

# 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 will be completed in September and the grant will be closed out in fall 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:* The project has been issued a Substantial Completion Certificate but we are waiting on the generator to arrive and be installed. It is on backorder but should arrive this fall. A time extension request will be filed. Bourbon is continuing efforts to improve their utility infrastructure as they have submitted funding request to SRF and look forward to starting water utility improvements yet this fall or next Spring. They are possibly considering applying for a WDW grant from OCRA in the event that SRF is unable to provide any forgivable loan assistance – this is yet to be determined.



**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:* Exterior sitescape enhancements – including new sidewalks, ADA ramp, lawn space, and landscaping – are now complete. The Community Center partnered with the Bremen High School landscape design class as part of a final project before summer vacation. Students assisted in hands on site demolition, prep work, and provided landscaping master plan designs for review and incorporation. Additional restrooms have been remodeled and the building is now ADA compliant – thanks to a grant partnership with the Marshall County Community Foundation. Fall 2022 work includes renovations to the choir loft area which will be transformed into a community lounge space and continued renovations on the dance and exercise studio. The center has documented approximately 3,750 people using the event rooms so far this year and is hosting several corporate retreats within the coming months.



**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 income survey is complete and the application will be submitted to OCRA shortly. The project is under design and will be ready for bidding later this fall. Construction will start in spring 2023 and be completed by fall 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:* The project is in the design phase. The application will be submitted by the end of the year after the Jackson Street project is under contract. The project will be going out to bid in the spring of 2023 with construction starting in late summer 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 construction of the project has been awarded and will begin in September. Most items will be completed this year and the playground installation and final completion will occur in the spring of 2023 and final administrative closeout by summer 2023.



### LaPaz Water Study:

*Current Status:* The plan is 100% complete and the “planning” grant was administratively closed by OCRA last year. The Town is currently working with the engineer that completed the study and pursuing financing for the installation of a new water utility. Unfortunately, the cost to put in the new system is over \$18 million – so without a lot of grant assistance – it probably will not move forward. The preliminary engineering study was submitted to SRF and has been approved. SRF put the project on their PPL for next year. We are hoping that the town will qualify for a considerable amount of the grant funds under the federal Infrastructure Bill, but we won’t know for a while. The town is also working with the EWIG group trying to figure out some other alternatives such as EDA funding, RD funding, etc.



### LaPaz Splash Pad:

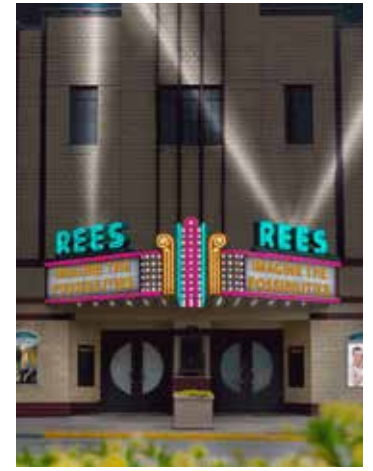
*Current Status:* The town has changed the scope, with OCRA’s approval, to a park improvement project. The township has deeded the park ground over to the Town. The Town has put a committee of people together to help plan what needs to be done. A preliminary plan will be completed by the end of October, start environmental in November and then submit the grant application in early 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.

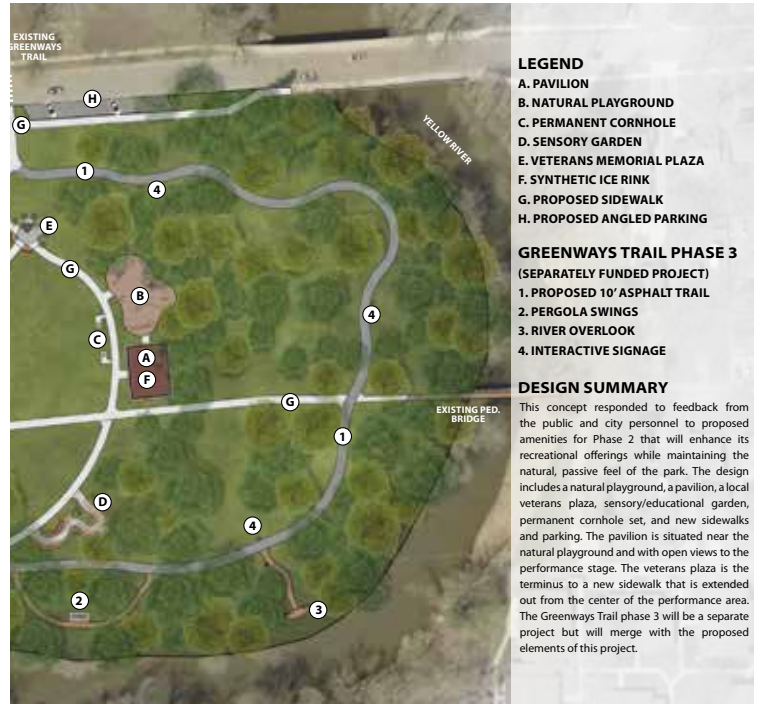
*Current Status:* Substantial completion will be executed this month with the final punch-list completed by mid-September. The grand opening will be October 1st! Project closeout will occur by the end of this year.



**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 is underway and should be completed by the end of September with project closeout by the end of the year.



**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:* 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:* The LPA/INDOT contract will be finalized soon and preliminary engineering will begin. The 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 had to be pulled from the Stellar projects and will consider other funding programs.



**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.

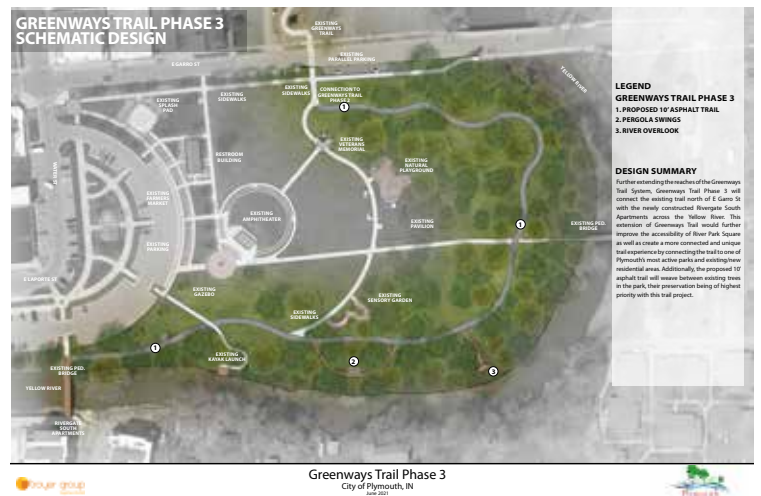
*Project Status:* This project had to be pulled from the Stellar projects and will consider other funding programs.



**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.



## 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:** 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:** Work is being done to get the project started. It has been difficult to find interested contractors when obtaining quotes. The project will be put out to bid hopefully in September after the lead paint inspections are completed in late August.

### 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:** Riverside Commons is proceeding, though a little behind initial schedule. It is expected to still meet our target dates at this point.

At the Plymouth site, the rough site work is complete and all of the infrastructure mains, i.e. water, sewer and storm sewer are in place. The Community Building and the 6-plex at the NE corner of the property are framed, windows are installed and they are ready for roofing and siding. Rough-in is underway on plumbing and electrical. The 9-plex unit at the SW corner has footings, foundations, underslab utilities and the floor slabs complete. Framing panels are on site and installation is scheduled to begin this week. The 9-plex unit at the SE corner has the footings in place and foundations should begin in August.

At the LaPaz site, we had a ground breaking ceremony this Spring. The site has been cleared and is getting ready to do the sewer taps so the town can proceed with some street improvements. The current plan is to start excavation and concrete work on this site after all of the building foundations are in on the Plymouth site, though this could change based on field conditions.

Bids due October 1, 2022 with construction of the renovations to begin October 15, 2022. Project completion is targeting the end of 2023 pending material lead times and other potential delays.



**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 Trails at Mill Pond has 3 miles of trails west of the power lines that were installed by volunteers last year. Trail construction on the east side is nearly complete and will add another mile. These trails allow for both mountain bikers and pedestrians going in opposite directions.

Both Mill Pond and Memorial Forest properties are in the middle of a Natural Features Inventory by local ecologists from Cardno, now Stantec. The results of this biological survey will be available this winter and will help us plan in a way that is sensitive to the ecological conditions that are present.

**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. To date, commitments from local public funds total \$1,230,000,

meeting the READI requirement of 20% of total project costs and private match totals \$158,264. 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. Contract negotiations are underway to launch an 18-month Activate Phase 2 in Fall 2022.

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 in 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 1,602. The CHW total caseload since the start date is 263; there are currently 59 active cases. 204 cases were successfully closed, meaning their care plan goal was met. 171 patients have been able to establish care at the health center

The CHW became a certified community health worker for Indiana on 3/25/2022 and continues to deliver food and cleaning supplies to those in need, referring patients to community partners to assist with housing, transportation, and other needs. SJHS will be providing a 12 passenger bus to assist SJHS patients with appointments; the CHW is trained on how to drive the bus and will have access to assist patients.

This Spanish speaking CHW is also a certified MA and is assisting at vaccine clinics, helping put patients at ease with the ability to educate and answer questions in their native language. The CHW is part of the Michiana CHW coalition, meeting monthly with colleagues to discuss community needs, resources and training opportunities. Additional training includes: Honoring Choices Advance Care Planner Facilitator Certification, Youth Mental Health Training, and Screening Homes for Lead.

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