

BRVA LAND USE AND DEVELOPMENT COMMITTEE MEETING MINUTES
February 27th, 2024, 6:00 P.M.
Northminster Presbyterian Church
1660 Kessler Blvd. E. Drive

Present: Bo Boroski, John Jackson, Daisy Winkler, Sam Rogers, Tim Oprisu, Josh Mazur, Brian Gamache, Matt Hornyak, Garrett Lawton, Kristen Kraus, and Jordan Dillon

Guests: Eric Gershman, Sue Huffer, Logan Gemmill, Bill Bolger, Richard Michal, Anthony Bellamy, and John White

Bo Boroski, LUD Chairman, called the meeting to order at 6:01pm. He explained the objectives of the Land Use & Development Committee, the rules of presenting to the committee and the committee members were introduced.

Bo asked if there is a motion to approve the minutes from the prior meeting. Sam made a motion to approve, Tim seconded. The minutes were approved.

Madera & Versa Updates (Gershman Partners) – Eric Gershman, from Gershman Partners, appearing to present an update on their Broad Ripple projects including, Madera (65th and Ferguson Street) and Versa (6220 Guilford Ave - Former Kroger).

Eric Gershman, with Gershman Partners, introduced himself. Gershman Partners are heavily invested in Broad Ripple, with multiple projects in the Village. He began with giving an update on the Madera project. The Madera development project is an office building that was approved a year and a half ago, located at 65th and Ferguson Street. They've acquired and cleared the site and continue to work with Jordan and IMPD to secure it the best they can. Fencing is up around the site and they share parking with Rusted Moon. They are in a holding leasing mode at the moment. They currently have one strong tenant and are looking for another strong tenant to get the project kicked off. Eric also mentioned that the FEMA maps have been updated, and the flood areas of the Village no longer exist, which is a positive change and they hope will help activate the area. Construction time should still only take about a year, once it's underway. Best case, they will be under construction in the Fall.

Gershman also owns the building just to the south of the Madera project, located at 6366 Guilford Avenue. They repainted the exterior and did a lot of demo work on the inside. They had an open house with a lot of brokers. It's about 8,000-9,000 square feet, on two and half levels. It's market and move-in ready. They've had a lot of interest in office there. The parking lot will be shared with AudioChuck. They have good interest in the building and hope to find a user for the space sometime in the Spring/Summer.

Eric made note that they've also acquired the block where Aqua Tots and Cake Bake is located. They've been working with all of the tenants to upgrade those buildings, including Cake Bake. Wayfinder is moving on and they have a tenant to backfill it with. Aqua Tots is coming up on the end of their lease and may be relocating, located at the corner of Cornell & 65th Street.

Bo asked about the current fencing that is around the Madera site and made note that a lot of that fencing has been pushed down. He asked if Eric could speak more to the style of fencing that is up and if erosion control fencing is planned.

Eric said that type of fencing would come along with construction. They want to be good neighbors and keep the site protected. Eric said they are open to ideas on how to do so, over the next six months while the site remains empty.

Bo suggested that it may be a good idea to put up the silk fencing now.

Jordan said she drove past there today and there was a lot of fencing down. It looks like there's a section where somebody has driven over it. She suggested that they do silk fencing along with fencing that will keep people off the site. She stated that they get a lot of neighbor complaints about it being a dirt lot. They are trying to respond accordingly by advocating for the developers in the area, as well as help protect the community around it.

Eric said Gershman is committed to do the best they can for the community and they want to know when concerns arise.

Bo said on a scale of one to ten, it's a one level of concern because they know if they were informed, they'd take care of it.

Eric said they struggled on what fencing to put up.

Jordan said if anybody had known that it was going to be this long, they would've suggested putting something more than snow fencing up. Now that we are looking at this Fall, possibly another Winter or year, it may be worth considering something that is a little more weather and human proof. She stated she knows that comes at a cost.

Bo asked if the Committee had questions.

John asked if they could put grass on the site, rather than it being a mud pit.

Josh suggested possibly graveling the site.

Karen asked what the ground cover is right now.

Eric said they don't have it covered at the moment.

Karen mentioned erosion control plans. She said to what Josh and John were saying, gravel or some type of temporary seeding would make sense.

Sam asked if they have a pre-lease % they need to hit in order to begin construction.

Eric said yes, ideally when they have half pre-leased, they will begin construction.

Bo asked about the Versa development located at 6220 Guilford Avenue.

Eric said that Versa is on schedule and going well, with no construction issues. They got out of the ground well. Their expected delivery date is a year from this May. They didn't have any issues vacating the alley. The retail space is out for leasing, 3,500 square feet set up for a restaurant.

Bo asked about the roads around the project, 62nd Street and Guilford Avenue.

Eric mentioned that Milhaus is right on site, their office is the old Three Sisters building, if there are ever any issues. Open door policy.

Jordan said the most damage she has seen from the heavy machinery is on 62nd Street. There was some back and forth with Milhaus on if they were going to fix that area. It's a small footprint, but not huge. She asked that they put that on their plan for post repairs once the project is complete.

Eric said yes, but they have a long way to go.

Bo asked if there were additional questions from the Committee.

Tim asked if it was just one retail tenant going there.

Erik said yes, 3,500 square feet with outdoor seating. It doesn't have to be food, but they figure it would be with the outdoor seating.

Karen asked if they will be shutting down Guilford or any other streets as they get further into construction.

Eric said they may have some temporary shut downs and will work with them on a schedule.

Karen asked that it just be communicated.

Jordan said that is helpful to give notice when available and they can email that out to the community.

Bo asked if there were questions from the public. There were none.

Matt moved to adjourn the meeting. Tim seconded it. The meeting was adjourned at 6:23pm.