

Bringing opportunity back

► 38TH AND SHERIDAN PROJECT
ISSUE 4 | MAY 2021



▲ Attendees at the May 6 announcement about the creation of the Indy Fresh Market, held at the Avondale Meadows YMCA, clap for one of the event's speakers. The market, which is part of the 38th and Sheridan Project, is expected to open for business in August 2022. (More pictures from the event can be found on pages 2-3).

"A really special recipe for success"

38th and Sheridan Project to include a **locally-owned** grocery store, the **Indy Fresh Market**.

The neighborhood around 38th and Sheridan will soon have access to fresh food with a new full-service grocery store, the **Indy Fresh Market**. The market is being brought to life through a truly unique neighborhood, corporate, and non-profit collaboration.

Cook Medical, Goodwill of Central & Southern Indiana, The Indianapolis Foundation, IMPACT Central Indiana, Martin University, the State of Indiana, City of Indianapolis, and the United Northeast Community Development Corporation (UNEC) have partnered to support two neighborhood entrepreneurs, **Michael McFarland** and **Marckus Williams**.



▲ Indiana Governor **Eric Holcomb** spoke at the May 6 **Indy Fresh Market** announcement event.

Michael McFarland and Marckus Williams. Cook Medical will build the store and IMPACT Central Indiana will provide start up capital. Using a lease-to-own model, the intent is that Michael and Marckus will eventually own the real estate in addition to the grocery store operations.

It's a collaboration that Indiana Governor **Eric Holcomb** called



▲ **Michael McFarland**, left, addresses the crowd, while **Marckus Williams** looks on during the May 6 announcement of the creation of the **Indy Fresh Market**. Michael and Marckus will run the store and, through a lease-to-own agreement, they will eventually own the store and the land on which it will sit. Learn more about them by turning to pages 4-5.

"a really special recipe for success" at the May 6 event to announce the creation of the Indy Fresh Market.

"Today's Indy Fresh Market announcement is another reminder that we can continue to bring back opportunities to Northeast Indianapolis if we collectively work

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Just the facts



▲ Above, left: **Ron Gibson**, president of the Devington Communities Association, is joined onstage by his son, prior to the start of a community panel discussion about food insecurity that was part of the announcement event for the Indy Fresh Market. Above, right: **Milele Kennedy** (director of Food Access and Nutrition for the City of Indianapolis' Office of Public Health and Safety), center, and **Mark Webster** (Real Taste Catering), left, listen to a question from Cook Medical President **Pete Yonkman**, who served as the moderator for the food insecurity panel discussion.

Continued from the front cover

"A really special recipe for success"

together, no matter our differences," added **Ashley Gurvitz**, COO and executive director, Alliance for Northeast Unification and United Northeast Community Development Corporation.

The store, which will be built next to the currently under-construction Cook Medical-Goodwill Commercial Services manufacturing facility, goes into a Northeast Indy community that is considered a "food desert."

"Food deserts exist throughout our state," said **Pete Yonkman**, president of Cook Medical and Cook Group. "They are in our cities and in our rural communities. And we know that more than a quarter of Black Hoosiers live in a food desert. The challenges around food insecurity exacerbates already present health inequalities that can impact many generations to come. Michael and Marckus started with an idea to invest in this community and we, along with the many other partners, are excited to support them in this journey."

To ensure efforts like the Indy Fresh Market are less likely to be just a one-off event, but instead, something that can be repeated in other communities, Martin University will develop an official curriculum that would allow individuals to earn accredited certificates and degrees in grocery store operations.

"We're focused on creating a sustainable business model that supports community ownership and continued education so Northeast Indy can reach its full potential," Pete Yonkman said.

Additionally, Goodwill of Central & Southern Indiana will provide wrap-around services to the market's employees including housing support, legal aid, mental and physical healthcare, case management services.

The store's development and training for owners will be provided by **Joe Welsh**, also known as "**Joe the Grocer**." The Indy Fresh Market is expected to **open for business in May 2022**.



▲ **Ashley Gurvitz**, COO and executive director, Alliance for Northeast Unification and United Northeast Community Development Corporation



▲ **Pete Yonkman**, president of Cook Medical and Cook Group



▲ **Dr. Sean Huddleston**, president of Martin University



▲ **Tom Kilian**, president IMPACT Central Indiana



▲ An artist's rendering of the completed Indy Fresh Market, which will begin construction in July.

Just the facts:

The Indy Fresh Market

- ▶ **14,000 square foot**, full-service supermarket
 - ▶ The market will create **15-20 new jobs**
 - ▶ Starting wages will be **\$10-\$13 an hour**
- ▶ Construction will begin in **July 2021** (100% minority build)
 - ▶ Expected soft opening in **May 2022**
- ▶ Will accept most government food assistance programs (WELL, SNAP, Fresh Bucks Indy, etc.)
 - ▶ The store will be equipped with the technology, resources, and procedures to ensure the health and safety of all customers.

To find more information visit www.38thAndSheridan.com.

To view the progress of the project, go to www.instagram.com/38thAndSheridan.

"The challenges around food insecurity exacerbate already present health inequalities that can impact many generations to come. Michael and Marckus started with an idea to invest in this community and we, along with the many other partners, are excited to support them in this journey."

– **Pete Yonkman**, president of Cook Medical and Cook Group



▲ Community members and representatives from local media outlets listen to the speakers at the Indy Fresh Market announcement event.



▲ City-County Councilor for District 13 (which includes the area around 38th and Sheridan) **Keith Graves**, right, speaks to an attendee before the announcement event for the Indy Fresh Market. Graves also took part in the panel discussion around food insecurity.

Neighborhood Champions

Long-time friends to run and, ultimately, own the **Indy Fresh Market**

Michael McFarland and Marckus Williams have been buddies since the sixth grade. They met on the basketball court in the neighborhood. They went to the same middle school and shared the same love of sports and bike ride adventures. Their friendship blossomed then with big dreams dancing in their heads. Michael wanted to be an electrical engineer when he grew up, and Marckus dreamed of being in the NBA.

Life has a way of taking you on different paths, and so it was with these two friends. They went on to graduate from different high schools, Michael from **Warren Central High School** and Marckus from **Lawrence Central High School**. Michael joined the military while Marckus pursued work in the electrical field. Their friendship remained, and the two stayed connected over the years.

Shared vision

When they found themselves back in the neighborhood again, they reconnected. With childhood memories of growing up in the area with grocery stores within a two-to three-mile radius, they were surprised by the changes they now saw and the fact that the once familiar stores had left the community. Now with the eyes of adults, they saw neighbors food shopping at gas stations and people exiting buses carrying grocery bags.

"When I was a kid, me and Grandma were always going to the grocery store," Marckus said. "There were two or three of them. There was always a corner grocery store to go to."

Michael and Marckus decided the way to give back to their community would be to open their own small market in the area.



▲ **Michael McFarland**, left, and **Marckus Williams**, who have been friends since sixth grade, will manage and, eventually own the **Indy Fresh Market** and the real estate on which it sits. The market is part of the **38th and Sheridan Project**.

"We realized someone wasn't going to come along and solve the problem for us," Michael explained. "We needed to do it. So, for two long and hard years, we co-owned **Wall Street Convenience Store**."

Both Michael and Marckus' determination and diligence began to be recognized through community networks. They found they were not alone in the fight against poverty and lack of food resources in the area. To help address some of the challenges the community is facing, **Cook Medical**, **Goodwill of Central & Southern Indiana**, **The Indianapolis Foundation**, **IMPACT Central Indiana**, and the **United Northeast Community Development Corporation** have partnered on a unique project to bring opportunity back to the neighborhood.

"When I was a kid, me and Grandma were always going to the grocery store. There were two or three of them. There was always a corner grocery store to go to."

– **Marckus Williams**



▲ Above, left: **Marckus Williams** addresses the crowd during the May 6 announcement event for the **Indy Fresh Market**. Above, right: **Michael McFarland** responds to a question during a community panel on food insecurity that was part of the May 6 agenda. Also pictured is panel participant **Mark Webster** the owner of **Real Taste Catering**.

"It will bring human dignity back to the community by offering the basic necessity of food shopping and access to fresh food. I'm envisioning the store as a bright, shiny building that is a positive place to be and promotes good feelings."

– **Michael McFarland**

The project began with the announcement of a Cook Medical-Goodwill medical device manufacturing facility that will be built in the neighborhood at **38th Street and Sheridan Avenue**. To expand this project, a new full-service grocery store will also be constructed near the manufacturing facility. Not only will the store provide additional jobs and future educational opportunities for residents, it will also bring a much-needed food source to the community. The new grocery store will be operated by Michael and Marckus with a long-term goal for them to own 100% of the store operation and real estate using a rent-to-own model.

"The new grocery store will be state of the art, offering hot foods, a deli area, fresh fruits and vegetables, and good food choices for healthy living," Marckus said.

And, the name for the new grocery store will be **Indy Fresh Market**—very aptly named because, said Michael, it offers a fresh start for everyone in the community and a new place to shop.

"It will bring human dignity back to the community by offering the basic necessity of food shopping and access

to fresh food," Michael said. "I'm envisioning the store as a bright, shiny building that is a positive place to be and promotes good feelings. We will not sell tobacco or alcohol and focus only on food and feeding our community."

Building blocks for success

Cook Medical and the partnering organizations have put ongoing support methods in place to assist Michael and Marckus on their journey to owning Indy Fresh Market. They will receive training from **Joe Welsh** ("Joe the Grocer") and his staff, teaching them how to own and operate a full-service supermarket. A committee will also be developed to provide ongoing support and resources.

"We have learned a lot already from Joe," Michael said. "He helped us organize Wall Street Convenience. We will be under his wing for on-the-job training."

When asked what motivates them to make the grocery store a success, Marckus said, "That smile on people's faces. It's the best thing since sliced bread around here."

Who's hiring?

A closer look at the companies **hiring construction and manufacturing employees** for the **38th and Sheridan Project**.

The general contractor, **Harmon Construction**, and all of the subcontractors are currently hiring diverse talent for construction jobs for the **38th and Sheridan Project**. **Goodwill Commercial Services** is also hiring **manufacturing employees** to work in the facility once it is completed. Residents from 38th and Sheridan area are strongly encouraged to apply!

If you see a job you are interested in, you can reach out directly to that company, visit www.38thandSheridan.com, or you can contact **Akilah Darden** from the **Darden Group LLC** at jobs@38thandSheridan.com or **317.385.8954**.

Construction jobs and training available



Harmon Construction is a general contractor based in North Vernon, IN. Harmon Construction was established in 1955. Harmon Construction specializes in healthcare, restaurants, education, gaming, and more.



Harmon Steel is a steel erection company based in Indianapolis, IN. Harmon Steel has been serving Indiana and beyond for over 30 years. Harmon Steel specializes in steel erection.



Taylor Bros. Construction is a general contractor based out of Columbus, IN. Established in 1933, We work in over half of the states in the USA. Taylor Bros. specializes in carpentry, fixture work, retail, and more.

Harmon Construction - **Hiring**
also hiring for Taylor Brothers and Harmon Steel
Steel erectors, carpenters
Apprenticeship Program Available
Hailee.Harmon@harmongroup.com

Bobbitt Electrical
Hiring electricians
bernard@bobbittelctrical.com
317.797.6064

PCI Performance Contracting
Hiring Indianapolis Insulators
Local 18 Apprenticeship Program Available
insulators18.org
317.786.3216

Sheet Metal Workers
Hiring
S.M.A.R.T. Local 20—
Apprenticeship Program
(S.M.A.R.T.=Sheet Metal Air Rail Transportation)
Metal & Copper Roofs,
Metal Siding, Gutters
2828 E. 45th Street, Indianapolis
317.549.6013

HG Metals
Hiring Fork Lift Drivers, Yardman, Welders, & Drivers
Contact: Tony Prachith
tprachith@hgmetals.com
704.915.8817

City Wide Paving
Hiring Laborers,
Foreman-Asphalt & Concrete,
Drivers
cwpaving.com
317.244.2000

Apogee Construction
Hiring
Local 19 Roofers &
Waterproofers Apprenticeship
Program Available
www.indyroofers.com
317.484.8990

Indiana Laborers' Training Institute
Hiring
Local 120—Laborers' Union
Apprenticeship Program
IndyRoofers.com
317.484.8990

Fox Contracting
Hiring Equipment Operators
& Laborers
bkochersperger@foxcontractors.com
317.281.8963

Construction jobs and training available (continued)



Sexson Mechanical

Hiring Plumbers, Steamfitters, & HVACR Service Technician

Apprenticeship Program—Local 440 (ualocal440.org)

Contact: Corey Stein
cstein@sexsonmechanical.com
317.989.5486



Ironworkers Local 22

Hiring Ironworks Apprenticeship Program Union Membership & Pension Program
(Will work onsite with **HG Metals** and **Harmon Steel** fabricating/erecting on the project)

Ironworkers22.com
5600 Dividend Road, Indianapolis



Multicraft Fire Protection

Hiring Union 669—Sprinkler Fitter Apprenticeship Program Available

bfunk@multicraftdec.com
812.336.5005

Manufacturing jobs



COMMERCIAL SERVICES

Goodwill Commercial Services

Hiring 100 jobs in manufacturing
goodwillindy.org/careers

Community Development



United Northeast Community Development Corporation

Localized Support Programming

www.anuimpact.org
@anuimpactindy
ashley.gurvitz@anuimpact.org
317.546.6240

How are we doing?

One of the goals of the 38th and Sheridan Project is to engage **100% local and minority owned contractors** to build the facilities. In an effort to ensure accountability to that goal, we will provide updates in every issue of this newsletter.

Project Diversity Facts

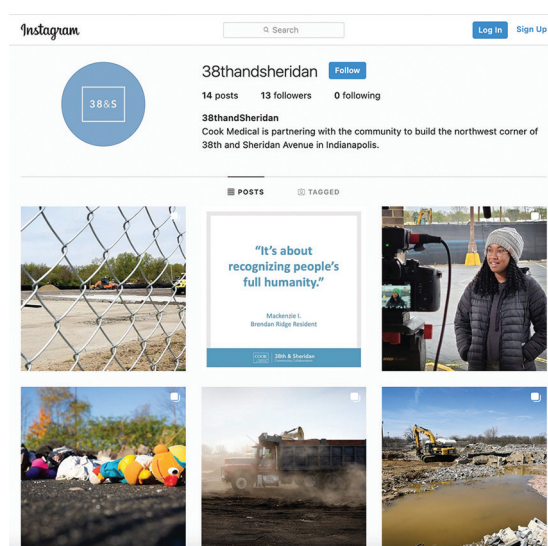
In April, the first month of construction:

- ▶ **32%** of the hours worked were by diverse construction personnel.
- ▶ **27%** of all construction personnel are diverse.
- ▶ **4** diverse Marion County residents have been hired on the construction project.

These statistics were compiled by **Akilah Darden**, president of **The Darden Group LLC**. She added that the numbers for May are going up significantly.

Follow us on Instagram!

Get regular updates and see the progress of the 38th and Sheridan Project at www.instagram.com/38thandsheridan



Learn more about the 38th and Sheridan Project—including job openings

There are a few different ways to do so.

Visit www.38thandsheridan.com (see graphic to the right)

Or

38TH STREET AND SHERIDAN AVENUE

Apply for a job Making medical devices



We're proud to announce that Cook Medical, Goodwill of Central & Southern Indiana, The Indianapolis Foundation, IMPACT Central Indiana, and the United Northeast Community Development Corporation have partnered on a unique project to bring opportunity back to an underserved Northeast Indy community. The 38th and Sheridan Avenue project includes a medical device manufacturing facility that will bring over 100 jobs to residents in the neighborhood.

Interested in applying for a job? See below!

- ▶ Contact **Akliah Darden** from the **Darden Group LLC** by email at jobs@38thandSheridan.com or by phone at **317.385.8954**
- ▶ Contact **Mr. James Campbell** from the **SHANE NHA** by email at Campbellmc1140@gmail.com or by phone at **317.223.5109**

All subcontractors are currently hiring diverse talent.

Over 75 percent of the positions are still open.

Residents from 38th and Sheridan area are strongly encouraged to apply!

▶ Construction jobs

To apply for construction jobs, visit:

38thandSheridan.com

Select the "Construction Job Seekers" button at the bottom of the page to see current listings.

Complete the simple online form to see what construction job opportunities are available and get connected to a wide range of local sub-contractors.

Employees have access to comprehensive benefits programs and options for pension with the union contractors.

▶ Medical device manufacturing jobs

To apply for jobs in manufacturing, visit:

38thandSheridan.com

Select the "Manufacturing Job Seekers" button at the bottom of the page to see current listings.

No degree or credential requirements are needed to apply.

Full-time employees have access to a comprehensive benefits program that includes:

- Health, life, dental, and vision insurance
- Paid time off (PTO)
- Continuing education and leadership development



Questions?

Email Jobs@38thandSheridan.com

We want to hear from you!

We want to hear your feedback about this project! Please send your questions, concerns, or thoughts to community@cookmedical.com.