



QUARTERLY NEWSLETTER

OCRA Projects

Argos Pond Park:

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

Previous Status: This project is going to be funded with local dollars only. Troyer Group was selected to design the project. The design team met with stakeholders to determine the final design. With the completion of the design in this calendar year, construction can begin in the spring of 2021.

Current Status: Construction is expected to start this spring.



Argos Downtown Project:

Previous Status: The survey was completed and public engagement meetings were completed. The preliminary design for the project is now complete and the Town and design team are awaiting for environmental comments from the review process. The team anticipates hosting two (2) public hearings in December and submitting the grant application to OCRA by December 30, 2020. We anticipate beginning work in the Spring 2021.

Current Status: The application has been submitted to OCRA and is being reviewed. Shannon anticipates a bidding date in June with completion of work in December.

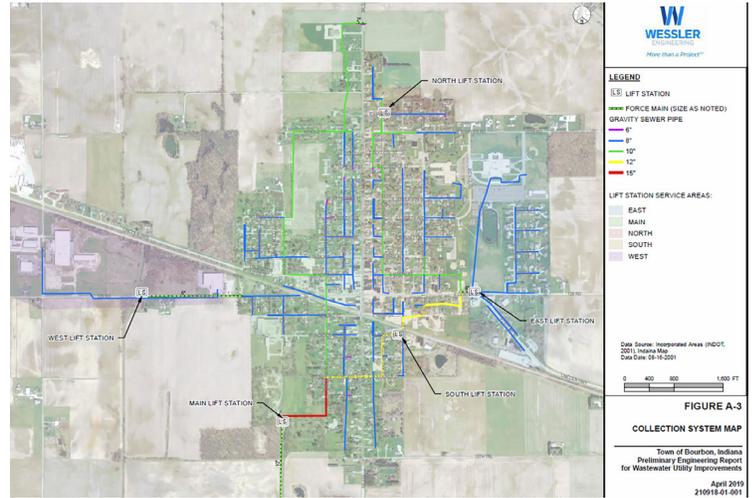


Bourbon Wastewater Improvement Project:

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: A public hearing was held on November 10 and on December 8. Shannon expects to submit the grant application to OCRA between December 15 and December 22. The plan is to begin construction in the Spring of 2021.

Current Status: The application has been submitted to OCRA and is being reviewed. Shannon anticipates a bidding date in June with completion of work in March 2022.



Bremen Streetscape Project:

Previous Status: INDOT paving of IN-331 has been completed for Bremen's downtown district. During the construction phase of the INDOT project, Bremen procured Troyer Group's services to design the streetscape project. The application to OCRA was approved and the construction bid was accepted in October. Electric work and sidewalks have been completed. We anticipate that the vast majority of the project will be completed by the end of December.

Current Status: This should be completed and all funds expended by May 30th. Shannon plans to move forward with Phase 1 close-out by June 2021.



Bremen Community Center (Church renovation):

Previous Status: This project is being done with local dollars only. The Town Council approved of using local matching dollars to complete the project, saving the team working on this some funds for grant administration. There has been a lot of progress on the project. The site was purchased and construction work has begun.

Current Status: The Bremen Community Cares Main Street team has completed renovations on the Henry Kiefer Family Event Room and the artist studios. Renovation work is now focused on the old Lutheran School lobby and adjacent spaces. Lobby spaces are being remodeled for "remote working and study rooms" for public use. The center will be hosting Bremen Farmer's Market holiday market during the holiday season.



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: This project is under preliminary design and is awaiting completion to begin the environmental review. Shannon and Bremen hope to submit the application to OCRA by the fourth quarter of 2021 with work beginning in the 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 2021 or 2022.



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: This project is under preliminary design and is awaiting completion to begin the environmental review. Troyer Group recently met with Park Superintendent Amber Cowell to review the preliminary design. Shannon and Culver hope to submit the application to OCRA by the fourth quarter of 2021 with work beginning in the spring of 2022.



LaPaz Water Study:

Previous Status: On November 12, LaPaz had a public hearing. The application was submitted to OCRA on November 15. The plan is to procure a consultant in early 2021 and have the work completed by August 2021.

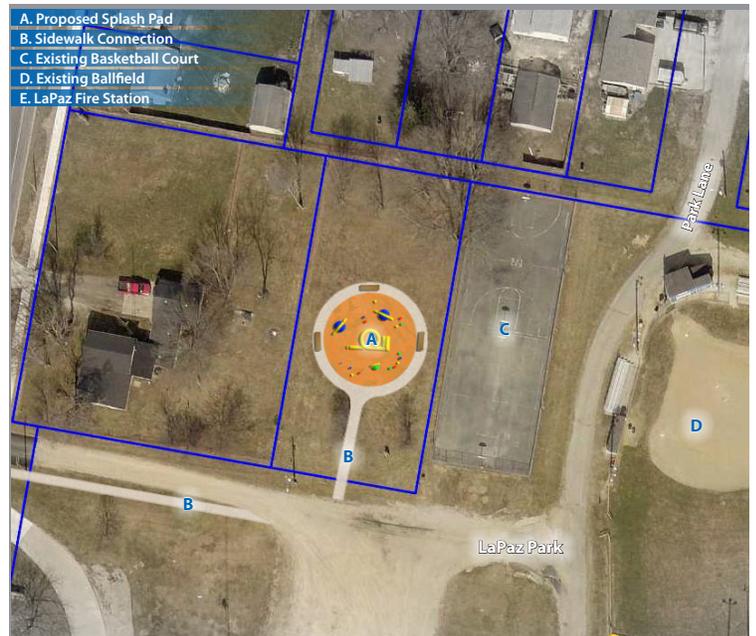
Current Status: This project is underway and the plan should be completed by late summer or early fall of 2021.



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.

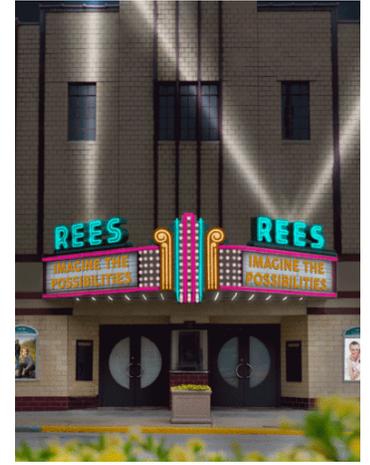


Plymouth REES:

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: The project has been awarded and it has received the environmental release.

Current Status: This project should be bid in May with work beginning in June 2021 and completing in June 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.

Previous Status: The preliminary design is completed. The environmental review stage has begun. The plan is to submit the grant application to OCRA in February 2021 and begin work by mid to late summer.

Current Status: Shannon anticipates the application will be submitted to OCRA by end of April 2021. This would anticipate a bid project date of July 2021.

GREENWAYS TRAIL PHASE 3 (SEPARATELY FUNDED PROJECT)

1. PROPOSED 1/2 ASPHALT TRAIL
2. FIBERGLASS BRIDGES
3. RIVER OVERLOOK
4. INTERACTIVE SIGNAGE

DESIGN SUMMARY

This concept responded to feedback from the public and city personnel/proposal committee for Phase 2 that will enhance its recreational offerings while maintaining the natural, passive feel of the park. The design includes a natural playground, a seasonal synthetic ice rink at the existing performance stage area, a pavilion, a local veterans plaza, sensory/educational garden, permanent concrete set and new sidewalks and parking. The pavilion is situated near the natural playground and with open views to the performance stage. The veterans plaza is the terminus to a new sidewalk, that is extended out from the center of the performance area. The Greenways Trail (Phase 3) will be a separate project but will merge with the proposed elements of this project.

River Park Square Phase 2
City of Plymouth, IN
August 2021

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.

Previous Status: The first draft of the plan is completed and going out to the Crossroads team for review. Any final revisions will be made and the plan will be by the Crossroads team.

Current Status: The plan has been completed and copies have been delivered to County Commissioner Overmyer.

QUALITY OF LIFE PILLARS

QUALITY OF OUR SPACES

QUALITY OF OUR ECONOMY

QUALITY OF OUR CAPACITY BUILDING

HEALTH & WELLNESS

LEADERSHIP & CITIZENSHIP BUILDING

EDUCATION & SKILLS

WHAT REGIONAL DEVELOPMENT PLAN

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.

Previous Status: Troyer Group has completed draft trail plans for each community. These are being reviewed and a final draft report will be submitted to the trails committee by the end of June.

Current Status: The Marshall County Bike and Pedestrian Plan is complete and has been delivered to the Trails and Transportation Committee.

SPECIAL NOTE ABOUT TRAIL PROJECTS: Bremen is no longer using INDOT funds that were budgeted for the Jackson Street project (this is a CDBG-funded project). This freed up funds for INDOT trail projects, which has delayed submission of the applications, but we anticipate moving those forward this month.

Argos Sidewalks and Trails:

Current Status: The town of Argos will submit its application to INDOT soon.

Culver Trails:

Current Status: The INDOT application has been approved. Culver selected Troyer Group for preliminary engineering, right of way, and construction inspection for the Slate and Jefferson Trail. The Town received notice to proceed. The survey and environmental work have begun.

Plymouth Greenways Trail Phase 3:

Current Status: The city of Plymouth expects to submit this application to INDOT soon.

Bourbon Trail

Current Status: Bourbon expects to submit this application to INDOT soon.

LaPaz/County Trail

Current Status: We expect to submit this application to INDOT soon.

Plymouth Viaduct/Michigan Street Improvements:

Status: We expect to submit this application to INDOT soon.





IHCDA Projects

Owner-Occupied Rehabilitation Program

Previous Status: Project Priorities Resources' Shannon McLeod has been hired for grant administration services. 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). The Committee is evaluating the applications (about 60) to begin to prioritize the projects to be funded. Next steps: Notifying homeowners of their status, scheduling home visits, and then developing scope of work documents and environmental review of each home (including lead paint).

Preparation of bid documents and scheduling the bidding would occur in Spring of 2021, with awarding contracts and construction beginning in summer 2021. Timing may depend on COVID-related circumstances.

Current Status: The Housing Committee received 62 applications. 15 homes were selected, and inspections have been completed. The application will go to IHCDA by end of April. The Housing Committee hopes to have the first round of housing rehabilitation ready to go to bid by July 2021 with the second round going to bid in September 2021. Anticipated completion of work by end of 2021.

IHCDA RHTC Project:

Previous Status: 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. The developer met with IHCDA representatives in Indianapolis on March 9, 2020 to clarify application parameters and funds available. IHCDA was represented by Alan Rakowski, Samantha Spergel, and Peter Nelson.

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 in March 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. Preliminary site plans have been developed and plans are underway. 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: IHCDA has awarded the Crossroads Housing projects in Lapaz and Plymouth a tax credit allocation. The Housing Committee expects to have a tentative ground breaking in September 2021.

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 is also preparing to launch a Blue Zones Community Development and Readiness Assessment in April. Final funding for this project is anticipated by April 1. Activities over the next 8-12 weeks include focus groups, stakeholder one-on-one meetings, and a community-led presentation to the Blue Zones Project team. The work will culminate with presentation of a blueprint designed by the Blue Zones team and Marshall County community members to help make healthy choices easier.

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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