

Herron Reuse Advisory Committee January 20 Meeting Notes

Attendants: Tom Forman, Terry Sweeney, David Duvall, Terry Prentkowski, Joseph Cox, Emily Watson, Joanna Taft, John Gunter, Lynn Molzan, Todd Ravesloot, Emily Mack, Jonathan Chumley, Betty Wilson, Brian Madison.

City Staff: Bob Wilch, Harold Rominger, and Kathy Davidson
Ball State CAP: Scott Truex

Handouts at this Meeting:

Meeting Agenda
Project Timeline

Presentation of Information:

- A. Committee members introduced themselves.

- B. Scott Truex briefly discussed the Ball State University class project that recommended reuses for the Herron campus. Models and drawings are on display at the College of Architecture and Planning: Indianapolis Center at 22 East Washington Street.

Discussion:

- C. Staff stated that a Request for Proposal (RFP) will be prepared and sent to potential developers of the Herron campus. The RFP should list possible reuses of the property. Staff proposed the following list for discussion by the Reuse Committee:

Potential Reuses-

- Academic
- Artist Studio Space/Housing
- Gallery
- Museum
- Cultural and Humanity Organizations
- Mixed Use (A combination of the above uses)

- 1. A committee member stated that if a new building is built on the property, all parking necessary to support the building should be contained on the existing site.
- 2. It is desirable that the new use is one that will make parking on the site available to other uses in the area after hours.
- 3. Office uses are acceptable on the site if they are corporate headquarters type uses such as the reuse of School 9 at 407 North Fulton Street.
- 4. A question was asked regarding the Humanities Council interest in the buildings as a possible campus for the humanities. In 1992, the City of

Indianapolis, Department of Metropolitan Development, Division of Planning prepared a Herron Reuse Study for IUPUI. At the time, staff discussed the concept of a humanities campus with Ken Gladish, then Executive Director of the Humanities Council. He was interested and supportive of the concept. Whether this is still a viable option is unknown.

5. Harold Rominger stated that when the City is disposing of property, such as Herron, they take into account not only the appraised value, but also the cost of repairing or improving the property to meet current standards.
6. When the RFP is prepared, it should state the present zoning of the property and the fact that it is in the Herron-Morton Place Historic District.

D. The RFP should list the criteria by which responses to the RFP will be judged. Staff proposed the following list for discussion by the Reuse Committee:

Potential Selection Criteria-

Plan for Reuse and Restoration of Buildings

Financial Plan Including Answers to the Following:

Will New Owner Pay for Property?

Will New Use Pay Taxes?

Implementation Timeline and Phasing

Compatibility of Reuse to Surrounding Community

Developer's Previous Experience with Similar Projects

1. The RFP should list the minimum submission requirements. The committee suggested that one item that all respondents to the RFP should provide is a detailed site plan with written description of the reuse proposal. Details, such as parking and loading, should be articulated on the plans. In addition, the developer should provide details of the project's long term stability.
2. The RFP should state that it is desirable that all existing buildings be restored as much as possible.
3. It ought to be stated in the RFP that historic preservation tax credits may be one way of financing the reuse of the property.
4. When the City disposes of the property, it can be stipulated which elements of the property have to be preserved by the developer reusing the property.
5. In general, the RFP should state that the developer must submit a proposal for the reuse of all of the property. The two exceptions to this are that the Johnston house at 1723 North Pennsylvania Street and the foundry at 230 and 236 East 16th Street may receive separate proposals.

E. Kathy Davidson described the process for the City to obtain and dispose of the Herron property. The next step will be to have the property appraised. This will probably occur in February. Staff will then prepare an RFP that will be post on the web site www.herronreustudy.org for the committee to

review and recommend changes to before it is sent to potential developers. The RFP will be sent out at the end of April.

The property will probably be transferred to the City in June. Responses to the RFP will probably be due at the end of June. In July, the Reuse Committee will probably meet to select a project to recommend to the Mayor's office. At this point, staff may need to prepare a detailed analysis of the responses before passing a recommendation to the Mayor's office.

Once the Mayor's office has selected a developer, staff will begin to negotiate a project agreement with the developer. The Reuse Committee may suggest items to include in the project agreement. As a part of this agreement, it can be suggested that the developer meet with the surrounding neighborhood to discuss reuse plans, for instance.

Next Meeting:

The fourth and final meeting of the Herron Reuse Committee will be scheduled when the responses to the Request for Proposal have been received (probably July).

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