

Mapleton-Fall Creek Neighborhood Association

Minutes for April 13, 2023

New Circle Church

- 6:33 P.M. Meeting called to order by Travis Tatlock, President
- 6:34 P.M. Review of minutes from March and approval of the minutes
- 6:35 P.M. Treasurer's Report
- Chase Account - \$ 3576.67
 - Prudential Account - \$ 8183.63
 - Membership dues can be paid online through our website
 - House Placards are still available - \$70/\$75
- 6:37 P.M. MFCNA Spring Clean up
- Reminder that we are having a clean up on Saturday, April 29 in partnership with KIB, HMPNA, and Beyond Monumental
 - Plan to start at 9:30 AM and end around noon
 - Dumpster will be at 2905 Central Ave
 - Command Coffee is offering a free beverage coupon to those who volunteer
 - You can sign up via our Facebook event or survey
- 6:39 P.M. IPS Referendum and May Primary - Bill Murphy and Jose Juarez
- Bill introduced himself as the Chief Operating Officer of Indianapolis Public Schools and Jose introduced himself as the Family & Community Engagement Coordinator of IPS
 - The referendum question as it will appear on the ballot is included in the agenda packet
 - Spanish translation is available as needed for informational flyers
 - Neighbors are encouraged to vote, and all residents of Mapleton-Fall Creek will be voting on the referendum regardless of party ballot selected
 - The wording is odd when it talks about the percentage change
 - Projected increase for the median priced home is expected to be \$3/month
 - More than 30% of IPS buildings are rated as poor in regards to infrastructure
 - A major investment is needed to improve the buildings
 - Some buildings, such as Francis Parker, need demolished
 - To get the IPS buildings to "good", \$410 million is needed in the next 4 years for the K-8
 - This is a part of a multi year plan with some new construction
 - Without this funding increase, it would take 14 years to catch up at this point
 - Recent media reports have asked "what will the improvements look like", but most of the work is related to the inner workings of the building (HVAC, electrical, plumbing, etc.)
 - The goal is to ensure a better experience for the students and teachers who use the facilities everyday
 - Getting to "good" status allows the buildings to be maintained with routine maintenance instead of emergency repairs
 - Indiana requires a referendum for large capital projects such as this
 - 26 elementary schools will see investment

- Getting completely to “good” will take 8 years and generate a significant amount of jobs related to construction (1200+ projected)
- The most recent IPS referendum was in 2018 which dealt with safety and security
- So far this referendum is under budget and about ¾ completed, some cost savings realized that are being directed toward this future project\
- By providing this funding, other IPS schools will benefit with their own short and long term projects because it will free up allocated funding
- This referendum has a quick turn around to be paid out within 7 years
- May have an urgent need in future after this referendum (unexpected schooling for refugees of Afghanistan, natural disaster, etc.)
- Questions were asked about the actual increase relative to home values and neighbors with a fixed income
 - IPS provides a calculator on their referendum informational website
 - This is an increase above the base that is already being paid for the earlier referendum (2018), so the “\$3” is the delta
- Does the referendum end? - yes, but maybe another referendum in a few years
- Questions were asked about the funding process for the money (bonds, etc.)
- Bill will follow up with answers to the specific questions via email

7:08 P.M. May Primary Election

- May Primary is Tuesday 5/2
- Poll workers are needed
- Voting on City County Council candidates for District 8 & 12
 - Ron Gibson, candidate for District 8, introduced himself
 - Danita Hoskin is the other candidate for District 8
 - Vop Osili and Tyrone Chandler are running for District 12
- Voting on Mayor candidates
- and voting on IPS referendum as discussed

7:12 P.M. Open Board Member Positions - Vote

- Proposed Candidates: Joel Reichenback and Kasey McNulty
- Both introduced themselves again
- a verbal vote was requested - no opposition was voiced
- vote of approval was unanimous for both candidates
- 9 of 11 positions are now filled on the board

7:14 P.M. Variance Requests - 555 Fairfield Ave

- Greg Rankin of CRDN (business owner) and David Kingen of NZDA (representation) introduced themselves and handed out printed copies of the site plan
- As shared previously, CRDN is a fire/flood restoration service provider for homes and businesses
- Only work to restore and document possessions, but not the damaged buildings themselves
- The current building at 555 and the lot that is being acquired (510) are zoned residential
- Looking to rezone to C-S (commercial special)

- This type of zoning is more customizable and is capable of including the fire restoration business operations
- With C-S, a site plan must be approved with the rezoning request and allows for multiple mixed uses at a location
- First page of the packet provides a development statement
- Page 3 shows the proposed site plan
- Currently 2 zoning issues related to landscaping and parking
- Existing space about 16000 square feet
- Additions shown would add 8000 square feet and 9500 square feet
- The expansion would allow for more storage and space for the cleaning process
- The site plan shows limited parking, but the surrounding street parking is plentiful and not actively used by the surrounding properties
- Looking for input and asking to support existing use. Future uses would be considered also going forward (business decides to move, etc.)
- Request that we go through the possible use cases and identify any we would consider excluding
- They have not filed yet, but project to file in the next week to 10 days
- How many more employees will be added?
 - current site has roughly 20 employees
 - don't expect to add much more, but will consolidate business to this location
 - Business is 7 AM - 4:30 PM, with some Saturday work as needed
- MU-2 doesn't allow fire and water restoration process so CS is needed
- What will the exterior finishes look like?
 - generally plan for metal structures
 - can be customized with color and appearance
 - including glass, windows, entrances
 - generally a modern look, "barndominiums"
- Greg shared that he has developed and owned properties in other locations surrounding the city and further north
 - condos, office/medical etc.
- How will this flat site plan work with the existing slope?
 - elevations depict the site as flat, but concrete foundation or other adjustments would account for this
 - this slope may cause the final footprint of the additions to shrink
- Will the rain garden be preserved? Seems to be eliminated by site plan
 - currently in rough shape
 - has attracted trash and dumping
 - would need some work, but open to some maintenance of it for stormwater control
- Although not maintained fully, the rain garden has served its purpose for almost a decade
- Why are the dumpsters not up to zoning code?
 - some issues with trash pickup after fencing was installed
 - dumping occurs into the trash cans
 - want to work this improvement into the new construction
- Why has this been ignored for so many years?
 - Greg said he takes the blame and intends to be a good neighbor going forward with this expansion

- Recently considered moving out of the space, and also listed the property up for sale in 2022
- This plan did not move forward, so now looking to stay and invest in the property
- Will there be larger trucks?
 - box trucks will be the only large vehicles
 - loading and unloading at the back dock will continue as it is today
- What chemicals do you use as a part of your process?
 - Some dry cleaning, but a more modern process
 - Small quantity of commercial waste, but not hazardous
 - SDS information on specific chemicals was requested
- Is the additional parcel owned or under contract?
 - not owned by Greg yet, but closure in the next couple weeks
 - allows for a larger footprint
- Greg shared he has been a quiet and good neighbor since purchase
 - plans to expand involvement in neighborhood as he can support
 - allows church to park and share his parking lot
- General consensus was to continue discussion and plan towards filing while involving other stakeholders

7:42 P.M. Variance Requests -101 E 34th Street in Historic Meridian Park

- Request to allow for a proposed coffee shop within the existing medical center
- other businesses and zoning would remain the same
- variance was approved on 4/11

7:45 P.M. Variance Requests - 2800 Ruckle St - 2023-CZN-818, 2023-CVC-818

- Andrea Townsend of Plews Shadley Racher & Braun and Nick Biddinger of Mapleton-Fall Creek Development Corporation introduced themselves
- Andrea showed the specific lots located in the 2800 block of Ruckle St that will be rezoned back to residential
- Multiple plots are owned by the MFCDC and some in between are owned by a neighbor
- They were intended to be parking lots for a larger development, but that plan has changed over time
- When this original plan was in the works, they were rezoned to MU-2 and this was supported by MFCNA at the time
- This rezoning would change the lots back to D-8 and allow for duplexes to be built on the properties
- In addition to the rezone, a vacation of east to west alleys is requested
- The earlier development proposal required additional alleys to accommodate traffic from the parking lots and shared with the adjacent neighbor
- This vacation just eliminates the alleys that were not built yet and allow for full use of all the properties with agreement from the adjacent neighbor
- The total of 5 duplexes will create 10 units permanently owned by MFCDC for their continued goal of preserving affordable housing in our neighborhood
- 1400 square feet for each unit with semi ADA use, 3 bedrooms per side
- Front elevations and general floor plans provided

- The duplexes will be in proximity to the Central@29 development
- The board will follow up with a letter prior to the hearing

7:56 P.M. IMPD - Officer Harrison is out due to an injury

- He is on the mend and hopes to attend next months meeting

7:57 P.M. Mayor's Neighborhood Advocate - Susan Martinez

- Susan shared about the Purple Line updates
- Construction continues with ongoing closures as they make progress
- DPW has started and continued their strip patching
 - report chuckholes to the city so they can be patched
- The mayor's office reminds residents about the 2023 property tax relief
 - \$100-\$150 rebate for homestead properties based on home assessed value
 - applies for spring property tax payment
- Proposed Opioid Response Grant Program
 - grant will build capacity and expand services to organizations who:
 - address substance use
 - recovery services
 - reduce stigma
 - youth and family prevention strategies
 - promote community wellness for communities impacted by the overdose crisis
 - Job opportunities with city at Indy Parks and DPW
 - Earth Day events and clean ups coming in April
 - Question asked about possible directional changes on 29th Street
 - Not sure if that is an active project, need to follow up with DPW

8:00 P.M. Neighborhood Partners

- MFCDC - plan to discuss Central@29 at a future meeting based on updates and progress
- Friends of 38th Street - Cars and Gravy returns on Saturday June 17, 9AM to noon, with funds raised going to Indiana Youth Group for June
- INRC Grant - MFCDC properties given to Indy Parks and will be named after Mari Evans
 - more updates to come

8:04 P.M. Other updates from the floor/Open Discussion

- April 2024 - Solar Eclipse will pass through Indianapolis
 - prepare now, special glasses needed
 - many community partners are planning events
 - more info to come
- StorageSpace - Art gallery opening tomorrow (4/14), 6-10 PM
- Neighbor mentioned issues with electricity service in 2900 block of Ruckle
 - will follow up with AES
- If you have further questions for IPS, you can follow up via email

8:11 P.M. Call for motion to adjourn and socialize with neighbors

Next Monthly Meeting: May 11, 6:30 PM, New Circle Church