The meeting of the Board of Parks and Recreation was called to order by Chairman Williams, Thursday, June 27, 2013, at 3:45 p.m. Room 260, City-County Building, 200 East Washington Street, Indianapolis, Indiana 46204.

Board Members Present: Chairman, John Williams, Dr. Jacqueline Greenwood, Mr. Josh Bowling and Dr. Michael Twyman

Staff Present: Louvenia Holstein, Board Secretary
Suzanne Martin, Assistant Board Secretary
Don Colvin, Deputy Director
LeAnnette Pierce, Assistant Corporation Counsel

Directors Announcements:

Chairman Williams welcomed everyone to the Parks and Recreation May 2013 Board meeting. Chairman Williams stated that he appreciated everyone coming today and that he only has a few announcements. First of all we have several great things going on in the parks and one of the things he wants to mention is the Ladies Night, which is a celebration of hoosier women in music so tomorrow night this is going to be happening at the Macalister Amphitheater in Garfield Park and he was told that this is for he is sorry, Saturday night, Garfield Park amphitheater and your significant others, dudes, you are welcome as well. The other thing that he wanted to mention is a couple of months ago, we started what we call “Bike-In-Movies” and we had our second interaction this past weekend, the beginning of June, he should say, and with that we had 400 people show up for the Bike-In-Movie. You know, when we first started this, the first one that we had in May he thinks we had around 100 people that were there and he was encouraged by the numbers even though it had been raining all day and everything that was transpired, it was a little chilly and we still had about 100 folks turn out and this past Bike-In-Movie at the beginning of June, we had 400 people and so he appreciates all the hard work that staff did to promote this and to put this out. He thinks that we have a good thing going from this point forward, so the next one is going to be the first Friday of July, which is going to be July 5th unless we have inclimate weather. He is putting the edict now; we are not going to have any rain. It is going to be sunny, 120 degrees, no, but we anticipate a wonderful crowd turning out for the July 5th, first Friday, Bike-In-Movie. So those of you who have children and those of you who want to go: out as a family, please come to Garfield Park and have a good time and enjoy a great movie.

Approval of Minutes: May 23, 2013

What we have before you Board members are the minutes from the May, 23rd meeting.

A motion was duly made by Dr. Greenwood, seconded by Dr. Twyman, and unanimously passed to approve the minutes of May 23, 2013.
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The next item on the agenda, as far as New Business is concerned, is going to be a public hearing, so Louvenia, if you would please read.

New Business

Public Hearing

- Proposal for Department of Parks and Recreation for the Consolidated City of Indianapolis to lease to the Challenge Foundation Academy, Inc., an Indiana non-profit corporation, d/b/a Vision Academy at Riverside, approximately 2.5 acres of the northwest corner at Kuntz Stadium Park for construction of a charter school for fifty (50) years.

1. Agenda Item #27, 2013 - Approval by the Board of Parks and Recreation of the Consolidated City of Indianapolis for the Director of Indy Parks to lease 2.5 acres of the northwest corner of Kuntz Stadium Park to Challenge Foundation Academy, Inc., an non-profit corporation, d/b/a Vision Academy at Riverside, for fifty (50) years at a rental rate of $1.00 per year with collection waived

Chairman Williams greeted everyone. He understands that there is some type of presentation and Chaiman Williams stated that before we open this up for the public, for anyone here from the public who wants to speak on behalf, or speak to this particular public hearing, he would ask that if you are going to speak, we have a sign in sheet that you would sign in and we will give you three minutes to speak on behalf of or with regard to this particular hearing. Chairman Williams asked Julee to go ahead with the presentation. Julee thanked Chairman Williams and introduced herself. Julee stated that she believes it was our November Park Board meeting that the idea of a public charter school being located at Kuntz Stadium was brought to your attention and since that time we have worked very hard on the best way to place a school within the park property. The representatives of the charter school have worked very hard in developing a more detailed site plan and building plans so at this time we would like to present those to you and also discuss some of the terms and conditions that we have identified as part of this agreement. Julee stated that she would like to turn it over to Ian Yeanwood who will be the Principal of The Vision Academy at Riverside. Ian said good afternoon to everybody and stated that as Julee mentioned he is Ian Yearwood and he has been a 4th grade teacher at the Challenge Foundation Academy, which is at 36th and Meadows Drive and he will be Principal at the Vision Academy and he is here with Chris Butler, she is their representative who has really put most of her muscle behind the facility part of this project and he thinks it is important that we give you just a little bit of context about the school before she goes way over his head with knowledge that you guys understand as well. But we, CFA has been a charter school of kindergarden through seventh grade for seven years and they have been able to do some great things with really intellegent scholars who they wanted to provide high quality education to more kids in Indianapolis and so we had a vision of replicating a college preparatory of kindergarden through eight grade school in an area of the city that was in high need of a high quality school. This is where Vision Academy came from and they also have plans to provide pre-kindergarten education. We want to serve kids, ones with families of kid’s ages of 4 all the way up to 14. As a replication school
they want to build off of a model that they have established at CFA and one of the pillars that they have really stood on is a culture of family and community and this has been something that they have really thrived at CFA and that our parents can be proud of being a part of.

In their first year, August of 2014 their goal is to serve 256 students of kindergarten through second grade as well as sixth grade and each year after that they are going to build up to grow their elementary and middle school and over time and 2017 and 2018 school year their goal is to serve 576 kids. They have received tremendous support from the Riverside Civic League, Riverside residents and the Mayor’s Office, all of them have put in a great deal of work and some of the folks sitting behind him have gone to great lengths to make sure that their neighborhood, their community is a part of high quality education in the City of Indianapolis. When they met with the Board the last time they did not yet have their Charter but they did receive that this past January and their goal is to open like he said in August of 2014. You are probably would ask “What makes Vision Academy unique from any other school that our families might send their kids to: First and foremost, because they are a school, academic rigor is their highest priority. They are not just trying to establish a school based on what they think is best of kids, this is actually a replication school, so they are coming from a proven model where 80% of their kids are passing the ISTEP texts every year and they know if they are going to title themselves as a college preparatory elementary and middle school, then their kids need to be reading, writing and discussing those things every day because that is what our college students are doing and their education is based on literacy. They have also seen that at Challenge, kids have thrived when they help them set goals academically, personally with their families and obviously with their staff as well. As he mentioned family and community has been incredibly important to them at CFA as well and this started with their belief that every single family, every single parent wants what is absolutely best for their child and everything they do from hiring staff to communicating to parents and their interaction with kids, they make sure that they reflect this. And this is what Vision Academy will do also. CFA has really benefited from developing daily communicators systems and as a teacher he saw those things benefit my kids every single day and when he was in communication with their parents they were on top of their game. From the way they plan their events to bring families, scholars and community stakeholder’s together is really just a way for them to get their kids exposed to multiple backgrounds, to multiple perspectives, to multiple paths they could take in their future. We go to pretty great lengths to make sure that they are doing this. What really he thinks sets them apart from any other school is that it is in their mission that their kids are on a path to college with a vision for their future. They have designed the Vision Curriculum at their school, every day they focus on what every child comes to school with a passion, something that they just crave to learn about and at their school they want to make sure that they keep that passion lit. At their school their curriculum is so that they can choose what their vision is for their future, what excites them and he thinks what the critical piece here is helping them set a path to that vision. It is just not just seeing this and saying, “I want to do this” and saying I want to be there, it is actually showing kids how you get there and following their progress showing them whether their decisions in school, with your character at home, aligning to where you want to be and if we can provide that to our kids then they feel like they have set them on a drastically different path to college and the vision for their future. So, as you look at the location of the school, to identify this they spent a lot of time, all the way back in 2012 in areas of the city that where in need of high quality schools and the near west side was one of those.
Actually IFS recently released a study that showed the eleven highest areas in need of high quality seats around the city and this location right here is just west of the second area of highest need in the city. As they went around looking for a location they wanted to make sure that they had two things, number one, space or facility that would serve kids the way they deserve in a high quality building where teachers have the ability to serve their kids and to do their jobs as best they can and a facility that would make kids proud to come to school there. And the second piece of this is that they make sure they had green space for their kids so that they could have unstructured time to learn how to interact around and play and work with each other. As they looked at the area right next to the Haughville Library was one, they found out they couldn’t build on that for 100 years with kids on it. They looked up as far as 30th and 36th Streets for buildings, even temporary space and couldn’t find the right combination that would serve our kids the way they wanted to until they found Kuntz Stadium and started working closely with the Parks Department so these are some of the things that went into their decision before they came up with the location of their school. The most important things that they considered again were that Riverside was within a community that was in high need of a high quality school. They also had considered especially in collaboration with folks at Riverside they want to try to bring more families into that neighborhood and into the near west side community and have them stay and live there. A great way to do this is to have great schools. One other thing that they are really excited about is the opportunity to really develop a partnership their school, the neighborhood and the City. He thinks that once they are doing this for their kids, like he said the exposure to backgrounds, points of view and different people’s stories will really set these kids on a different path. Chris will talk a whole lot more about their site plan. Chris stated alright, the fun part, the site plan, you recognize this. This is Kuntz Stadium. In area of Kuntz Stadium they have layed in the conceptual design of the school as you can tell they don’t have a lot of room to work with so going on some tight confines they have placed the school as what they feel to be the best location for a variety of reasons the most important of which is at the 18th and Riverside intersection and they feel it is in tandem with the Riverside community a little bit better. The entrance of the school will face out on Riverside Drive and the bus drop off will be on 18th Street. It is set back in a way from the majority of the traffic on Riverside. If you will indulge her she will kind of walk you through the site plans starting with the area to the right where it says storm water detention. They are in the process at this time of getting soil borings to get a sense of what the contents of the soil is for their drainage calculations. They are fairly certain that they are going to conclude that we will not need to do a dry detention area there. Thank you Don Colvin. This is a good thing. This will really be more of a playground right there up to the concession stand. Their solution rather than do the dry detention would be to incorporate some other sustainable features like rain gardens. Things that they can do to beautify the area even more. Next to the stormwater detention, or what is marked as the storm water detention, is the playground. They invision a playground for use during school hours that will be fenced because we have small children playing in there, however the gateways to the fencing will be open to the community and during non-school hours the community will be able to play. And by community she means, the Riverside community but also the people whose families are playing ball at Kuntz Stadium. It is well placed to be right there next to the concession stand. Iian grew up in the area and he played in public parks and it was something that they felt very strongly about and this should be a park that the community can use. The school itself, as you can see, the main entrance there up along Riverside Drive at the part of the south tip you see a box that is a gymnasium. The piece between the box and the long part of the school is the cafeteria. Now, if she had her pointer, or her little red light she would get up there and she would show you that each end of that skinny area between the gym and the the long part of the school is glass on one side and glass on the other side.
They are actually going to do garage doors that can be opened up during beautiful weather and so it is all going to be open and airy and very spacious. The gymnasium as they will see in another space planning slide, the gymnasium and the cafeteria are self contained and they can close off the rest of the school and has its own separate entrance so when not in school use it can be programmed by the Parks Department and the Community. Moving down into the parking lot it is important to note that is approximately 52-53 car parking lot and then on Riverside Drive there is some cut in parking areas about 9 or 10 spaces. They did check with DPW to see if this is permissible and it is totally permissible. So there will be at the front door of the school, parallel parking and this parking lot will accommodate the teaching staff and it will be landscaped so they will have trees, and the other nice thing that it is going to have is street parking lot lighting. If you drive through this area at night you will find that it is completely dark, so between the building lighting and the parking lot lighting it is going to be a nicely lit corner of the park. This area here again is a conceptual design and they do not know how that separator is going to look. It is not going to separate the entrance here from the rest of the parking lot. This will be open for the parking lot to be used during non-school hours for tournament play and so on and so forth. You see the Citizens Energy will head here that is outside the boundary of anything that we are already going to do and they have been in communication with Citizens so it won't infringe on any of the development. It is also important to note that this line. Those of you looking there is the west field and then there is the grassy area with the hash marks on it. The boundary line of the school property will go right up against that fence there that exists today. They are not cutting into the hill, the mound at all. They fence will stay and obviously the school will be responsible for maintaining that side of the fence.

Just in case you are interested in knowing, they are taking away 171 spaces. There are approximately 191 spaces in this "L" shape down along 16th Street and then they are adding 63 spaces of asphalt as part of the school.

This next slide is the elevation of the school looking at the front door as you can see the big garage door glass of the cafeteria and the entrance will be right out on Riverside Drive.

This next slide shows the elevation if you were sitting at the stop light at Riverside looking north on Riverside Drive, you would see a big expansive wall that would be the gymnasium and it is there vision to bring some type of mural art to that wall and that piece is just dropped in and kind of depict the artwork of some kind. They are playing around a little bit with pricing and they are trying to see if a permanent piece of art would work there or maybe banner art that could be more reflective of what the kids bring to the table in terms of artwork so they are looking at this right now.

The next slide shows another elevation looking from the west field of Kuntz Stadium to essentially what would be the back of the school. The wall here there was some question what it is. That is the chain-link fence that looks like a solid wall but it is a chain-link fence. They are thinking that the connectivity, the pathways leading to this field, that there would be a cut-in at the north end of the fence allowing the kids to come in and use the field.

The next slide shows the elevations of what the field would look like from all directions. O.K. so let's get to the space plan. This slide shows you the cafeteria, garage door, garage door that can be opended up and then the gymnasium is a full court big gymnasium with bleachers and locker rooms and it does have restroom areas, so for community events this can be closed off and there
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Is the warming kitchen that can be used as a concession stand and this area can be used for public gatherings and public meetings, concerts and then the gymnasium can be used for programs of any kind. Again, they are wanting to make this a complete community school which is why they changed the name to Vision Academy at Riverside.

The next slide. Here are the details of the transaction as they are today. They are talking about a ground lease, 50 year term over approximately 2.5 acres. As part of the deal structure the school has built in to their portmata to give Indy Parks $300,000 allowance to be used for park improvements at Kuntz Stadium. It is their goal to work with Indy Parks, the folks out at Kuntz Stadium and Ian each year and create an annual use agreement, an annual use and maintenance agreement for the west field, gymnasium and cafeteria. What this would look like would be clearly defined what events are coming up for the school as well as any events that may be coming up for you all so that they can co-program and co-locate. That agreement would then define a percentage of usage from the school at which point this would help us to calculate what they would pay Indy Parks each month for the maintenance of their piece of the field. So they would do full maintenance on the 2.5 acres where the school sits but they also want to help with the maintenance of the west field and the ground surrounding it. So this use agreement would be something that they come up with and work with all parties each year.

The community playground is a part of the deal structure the connectivity from the parking lot where none exists today there will be sidewalks going to the westfield and the addition of lighting on school property and in the parking lot and then the final piece she wants to talk about is on the last slide which depicts the transfer of Park property in that area. Meadows. You all are familiar with Avendale Meadows which is a masterplanned community and there is a first phase of development that has been completed which is the apartments which are at the very front of the property. East Village is completed and the second phase is about to start and they have plans to several connecting streets and as part of that infrastructure would be a nice passive park. They do not know the exact acreage of the park but are estimating it to be up to 7 acres, but the Meadows Community Foundation owns this today and they have agreed to transfer this property to Indy Parks to add to their acreage count and the park will be built within the next five (5) years and Meadows Community Foundation has agreed to maintain the park. So this is a park that you all name, you all can claim, but it will be maintained by the Meadows Community Foundation. Chris stated with that, she would open it up for any questions. Chairman Williams asked the Board if they had any questions.

Dr. Greenwood stated that she has one. She stated that Chris mentioned that many times this as a community school. What services do you plan to provide to the community? When you say the Community School what services. Ian answered that primarily their number one goal is to help educate their kids but they also, as Cris mentioned they want to open their facility up as a huge service to the community and they have worked quite a bit from the folks from the Riverside Civic League and spoke with 249 residents from Riverside and they want to offer any services that honestly makes sense to them. At CFA they have catered and designed their programming and their facility and their outreach to the community based on really what the needs are there and he knows that what a few schools around Riverside offer is a food pantry. They also offer ways for families to receive uniforms. Those are the things that they also do at CFA so they really have to find out what their families want or what their families need.
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Dr. Greenwood also asked if they plan to provide medical assistance for those children. Ian answered, yes absolutely. They have built into their plans a nurses office. They have a nurse at Challenge that he believes is through Health One. Dr. Greenwood’s last question is: “What type of services will you provide for our special needs children?” Ian answered that he plans to hire a special education coordinator at their school who first of all will take care of all the IEPs in the building which is pretty much a major concern for all schools. At each grade level kindergarten through second they will have two teachers in each classroom, fully licensed and accredited teachers in each classroom and third grade through eighth grade there will be three teachers at each grade level and through that they will design their services to students who need attention above grade level and below.

Josh had a question. He stated that they had mentioned a little bit about the parking loss and the parking gains. He stated that it sounds like it is 170 loss and then you are adding back 52 or is the 170 kind of the net after? Chris answered the 171 is the net, in fact the school is taking out grassy area and the hard surface, so yeah she was surprised it was 171 spaces actually. Josh then stated that he knew that originally they had talked a little bit about this, there were at least some conceptual ideas about where we can gain back some of that parking on other parks of the stadium, has that gone any where? Chairman Williams stated that the $300,000 what we negotiated was that the $300,000 would go to park improvements so it gives us instead of locking it down to parking lots it would give us more flexibility to do what we believe is more appropriate for Kuntz Stadium as a whole, so one of the things that I have had staff talk to him about was, o.k. any event that we have, regular, you know, soccer events, how much parking do we need? And so we wouldn’t necessarily use the entire parking lots for those kinds of events. In the event that we have a large event, soccer event, the parking lot would not be able to cover that amount of parking spaces that we would need anyway, so what they have done in the past they have been able to utilize surrounding areas for parking and that kind of thing, and so he thinks it gives us an opportunity to say what is our priority. Is it, you know, can we manage with the number of parking spaces that we are going to have. And he thinks under normal circumstances, normal conditions we should be able to manage our regular events and in the regular type of play that we have. In the larger events that we would have it would be different than what we would do or have done in the past so the $300,000 gives us a little bit more flexibility and if we are able to couple that with some resources that we have in Indy Parks we will still look at whether or not it is appropriate for us and Don and I have talked about it. We have laid out some various areas in Kuntz Stadium to see what would be an appropriate place to put parking and that is why we went back to this so we will also look at on street parking as to whether or not DPW would support on street parking that would be parrellel parking as would be into the park. It wouldn’t be on the streets and it would not take up any lanes, it would be into the park proper and give us an additional number of parking spaces to hopefully mitigate some of the losses that we are going to have there. Chairman Williams acknowledged that Dr. Twyman had a question or comment. Dr. Twyman replied, yes he would like to follow-up on what Dr. Greenwood’s question around being a community school. Currently a CFA, how many of your students actually from the Meadows neighborhood that attend the school there? Ian replied that actually there are about 75% of the kids and there are 80 children from kindergarten through fifth grade there. About 75% come from about a mile and a half. Dr. Twyman then asked that as you determine the community need particularly in the west side and you talked about he thought was second highest in terms of a high quality school need, what type of student population are you expecting to come specifically from a radius close by this particular location?
Ian replied that if you base it, the most accurate way that they knew to estimate that was to take the demographics from the schools that are closest to 18th and Riverside and so it would be the free or reduced lunch population would be in the high 80s, like 88%, African American would be about 84%, Latino 7% and caucasion probably about 3% and whatever the quick math would be for the rest bi-racial or other. We anticipate serving as a charter school we serve any family who enrolls their kid in Indiana but they anticipate serving families from Riverside, from Haughville, from just west of the White River and hopefully they will also be able to serve families who work downtown who are bringing their kids who are travelling to work downtown because he thinks that every parent wants to send their kid to a school where they can learn from diversity. Learn from families from different backgrounds and they hope to get there. This is something that they do not have at CFA and it is something that he knows a lot of their families are hopefully for but they still bring their children to CFA because they know it is a high quality school so they want to make sure that they get that down first.

Dr. Twyman mentioned that Mr. Slagol, who presented the last time that your organization was here, is he still involved with the project? Ian stated that yes, very much so. Chris stated that they let him take a vacation. He would have liked to have been here. Dr. Twyman reconfirmed that this would be Ian’s first go around as a principal. Ian answered, correct. Dr. Twyman also asked if he would assume principalship this academic year coming up for planning purposes and then fill the role officially for the 2014 school year? Ian answered, yes. Chris stated that Ian has already secured an apartment in the new Bush Stadium Lofts across the street. He is very anxious to save gas money so he can now just walk across the street home. Chris stated that she would anticipate Ian’s commitment to just the hard work of starting a school like this he will be living more in the school and its property than he will be across the street in his apartment. Chris also wanted to add, which she was just reminded, and she apologized to Josh, to interrupt since he had his hand up with a question, but Marion University, President Elzner has expressed an interest in being a strong partner in this school and maybe encouraging their teaching students to come over and student teacher person to work with us and they really look forward to that partnership because obviously we all know Marion is a very good partner in the area and a good anchor institution and very interested in working with you all on a continuing basis. Chairman Williams asked the Board if they had any more questions. Josh stated that he has one. He asked what do they foresee as the anticipated use of the west field. Ian answered that he believes that every PE teacher in Indianapolis would want a soccer field. Joseh added for sure. Ian stated that that would be one and recess space, he doesn’t know if there is potential to use the full field, but with the playground right there maybe they may use limited space depending just on their scheduling of recess and he also thinks that every principal would love to have a soccer field at the end of the year when you are having field day. Ian mentioned that if the professional soccer team is able to practice there, they would love to be able to expose their kids to how they are coached, how they practice, what they do on a daily basis and what gets them to their vision, to their end result. There are limitless opportunities to get creative with people like LeeAnn White who is the Manager there. Chris stated that to capture their spirit and interests in something and these are big kids, so they need to have room to run and just having that space rather than it be just strictly an urban school on hard surface, concrete, it is nice to be able to have access to that field.

Josh added that he is mostly curious as to what they are thinking in regards to football for the wear and tear on a field, being someone who spends a lot of time around space that is used for
multiple sports, football is deadly to the turf and he knows that having two fields there that are high quality for soccer, it is very important to maintain quality of the turf. Ian stated that they right now at Challenge even though they are just kindergarten through fifth, they are part of what just developed as a charter school league and they have five footballs. He knows Tenley he thinks has football at their middle school, you might know better than he does, and honestly that is another expense that they have to consider. At a charter school, everything that you don’t spend on your kids in the classroom you are taking away from your kids in the classrooms. This is something that you all could help them think through it and as we approach something like that, Chairman Williams added that this is what he talked to Josh about earlier, usage and percent of usage and that kind of thing because they were very much critical of the fact the type of play and the amount of play is going to impact the quality of that field. When they were negotiating and talking to them about this the maintenance piece was something that we were very concerned with and as we have worked through this as they move forward, of course in the short term, it is highly unlikely that they will have any formal sports starting out but in the long term it is really going to be dependant upon how much they are going to expend on maintenance because if they put to the test, the field, then they are going to also expand the resources to maintain it. Chairman Williams asked if there were any other questions from the Board members. He stated that at this point he would open up the floor to any person in the audience who would like to speak.

Public Comments:

Adam Collins introduced himself to speak. He stated that he is Adam Collins he is the Deputy Director of Economic Development with the Bond Bank and responsible for project management for 16 Tech which is the certified technology park along 16 Street and Indiana Avenue which is adjacent to this area and just wanted to register their support for the school, for the development and every stakeholder that they have met and talked to has really found this to be an exciting addition to what they have to offer in that area, not only for the people who are going to be living and working in the new developments that they have, but to continue to allow the existing Riverside Neighborhood to grow in a way that will be beneficial to its current residents. It is a really exciting opportunity for them and they are in support of this at this time. Chairman Williams asked if there were any others in the audience who would like to speak in regards to this agenda item. Seeing none then he would entertain a motion for the approval of this.

A motion was duly made by Mr. Bowling, seconded by Dr. Twyman, and unanimously passed to approve both Agenda Item #27, 2013.

- Proposal for Department of Parks and Recreation for the Consolidated City of Indianapolis to grant permission for the Director of Indy Parks to proceed with the exchange of the land, compromising the existing Bel Aire Park, totalling 14.85 acres to Southside Landfill, Inc. and in return, Southside Landfill would donate 15.54 acres to Indy Parks.

2. Agenda Item #28, 2013 – Approval by the Board of Parks and Recreation of the Consolidated City of Indianapolis for the Director of Indy Parks to take all those steps necessary to complete the property exchange underlying the existing Bel Aire Park, located at 2915 South Tibbs Avenue, to Southside Landfill, Inc.
Chairman Williams also reminded the audience that the second part of this item is also considered a public hearing and so again if you are going to speak on behalf or with regard to Proposal 28 at the end of this presentation please sign in and we will give you three minutes to speak. Alright Paul. Paul Smith thanked Director Williams and introduced himself and stated that he is pleased to be here today to talk to you about an item that we actually started to talk to you in November of 2011 and it has to do with the property swap with Southside Landfill, Inc., although he is sitting here today he will tell you that in the interim since November of 2011, Jon Colvin and Ben Jackson and Andre Denman have all been working hard on this. Ben Jackson has been working on zoning for the property, Don Colvin and Andre Denman have conducted public meetings with the neighbor to make sure that this is something that works with all of them and he is here today to tell you that we are here today to talk about the real estate side of this transaction and he has had a lot of help from our corporation counsel, LeAnnette Pierce as far as how to get this thing done correctly. This is a swap that is actually allowed for in state statute and we are following the state statute about how we do this particular transfer. The statute calls for a couple of things to be completed and he wants to get on the record that they have completed these and one of the things that statute requires is that we have appraisals done for both the properties that we are giving up and the properties that we are going to receive and we did have those appraisals completed. Paul stated that he will note to you that the appraisal of the land only side of the property that we are giving up we did not have the improvements appraised. On the land side, the property we are giving up is valued at $175,250.00 and the property we are receiving was valued at $261,000.00. He would have been a little concerned had these numbers been up-side-down so it is very fortunate that it worked out the way it did. Secondly, the statute that they are using requires that a public notice be published in advance of the public hearing we are having right now and they did publish this notice which came out on June 17, 2013, which is ten (10) days prior to today’s meeting. We got that part done. The third thing he would note to the Board is that part of the requirement of the statute that they are using states that the entity that they are working with may not be behind on its property taxes with regard to the property that we are receiving and he verified that shortly before coming in indeed they are not behind, so we do not have any problem there. Paul stated that he doesn’t have a lot because he has already talked to the Board about this he is not going to take up more of the Board’s time, but he will answer any particular questions you may have and Don Colvin, obviously had been very close to this project and can help with answering any questions as well and he would also not to the Board that we have Rob Perkins, from Southside Landfill and Terry Gurrin from Southside Landfill in the audience and if they would please stand up who are also here to answer any questions the Board may have about the property that we are going to receive. With that, he would entertain any questions that the Board may have and Don certainly if you want to jump in before the questions are asked he would certainly understand.

Chairman Williams asked Don to go ahead. Don stated that first and foremost, he would like to acknowledge Rob and Terry and Southside Landfill has been unbelievable in this process. They have been very sensitive to the community’s needs. They both came out to several public meetings that we have held. They were not aggressive; they listened in the audience and responded to the community’s wishes. They have just been a great partner and at the end of the day they are going to take all of the amenities that are in the current park and move those over to the new park land and the community did support this in the public meetings and as Paul Mentioned, Ben has presented and prepared a master plan that needs to be brought to the Board. But it has been approved by the community. This is also one of the recipient sites of the Indianapolis Parks Foundation grant that they received so there is improvements in dollars and
resources available to enhance even what Southside Landfill going to be put in. There are a lot of advantages with this property. The original site is kind of down in a hollow and kind of hard to see and some folks do not feel very comfortable down in this valley as far as safety and such and this site that we are receiving is up in the air to all levels and it can been seen from multiple vantage points and it allows for a lot better layout of our park and recreational site. A big amenity that is being added is the old Hardee's restaurant and they are looking at this through the gift from the Foundation to turn this into a public restroom or at least at minimum a meeting space and structurally the building is in good shape and you can see at the top of the pie shape, if you will, of the map on the overhead screen, they are concentrating most of the parking spots right at the top of the screen since there is a walking trail being proposed in the overall plan and it is very important to have a water sprayground and then some basketball courts. The present site in some circumstances the parking lot floods because it is down in a little hollow and again it fills up really quickly when they have their gospel fests out there. The property all along Mooresville Road is that parallel parking, so they do not have to take a lot of greenspace to accommodate a lot more vehicles in this area. This has really been a good public process with a strong partner. He believes that Southside Landfill's relationship he believes will continue even after this transition is completed. He has asked Rob for a few favors since he has the opportunity to actually survey the property and they responded to this request in actually a weeks time, and he can't even do that if he brings the contract by the Board, and this was greatly appreciated and saved thousands of dollars of hiring an engineering firm to produce those documents so he looks forward to a great long term partnership, as it was before, when they were a partner with us on the Martin Marrieta, on the original parcel so he looks forward for this relationship to continue not only with the community but with Southside Landfill. Paul mentioned that he knew we were in good shape called and said, "hey, you know that asphalt trail that you need," and we said "yes", and he said "what if we do it in concrete". Don said, "well you we would like that just fine". And those are the kinds of things that Southside thinks about and we are just tickled to have them as a partner in all of this. So with that Chairman Williams asked if there were any questions from the Board. There were none.

A motion was duly made by Dr. Twyman, seconded by Dr. Greenwod, and unanimously passed to approve both Agenda Item #28, 2013.

Chairman Williams again asked if there were any individuals from the public who would like to speak please step to the microphone and also sign in and they will have three minutes to register their comments. There were none.

Public Comments:

None.

Chairman Williams thanked the representatives from Southside Landfill.

And this closes the public hearing portion of this meeting so we will move forward with other items we have on the agenda.
3. Agenda Item #29, 2013 – Authorization by the Board of Parks and Recreation of the Consolidated City of Indianapolis for the Purchase of a Permanent Access Easement in the amount of not to exceed $5000.00 from Woods Edge Holdings, LLC (WEH) Across a portion of WEH-owned property located in Sahm Park at 6801 Woods Edge North Drive, Indianapolis, Indiana.

Paul made his way back up to the present this item after saying goodbye to Southside Landfill representatives who were so kind enough to sit through the first presentation. He doesn't want to belabor this one either, but just a little bit of background if he could. There is a telecommunications tower that has located itself in Sahm Park and has been there probably for 20 years, at least, and the tower was originally built for the Metropolitan Emergency Communications folks (MECA) so that our fire department and our police department can speak to one another via the walkie-talkies and all the fancy stuff they have now, so it serves a public safety purpose up there. Well, when that tower was put in Paul was not arround, at least he wasn't involved in it, a mistake was made in that the access road crosses somebody elses property. This is a "no, no" in the real estate world. You would not like it if somebody crossed your property. He said he never noticed it. It has been going on and has been a problem for over 20 years and it wasn't until a third party cellular company wants to co-locate on that tower with the emergency folks and in their dudigence they discovered that the access road crosses over somebody elses property. In fact it is the apportunity complex to the east on the overhead screen map. It is just a small part of their property. But size doesn't matter in the real estate world whether you are crossing a big part or a small part; if it is not your property then you have to deal with it. So, we want this cellular company to come on board this tower because we are currently in negotiations with them to pay the interprise $27,000 a year with a 2 1/2 % escalator. They will prepay the first 2 years the $54,000 and they are going to give us a $5,000 to offset any costs we might have with regard to this cellular tower. We really want to complete this this month because we have learned that there is a concern of urgency since Verizon may find another feasible location and we don't want them to go anywhere. Paul stated that he had originally had offered the the property owner next door $500.00 just kind of hoping that they would bite. They did not. In fact he didn't learn until this morning what the number was that they were looking for and that was after the Board had received its tentative board packets which called for a cap of $2,500.00 and in talking to the folks this morning the number they had was $19,487.00. Well, you might say Paul, how could you have been that far off. Well, he knew what he was doing when he offered them the $500.00 and he can show anyone the methodology, he will not do it today, but he could also tell you the methodology they used. If anyone tells you the appraisal business is an exact science, it is not. If you give people different appraisal problems they will find different appraisal answers. Typically, this morning when he heard his $500.00 wasn't going to work, he knew that his $2,500.00 was probably not going to either and about 2 hours ago they were down do where they were at $7,000 and he was at $5,000 and they conceded to the $5,000 because of the public safety issue and a couple of other things so the number that we are at today is $5,000 and as he noted earlier we can actually pay that $5,000 out of the proceeds that are going to come to us from the cell company that is coming on board, so he doesn't like it that way. He would have preferred to have gotten it for $500.00 and had $5,000 extra but unfortunately we are having today pay for the sins of our fathers, which is something that happened along time ago, it has been going on for a long time and we are going to solve the problem today with this resolution today and he would ask your support and answer any questions you would like to ask he would be happy to answer for them.
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Dr. Greenwood reiterated that it is a one time cost of $5,000. Paul answered "yes and it would be a permanent access easement which means that we would have it forever. Chairman Williams stated that it will be recorded as such and as Paul stated that we have just taken over a problem that really existed for several decades. Paul stated that originally when this was arranged years ago they could have just moved this road over onto Parks property directly from 86th Street and we would not have had this problem, but they were not thinking that way back then. Right row we cannot do that because of some infrastructure that has been put along side this access road that benefits the telecommunications tower.

A motion was duly made by Dr. Greenwood, seconded by Mr. Bowling, and unanimously passed to approve both Agenda Item #29, 2013.

4. Agenda Item #30, 2013 – Approval by the Board of Parks and Recreation for the Consolidated City of Indianapolis, Approval by the Board of Parks and Recreation of the Consolidated City of Indianapolis to allow Charlotte Smith, representing Meredith Smith Memorial Committee along with Ramsey Pyrotechnics to set off fireworks during the Ravenswood Community’s 42nd Year Fireworks Celebration at the Ravenswood Overlook on July 3, 2013 (with a rain date of July 6, 2013.

Dee Dickerson greeted the Board and stated that they are here this afternoon to talk about fun stuff. Dee introduced her guests, Charolette Smith and her son, Bud Smith; they have been putting on the Ravenswood fireworks. This is their 42nd year. She started when she was five. We are going to talk about the Ravenswood fireworks and since this is now officially parkland. It was part of DPW and if you recall in the previous meeting the land was deeded back to the Department of Parks and Recreation of the City of Indianapolis, Marion County so they are before the Board today to ask your approval for their annual 42nd year of fireworks she is going ahead and let Charolette and Bud talk about. Charolette pointed her finger towards Bud. Dee mentioned that Charolette and she have been talking together maybe about eight to nine years now and this is the first time that they have met in person. She is a little nervous and Dee told her that she would be fine that the Board doesn’t bite and it will all be good. Dee said so we will let Bud bear the burden today. Bud stated that 42 years ago their family got involved in Ravenswood in terms of looking for things to do for the community. They had been doing fireworks shows for an organization for a long time drive-ins Meridian Hills Country Club, things of that nature so his father felt that he had fireworks left over one year so he put out a notice in the neighborhood stating that they would have a fireworks show on July 3rd and of course they did it the first year and what happened was that people started contributing and from there every year past that he would go out and collect the money and the show would just continue to expand through the years to in 1990’s they won awards twice in the Indianapolis magazine they won an award for the best 4th of July party on July 3rd. Five years ago we lost their father, her husband and so they made a memorial for him moving forward. Of course they got a little claim to fame to the point that they sent some of his ashes up in that fireworks show that night and they had all the local TV stations and everybody attend and the show, what happened was that word was spread and shared across the United States for a guy that started this out of his own contributing where he lived looking back and so they are back today asking for the Board’s approval, and fortunately now they have one group to approve rather than the whole issue with DPW and the Parks Department to request permission for the use of that land and they always clean up afterwards and they do everything that is requested from the City and this is what they are here for today. Dee mentioned that as they go through the process Charlotte and Bud and she worked together to make sure that they have the certificate of insurances that are required to set off the fireworks
and Charlotte works with the fire marshall to get their fire marshall permits and they work with the rangers to make sure that the baracades and security are in place for the event and the cleanup is done strickly the Smiths and volunteers. There are pictures of of people enjoying the fireworks in their boats on the water and even last year when they had the drought and it was a concern that perhaps the fireworks would not go on, because it was a public display and the Mayor lifted the ban so they could go ahead and get the fireworks going at Ravenswood with the blessing from the fire marshall. Dee asked Charlotte if she wanted to say something and she said "yes". Charlotte stated that last year she had contacte Fred the fire marshall and told him she needed his help and asked what she was allowed to do and Fred stated that he would meet her out their and he would assess the area for safety and he said to go on with the fireworks. Charlotte asked that the beach be watered down and she asked what it would cost. Fred only asked that Charlotte give to the Survive Alive foundation and she did so. The day of the show she asked for the other side to be watered down because she didn't want anything to happen. Channel 13 contacted them, David Macanally and he was there with them from 10:30 that morning till 11:30 that night. He did a heck of a job reporting all the safety steps the neighborhood took to prevent anything from happening to anybody or anything and this was satisfying knowing that someone was looking after them a little bit there. She stated that she went out this year and she lost her daughter 3 months ago and she went out this year and collected $13,000 to go up in the fireworks display and she is very proud of that. Contributions come from individuals. It doesn't come from big corporations. It comes from people from up and down the river that absolutely enjoy it. She is asked always if she is going to do them again. She replies "yes" we will do them again. The only reason that she believes they keep going is for the simple fact that the first year she did the fireworks without her husband she stood there with the IMPD officer and she looked across the west field bridge and she watched all those people enjoying the display and she determined right there and then that she would do them again and as long as she can do them she will continue with the Board's help.

Chairman Williams stated that he appreciated all that she does and her commitment amid partnering with the Parks Department and now that it is officially under the Parks Department we appreciate that. Bud stated that this makes it a lot easier. Chairman Williams acknowledged her dedication to raising the resources necessary to host this display to make it happen. Charlotte replied that it is a community effort for them. Dee stated that she was teasing her that we need to put her on the Parks Foundation and then she could go out and raise some funds for the Parks Foundation.

Chairman Williams asked if there were any questions from the Board. There were none.

A motion was duly made by Dr. Twyman, seconded by Dr. Greenwood, and unanimously passed to approve both Agenda Item #30, 2013.

Dr. Twyman thanked Charolette for all she has done. The Board appreciates it. Chairman Williams also thanked her.

4. Agenda Item #31, 2013 – Approval by the Board of Parks and Recreation for the Consolidated City of Indianapolis to Officially Name the Indy Parks property located at 3252 Sutherland Avenue, Indianapolis, Indiana “Reverend Charles R. Williams Park”.

Chairman Williams greeted Jen Pittman, Deputy Director of Indy Parks and Mr. Greg Wilson, Director of Minority Womens Business Development for the City of Indianapolis. At the last
meeting they brought forth a proposal to name, or rename, as you look at it, the Parks property located at 3252 Sutherland Avenue, Indianapolis, Indiana. This park was never properly named, they believe but the residents have come to call it Sutherland Park and that is what a lot of our Park staff have come to call it, so they would like to bring forth a proposal to officially name that park "Reverend Charles A. Williams Park, after Reverend Charles Williams who is a former President of Indiana Black Expo. Jen stated that this proposal originated with Greg Wilson and Councillor, Oliver and some other community leaders so according to our Parks Naming Policy it is appropriate for them to bring it to the Board at that time and they have put it out there for public comment period and posted that notice in the Indianapolis Star and as the memo states they did receive one (1) point of feedback from a resident and Director Williams has invited that person to attend this meeting and she believes to speak as well. Chairman Williams stated that he does see that that individual is in the audience and if you have any questions about who that individual was that they would like to bestow this honor, you are more than welcome to ask questions of that individual, but going forward again, he believes and he supported this with Reverend Charles Williams because of his legacy that he has left with the City of Indianapolis and he believes everyone on the Board last time we met really echoed the sentiments, and not to diminish anyone else in the community, but it is just that this particular individual was really someone that was worthy of this honor and the support that he was shown, the councillors who support it and the Indiana Black Expo and Greg Wilson he felt that it would be fitting to move in that direction, so again, if you have any questions, he is sure that Greg will answer any questions, or the individual that is here in the audience. Greg stated that he does have one comment, and that when you have such a strong organization that Reverend Charles Williams helped build, and that is Indiana Black Expo, one of the things that they want to do as a community organization is also bring resources to help partnering and help bring the community together to say that this can be something to help revive the community. Give them something in the community and say that they have a nice park and nice place to go and be, but they are also going to try to do things to help with the redevelopment of the park, and that is community resources and support.

Chairman Williams stated that they certainly look forward to this and appreciate this, so we will hold you to this. They laughed. Chairman Williams asked if there were any questions from the Board. Dr. Twyman stated that he would like to say for the record his official name, because he was his cousin and he called him "Ricky", is Charles "R." Williams, Charles Richard Williams, not "A." Williams. Chairman Williams stated that they will make sure that they get that changed and noted. Jen also stated that they will notify the Indianapolis Star as well. Thank you.

Dr. Greenwood stated that last time she made the motion at the last meeting that we do this, is that we said we were going to look at the possibility of upgrading the park itself to see what we could do and she believes that Jen promised that she would look into this to see what we could do. Dr. Greenwood asked her if she has anything that she would like to share with the Board on this. Ms. Pittman answered that she does not have anything concrete. She stated that she could tell you what their internal discussions have centered around and this is and that they work with their community partners to revitalize parks and a lot of time this turns on our ability to garden community support as well and our belief of naming this after Reverend Williams will help in that effort. A process that we would walk through would probably involve the Parks Foundation. It would involve Greg's office and others in the community who are interested in being part of this and it would probably involve putting together a small capital campaign group who could also go out and spearhead that fundraising effort but to that point, we believe having the name associated with the park increases our efforts for success with that. Dr. Greenwood stated that she also agrees with this. She also stated that she wanted to make sure that they don't forget
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what we need to do and she certainly would like to be a part of this to help out. Greg Wilson stated that he knows we have support of Councillor Simpson and also Oliver and others in the community that have come along side and said that they want to help make this happen. Mr. Wilson stated that he believes we have some strong resources available.

Dr. Greenwood also stated that she knows when they go out to actually do the official naming, is it a possibility to also let the people know the date that this is going to take place and the community will be out there and then with that piece they could start fundraising things to improve. Just a thought. Jen replied that yes, we agree with that thought. Dr. Twyman added maybe this could coincide with some Indiana Black Expo event that would be even better. Mr. Wilson stated that they will sit down and talk and see what the Parks Department thinks and we would like to do something near the Indiana Black Expo’s 30th Circle City Classic, somewhere near that time frame which is in October he believes. Maybe the 12th or 5th and this gives us a lot of time to sit down and brainstorm. Dr. Greenwood stated that she made the motion the last time so she would like to say... then Chairman Williams stated that we do have an individual in the audience again and he would like to open that up again if you guys have questions for the lady that is here he would more than happy to give you the opportunity to answer any questions that you may have or to know who that individual is, so Mrs. Stepp he will give you a couple of minutes to kind of tell us who that individual was. Ms. Stepp apologized, she thought Chairman Williams was still addressing the Board. Ms. Stepp introduced herself to the Board and she is from the Crosstown Neighborhood Association, and more specifically she is a member of the Little Bethel Missionary Babtist Church and Mr. Colvin and Mr. Denman did meet with us at our community center in January of this year and there was a magnificent turn out and it was more less a brainstorming or wish list for that area as to what we would like to see there and at that time it was made known that perhaps there would be an opportunity for the late, great pastor Oli James Reeves name to be associated with that particular park and then she kind of lost contact with Mr. Denman and Mr. Colvin and she understood that they are busy and she understood that the DPW and Parks Department had a parting of the ways or a differenciation of responsibilities, if you will, and those things kind of kept from getting back with them. So, long story short, once she found out timelines were of an essence then she got busy with e-mails and voicemail and the Director as well as Ms. Martin are very well aware, of many e-mails and many phone calls that she has made to their offices trying to get some understanding as to what needed to be done to pursue how this could happen. When this was made clear to her she preceeded to get information from church members and association members and those types of things, hence the packet that hopefully all eight of you have received, please say yes you have received them because she paid good money to have them sent to you by registered mail. She said that they want to just go on record to say that Oli James Reese, as well as Reverend Charles Williams both deserve the naming of this park and thank you for this opportunity and if you have any questions, she would be honored to answer them. Chairman Williams asked if there were any questions from the Board. Chairman Williams stated that he would go on record to say that the process, the way that we have it is there for a purpose and you are certainly more than welcome to contact him in his office and they can look at the possibility of bestowing the honor of Reverend Reeves at another location and we can take a look at that and see what is appropriate for it. He can't make her any guarantees but they can certainly sit down and take a look at who he was and what he represented as far as the community is concerned. Chairman Williams then asked the Board to provide a motion.

A motion was duly made by Dr. Greenwood, seconded by Mr. Bowling, and unanimously passed to approve both Agenda Item #31, 2013.
5. **Agenda Item #27C, 2012 - Approval by the Board of Parks and Recreation of the Consolidated City of Indianapolis for Amendment #3, amending the Professional Services Agreement for design and construction documents for Chuck Klein Site and Building Renovations to Odle McGuire Shook in the lump sum amount of $11,000.00.**

David Teachout apologized for taking so long to get to the desk to present this item but he was all the way in the back of the room. David greeted the Board and thanked the Board for asking how he was. Chairman Williams stated that David was going to bring home the show and David stated yes and that he was the last good-lookin face you are going to see up here today, how does that sound. The Board and audience chuckled. David stated that this is Amendment #3 for OMS, Odle McGuire Shook and what this entails is some redesign work that we need to do to bring the project back down to what we can afford to build it. The integrity of the building as we initially envisioned will still be there but there will be some other pieces to that building, some amenities on the building that Indy Parks will not have to pay for, but as far as a meeting room and observation deck and all those types of things that will still be there as far as reworking the field and doing that, that will still be part of it, but there were some, maybe more elaborate design items that we were including on there that we are going to remove. Some burnish block instead of just regular concrete block painted. So what this does is it allows us to go forward with redesign so that we can get this back out to bid and they are anticipating the beginning of 2014 for bidding, which probably would say that the field would be closed down for the 2014 season but when they are done they will be ready to go and will be a nice facility. Chairman Williams asked if there were any questions from the Board members. There were none.

A motion was duly made by Dr. Twyman, seconded by Mr. Bowling, and unanimously passed to approve both Agenda Item #27C, 2012.

David thanked the Board and told them to stay cool. Chairman Williams stated that the upcoming July Board meeting is tentatively scheduled for July 25 and he may be out of town during that week and we may look at moving this up a week so with consent with the Board would consider moving that up then we will send that information out. Dr. Twyman asked if that would be the 18th and Chairman Williams replied he thought it would be around the 18th. He stated that he has to solidify his plans which are unfortunate but he doesn’t have this solidified just now. So Louvenia will send out information on the change of date. Chairman Williams thanked everyone and motioned for adjournment.

**Adjournment**

A motion was duly made by Chairman Williams for adjournment, seconded by Mr. Bowling, and unanimously passed to adjourn.
The next Board of Parks and Recreation meeting is scheduled for July 18, 2013 at 3:45 p.m. to 5:00 p.m. in Room 260 of the City-County Building, 200 East Washington Street, Indianapolis, Indiana 46204.

SUBMITTED:

Louvenia Holstein, Board Secretary

APPROVED:

John W. Williams, Chairman
Board of Parks and Recreation

9-25-13

Date