

## **Blue Lake Committee Meeting #1**

February 19, 2023

11:00 – 12:14

Attendees: Mark Caito (property owner), Stan Elser (broker for Blue Lake), Paula Brooks (Environmental Justice Director, Hoosier Environmental Council), Kay Hawthorne (Environmental Justice Director, Friends of White River), Andrew Lee (Director of Workforce Development, Mary Rigg Neighborhood Center), Jon Howe (President, WINC and local business owner), Jessica Saenz (Secretary, WINC)

Also confirmed to join committee: City Councilor Jared Evans City Council District 17), Lindsay Trameri (Community Engagement Manager, Office of Sustainability, City of Indianapolis), and Carmen Lethig (Long Range Planning Administrator at Department Metropolitan Development, Sandy Leeds (WINC Treasurer), and neighbors Michelle Mann, Vickie Forthoffer)

Recording of meeting and timeline to be sent to the Committee following the meeting.

### **Outline/Goals of Project**

- Caitos (owners) are looking to sell, not develop
- Looking for 5-6 ideas for usage, based on community needs
- Bring investor attention to this strategically located property

### **Property History**

- Housing and recreation
- WWII vets
- Chrysler dumped foundry sand there somewhere about 50 years ago
- Marshes and wetlands eroded
- Clean filled
- Under compliance to seal monitoring wells Dec 2019
- IDEM tested the water, found no lead
- Soil still needs to be tested

### **Potentially Available Monies**

- EPA has grants to pay for testing.
- EPA has a lot of interest in redeveloping brownfields right now
- CICF has small grants to hire someone to do admin work
- Green Banks - public, quasi-public, or nonprofit financing entities that leverage public and private capital to pursue goals for clean energy projects that reduce emissions

### **Property Specs**

- 79.8 acres
- \$8 million asking price, \$100k/acre
- 3 miles from downtown
- Zoned I-3 and D-11
- Marketed as I-3, mostly trucking suitors
- Abuts Little Eagle Creek (LEC), which feeds into White River
- IDEM monitoring done, wells capped
- Under Environmental Restrictive Covenant (ERC)
  - Land under ERC cannot be used for housing
  - ERC can be lifted through testing and IDEM application if results are favorable, allowing at least for commercial use
- Have received several offers and letters of intent
  - Most companies not interested in all 80 acres
  - Almost all suitors are transportation uses
  - Have gotten interest from out-of-state

### **Potential Additions to Committee**

White River Alliance (LEC feeds into White River)

### **To Prepare for and Discuss in March Meeting**

Per questions raised in meeting: Demographic study, land status

Look at similar projects around the country between meetings 1 and 2

Discuss potential usage ideas within the categories of

- Industrial
- Entertainment
- Commercial
- Environmental/Sustainability
- Housing a possibility?

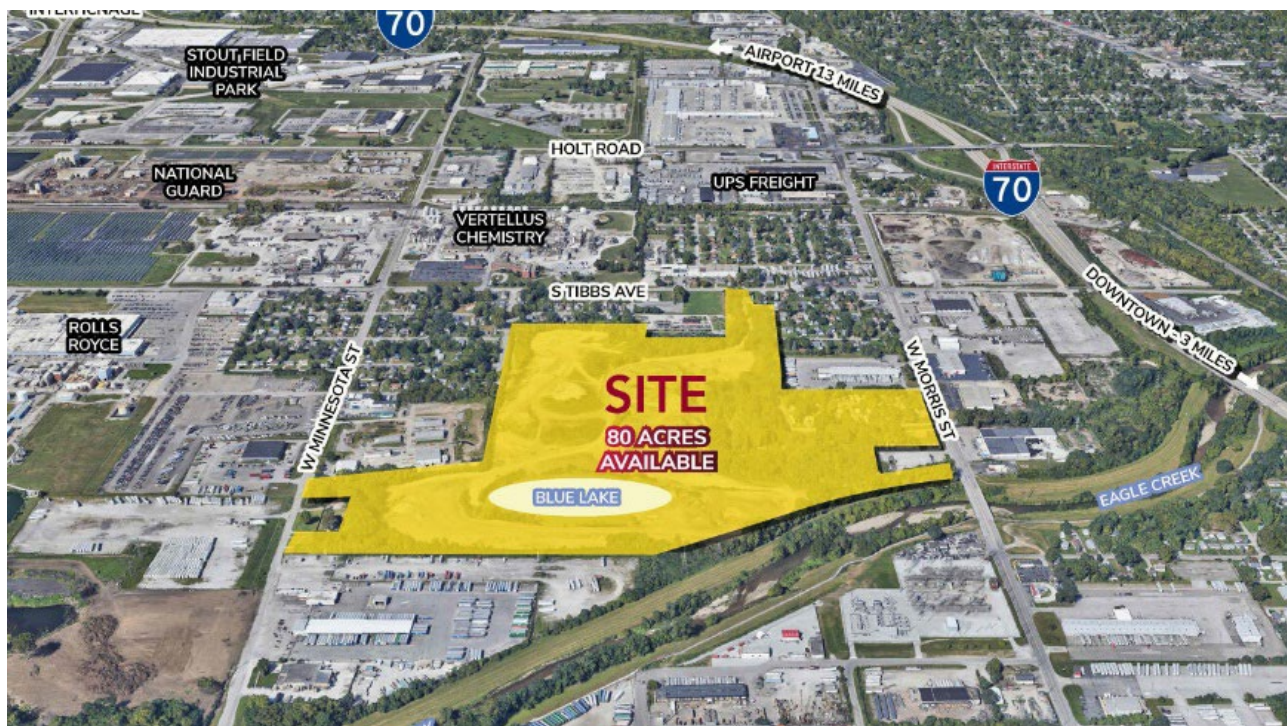


Image of site from [property listing](#)