

**Notes from Keystone Monon Community Group Planning Meeting  
November 2, 2022 | Midtown Indy Office at 5:30pm**

Attendees: Nick Badman (resident, MPO), Anderson York (resident, Bellaire NA), Brandon Powell (resident Bellaire /commercial), Jesse Rice (commercial, Black Circle/Loom), Brain Schutt (commercial/Refinery46), Michael McKillip (Midtown Indy), Danita Hoskin (Midtown Indy)



**URGENT MATTER:** Michael shared Midtown Indy has a \$15,000 grant from Metropolitan Indianapolis Board of REALTORS® (\$10,000) and National Association of REALTORS® (\$5,000) that must be spent before year end. The grant is to support Keystone-Monon neighborhood awareness and partnership and to recruit the community and include them in the process.

Also, there is a City of Indianapolis Neighborhood Grant Program administered by INRC ([www.inrc.org/grants](http://www.inrc.org/grants)) designed to support the community engagement, collective action, and increased development of all neighborhoods and neighborhood-based organizations. The program seeks to reinforce the strengths and assets within Indianapolis' neighborhood. Suggestions to fund a community action that neighbors can come together to do such as a wall for a mural, a community garden, a Gateway Project using the big railway light, etc. Grant due date is November 14, 2022.



Meeting Summary: There was a consensus to bring together the entire Keystone-Monon community (residents, business owners, property owners, nonprofits, and organizations) while still maintaining the uniqueness in identities of each area there within. The goal is to create a Certified Plan that will be adopted by City of Indianapolis' Department of Metropolitan Development. The Plan will cover the area of the Keystone-Monon Community, bounded by Keystone, The Monon Trail, 54<sup>th</sup> Street and 38<sup>th</sup> Street. This comprehensive plan will serve as a functional framework for self-governance within the Keystone Monon Community that will prepare the community and its stakeholders to advocate for and implement its own vision for its future. The Plan will ensure that land use, zoning, infrastructure investments, public safety resources, and other municipally governed processes are aligned to support and include community voices, and not just those of outside or commercial market forces. The Certified City Plan is a tool that articulates the vision of community growth and development that will maintain affordability in the area, retain and strengthen ethnic, economic and racial diversity, and detail infrastructure needs i.e. sidewalks/pedestrian access, greenspace/trails, drainage, food access, green space, etc.

Previous meetings were held including several Keystone Monon stakeholders/participants. This meeting is to continue the progression of a Certified Plan.

Attendees agreed to identify other community stakeholders: residents, business owners, and nonprofits, organizations to serve on a Working Groups (4-6 Working Groups are to be formed) that will form a working Steering Committee, Engagement Plan, and Process Charter. These documents will govern the

future engagement process, steering committee composition, how decisions will be made, and formalize the proposed time frame.

A successful Certified Plan is derived from a strong community engagement process in which all stakeholders have a legitimate voice in the process, the kind of stakeholder (resident, business, organization) and where they are physically located. It is generally a 18-24 month process.

NOTE: Typically, hard for neighborhoods to do on their own, Midtown Indy has volunteered to facilitate the Keystone Monon Certified Plan.

### **ATTENDEE UPDATES (since last meeting):**

Jesse R.: Black Circle/ Loom - due to Covid...had to move everything outside. Wants to use collective resources to unite neighborhood businesses and residents. States plans underway to start a Business Association.

Brian S.: Refinery 46- Positive about the progression. Looking forward to Midtown Indy's help to bring community consensus.

Brandon P.: Expressed gratitude to Brian, Michael, and Jesse for trying to bring community consensus and help so all can understand the lay of the land. States has been participating in one-on-one meeting to help ensure processes so we can agree to move forward.

Anderson Y.: Bellaire resident since October 2021. Currently serving as Bellaire President, Interim. Desires to connect the residents and business, 46<sup>th</sup> -52<sup>nd</sup>. Working with IPS# 91 for a community garden. Shared Ivan Holder, President is recuperating from surgery.

Nick B: Engaged in informal conversation with a Department of Public Work (DPW) representative to get a process going for 46<sup>th</sup> street safety, pedestrian crossing and bike infrastructures at Monon and Arsenal Park, Norwaldo and Marcy Lane, Gold Leaf and the Refinery 46. States auto drivers need to be mindful they are in Keystone Neighborhoods and not Keystone Highway. Further stated, heard plans for a garden shop at 46<sup>th</sup> near the Monon Trail. Lastly, heard there are plans for a bridge over Keystone Avenue within 7-10 years based on funding. States really cool to see how Nickel Plate progresses. Shared IndyGo has publicized its new bus route for 46<sup>th</sup> Street.

### **HOW DO WE ENGAGE OTHERS:**

We can use a variety of platforms: Midtown Indy Magazine, Neighborhood Associations/Groups, Flyers, Online Media

Need to register as many people as we can find, that this process is underway. Large development at Keystone/Monon...lots of market changes in housing, displacing residents, etc

Need to look critically at what is changing on the grounds as you see, what is working?

## NEXT STEPS:

The Poll will use the Keystone Monon Study Area Map which has Focus Area 1 (49<sup>th</sup> to 54<sup>th</sup> ), Focus Area 2 (49<sup>th</sup> to 42<sup>nd</sup> ), and Focus Area 3 (State Fairgrounds) to generate public comments to the questions. This community engagement poll activity can be fun and rewarding to help narrate the history.

- Midtown Indy will create a QR code flyer.
- Midtown Indy will create an Online poll to invite everyone to answer questions such as :
  - Who are you? (Resident, business owner, property owner, community organization leader).
  - What do you call this area that you live, work, or other? Example – Keystone Monon, Bellaire, etc.
  - What are the key assets in the neighborhood?
  - How would you describe the identity/values of the community?
  - Do you want to be on the engage in this process?
  - What do you see are the top three challenges for the community/corridors?
  - What concerns do you have that relate to crime, infrastructure, housing, retail, services, etc.?
- Establish an Informal Working Group (Midtown Indy to send a preliminary mock-up); outlining the governance, structure, size, roles, who are the right people to add, etc.
- Reach out to other stakeholders to include i.e.: non-profits, churches, Indiana State Fairgrounds, The Patachou Foundation, Gold Leaf Sweet & Savory, IPS # 91, IPS #55, Hope Plumbing, more residents, Friends of Arsenal Park, Indianapolis Black Firefighters Association, Indiana School for the Deaf, others
- Gauge how residents and businesses see themselves. (each corridor needs their own conversations regarding infrastructure, connectivity, etc.). Leave the boundaries where they are; invite everyone to provide input.
- Meridian Kessler Neighborhood and Canterbury Neighborhood will be invited to these conversations. What other grassroots organizations exist between 52<sup>nd</sup> St., and 54<sup>th</sup> St.,. Note: there may a group just north the Meijers (Midtown Indy will check to see and identify if in the boundaries).
- Nick suggested distributing flyers with QR codes in addition to utilizing electronic platforms to help identify who might support this process. Shared this needs to be revisited; we should look for resources to gather data in a cost-effective manner. Nick volunteered to help gather this information together. Jesse has a graphic designer who can help. Anderson shared Bellaire NA can help.

Next Meeting: Wednesday, November 16, 2022 at 5:30 p.m. Location TDA