

Membership Meeting
Tuesday, March 29, 2016
6:30pm Social, 7pm Meeting
Allen Chapel AME Fellowship Hall 11th & Broadway St

Attendees: Charlesfontaine Macon, David Pflugh, Sheri Pflugh, Sally Spiers, Steve Tegarden, Barb Tegarden, Penny Hall, John Hall, Sarah Andrews, Jeff Andrews, IMPD District Commander Chad Knecht, IMPD Captain Finch, Clay Miller, Tim Fox, Nicole Fox, Laura Arnold, Lynn Pike, Gary Pike, Gary Reiter, Laura Stocum, Tony Gagliano, Walter Bartz, Jake Dietrich, John Mendoza, Lisa Harris, Julie Buchanan, Bruce Buchanan, Angie Wethington, Steve Zabez, Don Hanlin, Sean Miller, Tom Schaefer, Nancy Schaefer, Tyson Smith, Vicky Keramida, Steve Thornton, Tom Harton

Sally Spiers called the meeting to order at 7:02 PM

- Sally reminded that in order to vote on topics of discussion, you must be an official member and have paid your dues.

Thank you to Lynn Pike for providing tonight's refreshments!

1. Approval of Minutes – February 23, 2016

Two corrections were made to the minutes:

- Under Park 10, first bullet—"This will decrease the dwelling units in that quarter of the block..." instead of "...in the fourth building."
- Clay Miller corrected his bullet; rather than being "concerned about the lack of acknowledgement for CANA's plans," he corrected that the concern is about the "overdevelopment on the site."

Motion to approve was made by multiple neighbors and seconded by Steve Tegarden.

Motion carried.

2. Reports

- a. IMPD – The New Downtown District Commander Chad Knecht joined along with Captain Finch

Chad Knecht provided some history on his past of 28 years as an officer. "This is my favorite position... you get to do things that matter... I care about the district."

Three goals: reduce crime, reduce fear of crime and enhance public safety

Mission: show unconditional respect; demonstrate three values of integrity, courage and character

Mass Ave is one of the four established entertainment zones; it will be one of 19 areas that get a beat officer—work smaller areas and truly get to know the area. On Thurs – Sat night, there will be a designated officer to patrol the area.

Recent crimes in Chatham Arch do not show any particular patterns; there is currently a lower amount of crime than other downtown areas.

Tom Schaefer asked for clarity on the distinction of the beat areas – there are 19 total areas, two are in the high entertainment zones in downtown, one of which

is the Mass Ave area. They are still waiting for additional resources, but Mass Ave will get officers next weekend.

Initial hours are set for 7 PM to 3 AM; these will be officers that are already working in the area, but they are being given a designated, focused zone.

The zone cars will continue to be assigned to the zones that they currently run.

b. Membership

Sally Spiers announced that there are 74 regular members coming into tonight with about four new additions as of tonight. There are also 14 are business members, three associate members.

c. Finance – no report in Doug Steen’s absence

d. Other: Sally Spiers requested volunteers to support Urban Times delivery routes
Sheri Pflugh offered to take an additional route if someone would roll the papers for her.

Tom Schaefer offered to deliver to Mill #9, which consists of 44 residents

Scott Williams offered to take a route near the firefighters’ union

John Hall offered to take Route 4 and Jeff & Sarah Andrews will take Route 5.

3. New Business

a. 648 E Arch – Tom Harton

Tom is working with Demerly Architects on the proposed remodel of the historic home. Mark Demerly represented the company and plans along with Tom.

Plans include leaving the façade by the street pretty much the same; the kitchen area towards the back is the area wish they wish to build upon.

Tom wants to add an addition to the back—at the midpoint, in the area above the kitchen; they hope to add another room and bathroom.

They have met with the UDC and an IHPC representative, who had a request regarding the siding; however, both were supportive. Neighbors in the surrounding homes are supportive and happy to have someone taking care of the home.

Tom Schaefer spoke on behalf of the UDC, saying that the proposal does not disrupt the historic appearance and that they are supportive to have someone who is keeping the home in good shape.

Steve Tegarden motioned to support, and Gary Pike seconded the motion. All were in favor to approve.

b. IPS Coke Lot Development – David Rosenberg

The Process started over a year ago. There was a committee that was assembled by the administration to bring in real estate and development experts who could appropriately review the proposals and do the due diligence on the bids, which came in on February 11th.

Committee has been meeting to discuss which proposal they plan to recommend.

Current goal is for the board to make a recommendation at the April 28th meeting, and David plans to come back once they have a preferred bidder to address the neighborhood.

The committee formed a mission statement and outlined guiding principles for the project.

They have narrowed it down to five teams and six proposals, each with pros and cons, but all include a mix of housing, retail, etc.:

- Browning investments
- Hendricks Commercial Properties
- Milhaus A
- Milhaus B
- Mass Ave Partners

Sally Spiers asked for clarification as to whether CANA will actually be able to influence changes to the proposal once the bidder is selected. David confirmed that, other than the price, requests for changes may be accommodated.

Every bid with bid terms, environmental background, due diligence, etc. is all available online – myIPS website

Barb Tegarden recommended that David meet with MAMA on April 12th to get their input.

David clarified that all bids were responsive, but one was not considered due to its price.

A parking shortage concern was raised by Shawn Miller, to which David requested more specifics on the figures/calculations referenced

Another concern regarding height was raised

More concerns and requests regarding parking—to host visitors coming from outside of downtown, to ensure parking units are bundled with units instead of additional costs, to address shortage of parking during construction—were raised. David acknowledged the concerns and reassured that this has to be a win for the neighborhood.

Sheri Pflugh also raised the point that the buildings are historical, and it would be valuable to preserve them as much as possible. She also encouraged that green space be a large part of the plan.

Clay Miller noted that three of the five bids propose green space. He encourages the green space that was acknowledged by three bidders already at the same site to be honored.

Clay Miller asked whether deliberations would be private or public; David confirmed they would be private.

Barb Tegarden asked about environmental studies and whether they've been considered, and David confirmed that they have.

c. Other

Steve Thornton provided a foundation update. He discussed the brick alleyway project. They have partnered with the city on another project. The city has an application into IHPC to redo Myron Street (between 9th and 10th). IHPC has asked for a letter from the CANA in support of the brick pavers vs. historic brick, which is in limited supply. The foundation hopes that neighbors cover 20% of the cost.

Alleys were selected by a committee; a study was done of the alleys, and they were ranked based on the condition and use of the alley, including accessibility need. The goal was one segment a year, but that is unlikely due to finances. Steve Thornton motioned for approval for a letter of support from CANA; Sheri Pflugh seconded the motion, and all were in favor.

4. Old Business

a. Park10 Revisions – Jake Dietrich returned to provide an update.

Jake recapped his visit last month and updated that the IHPC requested that the proposed design be “contemporized” like the original flats approved instead of a more traditional, historically-complimentary look and feel that was preferred by CANA.

Rottmann Collier Architects representative—Steve Zabez—provided details on the IHPC request and their latest design plans that resulted. There are no new changes in regards to the number of units/townhouses most recently proposed; the changes are just in regards to the façade and design.

Steve confirmed that there will be trees included in the landscape around the development.

Laura Arnold expressed disappointment that IHPC preferred a more contemporary design, which opposed what CANA had believed was more appealing to the historic neighborhood look. Barb Tegarden disagreed and said that she thinks it makes the entire design look more cohesive.

Clay Miller asked about street lights; Steve answered that there are three along 10th Street and others. No street lights were added in the center of the development. Clay expressed concerns regarding the cost of powering lights.

Jake asked for support to the new design. Sheri Pflugh proposed CANA write a letter of support. Barb Tegarden seconded the motion. Tom Schaefer proposed an amendment that David Pflugh clarified—he asked for an amendment to remind the IHPC of CANA’s position on the project density. Gary Pike seconded, The motion carried as amended.

b. Other

Scott Williams spoke on behalf of the firefighters and provided an update on future temporary closures for work. He thanked the neighborhood for their patience and support.

He is hopeful about the progress and ability to meet timelines. Credit Union completion is anticipated for late July.

5. Adjourned at 8:38 PM

Next Membership Meeting – 7:00 pm Tuesday, April 26, 2016 - Allen Chapel AME Fellowship Hall

Door Prize: Diva Fest Tickets donated by IndyFringe – won by Tim Fox