



Meeting Title: TANC Meeting

Meeting Date/Time: December 16, 2021

Attendees:

In Person: Todd Wills, Brenda Wills, Flinora Frazier, Vanessa Edwards, Erin Kerns, Jess Ray, Kelli Mirgeaux, Emily Djabi

Via Zoom: Rhonda Harper, Josh Peters, Brad Keen, Kate Voss, Stephen Bailey, Tom Jackson, 2 Unknown Numbers, Alicia Cardoza Regalado, Pastor David Bacon,

FB Live: 53 views as of 12/22/2021

Agenda Topic:	Notes:	Action Items (What, who, timeline, etc.):
Welcome		Still need a new president for TANC! Reach out to Emily Djabi if you are interested.
ROW Strategic Plan Discussion	Andrea Drygas from ROW shared about their strategic planning process and gathered feedback from community members on where they would like ROW to take their next strategic plan.	Take their survey HERE .
Community Benefits Agreement Discussion – Twin Aire Drive-In Site and Plaza Development	Kelli Mirgeaux from SEND shared a presentation that provided an overview of Community Benefits Agreements and a review of the process and priorities the community has communicated thus far for this agreement for the Drive-In site and Plaza. Please see attached slides for the details shared during the presentation.	If neighbors have additional items to discuss or add as priorities please communicate those via phone call or email to Kelli Mirgeaux and/or Emily Djabi: 317-634-5079, emily@sendcdc.org , kelli@sendcdc.org
Community Announcements	There will be no January meeting, and the February meeting will be held at Norwood in the Pride Park community center.	





TWIN AIRE NEIGHBORHOOD COALITION MEETING

December 16, 2021



Meeting Agenda:

- Welcome
- Reconnecting our Waterways (ROW) Strategic Plan Conversation
- Community Benefits for Twin Aire Drive-In and Plaza Discussion and Presentation
- Land use Discussion
- Community Updates



RECONNECTING OUR WATERWAYS (ROW)

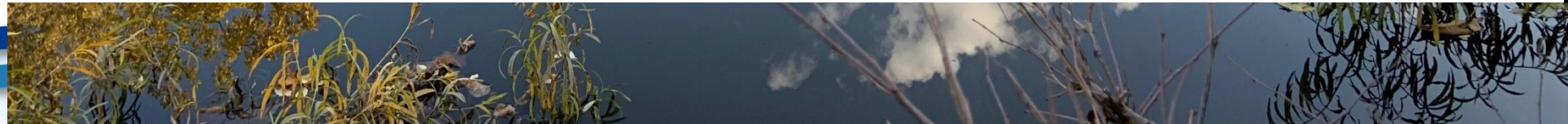
Andrea Drygas



RECONNECTING
TO OUR WATERWAYS



Strategic Planning Outreach 2021

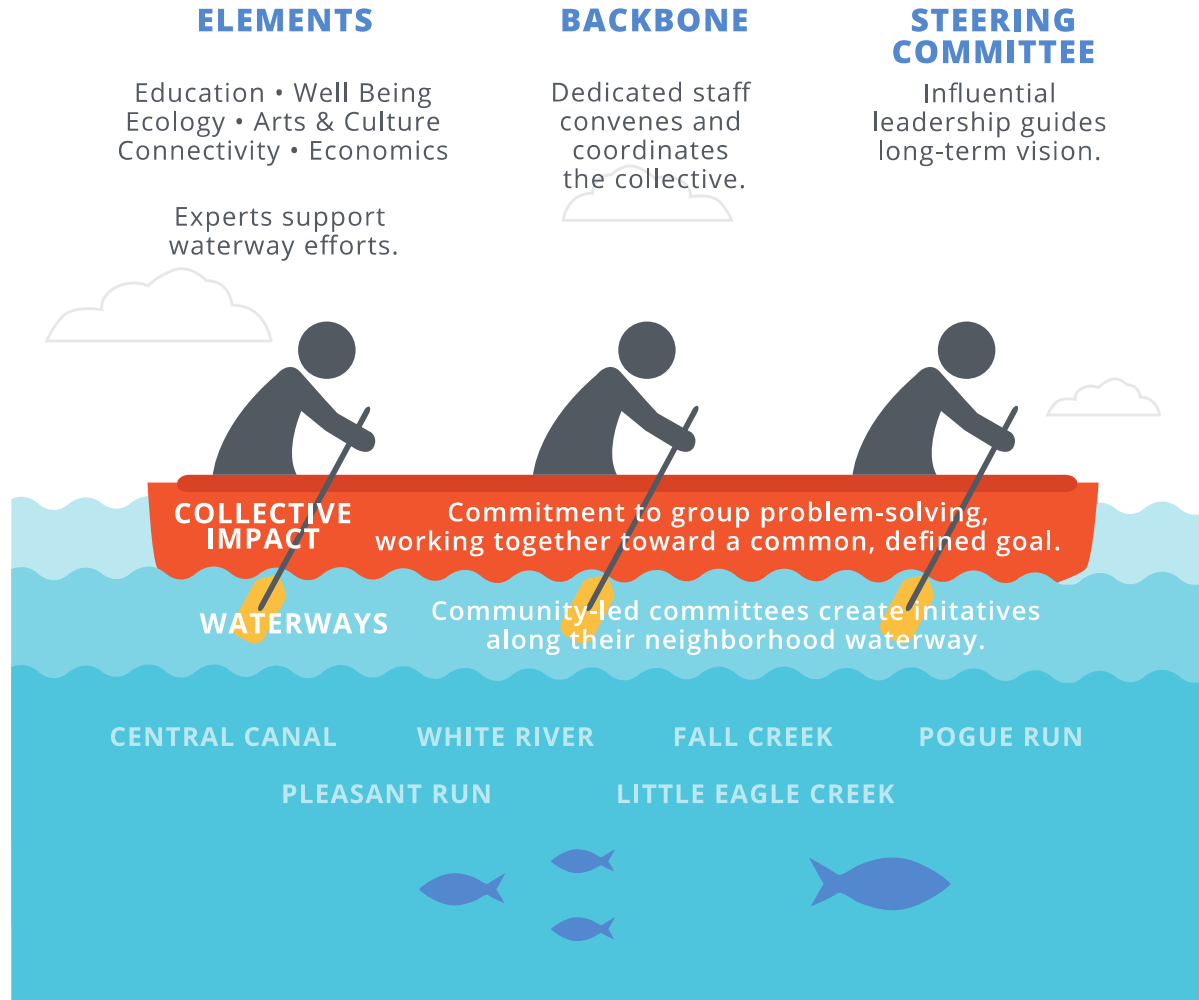


ROW's Mission:

ROW convenes and supports community partners to enhance quality of life, investing in innovation, analysis, cultural advancement and environmental quality along Indy waterways and in adjacent neighborhoods.

All of ROW's work is centered around equity, equitable access, and lifting up all

Collective Impact:



ROW: Many things to many people

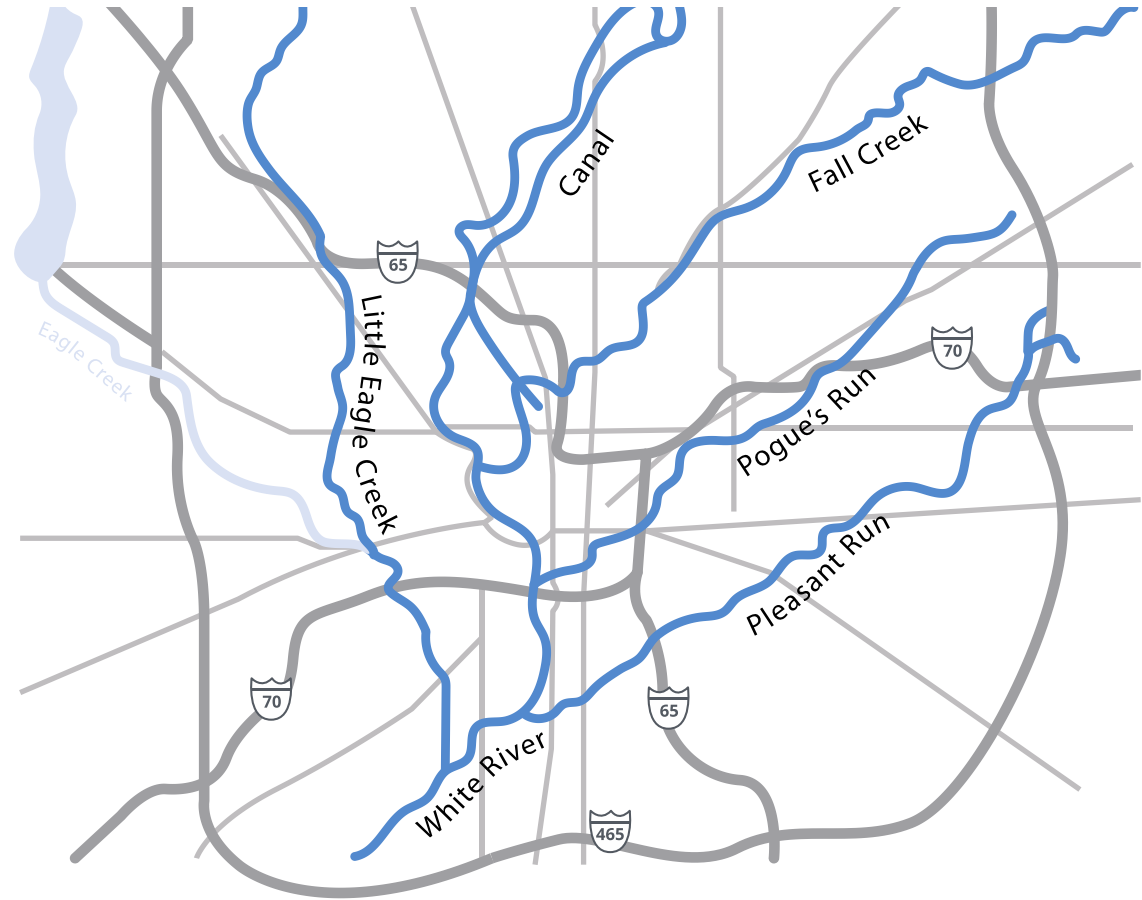




Our Waterways

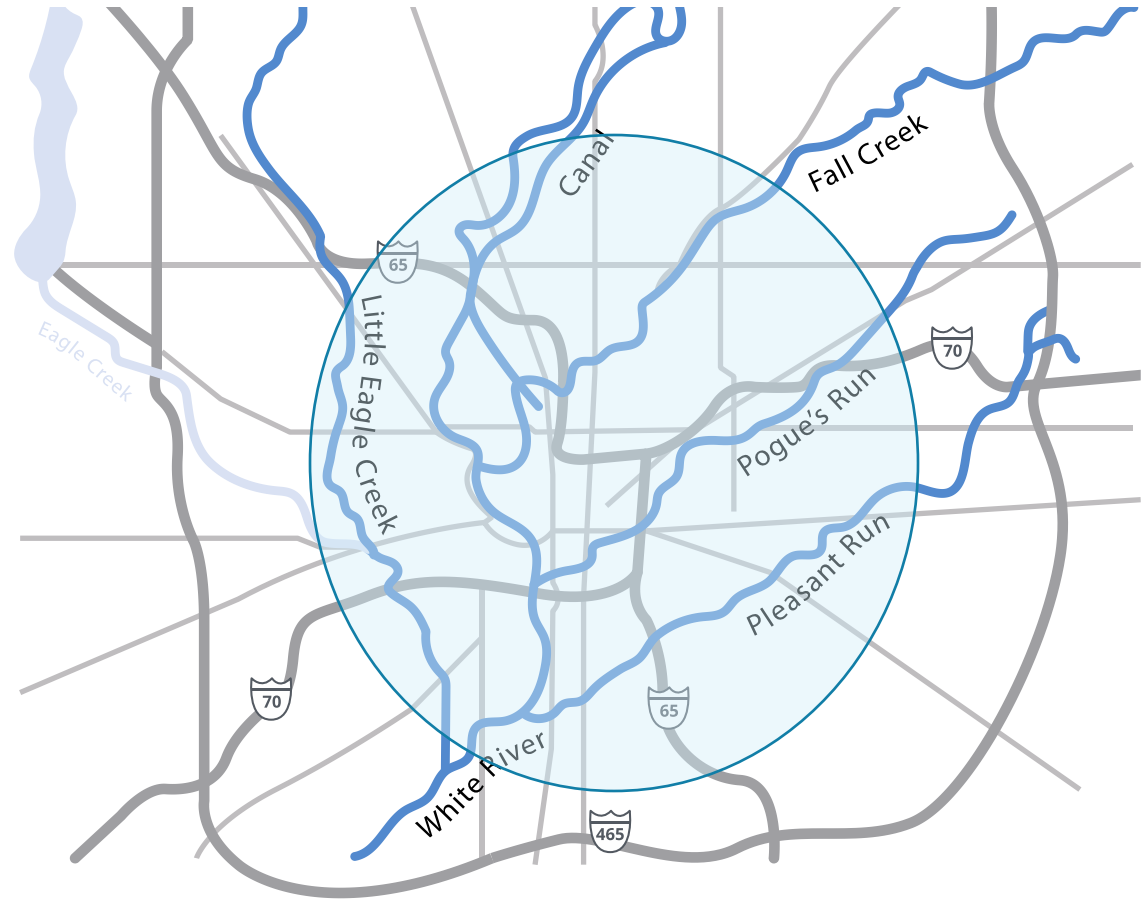
ROW's Waterways

- Central Canal
- Fall Creek
- Little Eagle Creek
- Pleasant Run
- Pogue's Run
- White River



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Central Canal Waterway



- Youth River Guide Program
- Community Fishing Initiative
- Community Led Environmental Action Plan
 - *Porch Parties – Historic Racism / Redlining*
 - *Brownfields*
 - *Testing Drinking Water*
 - *Buying Water Filters*

Fall Creek Waterway

- Lower Fall Creek Watershed Management Plan
- Rain Garden & Rain Barrel Workshops
- Barton Park Restoration
- Installing green infrastructure
- Cleanups



White River Waterway

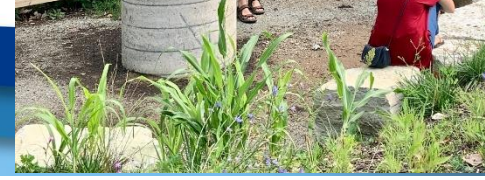
- A Rising Tide
- Belmont Beach Project
- Urban Wilderness Trail
- Butterfly Trail
- School 63 Give Adventure



Pleasant Run Waterway

Placemaking Destinations

- Barth Ave Bridge
- Prospect Falls
- Spruce Bridge
- Christian Park



Pogue's Run Waterway

- Pogue's Run Trail Extension & Historic Bridge Reconstruction
- Photo Contest
- Bird Sanctuary & Bird Walks
- Citizen Science / Water Testing
- Pogue's Run Art & Nature Park



Little Eagle Creek

- Honeysuckle Hack-A-Thon
- Georgetown Market
Community Day
- Poetry Anthology
- *Take a Walk* Events





Collective Collaborations

In the Know with ROW

- Tree Talk: Benefits of Trees + Forests for our Neighborhoods and Waterways
 - November 11
 - KIB, IFA
- Benefit of Bats to Neighborhoods and Waterways
 - March 31
 - KIB and Erik Ehrman
- Do Citizen Science: Identifying Backyard Plants, Animals and Insects
 - April 27
 - City Nature Challenge, Marian University, KIB, Indy OLS and others
- Litter, Dumping & Cleanups
 - April 20
 - FOWR, City of Indy BNS, KIB and WRA

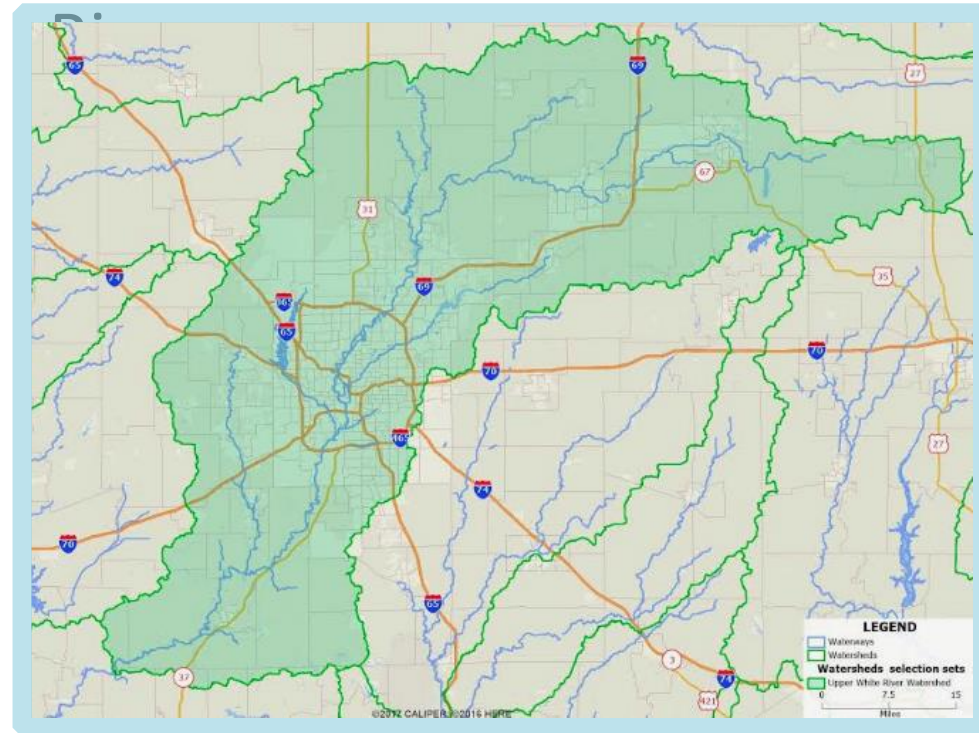


White River Vision Plan



Partnerships

Partners for the White





Strategic Planning

Strategic Planning 30 – Sec Video

What Indy is Saying

- **What's in a Name**

**Reconnecting - To - Our -
Waterways**

<https://ourwaterways.org/name/>



Strategic Planning Survey

<https://www.surveymonkey.com/r/ZX7MVQY>

- **Transformation Tapestry**
 - Priority areas for future work
- **People, Places & Faces**
 - What you want from collective
 - What you can give to collective





Learn more and take the Survey: OurWaterways.org



COMMUNITY BENEFITS AGREEMENT

Kelli Mirgeaux, SEND

What is a Community Benefits Agreement?

- Contract between community representatives and a developer that outlines how development will provide benefits desired by the community
- Site specific – Twin Aire Drive-In & shopping plaza
- Specific, not broadly defined, benefits
- A way for residents to enforce promises the developers make to the community during the approval process.
- Community benefits might include, but not limited to, job training/creation, community services/facilities, neighborhood serving commercial tenants, infrastructure, public space, art, affordable housing

PolicyLink, CBA toolkit

Twin Aire Drive-In & Shopping Plaza CBA

Workforce training & recruitment

- A “wall to wall” living wage payment requirement, covering all workers within the project
- Targeted outreach to, and pre-bid meetings with and workshops for, local, minority and disadvantaged businesses related to business opportunities associated with the new development, including XBE training opportunities
- Ensure that all project employers participate in a state-of-the-art local hiring program
- A requirement that at least x% of construction employees be XBE workers
- A requirement that at least x% of non-construction workers be local workers, with first priority placement of underemployed residents from the immediate neighborhoods

Twin Aire Drive-In & Shopping Plaza CBA

Public Space

- Include public open space in the development that is accessible to all
- Developer agrees to commit, from non-incentive funds, an amount equal to one (1) percent of the estimated economic value of the economic incentive to public art within the site.

High Quality Design

- Developer must incorporate extensive green building measures and community consultation on environmental issues
- Developer will register for LEED (Leadership in Environmental and Energy Design) Certification.
- Developer will incentivize non-vehicular transportation to and from work
- Developer will consider the Marion County Land Use Pattern Book for set of standards.
- Developer will update TANC at key design benchmarks, 25%, 50% 75% and 100% completion status

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Twin Aire Drive-In & Shopping Plaza CBA

Affordable Housing

- Ensure that x% of housing units built within the project are affordable, at a range of income levels less than 80% AMI.
- A commitment to conform with state, federal, and local handicapped accessibility standards, ensuring that all housing units are accessible or accessible convertible.
- Property Management - SEND

Retail Amenities

- Parking for commercial and multi-use buildings must meet City Code Standards.
- Developer must market available space to existing businesses first
- Developer must notify TANC 45 days before signing lease agreements
- Prohibited Uses: Check cashing businesses, Adult entertainment, Carry out liquor store, Outdoor storage, Sale of drug paraphernalia, Stacking of trailers or semi-truck parking, Organized legal gambling or pari-mutual betting, Temporary Signs, Truck fueling, Chain Link Fencing

Twin Aire Drive-In & Shopping Plaza CBA

NEXT STEPS:

- What are we missing?
- Initial meeting with City to review/edit
- SEND will work attorney for draft CBA
- Review with City
- Completed and included as part of the RFP



FUTURE TANC PRESIDENT RECRUITMENT



FINAL ANNOUNCEMENTS/ COMMUNITY UPDATES

Emily@sendcdc.org