

# STELLAR UPDATE

A newsletter brought to you by Culver's Stellar Committee

## Top stories for January 2019



The Paddocks Application Receives Funding



Sand Hill Farm Apartments Nearly Complete

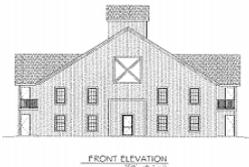
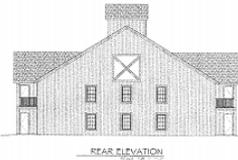


Survey Work in Progress for Projects



Lake Maxinkuckee Trail Updates

## The Paddocks Awarded \$925,000 in IHEDA Funding



In November, the Indiana Housing and Community Development Association announced that "The Paddocks," a 48 unit workforce housing facility was awarded \$925,000 in rental housing tax credits and \$500,000 from their Development Fund. The Town of Culver was pleased to support the application for the Paddocks, completed by local developer Kevin Berger,

owner of Easterday Construction, for new workforce housing in our community as the housing component of our Stellar Community effort. The new complex, located across the street from the Sand Hill Farms apartment building that will be open very soon, will include a total of 48 new units of workforce housing. Included in the mix will be 36 three-bedroom units and 12 two bedroom units. These apartments and townhomes will be reserved for low to moderate income families. Design work has begun on this next phase of housing, with construction anticipated to start later in 2019.

## Sand Hill Farm Apartments Nearing Completion



Finishing touches are currently being completed at the Sand Hill Farm apartment building, 24 new units of rental housing aimed at increasing the supply of workforce housing

in Culver. Cabinetry and other plumbing fixtures for the apartments were provided by Elkay Manufacturing of Culver, and installed by local employees (pictured above). The building contains 1, 2, and 3 bedroom units, and will feature a 90 day window of exclusive availability to the Marshall County workforce. Units will be open for leasing by early spring, call OCR Property Management at 574-936-7616 for leasing information.

## Survey Work in Progress for Stellar Projects



Property and topographical survey work is now underway on several Stellar Projects, including State Road 10 Sidewalks, Lake Maxinkuckee Trail, West Jefferson Gateway, Beach Lodge Renovations, and Cavalier Park. Survey crews from multiple firms have been throughout town collecting data to assist with project design and will continue to do so over the next few weeks. This information will assist with making the final route determination for Lake Maxinkuckee Trail Phase 2, connecting Phase 1 to the southern end of town and Main Street as well as general project design.

## Lake Maxinkuckee Trail Update



A few final items such as grass seed and top soil remain to be completed on Phase 1 of the Lake Maxinkuckee Trail between Academy Road and Washington Street, but the heavy construction was wrapped up around the first of the year with the installation of a short retaining wall in Culver Park, near the beach lodge. This first phase of trail was completed with an in-kind donation from Marshall County, along with financial support from the Marshall County Community Foundation, and the Culver

Redevelopment Commission. Additional amenities will be added in 2019 and 2020, including benches and a water station, donated by Elkay Manufacturing. Stay tuned for an official ribbon cutting on Phase I this summer!

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