



Meeting Title: TANC Meeting

Meeting Date/Time: October 21, 2021

Attendees:

In Person: Emily Djabi, David McMath, Alicia Cardoza Regalado, Pastor David Bacon, David and Kelsey Bishop, Filinora M. Frazier, Cindy Maxwell, Lisa Laflin, Vanessa Edwards, Jess Ray, Jeff Sparks, Pastor Eric Kearsy

Via Zoom: Kelli Mirgeaux, Cheri Mayor, Rhonda Harper, Jude Odell, Bradley Keen, Peggy Frame, Kate Voss, Jennelle Bunton, Julianne Miller, Ike McCoy, Edgar and Jennifer Guadarrama, Taylor Firestine, Unknown number 317-294-4891, Alphons Van Adrichem, Kim Reeves, Gretchen Harfst,

FB Live: 46 Views as of 10/22/2021

Agenda Topic:	Notes:	Action Items (What, who, timeline, etc.):
Welcome		Still need a new president for TANC! Reach out to <a href="#">Emily Djabi</a> if you are interested.
DPW Updates	<p>Closure and construction have begun. They have created detours for vehicles, bicycles, and pedestrians. Graphic depicts the standard/recommended detour.</p> <p>Part in pink on map is the permanent closure. (see slides for map)</p> <p>Q/A:            Q: Are they still making a road to connect English to Southeastern to feed into the roundabout?            A: They will connect via Southeastern            Q: What is the status of the Pleasant Run Construction            A: Much of that is utility work so DPW can't speak to that, but it looks like for now Pleasant Run Pkwy will be open for one lane each way.            Q: Expected open date?            A: Weather dependent, but April/May of 2022</p>	<p>Questions?            Contact Jenelle Bunton, Indy DPW at <a href="mailto:jenelle.bunton@indy.gov">jenelle.bunton@indy.gov</a> or 317-327-2311</p> <p>If Jenelle can track down the plans shared at prior meetings in 2020, she will share with Emily at SEND to include in these minutes.</p>



	<p>Q: Building on the corner in that area – will they be torn down?  A: Will there be any other demolition?  Q: Not at this time.  Q: Will semis be able to get through the Southeastern/Pleasant Run Pkwy  A: The engineers would have planned for any types of traffic that have traveled through that area before.  Q: Will they be putting a barrier to block English to the Roundabout? Will local access to side streets be maintained? Will there be a block so people know they can't go through English?  A: There will be enough of a barrier and signage to let people know the road will be ending.  Q: At a past meeting, detailed plans were shared. Can we get access to those plans?  A: Jenelle is not aware of any of those meetings, but Jenelle can check with the designer to if there are any renderings that can be shared.</p>	
<p><b>DMD, Ike McCoy: Shopping Center and Former Drive-In Redevelopment Update.</b></p>	<p>Ike shared about the history of the purchase of the site with the assistance with Health and Hospital Corporation (HHC). History of the area were also shared. See attached slides for details.</p> <p>Currently working with HHC to stabilize the site and work with current tenants.</p> <p>Drive-In Updates: Recap of history of land acquisition of this (see slides for details).</p> <p>Ike provided an updated timeline for the RFI and RFP plans for development with both sites. Again, details can be found in attached slides.</p> <p>Will be working to form a committee with SECS, SEND, and community members to review submitted RFI's, etc.</p> <p>Q/A:</p>	<p>Ike McCoy Contact Info:  <a href="mailto:Ike.McCoy@Indy.Gov">Ike.McCoy@Indy.Gov</a></p>

Q: Will we lose the Kroger?

A: Good news, Kroger just re-signed a very long lease and this is a very high performing Kroger, so the property development group now managing the site will be working with them to maintain the lease and keep them there.

Q: Can you explain what HHC is?

A: They are a health municipality and oversee a variety of operations throughout the city.

Q: Would they be helping with health education etc. in the area?

A: Can't speak to specific programming for the future, but this is an important follow up to have with HHC to discuss.

Q: Will community members be a part of selection process?

A: Yes – this discussion will take place with TANC leadership to ensure priorities that remain are included. RFI is also more theoretical, so will be able to take options to this group to confirm which ideas the community likes, doesn't like, etc.

Q: Will past community plans, etc. be included in the RFI?

A: Yes, reference to community plans will all be included in RFI>

Q: Is RFI for both?

A: Yes, both Drive-in and Plaza sites. But RFI release is dependent on environmental testing for plaza site.

Q: Will the RFI offer responses for full and partial development of site?

A: Yes, it is very rare a single developer would develop the entire site, so it may be multiple sections/developers for different sites, etc.

Q: Any big lots properties updates?

A: City has no information here. SEND shared there is some activity improving the site, but also has no further information.

Q: Is Ace Hardware staying?

	<p>A: Yes, they want to stay around in the short term and are working with the property management group.</p> <p>Q: Groundbreaking?</p> <p>A: RFP by end of 2022. Groundbreaking would occur after the initial project execution process, but hopefully groundbreaking in mid-2023.</p> <p>Q: What is the plan for vacant storefronts?</p> <p>A: Will be hard to get tenants in as status – unlikely to fill those in the next few years. If they can get tenants in there, wonderful, but the vacant units need a lot a work and these decisions have not yet been made as they need to do an assessment of the vacant unites.</p> <p>Q: Who is property management?</p> <p>A: DTM – They specialize in stabilizing vacant/poorly managed shopping centers.</p>	
<p><b>Community Announcements</b></p>	<p>-Memory Keepers Update – project has been released! Check out the <a href="#">online archive here</a>. This is phase 1, and there will be ongoing history keeping after this art gallery wraps up.</p> <p>-Six Days with SEND Launch – our annual fundraising and celebration of SEND’s work. Kicks off November 5<sup>th</sup>. You can find info at the website, <a href="#">here</a>.</p> <p>-Browning/Davis also has a topping out beam for signing at the in-person location of the TANC meeting. Dave McMath shared a bit about the professional buildings and the purpose of the Topping Out Beam.</p> <p>-Alicia Cardoza Regalado –</p> <p>-Southeast QoL Congress will take place on Thursday, November October 21st at Invent Learning Hub.</p> <p>-Marion County Building Authority still has open positions.</p>	<p>Please keep commenting questions online – we will follow up after this meeting!</p>





# TWIN AIRE NEIGHBORHOOD COALITION MEETING

October 21, 2021



# Meeting Agenda:

- Welcome
- Indianapolis DPW, Jenelle Bunton
- Indianapolis DMD, Twin Aire Plaza Updates, Ike McCoy
- Memory Keepers Update
- Six Days with SEND Update
- Community Updates

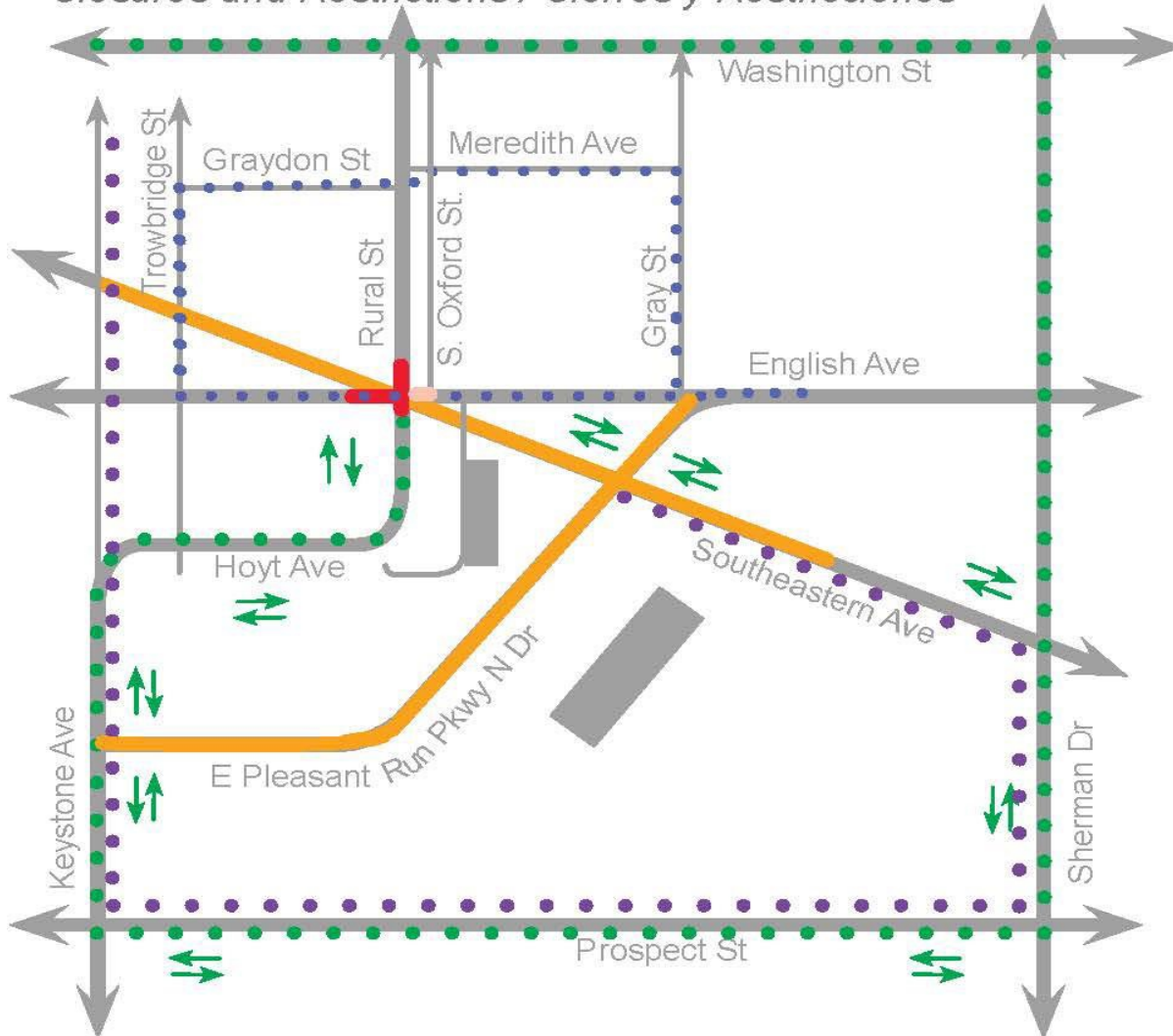


# DPW UPDATES



# TWIN AIRE ROADWAY IMPROVEMENTS (ST-21-105) MEJORAS DE CARRETERAS TWIN AIRE (ST-21-105)

## Closures and Restrictions / Cierres y Restricciones



- Full Closure, *October - May 2022*  
Cierre Completo, *Oct. - Mayo 2022*
- Rural Street Detour:  
Motorists and cyclists  
Desvío de Rural Street:  
Automovilistas y ciclistas
- Rural Street Detour:  
Motorists and cyclists  
Desvío de Rural Street:  
Automovilistas y ciclistas
- Pedestrian detour  
Desvío para peatones
- Bicycle detour  
Desvío en bicicleta
- Lane Restrictions, *Oct. - May 2022*  
Two-way traffic maintained  
Restricciones del carril,  
*Oct. - Mayo 2022*  
Se mantiene el tráfico de dos vías.
- Permanent Closure, *Oct. 2021*  
Cierre Permanente, *Oct. 2021*

Oct. 13, 2021 - Subject to change. 13 Oct. 2021 - Sujeto a cambios.



[www.indy.gov/DPW](http://www.indy.gov/DPW)



# INDIANAPOLIS DMD

Ike McCoy

# Shopping Center & Former Drive-In Redevelopment Update

- ▶ Twin Aire Neighborhood Coalition Meeting  
10/21/21

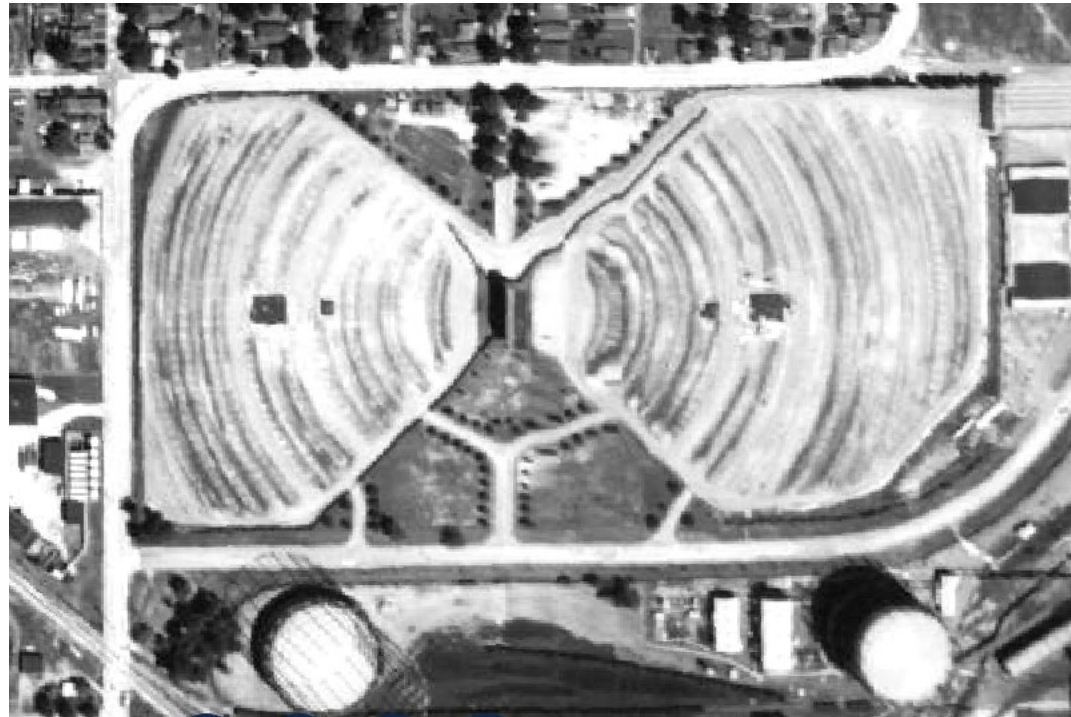


# Shopping Center

- ▶ **Health & Hospital Corporation of Marion County (HHC) has acquired the Twin Aire Shopping Plaza.**
  - ▶ Closing took place on Sept. 21<sup>st</sup>.
  - ▶ DMD will be working alongside HHC on stabilization and redevelopment of the site.
- ▶ **Quick History**
  - ▶ Old maps show the site being a park as late as 1941.
  - ▶ Shopping Center was built in Phases beginning the late 1950's. By 1962 most of the current structures were in place, and parking lot was paved.
  - ▶ In 2016 the City of Indianapolis Began looking at locations for the Community Justice Campus. Once the Former Citizens Coke Plant site was selected, HHC began discussing purchase with the owner in late 2017/2018 to help facilitate redevelopment and a possible healthcare facility.
  - ▶ In 2018 the need for a health care facility shifted to the need for redevelopment and the possibility of limited office space for HHC legal staff and Health Department Operations.

# Drive-In Updates

- ▶ As most everyone knows, the City acquired the old drive-In site form Citizens Energy in 2018, along with the other coke plant parcels.
- ▶ Used as a park until the late 1940's or 1950's when it became a drive-in movie theater.
- ▶ 28 acres





## Step 1

Close on Property



## Step 2

Stabilization and  
Completion of  
Environmental Review

Timeline: October 2021-  
March 2022



## Step 3

Draft, Release, and  
Review Request for  
Interest (RFI).

Est. Timeline: October  
2021 - Spring/Summer  
2022



## Step 4

Based on RFI Responses ,  
Draft, Release, Review,  
and Select a Request For  
Proposal (RFP).

Est. Timeline: Spring  
2022 - Fall 2022

# What's Next?

# Questions?





# MEMORY KEEPERS UPDATES





# SIX DAYS WITH SEND UPDATES



# FUTURE TANC PRESIDENT RECRUITMENT



# FINAL ANNOUNCEMENTS/ COMMUNITY UPDATES

[Emily@sendcdc.org](mailto:Emily@sendcdc.org)