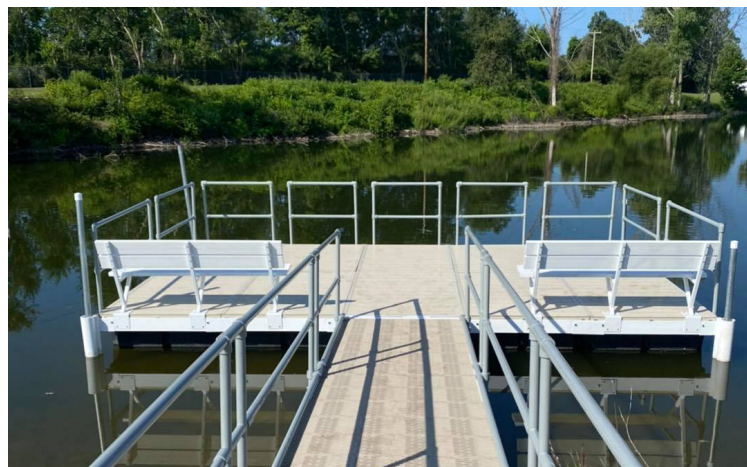
## OCRA Projects

### 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:** The restroom building has been installed and construction of the fishing pier and gazebo are underway.

**Current 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.



### Argos Downtown Project:

**Previous Status:** The project has completed design and bids are due July 7th. It is anticipated that construction will start in mid-August with most items completed this year and landscaping finishing by April 2022.

**Current 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.



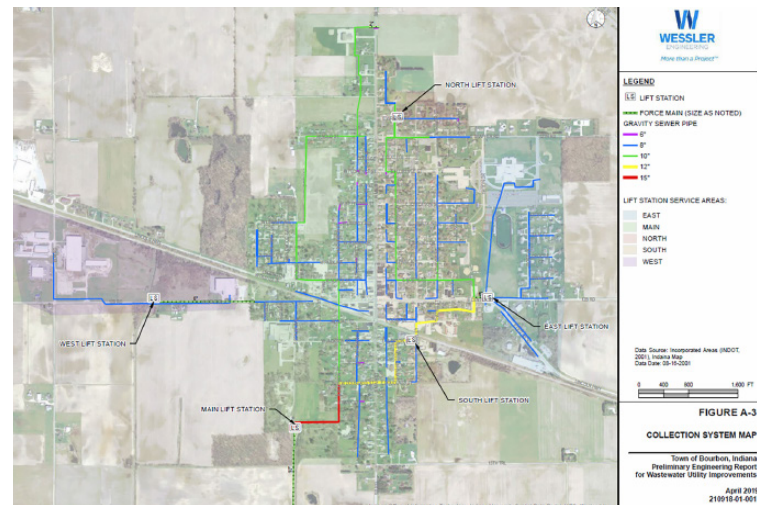


### Bourbon Wastewater Improvement Project:

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:** Bids were accepted and release of funds has been received from OCRA. Construction contracts will be executed in July with anticipated completion in early Summer 2022.

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

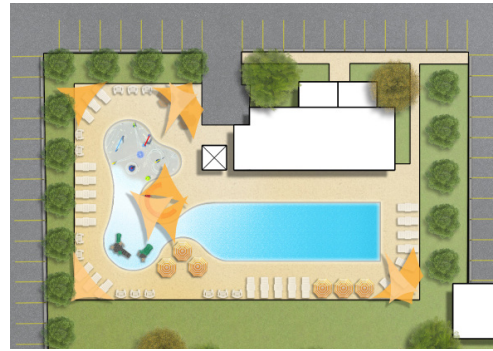




### Bremen Pool Project:

The Bremen Community Pool originally opened in 1964 and has been a staple asset in town ever since. The pool attracts an average of about 150 visitors per day in the summer. Although the pool is popular and a valued asset, there have been maintenance concerns lately/expensive repairs, in which a complete renovation will be more cost advantageous.

**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.



### Culver Park Project:

**Previous Status:** Preliminary design is completed and the environmental process is starting. It is anticipated that the application will be submitted 4th quarter of 2021 with construction starting in spring of 2022.

**Current 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.



### LaPaz Water Study:

**Previous Status:** The water study will be completed by the end of July and will be submitted to OCRA for review. Upon OCRA approval the project will move forward with close-out sometime in September.

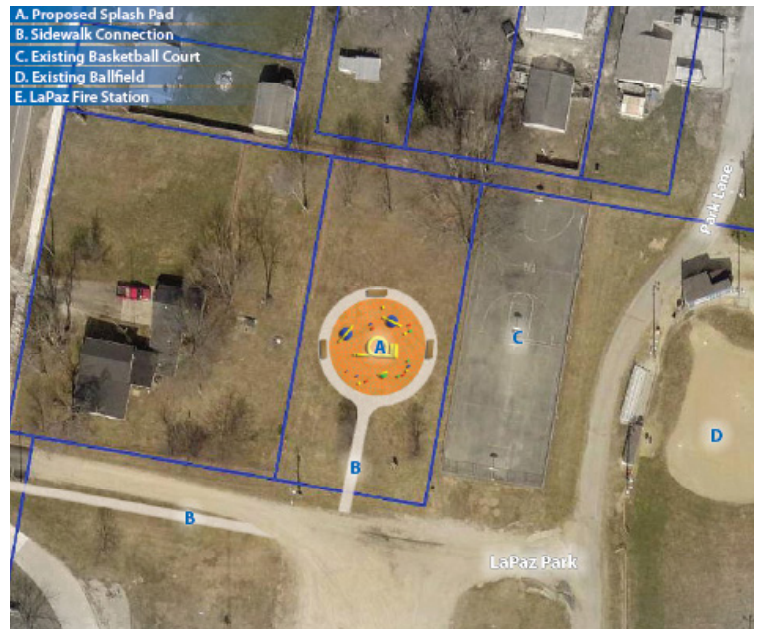
**Current Status:** The study was submitted to OCRA and is under review. A public hearing will be held and the project can be closed out in about 6 weeks.



### LaPaz Splash Pad:

LaPaz leadership knows that they need to create amenities that appeal to current residents and those who move to their community from the surrounding region. Though main focuses are a water utility study and housing, the town also wants to create public spaces that will enhance quality of life in their community. 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.

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



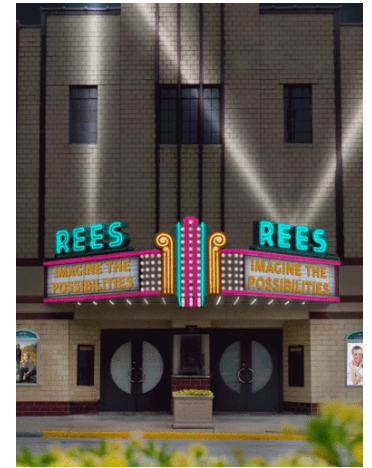
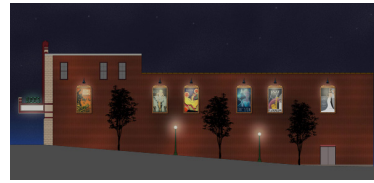


## Plymouth REES:

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:** Bids will be received June 30th and then requesting Release of Funds from OCRA with the intent to execute construction agreements and notice to proceed in late July/early August. Once construction begins it is anticipated to take 9 to 10 months to complete.

**Current 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.

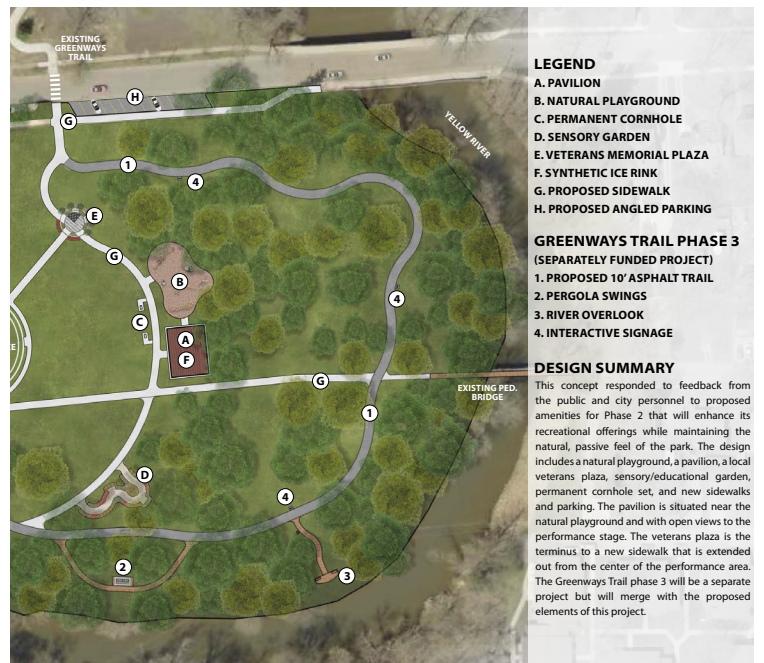


## Plymouth River Park Square, Phase 2:

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:** This project application submission was delayed due to the REES project running a tad behind on schedule. Now that bids will be accepted on the REES, the River Park application will be submitted to OCRA for review / approval in July. Bidding is anticipated to occur in September with construction beginning soon thereafter and being completed by late spring 2022.

**Current 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.



## 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.

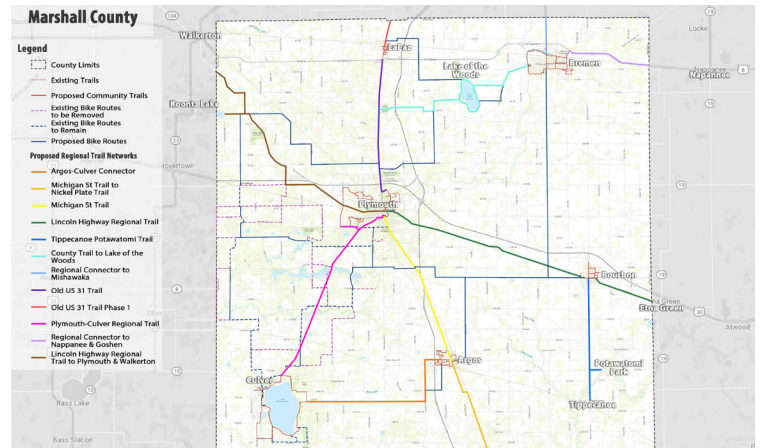




## Marshall County Bike and Pedestrian Plan:

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.



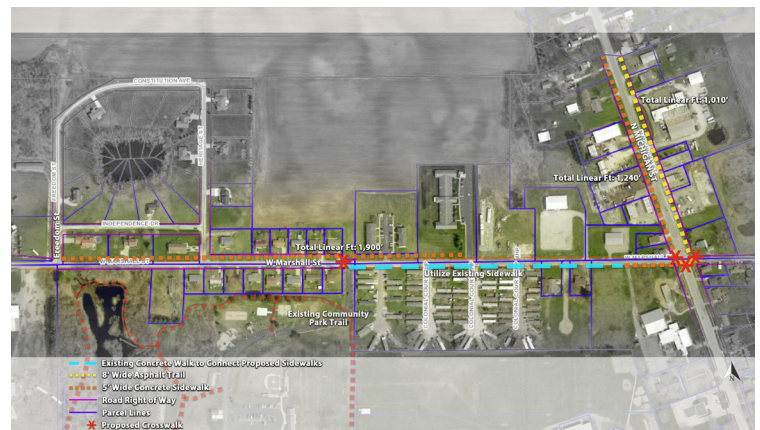
## Argos Sidewalks and Trails:

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.

**Current 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.



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

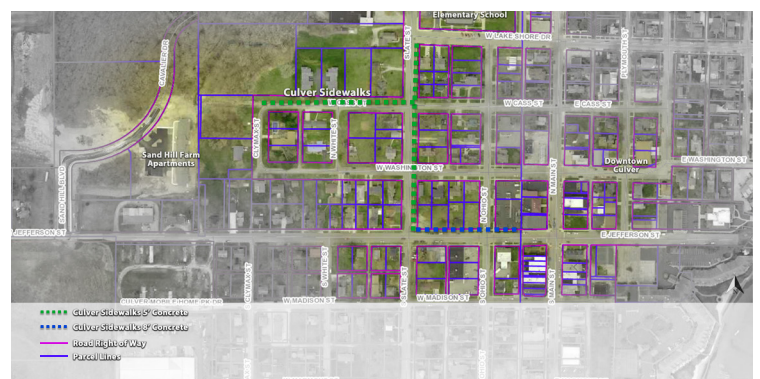


**Marshall Street Sidewalks & Michigan St Trail**  
Proposed Routing for INDOT Stellar Communities Project  
Argos, Indiana

## Culver Trails:

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

**Current 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.



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

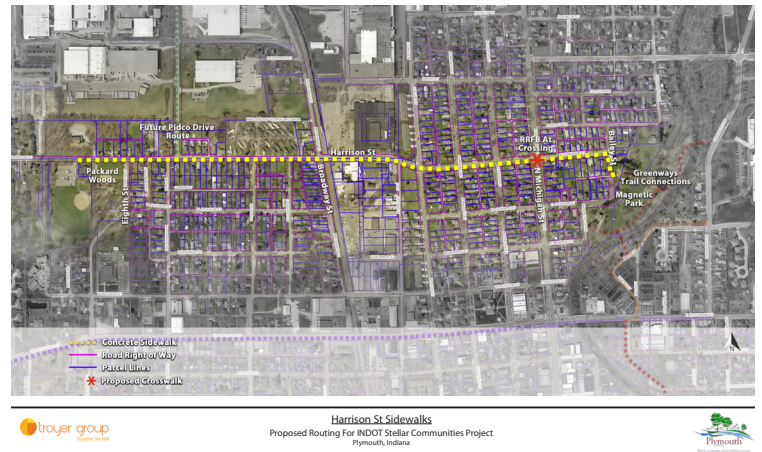


## INDOT Projects

### Plymouth Harrison St Sidewalks:

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

**Current 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.

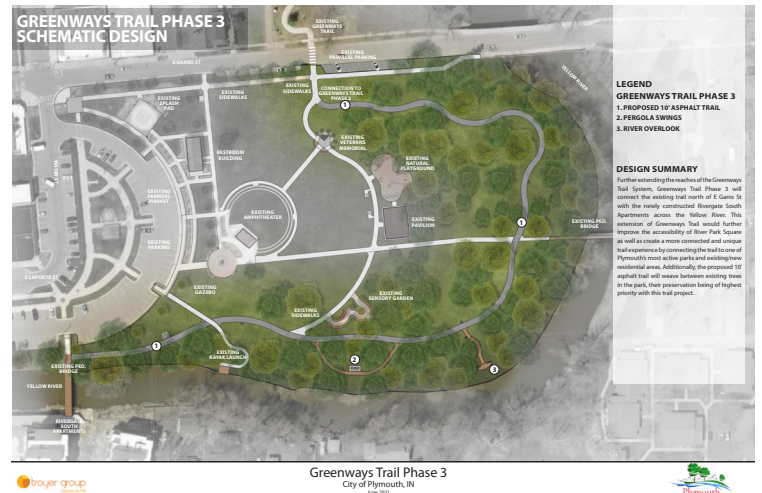
**Status:** The application is nearing completion and will be submitted to INDOT very soon.



### 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.

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

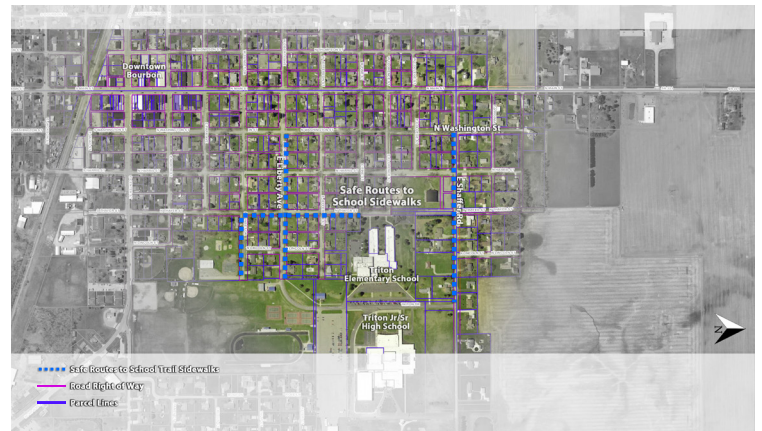




## Bourbon Trail:

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.

**Current 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.



**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.

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







## IHCDA Projects

### Owner-Occupied Rehabilitation Program

**Previous Status:** Inspections on the fifteen homes have been completed and the scope of work documents are finished for most homes. The committee is doing outreach to find home repair contractors available and interested in bidding. The application will be submitted to IFHA by the end of July with rehabilitation work hopefully starting this fall.

**Current 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.

### 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.

**Current 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.





## Service Projects/Other

### Plymouth Latino Festival:

**Description:** Held on September 18th in Plymouth's River Park Square, the Latino Festival is dedicated to celebrating the customs, culture, and heritage of the area's Latino population. With over 4,000 attendees, 13 business sponsors, 11 food vendors, and several other vendors, the festival was a massive success and a shining example of celebrating diversity amongst the people of Marshall County.

This festival of Latino culture and food has also sparked other conversations about diversity in leadership roles throughout Marshall County in addition to the Crossroads Committee. The committee has also started conversations with the Regional Partnership and Gary Neidig of ITAMCO on how we can support minority small business growth and development.





### 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

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