

Mapleton-Fall Creek Neighborhood Association

Minutes for November 12, 2015

Approved

6:32 p.m. – Meeting called to order by President, Al Polin

Moment of Silence

Introductions

6:39 pm - Minutes from the October 2015 meeting were presented and approved.

6:40 pm - Treasury Report - Gerald Dupree

We had the senior dinner, 2,004.34 and 1,680.00.

Balance for Prudential - \$6,121.50 and for Chase \$5,579.44

6:41 pm - Treasury Report accepted

Updates

IndyGo Report, Ryan Funk - Last month we passed around a paper about the RedLine. This body voted to approve that as our plan for how to talk to IndyGo to see if we can get some changes made. We did approach IndyGo with some change requests. In our area the main concern we have - most of the plan we thought was good - there are stops planned at 38th and Meridian, one at Park and 38th and 42nd and College. We thought those stations were too far apart - over one mile. The station placement there at 38th and College - having it closer to that intersection would be better. It would give more possibilities for future transit development. We talked to IndyGo about that - they said it is possible engineering wise. The board would like to pursue a strategy to have them go with a station closer to 38th and College and then another at 38th and New Jersey. They did say that was possible but to do so you would have to prohibit some left turns. Placing a station at 38/New Jersey it would prohibit that turn onto Washington or Central (depending on your direction). From the board level we did feel that would still be worth it in order to get that station there. We thought we would reach out to the others in the area - State Fair, CDC, etc. Thoughts?

- The businesses down Washington may not like that left hand prohibited, but they may also like having the station there.
- I have concerns with how the redline will interact with College south of 38th street. On college south of 38th - Why have two left turn lanes unless they are anticipating more traffic south on College. I would love it to just be one left turn lane - how traffic will flow coming south, right now it'sthat one southbound lane is directing traffic into the parking lane but has no way to direct them back into the driving lane. We are forcing people into parking areas.
 - 38th and college is a tight intersection, it requires a dedicated turn signal only for the bus. That may be part of the reason why they want two left turn lanes. They do expect some increased traffic south on College because of the shift in traffic in Meridian.
- Can we push to have bumpouts at intersections? 46th and Kessler people are always passing the parking and there are quite a lot of accidents that happen w/ people running into parked cars and we don't want that same thing happening along college in that very residential area. (South of 38th).

If you look at how the Redline looks in it's development they are having more and more bumpouts created - if they could do that in this area that would help.

- I could definitely take that to the RedLine group, yes.
- At the very least, directing traffic outside of that parking lane.

CDC Update - Leigh Evans

- Gas station - We filed an appeal to the administration appeal to issue a permit for zoning, that has been on hold. Just this past week, the judge listened to the attorneys in the case. There was no ruling issued at the time. There was no public testimony given. He offered a 30 day deadline to receive written arguments against or for the gas station. He will then review those arguments and will either solidify the gas station not being built (hold the stop work order) or grant the appeal from the gas station owner.
- We have just (as a corp.) have two zoning requests 32nd and Meridian (Glossbrenner) they'd like to renovate it and for it to be an architect's office. We agreed to support the plans for the building.
- Second is 38th and Winthrop for a Tire Shop. We have been working with several neighborhood associations to have that tire shop owner comply with some concerns we have. He's working on a budget to sort out some repairs how to change the building and be in compliance. No vote was taken, but it is being evaluated. More information will be available through our economic development committee. The 1st wed in Dec. at 3pm at CDC will be their next meeting.
- Feel free to contact us with questions, concerns, etc. - 923-5514, mfcddc.org, and sign up for our e-newsletter.

Introducing a project being presented by the CDC: This is the largest residential investment in our neighborhood in the past 50 years. Very well done and has lots of support in the community. We would like to pass a resolution in support of the project at the end of this presentation.

Central @ 29 - Mixed Use residential project at Central and 29th - MFCDC [*presentation by Duane Ingram, Tyson Domer, CDC representative and voting member on the [mid-town economic council](#)*]

Part of the large mid-town district TIF (tax increment finance) Find a [full description here](#).

Gist:

- It is basically a grant, not a loan. "we're going to give you those property taxes back to invest in your neighborhood." Hopefully the project is a net generator within the area. If you take out a million, you put in a million 2, . . you then generate more, that excess goes back into the TIF to continue to help fund development in that community.
- All the tax that this project generates over 20 years would be used to help to fund this project. It does not go into the general fund (so not to fund police, fire, etc.)

Duane Ingram - Central @ 29th

Points of interest:

- BWI presented an option that made sense and included community space and kept seniors at the forefront
- BWI and CDC became co-developers of the site.
- This was once a bustling community and area. The desire is to take it back to that.
- Currently there are 5.5 acres of land with nothing developed on it. Project will face central and occupy the west side of Ruckle (part of ruckle) we have re-zoned the site to fit better with the plan, C-3-C Zoning - calls for high density mixed use commercial development.
- Central had been changed to a two-way to help traffic in the neighborhood. 30th street (partial) made into a two-way. Brownfield remediation had happened as well. Alley creation. Underground sewer relocations. Hard scapes (parking) and beautification are also in the works. This is where those TIF dollars will go for the project. Multi-family, mixed use, high density development.
- 150 residential units total with 12,000 sq ft retail space. Some community space.
- 2 buildings for 1st phase, 60% ami - very affordable.
- 2nd phase will be 2 additional buildings (Five stories facing fall creek, that will be the tallest. The others will be 4 stories or less.)
- A goal is to attract a grocer to this site to provide options to people of this community.
- Have a senior focus in the 2nd yellow structure but allow for gran-families. Opportunity for seniors to raise their grandchildren with them. Services like doctors, dentist, or something of the like to help service the neighborhood. The entire first floor will be "family succes space" intentional programming for families to have the tools they need to be successful (financial literacy, job training, etc.)
 - Q: Building facing fall creek, are you going to have them come in off the back, on central?
 - A: You'd come off Ruckle.
 - Q: Any consideration for bike friendly spaces?
 - A: Yes, we are working our way through the fine details. We do want to capture the crosswalk for the trail, promote that greenway travel.
 - Q: The tunnel sewer diversion was going to have a sewer control - is that still going to happen
 - A: yes, but further west on 28th street (behind the julia carson center), that's where the shaft will be. We've been a strong partner with Citizens. They have been very willing to collaborate.
- We're at 80% construction documents to acquire the land we don't have (that little section across 30th. We were not able to acquire that parking lot from Unleavened bread. We had to adjust our plans
 - Q: Jointly owned by the developer and CDC?
 - A: We've made the concession to allow the property owners to act as managers due to our own capacity and abilities.
 - Q: Playgrounds?
 - A: Yes, both outdoor and covered patio area. On 29th and Park we have an intergenerational pocket park available already. 2925 Park
 - Q: BWI, local developer?

- A: Yes, they recently did the senior housing at 30th in Riverside, and 14th and Penn place
- BWI - Not only met the city hiring goals, but he achieves outrageous amounts of local hiring. He created 12 local jobs where he hired from the neighborhood for the duration of the construction project.
- Shiel Sexton is also committed to community and they will have a series of open house discussions with local businesses so you have an opportunity to see the project and see how you and your business can participate on the project. They will have a pre-bid meeting to answer any final questions.
 - Q: How does central Bridge and DPW and their work impact this timeline?
 - A: our construction will be 2nd half of 2016, so after DPW has finished the bridge.
 - Q: Will we have security for the residents?
 - A: Yes
- AI has also been on the advisory committee

IMPD - no updates

VP Report, Edna:

- Have a trifold on a board with our activities
- Our senior dinner was a good time, keynote was Dr. Virginia Cane talking about senior health. Courtney Goodwin from CDC also spoke about resources available for seniors. Programs left over, feel free to take a few. Live entertainment from the Majestics. Photos from the event were submitted to the Urban Times.
- 4H meetings: November 19 at Shortridge, and December 17
- Book club - Goldfinch. Reading until Dec. 5, meeting at College Library at 2pm, back of the Library
- Urban Times, we've had two writers and we have lost both. Please let me know if you would like to write for our section of the Urban Times.
- Distributors, if you could and would, let me know if you can distribute the Urban Times

7:45 PM - Vote to approve support of the 29 @ Central Project, motion made to support and also allow the board to speak in support. Unanimous approval of the motion.

Nate has been sick and was unable to make it. We have four board members going off in December. If you are interested in being on the board, let AI know.

7:47 PM - Chair of the bylaws committee, Edna Kemp, present the changes in the bylaws

This is a synopsis of what we came up with as a board, we needed to update our bylaws since it had been a few years. One of the first thing we decided to do was note the boundaries of the bylaws. There was a change in section 1A, each current member should be eligible for 1 vote provided they have been a dues paying member for a period of 1 year. Dues paid from Jan 1 - Jun 30 allows a person to vote in Dec. Read the proposed bylaws [here](#).

- What boundaries of the MFC were changed?
 - We just added a map to add to the bylaws.
- AI - Watson Park and Historic Meridian park have boards and have their own membership.

- But what about if you have all other organizations pop up and what if you start your own association...Do we have to re-do our boundaries just because you broke off? No!
 - AI - Near eastside has 17 different neighborhoods and each had their own jurisdictions - they finally said we'll get together and we'll go under an umbrella. Maybe one day we'll do that.
 - But if our organization keeps breaking off, we still have our boundaries - we aren't going to worry about them. Everytime this guy goes and breaks off a group you can't be re-doing your boundaries. I don't care what you do within our boundaries, you don't have to come to our meeting. If this person gets dissatisfied - they'll break off. I push MFCNA's boundary on the north is 38th street, east is Fall Creek Parkway and Meridian is the final boundary. Everything within that set boundary is Mapleton-Fall Creek. You can't stop groups getting together, but this is our boundary.
- Should we not be the umbrella of this entire organization - if someone from Watson wants to be a part of MFC why can't we let them?
 - We can't tell them (other neighborhoods) what to do.
- People create pockets of special interest. They may want to re-identify, but it's just like he's saying, eventually that is going to keep happening. I identify with our city boundaries. If those other groups want to have theirs—whatever. There should be an umbrella.
- AI - I don't disagree.
- I suggest these other groups be invited in.
- AI - they have been invited

Disagreement regarding the inclusion or division of MFCNA and other neighborhoods. AI Polin references documents in his bag. General rumbling within membership is to leave the boundaries in the bylaws as our set city MFCN boundaries.

Edna - all we did was add a map. These were already in the bylaws.

AI - we want them to be a part of us be we can't tell them to be a part of us. They filed with the city to say this is what they want to do.

- With Angelina she came representing herself as a neighbor not as Watson McCord. The board should be operating under the guidance of the membership. (*Referencing AI's removal of Angelina Moore from the board and from membership of the MFCNA due to her residential address*). I invited Angelina to come because you needed someone to come in and work. It doesn't make sense to exclude people who are within the boundaries of MFCN. Can we not make an invitation that is more palatable to other neighborhoods?
 - AI reads his memorandum. - The invitation would say they would give up their 501 c3 and just be within these boundaries and MFCNA would be the only 501c3 acting for them.
 - But what if individuals want to be a part of our neighborhood? They aren't apart of that other neighborhood and they're still within the city boundaries of MFCN.
 - AI - You have to do it between the boundaries set. Those are the rules.
- This is the most embarrassing element of our neighborhood. We need to find a way to unify our neighborhood. I do want to point out that these proposed bylaws don't change anything about that. I

don't think this is the sort of problem that we can solve tonight. We need to hold ourselves together and have a common front to address that problem soon.

- But if they have already put in the application for their boundaries, how can we say they are apart of our boundaries?
- Your boundaries are already there, we're not going to change our boundaries.
- AI - It would be great if they were all a part of one board like it was many years ago and we were all a part of one team. I would love if we could find a way bring all together. I understand your arguments and feelings, but the city recognizes them for their areas.
- The bylaws presented tonight, do they allow the board to change the bylaws before the membership vote?

8:10 PM Motion made by Christin Cruz, member, - since this is a contentious issue, can we get a paper copy to look over? Motion seconded.

Discussion:

- Save trees and just email it.
 - not all members have email and we only have 25-ish paid members on the list right now.
 - We only have 25 paid members?
 - New list submitted to secretary from Treasurer. (List has 31 members)

8:13 PM Motion approved. Secretary will mail out proposed bylaws to the members.

Also consider running for the board if you do care about this and would like to help make changes.

8:15 PM - adjourn