

## **BRVA LAND USE AND DEVELOPMENT COMMITTEE MEETING MINUTES**

**October 22, 2024, 6:00 P.M.**

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

**Present:** Bo Boroski, Garrett Lawton, Chad Fallis, Daisy Winkler, Tim Oprisu, Josh Mazur, Brian Gamache, Andrew Baldwin, Anthony Bellamy, Rich Michal, Jordan Dillon and Kristen Kraus

**Guests:** Alan Hague, Rachel Hickey, Eric Gershman, Andy Skinner

Bo Boroski, LUD Chairman, called the meeting to order at 6:04pm. 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. Tim made a motion to approve, Josh seconded. The minutes were approved.

**806 Broad Ripple Avenue (Indy CD & Vinyl) – Andy Skinner, owner of Indy CD & Vinyl, will be present to discuss the company’s plans for expansion into the former Landsharks space, which is adjacent to their current establishment.**

Andy Skinner, co-owner of Indy CD & Vinyl, introduced himself. They have been on Broad Ripple Avenue for 22 years and he is a former BRVA Director. Andy said that due to the unfortunate incidents at Landsharks earlier this year, the space next to them has been vacant most of this calendar year. They share the same landlord, Greg Ossip, who has been pushing them to expand. They have entertained the idea for many years, but up until now it didn't make much sense. They have now signed a lease and are going to expand. They will activate it mostly for retail, as well as an all-ages performance venue. Andy stated that there is a need to bring all-ages concerts back to Broad Ripple. He said they just began demoing the space. He said he's presenting to the LUD committee now, because eventually there will be things that will need approval, such as painting the front exterior and obtaining a two-way license at some point to sell cans to over 21 patrons at ticketed concerts only. Andy said he thinks the big benefit to the neighborhood is that the only other non Live Nation all-ages venues in town are destinations. There isn't anything around those other venues, where as this will allow folks under 21, and under 18 to see their favorite artist at a 200-ish cap venue. The shows will be done by 10:30, and over 21 year olds will be able to hit any of the bars later that night, making it a net net for everyone.

Andy said they are going to be in a major fundraising capacity over the next few months. They have paperwork out for grants and have aligned themselves with the Indiana Entertainment Foundation, 501C3. They are writing up a fund for them, if anyone wants to donate to the project, they would donate to the IEF to also support their mission and they would earmark that donation for the fund that will help them build out their venue.

Bo - opened it up to the Committee.

Chad said he loves Indy CD & Vinyl and is glad they are growing. He said that Turntable appeared before the Committee recently and they will also be an all-ages venue.

Jordan said not all-ages, 18 and up.

Andy said there will be a big difference in the two venues. He said most of their programming will happen while the shop is open until 7pm. He said they've had a stage in their establishment since their conception and they took it out during Covid for obvious reasons. He said they've missed out since Covid. Labels have offered them in-store signings and meet and greets, and they've had nowhere to put them. They are also talking about putting in some overhead doors, where 808 will become a venue.

Chad said this is just a question in general – he said we've experienced some security issues and asked what's the anticipation for the 17 to 21 years olds that come to Turntable – show's over at 10:30, and they continue to hang around.

Andy answered and said it's a good thing that they're looking at doing this expansion after the road closure and redevelopment of Broad Ripple Avenue and wider sidewalks on both sides of the street. He said as far as people hanging out in front of the venue, they are going to attempt to put their smoking area in the back. He said that is the initial idea to keep the people who are smoking from having interaction with anybody going up and down the street. Andy said he doesn't know how realistic that is, but it's the one idea they could come up with. He said they're already moving police presence on the street. He said they are talking about a room that's a 200 cap room, whereas the Vogue is a 1,000 cap room – little bit of a difference but he anticipates the crowd dissipating just like a Vogue concert would dissipate. He said if you're under 18, you're not supposed to be out past 11pm anyhow, and if you're over 18 but not yet 21, that has always been an issue in Broad Ripple – he's open to any suggestions that anyone has as far as crowd control.

Bo said he loves the venue and has been going there a long time and still makes his appearances for Record Store Day.

Andy said he appreciates that – and that would be the other thing is having the room for Record Store Day.

Bo said he appreciates him coming with a think tank mindset and input. He said the duality of applying for a two-way permit, tied into the underage entertainment venue poses some risk in people's minds for sure. He said he's sure he'll figure out a way to navigate that, but recently they're hearing from IMPD, quite aggressively, that they have on their radar a few venues that are looking to go to that underage. Bo said it would behoove them to have very specific plans on nights of the week, internal security measures, smoking areas. He said IMPD has been pretty vocal.

Andy asked vocal in what way.

Bo said expressing concerns about underage people exiting the venue all at once to contribute to existing issues with the above 21 crowd. Bo said in the interest in preparing and preventing, they'll get a visit for sure. Bo asked if the application of a two-way permit tied to a new music venue or is in addition to.

Andy answered it would be in addition to, they probably would open their doors before they got the permit approved for that room. He said as far back as he's been a promoter, until about a decade ago, when Live Nation figured out the cheat code, Indianapolis lost out on a lot of tours to surrounding cities because of the liquor laws – where you would either have the all-ages shows no alcohol and you make all your money on the gate receipts, or you have something that's 21 and up and you get all the booze money, and who cares if you lose a little at the door. He said whereas Cincinnati, Louisville, Chicago, would get the show because the promoter doesn't care to lose money knowing that they're going to have the booze and they're gonna have all the ages. So in Indiana, it was a decision – you're either going to be in this space or this

space. Andy said since the Super Bowl was here, it's gotten a lot easier. He said there are a few other non Live Nation owned all-ages venues that also serve alcohol, and that's out of just dollars and cents, it'd be difficult for them to book a band that didn't appeal to people of literally all ages, and then not be able to serve people over 21 they wouldn't come, or they wouldn't stay, and then vice versa, if they didn't serve or invite them into the place, they can't afford to do the show. That's just the reality that they're in. But on the flip, Andy said they also got to see some of the demo happen and he's not interested in tap lines or soda lines – that's why they're going to keep as simple as they can.

Bo asked if they weren't expanding, would they still want a two-way permit.

Andy answered no, it just wouldn't be necessary.

Bo said he's just trying to predict the future. He said he loves the expansion, he wants to Nashville like in this village. He said he would just start plotting their course on how to defend the duality of opening your doors to an underage group while applying for a two-way license. He said that will take some skill because he imagines there will be some public pushback on that.

Josh said he's good.

Brian said he thinks it's great and having a place where kids can go where they can actually have fun makes everybody safer. Brian asked if any of the grants they're applying for are federal.

Andy answered no, not yet.

Brian asked if they are planning on applying for any federal grants.

Andy answered if he knows of any, he will give him his email address.

Brian said catch him on the way out and they will exchange information.

Andrew said he loves what they're doing and loves where they're headed with it – he likes the idea that he can take his 10 year old to watch live music somewhere, his 15 year old and 16 year old too. Andrew said anything they can do to mitigate complexities of what could happen when you're collecting a group of people. Andrew mentioned that Andy said there's some people around who have done it – he wonders what they've run into, challenges, how they've overcome those, like best practices. He said as they go through this process and when they're back in front of the Committee, he'd love to understand what they've learned in that fact finding.

Andy said that so far a lot of what he's learned is just simply how to – where to place the bar, how to properly check IDs. He said the biggest difference between them and the other venues that he's talking about is their destinations. They don't really have neighbors, like they would on Broad Ripple Avenue – and for the people who are over 21 will come and continue to give money the rest of the night.

Bo asked how they book the acts.

Andy answered just simply keep going through the agencies that he's been working with for years. Also every single thing that they've carried in the store forever has a label, has a distributor, and all of them have reps and then all of them have band managers, marketing professionals. So a lot of times it's, do you want to sell more records? He wants to sell more records. So most of what they're going to be putting in there is a way to have the artist truly just sell more records, and then there just isn't this marketplace. Andy asked if anybody had been to

the Hi-Fi before they expanded – when it was that kind of shotgun of a room that that's the size, it's not the decor but, but that's, that's the size they're looking at for the venue only portion. And there isn't one of those currently. So this would be for mid tier bands or for much bigger bands who are doing an underplay.

Bo said there have been some horror stories with promoters and how crowds are brought in.

Andy said they would be their crowds.

Anthony said that Andy mentioned being assisted with the build out with a non-profit organization. He asked what their initiative or mission is.

Andy answered that the non-profit is IEF which runs the Indiana Music History Project and is ran by Rick Wilkerson, who used to own Missing Link Records in Indianapolis. Andy said the entire mission of IEF is to promote Indiana music and collect Indiana music history. He said they have a museum there and now have a kiosk and traveling exhibit. Their mission is simply to push at the enemy. So as part of this, they've teamed with them, and they've just started the fund to help them fund it. Andy said he's talking to Jim Irsay right now about his foundation helping fund it. It wouldn't just be a pass through. It would be knowingly supporting the IEF mission first, and then knowing that a percentage of it is going to their expansion.

Anthony asked if this would be an ongoing relationship.

Andy said that it would for things like education and outreach. He said they're connected to the Jazz Foundation for Jazz Fest – so doing some Jazz Fest acts throughout the year. He said the idea would be if they needed an all-ages play in a small room of the Jazz Fest, at large, this is where they'd be doing it to raise awareness for their program year round. Andy said another idea would be Girls Rock Indianapolis – he sat on the board of directors there for some years – this would be where they would hopefully bring their showcases from their summer camps. Also the music technology department at IU Indianapolis was just moved into the Heron Building and they want to start doing their programming in this new space.

Anthony said that's awesome.

Tim asked how much of the space is dedicated to the venue and how much dedicated to the retail.

Andy said good question. He said right now it's about 2,500 square feet where they are at 806 Broad Ripple Avenue and they would double that amount at 808. He said the layout is about 35% bathrooms, green room, office and storage. The rest of the space about 90% of the time would be an extension of their retail. They've designed it where everything is modular. He said, let's say your favorite artist, Sturgill Simpson wants to do a signing. It would be during store hours. He would be on the stage. He would play a couple songs. He would do the signing in there plenty of room only a need to move a few of the things on the floor. Then Sturgill Simpson wants to play a show that night. Well, then everything can move off the floor and into storage. Like the wall next to the stage would be t-shirts, which also would be sound dampening, to go along with the RLX around the room.

Tim said he thinks it's a great idea and a good use of that space – better than another smoke shop on the Avenue.

Andy said the folks from Higher Grade have been really nice about it. He said he has his own feelings as well but doesn't want to get in the way of progress because that space has been empty for so long. Andy said one of his big pleas when we see them come out in full fundraising

mode, is this is truly to keep another crappy bar from going in that space. He said that was the conversation with the landlord where, you either do this or you cannot control who I am going to allow to move in there. Andy said this is doing something for the community. It's doing something for their own business model, but it's also doing something to block what potentially could have happened with that space. He said he will say his plea to the community is, on one hand, he's here just giving the information and saying help guide him as they go through the process – when it comes to checking the boxes and getting permission to do things, but it's also in the fundraising realm. This is keeping a possible future bad actor from being in that space.

Jordan asked if they know when they will be operational.

Andy said he's assuming early spring – he just doesn't know how slow or fast permitting is going to go. He said it's been painfully slow so far.

Jordan asked when will they sell alcohol – all the time or just at concerts.

Andy said he honestly doesn't know. He said there are about 1,400 independent record stores in the US – he would say there's about 100 that are worth their salts, and almost all of those 100 are members of a coalition of Consumer United Buying. When they meet, and they all meet once a year, they discuss best practices, and what they're doing differently, and how they're still in business. There are quite a few who have already done what they're doing, and all of them sell alcohol.

Jordan said she would encourage them to sit down and talk to the excise task force about what they want to do. She said they'll have to submit a floor plan to get that license.

Andy said none of their stuff is even in CAD right now.

Jordan said they want to make sure they talk to them before they start putting that in there, so that they have an idea of some of the restrictions that they're going to have – sometimes it's separate bathrooms – there's a lot of restrictions that they will put on them to be all ages. She said that she supports it, but if they can get ahead of it now – the person she's talking to wants this stuff to happen, but she also wants it to happen in a safe environment where, like he mentioned, we are different in that, if it is an all ages venue, that is a destination, it's all by itself. When they leave here, it's quite different, they're right on the Avenue.

Andy said if you go down to Black Circle at 46th and Keystone, they are all ages and the only thing that's making it all ages are iron barriers, four feet from the bar.

Bo said that IPD, to be clear, views Broad Ripple very differently than 46th and Keystone and anywhere else. He said this is coming from a place of, how do we help? Here's what they hear with everything you said. First off, cans - you're asking for a two-way. And they also hear, we want to do an all ages show, but don't worry, we're going to serve alcohol too. Bo said this is how they think, where his brain goes to when he was happy in Denver with his future wife, they went to 10 of these places. There were kids everywhere, and they see the vision that Andrew talked about but IMPD doesn't think like that, because at 46th and Keystone, there's nowhere to go – in Broad Ripple, it becomes their problem. He asked so when do you serve. What are you serving? Those are important. Where are they going? How are you doing crowd control? How are you managing? And you own a record store so you have no experience – this is how they think. Bo said they just want to help because it's going to be tough.

Jordan said they need to strategically think though their egress and entrance. She said if it's a big show, the avenue can't have a line of 200 people at 7:30 at night down the avenue. It's just not conducive for that. She asked them how will they use the space around them. Are you going

through the back door? Is that the entrance back there? What does that look like? And then what is the exit plan look like as well?

Andy answered that he gets that. He said if it heads West, it goes in front of 806, which is them, right in front of My Eye Doctor, which is closed, which goes in front of all the banks which are closed at the time of a show.

Jordan mentioned that the line will also go through a drive where cars are going.

Andy said that sidewalk curves.

Jordan said so you're thinking about going back and around. She encouraged him to think through that process.

Bo opened it up to the public.

Alan Hague spoke and asked if they are taking all of Landsharks space or is it broken down.

Andy said if anyone remembers long ago, 808 Broad Ripple Avenue was them, and Landsharks was at 810, and then they moved to 806 and they expanded into 808, then at the beginning of the pandemic, they shrunk to 808, and that got walled up. Andy said 810 is now Higher Grade, and it's not open yet, but their build out has begun. He said they'll be rock and rolling soon. They've already painted the outside and they have put up their sign. He said the answer is yes, we're taking all the Landsharks, but the Landsharks that was only 808. He stated they are repurposing the overhead doors that were inside Landsharks connecting 808 to 810. They're still attached to the wall.

Bo asked if they can come back in March of next year for a follow up report.

Andy said yes, however, they will probably be back sooner, because they hope to be open in March.

Bo said he was thinking this time next year, like late fall, early spring.

Andy said no, it'll be late Spring – like in three to four months from now.

Bo said they appreciate him coming and look forward to hearing from them.

**Gershman Partners Developments (Versa & Madera) – Eric Gershman, of Gershman Partners, will be appearing to present updates on their current development projects in Broad Ripple, Versa and Madera.**

Eric introduced himself and said that he's meeting with the Skinners on Thursday. He said he has some other avenues and connections that should be able to help them out, such as Indy Chamber and a group of real estate people that are looking to protect the avenue.

He said he's coming with a few updates on their projects. Starting with Versa, they are trying to get the crane out of there. They have a lane closure permit to try to take it out of there on 10/31, He said they're on schedule and will be done in May. Construction is going well. He said he's talking to a couple tenants on the first floor – it's a 3,500 square feet retail space – and has had some good conversations. They're good users, a value add, not smoke shops, bars and that kind of stuff. He said again, it's not fully leased.

Bo asked if Eric could expand on that a little bit.

Eric said the space is set up for a restaurant, but can accommodate anything. Eric touched on the Madera project and said that the lot has been seeded and fenced in. He said there's very few people looking for office space in Broad Ripple. He said he's been comparing notes with Mike Mattingly regarding The Avenue Development up the street. He said they are both really on hold. They need some pretty decent, sizable tenants to get that one going.

Eric said the old Micro building has been improved on the inside and new paint on the outside. He said they have a new broker doing that. They're sharing the parking lot with with Audio Chuck. He said they've had some decent tours, but nothing to commit to yet. The Cake Bake block has had two people vacate so that's actively out there and leasing has pretty good traction there. Eric said they are still trying to do a permanent tenant in Books and Brews,

Bo said he saw a group out yesterday that looked like they peeled back some of the fencing and were walking the property.

Eric said unless it's them doing maintenance.

Bo mentioned Madera. He said they went through all of the approvals and it's a desirable location. He said he knows that money isn't as cheap as we want it to be. He asked from a Landlord's perspective, what Eric thinks is the barrier. Is it lack of interest? Is it the higher interest rates or just this combination?

Eric said he wouldn't blame it on interest rates, even though it doesn't help. He said that banks have definitely pulled back on any type of financing for office. He said the real crutch is all the tenants they were talking to have backed out since last summer's issues. He said these were 7,500 square foot tenants paying \$40 a foot. He said he thinks it's going to get there, this is why they are trying to do better things. He said he thinks having more residential and getting better restaurants would be helpful as an attraction.

Bo opened it up to the Committee.

Eric said the smaller buildings are half the price and they're all kind of market – what people are paying in the villages and stuff. He said there's just not a lot of people doing big stuff, you're talking top of the market rents.

Bo said right, the price per square foot is still super expensive.

Eric said the other smaller ones have had just a down tick in interest. They thought there'd be a lot more this spring and summer, going into fall and winter usually kind of shuts down – specifically like the Micro building. He said those are 3,000 feet, totally manageable, rent manageable size, great parking.

Bo asked if it's the crime that he points to primarily.

Eric said yeah, not recently but that didn't help. He said some of the restaurants are off too because of the construction. He said there was just a lot going on but there are a lot of people trying to do good.

Daisy said she appreciates their commitment to reinvesting.

Eric said that residential has come back strong.

Bo asked if he roots for them, what does he need to have happen to get shovels in the ground at Madera.

Eric said a cleaner, more approachable kind of avenue, a couple of interesting food options – doesn't have to be five star chef or anything.

Jordan asked when he's saying cleaner – does he mean esthetically or litter?

Eric answered he thinks esthetically of just the congruence of the avenue. He said they're going to try to hopefully push that. Eric said that's a little bit of pushback on Versa – there's other storefronts and Kilroys is going to invest and get their patio back.

Jordan said yes, they're waiting on permits from the city right now. She said they have pavers and would do it today if they could.

Eric said he's not talking about actual trash. He said turning over some of the tenants on the avenue would be helpful – whether that's just a softer retail.

Bo said if you bring that building, we'll get better.

Eric said there will be 400 people living there.

Bo said yes and quite honestly, he agrees with him and is a little surprised with Eight Eleven coming in and having full time jobs, that there hasn't been more fast casual.

Andrew said he loves independent businesses as much as the next guy, but he can't believe there aren't more higher end fast casual style restaurants – like five Usual Suspects styled restaurants.

Eric said that Ryan Hasbrook is doing as much as he can champion trying to do that and keep his people there. He said there's 200 kids walking the red line. He said that clustering is always, at least in their experience from a retail business having good clusters where you're not walking by empty spaces. He said if anyone wants a tour, he's happy to set one up.

Tim asked when do they anticipate renting out the apartments.

Eric said if everything works for well, they should be able to move in May or June next year. Leasing will pick up in January/February. They'll have a couple model units done so people can walk through. He said they've got to get the safety and everything figured out.

Tim asked if there will be public parking in the garage.

Eric said it's all resident parking and parking for the business.

Jordan asked if the alley will be repaved upon completion of the project.

Eric said yes, it will be repaved from Broad Ripple Avenue to the south portion of their property.

Jordan asked if the other street is 62nd. She said she emailed Milhaus about it.

Eric said they've talked about it. He doesn't have an answer.

Jordan said the street there has holes in it that a child could fall in and be lost forever. She said she gets that the problem is because of all of the closures and because of them infringing onto



the street, many times when that's not part of the current permit, people are having to use alternative streets. She said there's trucks over there parked on that and that street was probably never made to have to be able to handle and withstand some of the weight that's been put on there and left on there. Jordan said the other challenge that they're having, she thought there was a plan for parking of the people who are working on the building, the complaints she gets from the neighborhood is basically their whole street everywhere over there is all the staff and the team that is building – there's trash left outside of cars in their yards. She said she wants them to be in the best picture possible for everybody when they open Versa – and she doesn't want anybody to be thinking, wow, I hate this property because I hated the build. She said the more help that they can help them with that, and encouraging Milhaus and people who are on site to try to be diligent on that even some of the businesses there. She said she meets with the bars once a month, and they complain about the fact that they can't even use that street really, because they just get so far, all the stuff is out there, and she get's it, there's not a ton of other places for them to go, but if that was going to be the plan, then there should have been a permit to close that street, and there should be traffic there to control people so that it doesn't become a one-way road. She said they've got people that are near head on collision because they're coming from the opposite ends, so she would just encourage them, especially as they're getting to the end. Jordan said she experienced this with the work that happened on Broad Ripple Avenue. They just want to get it over, but let's just try to keep them diligent on being respectful of the neighborhood and what is around them.

Chad said he kind of chuckled when Eric said they had the permit for the road closure to take down the crane, because he lives right there, and he's given up on that section of Guilford, he just avoids it. He said today he went through there, and it was not passable for cars because of the equipment there, which is not unusual, not even down to one lane. He said there was no way a car was going to go through. He said to Jordan's point of the 62nd by the church running from Guilford over to Winthrop, yeah, that's kind of a nightmare. He said he's glad she asked about the alley. He asked if Guilford is going to get repaved from the avenue down to 62nd at the end of their property the same as the alley is.

Eric said Guilford will be the question.

Jordan said that Meghan is doing a great job at communicating.

Bo asked if the public had any comments.

And Skinner said go Gershman.

The meeting was adjourned at 6:56pm.