

# 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:* Project complete and administratively closed.



### **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:* Project is substantially complete, final invoices will be paid in November, grand opening dedication ceremony November 5th, grant close-out will be submitted by end of November.





### **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:** Project is 95% complete, awaiting arrival of generator – expected in November, all work to be done by December 2022 – close-out to be submitted in January 2023.



### **Bremen Streetscape Project:**

**Current Status:** Project complete and administratively closed.



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

**Current Status:** The funds provided by Marshall County Crossroads/Marshall County have been used in totality for the project. A team of both high school and community volunteers are slated to begin the next renovation project in November – working through winter. The building continues to be used nearly 7 days a week and is hosting a community Christmas Concert and Art Gallery in Mid-December.



### **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:** Application will be submitted by end of October, anticipate bidding project in January, construction to start in March 2023 and be completed by end of 2023.

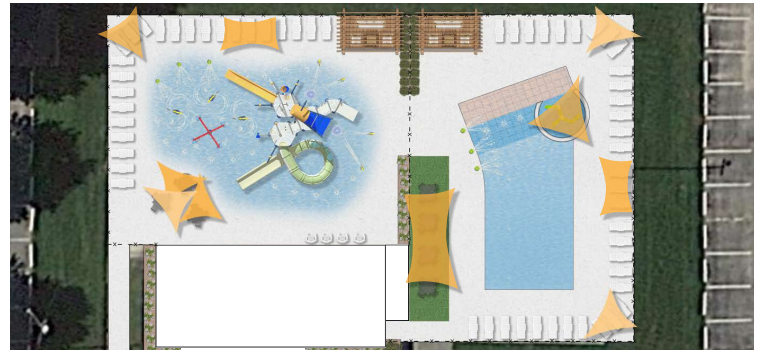




### Bremen Pool Project:

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 design is complete,, environmental review to start by end of this year, submit application in February of 2023, anticipate bidding project in May 2023, work to start by August 2023 and be completed Spring of 2024.



### 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:** Park project under construction – anticipated to be completed by late spring/early summer of 2023 – anticipated close-out summer of 2023.



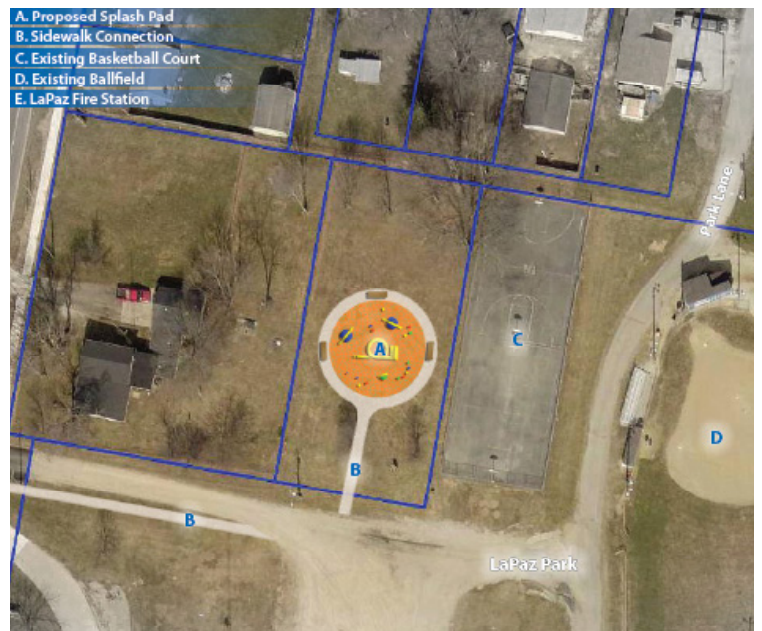
### LaPaz Water Study:

**Current Status:** Project complete and administratively closed.



### LaPaz Park Improvement Project:

**Current Status:** Preliminary design/surveying being completed, anticipate environmental to commence by end of year, planning on submitting application in February 2023, bid project in May 2023, initiate work in July 2023 and be done by end of 2023.

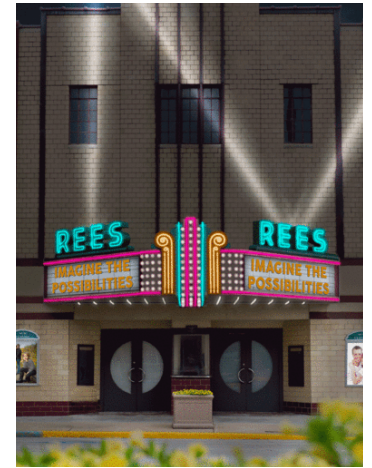




### Plymouth REES:

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:** Project is complete will be submitting close-out paperwork in November. Should be administratively closed by January 2023.



### 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:** Most of the construction has been completed and substantial completion should be later this fall, with final completion in the spring 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.

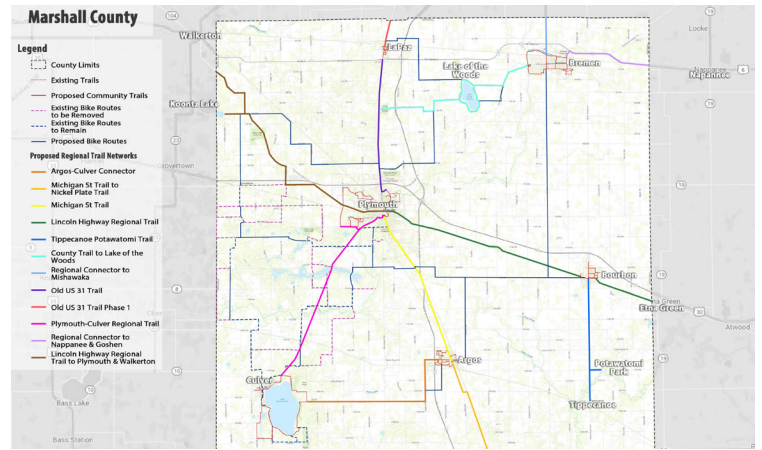




## Marshall County Bike and Pedestrian Plan:

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. The trails committee continues to work with MACOG and the Crossway Trails branding to loop Marshall County trails into the regional system.



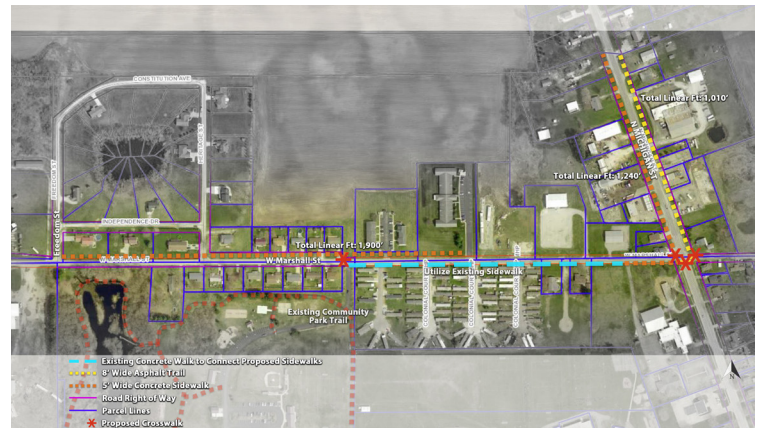
## Argos Sidewalks and Trails:

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:** Preliminary Engineering has started on the project. Letting is set for January 2025.



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

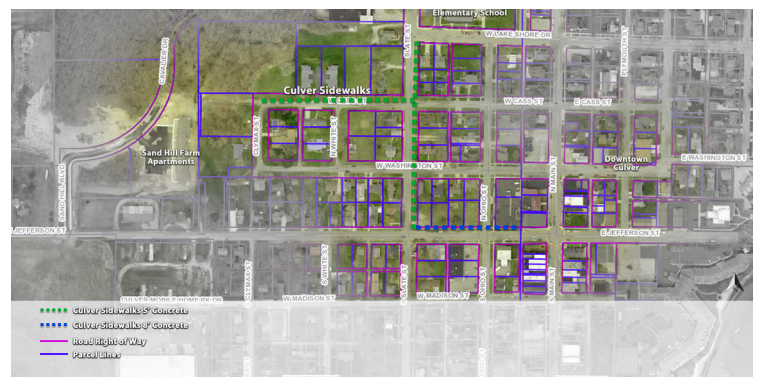


**Marshall Street Sidewalks & Michigan St Trail**  
Proposed Routing for INDOT Stellar Communities Project  
Argos, Indiana

## Culver Trail & Sidewalks:

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

**Current Status:** This project is in the engineering phase and 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:** This project is in the preliminary engineering phase and letting is scheduled for August 2024.

## 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 was removed from Stellar but was recently selected for READI Funding.

## Plymouth Viaduct/Michigan Street Improvements:

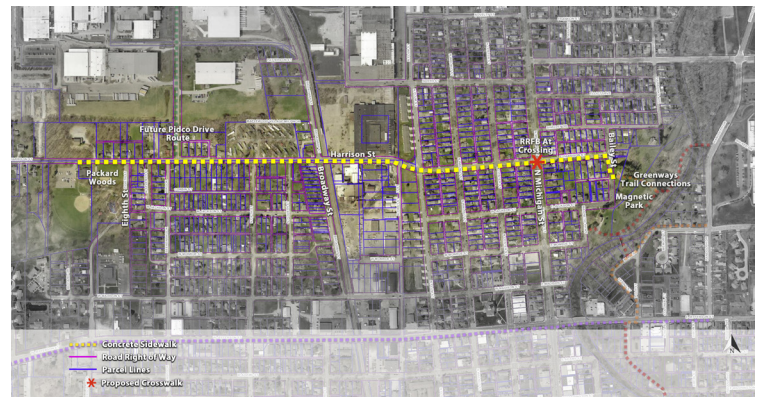
This project includes the removal and replacement of a retaining wall, railing, and sidewalk approaching and going under the railroad bridge crossing Michigan Street to improve pedestrian safety and accessibility. Also included is some restoration and improvements to the abutment facade.

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

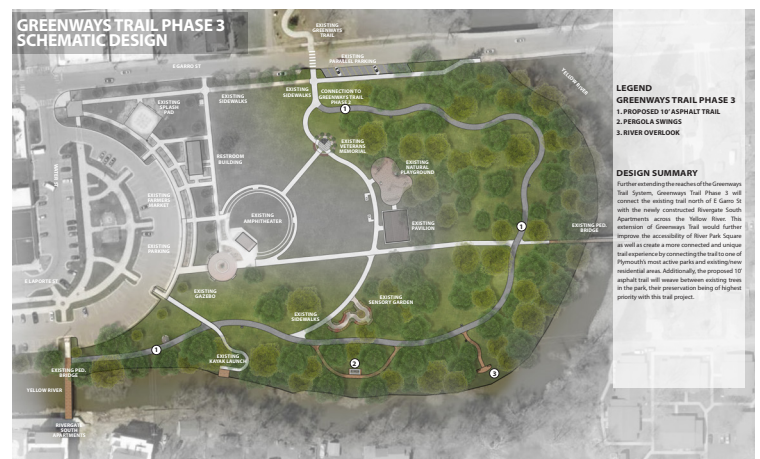
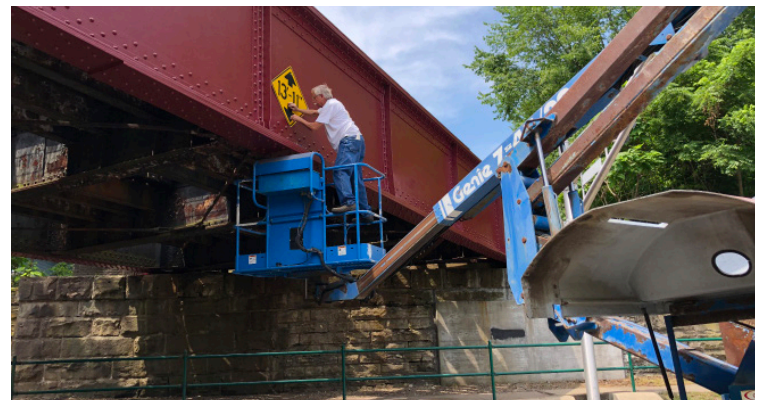
**Current Status:** The project has started preliminary engineering and letting is scheduled for March 2025.



 **troyer group**  
TOGETHER WE BUILD

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

 **Plymouth**  
INDIANA





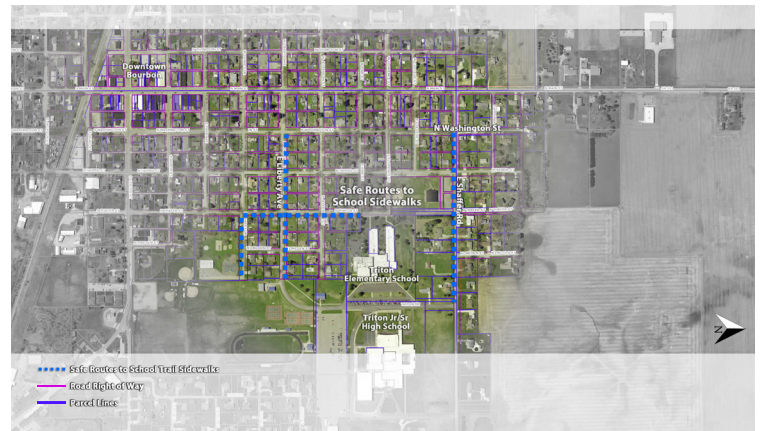




### Bourbon Trail:

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:** Preliminary engineering has started and letting is scheduled for July 2024.



**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.







## 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:** Project was officially awarded in September and the Environmental Publishing Notice has been done. The anticipated bidding for the first 8 homes is in December with work getting started after first of year. Second 8 homes will be bid in March with work being completed by end of summer 2023. Anticipate closing project out by Fall 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 syndication 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:** Riverside Commons is an IHCDA LIHTC scattered site project with 40 units in Plymouth and 8 units in LaPaz. The project began construction in earnest, early this year.

Riverside Commons in Plymouth has all the site infrastructure in place and all of the rough grading done. Four of the six buildings are framed. Three of those have windows and doors in place and two of those have the roofs completed. All of those are in various stages of interior HVAC, Electrical & Plumbing rough-in with insulation underway on the first two. The 5th building has the footings and foundations in place. Under-slab utilities have started. The building pad for the 6th and final building is prepped and ready for footing excavation. We hope to complete concrete work on these two buildings yet this Fall as framing and other work can proceed in colder weather, when site work isn't feasible.

The LaPaz portion of Riverside Commons will be called LaPaz Commons. The building pad has been prepped at LaPaz and footings have been excavated and formed. Footings were being poured there today, 10/18. Sewer taps have been completed and the well has been tested. As with Plymouth, we want to get concrete work completed so framing and other work can proceed this winter.

Inflation and labor shortages continue to be issues. This is despite an injection of TCAP funds. We have made some changes to work with budget issues, but overall, the project is coming together. We still anticipate units coming on line starting next Spring with project completion late Fall of 2023.



### Workforce Development/Education and Skills:

The Lifelong Learning Network has hired an Executive Director and is well equipped to carry out the goals and objectives of their 3 year Strategic Plan. Strong focus has been made in building capacity, promoting awareness, fostering partnerships and increasing community impact. LLN has started offering workforce development classes through Purdue MEP. LLN has co-hosted events with WorkOne and others to build awareness through an Attraction and Retention event for our employers. LLN also works hand in hand with our CTE Cooperative in evaluating and building on programming needed in Marshall County. This year Digital Manufacturing: Advanced Manufacturing 4.0 will be offered at Plymouth High School which was made possible by a Conexus grant. LLN is looking to add Fire/Rescue as a course starting August 2023 and add programs that are of need, meet high wage high demand status, and are of interest to our students. LLN will continue to meet with new partners and established ones as well to be a convener of resources and supports in Marshall County.

### Transportation & Trails Committee Update:

The Harrison Street Trail/Sidewalks project was selected for READI funding. The trails committee continues to work with MACOG and the Crossway Trails branding to loop Marshall County trails into the regional system. A half mile of trail was recently completed in Centennial Park in Plymouth that expands the city's Greenway Trails.

### Health and Wellness Committee Update:

New hire became a certified Community Health Worker (CHW) for Indiana on 3/25/2022. Trinity Health paid for certification.

CHW continues to deliver food and cleaning supplies to those in need. She refers patients to community partners to assist with housing, transportation, and other needs. Recently,

CHW was trained on how to drive the hospital's 12 passenger bus. A bus will be placed at the Plymouth hospital campus to assist SJHS patients with appointments. CHW will have access to the bus.

CHW has also been able to use her community health worker skills at SJHS vaccine clinics by providing education and shots (she is certified as a MA). In our communities, it is very difficult to find someone that is able to provide vaccines and speaks Spanish. Having a Spanish speaking vaccinator at clinics has helped put patients at ease. CHW is able to educate and answer questions in their native language.

CHW is part of the Michiana CHW coalition. A group of CHWs meet monthly to discuss needs in our communities. Resources are also discussed. The coalition also provides additional training opportunities.

From Aug. 1, 2021 – June 30, 2022, CHW has served 272 community members/patients.

Demographics : 1 African American, 3 Asian, 201 Hispanic/Latino, 64 White/Caucasian, 3 did not disclose

### Budget Update:

August 1, 2021 – June 30, 2022 [End of Saint Joseph Health System (SJHS) fiscal year]

Year 1 we utilized \$19,064.92 for salary.

\$ 5719.48 for benefits.

As of July 1, 2022 we have \$50,215.60 left in the budget.

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