



Meeting Title: TANC Meeting

Meeting Date/Time: November 18, 2021

Attendees:

In Person: Emily Djabi, Ike McCoy, Aryn Shounce, Vanessa Edwards, Flinora Frazier, Steve Mandrell, Dani Smith, Stephen Bailey

Via Zoom: Kelli Mirgeaux, Rhonda Harper, Bradley Keen, Kate Voss, 3 unknown phone numbers, Alphons Van Adrichem, Rudy Osenbaugh, Logan Lane, Alicia Cardoza Regalado, Andrea Drygas, Pastor David Bacon

FB Live: 60 Views as of 11/23/2021

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.
DMD, Ike McCoy and Aryn Shounce: Shopping Center and Former Drive-In Redevelopment Update	Ike McCoy and Aryn Shounce shared in detail the plans for the RFI (see attached slide deck and updated handouts, all attached) as well as the expectations for the RFI and RFP review committees for the Drive-In and Plaza sites.	Ike McCoy Contact Info: Ike.McCoy@Indy.Gov
SEND Housing Strategic Plan, Dani Smith with Smith Solutions	Dani Smith presented on SEND's new housing strategic plan strategies throughout SEND's catchment area.	
Land Use	Kelli/Emily provided an overview of what land use discussions could look like in the TANC meetings and encourage neighbors to bring concerns to future TANC meetings for discussion. Upcoming alcohol permit hearings for the former Bar 52 location were also discussed.	
Community Announcements	Alicia Cardoza Regalado announced that INIP infrastructure grant is live. Grant is due end of January 2022. There is a match requirement for this grant.	





ROW strategic plan updates are ongoing – please fill out the survey or send a video with your thoughts.

Final TANC meeting of the year will take place on December 16th, and there will be no January meeting.





TWIN AIRE NEIGHBORHOOD COALITION MEETING

November 18, 2021



Meeting Agenda:

- Welcome
- Indianapolis DMD, Twin Aire Plaza and Drive-In RFI Updates, Ike McCoy
- Dani Miller, Smith Solutions, SEND Housing Strategic Plan
- Land use Discussion
- Community Updates



INDIANAPOLIS DMD

Ike McCoy

Request for Information (RFI) Introduction – Twin Aire Plaza & Drive-In Site

November 18, 2021

Ike McCoy – Principal Program Manager for Real Estate and Land, Department
of Metropolitan Development, City of Indianapolis

Aryn Schounce – Chief Policy Officer, Department of Metropolitan Development



RFI Overview



CITY OF INDIANAPOLIS

TWIN AIRE REDEVELOPMENT

KEY TOOLS

DEPARTMENT OF METROPOLITAN DEVELOPMENT

- Brownfield Program
- Com. Dev. Block Grant (CDBG)
- HOME Program
- Land Bank
- New Markets Tax Credit
- Tax abatement
- Tax increment finance (TIF)
- Technical assistance for zoning, code enforcement, and land use
- Training grants

DEPARTMENT OF PUBLIC WORKS

- Public infrastructure
- Technical assistance

DEVELOP INDY

- Inclusive incentives
- Ombudsman
- State incentives (coordination)
- Real Estate Site Selection
- Customized options

EMPLOYINDY

- Talent engagement
- Work-based learning
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PROCUREMENT AND CONTRACTING

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Example RFI

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City and Community Plans*

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Twin Aire Strategic Plan

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Next Steps and Questions?

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- Ike McCoy will be in touch with information packet and dates for first stakeholder committee meeting.
- Aiming for first meeting - Quarter 1, 2022.
- Questions?



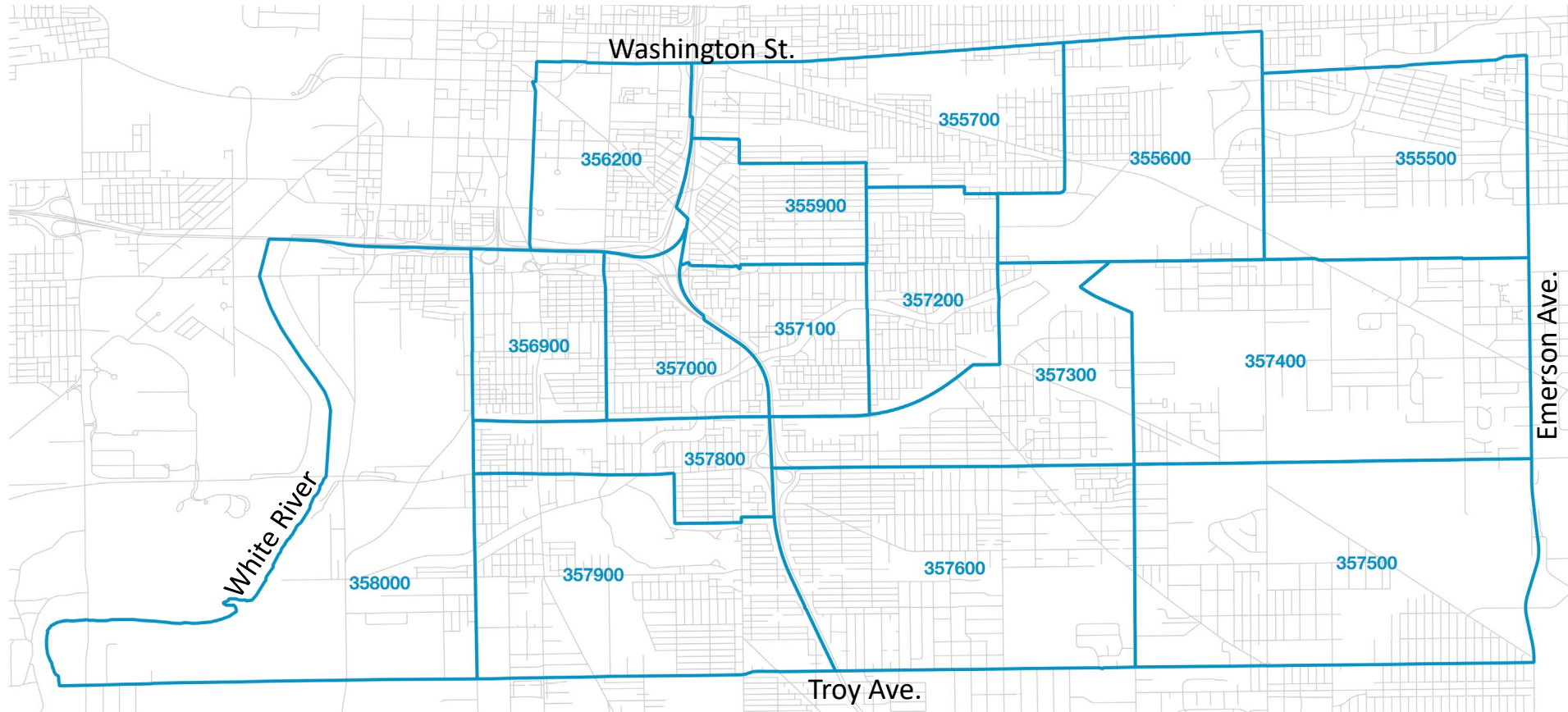
SEND HOUSING STRATEGIC PLAN

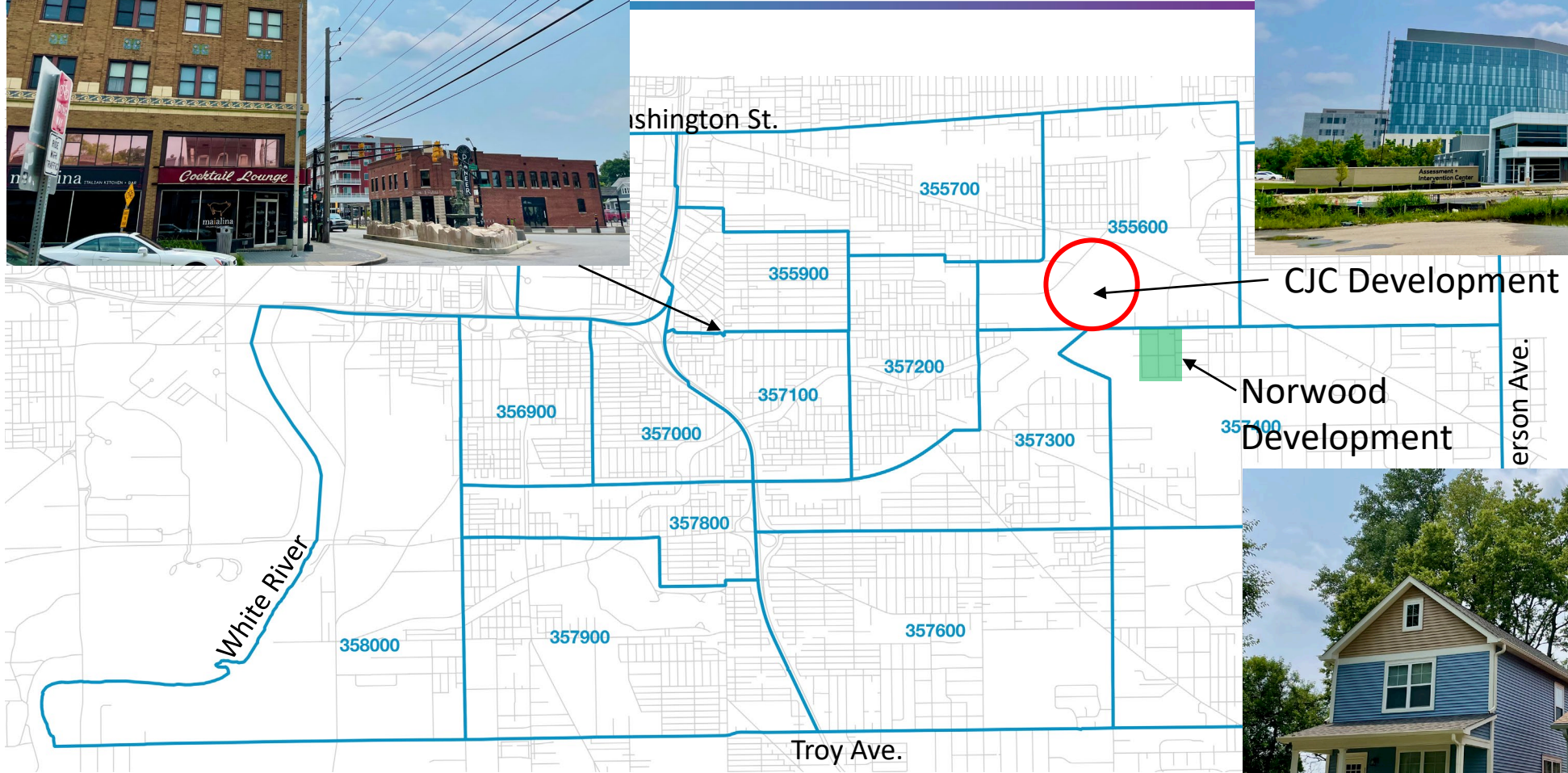
Dani Smith, Smith Solutions

2021 Southeast Neighborhoods

Housing Strategic Plan

Study Area

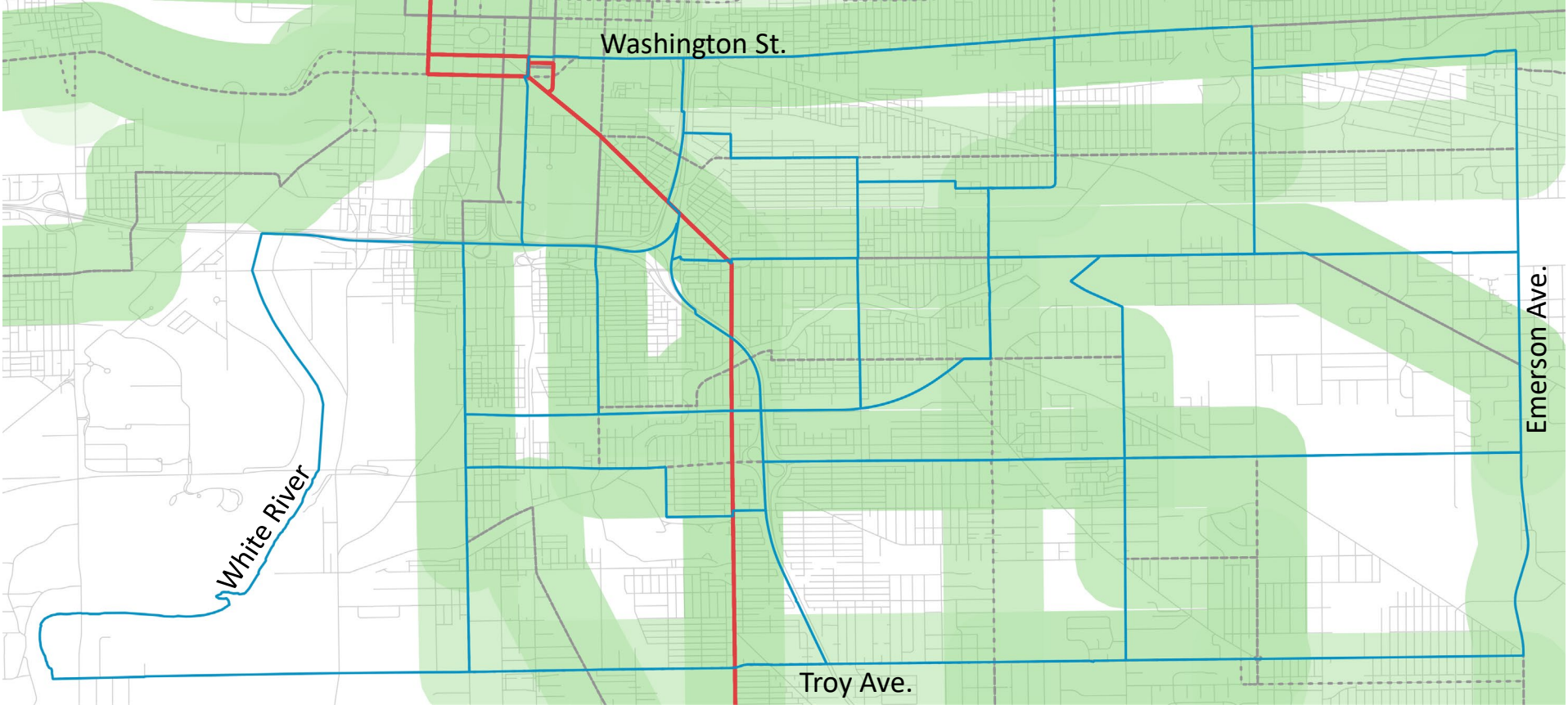





Challenge: Identify Focus Areas

- Determine evaluation criteria
 - Transportation infrastructure in place
 - Access to amenities (parks, schools, trails, bike paths)
 - Current land use
 - Current real estate pricing
 - Growth in market
 - Qualified census tract
 - Assign weight/priorities
- Compute scores to select areas of opportunity

Transportation

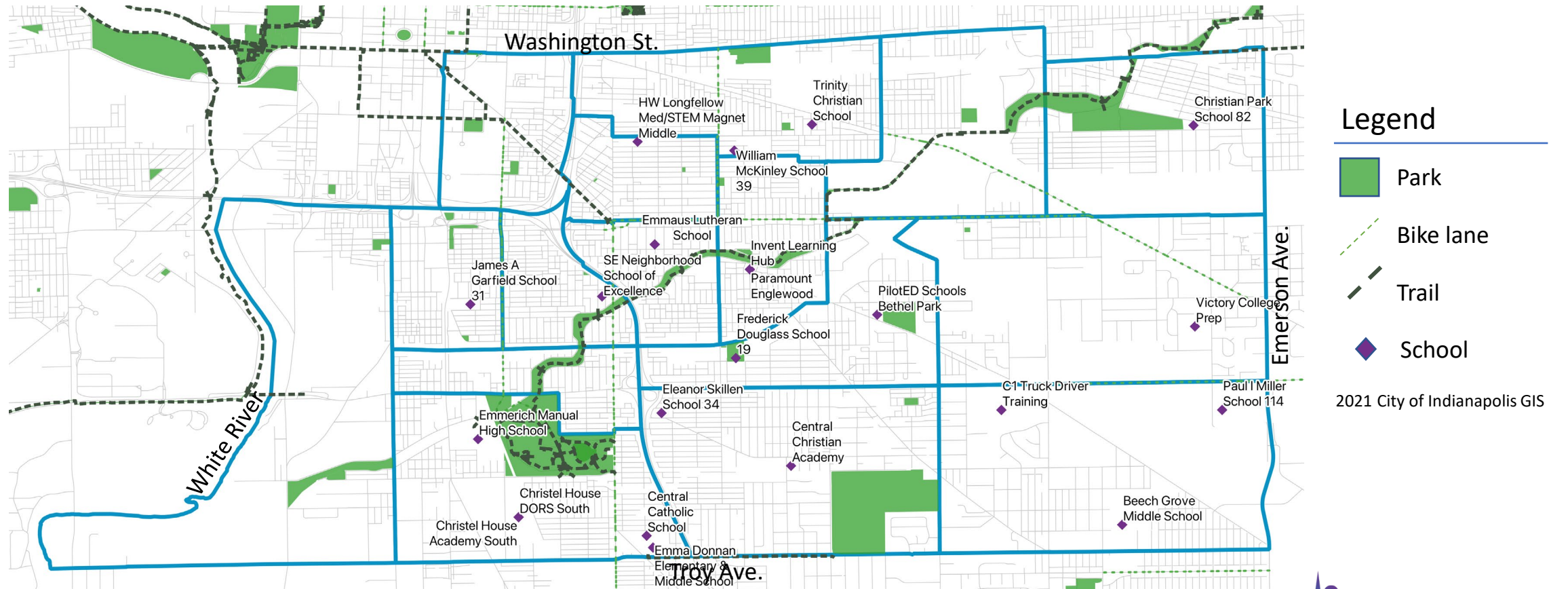


Legend





 10-min walkshed around bus stops

2021 City of Indianapolis GIS

Amenities

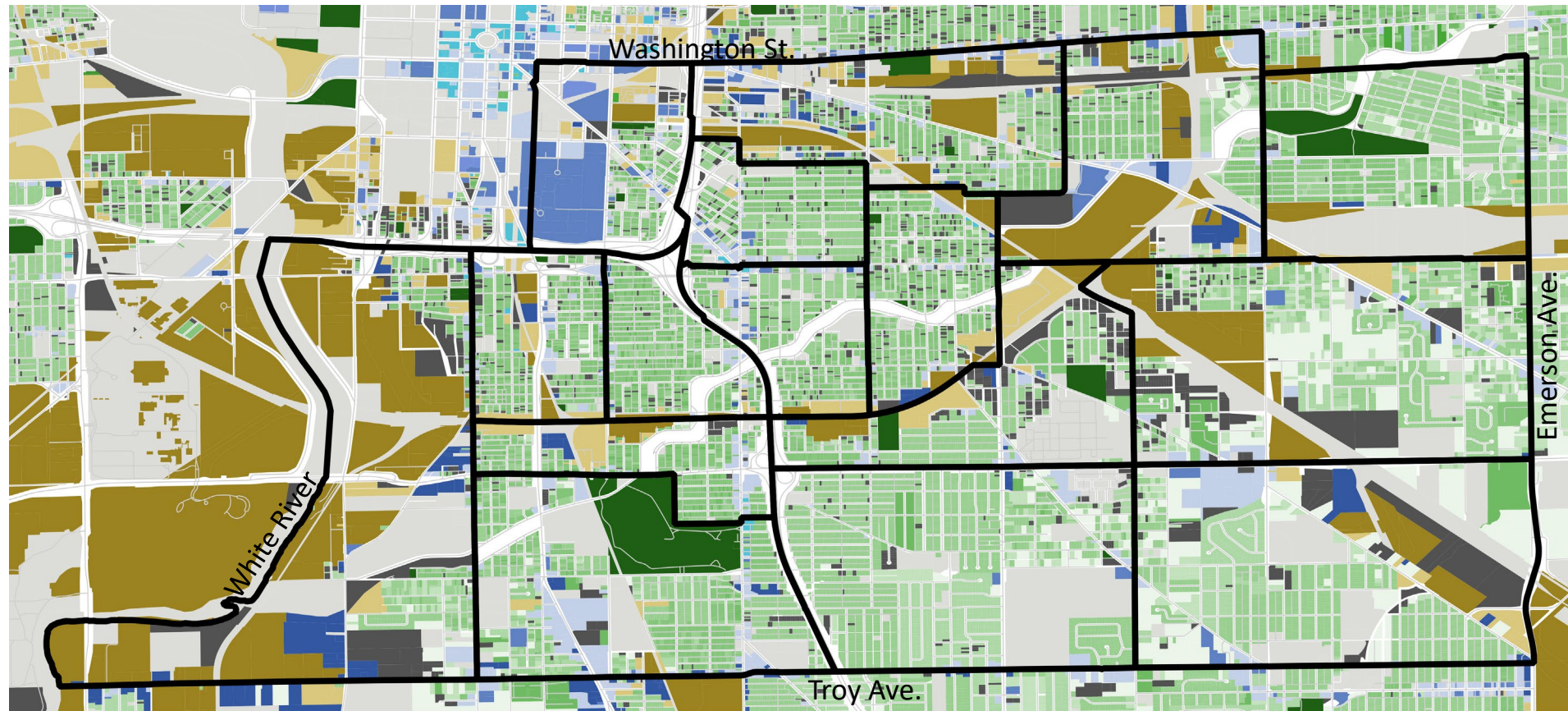


Legend






-  Park
-  Bike lane
-  Trail
-  School

2021 City of Indianapolis GIS

Land Use

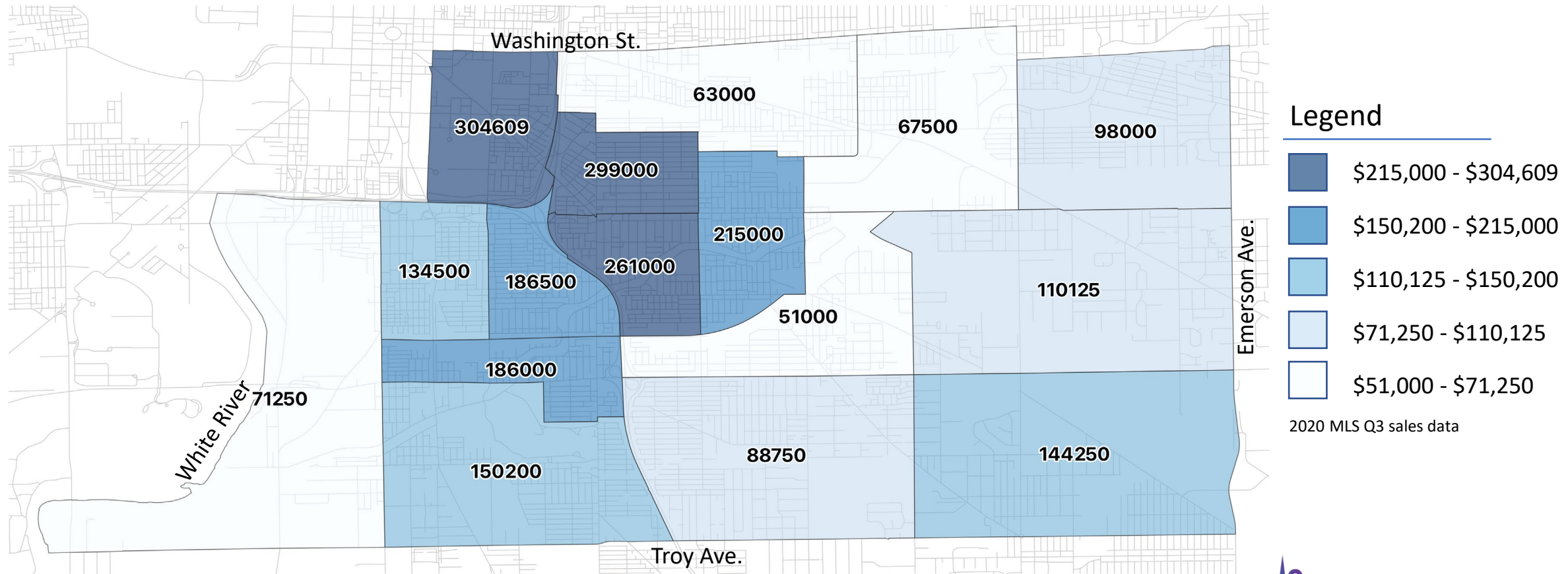


Legend

-  Residential
-  Commercial
-  Industrial
-  Park
-  Other

2021 City of Indianapolis GIS

Property Values



Legend

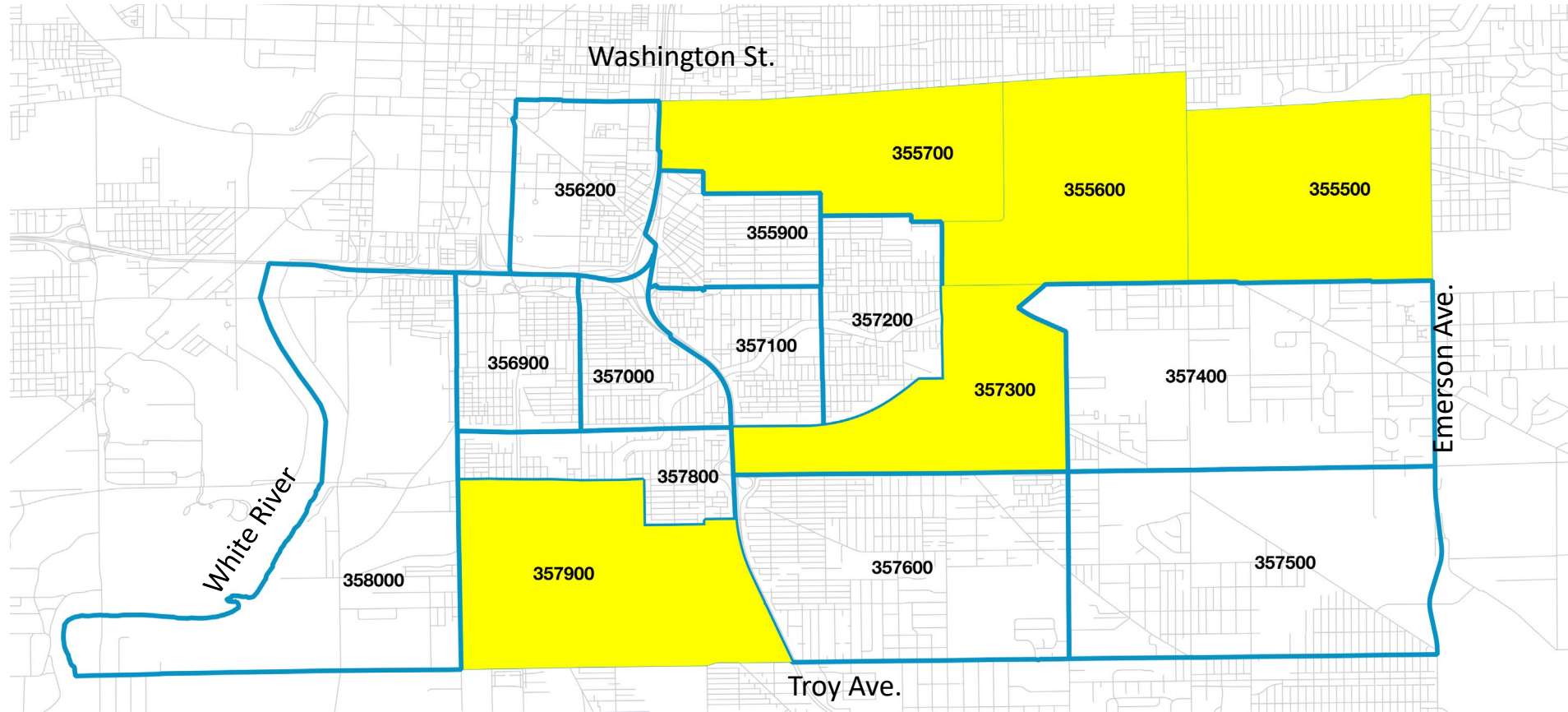
- \$215,000 - \$304,609
- \$150,200 - \$215,000
- \$110,125 - \$150,200
- \$71,250 - \$110,125
- \$51,000 - \$71,250

2020 MLS Q3 sales data

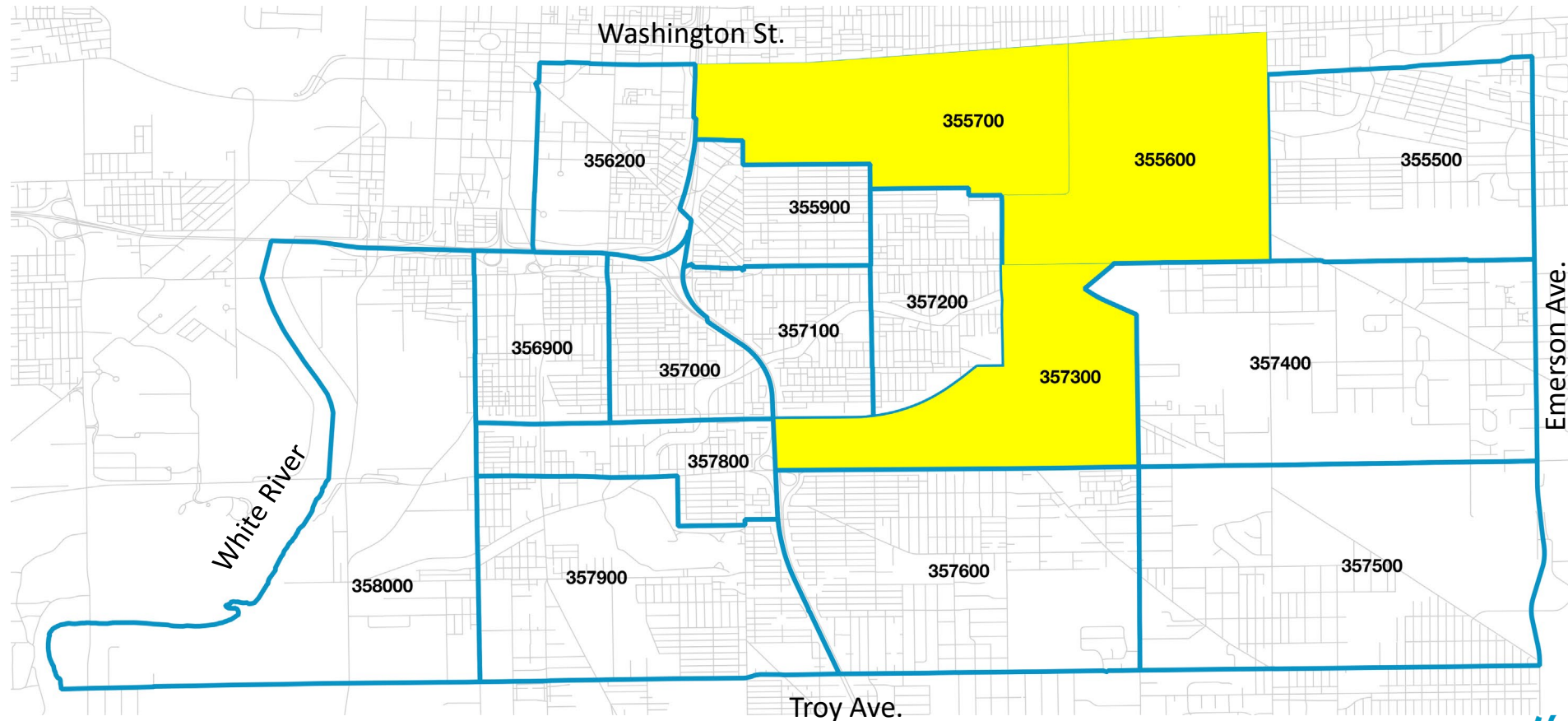
Weighted Scoring

TRACT	Transport. (1.5)	Amenities	Land Use (1.5)	Prop. Values (2)	Score
358000	1	1	1	3	10
355500	2.5	3	2	2	13.75
355600	2.5	2	1	3	13.25
355700	3	2	1	3	14
355900	3	2	3	1	13
356200	3	2	3	1	13
356900	2.5	2	2	2	12.75
357000	2.5	2	3	1	12.25
357100	3	2	3	1	13
357200	3	2	2	1	11.5
357300	3	2	2	3	15.5
357400	1.5	2	1	2	9.75
357500	2	1	2	2	11
357600	1.5	2	3	2	12.75
357800	1.5	2	2	1	9.25
357900	2.5	3	3	2	15.5

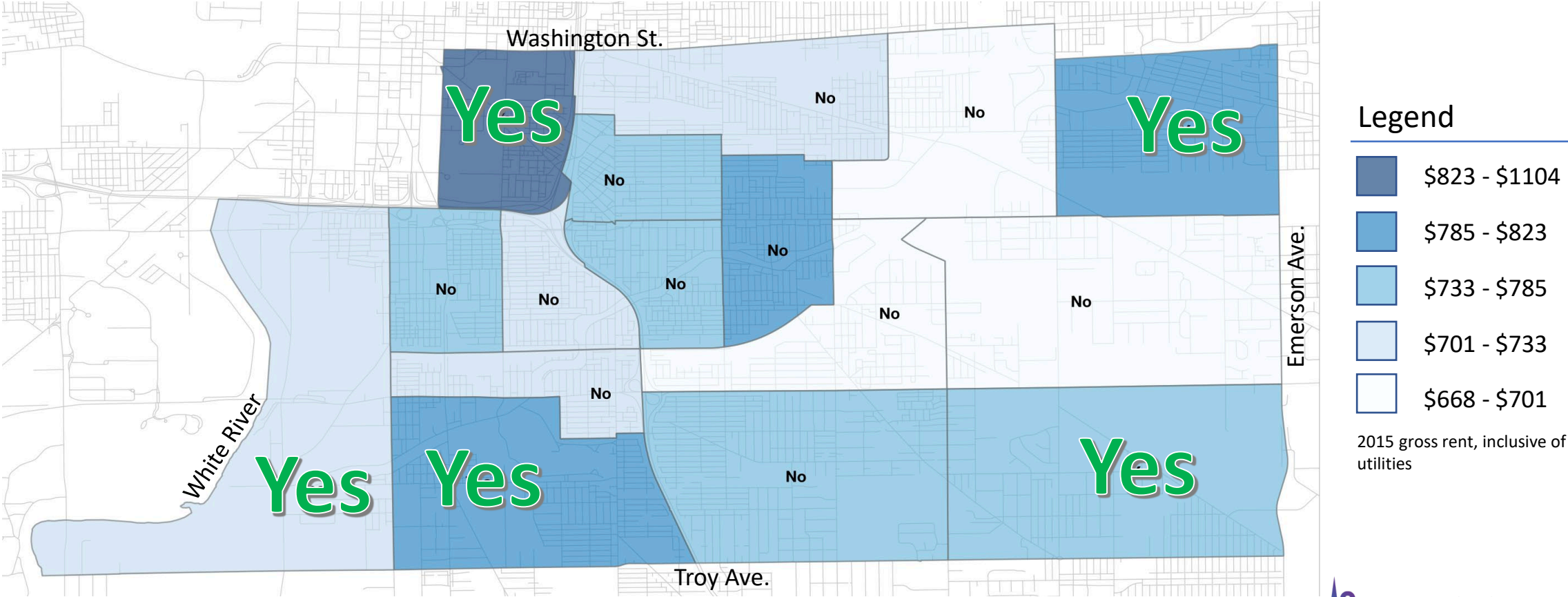
Highest Scoring



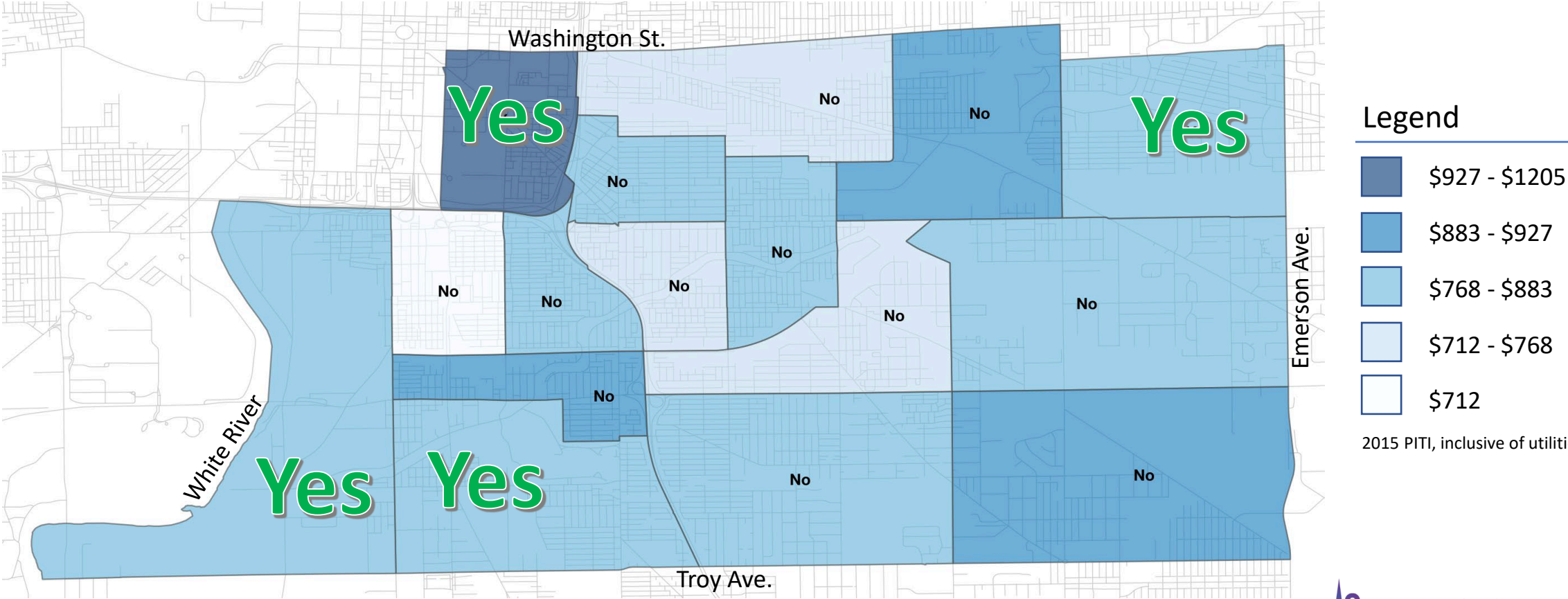
Match Score to Need



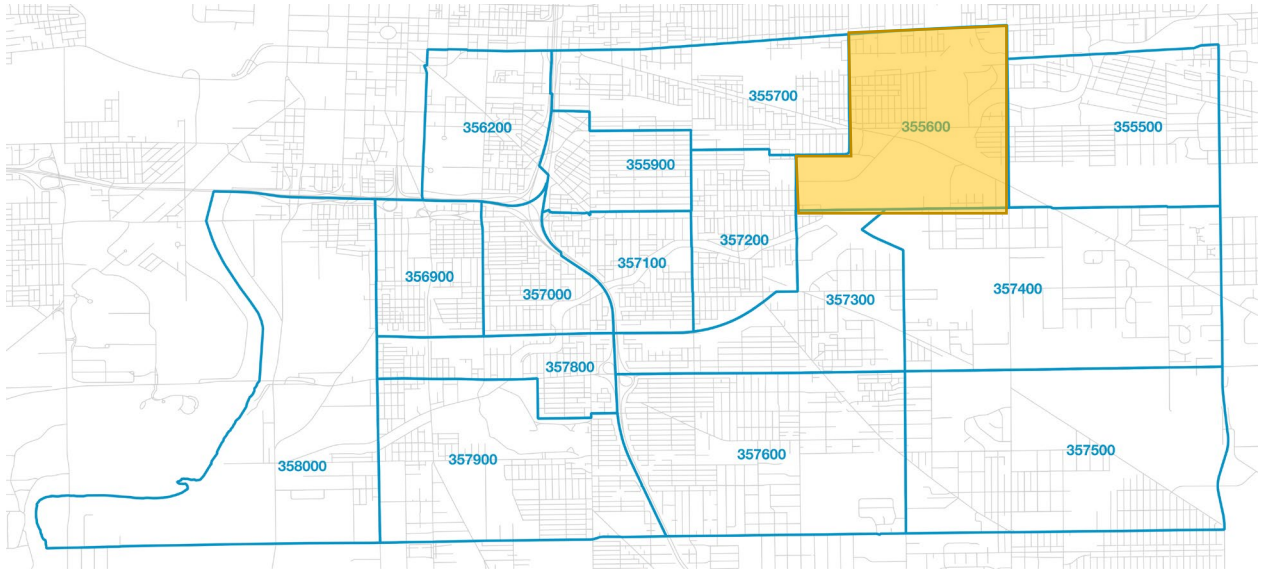
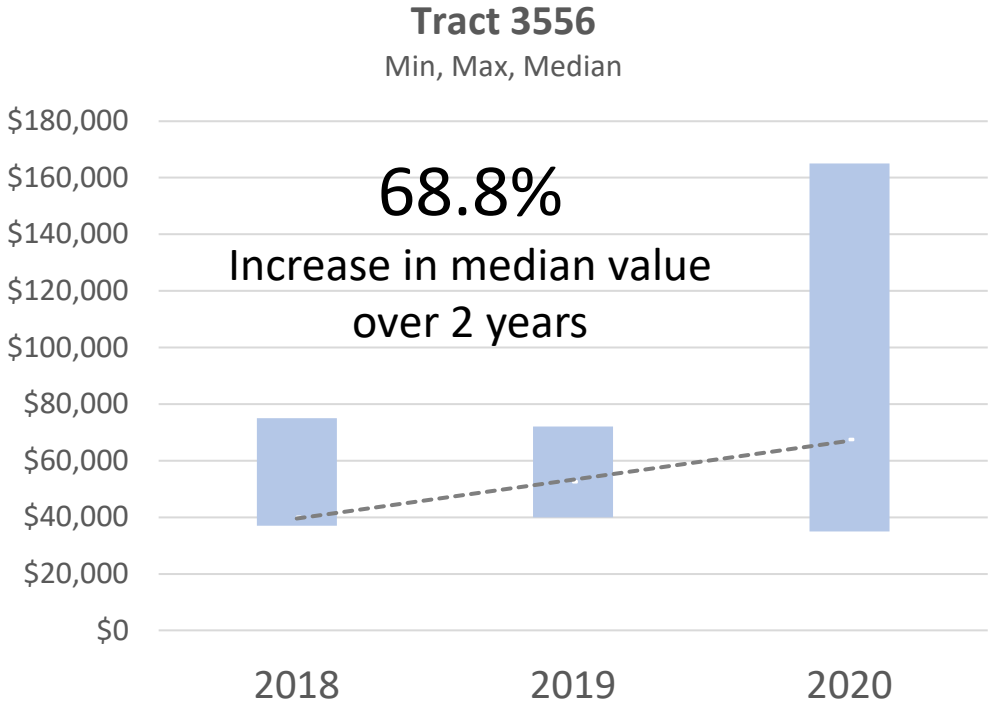
Median Renter Affordability



Median Homeowner Affordability

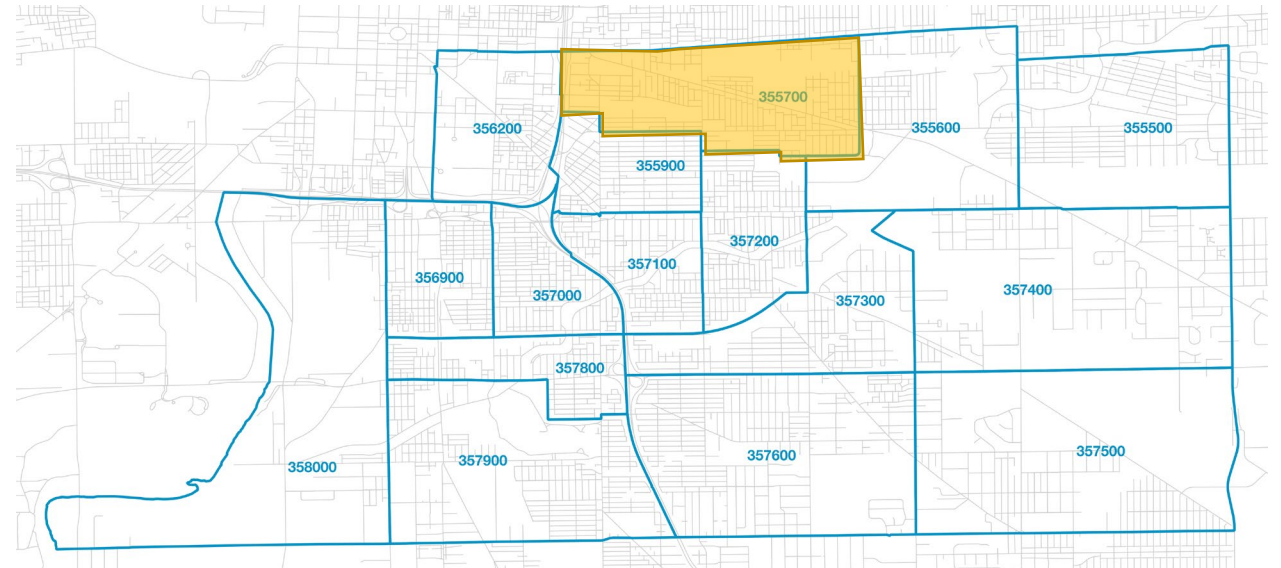
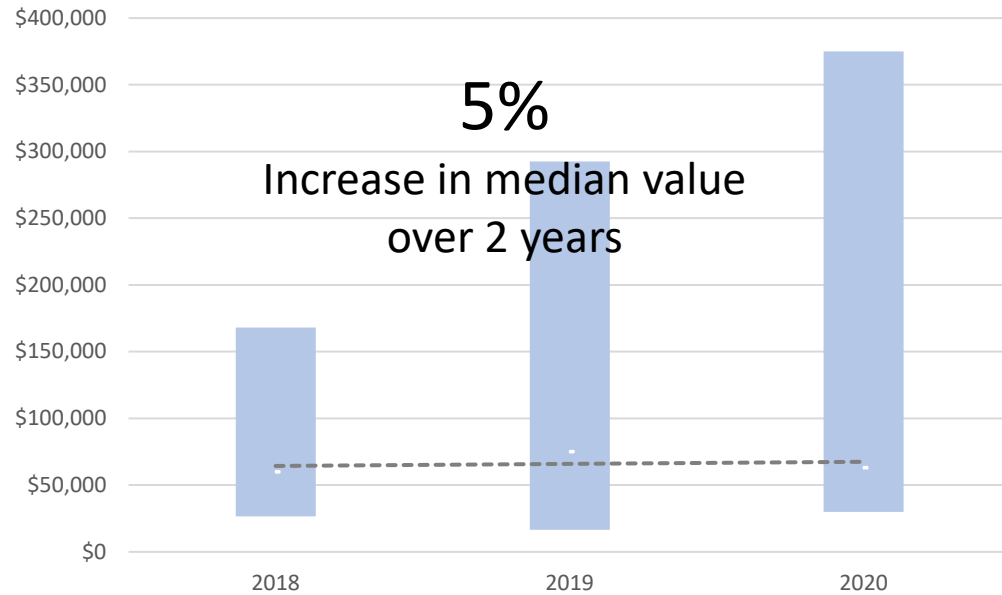


Review

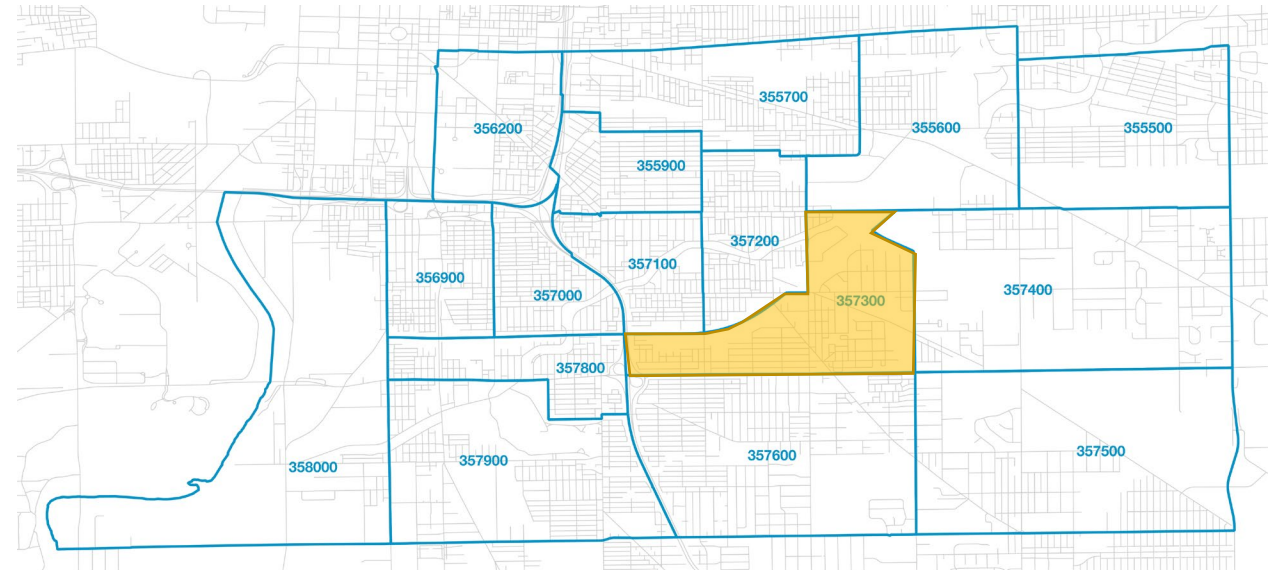
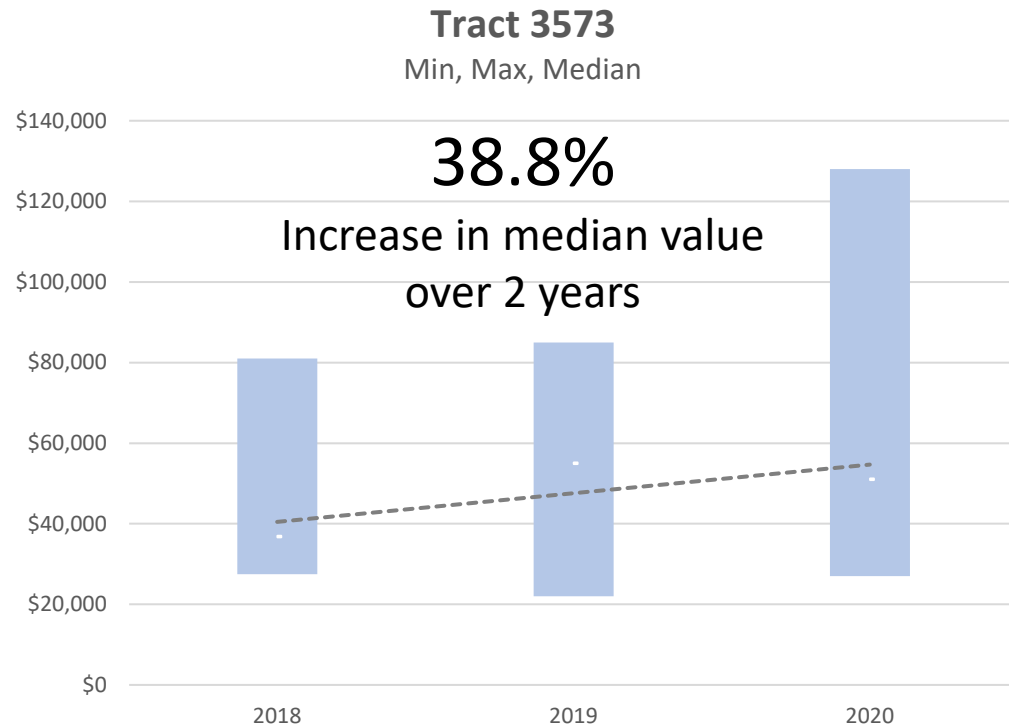


Review

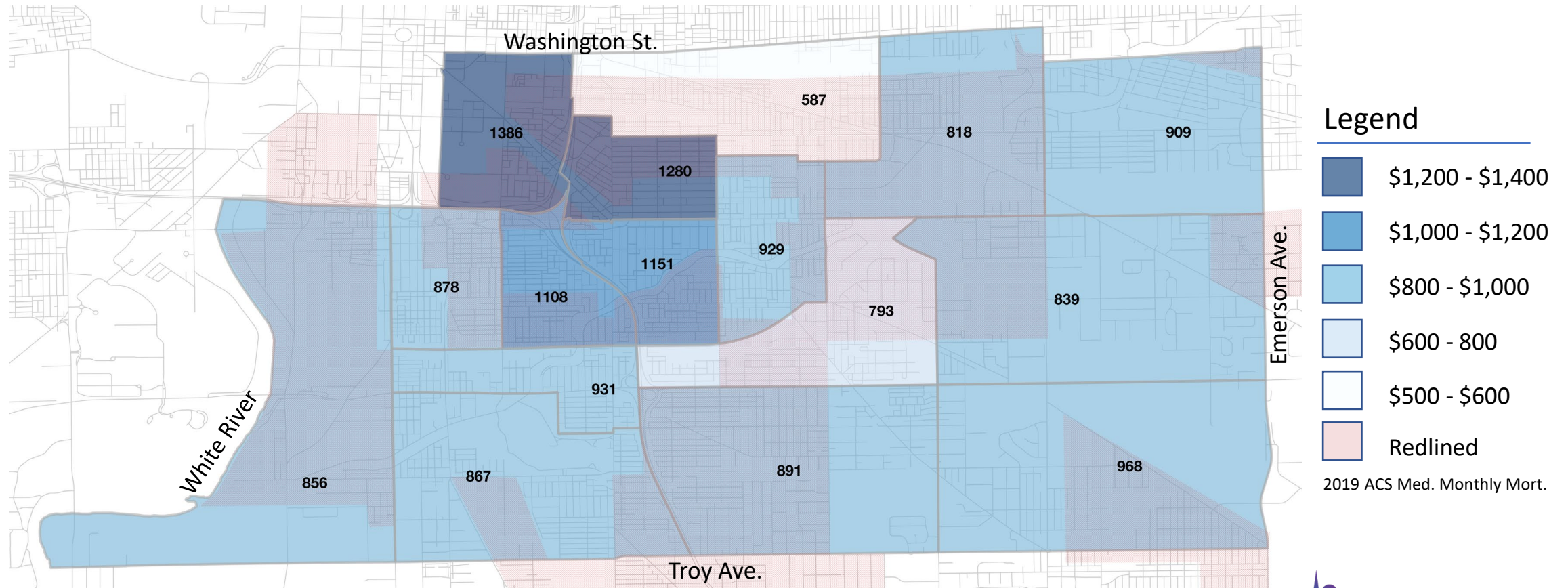
Tract 3557
Min, Max, Median



Review



Historic Disinvestment



Legend

- \$1,200 - \$1,400
- \$1,000 - \$1,200
- \$800 - \$1,000
- \$600 - 800
- \$500 - \$600
- Redlined

2019 ACS Med. Monthly Mort.

Review

- Benefits from Twin Aire investment to-date and can counter market forces where prices are rising quickly.
- Demonstrates investment in historically disinvested areas.
- Focuses on affordability where median incomes do not support the median cost of housing.
- These focus tracts are for bulk acquisition, making an impact through sustained investment. More affordable acquisition costs make this possible.

Strategy

- Vacant lots acquired for a “for-sale” program, similar to Norwood
 - Proforma developed for HOME and INHP partnerships
 - Acquisition cost is largest variable, establish acquisition fund
 - Consider “unicorns” based on current resources: staff, cash-on-hand, etc.
- Acquisition Rehab
 - Goal of program is to improve unit count outside of City fund limits
 - Purchase low-cost homes with a target rehab budget at or below \$50,000
 - Can be held as rental or sold affordably
 - Work with a contract Construction Manager
- Owner-Occupied Repair
 - Campaign to keep residents in their homes in areas of fast price escalation

Multifamily Strategy

- For large scale, deploy two-part, relationship-based approach
 - Connect to land-owners
 - Connect to partners
- Utilize partner relationships to acquire
 - Does not tie up SEND cash
- Small building acquisition
 - Preservation of affordability with light rehab or HOME/CDBG
 - Secure an option until other funding is secured
 - Add to rental portfolio
- For smaller-scale incorporate “Missing Middle” models based on parcel size and scale of surrounding neighborhood

Multifamily Strategy



Questions?



LAND USE



FUTURE TANC PRESIDENT RECRUITMENT



FINAL ANNOUNCEMENTS/ COMMUNITY UPDATES

Emily@sendcdc.org



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RFI Overview



CITY OF INDIANAPOLIS

TWIN AIRE REDEVELOPMENT

KEY TOOLS

DEPARTMENT OF METROPOLITAN DEVELOPMENT

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DEPARTMENT OF PUBLIC WORKS

Public infrastructure
Technical assistance

DEVELOP INDY

Inclusive incentives
Ombudsman
State incentives (coordination)
Real Estate Site Selection
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CITY OF INDIANAPOLIS

TWIN AIRE REDEVELOPMENT

RELEVANT RESOURCES

PARTNERS

TANC
SEND
SECS
Develop Indy
EmployIndy

ECONOMIC DEVELOPMENT STRATEGY

Inclusive Growth
Inclusive Incentives
Advancing Opportunity

CITY TEAM

SCARLETT MARTIN

Director
Dept. of Metropolitan Development

RUSTY CARR

Deputy Director
Dept. of Metropolitan Development

ARYN SCHOUNCE

Chief Policy Officer
Dept. of Metropolitan Development

IKE MCCOY

Principal Program Manager
Dept. of Metropolitan Development

CITY CONTACT

Ike McCoy
Dept. of Metropolitan Development
Phone: 317-327-7536
Email: Ike.McCoy@indy.gov

PROCESS | TIMELINE | PRIORITIES

PROPOSED PROCESS

Pre-RFI

- The City will work with TANC leadership, SEND, and SECS to validate community priorities and define roles and responsibilities in the RFI and RFP process.

RFI

- The City will issue a Request for Information in partnership with the community to obtain proposals that will inform the approach for redevelopment of the Twin Aire Drive In site.

RFP

- The City will issue a Request for Proposal or multiple Requests for Proposals for redevelopment of the Twin Aire Drive in Site.

TIMELINE

Pre-RFI

- Confirm community priorities for RFI - November 2021
- Form RFI committee - November - December 2021

RFI

- Draft RFI - Q1 2022
- Issue RFI - Late Q1 / early Q2 2022
- RFI committee review - Q2 2022
 - Discuss responses
 - Determine next steps

RFP

- Draft RFP(s) - Q3 2022
- Issue first RFP(s) - Late Q3 / early Q4 2022

COMMUNITY PRIORITIES (DRAFT UNTIL VALIDATED)

- Community gathering space
- Workforce training
- Public art
- Public greenspace
- Multi-modal, pedestrian friendly infrastructure
- Affordable housing
- High-quality design
- Enhanced retail amenities
- Workforce recruitment from neighborhood for construction
 - Additional consideration given to developers with committed end users who will also hire from the neighborhood

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NOTICE OF REQUEST FOR INFORMATION

NOTICE is hereby given by the Office of Finance and Management (OFM), that on **September 13, 2021**, OFM will open and review Request for Information (RFI) of the City County Building.

I. GENERAL INFORMATION

The City of Indianapolis (City) through its Office of Finance and Management (OFM), is seeking an RFI regarding the contents herein. Any submitted request is for informational purposes only. It may be used to formulate a City of Indianapolis formal Bid, Quote or Request for Proposal to be issued at a future date. The City is issuing this RFI to discover the capabilities of the community to respond to an additional invitation or formal Purchase/Project Agreement.

The City reserves the right to reject any or all statements of capabilities, to waive any informality or irregularity in any statements received and to be the sole judge of the merits of the respective statements received.

Firms are strongly encouraged to demonstrate how they will meet the City goals for minority-owned business enterprises (15%), women-owned business enterprises (8%), veteran-owned business enterprises (3%), and disability-owned business enterprises (1%) participation, as defined in the Revised Code and by Executive Order. Additionally, firms are encouraged to show how they will support sustainability efforts to align with Thrive Indianapolis, the City's sustainability and resilience plan.

II. BACKGROUND

Building Information

The City-County Building ("CCB") is located on one city block bordered by Delaware St., Market St., Alabama St. and Washington St. The building, constructed in 1962, is approximately 734,500 sq. ft. with a 27-story high rise tower, a five story West Wing and a six story East Wing. The CCB has traditionally been occupied by city-county services, courts and police functions. Additionally, the building includes a 621-space underground parking garage and a 1.94-acre active, open air plaza.

Market East District

Market East is an emerging district in Downtown Indianapolis that was established April 16, 2014. It is centered around the land that made up the former Market Square Arena, which was a major Indianapolis sports and entertainment venue and home of the Indiana Pacers, until the team moved to what is now called Banker's Life Fieldhouse.

The district's boundaries are Delaware Street (West), New York Street (North), East Street (East) and the train tracks (South). Market East has been the focus of many exciting redevelopment projects in recent years, including the completion of the Julia Carson Transit Center, 360 Market Square Tower, Cummins HQ Building, and Artistry Residential Buildings. It features great proximity to important destinations in Downtown Indianapolis with a unique blend of historic attractions and modern living options. Construction of the Pacer's Bicentennial Unity Plaza is underway and will create another open, public space just one block Southwest of the CCB. Additionally, Market East is a hub for walking, cycling, and transit with newly updated infrastructure and access to the Indianapolis Cultural Trail and Red Line Bus Rapid Transit Line. Two proposed Bus Rapid Transit Lines will meet at the Julia Carson Transit Center making Market East the transit hub of the City and a place where one can truly live, work and play without owning an automobile.

The potential redevelopment of the CCB will be transformative for Downtown Indianapolis as a whole and the Market East District. Overall, this project must add to the vibrancy and diversity of Downtown, Indy's fastest growing residential neighborhood.

III. SCOPE

The CCB consists of 27-story high rise tower, a five story West Wing, a six story East Wing, an underground parking garage and Lugar Plaza, an open-air plaza positioned at ground level above the parking garage.

The City intends to retain ownership and management of Lugar Plaza. Well managed public greenspace is critical for the success of urban environments. The City will keep Lugar Plaza an active, public space to benefit all. Appropriate maintenance easements will be granted in the event of any redevelopment.

Firms are encouraged to provide a vision of the building as a whole or propose a creative use for a wing or the tower individually.

IV. STATEMENT OF NEED

OFM is formally requesting information for the adaptive reuse of the CCB as housing or mixed-use development. The purpose of this RFI is to increase OFM's awareness and understanding of market demands, design potential, land use opportunity and community support. Responses may be for the building as a whole or any combination of the tower, east wing and/or west wing.

V. INFORMATION REQUESTED

Respondents must answer the following questions and may add additional information or comments not covered in this list. This list is not considered to be exhaustive.

- Why is your firm interested in redeveloping the CCB?
- What is your overall vision for this site and building?
- What type(s) of development can the market support in this area?
- What use(s) can this building support?
- What challenges does the adaptive reuse of this building present?
 - Does the adaptive reuse of this building as housing present different challenges than identified above?
- What opportunities does the adaptive reuse of this building present?
- What is the biggest hurdle for redevelopment of this building?
- Provide examples of other adaptive reuse projects done by your firm.
- What were some of the successes or challenges of these adaptive reuse projects?
- What measures, such as energy efficiency, resource conservation and renewable energy, would your plan implement to make this building environmentally sustainable for future generations?
- How would your firm preserve the historical significance of the building?
- How would your firm balance the need for downtown economic development with the need to preserve affordability?
- What amenities or programming could the City Market offer to facilitate the success of your proposal?
- How would your proposal positively impact the City Market?
- What amenities or programming could Lugar Plaza offer to facilitate the success of your proposal?
- How would your proposal positively impact Lugar Plaza?

- Given the information provided, what do you roughly estimate the cost of upgrading the building to your proposed use to be?
- What specific experience does your firm have with federal, state, and/or local incentives in development?
- Please include any incentives you expect to request to complete your envisioned redevelopment of the CCB. Note, this is an RFI and no incentives are promised at this time. A formal RFP may follow with detailed incentive plans.
- Please indicate the lease or ownership structure your firm would request in order to execute your vision.

Additionally, please provide the following as part of your response:

1. Basic Information
 - a. Legal name of entity
 - b. Name of entity if doing business under other company name
 - c. Headquarters address
 - d. Other office locations
 - e. Contact name, email address and phone number
 - f. Website address
 - g. Number of years in business
 - h. Number of employees (total, by location, and by role)
 - i. Relevant firm experience
 - j. Utilization of or status as MBE/WBE/DOBE
2. Client References – The Respondent should include a list of at least three (3) clients for whom the Respondent has provided services that are the same or equivalent to those services requested in this RFI. Listed organizations may be contacted to determine the quality of work performed and service received.
 - a. Name of the organization
 - b. Dates of service
 - c. List of services performed
 - d. Contact name, email address and phone number

VI. EXHIBITS

Exhibits for the RFI are available for download at <https://www.indy.gov/workflow/find-bid-opportunities>:

- Exhibit #1: Site Map
- Exhibit #2: Property and Legal Description
- Exhibit #3: Architectural, Structural, Heating, Plumbing and Electrical Drawings of Tower, East Wing, West Wing, and Parking Garage
- Exhibit #4: Architectural Drawings of Lugar Plaza
- Exhibit #5: Conceptual Renderings of Market Street Renovations
- Exhibit #6: Market East, Future Strategies for Urban Design and Development
- Exhibit #7: Environmental Systems Design, Inc., “City/County Building – MEP/FP Phase-1 Master Planning Report”
- Exhibit #8: American Structurepoint, Inc., “Property Condition Report”

VII. TIME FOR RESPONSE & QUESTIONS

RFI packet may be viewed and downloaded at <https://www.indy.gov/workflow/find-bid-opportunities> beginning September 13, 2021.

Please direct questions about this RFI to Sonya Seeder, Real Estate Administrator, at sonya.seeder@indy.gov. Questions must be submitted by **9:00 AM EST on October 13, 2021**.

RFI submittals must be emailed in PDF format to sonya.seeder@indy.gov. All submissions to this RFI must be emailed by **5:00 PM EST on October 25, 2021**.

VIII. FACILITY TOURS

Building Authority will provide tours of the CCB to respondents on the following dates and times:
September 21, 2021 at 9:00AM
September 30, 2021 at 1:00PM

Please RSVP for tours 24 hours in advance to Hannah Chlumsky at hannah.chlumsky@indy.gov or 317-327-4320. Tours will be general and will include both wings, tower, parking garage and mechanical. If applicable, please specify any additional areas of interest when you RSVP.

IX. PRIVILEGE CLAUSE; RIGHT TO ALTER

Notwithstanding any other provision in this RFI, the City may, in its sole discretion, elect not to proceed with an RFP or with any transaction contemplated by this RFI. The City is under no obligation to respondents to this RFI.

The City further reserves the right to selectively identify on the basis of demonstrated products, qualifications, some, but perhaps not all, respondents to this RFI for participation in the presentation stage of this RFI process, and/or for further participation in any RFP and/or bid processes that may be issued.

The City reserves the right to alter any of the conditions and criteria outlined in this RFI, including the deadline for submissions, by posting addenda on the City's website at <https://www.indy.gov/workflow/find-bid-opportunities>

X. NO CONTRACT; COSTS AND EXPENSES; ADDITIONAL INFORMATION

This is an inquiry only. By responding to this RFI with a written submission or otherwise participating in the process as outlined by this RFI, each submitting party expressly agrees that no contract of any kind is formed under, or arises from this RFI and that no legal obligations as between any one or more proponents and the City will arise.

Each respondent is solely responsible for its own costs and expenses in preparing and submitting a response to this RFI and participating in the RFI process, including any provision of any additional information or attendance at meetings or interviews.

The City shall have no monetary obligation to any respondent to this RFI. The City will make information available to respondents via its website at <https://www.indy.gov/workflow/find-bid-opportunities> and will not respond to requests for additional information or make copies of documents as part of this solicitation process.

XI. OWNERSHIP OF SUBMISSIONS & PUBLIC RECORDS ACT

The City will be entitled to retain all submissions received in response to this RFI without pay or compensation. Submitting parties are advised that the City is subject to the Indiana Access to Public Records Act, and that any documents or other records provided to the City may, by law, be subject to disclosure.

Any material respondent considers confidential should be marked as such. However, the final determination on the confidentiality of the material shall be determined by the City under the Indiana Public Access Laws.

EXAMPLE