

Monon Yard Neighborhood Meeting Minutes

Date: June 2026

Location: Neighborhood Meeting

Meeting Called By: Gary Ruble

Welcome & Introductions

The meeting opened with a welcome and thank you to everyone who attended despite the hot weather. Ernest led an icebreaker where attendees introduced themselves, shared where they live, and mentioned one recent personal or neighborhood “win.”

Several new neighbors attended, and many residents shared updates such as recent moves, vacations, new pets, family milestones, and neighborhood cleanup participation.

Main Presentation: DMD / Brownfield Redevelopment Updates

Representatives from the Department of Metropolitan Development attended to provide updates on several brownfield sites in and around the neighborhood.

Properties Discussed

The following sites were reviewed:

- **The “Bulge” Site**
Located along the west side of the Monon Trail between approximately 25th and 28th Streets. This is a former railroad roundhouse / industrial site.
- **Bernard Binford/ Former 28th Street Dump Site**
Located between 28th and 29th Streets on the west side of the trail. This former illegal dump site has been cleaned up and now appears as green space.
- **Nickel Plate Roundhouse Site**
Located across the trail from the Bulge site at approximately 1200 E. 27th Street.
- **Former Brotherhood Site**
Located near 1123 E. 25th Street, extending toward 23rd Street and adjacent to the Monon Trail.
- **Former Colonial Bakery Maintenance Site**
This site has already been transferred to INHP and redeveloped as part of the Arnold Place development.

Bulge Site Update

DMD has now received the deed from Parks for the remaining portion of the Bulge site, allowing ownership to be consolidated under DMD.

The next steps are:

1. Combine and re-parcel the site into one consolidated parcel.
2. Continue working toward environmental regulatory closure through the Indiana Brownfields Program.
3. Once closure is received, determine the best timing and method to offer the property for redevelopment.

The site has known soil contamination due to its former railroad and industrial use. Contaminants include lead, arsenic, and coal-combustion-related materials. A soil management plan has been prepared and will guide any future development work.

DMD stated that the current vision still includes residential development, recreational space, and uses consistent with the neighborhood vision plan. Any redevelopment would need to account for environmental conditions and likely infrastructure needs.

Redevelopment Timeline

DMD could not provide a firm timeline. The project is dependent on regulatory closure, parcel consolidation, market conditions, and developer interest.

DMD noted that recent RFPs have received limited developer responses due to interest rates, borrowing challenges, labor costs, and material costs. The city wants to be thoughtful before issuing an RFP so the process does not become a wasted expense.

The neighborhood will be notified when any RFP or public process begins, and DMD indicated that community representatives would likely be included in future review discussions.

Right of Entry / Event Requests

The neighborhood requested use of the Bernard Binford site for a possible concert. DMD is reviewing the request and will follow up regarding a formal right-of-entry agreement. Insurance may be required for the event.

DMD also reminded the group that any planned use of city-owned brownfield sites should go through the proper right-of-entry process.

Former Brotherhood Site / INHP Site

DMD and INHP are working on additional assessment and cleanup for the Former Brotherhood site and adjacent INHP property.

EPA funding may be used to support additional investigation and potential remediation. Public notice and comment opportunities are expected as that process moves forward.

Mayor's Office Update

Carrington Sanders from the Mayor's Office introduced himself as the neighborhood advocate / liaison for the southeast area.

He explained that residents can report issues through the Mayor's Action Center by calling **317-327-4622** or submitting a request online through RequestIndy. If an issue remains unresolved after some time, residents can contact him to help escalate the case.

A resident raised concern about tires dumped near the meeting location. Carrington said he would look into getting the issue addressed.

Officer Reports

At-Large Members

Colin Nichols has moved, so an at-large position will need to be filled at a future meeting. Sarah Brown had no report.

Treasurer Report

The neighborhood currently has about **\$600 more than last year**.

Residents were reminded that optional neighborhood donations are accepted:

- **\$36 annually**
- **\$37 if paying through Venmo**

Ideas for neighborhood spending or events are welcome.

Secretary Report

Residents were encouraged to follow the neighborhood Facebook page for event updates.

Upcoming events include:

- **Music on the Monon**
- **National Night Out** on the first Tuesday in August

- Future fall and holiday events

National Night Out will likely include an ice cream social, yard games, and visits from IMPD and possibly IFD.

Vice President / Real Estate Update

Ernest provided a brief real estate update. There are currently several homes on the market in the neighborhood, with some pending and at least one recently sold.

President Report

There will be **no public meeting in July**. Officers will meet separately in July to review progress and plan for the rest of the year.

The next public meeting will resume in August.

The neighborhood received a **\$1,500 grant** intended to support Music on the Monon. The event may be pushed to late August or September due to heat and scheduling.

Neighborhood Cleanup Update

The recent neighborhood cleanup had a strong turnout. A packer truck was provided, which made the cleanup much easier than using a stationary dumpster. Volunteers cleaned alleys, areas near the Monon Trail, and brush near 28th Street.

A resident also coordinated a ChipDrop delivery, and mulch was spread near the dead end of 28th Street to improve access toward the Monon Trail.

Infrastructure & Development Updates

Several nearby development projects were mentioned:

- New apartment development near **22nd and the Monon**
- New construction beginning near **37th and Sutherland**
- Townhomes between **30th and Sutherland**, which appear to be restarting after a pause

It was also mentioned that **AT&T is installing fiber optic cable** in the neighborhood, which may provide an additional internet service option.

Upcoming Events

- **No July public meeting**
- **National Night Out:** First Tuesday in August

- **Music on the Monon:** Tentatively late August or September
- **Trunk or Treat:** October
- **Holiday gathering:** End of year

Closing

The meeting closed with a reminder that the neighborhood association is not an HOA. The goal is to build community, support neighborhood improvements, and create events that bring neighbors together.

Residents were encouraged to stay involved, attend future meetings, follow the Facebook page, and share information with new neighbors.