

MKNA Meeting 9/8

604p

Intro - Don Foley runs meeting

Land Use
TIF District
Red Line } Subject of meeting

MKNA

- Nick Colby
- Mary Owens
- Midtown
- Michael McKillip

format - Q + A via Cards / Speakers

Joyce Shirko = Moderator

Speakers

- Michael McKilla - Head of Midtown
- Mary Owens - Former Land Use Chair + on board on Envir Affairs Dept
- Nick Colby - President MKNA

Nick

* Midtown = Community Dev. Corp - No gov't funding all thru comm. events + used to be Harmony due to taxes raised in 20?

Midtown - MK = 1 of 17 of the neighborhoods work w/ residents + businesses in hood
Keystone to Fall Creek

48,500 residents / 3 billion assessed value

Early on = Research + Dev + Collection of info
+ took to specialist to value residents

-28% of Folks are leaving Midtown because the other places are doing better job -

Especially school age kid - moving

Midtown PLAN = see PDF from Michael

Midtown Committee Der makes recommendations to City development

- All studies trying to plan growth in advance + have folks voice concerns + deal w/ them
- Goal - increase property values + business focus development in focused areas to work + to do so - midtown has formed partnerships w/ Batter, IPL, Indigo, LISC, Great Places, Indpls
- Events

End Summary Midtown/Michael

MKNA - Nick Colby

6500 Homes 38th to Kessler / Monon Tr to East Market

- Street repair paving, sidewalks + other projects
- Entirely Volunteer / offices in church
- Put on Home Tours + membership + funds - No gov \$
- Land Use starts @ neighborhood level

MKNA - Mary Owens - Land Use

* What does MKNA plan (1979) say? Pretty out dated - So approached city + DMD in 2011 to update plan

* I was Engineer / infrastructure + I former Board member + asked for architects + other - Jan 2012 committee started looking for best planning prog

- 8 areas - College Ave S + N
 Wentworth Ave N + O 49 / 49 + Fair
 Mendota St. Central Ave
 Penn Ave

held 10 discussions / 10 to 30 neighbors attended...

asked what liked/what not in each area...

- out of discussions came MK plan + 48pg planning doc + lots of plans for light/paving alleys ect... (See website)

Final Draft of plan after 4 yrs is being put @ library.

April 2015 draft is on site + @ library + in July final draft is out + are waiting for MDC to adopt.

- College are serious focus due to traffic
- Mary Encourages folks to get on line + look

Nick Colby

* how does zoning request/plan become law?

- someone goes to

- Zoning Notes go out 30 days before hearing
500ft in all directions from land...

- 1st meeting neighbors give feedback + MKNA Land use committee meets + makes recommendation + they support or don't support petition... Zoning Court of Appeals hears, makes decision + then city approves.

DP filing = zoning code AT+T is using + the reason we were not given notice even 500ft from AT+T

* DP filing is coop/services like IFD or other to come get their notes together so petition language is down straight - After 1st meeting we will be invited

• DP filing is same as PAD except for extra step of every city agency being invited

Hearing Examiner
MDC = highest in charge of command for getting plan approved

- 5 steps to decision - See hand out
- City Inq/Pls
- EDG
- MEC
- MDC - Approves
- City Council Comm
- City County Council
- MDC - Approves Again

Michael

What is Economic Development Plan

- Find problems / depressed areas
- Commercial Nodes (19) - some doing well / some not
- what kind of subsidies do we need - City said too many (19) so go w/ fewer.
- Looked @ tax abatements

* Tax Increment Financing (TIF) enables us to reinvest taxes in our own neighborhoods - 5 Organizations do this starting 2009 - fully working 2013

* We want you/Business to invest in this Econ. Dev. Area

- * EDA property = lots of super. users Fairgrounds/Art
- * MKA not enough taxable property
- EDA has to be established before you can form TIF

gis

(5)

Midtown Econ Dev Plan = adopted Dec 2011

Diots whats wrong here

what needs to be done

treated as guidelines = MEDP

TIF

*TIF says they'll provide subsidy if developers will look @ depressed areas to build

- One TIF for all 5 areas / so if you link healthy areas to non-healthy you'll do well.

TIF 101 -

Calculate a base 2012

every tax paid became a base - the only thing

TIF can collect is commercial funds of what is over what is paid in 2012.

TIF enables MDT to incentivize business in exact TIF areas - or they don't get tax \$

- TIF has No residential properties unless they convert to business property. BUT they did include residential that was adjacent to businesses but still not

See PDF present

~~xxx~~ TIF is Not a tax - it is a collection mechanism

Presently TIF has No \$ so all future TIF funds will be thru bond payments

MEC Stages to get TIF

- 1 - Developer to MEC
- 2 - Developer to Public/Neigh

Govt - too fast

Who gets TIF \$
- try to get

Who decides? Not Midtown - but MDC
Midtown just gives you voice

Q + A

Q: Does Red line have any relationships w/ TIF?

A: No - as practical / No TIF \$ - but Federal \$
asked < 60 million asked for Federal
12 million match for local funds gov.

Q: Where is Redline?

A: 2006 - plan - MDC
2015 - Federal funds are being submitted for
by MDC as \$12 million match has
been secured/promised

Q: Will value of homes drop because of Red line or TIF

A: Urban land institute / bus rapid transit (BRT) + research
says light rail / BRT has 10.1 appreciate / increase
of property value - Not decreased.
High Density in neighborhoods research says it
does Not lower property value

Q: How do plans fit in w/ CRIME -

A: High Density does Not increase crime but business
has increased as has revenue - the research says

Q: IF redline doesn't need more density - why the

A: There is enough density presently to sustain BRT
Folks wouldn't bring business w/out transit?

Q: How does zoning @ each "station" impact w/ RL?

A: That's on case by case + would have to go thru whole process...

Q: When do I

A: Sean?

Q: Zoning/DP Zoning ultimately gives business right to create their own zone?

A: DP zoning is zoning they write what they want NOW + MDC can approve & they have to abide by them for future - But all "wants" have to be approved.

DP Zoning can actually allow neighborhood to dial things in more tightly says MKNA.

Q: Alley - will city vacate/will MKNA support us?

A: No answer really

Q: Traffic Study for AT + T + BRT

A: 50K - traffic study - who pays for that?

Q: Vague reference / Notes - can we tighten up the MK plan

A: Plan is old & vague - vague for reason of things are playing out as they should, its purely a recommendation & needs to be vague - flexible

Andy

Q: I've read Strategic + econ plan - both in sync w/ density & well done... but talk about density of walk'g & Redline. So how can developer propose something that's so out of plan?

A: It's a question - land use gets to decide & developers get propose

Q: Can you (Nick) re-confirm commitment to MMNA?

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A: This is process - gotta come + participate

Q: Sept 18th - public hearing Not + public meeting
- welcome to listen Not hearing
City will offer input but understand
it's not a yes/no meeting - just to register
meeting...

Q: What's process from here for neighbors to give input to Developers

A: Come to meeting on 9/18 + will get filing + then have another land use meeting + come back + review things again.

Q: Is there a forum/place we as neighbors can give you our ideas/input

A: We can work on something... Not sure best way to get input...

A- Come on 9/18 to see most formal developer plan + then take time to put together forum to discuss.

Q: Forum / Comment Section on Website?

A: Yes

Q: Meeting on Land Use Committee has limited power...

A:
end meeting 8:20P