

Mapleton-Fall Creek Development Corp.

Board of Directors meeting
May 28th, 2013

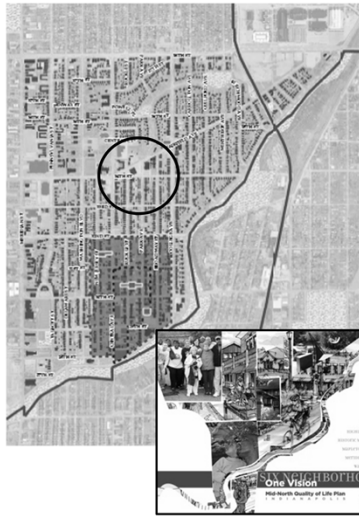


Tyson Domer
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Temple Heritage Center, Inc. CDBG Proposal

Context

a community hub in the heart of Mapleton-Fall Creek



Fairfield & Central

Freewheelin' Community Bikes
Tabernacle Presbyterian Church
Double 8 Foods

connected, walkable, destination

Central Avenue 2-way conversion
Fall Creek Gardens
proposed MFCDC mixed-use development

anchors Fairfield Avenue Corridor

Monon Trail
Indiana State Fair

located very nearly at the geographic center of the Mapleton-Fall Creek neighborhood

strategic decision by those who originally sited and built the Temple

Tab sports fields, Rafael Health Center, Phillips Temple, Shortridge Law & Government Magnet High School...across the street

neighborhood retail spaces on 3300 block of Central should be activated by conversion to 2-way

recent MFC Comprehensive Plan Segment update recommends "community commercial" zoning for commercial on Central

recent MFC Comprehensive Plan Segment update recommends retaining existing "special use" (currently church) zoning for Temple properties

History

oldest extant synagogue in the city of Indianapolis



Vonnegut & Bohn design

completed 1924

Athenaeum – Mass Ave.

Block building – Market & Illinois



Beth El Zedeck congregation

original temple

1925 – 1958

other community uses

Crusader for Christ Pentecostal Temple

Deeper Life Christian Church

International Life Church

Existing Conditions

blighting influence

“demolition by neglect...”



without immediate stabilization, the question is not if, *but when?*

Progress to Date

Temple Heritage Center, Inc.



2011

formed working group
pursued acquisition from tax delinquent church

2012

Efroymsen Family Foundation – \$10K
Indiana Landmarks, MFCDC, BDMD – \$5K
feasibility study
engaged Jewish community

2013

established Temple Heritage Center, Inc. non-profit
plan for acquisition, stabilization, end-use

Temple Heritage Center, Inc. has initiated dialog with neighbors to the south (Gary Rudgers & Shane Bradshaw) re: acquiring the house at 3357 Ruckle

Gary & Shane would like space for a garden and garage

the temple building may need space for additional parking

Acquisition Plan

\$48,240+ tax delinquency – county surplus property

County Commissioners – Assessor, Treasurer, Auditor

meeting w/ Auditor Billie Breaux

she requested a stabilization plan...

she requested an end-use scenario...

Metropolitan Development Commission

appointed board – Mayor, Council, Commissioners

decision-making body on disposition of county surplus property

Temple Heritage Center, Inc.

secure stabilization funding

request Commissioners/MDC transfer property to Indiana Landmarks

responsible for ongoing property holding & maintenance

conduct community visioning charrette to determine viable end-use scenario

Stabilization Plan

\$190K Community Development Block Grant – MFCDC

2011 CDBG grant

MFCDC proposed to develop business incubator in former Frogg's at 30th & College
City DMD has agreed to consider re-allocation from job creation to blight reduction
2013 grant deadline

investment in the community – asset preservation

MFCDC leverages grant funding to attract beneficial private investment
\$2.3M estimated total project costs – 10x leverage!



timeline

- Q3 2013 – acquisition, bid solicitation, finalize contracts
- Q4 2013 – roof repair, demolition of non-historic additions, limited interior work
- Q1 2014 – community outreach & visioning – identification of project partners
fun – funds, funding, fundraising

Temple Heritage Center, Inc. will pursue the most aggressive timeline possible in order to arrest further deterioration due to water infiltration and meet CDBG grant deadlines

\$190K MFCDC CDBG grant

Stabilization & Community Visioning

other considerations

MFCDC must request that the City allocate CDBG to both blight reduction *and* technical assistance in order to fund stabilization as well as community visioning

Project Management & Construction Administration

use of federal funds requires Section 106 Environmental & Historic Review

use of federal funds requires competitive bidding

use of federal funds requires Davis-Bacon prevailing wages be paid

Temple Heritage Center, Inc./Indiana Landmarks must request that H&H/DCE write very specific repair orders so that CDBG funds may be invested in a property with no specific end-use

none of these requirements are “stoppers”

Indiana Landmarks worked with East 10th Street Civic Association to use ~\$300K in City CDBG funds to stabilize the Rivoli Theatre on East 10th Street

Stabilization Budget

\$190K Community Development Block Grant – MFCDC

BDMD – Browning, Day, Mullins, Dierdorf Architects assessment

demolition of non-historic north & northeast additions	\$15,000
window/door & brick repair at locations of demolitions	\$15,000
roof structure repair, new EPDM roof	\$80,000
interior cleanup & mold remediation	\$40,000
decorative plaster repair in sanctuary	\$17,500
project management & construction administration 7%	\$11,725
	\$179,225

MFCDC – Mapleton-Fall Creek Development Corporation staff

community outreach & visioning	\$3,000
CDBG grant administration	\$7,775
	\$10,775

per Jonathan Young at BDMD, these cost estimates are “generous” and should be able to support Davis-Bacon prevailing wages

his experience is that Davis-Bacon adds ~10% to commercial work

Holding & Maintenance Budget

\$10K Efroymsen Family Foundation grant

2013

mowing, hauling	\$500
2012 pay 2013 property taxes 2 nd installment	\$0

2014

mowing, hauling	\$1,000
2013 pay 2014 property taxes 1 st installment	\$0
2013 pay 2014 property taxes 2 nd installment based on \$200K assessment...	\$3,000

2015

mowing, hauling	\$1,000
2014 pay 2015 property taxes 1 st installment based on \$300K assessment...	\$4,500

Risk Management

an investment in a tangible community asset

property value

Assessor 2010 – \$564,900

Assessor 2012 – \$521,800

Indy Squared commercial property listing 2011/2012 – \$325,000

BPO (Broker's Price Opinion) April 2013 – \$206,500

property sale

stabilized asset arrests blight & deterioration, easier to market

community driven end-use scenario identified through community outreach & visioning

sale to private buyer

reimbursement

City of Indianapolis – \$48K - \$53K+ in back property taxes & penalties

MFCDC – \$190K in unencumbered funds

Temple Heritage Center , Inc. is willing to codify MFCDC's investment as a recorded lien in a restrictive covenant attached to the property

Summary

an investment in the heart of Mapleton-Fall Creek



stabilize & preserve

community asset

Indiana Landmarks

City of Indianapolis

outreach to identify end-use

MFCDC is a trusted community partner

community benefits

\$190K MFCDC unencumbered funding stream

renovated historic landmark building

new partnerships

Thank You!

Temple Heritage Center, Inc.



Questions?

Tyson Domer

tyson@hundredyear.net

Temple Heritage Center, Inc. MFCDC CDBG Proposal

Background

The historical Beth El Temple, centrally located on the corner of Ruckle and 34th Streets in the Mapleton-Fall Creek (MFC) neighborhood, represents a unique opportunity to at once eliminate blight, establish a new community anchor, and preserve a landmark building that has contributed to the spiritual and cultural life of the Mapleton-Fall Creek neighborhood for generations. The temple served as the house of worship for Beth El Zedeck Congregation from 1925 to 1958 and has subsequently served other Jewish and Christian congregations, most recently being used for worship by Deeper Life Christian Church. Now abandoned, the temple building is rapidly approaching a state of significant disrepair and blight due to long deferred maintenance. However, many of the historical features from the Congregation Beth El remain intact, and the building is in a position to be stabilized, renovated, and repurposed. In addition to preserving and celebrating this piece of Jewish history, adaptive reuse of the former Congregation Beth El Temple will help to further stabilize the community and encourage additional investment in this revitalizing neighborhood.

Progress to Date

In 2011, members of the Jewish community, in concert with the Mapleton-Fall Creek Development Corporation (MFCDC), Indiana Landmarks, and the neighborhood at large formed a working group to begin the process of acquiring and stabilizing this historic asset. Our ultimate goal is to develop and implement a self-sustaining adaptive reuse strategy. As with similar community-driven development projects, we have proceeded in a steady, if metered fashion. The successful redevelopment of the temple property will occur in several distinct phases: acquisition, stabilization, and renovation for a yet-to-be-determined self-sustaining end use. Toward this end we have established, with the help of Todd Janzen and Plews, Shadley, Racher, Braun Attorneys, a new Indiana non-profit organization, Temple Heritage Center, Inc., and organized a board of directors that brings the *commitment* and *experience* necessary to shepherd the project to fruition. Initial Temple Heritage Center, Inc. board members include:

Mark Dollase, Indiana Landmarks
Tyson Domer, MFC resident, MFCDC representative to Midtown Economic Council
Leigh Evans, MFCDC Executive Director, MFC resident
Alan Goldstein, Congregation Beth El Zedeck
Todd Janzen, MFCDC board member (Trinity Episcopal Church appointment)
David Kosene, Congregation Beth El Zedeck
Isaiah Kuperstein, MFC business owner, Congregation Beth El Zedeck and MFCDC board member (at large)
Jackie Nytes, MFCDC board member (at-large), MFC resident
David Resnick, Congregation Beth El Zedeck
Rabbi Dennis Sasso, Congregation Beth El Zedeck
Rabbi Sandy Sasso, Congregation Beth El Zedeck

Additionally, through a \$5,000 grant from Indiana Landmarks administered by MFCDC, we have engaged Browning, Day, Mullins, Dierdorf Architects (BDMD) to assess and document the existing conditions of the temple building and prepare cost estimates for urgent repairs, exterior

Temple Heritage Center, Inc. MFCDC CDBG Proposal

stabilization, and interior renovation. We have also asked Jonathan Young and Jonathan Hess of BDMD to pool their collective expertise in historic adaptations to provide a preliminary study of potential reuse concepts for the temple property. We will use the BDMD report to conduct a facilitated charrette in order to brainstorm and further develop feasible reuse strategies that can integrate the historical Jewish legacy of the property with our goals of creating a financially self-sustaining entity that also serves the Mapleton-Fall Creek and greater Indianapolis communities. A crucial objective for the brainstorming charrette is to reach the full spectrum of stakeholders that will have a vested interest in the future of the Temple Heritage Center. We have invited Al Polin, longtime MFC resident and advocate affiliated with the Indiana State Fair, and Jay VanSanten, a resident of the adjacent Historic Meridian Park neighborhood who has been active with planning and implementation of the recent Mid-North Quality of Life Plan, to participate in our discussions with BDMD. We also anticipate reaching out to representatives of the Mapleton-Fall Creek Neighborhood Association, the Mid-North Church Council, the Jewish Federation and other partners, such as the Indiana Historical Society as we work toward our goal.

Acquisition

Despite significant efforts over the past year, we were unable to acquire the synagogue property directly from its previous owner, Deeper Life Christian Church. However, the property has subsequently been acquired by the City of Indianapolis due to non-payment of delinquent property taxes. We have had productive initial discussions with representatives of the Marion County Commissioners (Auditor, Treasurer, Assessor) regarding the potential of Temple Heritage Center, Inc. to acquire the 'county surplus property' for minimal consideration. Pending our successful request and a favorable recommendation from the Metropolitan Development Commission, Indiana Landmarks has agreed to take possession and hold the property on an interim basis until stabilization work has been completed. Indiana Landmarks has committed to taking ownership of the property only if Temple Heritage Center, Inc. has the resources to immediately perform the work necessary to stabilize the property and prevent further deterioration toward blight.

Stabilization

Based on recent assessments, the temple building is structurally sound except for the rapidly deteriorating roof. Since initially inspecting the building in late 2011, when the roof materials were already beyond their serviceable life (daylight was visible through the roof in the sanctuary), the membranes and flashings have further deteriorated to a point that without immediate intervention, the ongoing decay of the temple building will accelerate rapidly. The potential for uncontrolled rainwater to attack and severely compromise the structure and historical details of the temple building cannot be overemphasized, especially when considering the potential increases in total renovation costs due to additional water damage. The financial feasibility of adapting the temple building to *any* future use, even when considering minimal acquisition costs, is directly tied to immediately stabilizing the roof to prevent further damage. In July 2012 Superior Roofing Services, Inc. thoroughly inspected the temple roof and estimated costs for complete replacement at \$91,220 to \$102,000. Temporary patches without stabilization (may last one season, no guarantees) could potentially be accomplished for ~\$10,000, but will not satisfy Indiana Landmarks provision that Temple Heritage Center, Inc. stabilize the building. There are significant funds available through a

Temple Heritage Center, Inc. MFCDC CDBG Proposal

Community Development Block Grant (CDBG), awarded to MFCDC and administered by the City of Indianapolis, which may be used to assist in stabilizing and renovating the temple property. In order to secure a commitment from MFCDC and the City for CDBG funds, we are actively soliciting additional outside funding while we refine an appropriate reuse strategy and the attendant development and operating budgets. A commitment in the amount of \$10,000 from the Efrogmson Family Foundation has been made to this end. An ad hoc committee, together with David Kosene of Kosene & Kosene Development and BDMD, has prepared a comprehensive report including a scope of work and preliminary budget for the stabilization and restoration of the Beth El Temple building befitting its proposed designation as a national landmark. The BDMD report is available upon request.

Renovation, Reuse & Financial Sustainability

Our principal goal is to develop an adaptive reuse strategy that is financially self-sufficient for a purpose that will be integral to the fabric of the neighborhood and support neighborhood functions and activities. We will seek partners and brainstorm potential uses as part of our community outreach and visioning activities. Preliminary suggested end uses include:

- Jewish heritage and interfaith center
- library
- charter school
- venue for weddings, performances
- "Town Hall" for civic dialogs and community convocations
- museum



In accordance with your request for a Market Analysis of 3359 Ruckle Indianapolis, IN 46205 I have found the following information to be true as of this the 30th day of April, 2013.

First, the current condition of said property is such that it is in need of attention to items of deferred maintenance. Second, today's commercial market is a "Buyer's Market". As such properties are selling below anticipated values based on past history. After location ~ condition is the #1 factor by which Buyers determine maximum value. Third, amenities although sufficient for the size and age of the property are not in compliance with today's standards making this property "less" desirable for today's typical buyer.

As a result the "Market Value" for the property located at 3359 Ruckle Indianapolis, IN 46205 has as of this the 30th day of April, 2013 a value range between Two Hundred Fifteen Thousand (\$215,000) and One Hundred Ninety-eight Thousand (\$198,000) Dollars with a median value of Two Hundred Six Thousand Five Hundred (\$206,500) Dollars.

Sincerely,

Phil Lande, ABR, ASP, CDPE, CRS
Broker/REALTOR®

RE/MAX Legends

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BETH-EL TEMPLE CONCEPTUAL COST MAGNITUDE

	Unit Cost	Quantity	Units	Cost
STABILIZATION RECOMMENDATIONS				
Reroofing - Areas #1, #2, #3, #4, #6, and #8 (Includes tear off of existing membrane, new EPDM membrane, flashing, gutter/downspouts, roof deck repair, cover boards)	\$10.00	6,200	SF	\$62,000
Roof Deck Repair Allowance	\$25,000.00	1		\$25,000
Dry Out and Inspect Decorative Plaster and Ceiling Substructure	\$2,500.00	1		\$2,500
Remove Damaged Portion of Decorative Plaster and Stabilization	\$15,000.00	1		\$15,000
Remediation of Mold (Includes removal of non historic materials and cleaning of historic materials to remain)	\$40,000.00	1		\$40,000
STABILIZATION - SUBTOTAL				\$144,500
HIGH PRIORITY RECOMMENDATIONS - EXTERIOR				
Maintenance				
Brick Masonry Repointing @20% Cleaning 100%	\$10.00	2,800	SF	\$28,000
	\$2.00	14,000	SF	\$28,000
Limestone Masonry Repointing @80% Cleaning 100%	\$10.00	800	SF	\$8,000
	\$2.00	1,000	SF	\$2,000
Reconstruct Ceiling at West Canopy (Includes installing new sheathing and plaster skim coat)	\$2,000.00	1	EA	\$2,000
Repainting (Decorative metal repair and repainting of west and north canopies and tension rods)	\$5,000.00	1	EA	\$5,000
North Step Replacement and New Metal Railings	\$15,000.00	1	EA	\$15,000
Historic Preservation				
Terra Cotta Masonry Repair (Includes replacement of approximately 40 pieces)	\$350.00	40	EA	\$14,000
Window Restoration - Main Facades (Includes first floor windows on first floor of North and South Elevations)	\$2,000.00	20	EA	\$40,000
Window Reconstruction - Main Facades (Includes reconstruction of second story windows on North, West, and South Elevations)	\$5,000.00	20	EA	\$100,000
Demolition (Includes the demolition of both the north and northeast addition)	\$15,000.00	1	EA	\$15,000
HIGH PRIORITY EXTERIOR - SUBTOTAL				\$257,000
LOW PRIORITY RECOMMENDATIONS - EXTERIOR				
Historic Preservation				
West Entry and South Entry Storefront Reconstruction (Includes constructing more historically appropriate doors and door frames)	\$6,000.00	1	EA	\$6,000
Window/Door Restoration - Alley Facade (Includes restoration of windows on East Elevation)	\$2,000.00	6	EA	\$12,000
LOW PRIORITY EXTERIOR - SUBTOTAL				\$18,000
INTERIOR RECOMMENDATIONS				
Decorative Plaster Repair Allowance	\$100,000.00	1	EA	\$100,000
Main Lobby Restoration Allowance	\$45,000.00	1	EA	\$45,000
Historic Light Fixture Restoration Allowance	\$20,000.00	1	EA	\$20,000
Historic Sanctuary Restoration Allowance (Includes alter, balcony pews, and misc. restoration)	\$200,000.00	1	EA	\$200,000
LULA Elevator	\$65,000.00	1	EA	\$65,000

Interior Buildout Allowance - 1st Floor	\$40.00	6,600	SF	\$264,000
Mechanical	\$25.00	13,200	SF	\$330,000
Plumbing	\$3.00	13,200	SF	\$39,600
Electrical	\$12.00	13,200	SF	\$158,400
Fire Protection	\$3.00	13,200	SF	\$39,600
INTERIOR - SUBTOTAL				\$1,261,600
MISCELLANEOUS COSTS				
Site Allowance	\$50,000.00	1	EA	\$50,000
Furniture and Finishes Allowance	\$50,000.00	1	EA	\$50,000
MISCELLANEOUS - SUBTOTAL				\$100,000
TOTALS				
Total Rehabilitation Costs				\$1,781,100.00
Total Project Costs (Includes Contractor O and P, Design Fee, and Contingency)				\$2,315,430.00
Cost Per Square Foot				\$174.95