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HMPA General Meeting Minutes

May 3, 2010

HMPA Board Members Present: Rodney Weaver, Bill Wolber, Rodney Weaver, Larry Gregerson, Brian Larson, Michael Lusk, Elisabeth Krug, Ryan Schoettle, Kellie Welborn

President Rodney Weaver called meeting to order at 7:00pm in the Joy of All Who Sorrow Church. Approximately 40 neighbors and guests were present.

Review of Minutes

Minutes to HMPA General Meetings will be posted to HMP website, www.herron-morton.org. Neighbors are encouraged to review the minutes from past meetings there.

External Reports

2010 Year of Giving: As part of the 2010 Year of Giving campaign presented by the HMP Publicity Committee, Pathway to Recovery, 2135 N. Alabama was featured. Sandy Jeffers and Jim Trulock provided a brief overview of the organization which has been a part of HMP since 1989. Pathway owns and operates three locations in HMP. You can learn more about Pathway to Recovery at www.pathwaytorecovery.org.

Mayor's Neighborhood Liaison: Not present

Charles Ingram: cigram@indygov.org 327-4139

Health and Hospital: Sheryl Crum reported for Deveree Webster, our new H&H representative. A full report is included in these minutes as Attachment 1. Sheryl also reported that any issues with high weeds and grass (no trash) will be turned over to the city so the Mayor's Action Center should be notified. If trash needs to be cleaned up H&H will need to be notified.

Deveree Webster: dwebster@hhcorp.org 221-2144

Sheryl Crum: scrum@hhcorp.org 221-2187

Caravelle Commons: Representatives from Indianapolis Housing Agency(IHA)/Insight Development Corporation presented their plans for redeveloping the current property. Included in the presentation were architectural renderings, discussion on rents, occupancy, parking, crime, etc. More details on the project are in Attachment 2 of these minutes. This was presentation to inform the neighborhood of the plans. There was no request for official HMP support and no votes were taken.

Herron High School: Karen Laliuff discussed the school's plans to relight the Herron site with original bronze torches honoring May Wright Sewall. Donations are being sought to help fund the installation of these torches. A rededication ceremony will be held on May 27, 2010. Additional details can be found in Attachment 3 of these minutes. Karen also mentioned that the school is aware of the traffic/parking issues that surrounding neighbors have been experiencing and are working to resolve these issues. Please contact Karen directly at klaliuff@herronhighschool.org if you are experiencing any issues with the school.

Committee Reports

Public Safety and Crime: Victoria Rutt provided an update on the King Park area patrols. Additional information has been distributed on the listserv. Contact Annie Kern, k9901@indygov.org 327-6265 for information on starting Crime Watch Groups. Call IPL at 261-8111 or 261-8653 or go to IPL.com to report lights that are out.

Membership: Mike Lusk reported that there are currently 73 paid HMPA members. Please contact Mike to become a member of HMPA – dues are \$5.00.

Finance: Ryan Schoettle reported that water bill has been paid and will follow-up with water company regarding shutdown notices and address change.

Beautification: Cleanup prior to Talbot Street Art Fair is scheduled for June 5. Please do you part to clean up the neighborhood. Special thanks to all those who helped with the Spring cleanup on April 17.

Children and Family: No update.

Foundation: Jeanne Pontius reported that Melissa Iannucci is now HMPF president. The HMPF Board information will be updated on the HMP website.

Art Fair: Terry Prentokowski reported that the Talbot Street Art Fair will be June 12-13. Volunteers are needed to help out with the lemonade stands – notice has gone out on listserv. All cars will need to be removed from the Art Fair area by Friday evening June 11.

Publicity: No update

Website: No update

Newsletter: Deadline for the June issue of Urban Times is May 12, so if neighbors have any items for the newsletter please get them to Jason Hummel. .

Land Use: Jonathan Chumley made a motion to support the donation of \$100 to the Sr. Citizens' Center as they have been providing meeting location for work on SB177 task force. Bill Wolber seconded the motion and it was approved unanimously.

Jonathan also reported that a single-family resident is proposed for the 2100 block of Pennsylvania and that apartments at 1733 N. Meridian have been approved by the City.

Old Business

None

New Business

The Villa Inn and Footlite Musicals are offering an opening night package where you can enjoy dinner at the Villa prior to the opening night show. This month's event is Friday May 7. They are hoping to offer this at upcoming opening nights as well. Contact the Villa or Footlite for more information.

The May 3, 2010 meeting was adjourned at 8:00pm.

Attachment 1

Herron Morton Meeting
Health & Hospital Report
May 3, 2010
Sheryl Crum 221-2187
Deveree Webster 221-2144

Complaint: 1826 N. Alabama St. (1826 N. Alabama St. LLC c/o William Brannon)

Action: Have pending vacant building repair orders on both the house and garage. Filed both cases for court on 9/17/08 due to lack of progress at property. House has been dismissed from court for compliance. Next court date for the garage is 03/25/10, owner is planning to repair garage. The next court date is 5/27/10 at which time the owner hopes to have all the repairs made.

Complaint: 2043 N. Delaware (RAN Enterprises c/o Randall Tyson)

Action: Vacant building repair order was issued on 5/21/08 for the extensive fire damage that occurred at the property. The dh is now taking steps to demo the property. Met with IHPC for demo in October, and was approved. Dh states he is working with private businesses for financing. At the 01/06 hearing there was a civil penalty of \$2,500 assessed to the property. Last hearing was canceled due to water main break. Case was continued until April 14th, the owner did not show for the hearing and the property was fined a 3rd and final time. The city will now be able to attempt to get the property into tax sale.

Complaint: 412 E. 17th (Larry Murphy)

Action: On 7/10/08 a vacant building repair order was issued on this property. The Vacant Building Repair order, for repairs to be made to the exterior, was closed on 12/3/08. Due to a lack of progress on the property the repair orders are being reissued as blight case sending the property through the hearing process. For the blight hearing on 02/03 the dh showed and stated the house should be in compliance by the end of April. On April 14th, all repairs had been made except for the windows. The case was continued until 5/26/10 for the windows to be completed.

Complaint: 1723 N. Pennsylvania (Herron Square Corp. DBA Minkis Homes)

Action: Issued a demolition order on 10/13/08 for the poured basement/foundation at the property. The owners have installed a fence around the foundation to help keep people away from the basement/foundation. The school still has interest in the property, but they are waiting for government funds to purchase and remodel the property. The next hearing is 05/12/10.

Complaint: 1814 New Jersey (Dan Duke)

Action: Issued a Vacant Building Repair order for repairs to the exterior on 9/13/08. Environmental Control cleaned the property on 03/12/2009. Dh is continuing to make slow progress to property. Have requested court action. Talk to Dh last week, states he is going to get a job to make repairs. The initial court date is 5/11/10.

Complaint: 1635 Central/ Building B (S & B Investment Group c/o John Sherby)

Action: Have a pending Vacant Building Repair order on structure, which was issued on 1/24/08. Property was in court on 10/06 for compliance. A few minor violations still remain. DH did not show up to last court date on 2/23/10. A body attachment has been issued for DH, a new court date has not been set.

Complaint: 318 E. 19th St. (William Hawkins II) Repair order was issued on 09/17/2009. At the latest recheck no repairs weremade. Property has been sent to the legal department. Spoke with dh; states he is working on collecting bids and getting his finances together. At first court date will have bids accepted and work scheduled to begin, if not before. The initial court date is 5/25/10.

Complaint: 1829 N Delaware St. (ROD10-00549) Issued Vacant Building Repair orders on the house and garage on 2/16/10. The next reinspection is set for 5/27/10, no repairs have been made and we have not been able to contact the owner recently.

Complaint: 1850 N. Alabama (TRA09-18194) A Environmental Control clean was issued on 12/15. Due to the large amount of snow in February this has delayed Environmental Control from cleaning the property. Spoke with Jenna Mirror at Alpine; she stated she would have trash cleaned up.

Complaint: 2029 N New Jersey St. (VBO10-01414) Issued Board Order on house on 03/02/2010. Boarding contractors secured the property on 4/14/10.

***Remember the complaint line number is 221-2150.**

The New Caravelle Project: A Vision for Integrated, Affordable Housing

Insight Development Corporation
April 2010

Caravelle Commons – The Past

Insight Development Corporation is the nonprofit housing development arm of the Indianapolis Housing Agency (IHA). Insight's purpose is to support the mission of the Indianapolis Housing Agency in expanding the supply and enhancing the quality of affordable housing by identifying opportunities to secure, develop, and rehabilitate properties in Marion County so they become high quality, affordable housing for low and moderate income families and so they become community assets rather than liabilities.

In 2008, Insight Development Corporation recognized a salient opportunity to invest in an important property and, as such, responded to a request for proposals to purchase the membership interest in Caravelle Commons, LLC (i.e., Caravelle Commons) from Near North Development Corporation (NNDC). At the request of the City of Indianapolis and the U.S. Department of Housing and Urban Development (HUD) in 2002, NNDC became owner of this property that was originally developed in 1975 as a housing cooperative. NNDC renovated and stabilized the property with the support of HUD-insured 223(b) financing and HOME funds. NNDC's Board of Directors ultimately determined that "the residents, the property, and the surrounding neighborhood would be better served by an organization whose primary activity is ownership and management of affordable, multi-family housing." Subsequently, NNDC issued a request for proposals to purchase Caravelle Commons to which Insight responded. Insight was selected to purchase the property, closed its transaction with NNDC in March 2009, and received final approval on the transfer of physical assets from HUD on April 3, 2009.

Caravelle Commons – The Present

Caravelle Commons stands at a turning point: this property has the potential to be a substantial community asset. However, this potential has not been realized. Caravelle Commons is a 65-unit, project-based Section 8 residential property that encompasses three parcels on the near northside of Indianapolis (1641 N. Park St., 1626 N. Broadway St., 1607 N. Broadway St.). Caravelle Commons offers affordable housing to approximately 192 low income residents who currently live in the property's 65 townhomes.

Caravelle Commons is an important property for the near northside:

1. Caravelle provides housing for some of the lowest income residents of Indianapolis' near north neighborhood: 98% of Caravelle's current 192 tenants have incomes at or below 30% area median income (AMI).
2. Caravelle lies within a vibrant community that is economically and racially diverse and has experienced significant residential and commercial growth recently – thereby creating a meaningful opportunity to connect with this market momentum.

3. Several substantial community assets are physically contiguous to Caravelle Commons, including:

- ▶ Dr. Martin Luther King, Jr., Park and the Landmark for Peace Memorial;
- ▶ a Kroger grocery store;
- ▶ Citizen's Health Center;
- ▶ a community services and recreational center.

New Caravelle – The Future

Caravelle Commons is at a critical juncture in terms of its condition and position as a community asset or a community liability. Insight has a vision for improving Caravelle in ways that ensure its sustainability and enhance its positive effect on the near northside community in which it is located. Insight's robust, mixed source financing of what it is calling its New Caravelle investment includes rehabilitating or redeveloping the physical property, tangibly improving its presence in and integration with the near northside neighborhood, and directly investing in resident families. Through this project, Insight will:



- ▶ demolish the current structures and replace them with highly attractive new construction of 155 affordable housing units;
- ▶ redevelop in a way that is consistent with sustainable urban strategies that enhance land use, including the use of rain gardens, permeable pavers and green roofs;
- ▶ offer low income families the opportunity to live in a high quality, beautiful housing community;

- ▶ invest in the revitalization of King Park and intentionally design New Caravelle so that it physically connects with the park;
- ▶ provide comprehensive supportive services and asset development opportunities for residents;
- ▶ continue active partnerships with near northside associations and residents.

	Caravelle	New Caravelle
Units	65	155
Beds	175	344
Units Per Acre	12.5	29.8
Unit Mix	1BR: 0	1BR: 27
	2BR: 30	2BR: 57
	3BR: 30	3BR: 66
	4BR: 5	4BR: 5
Surface Parking	98	85
Garage Parking	0	70
Street Parking	0	33



The New Caravelle Project: Fact Sheet

Insight Development Corporation
April 2010

Design Features

- A three-phase construction plan will allow the current residents to remain on site during construction
- The site will include multiple building designs with 50% or more brick, stone, or cement board exterior
- Park Avenue will be maintained and extended through to 17th Street
- All two story townhomes will have a single stair run located straight across from the entry door to facilitate furniture moving
- Development is in compliance with all local, state, and federal fair housing and disability-related laws
- A Community Room and Computer Center
- An enclosed bus stop shelter and bike racks
- Each unit includes a garbage disposal, cable hook-up, and ceiling fan

Environmental Features

- Energy Star appliances and materials will be used
- Most materials will be manufactured within a 300 mile radius
- Rain gardens, permeable pavers, and bioswales will be used to mitigate surface runoff
- Green roofs will be used creating courtyard space above covered parking
- A central recycling station for resident use is planned
- Rain barrels, located on the green roofs, will collect water to be used to water the plants on site
- LEED Certification will be a possibility

Safety Features

- Each unit will be fully equipped with a sprinkler system
- All circulation (stairs and walkways) will be external for greatest visibility
- The green roof gardens will be accessible to the residents of those buildings only
- Covered parking garages are secure
- Site and parking area lighting
- Peep hole installed in exterior doors

By the Numbers

Current Tenant Mix

% AMI	Number of Households
0-30% AMI	59
31%-50% AMI	6

Proposed Tenant Mix

% AMI	Number of Households
0-30% AMI	28
31-40% AMI	35
41-50% AMI	46
51-60% AMI	46

Marion County Income Limits

	One Person	Two Person	Three Person	Four Person	Five Person	Six Person	Seven Person
30%	13700	15650	17600	19550	21100	22700	24250
40%	18240	20840	23440	26040	28120	30200	32280
50%	22800	26050	29300	32550	35150	37750	40350
60%	27360	31260	35160	39060	42180	45300	48420

October 2009 Parking Study

Peak Use Time of Day	8:00 AM
Spaces Used	38
Percent of total	39%
<i>If there were only 1 space per unit...</i>	58%

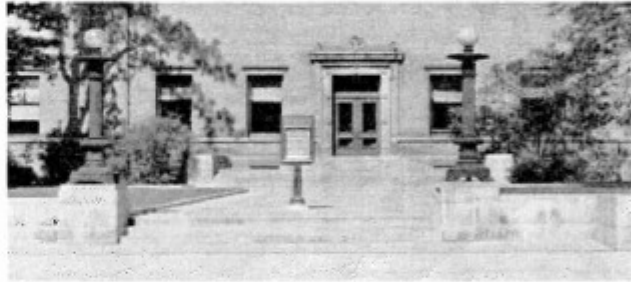


**HERRON
HIGH SCHOOL**

With Your Help

May Wright Sewall Memorial torches to 'relight' their original Herron site

Through the generosity and support of the Indianapolis Museum of Art (IMA), the bronze torches honoring May Wright Sewall (1844-1920) will return to their original location to illuminate the steps of Herron High School, the Indianapolis classical high school located at 110 E. 16th Street. The torches have been in the care of IMA and we are pleased to announce their pending return to the campus. Herron High School is seeking financial support to complete this project.



The torches at Herron High School campus will "relight" the spirit of this important founding woman in our city's history. May Wright Sewall was a recognized education, writer, suffragist and peace advocate. She is best known for her support of the arts, advocacy for the rights of women and her leadership in classical education for girls. It was her inspiration that gave birth to the Art Association of Indianapolis, later to become the John Herron Art Institute and later still the Indianapolis Museum of Art.

patron that began more than 100 years ago. We believe we would have Sewall's endorsement of our current mission in this very different era: "Herron High School partners with families and the community to provide a classical liberal arts education that integrates knowledge, inspires discipline, and values community service."



History: After May Wright Sewall's death in 1920, a memorial committee of John Herron Art Institute members was formed to plan a lasting legacy to mark May Wright Sewall's contributions to our city. The memorial was to be installed near the spot where she turned the first shovel of dirt during a

Herron High School seeks community and philanthropic support to return the torches to their original home on the 16th Street campus in Indianapolis. "We see the torches as a fitting emblem representing both the illumination of knowledge and the enlightenment gained through service to the community which we honor at our classical charter school," says Janet McNeal, Head of Herron High School.

ground breaking ceremony for the Herron Museum building on Sept. 25, 1905. Two bronze torches, believed to have been ordered from the Gorham Company, were chosen for the memorial. One of the torches bears the inscription: "May Wright Sewall, born, Greenfield, WI., May 27, 1844. Died, Indianapolis, July 22, 1920. Lead Kindly Light," and the second; "In grateful memory of May Wright Sewall in whose wise and farseeing thought originated the idea of an Art Association of Indianapolis."

Your Help is Needed: While The IMA is generously restoring the torches to their original luster, Herron High School must raise the funds to restore the limestone foundations, new electrical work, transportation and other fees associated with getting the torches to our campus. The combined cost to restore the historic treasures is approximately \$15,000.

The memorial committee installed the bronze torches on the 16th Street steps leading to the John Herron Art Institute on May 27, 1923, marking the anniversary of Sewall's birth. At the dedication ceremony 87 years ago, the committee welcomed "all who recognize the illuminating influence of May Wright Sewall." The committee chair said, "We delight in their practical significance as well as their beautiful symbolism, the diffusion of light so fitting an emblem of the aim and life purpose of her whose memory we would cherish and perpetuate."

Herron High School seeks support for this project from local donors, businesses and foundations. Your tax deductible financial gift—in any amount, will help create a new and lasting legacy as these historic emblems return to the campus to light the way in the 21st century. The May Wright Sewall torches will be symbols that represent both the school and the students who will be part of our city's brighter future. Herron High School is an independent school registered as a 501(C)(3).

Interested financial contributors should contact Karen Lalioff at:

Rededication: In the upcoming rededication ceremony on May 27, 2010 the bronze torches will be proudly returned to their original location at the school. In the spirit of this outstanding woman, Herron High School's dedication to classical education, and the cultivation and appreciation of the arts will continue the legacy of this important civic

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May Wright Sewall Memorial Torches



HERRON
HIGH SCHOOL

As part of our fundraising efforts we have created a donor chart for contributors who help us with financial support for this project. This is a special opportunity for you to commemorate a graduating student from the class of 2010 by adding their name to a Class of 2010 Torch Memorial Plaque. The giving levels will honor contributions from donors as:

'Lead Kindly Light'	\$5,000 or more
Torchbearers	\$4,999 - \$2000
May Wright Sewall's Legacy League	\$1,999 - \$750
Lamplighters	\$749 - \$101
Friends of Classical Education	\$100 and less



Class of 2010

Commemorate a senior! A generous gift of \$50 or more will allow Herron High School to place the name of your *Class of 2010* student on a memorial plaque. ***Please specify the name of the student you would like to honor in the space provided below.

Contributors at all levels will be honored on May 27

Rededication Breakfast: A committee of board members and parents are preparing a rededication breakfast ceremony to welcome the return of the torches on May 27, 2010, 8-9:30 am on the campus grounds. This event will be an opportunity to herald the return of the torches, honor our contributors, celebrate Herron High Schools' successful first four years, and proudly pay tribute to our inaugural class of graduating seniors, the Class of 2010.

YES! I would love to help return the May Wright Sewall Memorial Torches to their original site! I would like to donate at the following level _____

Please accept my tax deductible gift in the amount of \$ _____

I would like the recognition statement that will be read during the Rededication ceremony to reflect the following name(s): _____

I would like to commemorate the following senior in the class of 2010. Please accept my gift of \$50 or more and add the following name to the memorial plaque: _____

Name: _____

Address: _____

City/State/Zip: _____

Email: _____

Phone: _____

I would like to RSVP to attend the Rededication Breakfast on May 27th. Party of # _____