

MINUTES

Joint Meeting of the Board of Directors, Ministries Council, and Board of Trustees Wednesday, October 23, 2013

Ann Mackey called the meeting to order at 5:40 p.m.

The sole topic of the meeting related to the potential development of North's property and the surrounding neighborhood. A presentation was made by Ron Gifford, chair of the Land Use Task Force.

The church has acquired much of the property along Illinois Street adjoining North. In addition to these properties, we have an agreement with the owner of the flower shop for transfer of that property once a number of environmental issues have been addressed.

The main issue for the Task Force is to identify the best use of this property that is consistent with North's mission. To that end, the work of the Task Force is informed by a set of Guiding Principles for future development of any property that was developed by the Ministries Council (see below). We want to extend the conversation and provide an update on the work of the Task Force to date.

In addition to North, there are a number of other stakeholders involved in this possible development:

- [Midtown Indianapolis](#)
- [Mapleton-Fall Creek Development Corporation](#)
- Crown Hill Neighborhood
- [Butler-Tarkington Neighborhood Association](#)
- [Meridian Street Foundation](#)
- [Indianapolis Parks Foundation](#)
- Illinois Street Merchants (twelve storefronts, ten different owners & multiple tenants)

Midtown has updated its [development plan](#); one of the areas of targeted nodes is 38th and Illinois. The area has development challenges due to a number of factors. On the other hand there are some strengths due to its central location and proximity to two high traffic corridors.

In 2012 The Indy Parks Board developed a new [Tarkington Park Master Plan](#) which identifies developing the location as a "[destination park](#)."

Understanding that any future development is extremely long-term in nature and likely subject to significant change, Ron provided attendees with an overview of the following:

- Potential development concepts
- Possible funding mechanisms
- Project development criteria (*in addition to our principles*)

Pastor Darren followed Ron's presentation by providing additional context from a ministry perspective that should be part of any land use planning. These include:

- Land and Ministry Issues
- Tying any development to North's Long Range Plan
 - Broaden Land Use Task Force to one of an economic development team as a component of our existing ministries. How do we go beyond meeting immediate needs (Bread n' Bowl) to more economic stability for our neighbors?
 - Expand opportunities to create and strengthen relationships with our neighborhood.
- Consider redevelopment of land is a vehicle for redevelopment of people
- Take a holistic approach to ministry—considering a multiplicity of needs rather than just spiritual needs
- Transformative goal for ministry
 - Mentoring for work (faith care teams, survival skills for women, etc.)
- Identify methods of how to engage the congregation in the conversation and planning

Role of the church

- Friend and family, providing support and empowerment through such mechanisms as mentoring
- Catalyst
- Partner
 - Need to understand need to partner and not undertake mission creep and cost
- Vision Bearer
- Advocate

Staffing, Leadership & Partners

- Consider the focus of the Pastor of Mission & Outreach position
- Expansion of volunteers & lay leadership
- Develop and expand partnerships with other organizations

Questions

- What is our capacity for ministry?
- What should be our role with other organizations/agencies?
- What are the costs in both time and money?
- What ministries do we need to do *in preparation* for the redevelopment of land?
- What should be our relationship with a developer that fits our capacities as a church and maintains our vision?

Following the presentations, meeting attendees engaged in a wide-ranging discussion that covered both theoretical and practical matters as well as the proper role of North in any future development projects.

- We need to seek a proper balance in a model that serves the residents of the neighborhood while remaining of interest to potential developers.

- We recognize that issues the neighborhood faces go beyond the area that immediately borders North. While development is underway on Illinois Street between the Children’s Museum and 34th Street, the area between 34th and 38th streets faces significant problems. We also need to think about our neighbors to both the west and east. As one moves north from 38th street, the challenges faces are somewhat lessened due to increased affluence.
- While these kinds of discussions have been underway for many years, creation of the Tax Incremental Financing (TIF) district, heightened political interest, and the energy and efforts of some of the stakeholders mean that things are changing and that possibilities for improvement do exist.
- We should consider expanding the Land Use Task Force and continue discussions with possible developers. We have good resources inside the current task force and church.
- Given the range of stakeholders and other interested parties, there are too many variables for a traditional RFP. We might consider identifying a developer who can support the holistic approach. We also recognize that the most appropriate partner(s) may not be developer(s).

Members with questions or interested in more involvement with this process should contact Ron or other members of the Task Force

Land Use Task Force Members

Alan Archibald	Jim McQuiston	Sarah Childers
Ron Gifford	Joel O’Neill	Brian Williams *
Jane Ann Himsel	Frank Rogers *	Darren Cushman
Tonya Lengar	Kathy Shorter	Wood
Dan Mathis *	Nick Slater	

** Former member*

Following this discussion, the meeting adjourned at 7:35.

Guiding Principles for future development of the new property

1. The development and use should align with and be an extension of North Church's Mission and Vision.
 - A. Mission: North Church invites, welcomes, and encourages all people to become deeply committed Christians who witness God's transforming love at home and in the world.
 - B. Vision: With God's help, we will transform lives, renew communities, and send out people of all ages who are advocates for a just and compassionate society.
2. The use should align with and/or be an extension of one or more of our four ministry areas – Worship & the Arts, Care & Nurture, Discipleship & Formation, and Mission & Outreach – with preference being given to Mission & Outreach purposes.
3. The use should tie into and further North's strategic plan.
4. The use should take into consideration the needs and best interests of our neighbors, both residential and commercial, while still aligning with those of North's members, attendees, staff, lay leaders, volunteers and ministry areas.
5. The Land Use Task Force will seek a wide range of input to the decision process by:
 - A. inviting viewpoints and ideas of the congregation through a variety of methods and at a variety of levels, and
 - B. convening and dialoguing with community stakeholders to develop and pursue alternative visions for the development and renewal of the neighborhoods intersecting at 38th and Illinois Streets.
6. The development and use of the property should meet identified needs in the community and should not duplicate services that are currently meeting those needs.
7. Preference should be given to possible uses that would involve partnering/collaborating with other organizations whose missions and values are compatible with North's.
8. The Land Use Task Force will propose a multiple year plan for development that includes short-term use for the property and longer term use for the property.
9. The development should serve as a visible witness to community renewal – with the goal of at least a short-term use being implemented by the fall of 2011.
10. The Land Use Task Force, in consultation with the Trustees, will determine what infrastructure (e.g., utilities, fencing, security lights) is needed on the property to support immediate and planned future uses.
11. The use should make a positive difference in the lives of people for the purposes of Christ, whether or not they will ever be part of the North Church congregation.