



REGIONAL PRODUCT COUNCIL

INDIANAPOLIS, IN

May 8-9, 2025



Indiana

MEET THE TEAM

ULI INDIANA LEADERSHIP



JENNIFER MITCHEN
Executive Director
ULI Indiana



MEGAN ADAMS
Senior Associate
ULI Indiana



BRAD VOGELSMEIER
District Council Chair
Milhaus



ALLIE ROSENBERGER
CMA
Jani Development

INDIANA RPC ORGANIZING COMMITTEE



MARK BECHER
Trinitas Ventures



ADAM CHAVERS
Browning Investments



REBECCA WELLS
Cushman & Wakefield



JACEY STUCKEY
Scannell Properties



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Jani Development



SPENCER LEE
Milhaus



PEYTON CARROLL
Pulte Group



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Milhaus

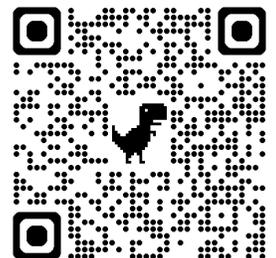


SAMANTHA HARGITT
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Have extra time to explore downtown? Scan this QR code for link to Visit Indy!





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Indiana University Health



QUICK CONTACTS

NAME	TITLE	CELL NUMBER
Jennifer Mitchen	ULI Indiana Director	317.840.8466
Megan Adams	ULI Indiana Senior Associate	303.949.9205

FRIDAY, May 9th

8:00 AM - Grab and Go breakfast available in hotel lobby

17 W Market St, Indianapolis, IN 46204

8:15 AM - Load Bus and Depart for Fishers

9:00 AM - Arrive at Fishers City Hall

1 Municipal Dr, Fishers, IN 46038

Speakers:

- Mayor Scott Fadness, City of Fishers
- Megan Baumgartner, Economic + Community Development Director, City of Fishers

9:30 AM - Nickel Plate Trail Walking Tour with Mayor Fadness (see map on page 7)

9:50 AM - Board bus to Fishers District

Walking tour led by Ryan Menard & Don Potter, Thompson Thrift

10:30 AM - Fishers Event Center Tour

Tour led by Mitch List, Fishers Event Center

11:00 AM - Depart For Indianapolis

11:30 AM - Arrive at IU Health District, Lunch & Panel Discussion

Methodist Tower – 8th Floor

Speakers:

- Jim Mladucky, Vice President, Design & Construction, IU Health Design & Construction
- Christine Pearson, Director of Quality Management, Associate Principal, Browning Day
- Aaron Perry, Vice President, Gilbane Company
- Jeff Milliken, Principal, RATIO Design
- Jamal Smith, Executive Director, Government and External Affairs, IU Health

Moderated by: Jeff Olson, Project Manager, CURIS

1:00 PM - Board bus to Stutz

1:15 PM - Stutz Presentation, Imran Harris, Somera Road

Stutz Car Museum 1060 N. Capitol Ave Indianapolis, IN 46201

1:45 PM - Tour of Stutz

2:30PM - Wrap up and Happy Hour

Turners Bar 1060 N. Capitol Ave. Indianapolis, IN 46201

Central Business District Walking Tour Map

Walking Tour Suggested Itinerary:

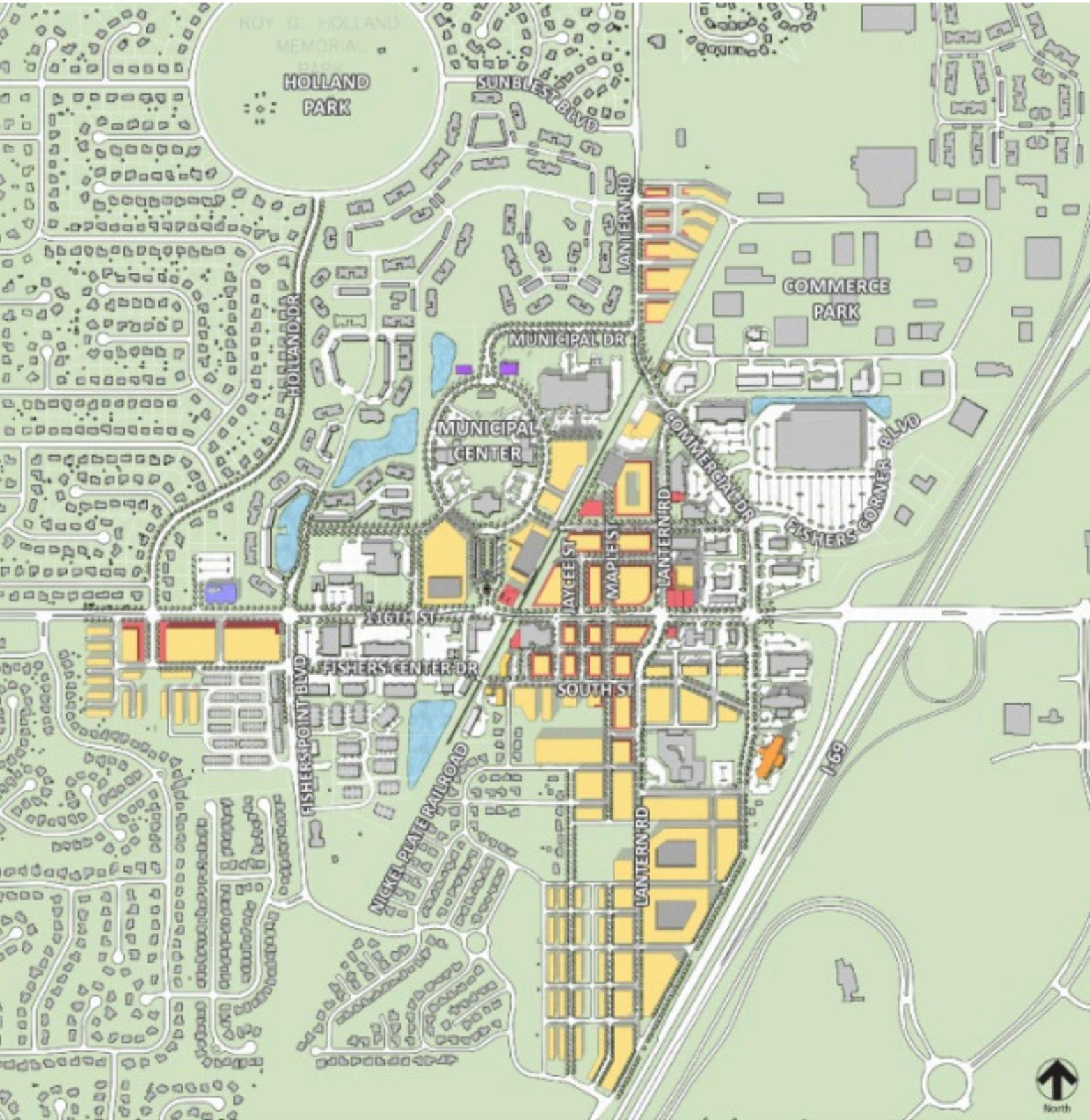
Quickly:
Circle: SPARK Redesign Potential
Washington St: Circle Centre History Cultural Trail
Capitol: Lucas Oil, JMWVRSF Super Bowl

Slow Down:
Georgia: Pan Am/Signia Street Redesign Mall, Shinola Bicentennial Plaza

Quickly:
Maryland: Jail I/Fever Proposed MLS Site
Virginia: Transit System Hotel Indy Conversion 500 Festival Kimpton Rehab
Penn: Symphony Alleyway



Fishers Nickel Plate District Map

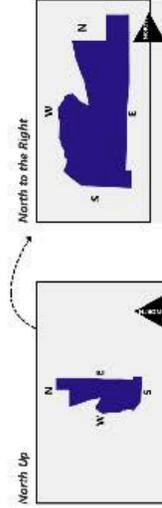


Indy Health District Map



THE HEALTH DISTRICT

1542 Acres (436 Acres Core Area)



**Indy
Health
District**

Thursday, May 8th, 2025

TAYLOR SCHAFFER, President & CEO, Downtown Indy Inc.

Taylor Schaffer is the President and CEO of Downtown Indy, Inc., a civic nonprofit focused on the activation and vitality of Indianapolis' regional center. Since taking the helm, she has strengthened the organization's operations and street-level impact, securing long-term funding through the Downtown Economic Enhancement District and launching successful initiatives like SPARK on the Circle, Fourth Fest, and Circle of Lights®. Taylor previously served in senior roles under Mayor Joe Hogsett, including Chief of Staff and Chief Deputy Mayor, and has a background in strategic communications across both the public and private sectors. She serves on the boards of the Athenaeum Foundation, WNBA All-Star 2025, and Visit Indy, and is a graduate of Indiana State University and Stanley K. Lacy Leadership Series Class 44. She was named a 2021 IBJ 40 Under 40 honoree.



CHRIS GAHL, Executive Vice President and Chief Marketing Officer, Visit Indy

Chris directs Visit Indy's strategic marketing, communications, community engagement, government relations, and partnership development. This includes overseeing a budget of more than \$12 million to market Indy as a destination to visit and hold meetings. During his 19-year tenure at the non-profit, Chris has led the effort to rebrand the organization and the city's brand positioning in support of driving tourism to record-setting levels. Prior to Visit Indy, he was part owner of a marketing firm in Honolulu, helping Hawaii tourism. Chris was named an "Indiana 250" business leader by the Indianapolis Business Journal and participated in the Stanley K. Lacy Leadership program. He holds a degree in communications from Butler University, where he also sits on the University's Board of Trustees. His community service also includes currently serving on the Indianapolis Urban League Board, Madam Walker Legacy Center Board, Eiteljorg Museum Board, Indiana Humanities Board, and the Kennedy King Memorial Initiative Board.



SARAH MYER, Chief of Staff & Strategy, Indiana Sports Corp

Sarah has served as Chief of Staff & Strategy at Indiana Sports Corp since April 2019, where she provides strategic guidance and operational leadership—including co-directing the 2024 U.S. Olympic Team Trials in Swimming—and produced the documentary "Made for this Moment" on Indianapolis's sports legacy. A Cleveland native and Butler University graduate, she previously boosted ticket sales by 66% as Vice President of Marketing for the Indianapolis Symphony Orchestra. Sarah sits on the boards of Leadership Indianapolis and Downtown Indy Marketing, was honored with the 2020 United Way Community Ambassador Elevate Award and named to the IBJ Forty Under 40 in 2021, and lives on Indy's near eastside, always on the lookout for the perfect soft pretzel.



Thursday, May 8th, 2025

BILL BROWNE, Principal Architect/Chief Executive Officer, RATIO Design

Bill is an architect, a business leader, and a preservationist. Bill believes in the power of architecture to advance communities. He has dedicated his career to this singular purpose. For Bill, every building and every personal interaction shapes a legacy. He has the unique ability to lead and to listen, simultaneously. After spending his early design career in D.C. and New York, Bill returned to his home city of Indianapolis, recognizing the opportunity to elevate local design. With two partners, he founded RATIO (as HDG) in 1982, initially specializing in preservation, and quickly expanding to complex, visible, and transformational projects. Over the last four decades, Bill has overseen the expansion of RATIO to include studios in Chicago, Denver, Raleigh, and Champaign, IL serving domestic and international design clientele.



SHAWN MULHOLLAND, Vice President, Shiel Sexton

Shawn is Vice President at Shiel Sexton, bringing over 20 years of experience in business development and strategic marketing across the public, healthcare, architectural, engineering, and construction industries. A graduate of Indiana University Bloomington with a degree in Political Science and Economics, he has played key roles in major civic projects, including the Indianapolis Midfield Terminal, the Convention Center Phase V Expansion, and the \$800 million Community Justice Campus. Prior to joining Shiel Sexton in 2016, he spent 16 years at BSA LifeStructures. Known for his passion for communication, LEAN construction methods, and solving complex problems, Shawn maintains a strong national network in the healthcare and civic markets.



LANCE EVINGER III, Vice President of Acquisitions & Dispositions, Hendricks Commercial Properties

Lance Evinger is Vice President of Acquisitions and Dispositions for Hendricks Commercial Properties and a 2025 IBJ 40 under 40 honoree. Last year he coordinated the acquisition of Circle Centre Mall. He is currently leading its redevelopment as well as the continued redevelopment of the Bottleworks District. Lance is a graduate of Indiana University and has been with Hendricks for the past ten years in various roles. He was previously their Vice President of Leasing where he led the leasing effort at Ironworks Keystone, Bottleworks District, and other projects across the country.



Thursday, May 8th, 2025

DAVE KROLL, Director of Preservation, RATIO Design

As RATIO's Director of Preservation, David Kroll holds a deep sense of responsibility for historic resources. His personal design approach is to turn something negative into a positive, something obsolete into useful, drawing inspiration from the context and story of each project. Preservation is a specialized approach, but the projects themselves are quite diverse—everything from small monuments to large complexes, and from historic homes to whole communities. At every scale, Dave is driven by his passion for the detailed forensics-style work that helps to preserve history, and by the belief that when a project is complete, people shouldn't be able to tell that the team has been there.

Dave is an explorer at heart, whether he is investigating an historic site or artifact for design clues, or scuba diving in the Caribbean. Prior to joining RATIO in 1993, Dave served as Historical Architect with the State of Indiana. He has also taught numerous architecture and preservation courses at Ball State University. His students have the opportunity to participate in real world projects, such as design guidelines for an historic district, or restoration from storm destruction.



JOHN ANDREWS, Vice President of Preconstruction, Shiel Sexton

John joined Shiel Sexton in 2003. As Vice President of Preconstruction, he oversees project planning and development, develops new clientele and ensures the company is aligned with the long term strategic plan. John is active in the community, serving on the Board of Directors for the Penrod Society, Indianapolis Cultural Trail Board, and the St. Roch Catholic School Commission. John enjoys running and coaching his son's football and wrestling teams at St. Roch Catholic School.

Friday, May 9th, 2025

SCOTT FADNESS, Mayor, City of Fishers



Scott Fadness has served as Fishers' first mayor since 2015, bringing a smart, vibrant vision that earned Money Magazine's "Best Place to Live in America" (2017) and the Indiana Chamber's "Community of the Year" (2016). Under his leadership, Fishers has attracted corporate headquarters, fostered homegrown startups, and generated over 4,900 new jobs with \$500 million in private investment, all while revitalizing downtown and enhancing amenities like parks, Agripark, the Yard at Fishers District, and the Geist Waterfront. He represents Fishers on the FCC's Intergovernmental Advisory Committee, Indiana's Behavioral Health Commission, and the Hamilton Southeastern School Foundation Advisory Council. A former town manager and adjunct professor at IUPUI's School of Public and Environmental Affairs, he holds an MPA from Indiana University. Scott and his wife, Aunna, enjoy weekend outings at the Farmers Market and Nickel Plate Amphitheater with their three sons.

MEGAN BAUMGARTNER, Director of Economic Development, City of Fishers

Megan Baumgartner is the Director of Economic and Community Development with the City of Fishers. Megan started with the city as the Assistant Director of Economic Development in July 2015 and was promoted to Director in 2019. In 2020, her role expanded to Economic and Community Development, which now includes management of the Planning & Zoning Department. She leads business engagement and recruitment efforts, redevelopment projects, and strategic planning throughout Fishers. Prior to joining the Fishers team, Megan worked at the Indiana Economic Development Corporation as a project manager helping expanding companies in Indiana receive state incentives. Megan is a member of the Indiana Economic Development Association, Past-President of the Hamilton County Economic Development Corporation Board of Directors, and a board member of Fishers Youth Initiative. She lives in Fishers with her husband, Jeff, and children, Willa and Beau.



ADAM CHAVERS, Chief Development Officer, Browning

As a Chief Development Officer at Browning, Adam ensures the firm's multifamily, mixed-use and office teams deliver on their opportunities. His process-driven approach and experience working with municipalities and organizations master-planning developments has given him a broad skill set and deep understanding of clients' and partners' needs and objectives. That experiencing managing large scale, high impact developments with a true mix of uses ensures clients get a developer who appreciates the importance of research and planning to deliver the right product type to meet needs and create financial success.



Friday, May 9th, 2025

RYAN MENARD, Vice President of Development, Thompson Thrift Commercial

As Vice President of Development, Ryan is responsible for developing and leasing commercial projects in the Midwest and Southeast Regions. From site selection efforts, financial underwriting of new projects, to assisting with financing and oversight of project leasing, Ryan is a dedicated team member who brings two decades of experience and leads a team with a strategic vision to expand the company's ground-up mixed-use and grocery-anchored developments in the Midwest and Southeast Regions. Ryan joined Thompson Thrift in 2012 and has diverse experience in retail leasing, development, brokerage, and sales.



DON POTTER, Senior Vice President, Director of Development Operations, Thompson Thrift Commercial

As Senior Vice President, Director of Development Operations, Don oversees the day-to-day operations of the Thompson Thrift development projects. Don is responsible for the oversight of the development process from beginning to end and is a dedicated team member who supports the commercial team in driving and accomplishing the company's annual real estate development and leasing objectives. Don started with Thompson Thrift in 2004 as part of the Construction team and moved to the development side of Thompson Thrift in 2005.

MITCH LIST, General Manager, Fishers Event Center

Mitch List has been with ASM Global for over a decade and previously served as the Assistant General Manager at the Knoxville Civic Auditorium and Coliseum and served as the Regional Booking Director overseeing booking efforts for ASM Global's 24 venues in the Southern region. In his role as general manager of the Fishers Event Center he is responsible managing and booking the newly opened venue.



Friday, May 9th, 2025

JIM MLADUCKY, Vice President, Design & Construction, IU Health Design & Construction

Jim Mladucky joined Indiana University Health in 2016. As Vice President of Design and Construction, Jim has over 30 years of health care project experience and now is leading IU Health's team to deliver the \$4.29 billion, 44-acre, new health science campus in Indianapolis, which includes the 16-story, 2.6 million SF, IU Health Medical Center.

Previously at Northwestern Medicine, Jim led the NM Planning and Construction staff for five (5) regional acute care sites throughout Chicagoland, overseeing a \$1 billion annual project portfolio. Highlights include delivering the 1 million SF, 25-story Lavin Family Outpatient Pavilion and the NM Lake Forest Hospital replacement, as well as transforming the Galter Pavilion from an outpatient to an inpatient care facility increasing the bedded care capacity to 856 private rooms on the Chicago campus.

A graduate of the University of Wisconsin School of Architecture & Urban Planning, Jim is licensed in (4) states, is a NCARB Council Record holder, a founding member of American College of Healthcare Architects (ACHA) and a Certified Construction Specifier (CCS).

Note: Indiana University Health is Indiana's most comprehensive healthcare system and one of Indiana's largest employers with more than 35,000 employees. With 16 hospitals, 2,661 available beds and more than 3,600 physicians and 9,000+ nurses, IU Health provides access to a full range of specialty and primary care services for more than one million patients annually.



CHRISTINE PEARSON, PLA, Director of Quality Management, Associate Principal, Browning Day

Throughout Christine Pearson's career in landscape architecture, she has emerged as a Jill-of-all-trades in the pursuit of designing for a better tomorrow. Her designs are seamlessly integrated within their existing urban fabric while emphasizing the principles of accessibility, inclusivity and safety. Christine's favorite part of landscape architecture is the complexity and variety of work that demands creative and strategic agility. Her favorite projects are those that create memory-making venues for generations to come.

While away from Browning Day, she enjoys spending time with her husband and family, and trying her hand at home and garden improvement projects.



Friday, May 9th, 2025

AARON PERRY, Vice President, Gilbane Company

Aaron Perry is Vice President at Gilbane Building Company, leading the Indiana Market with 24 years of expertise in transformative urban projects. He oversees the new downtown hospital in Indianapolis as Project Director for hospital interiors and leader of the Wilhelm Gilbane Joint Venture construction management team. Aligning with the Urban Land Institute's mission to advance sustainable communities, Aaron drives innovative land use through strategic planning and stakeholder collaboration. His \$4.2 billion portfolio includes healthcare, mixed-use, and transportation projects, notably brownfield redevelopments leveraging TIF mechanisms and EPA grants to revitalize urban areas. Aaron has presented at the National Science Foundation on automated construction technologies, sharing insights on integrating these technologies with infrastructure expansion projects.



JAMAL SMITH, Executive Director, Government and External Affairs, IU Health

Jamal L. Smith is a dynamic leader in healthcare, government affairs, and community development, currently serving as Executive Director of Government Affairs & Strategic Partnerships at Indiana University Health. He is the driving force behind the 1,500+ acre Indy Health District—one of the nation's largest innovation districts—leading a coalition of major institutions and securing over \$500 million in investments, with a projected \$1 billion economic impact. His work centers on leveraging strategic partnerships to address social determinants of health and revitalize historically underserved communities. Jamal is also the founder of The Lead Change Project, a nonprofit that engages youth in urban schools through sports and extracurricular programming.

With over 20 years of public and private sector leadership, Jamal's career includes roles as Executive Director of the Indiana Civil Rights Commission and Senior Advisor to Governor Mitch Daniels. He has managed multi-million-dollar initiatives, helped launch a \$100 million Community Impact Investment Fund, and led international sports projects, including announcing the 2008 Olympic Synchronized Swimming Team. Deeply involved in civic life, he serves on multiple boards and was appointed to co-chair the Your Life Matters Taskforce. Jamal's contributions have earned him several honors, including the Reverend Charles Williams Award and the Sagamore of the Wabash. He holds degrees from Wright State and Purdue University.

JEFF MILLIKEN, Principal, RATIO Architects

Jeff has a wealth of experience with ambitious, high-profile hotels, including the award-winning adaptive reuse of a Coca-Cola bottling factory and a renovation of the largest ski resort in Snowmass, Colorado. Authenticity is something today's hotel guests seek out, and he draws upon a site's history to enhance the guest experience. An open, easy-going leader, Jeff pursues a dialog between seemingly disparate aspects—old and new, elegant and industrial, relatable and luxurious—to achieve design excellence in every project.



Friday, May 9th, 2025

JEFF OLSON, Project Manager, CURIS Design

Jeff, AIA, is a principal with CSO whose work at the intersection of education, public, and healthcare architecture, with a career dedicated to creating to engaging environments and human-centered design. With over 30 years of experience, Jeff has developed a deep expertise in designing spaces that foster learning, healing, and public engagement. His approach to design is rooted in multidisciplinary collaboration and engagement, encouraging creative critical thinking and integrated design solutions. Jeff is known for his ability to facilitate meaningful dialog among diverse user groups and disciplines, while establishing priorities leading to the success of the project and prioritizing the overall vision. Through partnerships and commitment to a diverse range of projects, Jeff has earned professional recognition and multiple design awards regionally and nationally.



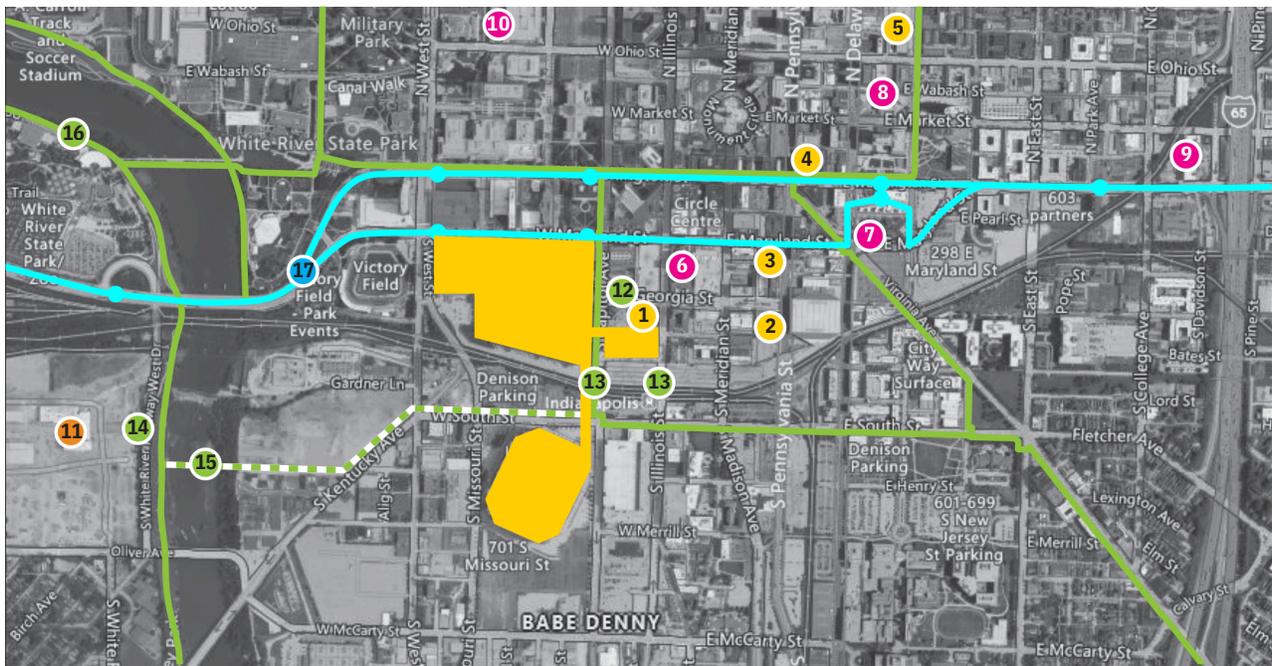
IMRAN HARRIS, Senior Project Manager, SomeraRoad

Imran is a Senior Project Manager at SomeraRoad, primarily focused on overseeing design and construction activities across large-scale, mixed-use development projects involving historic adaptive reuse, multifamily, retail, and office components. In this role, he is responsible for implementing project-specific business plans and leading large teams in the effort to bring life to SomeraRoad's vision.

With diverse project experience spanning Indianapolis, Kansas City, Cleveland, Louisville & Pittsburgh, he has led a wide variety of complex projects across different markets and project types. Notably, he led redevelopment efforts at the 440,000 SF Historic Stutz Building in Downtown Indianapolis, the repositioning of a 29-story Class A office tower in Louisville, KY, and is leading project management efforts for a 20-acre, \$500M+ multiphase, live, work, play district redevelopment in Kansas City.

Prior to joining SomeraRoad, he was a Project Manager for the Keystone Group, a real estate development company based in Indianapolis, IN. Imran received an M.S. in Construction Engineering & Management from Purdue University as well as an M.P.S. in Real Estate Development from the University of Indianapolis. He also has a B.Tech. in Civil Engineering from the National Institute of Technology in India.





Destination Indy Developments



1 Signia by Hilton & Indiana Convention Center Expansion

- 800-room headquarters hotel connected to Indiana Convention Center expansion
- Top-level restaurant & lounge
- At 38-stories will be tallest hotel in Indiana
- Opens late 2026



2 Shinola Hotel

- 170-room hotel connected to Gainbridge Fieldhouse
- 4,000-Seat Live Nation performance venue
- Opens late 2027



3 Tempo by Hilton Hotel

- 167-room Hilton hotel across from Gainbridge Fieldhouse
- Opens 2026



4 Kimpton Hotel

- 130-room hotel in historic Oddfellows Building
- Rooftop restaurant and lounge
- Opens 2026



5 21C Museum Hotel

- 156-room hotel with art museum
- Mixed-use 32-story tower with hotel, residential and retail space
- Opens 2028



6 Circle Centre Mall Redevelopment

- Redevelopment of mall
- Features park-like promenade with housing, retail, restaurant, hotel, entertainment, and office uses
- Phased redevelopment with south block opening in 2030, north block opening in 2033



7 Indiana Fever Sports Center

- Redevelopment of former Jail site • Training and support facility for Indiana Fever • Public team store and fan engagement areas • Opens Spring 2027



8 City Market Redevelopment

- Redevelopment of historic market and adjacent block with office-to-residential conversion
- Market house food hall restoration
- Rebuilt plaza with exposed historic catacombs
- Opens 2026/2027



9 Cole Motor Redevelopment

- Renovation of former Jail II site in historic Cole Automotive manufacturing building
- 180 apartments with education, coworking, and restaurant/retail space
- Opens 2027



10 Indiana State Archives Building

- New building located on the Downtown Canalwalk
- Includes meeting and event space
- Opens 2025



11 Elanco Headquarters/LEVEE District

- Redevelopment of former GM stamping plant into life sciences innovation district anchored by new headquarters of Elanco Animal Health.
- Planned to include 30-acres of mixed-use development with 1.6m sf of housing, 1.2m sf of office space, 290k sf of retail space, and 550k sf of research space.



12 Georgia Street Reconstruction

- Reconstruction of Georgia Street
- Each of the 3 blocks reflects character of adjacent redevelopment
- West block opens in 2026 as park with very limited vehicular traffic



13 Union Station Underpasses

- Structural rehabilitation of concrete facades
- Improved lighting with wider sidewalks
- Public art opportunities
- Construction 2025



14 White River State Park Expansion

- 15-acre expansion south of the Zoo
- Historic Kahn Pavilion event space
- Outdoor theater overlook and river promenade



15 Henry Street Bridge + Cultural Trail

- New iconic bridge over White River is wrapped by illuminated rings
- Carries an extension of the Cultural Trail from the ICC to the White River
- Connects to expansion of White River State Park and the Elanco/Levee Innovation District



16 Greater Indy Trailways

- Unprecedented \$150m investment in Indy Greenways network paired with regional branding, communication, and wayfinding system
- 77 miles of existing trailways, 38 miles of new trailways and 8 miles of reconstruction



17 Blue Line Bus Rapid Transit

- Bus rapid transit connection from Airport to Downtown and east to Irvington
- Opens 2028

SAVE THE DATE | PITTSBURGH, PA OCTOBER 16-17, 2025



Tours:

- Central Business District
- The Strip District
- East Liberty
- Oakland
- Hazelwood

Important note regarding accommodations:

Booking through the block will be available until Friday, September 12, 2025. It is strongly recommended that you book within the timeframe of the block. The 2025 NFL Schedule will be released the week of May 12, 2025. If there is a Steelers home game the weekend of October 16-19, 2025, room rates and availability will be at a premium.

Accommodations:

- [Renaissance Pittsburgh](#)
- [Room Block Link](#)

Guest Room Rate:

- Standard Kings: \$219/night
- Occupancy Tax: 14%

Amenities:

- Complimentary Internet, up to 3mbps
- 24 Hour Fitness Center

Other Details:

- Premium internet is available for a fee of \$15.95.
- Check In: 4pm. Check Out: 12pm
- Parking Pricing at Fort Duquesne & Sixth Garage
- \$16.00 for all day (self)
- \$22.00 overnight (self)
- \$45.00/day for valet through hotel

Planning to stay longer? Check out our local events?



