



Meeting Title: TANC Meeting

Meeting Date/Time: May 19, 2022

Attendees:

In Person: Emily Djabi, Cheri Mayer, Kate Voss, Lisa Laflin, Brad Keen, Cindy Maxwell, Julie Rhodes, Sarah Riordan, Jeff Sparks

Via Zoom: Rhonda Harper, Dave McMath, Carlie Turner

FB Live: 54 Views as of 5/24/2022

Agenda Topic:	Notes:	Action Items (What, who, timeline, etc.):
Welcome		
<b>Black Mountain Survey and Discussion, Julie Rhodes</b>	<p>Julie Rhodes in her capacity as a consultant with the City of Indianapolis presented on the Black Mountain Community Visioning Project. This project is for future development of the former Black Mountain site, which the City of Indianapolis (DMD) has been working to remediate/clean up and received a USEPA grant to work on reuse planning for the site.</p> <p>This site is in the 3500 block of East Washington Street just north of Christian Park.</p> <p>Currently they are doing community engagement to get as much feedback as possible from neighbors for the visioning of the future of the site.</p> <p>Survey is over on May 31<sup>st</sup>, so please take the survey before it closes!</p> <p>Final community vision will be shared on June 16<sup>th</sup> at Purdue Polytechnic (3029 Washington St. 46201). This meeting will be cohosted with the TANC meeting. Doors will open at 5:30, the Black Mountain Project will present from 5:45-6:30, and the TANC meeting will start at 6:30 at the same location.</p> <p>Q: Why are they moving forward now?</p>	<p>Take the Survey and Learn more: <a href="https://www.indy.gov/activity/blackmountainvision">https://www.indy.gov/activity/blackmountainvision</a></p>



	<p>A: Finally received funding to support the project, and the clean up is nearly complete.</p> <p>Q: Will there be any canvassing at Kroger for surveys? A: Yes of course, but just need contact information to set up canvassing at that location.</p> <p>Q: How long is the survey? A: It takes 6-7 minutes. It also has example images, etc. on the online version to help provide greater context to the development options.</p> <p>Q: What are you thinking for housing? A: The purpose of this study is not to say what we think, it is focused on visioning what could exist in the future. We want a lot of input from the community to understand what they need/want.</p> <p>Q: Will you seek funding after the final presentation? A: Yes, depending on what the visioning process finds, the City would then either do development in phases, seek other funding, etc. as needed.</p>	
<p><b>Community Justice Campus (CJC) Updates, City of Indianapolis, Sarah Riordan</b></p>	<p>Courthouse is officially up and running and fully operational. Ribbon cutting occurred on May 16<sup>th</sup>. As such, please do go and visit to do a walk through.</p> <p>Sarah shared a map of the campus and where the main buildings/parking/etc. are. They are going to try to work on enhancing the parking signing as there was negative feedback on how confusing that information is.</p> <p>The Professional Buildings will house the Public Defenders office and Probation, and some retail tenant space.</p> <p>For parking, there is both free and paid public parking.</p>	

A parking garage will be built exclusively for the courts with about 300 spaces and there will also be a professional building garage with close to 1000 spaces. Both should be complete in Q1 2023.

There will be a pedestrian bridge from the professional building across the creek to the CJC campus.

There are two bus lines that come on or by the campus, bus 14 and bus 26.

Sarah also shared that the proposed location of the Coroners and Forensics office is still the Citizen's gas supply site on the section of this parcel that is buildable. Ratio architects are working on the design. Site work should be out for bid in the next few months. Both these buildings desperately need a new location/building for better efficiency services.

The youth and family services center will see bid site work for August/September. Courts will be providing information on the programming and how that will be reflected in the design.

Currently no plans for a second professional building.

Q: What happened to the plans for the Pleasant Run Trail through the campus?

A: currently part of the issue is that the site will still be a live construction site for several more years, as such a trail through the campus doesn't make sense yet. The City is also looking for funding to create a toe path along the creek for pedestrians.

Q: Any updates on the bail bonds?

A: They've not heard anything of anyone moving there just yet, but imagine they will.

	<p>Q: What's happening with the Drive-In Site A: That is still in process with DMD and community stakeholders.</p> <p>Q: Will there be public art? A: That is a priority for the administration, but funding is not secured for those sorts of projects.</p>	
<p><b>Twin Aire Skilled Trades Center Feasibility Study Update and Discussion</b></p>	<p>Emily Djabi presented on the results for the Twin Aire Skilled Trades Center. Background on the feasibility study and how it came about, and the study was completed in March of 2022.</p> <p>Results from the feasibility study were shared, primarily that skilled trades are a good fit for the local and regional area from a data perspective and aligns with SEND's mission and work in a variety of ways.</p> <p>More details were shared regarding as to why skilled traders are a good option for workers and the long-term economic mobility of individuals who participate in these types of certification programs.</p> <p>This will also solve for major gaps for XBE contractor needs in the region.</p> <p>Ideas for the programming of the space was shared, SEND is still working to find and confirm partnerships for the various ways in which this space will serve the community.</p> <p>Location is still undetermined but SEND is hoping to have a site selected by years end along with funding streams secured and partners in place.</p> <p>Q: Could high school students take a half day to come learn in this space? A: Of course! It could even be some elementary age or other age levels who could participate and learn in this space and the k-</p>	

	12 partners that would want to connect with this program.	
<b>Land Use</b>	No current land use issues raised.	
<b>Community Updates</b>	<p>ROW Event Updates:</p> <p><b><u><a href="#">Saturday, May 21 (9:30AM-12:00 PM): Spring 2022 Stream Steward Workshop with Marion County Soil and Water Conservation District and Friends of the White River</a></u></b></p> <p>Join staff from the MCSWCD and FOWR for a Stream Steward Workshop to learn how to become a more responsible riparian property owner! The workshop will be held at a beautiful location adjacent to the White River and will highlight several facets of streambank management. Space is limited to 30 registrants. <a href="#">RSVP on Eventbrite.</a></p> <p><b><u><a href="#">Monday, June 6 (6-7:15 PM): In the Know with ROW: Safety and Fun Along Our Waterways with Friends of the White River</a></u></b></p> <p>Join ROW, Friends of the White River, and community clubs and outfitters for an online webinar about all things water safety and recreation. We'll cover water recreation safety basics, where to connect with fellow paddlers and river people, and how to have fun on your own along our Indy waterways. Webinar space is limited to 100 people and attendees will have priority registration for a follow-up float on Monday, June 20 with Friends of the White River. <a href="#">RSVP on Eventbrite today.</a> <a href="#">Share on Facebook.</a></p> <p><b>Thursday, June 9 (5-6:00 PM) Pleasant Run June Meeting</b></p> <p>Join ROW's Pleasant Run Committee on 6/9 from 5-6 PM at SENSE Charter School for our June meeting. Enter the school via Palmer St to find our meeting space in the cafeteria. Masks encouraged. Email <a href="mailto:andrea@ourwaterways.org">andrea@ourwaterways.org</a> for meeting information.</p> <p><b><u><a href="#">Thursday, June 16-17 (9AM-5PM): Marion County Rainscaping Workshop with Purdue</a></u></b></p>	



**[University Extension and Marion County Soil and Water Conservation District](#)**

Rainscaping includes the use of sustainable landscape design and management practices at the household and commercial scales to prevent pollution from reaching waterways by directing stormwater to be absorbed by plants and soils. Join ROW, MCSWCD, and Purdue University Extension for a 1.5 day deep-dive on rainscaping, with focus on community awareness and education for bioretention, rain garden planning, installation, and maintenance. Suitable for Master Gardeners, conservation agencies and organizations, stormwater professionals, homeowners associations, landscape companies and consultants. Open only to Marion County residents, costs \$95, and will provide some plant material to get your home project started. If the fee is cost prohibitive for ROW community members and partners, contact us at [director@ourwaterways.org](mailto:director@ourwaterways.org). [RSVP](#) here.

**[Monday, June 20 \(TIME TBA\): In the Know with ROW: Safety and Fun Along Our Waterways Follow-Up Float with Friends of the White River](#)**

Join ROW and FOWR for our first White River Float of the year. Space is limited and priority registration will be given to our ITKWR Fun & Safety webinar attendees. The float will take place late Monday, June 20. Route times and details to come. Registration available on 6/6.

**[Thursday, June 23 \(6:30-7:45 PM\): Workshops for a Cleaner Waterway: Rain Barrel Build Workshop with Marion County Soil and Water Conservation District and Kheprw Institute](#)**

Join ROW, MCSWCD, and KI for an exciting workshop for Indy residents. Residents living along our waterways will be able to learn the benefits of and how to build your own rain



garden in your yard to help manage stormwater and clean up the water going into our waterways and aquifers. Working with experts from MCSWCD, up to 25 Marion County residents will receive step-by-step instructions and materials on building a 55-gallon rain barrel to take home after the event. [RSVP on Eventbrite](#). [Share on Facebook](#).



# TWIN AIRE NEIGHBORHOOD COALITION MEETING

May 19, 2022



# Meeting Agenda:

- Welcome
- Black Mountain Survey and Discussion, Julie Rhodes
- Community Justice Campus Updates, City of Indianapolis
- Twin Aire Skilled Trades Center Feasibility Study Update and Discussion
- Land Use Discussion - Neighbors can bring and raise any questions regarding land use in Twin Aire Neighborhood Coalition Neighborhoods.
- Community Updates



# BLACK MOUNTAIN SURVEY AND DISCUSSION

Julie Rhodes



# Black Mountain Community Visioning Project



# What is former **Black Mountain**?

- A Brownfield
- 12.4 acres
- Named for "mountain" of Foundry Sand from Chrysler Foundry
  - 200,000 tons
    - All but about 5% (6,000 tons) remain
- City is owner of last resort
  - Cleaning up
  - Info at: <https://www.indy.gov/activity/blackmountainvision>
- Received a USEPA grant that includes a "reuse planning"
  - Community Visioning Project



# Where is Black Mountain?

## 3500 Block of East Washington Street



# Community Engagement



- 3200 postcard mailing
- Fact Sheets (English & Spanish)
- Online Survey / Paper Surveys
- Community Meetings / Neighborhood Associations:
  - MCP, CPAC, NESCO, Englewood, SEND, TANC



April 28 Community Visioning Open House @120 attendees

# What's Next ....



- Community Visioning Input Survey – 84 surveys completed
  - Want to encourage everyone within 15-minute walk
  - Want everyone who lives, works, plays, worships or learns in area
- Unveiling the community vision

**June 16 Final Public Meeting / Presentation**

**Purdue Polytechnic, 3029 Washington St, 46201**

**5:30 doors open; 5:45 - 6:30 formal presentation**

**Hosting TANC Meeting , 6:30 – 7:30 p.m.**



# COMMUNITY JUSTICE CAMPUS (CJC) UPDATES

City of Indianapolis





COMMUNITY JUSTICE CAMPUS  
CONSOLIDATED CITY OF INDIANAPOLIS AND MARION COUNTY, INDIANA

# Twin Aire Neighborhood Coalition Updates

---

Thursday, May 19, 2022 | 6:30 P.M.  
Fletcher Place Community Center

# Community Justice Campus Project Updates

---



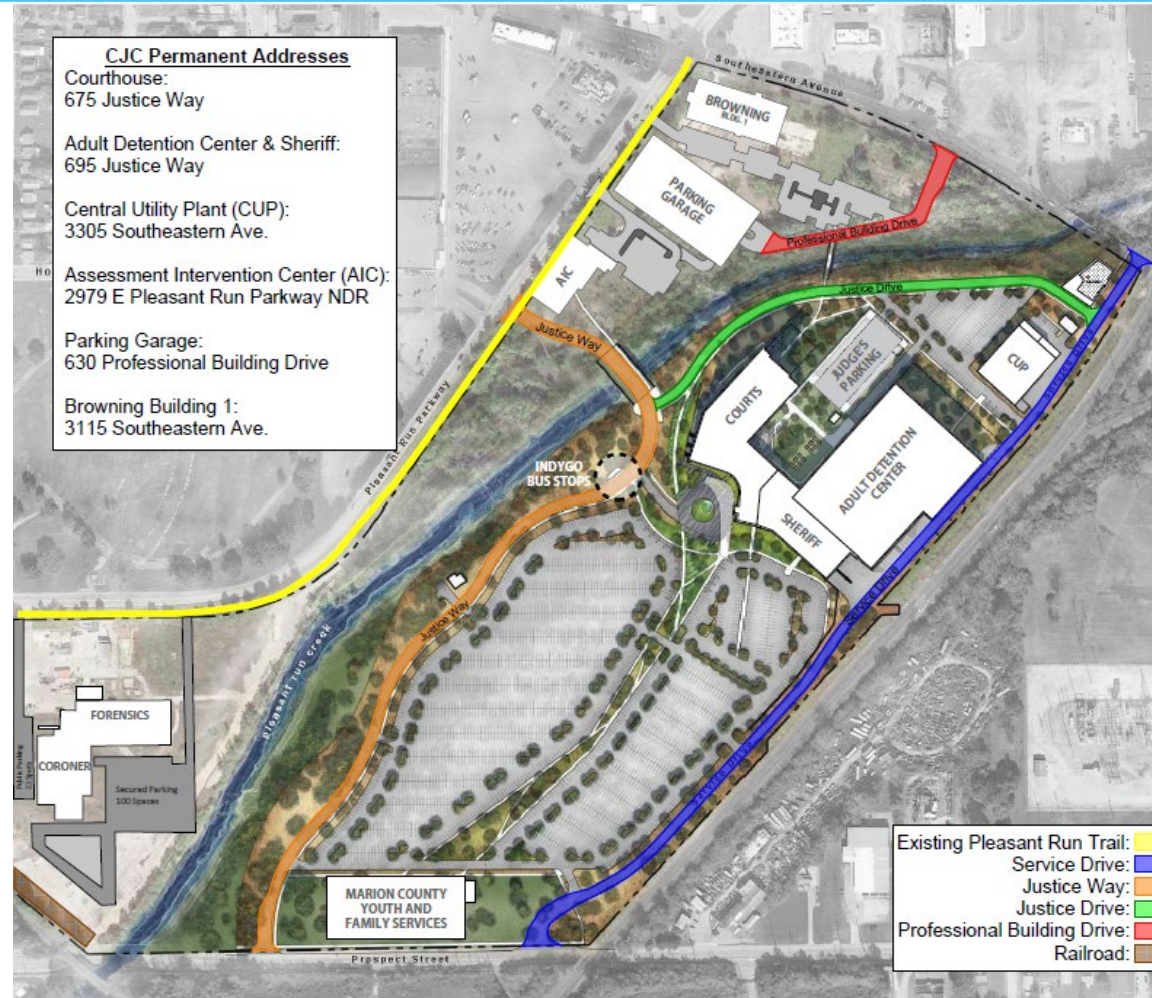
# Community Justice Campus

## Ribbon Cutting Ceremony: May 16<sup>th</sup>

Building Completely Operational  
Juvenile Delinquency Cases (JD)  
still taking place at Keystone Ave.



# CJC Site Map



# CJC Parking

## Guests, Visitors, and Private Attorneys Lot B (Purple) and Lot D (Orange)

Community Justice Campus address:  
**675 Justice Way, Indianapolis IN, 46203**

### To enter from Southeastern Ave

1. Turn South onto Pleasant Run Parkway, toward McDonald's and Kroger.
2. Turn Left at the first stop light.
3. At the stop sign, turn Right onto Justice Way.
4. Proceed to the 1<sup>st</sup> left for paid parking. For free parking, proceed to the 2<sup>nd</sup> entry point also located on the left.

### To enter from Prospect St

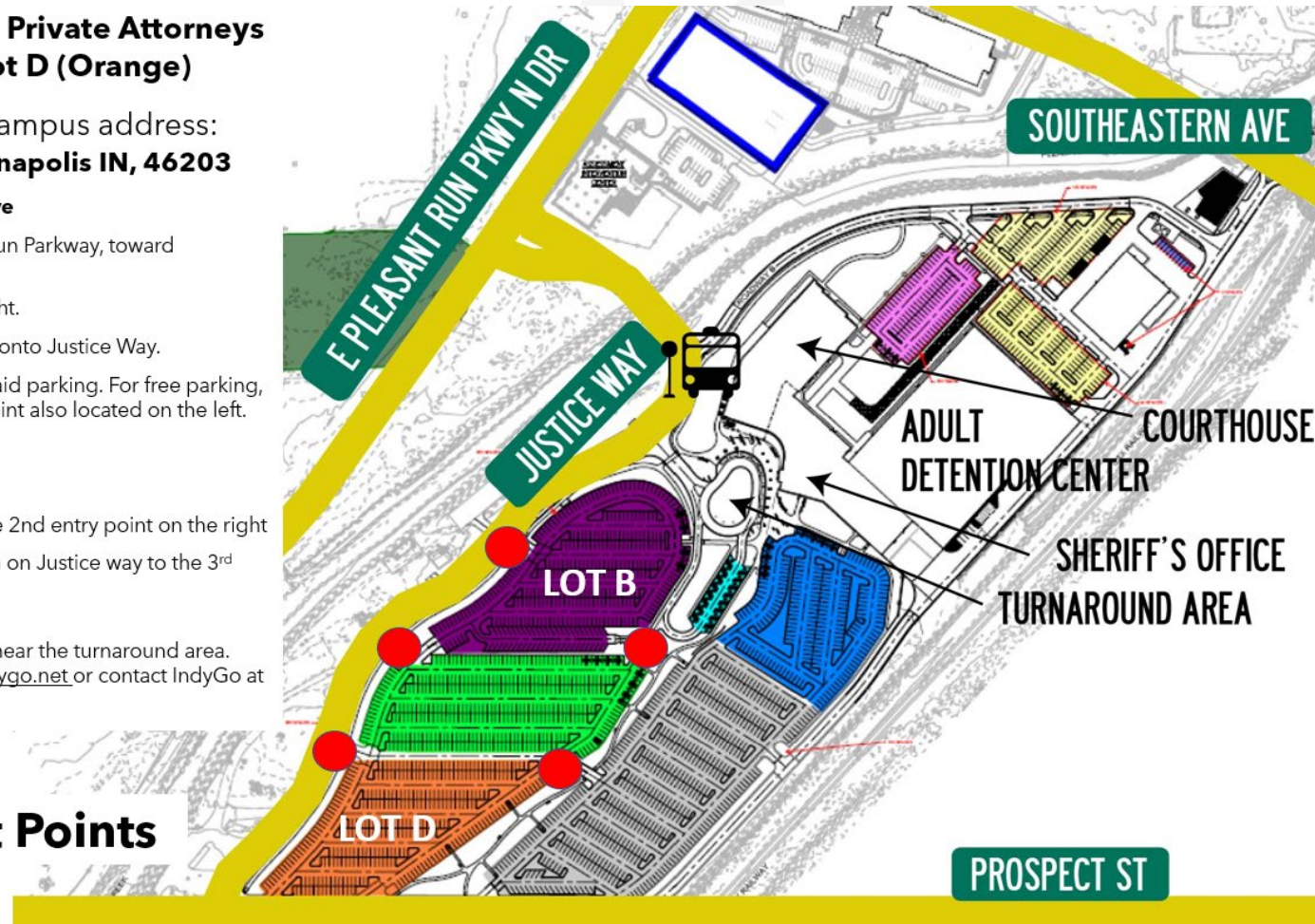
Turn North onto Justice Way

- Free parking: Proceed to the 2<sup>nd</sup> entry point on the right
- Paid parking: Proceed North on Justice way to the 3<sup>rd</sup> entry on the right.

### Bus Directions

Buses 14 and 26 currently stop near the turnaround area.  
For more information, check [indygo.net](http://indygo.net) or contact IndyGo at 317.635.3344

● **Entry/Exit Points**



# CJC Access via IndyGo

14

PROSPECT

Transit Center to Thompson/S. Emerson

Courthouse

*IndyGo*<sup>SM</sup>

26

KEYSTONE

Kmart/S. Emerson to Keystone at the Crossing

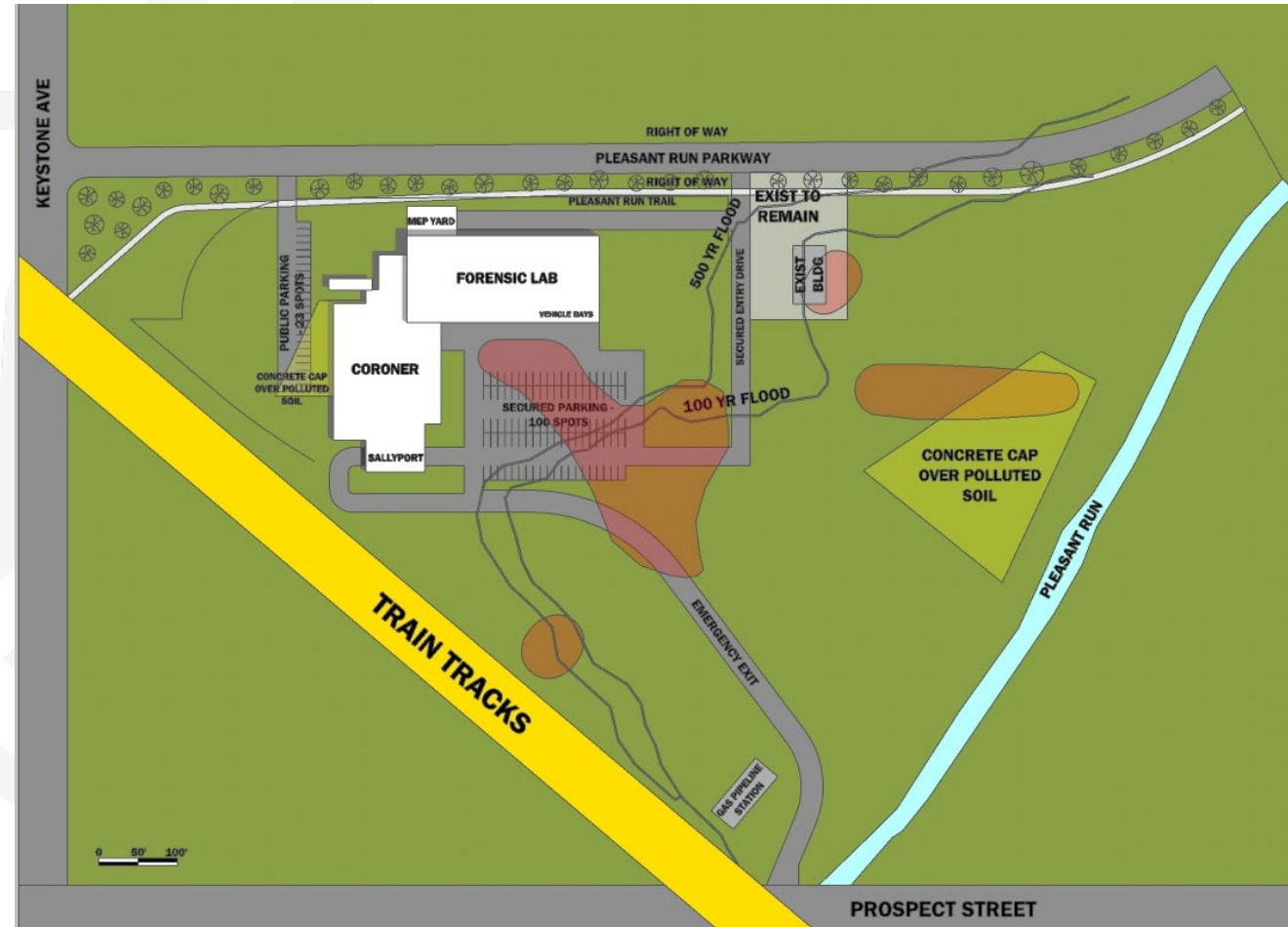
AIC



# Repeat of 4/21 Presentation: Coroner and Forensics Agencies Planned for Gas Supply Site

Proposed Site between  
Pleasant Run Parkway and  
Prospect Street

Ratio Architects working on  
design



# Coroner and Forensics Agencies





# Youth and Family Services Center

Bid site work in  
August/September

Courts will provide  
information on  
programming and how it is  
reflected in the design



# Browning Professional Building “Aequitas”

Under Construction

Probation and Public Defender Agency will lease this facility

7,000 SF retail space available for lease  
100 surface parking spaces

Scheduled for completion  
**Q1 2023**



# Pedestrian Bridge over Pleasant Run Creek

---

In-Design Process

Scheduled for completion

**Q1 2023**



# Parking Garages

---

Garage for Professional Building (1,000 spaces)

Garage for Courthouse (300 spaces)

Scheduled for completion

**Q1 2023**





# TWIN AIRE SKILLED TRADES CENTER

Southeast Neighborhood Development (SEND)



Twin Aire  
Incubator | Accelerator

# Feasibility Study



# 5 Phases | 12 Months



**Data Collection**  
 Provide updated market and community data to reflect COVID-19 impacts and to include data layers important to inclusive economic development strategies.

**Validation**  
 Analyze updated and expanded data to validate and evolve Twin Aire incubator/accelerator strategies.

**Cultivation**  
 Cultivate and integrate neighborhood, city, regional, and national assets deemed important to the success, sustainability, and relevance of the incubator/accelerator in southeast Indianapolis.

**Operations**  
 Outline incubator/accelerator operations logistics and interface with the Community Justice Campus and other southeast assets.

**Sustainability**  
 Develop a sustainable funding strategy for the Twin Aire incubator/accelerator.

# SEND's "Why"

---

SEND is preparing two generations of neighbors for high quality occupations and small business success to support and diversify Indianapolis' skilled trades ecosystem.

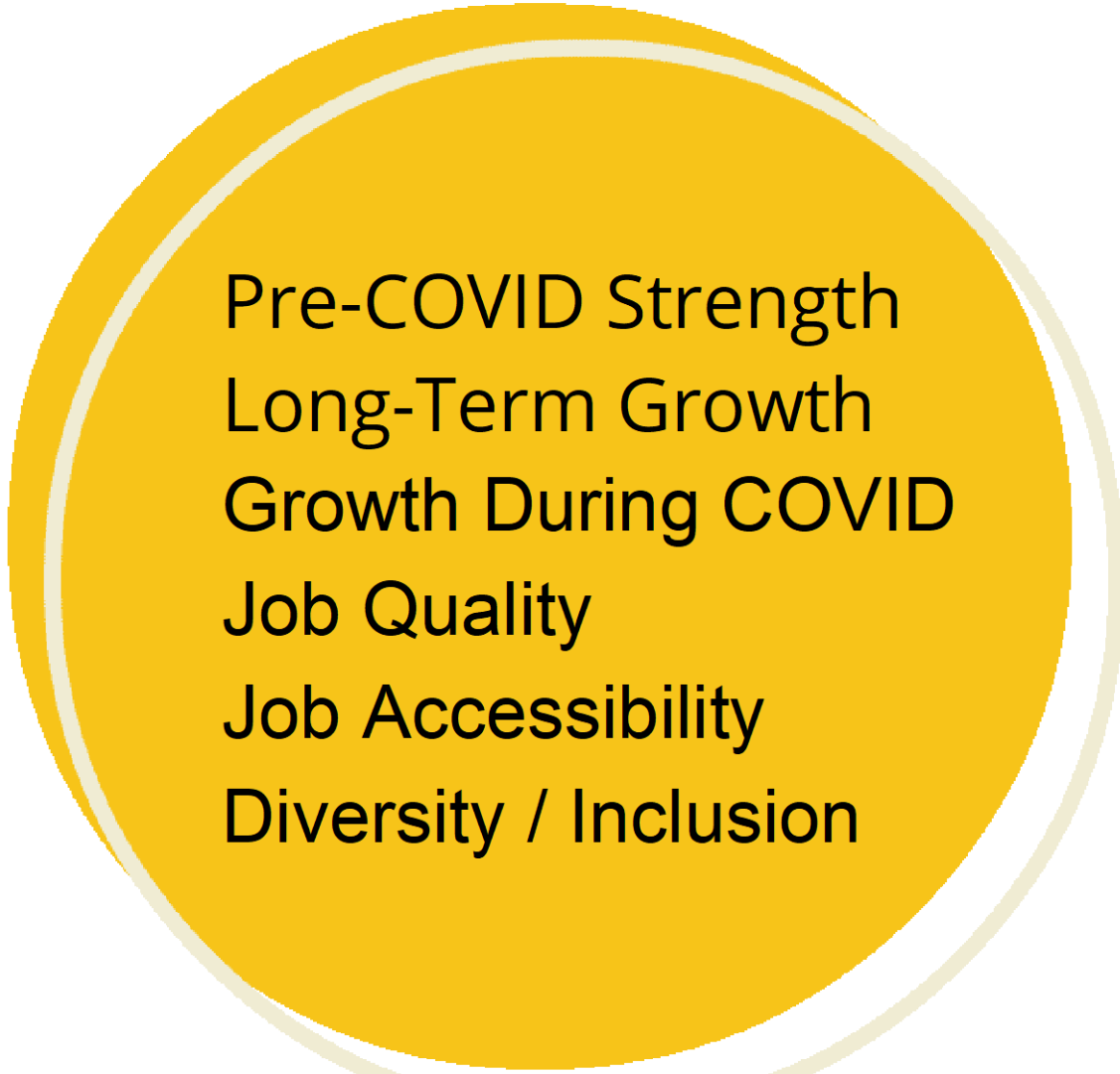
The Twin Aire Skilled Trades Center will coordinate job training and upskilling, experiential learning, small business start-up and growth, high quality job opportunities, and supportive services for historically under-invested individuals in southeast and near east Indianapolis, including returning citizens transitioning from the Community Justice Campus.

Skilled trades jobs that are in high demand in construction and infrastructure sectors have career ladders that allow individuals to further their technical skills and earn family stabilizing wages that build individual and community wealth.





# Inclusive Cluster Opportunities



Pre-COVID Strength  
Long-Term Growth  
Growth During COVID  
Job Quality  
Job Accessibility  
Diversity / Inclusion

Looked at data through Q3 2020 along **6 dimensions** to identify inclusive cluster opportunities.

# Skilled Trades for the Region

Strong regional cluster. Critical gaps. Inclusive opportunities.

The gap between demand and supply for skilled trades workers and diverse firms to fill supply chains is growing wider.



Skilled trades offer inclusive economic opportunities in Central Indiana, rating well for job access and job quality, in addition to long-term job growth overall.

# Skilled Trades for the Region

Strong regional cluster. Critical gaps. Inclusive opportunities.

1<sup>st</sup>

Growth During COVID-19

5<sup>th</sup>

Long-term Growth Rate

11<sup>th</sup>

Pre-COVID Strength

# Skilled Trades for the Region

Strong regional cluster. Critical gaps. Inclusive opportunities.

3<sup>rd</sup>

Inclusive opportunities

Job Quality

Job Accessibility

Diversity / Inclusion

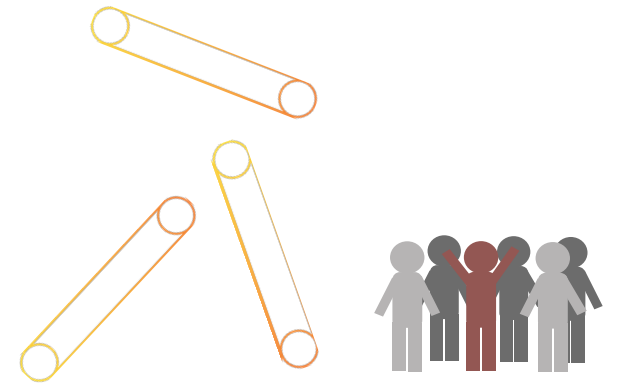
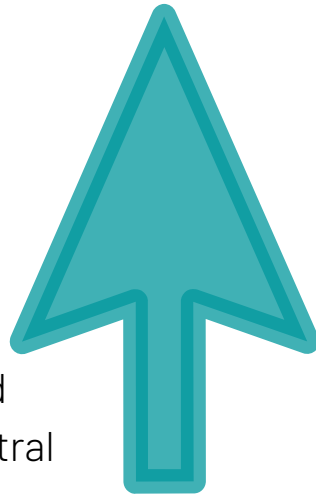
# Skilled Trades for the Region

Strong regional cluster. Critical gaps. Inclusive opportunities.

## 5,000

skilled trades jobs are expected to be available in Central Indiana between now and 2028.

Skilled trades sectors grew every month over the last year (2021) and more than any other sector in Central Indiana.



Over 75% of contractors say they are experiencing supply chain issues - from materials shortages to lack of XBE firms they can hire.



CREATING JOBS OF THE FUTURE,  
SUPPORTING XBE SMALL BUSINESSES,  
BUILDING GENERATIONAL WEALTH,  
STRENGTHENING COMMUNITIES

All in Twin Aire.



# Focus on Industrial & Construction Skilled Trades

- Industrial, skilled trades: Welders, mechanics, machinists, tool and die makers, programmers.
  - Construction skilled trades: Carpenters, bricklayers, insulators, electricians, plumbers, utility line workers, gas fitters.
- 





# Skilled Trades Center Programs

Aligning assets. Addressing gaps. Creating inclusive opportunity.



Meet industry talent needs.

Micro-credentialing, apprenticeship,  
certification-based job training.



Prompt hands-on learning  
and innovation.

Community and employer access to tools  
and equipment for training, prototyping



Engage community.

Shared, flexible spaces that can  
be activated by neighbors



Diversify and strengthen  
supply chains.

Industry partners ready to hire trained  
workers and support XBE firms



Support entrepreneurs and  
business growth.

Mentoring, coaching, capital,  
technical assistance

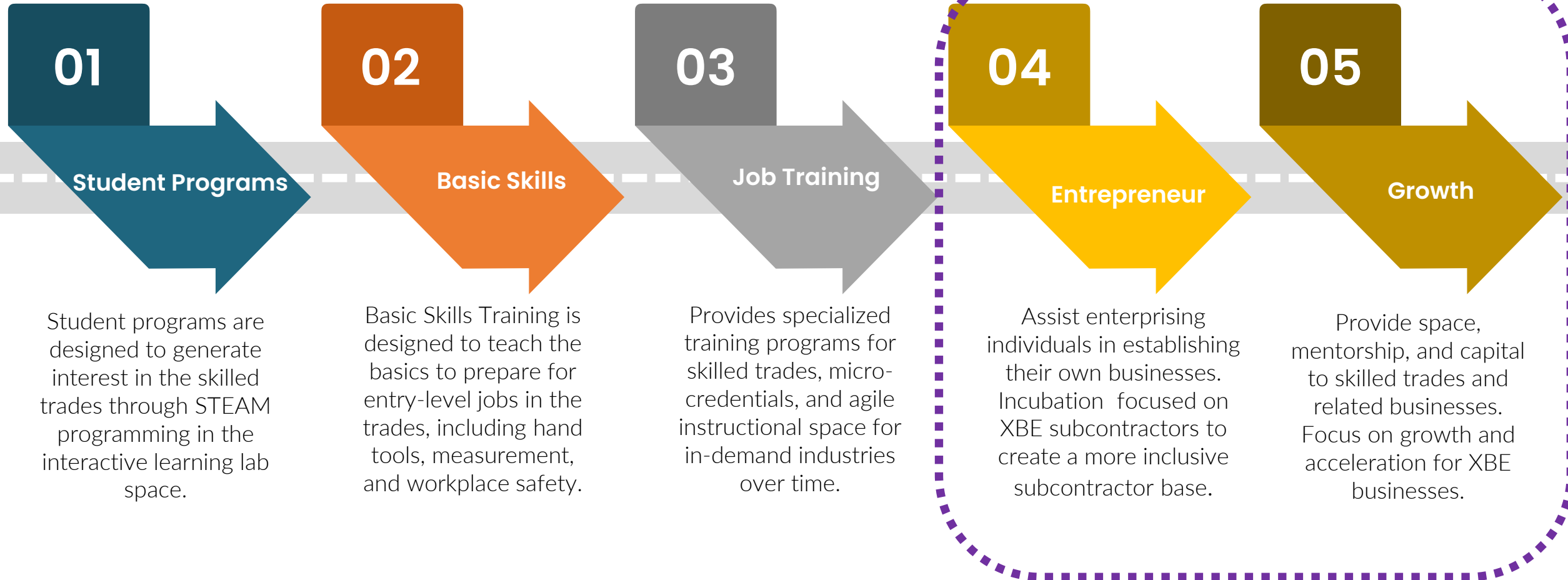


Improve neighbors' well-being.

Access point for services to support  
health, transportation, financial  
wellness, and more

# Engagement Onramp

The Twin Aire Skilled Trades Center is designed to meet users where they are. Engagement can begin at any point on the path to meet the goals of all users.



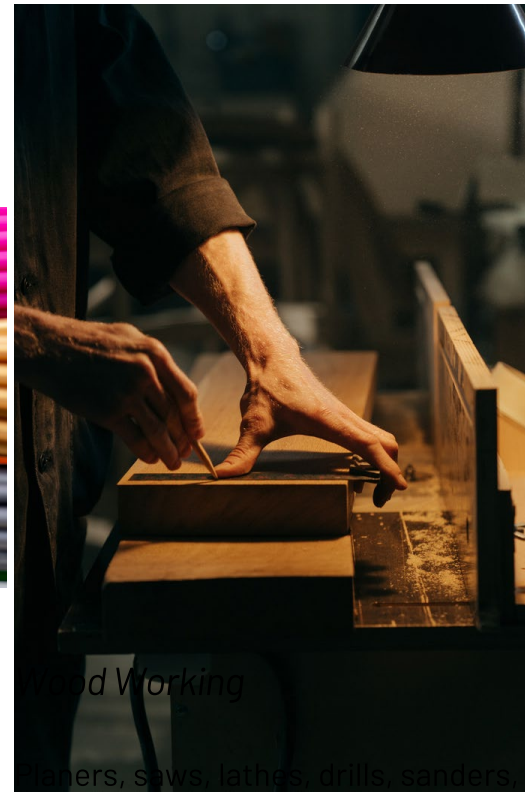
# Skills Trades Training Lab

High-tech advanced manufacturing equipment available to the community through affordable memberships and classes to enable residents to design, prototype, and produce hard-tech innovations.



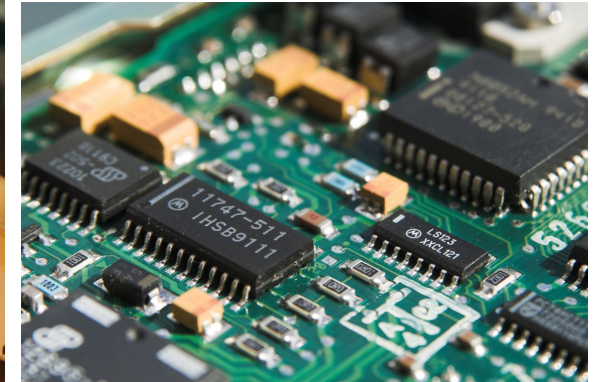
*Rapid Prototyping*

3D printers (SLA, FDM, SLS) and laser cutters



*Wood Working*

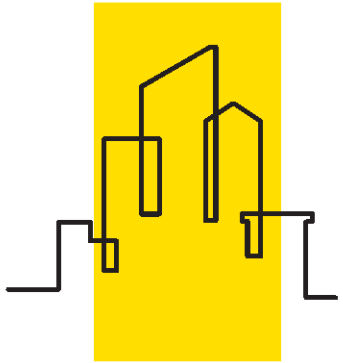
Planers, saws, lathes, drills, sanders, and more.



*Electronics*

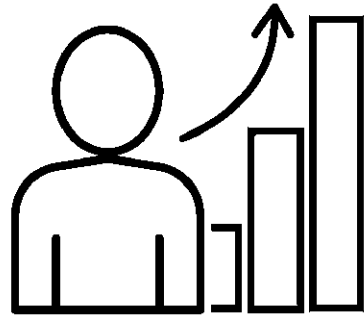
Soldering stations, oscilloscopes, multimeters, and more.

# Impact for All



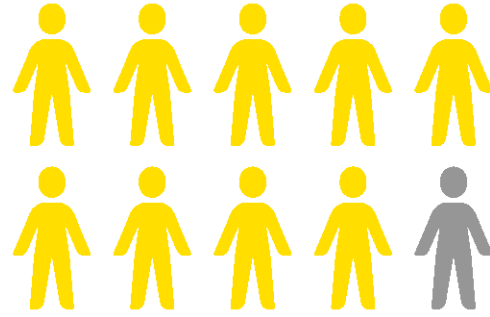
10

XBE firms supported by industry partnerships



100

XBE emerging and scaling business supported through mentorship, capital pathways, technical assistance



600

K-12 youth visiting the center annually to learn about skilled trades career pathways



240

residents participating in job training programs; 35% hired by industry partners after program completion

# LOCATION



# BUDGET

## DEVELOPMENT

### Sources (Not yet confirmed)

Debt \$669,746

CDBG (LIFT Indy). \$500,000

NMTC \$1,453,238

EDA \$1,912,204

In-Kind Equipment Donation \$1,000,000

*Total \$5,535,188*

### Uses

Acquisition \$800,000

Construction \$2,485,188

Soft Costs \$1,000,000

Equipment \$1,000,000

Working Capital \$250,000

*Total. \$5,535,188*

# BUDGET

## OPERATING

### Expenses

Debt Service \$117,473

Staff & Overhead \$351,750

Building Overhead \$653,755

Other \$40,900

*Total \$563,878*

### Revenue

Membership & Leases \$258,000

Program & Facility Revenue \$38,400

Philanthropic/Funds Raised \$300,000

*Total. \$596,400*

*\* At year 2, stabilized operations*



Understand feasibility.  
Full Market Study  
Sample Lease and Operator RFP  
Operations Plan  
CEDS Alignment

**STEP 1**

Engage partners.  
Establish Advisory Committee

**STEP 2**

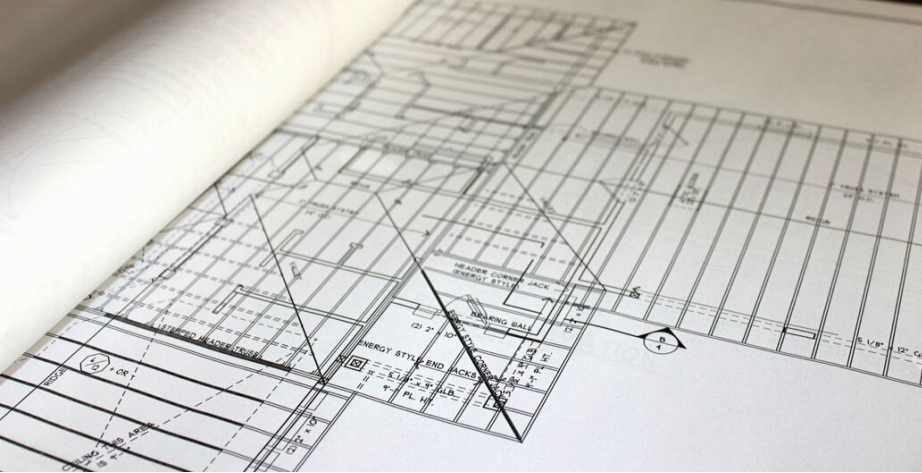
Assess capital  
campaign.

**STEP 3**

Select operator.

**STEP 4**





# Building Together

Partnerships with best-in-class private, non-profit, and government organizations:

- Southeast Community Services
- City of Indianapolis
- Latinas Welding Guild
- LISC
- Shiel Sexton
- Indy Chamber
- Blue River Careers
- And... more to come!



# Discussion



# LAND USE DISCUSSION



# COMMUNITY UPDATES