

BRVA LAND USE AND DEVELOPMENT COMMITTEE MEETING MINUTES

August 27, 2024, 6:00 P.M.

**Northminster Presbyterian Church
1660 Kessler Blvd. E. Drive**

Present: Garrett Lawton, Chad Fallis, Karen Valiquett, Daisy Winkler, Tim Oprisu, Rebecca Dodge, Anthony Bellemy, and Kristen Kraus

Guests: Alan Hague, Andy Porter, Aaron Morrow, Jenny Boyts, Scott Moshier, Mina Moussa

Karen Valiquett, sitting in for LUD Chairman Bo Boroski, called the meeting to order at 6:03pm. She explained the objectives of the Land Use & Development Committee, the rules of presenting to the committee and the committee members were introduced, including the newest member, Rebecca Dodge.

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

6281 North College Avenue (Turntable) – Jenny Boyts, the CEO of Forty5 Presents, LLC, will be presenting. The establishment, Turntable, is seeking a permit transfer on their current Beer Wine & Liquor permit.

Hearing Date: 9/3/24; Permit # – RR4941604

Jenny Boyts, CEO of Forty5, introduced herself. Forty5 is the umbrella company that owns The Vogue. She explained that she has a background in community development and that she is excited to be in front of the committee for the first time and hopefully not the last time, as Forty5 continues to bring live music to Broad Ripple, North Central Indianapolis and all across the state. They also do outdoor events, such as Rock the Ruins and I Made Rock 'N' Roll.

Jenny explained that Forty5 has recently purchased a new liquor license for 6281 North College Avenue, the former location of Crackers Comedy Club. Jenny said that what is true about the music industry, is that the ways in which you have a suite of venues that scale capacity, genre, and overall experience with artists and agents - just allows you to grow and build successful long-term relationships for independent and locally owned venues such as their's.

Jenny said they have a 1,000 cap room at The Vogue and needed a smaller room for additional live music. She explained that they updated the Crackers space. The space looks like a high end vinyl record listening room with all vintage speakers, turning the comedy room into a live music room with a seating capacity of 150 and standing capacity of 400. The intent with Turntable is that it's a private event space and live music venue, with some additional creative ideas. The idea is for it to be a speakeasy like venue, with no big signage. You might see a neon vinyl record sign and when it's on, it's open with a beautiful bar and vinyl record aesthetic. The feel will be retro, as opposed to corporate.

Jenny said they have purchased the new liquor license from a different entity and will have two separate licenses at The Vogue and Turntable - they will live independent from each other. She said there will be glass cocktails, rather than the plastic cups that you see at The Vogue, with a more crafted/curated bar menu. They are thinking of having a small bite menu with a rotating chef. She said it's not a bar that will be open all hours, seven days a week - it will only be open for private events and live music shows. The venue is also 18 and over.

Karen asked if it's open now.

Jenny said has been open for a handful of events. They have had a couple of dance parties and smaller live music shows that didn't sell out at The Vogue. She said they are piloting it now and officially launching in October with a full public roll out.

Karen asked Jenny to explain the liquor license transfer.

Jenny explained they are transferring it from who they purchased it from and that The Vogue's liquor license is separate. They are seeking to transfer the old address to the new address on the liquor license they purchased.

Karen asked if a separate license is required with it being an 18 and over venue.

Jenny said there are some compliance requirements within the space. She said the best part about the space is that they have two entrances - and they've created an 18 and over entrance and a separate 21 and over entrance. They are figuring out the kinks of how to separate the under 21 customers once inside, but they know it's doable.

Karen opened it up to the committee.

Chad said he thinks it sounds fantastic.

Daisy said she thinks it's great. She suggested collaborating with the Red Line.

Jenny said she loves that idea, especially involving an 18 and up crowd.

Anthony said it's a great idea and that he loves the separate entrances.

Tim asked if they will only be open when they have shows.

Jenny said yes, open only when they have shows.

Tim asked many shows they anticipate to have.

Jenny said they have budgeted for around 90 shows and private events. She said they may have the bar open prior to a show at The Vogue. Jenny said they last phase is focus on the exterior facade - something unique.

Rebecca said that she is excited for another new space.

Karen asked if they are familiar with the Good Neighbor Agreement.

Jenny said she is sure that The Vogue is familiar.

Karen said if Jordan hasn't been in contact with them about that yet, she's sure she will be. She said that typically they support a new liquor license contingent on the signing of the Good Neighbor Agreement.

Karen opened it up to the public for questions.

Scott Moshier spoke. He explained that he is a long term resident of Broad Ripple and is about a block from The Vogue. He asked if it would be primarily for private rental.

Jenny answered private rental and live music venue.

Scott asked what will be the typical rental price or minimum catering of food and drink.

Jenny answered that they are committed to being flexible with partners. She said that she led Indy Pride for the last 3.5 years and has booked a number of Pride events, and was able to scale down the reservation fee for a non-profit partner. She said they also have partners like Indy Sports Corp that have reserved it in the future where they can turn the dial up on the reservation fee, however, both reasonable and fair.

Scott asked if there is a standard fee.

Jenny said not right now, no.

Scott asked if he called and said he wants to have 200 of his friends come and rent the space, would they just make up a number.

Jenny said they have a Private Events Manager who leads every private event that comes to The Vogue and Turntable and they would introduce him to that manager. She said a private event like that would be associated with some sort of fee.

Scott asked if it's primarily going to be a private venue, then usually it's like a \$500 rental fee, plus a \$2,000 minimum or something like that.

Jenny said that will stay the same at The Vogue and the use of the smaller space will be more flexible. She clarified that it will primarily be a music venue - of the 90 predicted rentals, maybe 20 of those will private events and the rest will be a live music show.

Scott said it seems like it will be more like a Vogue Mini.

Jenny said she thinks that is a fair description.

Karen asked if there were any other comments from the public.

There were none.

Anthony asked what the capacity will be at Turntable.

Jenny said seated shows will be 150 and standing will be 400.

Tim asked if there is ability to go to The Vogue to the venue.

Jenny said that she wishes, but no.

Tim asked if it was the same building owners.

Jenny said yes, they own The Vogue building and the building on the corner.

Andy Porter asked if there is a kitchen.

Jenny said there is a kitchen, but that it's not usable right now. She said they have an opportunity to use it in the future for visiting or rotating chefs.

Karen asked the committee if there was motion to support the transfer of the liquor license.

Chad made a motion to support the transfer of the liquor license for Turntable, contingent upon signing the Good Neighbor Agreement. Tim seconded. All were in favor.

The meeting was adjourned at 6:24 pm