

# STELLAR UPDATE

A newsletter brought to you by Culver's Stellar Committee

## Top stories for December 2019



Marshall County Designated Stellar Community

Beach Lodge Construction Update

The Paddocks Housing Development Under Construction

Trail, Sidewalk, and Streetscape Project Updates

## Marshall County Crossroads Designated Stellar Community

On December 5, Lieutenant Governor Suzanne Crouch designated Marshall County Crossroads as the 2019 Stellar Communities designee! The Stellar Communities designation is a multi-year, multi-million dollar investment into the region led by the Indiana Office of Community Affairs. Since Culver's designation as a stellar community in 2017, the award has become a regional designation, meaning that two or more municipalities must cooperate on an application to be eligible. The Marshall County Crossroads team (members who presented at the statehouse in November are pictured above) included representatives from major employers, schools, municipalities, non-profits, tourism, and the arts throughout Marshall County, including several participants representing Culver.



## Beach Lodge Construction Update

Michiana Contracting began work in June with excavation around the north end of the building for water proofing of the existing building and the addition of a new entry, stairway, and elevator to increase accessibility for all patrons. Pictured below (left to right) are the new upstairs lobby and meeting room, the lakeside porch enclosure, and the view from the new upstairs lobby window. The project will be substantially complete by March 31, 2020, with a ribbon cutting ceremony following in April or May. The total cost of the project including architectural work, grant administration, and construction is \$1,919,750. \$1,500,000 of the project costs will be paid for using OCRA grant dollars received as a stellar designee.



The major focus of the renovation includes updating plumbing and electrical fixtures, a reworking of the main level floor plan to create a larger gathering space, enclosure of the lakeside porch enclosure, and making all three levels of the building accessible by elevator. A selection of the construction plans are available for viewing online at <https://townofculver.org/boards/stellar-communities-program/>.

## The Paddocks Workforce Housing Project Under Construction

Phase Two of the Sand Hill Farm housing development, known as the Paddocks, is now underway! Pictured to the right are building pads for some of the 24 units of apartments expected to begin leasing in late 2020.

In addition to 24 new income based apartments, the phase will include 24 rent-to-own townhomes, creating a total of 48 new housing units in The Paddocks. These new units are in addition to the original 24 market rate units already completed in Phase One, which are currently available for rent (pictured in the background). The Paddocks was funded in part by Indiana Housing and Community Development Authority's (IHCA) low income housing tax-credit program, funded through the Stellar Communities designation Culver received in 2017.



## Trail, Sidewalk, and Streetscape Project Updates

A preliminary design of the State Route 10 Sidewalks, West Jefferson Gateway, and Lake Maxinkuckee Trails Phase 2 project are all available online at: [www.townofculver.org/boards/stellar-communities-program/](http://www.townofculver.org/boards/stellar-communities-program/). The SR 10 sidewalk and West Jefferson Gateway projects are both scheduled for construction in summer 2021, and Lake Maxinkuckee Trails Phase 2 is scheduled to start construction in fall of 2021. Currently, the engineering team is finalizing right of way plans for all of the projects, with it anticipated that the trail project will require land acquisition from neighboring landowners. A public presentation of the plans was held this past fall at the train depot, and the final plans are expected to be completed by early spring 2021.

For more information, contact Jonathan Leist, Town Manager at [jleist@townofculver.org](mailto:jleist@townofculver.org), 200 East Washington, Culver, Indiana 46511, or 574.842.3140