

# 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:* 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 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.

**Current Status:** This project had two (2) divisions of work: sanitary sewer line rehabilitation & lift station reconstruction. The sewer line portion of the project is 100% complete. The lift station work is approximately 30% complete with anticipation that it will be 100% complete by June 2022.



### **Bremen Streetscape Project:**

**Current Status:** This project was completed last year and submitted to OCRA for monitoring in August. The monitoring has just been completed (February 2022) and Priority will be submitting the final close-out paperwork within the upcoming weeks.



### **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:** 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. Construction may start in late summer 2022 or early spring 2023 depending on schedule. The Town wants to avoid having construction span the winter months.





### 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:** Master Plan will be finished within a couple of months and the project can move forward with the grant application and design. Construction is scheduled to start in early spring or late summer of 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:** The application has been submitted to OCRA for review and the environmental notice will run next week in the Culver Citizen. The hope is that the project will be ready for bid in April 2022 and completed by year's end.



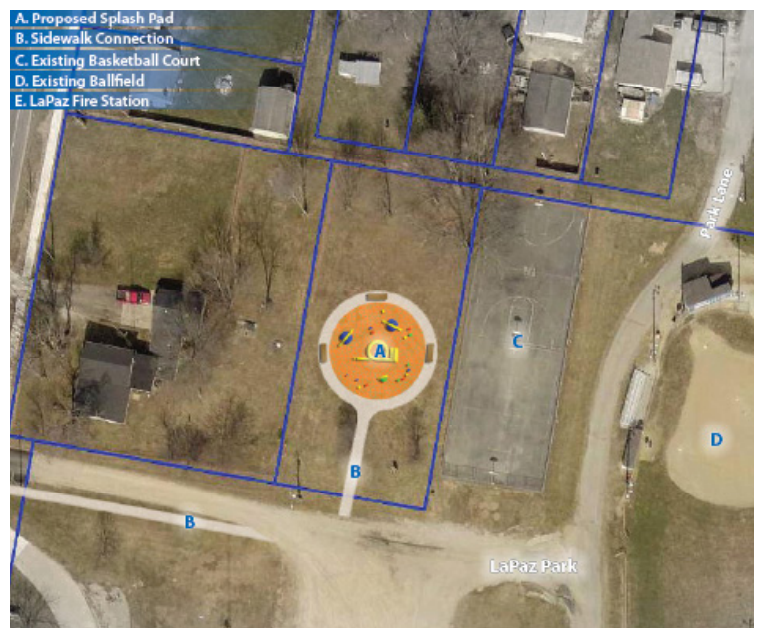
### LaPaz Water Study:

**Current Status:** The study was completed and approved in November 2021 by OCRA. It has officially been closed and the Town is committed to moving forward with the project if grant funding can be obtained. The Town has contacted its rate consultant to complete a preliminary rate study, has the grant administrator working on an environmental review and the engineer is working with SRF to submit an application for funding under the Infrastructure Bill package in April 2022. The hope is if enough grant funding (as the project cost is estimated at \$18 million) can be obtained, the Town will move forward with the installation of a municipal water utility.



### LaPaz Splash Pad:

**Current Status:** The town is considering purchasing and renovating an existing building into a community center in lieu of putting in the splash pad. OCRA has been preliminarily briefed on this idea – but the Town is first having an appraisal performed on the building and is getting a list of items /costs gathered as to what would need to be renovated. We hope to have this information by the end of March and will then present to OCRA for consideration if it seems feasible given the limitation of funds. In the event the dollars do not make sense, the Town will either move forward with the splash pad project and / or other park update improvements and revisit the community center project down the road via OCRA's regular CDBG funding. Again, our hope is to have this all worked out by the end of March 2022.

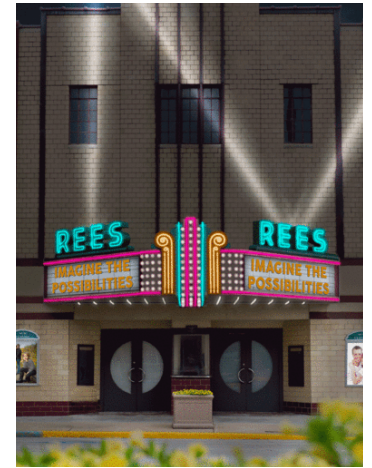




## Plymouth REES:

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.

**Current Status:** Construction is progressing and is on schedule to finish by late summer 2022. The Grant Administrator will be filing for a 6-month grant time extension as the project completion date was scheduled for April 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.

**Current Status:** Bids came in over budget and the city is looking at options for additional funding. It is hoped that the project can be awarded to the low bidder and construction can begin in the spring.



## 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.



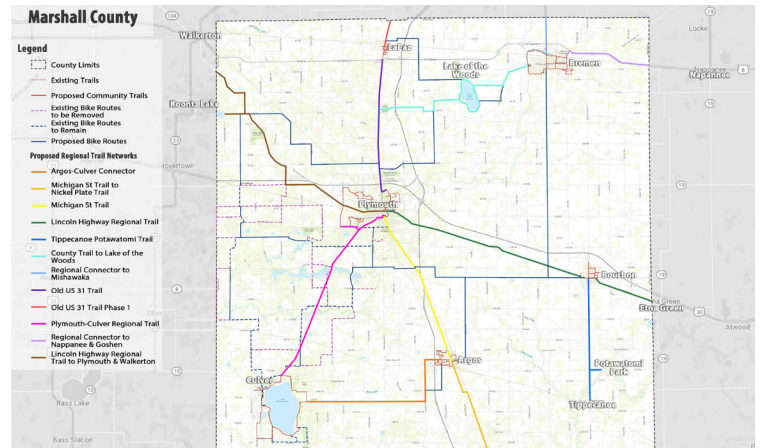


## INDOT Projects

### 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.



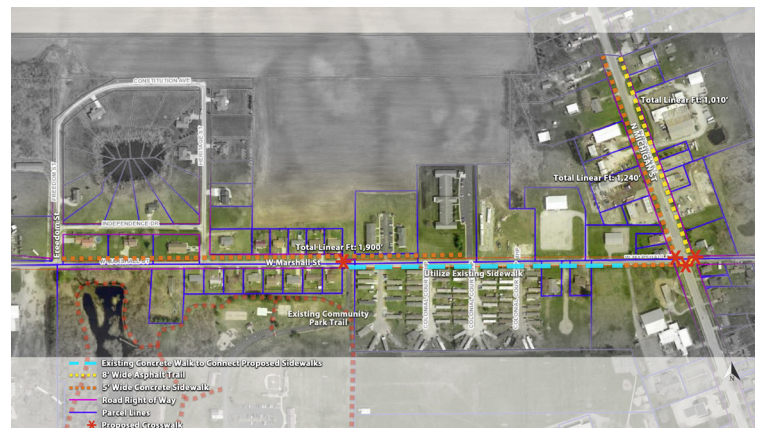
### Argos Sidewalks and Trails:

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.

**Current Status:** The town is reviewing the proposals received for preliminary engineering.



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

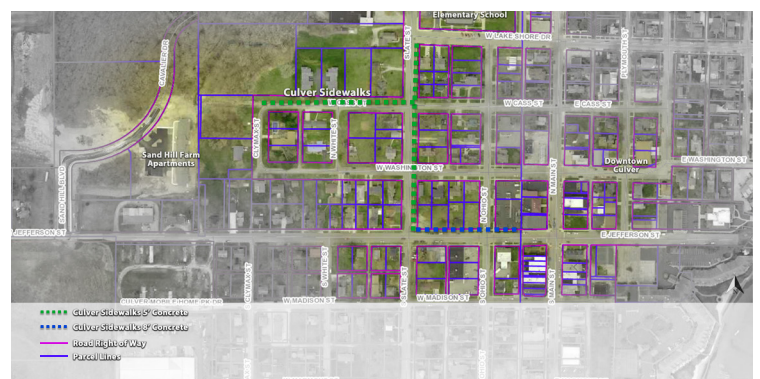


Marshall Street Sidewalks & Michigan St Trail  
Proposed Routing for INDOT Stellar Communities Project  
Argos, Indiana

### 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 will be held soon. Letting is scheduled for July 2024.



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

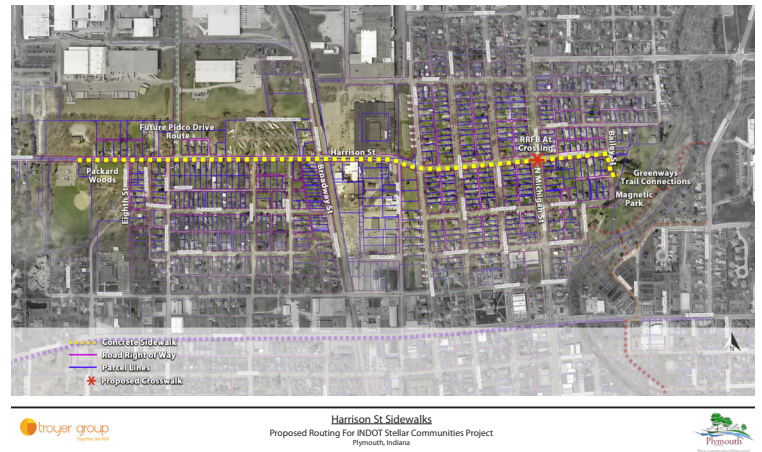


## INDOT Projects

### 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.

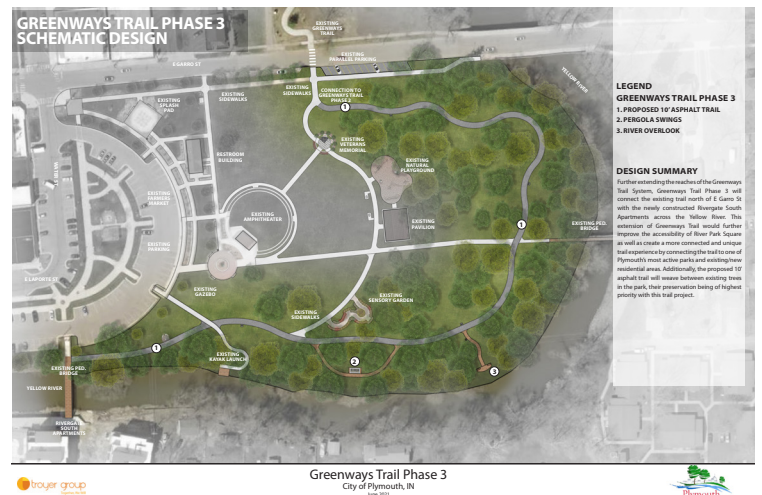
**Project Status:** The application is nearing completion and will be submitted to INDOT very soon



### 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.

**Current Status:** The city and its selected consultant are working on getting the required documentation and contract completed for preliminary engineering.



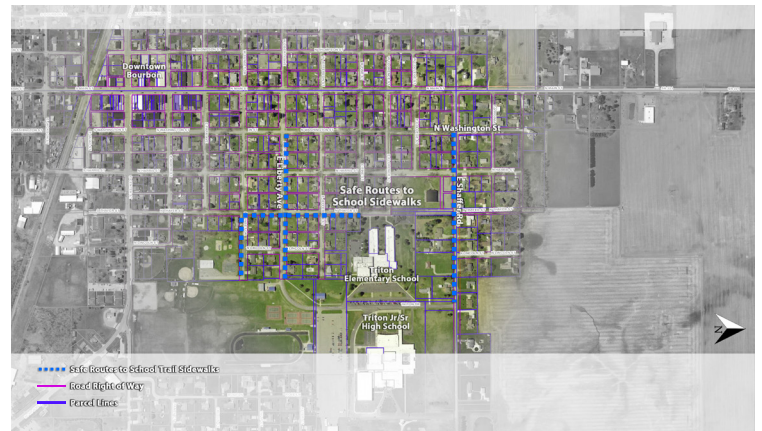


## INDOT Projects

### 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 is working with its engineering consultant to get the contract completed for preliminary engineering.



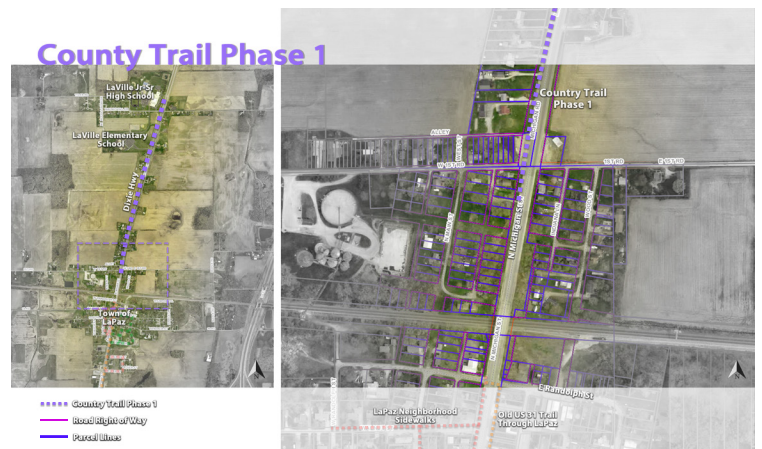
Bourbon Safe Routes to School  
Proposed Routing for INDOT Stellar Communities Project  
Bourbon, Indiana



### 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 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:** The application will be submitted to IHCDA in the upcoming weeks and we hope to have all owner occupied housing rehabilitation work completed by the end of 2022.

### 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:** The Plymouth site held a groundbreaking ceremony in November. Construction began to place footings, frostwalls and some underslab utilities in place on two of the 6 buildings before the weather turned. The extreme cold and lack of snow cover in December drove frost 24" deep on the site. The contractor is ready to move forward as soon as conditions improve.

The LaPaz site is scheduled to have a groundbreaking ceremony later this Spring. It is currently slated to begin construction once foundation work is complete in Plymouth.



## 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.

working with a couple of consultants to review the Blue Zones proposal and negotiating the contract. 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 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.

### 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 completed a trip to the Blue Zone community of Albert Lee, Minnesota. They are putting together a development team for the project and are hoping to get matching funds from READI. They are

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Service Projects / Other

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