

Bringing opportunity back

► 38TH AND SHERIDAN PROJECT
ISSUE 7 | NOVEMBER 2021



▲ Some of Michael McFarland's family members take part in the Indy Fresh Market groundbreaking event at the 38th and Sheridan Project job site. For more pictures from the event see below and page 2.

Removing barriers to reaching full potential

Indy Fresh Market plans to open for business by autumn of 2022



▲ From left: Cook Group and Cook Medical President Pete Yonkman, UNEC CEO Ashley Gurvitz, Indy Fresh Market Co-Operators Michael McFarland and Marckus Williams, and grocery store consultant Joe Welsh aka "Joe the Grocer" at the groundbreaking for Indy Fresh Market held October 20.

What started as a project to address a business challenge and expand manufacturing capacity for Cook Medical has turned into the 38th & Sheridan Project, a community collaboration that includes a 100-job Goodwill Commercial Services manufacturing site and a new grocery store called the Indy Fresh Market.



Construction on the manufacturing facility is well underway. The ground-breaking ceremony for the market was held on Wednesday, October 20.

"We believe that you can do good business while doing good," said Pete Yonkman, president of Cook Medical and Cook Group. "We're building a manufacturing facility in this neighborhood and one barrier the community faces is access to fresh food. That's a problem we can help solve to ensure that the community and in turn, our manufacturing site, thrives."

Run by local entrepreneurs Michael McFarland and Marckus Williams, the Indy Fresh Market will help fill a vital gap in the infrastructure of this area and provide fresh, healthy food options to the employees and families

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▲ Above, left: Sheridan Avenue resident **Michael Saahir** addresses the crowd during the ground-breaking ceremony. Above, right: Devington resident **Linda Lewis-Everett**, center, is interviewed by UNEC's **Ashley Gurvitz** at the event.

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Removing barriers to reaching full potential

of the future manufacturing facility and the surrounding Devington community.

"We're just returning that dignity back to our neighborhood, so people can have some place close to their home where they can get healthy food, you know, something that simple," Michael said.

"I'm just going to be glad to see a smile on their faces, man," added Marckus, who like his business partner Michael, grew up in the neighborhood where their market will be located. "Happy they can get some food. They don't have to go too far to get it; they don't have to go through too many obstacles to get it."

The 38th and Sheridan Project is being brought to life through a truly unique neighborhood, corporate, and non-profit collaboration, which includes these key partners for the grocery store:

- ▶ **Michael McFarland** and **Marckus Williams**—owners and operators of the Indy Fresh Market
- ▶ **Cook Medical**—building the store with a goal of 100% minority owned contractors
- ▶ **The Indianapolis Foundation** and **IMPACT Central Indiana**—providing additional start up capital
- ▶ **Goodwill of Central & Southern Indiana**—providing wrap-around services to employees including housing support, legal aid, mental/physical healthcare, case management services, etc.



▲ **Michael and Marckus** are joined by members of their families and other attendees at the ground-breaking ceremony for the **Indy Fresh Market**.

- ▶ **Martin University**—developing an official curriculum that would allow individuals to earn accredited certificates and degrees in grocery store operations.
- ▶ **United Northeast Community Development Corporation (UNEC)**—creating community connections
- ▶ **"Joe the Grocer"**—supervising the store's development and training for owners

"We can scale up if we come together and forever be grateful for this partnership," said **Ashley Gurvitz**, CEO of UNEC, "to now allow them to know that within years they will have their own generational wealth building and opportunity to pass that on to their own."

"The 38th and Sheridan Project reflects Cook's commitment to removing barriers that prevent individuals and communities from reaching their full potential," Yonkman concluded. "We're fortunate to have found an engaged group of partners that are committed to removing barriers in Northeast Indy with us."

One man, one company, one story of triumph

Maurice Dunn beats the odds to not only turn his life around, but to also own his own construction business.

Maurice Dunn, founder and CEO of the construction management company, **The Carpenter's Son, LLC** in Indianapolis, was a straight A student and graduated with honors from **Broad Ripple High School**. He went on to graduate from **Purdue University** with a bachelor of arts degree in Construction Management and Civil Engineering.

But life for Maurice in his younger years wasn't always so smooth.

Overcoming obstacles

Growing up in Indianapolis without a father present and a mother, who often abandoned him and his brothers, Maurice's early childhood was void of a nurturing family. Maurice's mother took him and his youngest brother to Chicago. For three years, from his fifth-grade year through seventh grade, Maurice never went to school. He lived in an abandoned building with his mother and youngest brother on the streets of Chicago. As a result of living in an abandoned building, the state child protective services took his younger brother, but Maurice's life took a different turn. He was sent to live with his mother. He was often alone, surviving by his wits, eating food from trash cans, and drinking water from a fire hydrant.

He recalled those years with a shake of his head.

"I was part of a lot of negative things. The way we lived led to bad habits, bad relationships with gangs, and violence."

After the third tumultuous year in Chicago, Maurice remembers two lights who came to change the course of his life, his two caring aunts. They traveled to Chicago in a determined search for Maurice and his mother. When they finally found each other, his aunts brought him and his mother back home to Indianapolis. They asked him whether he wanted to stay with them. With a resounding "yes" from Maurice, they began the nurturing process to help him be the young man they knew he could be.



▲ **Maurice Dunn**, founder and owner of **The Carpenter's Son, LLC**, is pictured at a **Carpenter's Union Conference** in Las Vegas.

"They say it takes a village to raise a child," said Maurice. And, so it was. His aunt and uncle welcomed him into their home. The first step they took, recalled Maurice, was to send him to church camp where he began a spiritual relationship and connection with God that created the foundation for his life.

The next step was to place Maurice in school.

"How would he do after missing three years of school?" wondered his aunts.

He started eighth grade and excelled in middle school earning straight A's. He continued to strive and achieve throughout high school and college.

"My pastor and his wife are very community-based people," Maurice said. "They were the ones that owned the church camp that my aunt sent me to when I was a child. My pastor is the one who influenced me to go to college. As I grew up, I watched these great community leaders like my pastor, my aunt, and uncle, and the owner of the McDonalds on 16th and Meridian, who gave me my first job.

"It was a community of people that pitched in to help

Continued on page 4

▼ **Top left:** Indiana Governor **Eric Holcomb** and one of Maurice Dunn's mentors, **Reggie Jones**, who is a McDonald's franchise owner. **Bottom right:** Maurice Dunn and Governor Holcomb.



Anyone recognize these two gentlemen?

THE CARPENTER'S SON
CONSTRUCTION MANAGEMENT
GENERAL CONTRACTING | CONSULTING



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One man, one company, one story of triumph

me,” he continued. “Whether they heard my story or not, they saw something in me just like with the **38th and Sheridan Project** my company is working on now. An opportunity opened up for me to walk through and with the help of the Lord I did, and here I am today.”

The building of a company

Maurice is a first-generation construction company owner. His diligence and determination in pursuing his education became a steppingstone for his career. Immediately out of college, he landed a job for a local construction firm. He began as a project engineer and learned the basics of the construction process.

His next job took him to a construction company in Washington, DC, that provided construction management consulting services for the District of Columbia and government contracts. Maurice’s construction management knowledge grew in the position, and through networking and good working relationships, he was offered a construction manager position with the government, eventually managing a billion-dollar portfolio. His construction management expertise grew.

But something in his career was lacking; he always wanted to run his own business. As he rode the train every day commuting from where he lived in Maryland with his family to his job in Washington, he built a relationship with a fellow commuter. They would chat about the construction industry, and Maurice shared his dream of owning his own business. The commuter told him how to apply for an LLC to begin his own business.

That conversation and advice from the train commuter sparked the idea of his own construction business. He decided it was possible now with the expertise he had gleaned from his previous work.

In 2012, his fledgling construction company The Carpenter’s Son became an LLC. The company name, he said, was inspired by the bible and his faith foundation.

Working simultaneously in the management position with the government and building his business, he saw his construction consulting projects begin to grow. When his wife and family decided they wanted to return home to the Indianapolis area, Maurice took his company with him. With continued networking and relationship building, his company grew in success. Now with 25 employees, his firm specializes in project management, general contracting, and consulting.

Inspired to do something different

The first phase of the 38th and Sheridan Project is the construction of a **Goodwill Commercial Services** facility



▲ In the summer of 2019, Maurice, second from left, won the Source Entrepreneurship Pitchfest. He is pictured with, from left, his wife LaQuila, his sons Bradley and Anthony, and his mother-in-law and father-in-law.

where devices will be made for Bloomington-based **Cook Medical**. Winning the bid as a prime contractor for the job has been a major undertaking for Maurice and his company. With the majority of his employees, 22 to be exact, dedicated to the project, the company is providing interior and exterior metal framing, insulation, drywall, exterior sheathing, exterior foam board, and acoustical ceilings for the facility.

Maurice’s decision to pursue the prime contractor role was inspired by the project’s goal of seeking 100% minority participation in the building of the facility. He described two major influencers for putting in for the job.

“One would be the fact that I am a minority, and I feel that minorities have the same capabilities as any other contractor,” Maurice said. “And two is that there is a client that says, ‘We want to do something different’—in the marketplace today that’s very rare. That’s huge, and it speaks volumes that not only is the client pushing for minority participation, but they are pretty much mandating it.

“We are pretty excited and grateful for the opportunity.”

THE CARPENTER'S SON
CONSTRUCTION MANAGEMENT
GENERAL CONTRACTING | CONSULTING
The Carpenter's Son, LLC
10026 E 21st Street
Indianapolis, IN 46229
317.348.1769

Fighting food insecurity

Local programs help to ensure Indianapolis residents have enough to eat

Several organizations in Marion County are running programs to assist people who are facing a food shortage. For more information about a couple of those programs, see the information below and to the right.



HELP US FEED THE COMMUNITY MOBILE FOOD PANTRY VOLUNTEER

We are in need of assistance during our weekly mobile food pantry. You may volunteer one event or the entire season.

Multiple volunteer positions are available. We can never have too much help!

Wednesdays
11:30 a.m. to
2:30 p.m.

Get started
today by contacting
Jami Weirich at
317.549.9622 or
jweirich@indymca.org



Indy Parks Meal Service

Presented by Indy Parks & Recreation

- Open to ALL children 18 and under!
- No registration necessary- and completely FREE!
- Second Helpings Grab & Go meals distributed at mobile sites!

MEAL SERVING SITES

Monday - Friday

BROAD RIPPLE PARK 4:00- 4:30 PM 1550 BROAD RIPPLE AVE.	GARFIELD PARK 4:00- 4:30 PM 2345 PAGODA DR.	WASHINGTON PARK 3:30- 4:00 PM 3130 E. 30TH ST.
CHRISTIAN PARK 4:00- 5:00 PM 4200 E. ENGLISH AVE.	MUNICIPAL GARDENS 3:30- 4:30 PM 1831 LAFAYETTE RD.	WATKINS PARK 5:00- 6:00 PM 2360 MARTIN LUTHER KING ST.
FREDERICK DOUGLASS PARK 3:00- 3:30 PM 1616 E. 25TH ST.	RIVERSIDE PARK 4:30- 5:30 PM 2420 E. RIVERSIDE DR.	WINDSOR VILLAGE PARK 5:00- 5:30 PM 6510 E. 25TH ST.

MOBILE SERVING SITES

Monday - Thursday

MOBILE UNIT 1

3:30- 4:00 East 38th Street Library- 5420 E. 38th St.
4:30- 5:00 Brightwood Library- 2434 N. Sherman Dr.

MOBILE UNIT 2

2:30- 3:00 Spades Library- 1801 Nowland Ave.
3:30- 4:00 West Branch Library- 1216 Kappes St.
4:30- 5:00 Haughville Library- 2121 W. Michigan Rd.



Times are subject to change. Please call Indy Parks Customer Service Center for more information at (317) 327-PARK, or go online at parks.indy.gov. This institution is an equal opportunity provider.

12/3/20



Servicio de Comidas de Indy Parks

Presentado por Indy Parks & Recreation

- ¡Abierto a TODOS los niños menores de 18 años!
- No es necesario registrarse, ¡y completamente GRATIS!
- ¡Second Helpings Comidas para llevar distribuidas en sitios móviles!

SITIOS DE SERVICIO DE COMIDAS

lunes - viernes

BROAD RIPPLE PARK 4:00- 4:30 PM 1550 BROAD RIPPLE AVE.	GARFIELD PARK 4:00- 4:30 PM 2345 PAGODA DR.	WASHINGTON PARK 3:30- 4:00 PM 3130 E. 30TH ST.
CHRISTIAN PARK 4:00- 5:00 PM 4200 E. ENGLISH AVE.	MUNICIPAL GARDENS 3:30- 4:30 PM 1831 LAFAYETTE RD.	WATKINS PARK 5:00- 6:00 PM 2360 MARTIN LUTHER KING ST.
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SITIOS DE SERVICIO MÓVIL

lunes - jueves

UNIDAD MÓVIL 1

3:30- 4:00 East 38th Street Library- 5420 E. 38th St.
4:30- 5:00 Brightwood Library- 2434 N. Sherman Dr.

UNIDAD MÓVIL 2

2:30- 3:00 Spades Library- 1801 Nowland Ave.
3:30- 4:00 West Branch Library- 1216 Kappes St.
4:30- 5:00 Haughville Library- 2121 W. Michigan Rd.



Los horarios están sujetos a cambios. Llame al Centro de Atención al Cliente de Indy Parks para obtener más información al (317) 327-PARK, o ingrese en línea en parks.indy.gov. Esta institución es un proveedor de igualdad de oportunidades.

12/3/20

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



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



PCI Performance Contracting

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



Multicraft Fire Protection

Hiring
Union 669–Sprinkler Fitter
Apprenticeship Program
Available
bfunk@multicraftdec.com
812.336.5005



City Wide Paving

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



Fox Contracting

Hiring Equipment Operators
& Laborers
bkochersperger@foxcontractors.com
317.281.8963



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

Construction jobs and training available



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



Price Construction Group, LLC

Now hiring!

<https://priceconstructiongroup.com/>
info@priceconstructiongroup.com
317.723.3201



HG Metals

Hiring Fork Lift Drivers, Yardman,
Welders, & Drivers

Contact: Lawrence Casey
businessoffice@hgmetals.com
317.351.9500

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 September:

- ▶ **41% diversity** with **13 subcontractors** on site.
- ▶ **4,943** out of **11,953** hours worked were **diverse**.
- ▶ **6** out of **14 new hires** this month were **diverse**.

In October:

- ▶ **48% diversity** with **15 subcontractors** on site.
- ▶ **4,661** out of **9,763** hours worked were **diverse**.
- ▶ **21** of **23 new hires** this month were **diverse**.

These statistics were compiled by **Akilah Darden**, president of **The Darden Group LLC**.

Community Development



United Northeast Community Development Corporation

Localized Support Programming

www.anuimpact.org
[@anuimpactindy](https://twitter.com/anuimpactindy)
ashley.gurvitz@anuimpact.org
317.546.6240

Manufacturing jobs



COMMERCIAL
SERVICES

Goodwill Commercial Services

Hiring 100 jobs in manufacturing
goodwillindy.org/careers

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 **Akilah 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.