



COMPREHENSIVE. SUSTAINABLE. THOUGHTFUL.

MFCDC IN MOTION

2013 ANNUAL REPORT



Mapleton-Fall Creek
Development Corporation



LETTER FROM LEADERSHIP

Mapleton-Fall Creek Development Corporation (MFCDC) 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 MFCDC 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 MFCDC in motion...

Leigh Riley Evans, CEO



MFCDC BOARD

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
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Colin Connor	
Steve Dixon	

MFCDC STAFF

Leigh Riley Evans, CEO
Duane Ingram, COO
Nicholas Biddinger, 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





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

PARTNERS



ENVIRONMENT



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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