

# 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.

*Current Status:* Construction is complete.



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

This project includes a community building that honors the historic train depot, a performance stage, a public gathering space with seating, trees, and lighting, and improved streetscapes and parking.

*Current Status:* Construction should be completed by the end of June 2022. It is planned to monitor and close out grant by September 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.

**Current Status:** Construction should be completed by the end of June 2022. It is planned to monitor and close out grant by September 2022.



### **Bremen Streetscape Project:**

**Current Status:** Project was completed in the Fall of 2021 – Grant has been monitored and project is officially closed.



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

**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:**

This project includes a flexible street that accommodates vehicles, parking, pedestrians, and accessibility for events. A pavilion will cover parking spaces that will also provide space for the Farmers Market and a covered stage for events. A green space will be located adjacent to the pavilion to provide a gathering area downtown.

**Current Status:** Project application is targeted to be submitted to OCRA for review first of June. Bidding and construction for the project is aimed to be conducted in fall 2022 with project completion anticipated for fall of 2023.





### Bremen Pool Project:

The current pool is beyond its life expectancy and facing expensive repairs. This project will create a new outdoor aquatics area and provide some accessibility and functional upgrades to the existing building.

**Current Status:** Preliminary plans are almost complete, environmental review will start this summer, application should be submitted by the end of this year, with construction starting and being completed in 2023.



### Culver Park Project:

This project replaces an existing playground with an accessible and unique playground. It also provides a gathering space with some outdoor seating, as well as sidewalks for the Farmers Market.

**Current Status:** Project will be bidding within the next few weeks – construction should start late summer and be 100% by Spring of 2023.



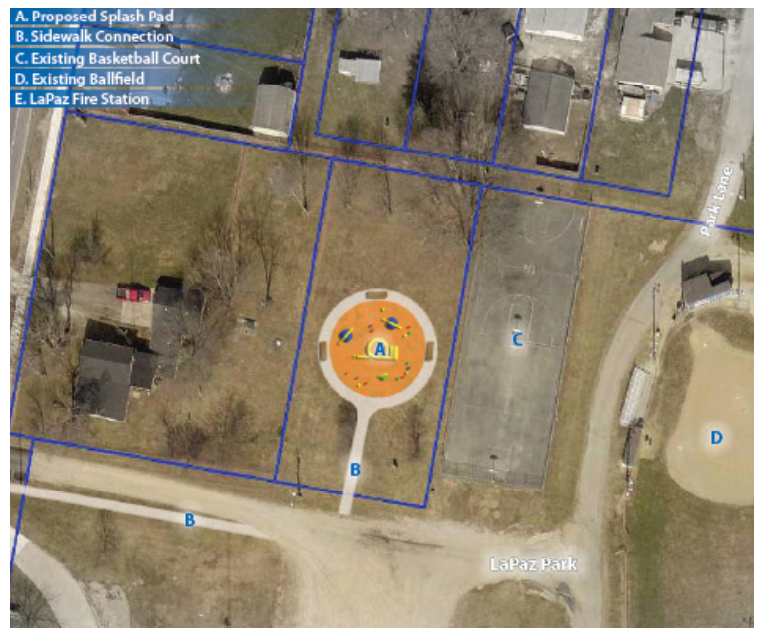
### LaPaz Water Study:

**Current Status:** Project is complete and is officially closed out via OCRA. Town is currently working with SRF to secure possible funding for the installation of a municipal water system.



### LaPaz Splash Pad:

**Current Status:** The town had considered purchasing and renovating a building for a community center, but decided to continue pursuing the park improvement project. The park property is planned to be donated to the town from North Township. A preliminary plan will be developed this summer, and the environmental process and construction documentation will take place this fall, bid in the winter and construct in the spring or summer of 2023.

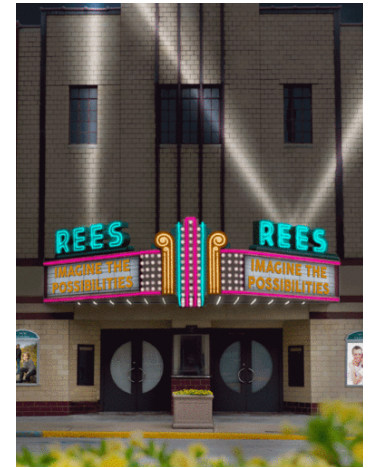




### Plymouth REES:

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.

**Current Status:** Construction is wrapping up and should be completed by first of August and then the project will be monitored and closed by end of this year.



### 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.

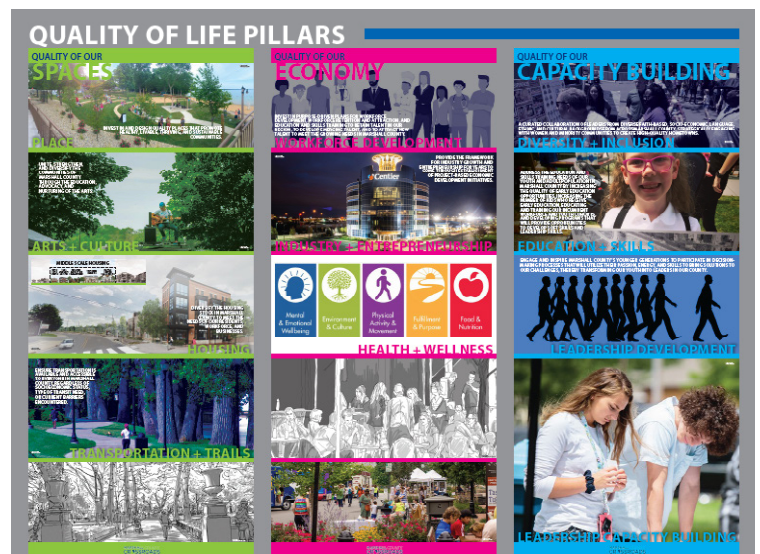
**Current Status:** Construction of the project was awarded and is starting this week. The project should be completed and closed out by the end of 2023.



### 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.

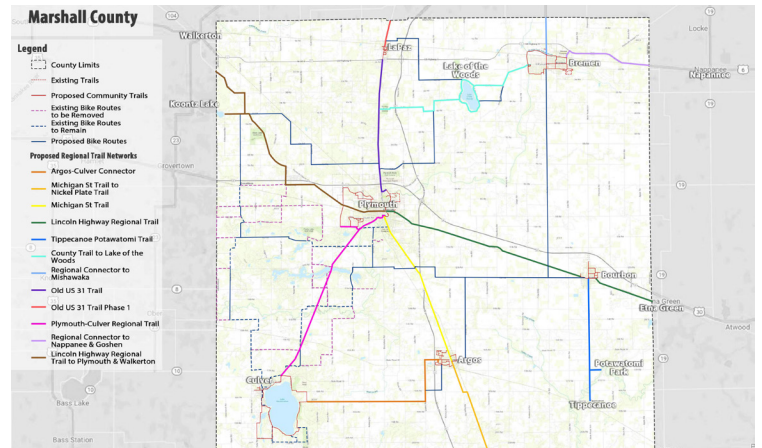




## Marshall County Bike and Pedestrian Plan:

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.



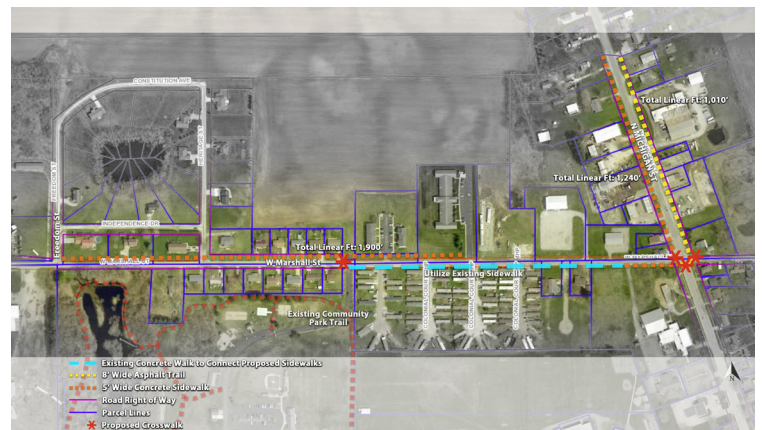
## Argos Sidewalks and Trails:

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:** The Preliminary Engineering agreement has been approved by INDOT and will be starting soon.



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

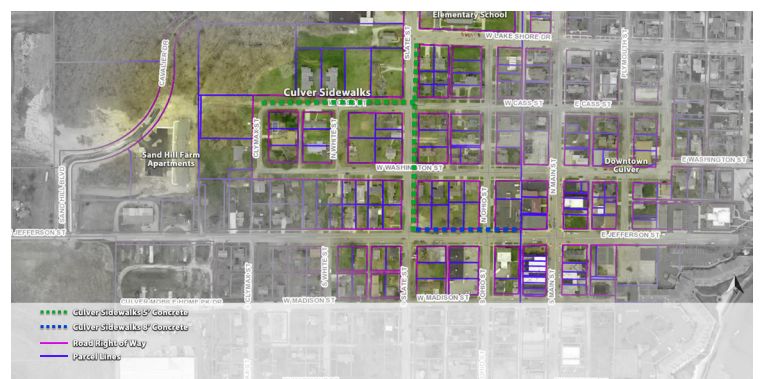


Marshall Street Sidewalks & Michigan St Trail  
Proposed Routing for INDOT Stellar Communities Project  
Argos, Indiana

## Culver Trail & Sidewalks:

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

**Current Status:** The project is in the engineering phase with Stage 1 plans being completed in the next couple of months. A public informational meeting was held on April 20th. Letting is scheduled for July 2024.



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



### LaPaz Sidewalks:

This project provides a sidewalk connection on the west side of Michigan Street to improve accessibility.

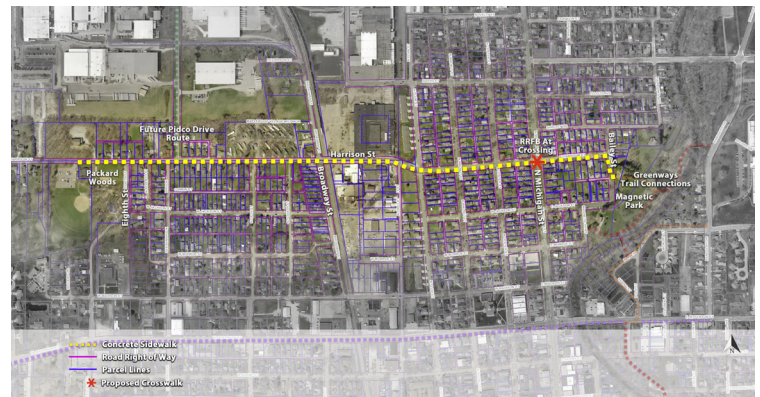
**Project Status:** The town has selected a consultant and is working on an agreement for preliminary engineering services.



### Plymouth Harrison St Sidewalks:

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

**Project Status:** This project had to be pulled from the Stellar projects and will consider other INDOT funding programs.



**Harrison St Sidewalks**  
Proposed Routing For INDOT Stellar Communities Project  
Plymouth, Indiana

### 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.

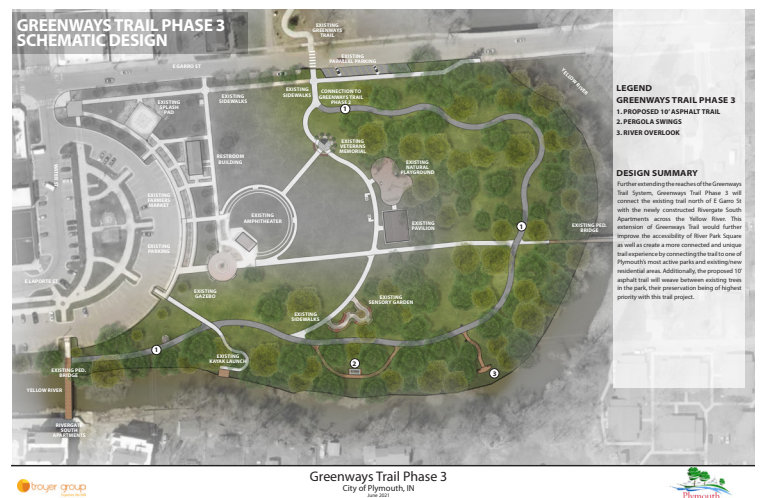
**Project Status:** This project had to be pulled from the Stellar projects and will consider other INDOT funding programs.



### 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:** INDOT has approved the Preliminary Engineering contract and has issued a notice to proceed. Letting is scheduled for March 12, 2025.



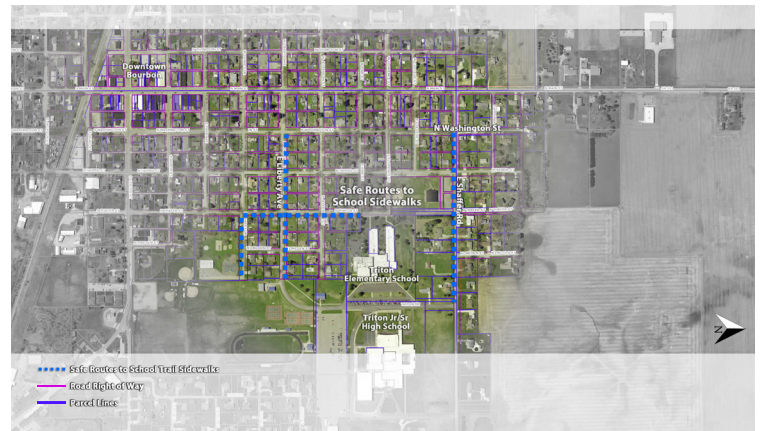
**Greenways Trail Phase 3**  
City of Plymouth, IN  
2024-2025



### Bourbon Trail:

This project will provide improved and new sidewalks and curb ramps to provide safe and accessible pedestrian routes to the school from adjacent neighborhoods.

**Current Status:** The town has selected a consultant and is working on an agreement for preliminary engineering services.



**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:** This project has been removed from Stellar and will be funded through a different INDOT program.







## IHCDA Projects

### Owner-Occupied Rehabilitation Program

**Description:** Sixteen homes have been identified for the OOR program. A second phase of projects will begin after the first sixteen homes projects are finished.

**Current Status:** Application has been submitted to IHCDA for review/approval. Pre-Qualifying Contractor meeting to transpire in June. Anticipates quotes to be received in August and rehabilitation work to be completed this fall / possible Spring 2023.

### 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. 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:** Progress has been slowed by weather and permitting issues, but work has picked up again on Riverside Commons and permit issues are wrapping up in Plymouth. Water lines were installed on the Riverside Commons site last week and work should be starting on the third building on site next week.

On the LaPaz site, officially now called LaPaz Commons, a ground breaking ceremony was held the first week of May. In attendance included two local television crews doing press coverage, Courtney Papa representing Senator Young's office, Griffin Nate representing Representative Walorski's office, and Jake Sipes from IHCDA.



## 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 Marshall County Crossroads team, with support from the Health and Wellness Committee, has submitted Blue Zones Project proposals for local public funds, suggesting a portion of ARPA funds as match for a READI grant proposal. The Marshall County Crossroads READI Committee has hired consultants who are using Blue Zones as the central theme of the application, tying other projects to the overall improvement of social determinants of health and making the healthy choice the easy choice.

The Project HOPE team continues work on substance use disorders and is at the halfway point with the current three year grant. The Health and Wellness Committee is exploring a partnership with the Marshall County Health Department on use of opioid settlement funds anticipated to provide \$621,129, of which 35% is restricted toward programming opportunities.

With support from ISDH, the Health and Wellness Committee is meeting with Corporate Housing Solutions (CHS) to identify critical housing needs and explore opportunities to address those needs. Marshall County is part of one of three regions in the state to receive this support.

The Community Health Worker (CHW), hired in August 2021 by Saint Joseph Health System through the Stellar Rural Health Grant, has met with patients 1,018 times. Visits were due to various reasons, such as helping complete applications for food, medication, health care, and/or housing. The CHW has provided food deliveries to patients in need and has assisted patients with utility/rent assistance. Because of the CHW work, 108 patients have been able to establish care at Saint Joseph Health Care. The CHW has completed Community Health Worker Certification and has been a tremendous asset not only to the SJHS team but to the Plymouth community as well.

The Health and Wellness Committee is supporting United Way's Door Dash program in partnership with Saint Joseph Health System and local food pantries. This pilot program that provides Door Dash delivery from local food pantries for those with limited/no access is in only 60 communities across the country; Marshall County is the only rural community to date.

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