



ANNUAL REPORT

2015



MAPLETON
FALL CREEK

DEVELOPMENT
CORPORATION

MFCDC STAFF

Leigh Riley Evans

Chief Executive Officer

Duane Ingram

Chief Operating Officer

Tina Kelso

Executive Assistant

Kelli Mirgeaux/Brittanie Redd

Community Builder

Roselyn Douglass

Leasing Agent

Courtney Goodwyn

Housing Manager

Nicholas Biddinger/Damory Markey

Maintenance Technician

Keith Siergiej

Chief Financial Officer

Patrick Bowers

Bookkeeper

Richard Mays

Groundskeeper

MFCDC BOARD

Amina Pierson, President

Fifth Third Bank

Colin Connor, Vice President

Plews Shadley Racher & Braun

Doug Day, Treasurer

Historic Meridian Park
Neighborhood Association

Michael Terry, Secretary

Tabernacle Presbyterian Church

Steve Dixon

Phillips Temple CME Church

Ryan Funk

Mapleton-Fall Creek
Neighborhood Association

John Gremling

Real Estate Investor/Manager

Cindy Hoyer

Indiana State Fairgrounds

Glenn Lewzader

Historic Watson Park
Neighborhood Association

Denise Luster

United Way of Central Indiana

Adam Mueller

Trinity Episcopal Church

Joel O'Neil

North United Methodist Church

David Roth

Civil & Environmental Consultants

Mike Schaefer

Broadway United Methodist Church

Candice Tatum

Our Redeemer Lutheran Church

Tim Van Rooy

PR Mortgage & Investments



A BRIGHT FUTURE FOR ALL

The Mapleton-Fall Creek area is home to dedicated neighbors, resilient businesses, and valuable natural resources. Since 1985, MFCDC has used these assets to transform the area without displacing its residents.

This year was no exception. We repaired homes. We developed parks. We attracted newcomers and trained leaders. We fostered community and supported businesses—improving life for long-time residents even as we welcomed new people and new opportunities.

Thanks to our partners and volunteers, our neighborhoods are safer, more livable, and more connected than ever before, and we're not done yet.

MFCDC HAS A NEW LOOK. VISIT [MFCDC.ORG](https://mfcdc.org)
TO SEE OUR REBRAND AND GET UPDATES.

OUR KEY INITIATIVES



Housing

We built, repaired, and sold a total of 26 homes. We carried out beautification projects throughout each of our neighborhoods, and we managed dozens of properties for homeowners and renters of low-to-moderate income levels. We also educated 150 prospective homebuyers through our monthly homeownership seminar.

Economic Development

We cultivated relationships with Mid-North businesses and prepared for our first Great Places Business Development Taskforce meeting. We administered nearly \$500,000 in facade improvements to help local businesses with much-needed repairs. As we unify the nearly 200 area businesses, we are creating a vibrant commercial corridor.

Community Building

We fostered community through educational sessions, leadership training, and networking events. As part of the Mid-North Quality of Life plan, we held discussions on adopting an area health plan, explored solutions for our neighborhood's food desert, and launched a research project focused on developing solutions to chronic disease in our community.

Collaborative Placemaking

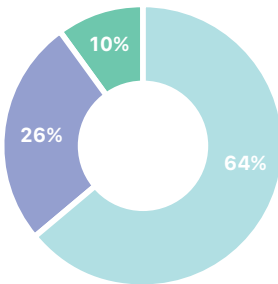
We collaborated with partners throughout the city to develop area parks, trails, and waterways, and redesigned streets to make transportation safer and more convenient for pedestrians, bicyclists, and drivers.

HOUSING AT A GLANCE

HOMEOWNERSHIP + REPAIR



New builds and rehabbed homes	4 homes sold	\$452,300 in sales
Existing properties	3 homes sold	\$36,000 in sales
Habitat for Humanity projects	2 homes sold	\$50,000 in sales
Community Development Block Grant homeowner repairs	11 projects	\$116,550 spent



MFCDC WELCOMED FIFTEEN NEW RESIDENTS IN 2015

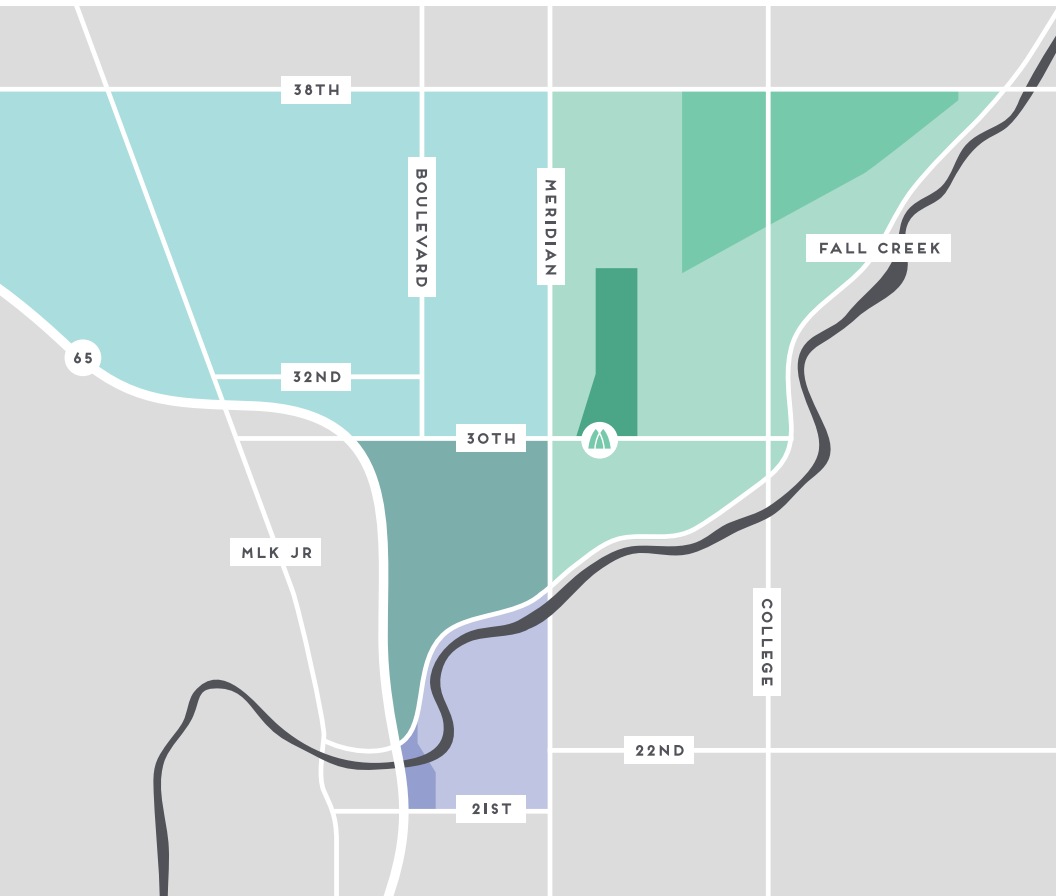
- Millennials
- Baby Boomers
- Other

PARTNER PROGRAM IMPACT



Central Indiana Council on Aging	3 home repairs	\$5,000 allocated
NeighborLink Indianapolis	1 roof repair	\$1,500 allocated
Servants At Work (SAWs)	1 wheelchair ramp installation	\$1,000 allocated
Indianapolis Lead Grant Program	1 paint removal project	\$12,000 allocated

OUR SERVICE AREA



-  MFCDC Office
-  Mapleton Fall Creek
-  Historic Watson Park
-  Historic Meridian Park
-  Crown Hill
-  Highland Vicinity
-  Meridian Highland
-  Mid-North QOL Planning Area

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Indianapolis, IN 46205

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