

## **Herron Reuse Advisory Committee August 24, 2004 Meeting Notes**

**Attendance:** Lynn Molzan, Mark Beebe, Colleen Heeter, Emily Mack, Joanna Taft, Todd Raveslout, Jonathan Chumley, Andrew Hart, Terry Prentkowsky, Tom Forman, Joe Bilello, Peter Alexander, Elizabeth Brown.

**Staff:** Kathy Davidson, Harold Rominger, and Bob Wilch of the Department of Metropolitan Development (DMD). Scott Truex of the Ball State University College of Architecture and Planning: Indianapolis Center (BSU CAP:IC)

### **Handouts at this Meeting:**

Meeting Agenda

Project Timeline

Herron School of Art Reuse Study, 1992

Excerpts from the 2001 Feasibility Study

### **Presentation of Information:**

1. Committee members introduced themselves.
2. Department of Metropolitan Development Director, Maury Plambeck, welcomed committee members. He stated that committee members were selected because of their role in the neighborhood or their involvement in the arts and culture of the City.

He briefly discussed the City of Indianapolis' perceptions regarding the property. They are:

- Reuse and restoration of the buildings is the first priority.
- The City does not intend to own the property for very long.
- The City does not intend to spend a great deal of money on the site.
- A tax-paying buyer with an appropriate reuse would take precedent over a non taxpayer buyer.

Maury introduced Kathy Davidson, who will be the project manager for this project. Her telephone number is 327-5823 and e-mail is [kdavidso@indygov.org](mailto:kdavidso@indygov.org).

3. Bob Wilch described the timeline for the process. A copy is attached. This will be the first of four meetings of the Herron Reuse Advisory Committee. The next meeting will be the workshop held as a part of the Spirit and Place Festival November 11-13. More details of this event will follow. Meetings will be scheduled in January and June of 2005.

The purpose of the first meeting was for the Committee to review all available data related to the Herron property.

The themes of the three days of Spirit and Place Festival will be:

- November 11-Belonging to the Neighborhood
- November 12-Belonging in Today's High Tech World
- November 13-Design to Belong Workshop

The purpose of the January meeting will be to seek the Reuse Advisory Committee's recommendation for reuse of the buildings after reviewing all information.

City staff will then prepare and issue a Request for Proposal (RFP) based on the preferred reuse. There will be a two-month period to accept proposals.

At the June meeting of the Herron Reuse Advisory Committee, the respondents to the RFP will make presentations to the Committee for their reaction. There will then be a selection team that will review all information and recommend a developer to Mayor Peterson.

4. The Committee felt that it is too soon to choose meeting dates for the third and fourth meetings.
5. Metropolitan Development Commission adopted plans that include the Herron campus are:
  - Herron-Morton Place Historic District Plan, Indianapolis Historic Preservation Commission, 1986.
  - Citizens Redevelopment Area, Division of Planning, 1993.
  - Citizens/King Park Neighborhood Plan, Division of Planning, 2001.

The campus is in a local historic district and also in a redevelopment area.

6. Scott Truex briefly discussed the BSU CAP:IC participation in the process. Ball State has already established a web site for the process. The address is [www.herronreustudy.org](http://www.herronreustudy.org). At this point, the site is not complete, but in the future, all Committee activities will be posted on this site.

In the weeks before the Spirit and Place Festival in November, there will be a Ball State class preparing for the event. Students will be asked to do research and prepare sketches of three or four reuse concepts suggested by the Herron Reuse Advisory Committee.

7. Harold Rominger described the Herron School of Art Reuse Study prepared by DMD staff in 1992 as a part of a contract with IUPUI. This study recommended the property be reused as a mixed-use urban design facility. This study has a significant amount of information that is relevant to the work of the Committee. As a part of this study, the City prepared a series of

computerized drawings of the site and building floor plans. These maps are available for use by the Committee.

A 2001 Steven Graves Associates' feasibility analysis of the property was briefly described. The conclusion of this study is that the property has a market value of \$220,000.

**General Discussion:**

8. Committee members who are residents of the Old Northside and Herron-Morton Place expressed a desire for information to be given to their neighborhoods regarding the reuse process. It was decided that DMD staff will attend the October 4 Old Northside and Herron-Morton Place neighborhood meetings and make presentations regarding the process. At the same time, staff will solicit information regarding possible ideas for reuse of the property. To facilitate this process, staff will develop a worksheet that will be used to describe possible reuses and their potential impacts on the neighborhood.

**The completed worksheets are due to Kathy Davidson by October 8.**

Staff will compile the results of the worksheet exercise and send them to the Ball State class working on preparation for the Spirit and Place Festival.

9. Committee members stated that it would be helpful to have an inventory of 16<sup>th</sup> Street businesses. Development Concepts, Incorporated (DCI) is presently conducting a study of 16<sup>th</sup> Street. Staff will solicit inventory information from DCI along with a brief description of the 16<sup>th</sup> Street Corridor Enhancement Study process for use by the Committee members.
10. In addition, Committee members stated that it would be helpful to have demographic information for the area surrounding the Herron campus. Staff will provide this information.
11. Joanna Taft of the Harrison Center for the Arts stated that she is pursuing a grant to create a charter high school that might make a good tenant in a portion of the Herron buildings. It was pointed out that the Committee can entertain mixed-use concepts that propose the campus being used for several different, but compatible uses.
12. Staff will distribute a Herron Reuse Advisory Committee membership to all members of the Committee.

**Next Meeting:**

**November 11 as a part of the Spirit and Place Festival. Details of time and location to follow.**

Notes prepared by staff of the Department of Metropolitan Development, City of Indianapolis