

MAPLETON-FALL CREEK DEVELOPMENT CORPORATION
MINUTES OF MEETING OF THE BOARD
TUESDAY, MAY 28, 2013
Approved June 25, 2013

Attending: (14)

Joel O'Neil (A-1), Michael Terry (A-2), Martha Baker-Blue (A-3), Clara Warner (A-4) Doug Day (A-5), Todd Janzen (A-7), Terri Coleman (A-8), Joni Collins-Clarke (C-1), Jackie Nytes (C-3), Angela Jackson (C-4), Justin Armstrong (C-5), John Gremling (C-6), Isaiah Kuperstein (C-7), Karinya Chrisler (C-8)

Absent: (2) Excused

Candice Tatum (A-6), Colin Connor (C-2)

Absent: (1) Unexcused

Robert Steven Dixon (A-9)

Staff: (5)

Leigh Riley Evans, Kelli Mirgeaux, Doressa Kupke, Spencer Valentine, Courtney Goodwyn

Guest: (1)

Paul Jones (Ice Miller)

I.) Minutes from April 2013 Board Meetings: Mike Terry moved to accept minutes from the April meeting and 2nd by John Gremling. With a voice vote all were in favor; none opposed.

II.) Executive Committee (Terri Coleman) NNDC/MFCDC feasibility study (Land Bank) continues to progress. Due to the way the city will manage the land bank properties it has become evident that some additional changes will be needed. Next meeting set for Thursday, June 13th 11:30 at Key Bank.

Courtney Goodwyn provided an update to the management of Land Bank and CDBG Funding meeting that was held April 24th. All CDC's are being charged with providing a list of the properties we would like to manage along with a plan of action of what we plan to do with those properties that is realistic and submit by November 1st for consideration. The city can no longer continue to hold these properties and is planning to release them to developers in the near future. In addition the CDBG funding has traditionally diminishes year after year and this is a trend that will likely continue. CDC's are encouraged to find partners and leverage those partnerships to enlist funds that will likely disappear from the CDBG fund. CDC's should also consider recapturing some of the funds we utilize in this area from owners/developers once properties are sold.

Leigh Evans also added that due to the pending FBI investigation the properties we have targeted are on hold, but we should continue to be strategic with our planning throughout this time to be aligned with the city's plan in the event they are able to proceed as planned so we are not left out of the process.

MFCDC is making a commitment to proceed with the future development of Central Avenue Corridor through a market study with Mark Jackson Consulting.

III.) Presentation – Mapleton Rental Properties Ownership Transfer (Paul Jones, Ice Miller)

Paul Jones clarified the transfer of ownership from HSGP Inc. to Mapleton Rental Inc which is owned by Mapleton Fall Creek Development Corp. This relationship was originally set up to acquire tax credit investor funds and to stay in compliance with these tax credits. Validation of documentation has been submitted to ensure this was appropriately done in addition to the discovery of articles of incorporation to validate the step we have taken in the past so it will be easy to follow the logic of how we have arrived at this position. The three houses that we purchased through this relationship are now owned by MFDC and there is no longer a need to continue this partnership.

Discussion and alterations were made to the Corporate Resolution 2013-4 and finally action was taken to approve the letter as amended. John Gremling made a motion to accept and 2nd by Doug Day. All approved.

IV.) Member Organizations Updates/Open Discussion

Presentation of proposal for 3359 Ruckle by Tyson Domer. Tyson presented information regarding the current status of the Bethel Temple at 3359 Ruckle. Originally erected as a Jewish Temple 1924 - 1925, and has been the home of other churches and other community uses. Currently the structure is in rough shape (ceiling in the main sanctuary has failed, lots of water damage, etc...) Experts say the property is salvageable but action must be taken now. A breakdown of the estimates for building stabilization was submitted. It is the recommendation of Tyson that the \$190,000.00 CDBG funds be used for the stabilization of the property (repair the roof, removal of the non-historic additions, general clean-up). Non-profit, Temple Heritage Center, Inc. has been formed to handle the stabilization process. Indiana Landmarks has agreed to get behind the project if the funding can be secured for the stabilization of the property. They will be an integral part of this process to help take the property to an occupancy situation. The investment could come back to the CDC once an end-user is identified. The estimated broker's appraisal price is \$206,500.00. At the conclusion of the presentation the board held a general discussion without Tyson present. **Action taken – Michael Terry moved that the CDBG-ED funds of \$190,000 be transferred to the Temple Heritage Center, Inc. with covenants and 2nd by Martha Baker-Blue. All approved.**

V.) Committee Reports and Updates

a.) Finance Committee (Chair: Doug Day)

Financial dashboard was submitted as well as all current financial statements.

c.) Property Management Committee (Chair: John Gremling)

The Asset Managers report was submitted. An RFP for 6 properties has been submitted and is available on the website. A walking tour is scheduled for this Thursday 10:00 am to tour the properties available.

d.) Economic Development Committee (Chair: Mike Terry)

Central Avenue will be converted back to two-way to help encourage the commercial growth in the area of Fall Creek to 34th Street. Attention was brought to a walking tour on June 12th at 8:00 am to promote the revitalization & community development. A more detailed report was submitted but not covered do to time.

e.) Housing Committee (Chair: Colin Connor via Courtney Goodwyn)

Home repair program – CDBG Home Repair program for 2013 has 8 repairs in progress and 5 applicants who have qualified to receive repairs. 13 homes will benefit from the program. 1 Home was closed in May (603 E. 30th St.) and 2 homes pending in June (2920 Park and 47 Park). The Habitat home building project is on track to begin in June. Committee acknowledged that this partnership is working well to help sustain the Mapleton-Fall Creek area. The Legacy Initiative put the closing of 3562 College on hold as a result of the FBI Investigation over alleged kick-backs being received by city employees. A CICOA Safe at Home Event has been scheduled for September 21st. This is an organization that assists homeowners by meeting accessibility needs by installing grab bars, ADA toilets and sturdy stair rails. CICOA needs names of residents that would benefit from this service. They would like to serve 50 homes.

f.) Community Building Committee (Chair: Martha Baker Blue)

No report submitted

g.) New Business

Walking tours are available that start at Watson Park 7:00 & 7:30 am and interesting sights are pointed out along the walk.

The Indiana State Fair Commission is holding a job fair for the State Fair on Thursday, May 30th.

Thursday, June 6th and Every Thursday from 4:00 – 6:30 is the 38th & Meridian Farmer’s Market

Fall Creek greenway extending south to Central Ave and north to Benjamin Harrison Park

h.) Closing Remarks

Meeting adjourned at 9:02 p.m.

Respectfully submitted,

Joel O’Neil, Secretary

Board Members are expected to inform the Board President or staff in advance of absences (when possible). Doing so will be considered a request for the absence to be considered “excused.” According to MFCDC’s bylaws, members are allowed no more than 2 unexcused absences from Board Meetings during a calendar year.

Next Board Meeting: Tuesday, June 25th @ 6:30 pm