

Mapleton-Fall Creek Neighborhood Association

Minutes for December 10, 2015

Approved

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

Moment of Silence

President Remarks

- Last year as president
- We have control of our neighborhood and are working together—other words of encouragement
- You can't accomplish the good if you're not getting along - work together.

6:39 p.m. - Review of the November Minutes

6:41 p.m. - Minutes approved

6:41 p.m. - Introductions

6:43 p.m. - Treasurer Report

Chase: \$5,849.44, Prudential: \$6,121.51, \$325 from Prudential was the difference taken out for the Senior Dinner expenses. Treasurer would like to thank Al for his time as president.

News & Updates

Andy Mint, Architect firm working with Township Trustee

Giving notice of a zoning variance request for his client for 318 E. 28th Street. They are asking for a rezone of the parcel to be commercial rather than dwelling. The zoning hearing is scheduled for December 17, 2015 at 1 p.m.

- Q: That whole block is residential and a 4 story building right there doesn't seem like the best use of land. What is the urgent need for using that site for commercial use.
 - A: We own that land and there isn't a real rush. We aren't going to build it in the next three years, mainly because we own that land.
- Q: Who funds it?
 - A: Trustee office
- Q: Currently electric car charging stations there, where will those be moved?
 - A: That's the fire department.
- Q: any traffic or feasibility studies on this?
 - A: No.
- Q: Why were we only just now being told about this? There was no additional outreach for that lot. It's all residential right there. We've got a lot of kids on the street. There is only one vacant property on that lot. It doesn't seem like a great use and doesn't help making it a great residential space.
 - A: We're just representing the owner of the property. We told them if they wanted to build this building on the property. This is just initially trying to get the zoning commercial.
 - Yes, but this would open up the floodgates.
- Q: Typically when someone brings this type of zoning issue they present what structure they plan on building. Here we don't have anything to give input on because we don't know what is on the space. Do you have any designs or thoughts to the design?
 - A: No, we haven't come up with design for the structure yet.

The neighborhood does have the ability to delay the process in order to give time for the client to come up with more of a design of the structure.

- Q: We don't know nothing. You came in here for support but you have nothing to give us. The meeting is for the 17th. It's the 11th. That lady over there (Doressa) knows a lot. She lives there. You should give us notification and show us.
- Q: Are you already familiar with the project central at 29th?
 - A: Yes, we've talked with them but we aren't a part of that project.
 - This would be a great tenant for that building.
- Q: If we ask for a continuance for this and the hearing on the zoning is pushed back, can you authorize design work to be done so we can see design work for this and then we can give better feedback on this.
 - A: (Trustee) Understand, this is not a "it's going to happen tomorrow." I am not pushing - I am pushing the re-zone. I am not pushing the building. We are not in any hurry to throw this building up. I have not given them the go ahead on designing this building. It's in my mind to do four stories because I need at least that to put all of my staff, but to tell him to go ahead and draw something we haven't done more than just talk about it to get the ideas for what I have in that building.
- Q: What a lot of the neighbors are saying is - this is the one card we neighbors have. We're not in a hurry to give that one card up.
 - A: But you do have one thing left because I'm not going to have the designer design something to come for approval. Only half of the area is not zoned, correction, a quarter of it. The other 3/4 are zoned commercial.
- Q: How would changing it to C1 affect the residential?
 - A: Our process is typically to get the neighbors involved. We're going to abide by the landscape and distance from the street and all.
- So we're going to wait, get the zoning extended and give more time for analysis for the neighborhood. That will be for the next group of board of directors to do.

Prosecutors Office

We will have some changes, Jan. 1st. We will have a new chief. I'm Chris Bailey, been here since March. Don't know what will happen to me at that point either, but I'm happy to answer any questions you may have.

CDC

- Update on the gas station - November a decision was made to revoke the permit for the construction. The judge heard the property owner's appeal for that decision that was made. We are at a point where the judge will make the decision to overturn that decision and reinstate that permit or stay true to the decision to revoke. On 12/9 he heard the written arguments. Sometime in January is when we should hear his decision.
- Dec. 17 at Melody, 6-8 p.m., Great places 2020 location - Holiday party. There is also a 5x5 happening with it. 5 finalist in 5 minutes will give their ideas for art and it will be for the place in that area.
- Our offices will be closed for holiday hours in the upcoming weeks.
- We've hired a new maintenance person who's doing a great job.
- We've worked w/ the dept. for Indiana VA called homes for good. We'll be constructing for homes for veterans.
- Q: Will the gas station decision be a public announcement?
 - A: I'll post it on nextdoor and facebook. That's how we've been communicating with the public.

Fall Creek Flats by A3 Designs

On 28th Street between Delaware and Talbot. Presenting a project that we're working on—a 47-unit apartment building. We hope to apply for a variance in the next 30 days. We have been trying to do the project for several years. 11 of those units are affordable. the rest are market rate. Mix of 1 and 2 bedroom units. Hope to begin construction in 2016. We met with the CDC. They approved the design. It will be near the spider - it will be highly visible from Fall Creek. They do have nice amenities, exercise rooms, bike storage.

- Q: The variance - is it for the parking?
 - A: Yes, that's one of them also one for height, setback requirements, currently it's at 1 story grade with roof collapse - we've purchased that at a tax sale.
- Q: Is there any chance that building can come down (old dentist office) soon?
 - A: In the next few months that is the plan. The only issue with tearing it down is getting the deed. We expect to get that in February.
- Q: How affordable is affordable?

- A: If it's one person you're max income 28K - the rent would be around \$700 for 1 bedroom, that has utility allowances. The other are around \$900/1K and some for 2K.

Shortridge Update

Reminding you that we are just around the corner. It is application time. Incoming 9th graders - please have them check out Shortridge high school. There are no lottery with the deadline. There are still seats. Next month is when selections begin. Please get your application in. Contact info, email and all is on a flyer at the front.

Julie Semp. Carol - Eskenazi. Mental Health

We're putting in a program near you. We rented a house at 1101 E. 38th street and we are putting a day time program into an early evening that are in the 18-24 yr range and who need their own space.

We have six staff of clinicians and care coordinators who would provide activities with daily living and helping them with independent living skills. Some may have anxiety and other mental disorders and this will be to help keep them well and within the community. We're currently serving this population on Illinois, but we really are wanting to have a place they can call their own. We're wanting to give back to the community and find out how we can be involved and help teach these young adults like giving back, creative interventions, etc. Really trying to look and think outside the box to support them in the community. We won't be there overnight it would just be day and early evening.

- Q: How are they referred?
 - A: Through Eskenazi - they would be connected to us. We call ourselves "Evolved" because we have Evolved and so are our individuals and our staff - it depends on the needs of the people.
- Q: Developmental delays?
 - A: Not necessarily. One of our programs does deal with those specific needs, but really their training is different. These would be more mental health diagnosis - younger adult that doesn't do well with older adults. Could be any of those mental health kind of disorders.
- Q: What as we as a community could do to be helpful to you and them?
 - A: Thank you, we will be back to say more. We didn't want to surprise anyone with this and we wanted to make sure you all were aware.
- If they're coming into our community - they don't live in a bubble. We as a community would like to know what we could do to help them integrate and live a full adult life.
 - A: we would love to have volunteers who could help with things at the house or provide something for them to do, volunteers to help teach cooking, and things like that.

Midtown Evolve - 880-2895, kara.lauck@esknazihealth.edu - we're also on Facebook.

7:24 p.m. - Board elections process

Q: About elections, I'm curious how Alice can be on the slate when she has served her term? I'm also curious about me (Chuck) being on the slate? I applied to be on the slate in November why am I not on the slate?

A: (AI) I'm leaving that up to the others to decide. Some might have heartburn about the way you exited.

Discussion regarding the length of time Alice has been on the board.

7:29 p.m. - motion made to strike Alice from the slate and stick Chuck on the slate

AI - I want to get on with the nominations we can come back with...

Joe King - From reading the bylaws - it appears you have to be on the board first then become president. You can not take nomination from the floor.

AI - You can not be an officer if you don't have two years remaining

Joe - But you have to be on the board in order to run for officer of the board. Second thing, where is the resume for the people on the slate? When you pick board members you want them to bring something to the organization. THE first meeting I came to the senior citizen decided to take money out of the funds for the senior dinner - all these board members that are voted on the board - who is bringing money into the organization?

AI - They pay dues

Joe - Yeah, but we don't nothing about them? What are they bringing before the organization.

Continued discussion regarding the board members needing to be bringing money to the organization and how that should or shouldn't be done. Time also considered a part of the value.

7:36 p.m. Alice has been removed from the slate due to the number of terms already served.

AI - I feel chuck needed to bring his name to the slate and the people need to decide. Anyone who is willing to run for office you can give your credentials. We have two slated names and then we can take nominations from the floor.

Candidates:

Ryan - Last year at this time I was voted in to fulfill the remainder of the term. In that past year I have diligently attended our meeting, plus the CDC board, projects. If you elect me to the board I will ask my fellow board members to elect me as president of the board. There has been a lot of division. I have seen us fall and re-awaken. We have a long legacy - it's one to be proud of but it also one full of division. Your neighbors are like your in laws when you choose the place you're going to live - the house is the main thing on your mind - not so much about the neighbors you'll have.

All of a sudden you're stuck together - there are as many different opinions as people around the table. We've had.....list of issues. We need to be well organized. I have paid attention to the criticisms you have voiced but I wanted to make this point in person. It is critical we work together and make this organization greatly improved - list of the good things. We have a lot of work to do to get our relationships with other neighborhoods on track. In the past year we have launched a new website that is polished and something to be proud of. We need to take our legacy and our brand and improve them. I am committed to hold us together. Reaching new neighbors.

Keith Cruz - I've been here for 9 years. My wife and I coordinate neighborhood clean ups. I have 13+ years in surveying, economic development, etc. Questions the board may have or gaps that I could fill. Yep, I'm running for the board, not president or anything like that.

Floor is open for nominations

Joe King - I'd like to nominate Chuck Madden. Nomination seconded.

Chuck Madden - I've been here since 1989, we have made major contributions to the neighborhood and we have matched all the membership dues last year. I've worked in clean ups throughout the community, neighborhood issues, worked with Renew indy. If there is a question as to why I resigned - I resigned due to my discontent with the lack of following the bylaws within the organization and I had to leave.

- Edna - I have a question, if you had a problem with the bylaws why do you want to come back
- Chuck - I would like to help them be corrected...
- Edna - What happens if you come back to the board that keeps you from quitting again
- Chuck - I am hopeful that the board make up will be better

Further interrogation

Chuck Madden - I'd like to nominate Pua Kauwe-Smith. Nomination seconded.

Pua Kauwe-Smith - I have a Ph.d from the University of Hawaii, we own three franchises and architecture in Hawaii. We are members of a native Hawaii community, conservation of Hawaii, I speak four languages. English is my second language. I have a 19 year old son who attends Purdue and an 18 year old daughter. I work for Eli Lilly as a biochemist, and have been married for 25 yrs. He is an executive for GM. I bring diversity to the table.

Third call for nominations from the floor - the floor is now in order. We need four and now have four, no need to vote.

7:50 p.m. - The four new board members are declared.

Q: Can we have board stand up? Not only stand but say what they are, where they live, how long they've been here, name address position on the board and month and year on the board

- Ryan Funk - Birchwood and Fall Creek - I spent one year on the board to fulfill a term in 2015.
- Rachel Nelson - Fall Creek Parkway - I came on the board December of 2014 to fulfil a term for a board member who had resigned. I'm the current Secretary.
- Mable Brown - I live in the neighborhood and have lived here for 50 years. I've been on the board for about a year. I have another year left.
- Gerald Dupree - I'm the treasurer, on Broadway. I was elected to the board Dec. 2013.
- Brenda Branch - I've lived here for 29 years. I run a home day care. I extend my home to 4H. I work with Edna to make it happen. We help children to see things in a different way. What I do is work with children of all ages and parents and helping them find homes and resources they need, child care answers. That's what I do and what I have done. I am licensed. I am with the latest programs with Paths to Quality. I have worked with Chuck in the past to help bring kids to clean up. I work with children basically. I don't know a lot of bylaws or a lot of things but I have worked with Headstart and worked with them on their bylaws and things.
- Edna Kemp - 34th Street and Fall Creek - I've lived here for 18 years. I came on the board in 2014. We've done various projects throughout the neighborhood.
- Chuck Madden - Fall Creek Parkway, lived there since 1989. I'm a business owner and have been since 1977 at a location over on 42nd and Keystone. I've worked for the neighborhood, made contributions and work hard to make it successful and help neighbors to participate and make the neighborhood better.
- Pua Kauwe-Smith - Gilford, we have lived there for a year.
- Keith Cruz - we live on college, we recently got our house painted. Organizationally I've been president of the Indy bicycle club.

Ryan Puckett - everybody lives right here [showing the North/East border of the neighborhood. I live in no man's land, (between Watson and Historic Meridian). I don't feel like when we meet here we don't give a crap about that section or side of things. Technically it is a part of MFCN. My street feels like it's part of 38th and Meridian.

- Discussion about the need to get involved to help everyone feel more connected and a part.

AI - I still have one more year on the board.

Comment: I know how you feel. I want you to know from me and anyone else who feels like you do. You really are welcome here and I need to hear your voice. I need to hear your needs. I invite you to return and bring your issues, your needs and let us know. Can you do that please for us?

AI - Where you live, when I came on board in the 60s, there was a caucasian gentleman in that area who worked very hard. It's always been a working team that care about the community. He helped start the Weed and Seed program.

Dominique - the map needs to be corrected.

- Discussion around the map and correcting boundaries.

AI - Now we need to let the board get together and vote for their new officers.

8:02 p.m. - meeting adjourn