

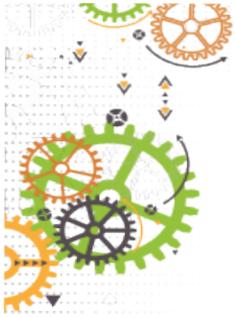
COMPREHENSIVE. SUSTAINABLE. THOUGHTFUL.

MFCDC IN MOTION

2013 ANNUAL REPORT



Mapleton-Fall Creek
Development Corporation



LETTER FROM LEADERSHIP

Mapleton-Fall Creek Development Corporation (MFDC) is committed to connecting local resources to leverage private investment, increase economic activity, expand educational opportunities, and improve public safety for Mid-North neighborhoods and appreciates the residents, partners and businesses helping us create a community of choice in the heart of Indianapolis.

Minutes from all of Indianapolis' major employment centers, all of its major universities, as well as its sporting and entertainment districts, Mapleton-Fall Creek is a great location for MFDC to deliver its sustainable community development practices.

During 2013, we exhibited our dedication to empowerment, our ability to be innovative and our willingness to collaborate. In the coming years, we will continue to be thoughtful and celebrate our community. With your support we will also continue following our comprehensive approach to ensuring that the heart of this City is recognized for the value it embodies. Join MFDC in motion...

Leigh Riley Evans, CEO



MFDC BOARD

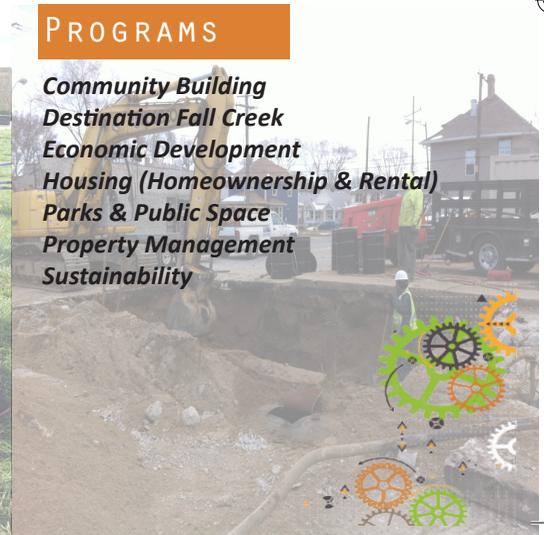
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|------------------------------------|--------------------------|
| Terri Coleman, President | John Gremling |
| Todd Janzen, Vice President | Angela Jackson |
| Joel O'Neil, Secretary | Isaiah Kuperstein |
| Doug Day, Treasurer | Jackie Nytes |
| Justin Armstrong | Candice Tatum |
| Martha Baker-Blue | Mike Terry |
| Karinya Chrisler | Clara Warner |
| Joni Clarke-Collins | |
| Colin Connor | |
| Steve Dixon | |

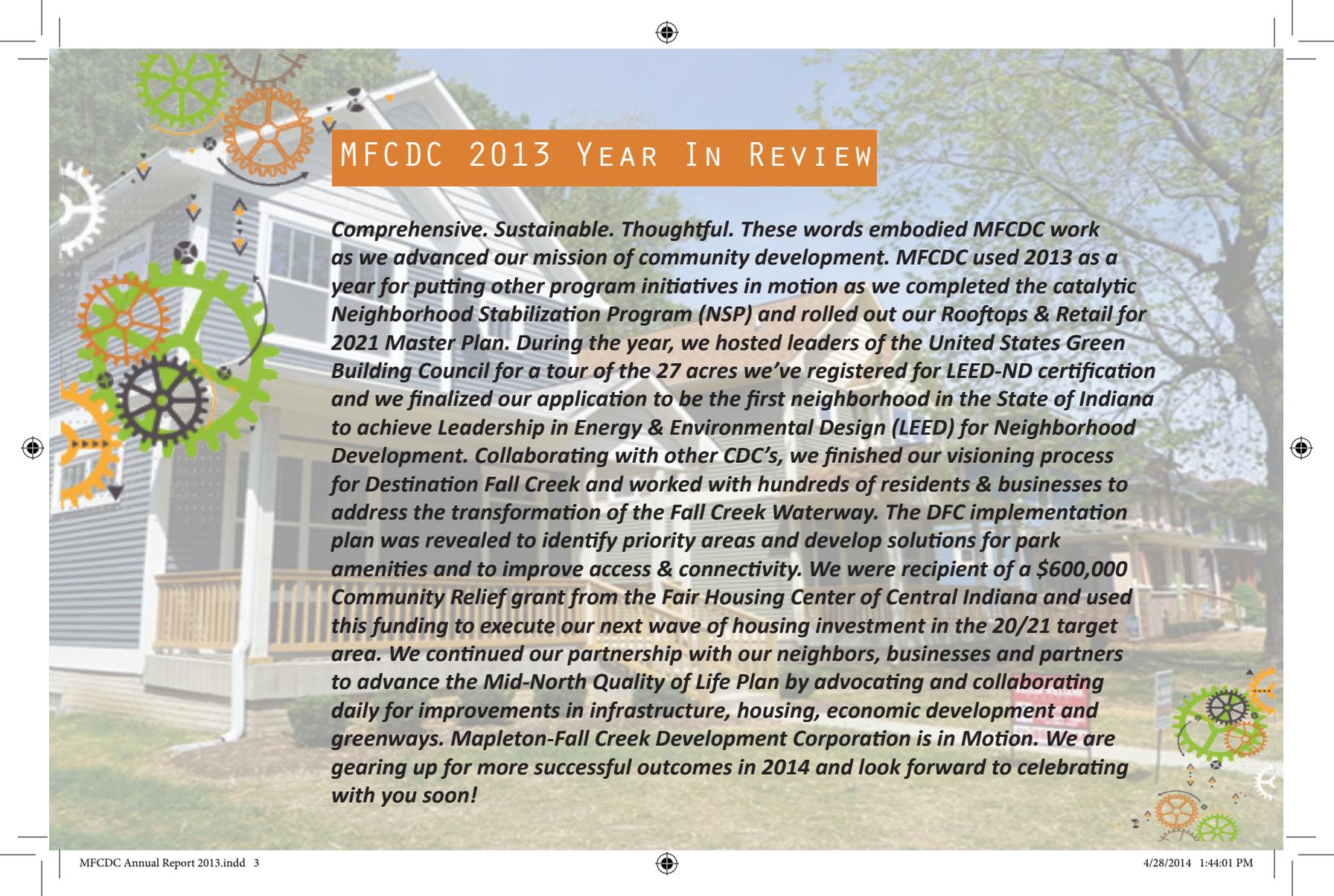
MFDC STAFF

Leigh Riley Evans, CEO
Duane Ingram, COO
Nicholas Bidding, Maintenance
Patrick Bowers, Bookkeeper
Roselyn Douglass, Leasing Agent
Courtney Goodwyn, Housing Manager
Tina Kelso, Executive Assistant
Daniel Kruger, Accounting
Doressa Kupke, Economic Development
Richard Mays, Grounds Keeper
Bernard Mickle, Public Ally
Kelli Mirgeaux, Community Builder
Mike Perry, Construction Manager
Spencer Valentine, Asset Manager

PROGRAMS

Community Building
Destination Fall Creek
Economic Development
Housing (Homeownership & Rental)
Parks & Public Space
Property Management
Sustainability



The background of the slide is a photograph of a modern, two-story house with light-colored siding and a wooden deck. Overlaid on the left side of the image are several colorful gears in shades of green, orange, and black, some with arrows indicating motion. The title 'MFCDC 2013 YEAR IN REVIEW' is centered in a white box with an orange background.

MFCDC 2013 YEAR IN REVIEW

Comprehensive. Sustainable. Thoughtful. These words embodied MFCDC work as we advanced our mission of community development. MFCDC used 2013 as a year for putting other program initiatives in motion as we completed the catalytic Neighborhood Stabilization Program (NSP) and rolled out our Rooftops & Retail for 2021 Master Plan. During the year, we hosted leaders of the United States Green Building Council for a tour of the 27 acres we've registered for LEED-ND certification and we finalized our application to be the first neighborhood in the State of Indiana to achieve Leadership in Energy & Environmental Design (LEED) for Neighborhood Development. Collaborating with other CDC's, we finished our visioning process for Destination Fall Creek and worked with hundreds of residents & businesses to address the transformation of the Fall Creek Waterway. The DFC implementation plan was revealed to identify priority areas and develop solutions for park amenities and to improve access & connectivity. We were recipient of a \$600,000 Community Relief grant from the Fair Housing Center of Central Indiana and used this funding to execute our next wave of housing investment in the 20/21 target area. We continued our partnership with our neighbors, businesses and partners to advance the Mid-North Quality of Life Plan by advocating and collaborating daily for improvements in infrastructure, housing, economic development and greenways. Mapleton-Fall Creek Development Corporation is in Motion. We are gearing up for more successful outcomes in 2014 and look forward to celebrating with you soon!

MFCDC 2013 FINANCIALS*

ASSETS

| | |
|----------------------------|-------------|
| CASH | \$305,118 |
| RECEIVABLES | \$1,024,869 |
| PROPERTY | \$2,686,472 |
| INVESTMENT IN PARTNERSHIPS | \$112,940 |

TOTAL ASSETS \$4,129,399

LIABILITIES

| | |
|------------------|-----------|
| ACCOUNTS PAYABLE | \$57,560 |
| NOTES PAYABLE | \$622,447 |
| DEFERRED REVENUE | \$423,198 |

TOTAL LIABILITIES \$1,103,205

NET ASSETS \$3,026,194

*UNAUDITED FIGURES

INCOME

| | |
|---------------------------------|-------------|
| CONTRIBUTIONS | \$36,686 |
| GRANTS (FEDERAL, STATE & LOCAL) | \$1,349,597 |
| FEES FOR SERVICE | \$116,979 |
| SALE OF PROPERTY | \$55,247 |
| RENTAL INCOME | \$108,188 |
| INTEREST INCOME | \$40,905 |
| OTHER | \$49,772 |

TOTAL INCOME \$1,757,374

EXPENSES

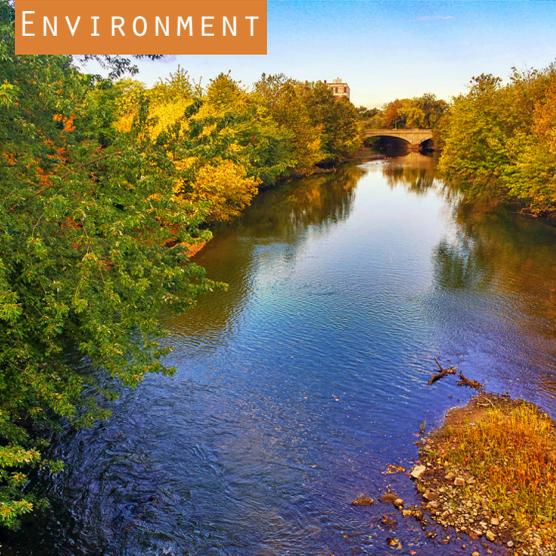
| | |
|-------------------------------|-----------|
| OPERATING EXPENSES | \$700,404 |
| PROPERTY HOLDING COSTS | \$73,627 |
| CONSTRUCTION-RELATED EXPENSES | \$785,751 |

TOTAL EXPENSES \$1,559,782



MFCDC 2013 BY THE NUMBERS

- 8 HOMES SOLD
- 2 HABITAT FOR HUMANITY HOMES SOLD
- 2 RENTAL PROPERTIES REHABBED & OCCUPIED
- 13 HOMES REPAIRED
- \$539,727 PUBLIC FUNDING
- \$239,344 PRIVATE FUNDING
- \$35,706 INDIVIDUAL & CORPORATE CONTRIBUTIONS
- 139 VOLUNTEERS





OUR MISSION

"CONNECTING NEIGHBORHOOD PARTNERS TO HELP, SERVE, REVITALIZE AND INVEST RESOURCES TO REBUILD AN AFFORDABLE, SAFE AND VITAL COMMUNITY."



**Mapleton-Fall Creek
Development Corporation**

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317-923-5514 / www.mfcdc.org