



## OCRA Projects

### Argos Pond Park:

The Argos Pond project will bring numerous new amenities to the park.

**Previous Status:** This project is funded with local dollars shifting OCRA funds to the Downtown Square project. Construction will begin in spring 2021.

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



### Argos Downtown Project:

**Previous Status:** The application has been submitted to OCRA and is under review. A bid date of June is anticipated.

**Current 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.



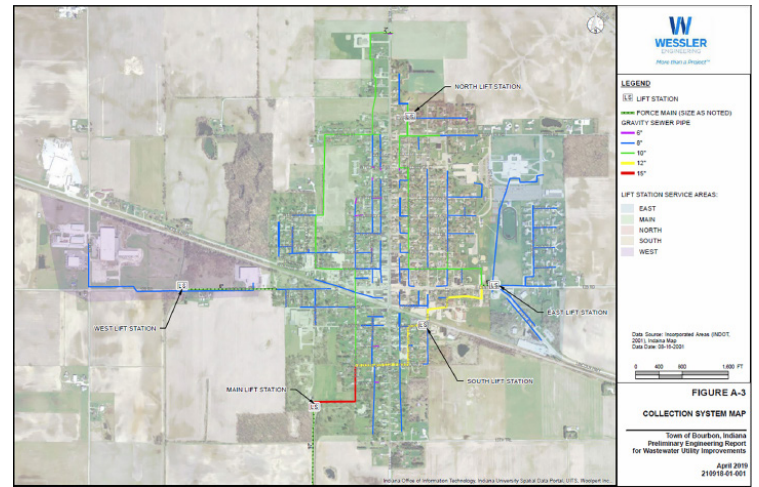


### Bourbon Wastewater Improvement Project:

This project will follow the recommendation of Wessler Engineering's preliminary engineering report for wastewater utility improvements, conducted for the town of Bourbon in April 2019. The scope of work 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:** The application has been submitted to OCRA and is being reviewed.

**Current 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.



### Bremen Streetscape Project:

**Previous Status:** Construction is mostly completed with a substantial completion anticipated by the end of April.

**Current Status:** Construction is complete and Shannon is working to close out the project



### Bremen Community Center (Church renovation):

**Previous Status:** This project is being completed with local dollars only. Renovation work is underway on the event room, lobby, and adjacent spaces.

**Current Status:** Construction of Phase 2 projects were completed with the help of local volunteer efforts and a ribbon cutting is scheduled for July 11th. Phase 3 projects will commence yet this summer.



### Bremen Jackson Street/Flex Street Project:

**Previous Status:** The Town submitted an INDOT application for this project, but INDOT could not fund the project. Bremen's plan is to shift CDBG funds from the Lion's Landing project to this project to make it an OCRA-funded project. This shift of funds was approved by OCRA. The Crossroads Steering Committee met to discuss the INDOT funds (see that status) that were previously budgeted for this project.

**Current 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.

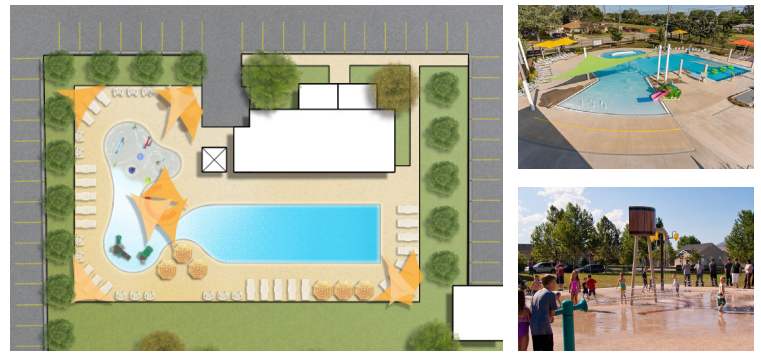




### Bremen Pool Project:

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 that continue to propose problems to the town. It is now getting to the point that it is too expensive to keep making repairs, and a complete renovation will be more cost advantageous.

**Status:** This project is scheduled to be one of the later OCRA projects. The application process will begin in 2022 or early 2023.



### Culver Park Project:

**Previous Status:** This project is scheduled to be one of the later OCRA projects. The application process will begin in 2021.

**Current 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.



### LaPaz Water Study:

**Previous Status:** A consultant has been hired and the planning work is in progress.

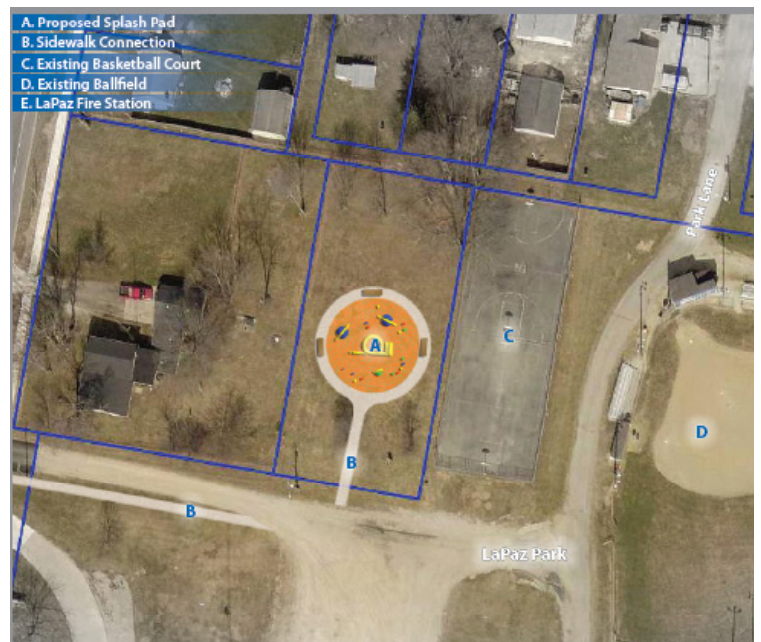
**Current Status:** The water study will be completed by the end of July and will be submitted to OCRA for review. Upon OCRA approval the project will move forward with close-out sometime in September.



### 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.

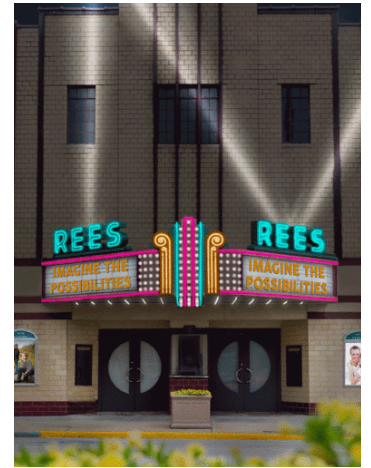
**Status:** This application process will begin in the fall of 2021 or early in 2022.





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:** 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.



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:** 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.



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.

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## Marshall County Bike and Pedestrian Plan:

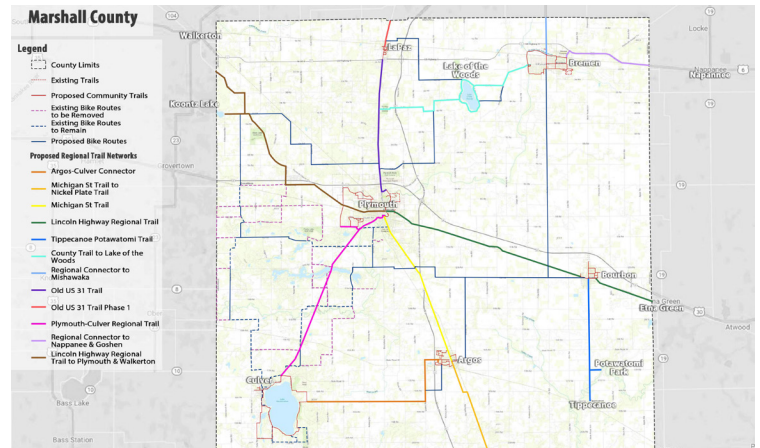
Walkability and active transportation projects have received great support from the public during engagement meetings and through public input surveys.

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

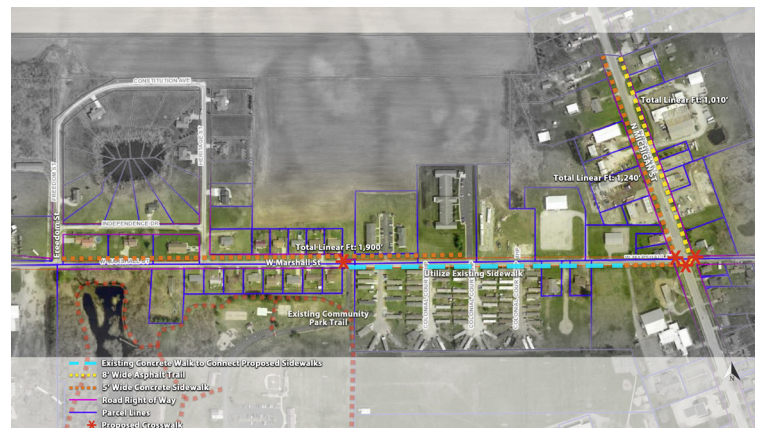
## Argos Sidewalks and Trails:

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 is almost finished and will be submitted to INDOT.



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

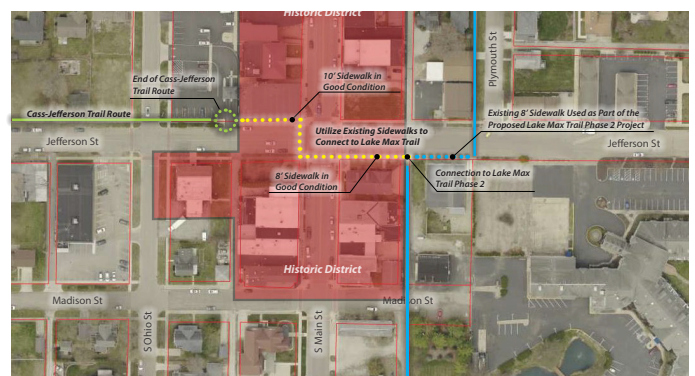


**Marshall Street Sidewalks & Michigan St Trail**  
Proposed Routing For INDOT Stellar Communities Project  
Argos, Indiana

## Culver Trails:

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

**Current Status:** Survey work is almost completed and environmental work has begun with a determination on scope based on the historical district under review by INDOT.



Jefferson St Trail  
Town of Culver, IN  
June 2021

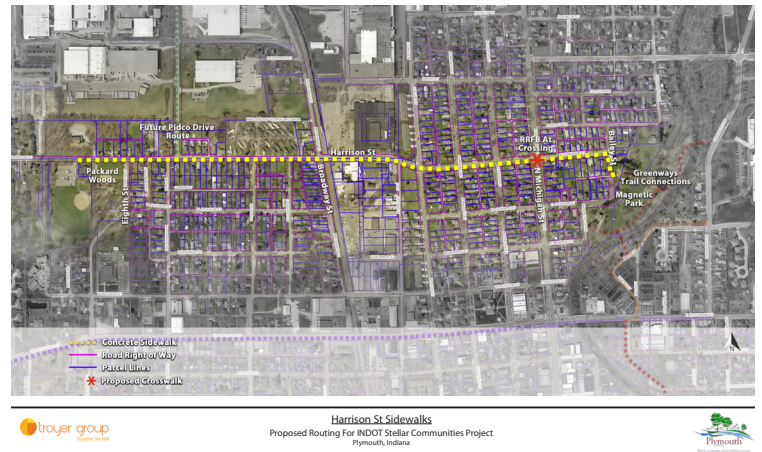


## INDOT Projects

### 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.

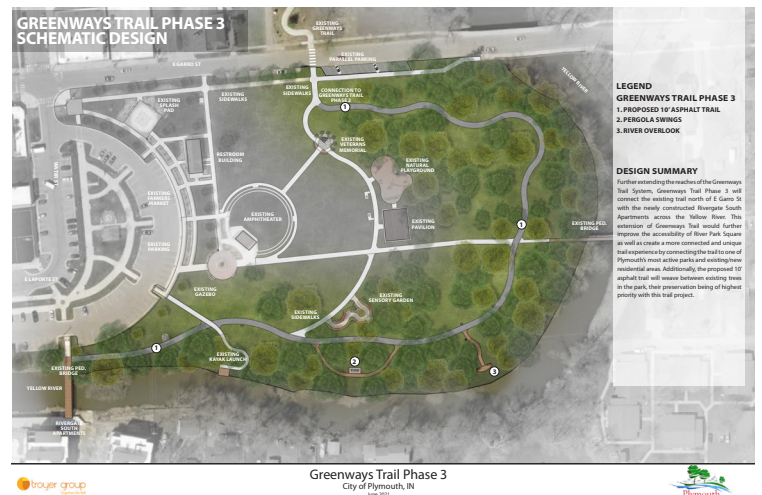
**Status:** The application is nearing completion and will be submitted to INDOT very soon.



### 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.

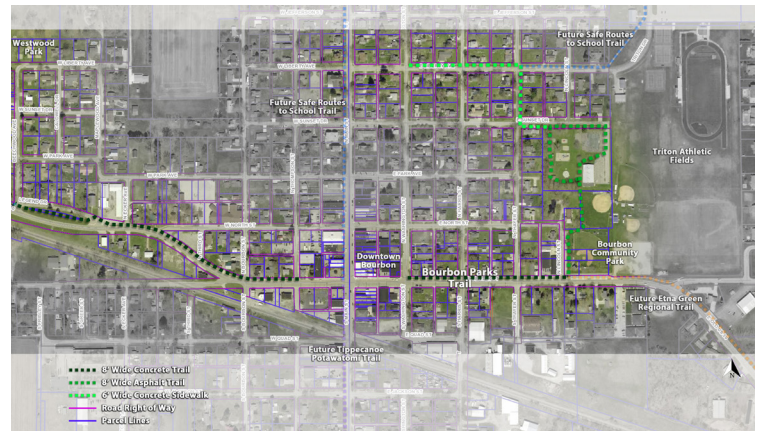
**Current Status:** The application is nearing completion and will be submitted to INDOT very soon



## 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 is nearing completion and will be submitted to INDOT very soon.



**Bourbon Trails & Safe Routes to School Phase 1**  
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 under way and will be submitted to INDOT this summer

## Old US 31 Trail - LaPaz to LaVille Schools







## IHCDA Projects

### Owner-Occupied Rehabilitation Program

**Previous Status:** The Housing Committee did community outreach with local media, social media, and information posters. The team then held six (6) in-take meetings (one in each Marshall County community).

**Current 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.

### 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.

**Current Status:** We have 80% plans for both sites. Plan completion is underway and pricing is underway on the 80% set.

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 pleased to have a local, Marshall County, bank involved this time.

The projects are all townhouses and connected flats, so all building permit approvals on them will be local. We have a Technical Review Committee meeting scheduled for July 13th for the Plymouth site. This will be our third TRC meeting in Plymouth, so we don't anticipate any issues.

If all goes as planned, we will close on the project in early August, with a ground breaking to follow shortly thereafter.



## Service Projects/Other

The Stellar Rural Health Project is underway. The Health and Wellness Committee received 5 applications in response to a Request for Proposals. Saint Joseph Health Systems is the award recipient to fund a Community Health Worker in Marshall County. The agreement between OCRA and SJHS was executed on December 17, 2020 with the first draw of funds on February 7, 2021. A job description has been posted and updates will be provided to the Crossroads team as project implementation moves forward.

The Health and Wellness Committee has launched a Blue Zones Community Development and Readiness Assessment. The Blue Zones team was in Marshall County in mid-June for a three day visit. About 150 people engaged with the BZ team at the keynote, presentations, and focus groups. Additional virtual focus group sessions and informational sessions are coming in July, and a bus trip to the BZ pilot community of Albert Lea, Minnesota will occur in August. The BZ team will return to Marshall County to present their report in August.

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.

**Plymouth Crossroads Plaza:** The City has acquired the property and some local contractors have volunteered to demolish the building after we complete a Section 106 historic review. Additionally, the property was accepted into the Indiana Finance Authority's POSI (Petroleum Orphan Sites Initiative) program which will fund any necessary environmental remediation on the site that was once a gas station.



Service Projects / Other

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