

2023

Martindale Brightwood CDC

# ANNUAL REPORT

Bringing New Life Through Housing, Economic Development, and Education



## About Martindale Brightwood Community Development Corporation

Martindale Brightwood Community Development Corporation (MBCDC), founded in 1992, is a 501(c)(3) organization dedicated to addressing the needs of residents in Martindale Brightwood, a historically underserved neighborhood in Indianapolis. For over three decades, MBCDC has been at the forefront of revitalizing the Martindale Brightwood neighborhood through a comprehensive approach to community development. Our efforts focus on five key areas:

- Community Education and Engagement
- Employment Services
- Home Repair
- Real Estate Development
- Small Business Development

Through these integrated initiatives, MBCDC continues to drive sustainable development and strengthen the fabric of the Martindale Brightwood community.

### Our Mission

Our mission is to be a catalyst for the sustainable development of the Martindale Brightwood community through housing, employment, community education, economic development, and environmental justice.

### Vision

We envision just and thriving neighborhoods in Martindale Brightwood where all residents have the knowledge, social capital, and access to resources that allow them to continually improve the community for current residents and future generations to come.



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# WELCOME HOME, MBCDC!

## GRAND OPENING OF MBCDC'S NEW CHAPTER

*On August 26, 2023, we celebrated one of our greatest achievements: the grand opening of our new home offices in the Brightwood Plaza while honoring 30 years of serving the community.*



## A Message from our Board Chair and Chief Executive Officer

Dear Friends and Partners,

The Martindale Brightwood Community Development Corporation (MBCDC) team, staff and Board of Directors, are committed to fostering, cultivating and preserving a culture of diversity, equity, inclusion, and belonging. Our culture and identity encompass appreciating the visible and invisible qualities of all individuals and expressing respect through trustworthy engagement. Over the past year we have continued to build for sustainability and expansion in and around the Martindale Brightwood community. Our collective strategy is urban renewal that empowers residents, creates access to resources, and foster critical evolution. We are filled with neighborhood pride and gratitude for the strides we have made together with a plethora of partners. Significant milestones for our organization are marked by achievements that underscore our commitment to enhancing the quality of life in our neighborhoods.

Evidence of our holistic urban renewal approach was the acquisition of 20,450 square feet of commercial property that has allowed us to relocate our offices to a much larger and more versatile space. We renovated and repurposed an outdated, mostly abandoned structure to make it purposeful and to move the needle regarding reviving the 25th and Sherman corridor. Our new facility is not just an office; it is a hub for community engagement and education. With ample room for events and training sessions, we grew our capacity to serve the community and foster meaningful connections. Over 250 partners and residents attended the grand opening of MBCDC new office which was a testament to the cooperative support and enthusiasm that drives our mission. We have set trends of neighborhood organizations owning their own commercial space and created a surge of institutions stepping up to develop affordable housing after we initiated the establishment the first Housing Tax Increment Fund in Martindale Brightwood.

Through resident lead voices we proudly completed the development of the first affordable homes for sale in Brightwood in over two decades. MBCDC's affordable housing strategy and the area demographics have proven to be a catalyst to bring other organizations to the development table to consider contributing to equitable opportunities for homeownership in Martindale Brightwood. Our work is guided by measurable goals and purposeful outcomes, designed to move neighborhoods forward. We are deeply invested in going beyond surface-level interactions with our program participants. Our approach is to delve deeply into their needs and aspirations, striving to create real, lasting change in their lives and trajectories. Thank you, residents and local entities, for your continued support and partnership. Together, we are not just envisioning a brighter future—we are actively building it, one step at a time.

With heartfelt appreciation,

*Durrell Cullens*  
Chairman of the Board

*Amina Pierson*  
CEO and Executive Director

  
**citizens energy group**  
Grand Opening Title Sponsor



# MEET THE TEAM



**Durrell Cullens**  
Board Chairman



**Amina Pierson**  
CEO/ Executive Director



**Joi Harmon**  
Deputy Director



**Julie Barrett**  
Employment Services Director



**Jasmine Buchanan**  
Real Estate Manager



**Gina Colemon**  
Project Accountant



**Keysha Toran**  
Program Coordinator



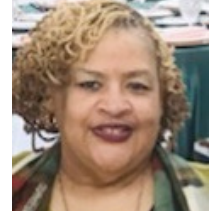
**Chenille Barrett**  
Microenterprise Navigator



**Kharee Hoggs**  
Data Administrator



**Briana Franklin**  
Branding & Program  
Administration



**Debra Roberts-Jones**  
Receptionist



**Destiny LeJohn**  
Project Administrator



**Melita Carter**  
Project Administrator



**Aikim McTush**  
Employment Services  
Manager



**LaNita Nixon**  
Talent Scout



**Latia Wells**  
Lead Career Navigator



**Robert Booker**  
Career Navigator

# BOARD OF DIRECTORS

**Durrell Cullens**  
Chairman of the Board  
Heritage Lending Group

**Sandra Jones** (Resident)  
Board Secretary  
V2X, Vertex Aerospace

**Delma Williams** (Resident)  
Neighborhood Assn. President

**JoAnna Brown, Ph.D.**  
Heartland School of Leadership  
and Development

**Julie Davis** (Resident)  
Board Vice President  
IUPUI-McKinney School of Law

**Bria Kemp, Esq**  
Marion County Prosecutor's  
Office

**Jean Breaux**  
State Senator

**Onyette Hamiter** (Resident)  
Small Business Owner

**Wendy Jenkins** (Resident)  
Small Business Owner

**Dorothy Price**  
Board Treasurer  
PNC Bank

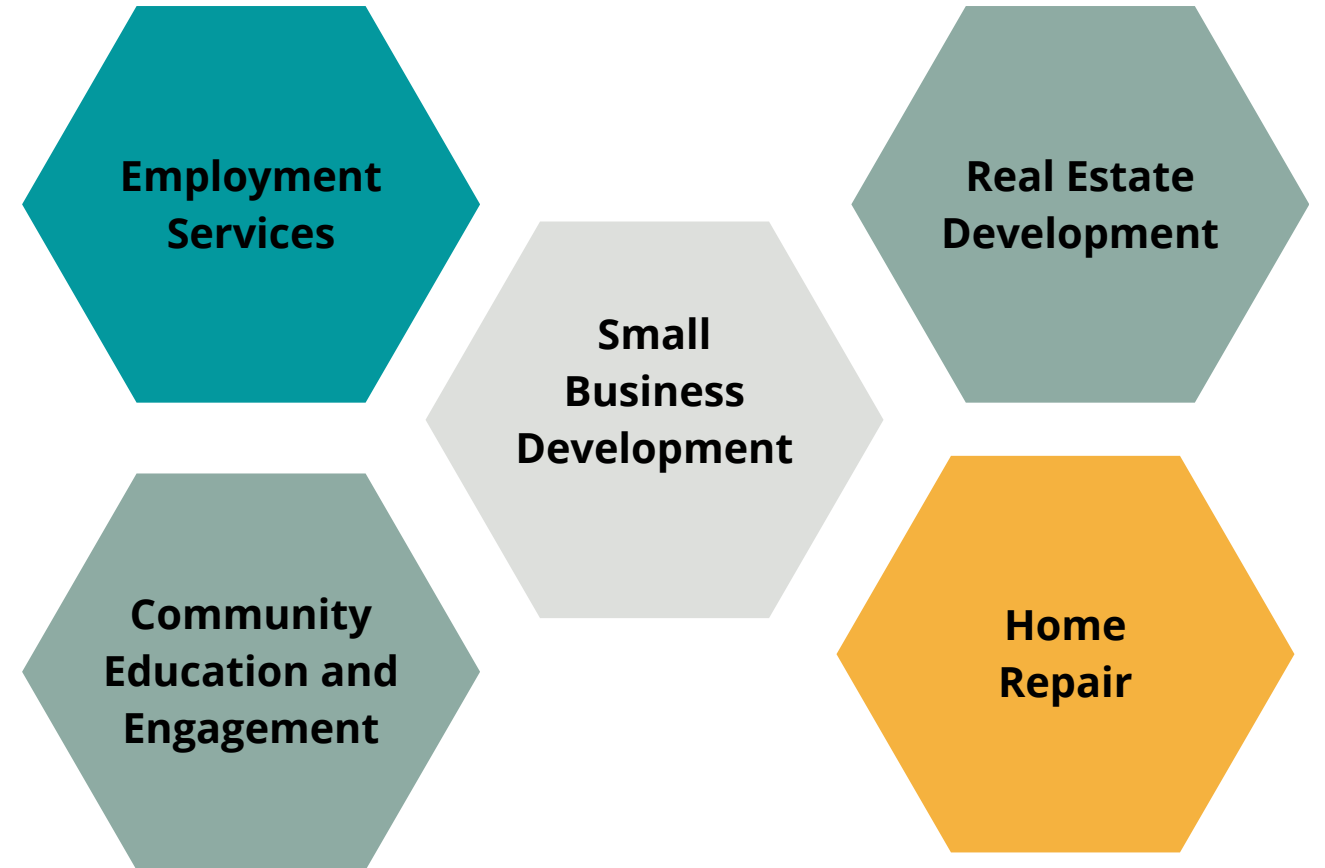
**DeVon Davis**  
Bose Public Affairs Group

**Jennifer Mentink**  
Citizens Energy Group

**Robert Hailey**  
Old National Bank

# CONNECTED IN PURPOSE

We're sticking to our mission. All departments, programming, and initiatives are designed with: housing, employment, community education, economic development, and environmental justice in mind.





# Employment Services

MBCDC is the only Mobile Employment Services provider in Central Indiana. Innovative in its delivery system, MBCDC provides support services uniquely designed for the greatest impact. The goal is to move youth and adults towards self-sufficiency through education, training, and employment.



## Key Program Impact

- ✔ 4 job fairs, featuring over 15 employers, and over 200 attendees
- ✔ 20 youth received their High School Equivalency (HSE) Diploma
- ✔ 30 youth completed their National Center for Construction Education and Research (NCCER)



example of how support and opportunity can transform lives. DeAnna's success and dedication to giving back reflect the lasting impact of the YES Program and the boundless potential within us all.

## SUCCESS STORY

DeAnna Jones, a former YES Program participant, has achieved remarkable success thanks to the support she received over 20 years ago. DeAnna credits the YES Program for helping her earn her GED and Business Administration certificate. This led to better job opportunities, home ownership, and eventually, the launch of her own business.

In 2023, DeAnna founded, No Excuse Transportation LLC, a non-emergency transportation service. Her inspiration came full circle when she reconnected with Julie Barrett, the program's director, who highlighted the need for transportation assistance for program participants. Eager to give back, DeAnna's business now helps those in need of reliable transportation to job sites and tours. Her story is a powerful

## COMMUNITY PARTNERS

- Community Action of Greater Indianapolis CAGI
- Outreach INC
- Groundwork Indy
- DOCJ
- Marian University Adult ED
- Wii Can Connect
- Executive Management Group
- Training for Success
- Office of Public Safety



# Small Business Development

## Key Program Impact

- ✔ Awarded over \$150,000 in Business Grants to 24 Businesses
- ✔ Served over 150 individuals in programming
- ✔ Hired a new Microenterprise Navigator
- ✔ Launched Microenterprise Program



Domanique Snaden, Money Smart for Small Business Participant

Martindale Brightwood CDC has made tremendous strides in expanding our business development services, thanks to generous grant support from Indianapolis African American Quality of Life Initiative (IAAQL) and Local Initiatives Support Corporation Indianapolis (LISC Indy). These grants have not only empowered MBCDC to invest in the local business ecosystem through training and community building but have also allowed us to strengthen our organizational capacity and better serve entrepreneurs. With these critical resources, MBCDC has created a lasting, positive impact in and around the Martindale Brightwood community.

The IAAQL grant catapulted our efforts to support Black-owned businesses through training and access to capital. Through this funding, MBCDC hosted pitch contests with larger cash awards as well as provided façade and equipment grants to 12 businesses, enabling them to make significant upgrades to their physical spaces and purchase essential equipment. From mold remediation and new electrical wiring to enhancing food trucks for popular local vendors, these improvements are helping our businesses thrive and better serve their customers.



## Success Story

Katherine A., Owner of Rita Ann's Early Learning Academy, proudly celebrates advancing from Level 1 to Level 3 on the Paths to QUALITY after receiving funding through the MBCDC Façade and Improvement Grant.



A partnership with LISC Indianapolis through a 1-year Microenterprise Navigator Program grant has been instrumental in offering personalized support to low-to-moderate income business owners. With the funding, MBCDC hired a business coach that has connected entrepreneurs to critical resources in accounting, marketing, and legal services. In a few short months, Chenille Barrett has earned certification as a GrowthWheel advisor, further enhancing the quality of support we provide. These efforts are a testament to how Martindale Brightwood CDC is leveraging these grants to build a stronger, more resilient community.

Special Thanks to our Funders

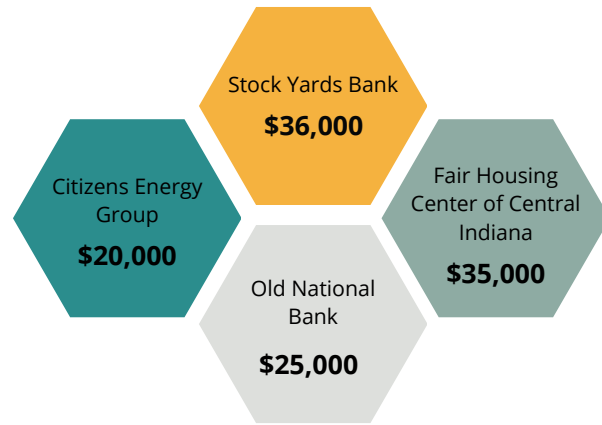




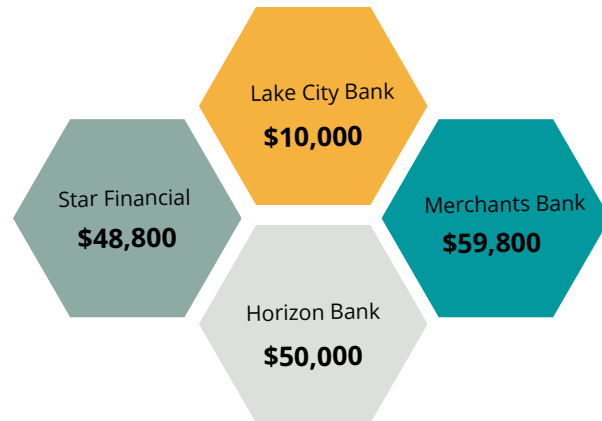
# Home Repair Program

Safe, affordable housing is vital for good health and well-being. MBCDC helps residents age in place by maintaining housing and offering income-based repairs services, including weatherization and accessibility upgrades. With 75% of Martindale Brightwood homes being over 50 years old, addressing repairs is increasingly urgent amid the affordable housing crisis. In 2023, we added two additional funders to our home repair program: Citizen's Energy Group and Horizon Bank; and we completed essential home repairs for 31 households.

## Community Partners:



## Federal Home Loan Bank of Indiana Completed Projects 2023:



**Siding Replacement,  
Project Sponsor: Federal Home Loan Bank of  
Indianapolis (FHLBI)**



## Key Program Impact

- ✓ FHLBI (Federal Home Loan Bank of Indianapolis): **13 homes**
- ✓ Fair Housing: **1 home**
- ✓ Old National Bank: **4 homes**
- ✓ Citizen's Energy Group: **4 homes**
- ✓ Central Indiana Senior Fund: **1 home**
- ✓ SYB (Sam Yoder Builders): **8 homes**

# Real Estate Development

## Rural Street Townhomes Update

MBCDC proudly embarked on its first new builds as the sole developer, marking a significant milestone with the Rural Street project. We broke ground in September on two luxury 3-bedroom homes featuring 8-foot ceilings, granite countertops, and 2½ baths, with sale prices starting at \$150,000. This development, the first of its kind in Brightwood in over 20 years, is set to offer six new townhomes, all reserved for households earning at or below 80% of the Area Median Income. Four additional homes are currently under construction, with completion expected by March 2024.

Developed in partnership with the City of Indianapolis through the 2021 LIFT Award, this project includes enhancements such as new stairs, a ramp, and a retaining wall to boost curb appeal for both the homes and the adjacent Heritage Community Garden. The project is supported by funding from Citizens Energy Group ICON loan, Old National Bank Grant, and the Indianapolis Urban League's IAAQLI Grant. This development not only aims to provide quality affordable housing but also focuses on fostering community engagement and ensuring that current residents are not displaced and enabling families to enjoy safe and vibrant living spaces.

*Special thanks to our partners and funders of the development:*



## Ralston Hills Townhomes Update

After initiating the Martindale Brightwood Hillside Housing Tax Increment Fund (HOTIF) for the area, MBCDC will purchase 14 parcels on one city block. This is the Ralston Hills development project. 26 new homes are planned for the 2000 Block of Ralston Avenue. This initiative aligned with the Vacant to Vibrant theme, taking vacant lots and transforming them into attractive, affordable and vibrant homes for homeownership. The project includes two ADA-compliant ranch-style homes with 2-bedrooms and 2 baths and 22 three-bedroom homes.

The development is planned in phases. Phase One includes, 14 homes, 8 homes starting in 2024, and 6 additional homes slated for 2025. Phase One was awarded the first allocation from the Hillside HOTIF as subsidy for predevelopment or the project. Phase Two includes six additional 3-bedroom townhomes, and two 4-bedroom single family homes. All homes are reserved for households earning at or below 80% of the Area Median Income. Groundbreaking for the 8-unit townhome development is expected in Fall 2024, reflecting our commitment to modernizing this historically marginalized neighborhood while promoting soft density and community inclusion.

*Special thanks to our partners and funders of the development:*





# Community Education & Engagement

## Jumpstart Indy



**Celebrating Jumpstart Indy's Second Cohort Graduation**

Launched in 2022, Jumpstart Indy empowers residents of inner-city Indiana neighborhoods to become local developers through community-focused real estate training and financing. By increasing local developer capacity and promoting steady growth with a mix of affordable and market-rate housing, Jumpstart Indy offers a sustainable alternative to the “boom and bust” cycle of real estate, safeguarding against gentrification and fostering economic diversity.

Cohort two of Jumpstart Indy concluded in the summer of 2023. Thirty-four students successfully completed the seven-week developer training program. Some had little real estate experience and used this opportunity to learn about the wealth generation potential that real estate investing offers. Others were experienced real estate investors and contractors seeking to form more meaningful connections with their peers and guest speakers.

MBCDC hosted two networking events for Jumpstart Indy alumni. The first event was a reception at Maven's Space following the Indiana Housing Conference, organized in collaboration with Cinnaire. This gathering attracted professionals from across the state and allowed alumni to make valuable connections while applying their newly acquired knowledge. The second event was an end-of-year celebration honoring program facilitators and mentors, providing participants—both past and present—a chance to network with each other and MBCDC community partners. The evening included special recognition for outstanding contributions to the program.



## Jumpstart Alumni Secure Federal Funding for Affordable Housing

MBCDC is particularly proud to highlight that two participants from the 2022 cohort, Dwight Cliff of Cliff's Construction and Kevin Brown of Brown Property Development, were awarded over \$400,000 in ARPA funding through the City of Indianapolis' "Vacant to Vibrant" initiative. Both developers were paired with Sib Sheikh, who provided invaluable guidance for underwriting and successful project execution.



**Kevin Brown, Brown Property Development**

Kevin Brown is constructing two new single-family homes in the Martindale-Brightwood neighborhood in partnership with Martindale Brightwood CDC and through ARPA funding. Dwight Cliff is building two new single-family townhomes in the Haughville neighborhood in partnership with the Westside CDC and also utilizing ARPA funding.



**Dwight Cliff, Cliff's Construction**

All four homes will be sold to families earning up to 80% of the Area Median Income. Both Kevin and Dwight have strategically incorporated and given back to local CDCs through federal funding dollars, demonstrating their commitment to addressing the affordability crisis and positively contributing to their communities. MBCDC is proud of their efforts and achievements, which exemplify how Jumpstart can serve as a powerful stepping stone towards success.





## HOMEBUYER EDUCATION

In 2023, Martindale Brightwood CDC introduced our free Homebuyer Education course powered by Fifth Third Bank. The 10-hour course used the NeighborWorks, "Realizing the American Dream" curriculum infused with local experts to empower aspiring homeowners with the knowledge and tools necessary to navigate the homebuying process. Topics included budgeting, credit management, mortgage options, and the steps to protect the home with inspections and estate planning. The course contributed to building a stronger, more informed community of potential homeowners, supporting neighborhood stability and growth.

### Key Program Impact

- ✓ Over **48 community members** attended the course
- ✓ **100% of participants** reported feeling confident about the process
- ✓ Individuals who **successfully completed** the course received **HUD homebuyer education certificates** that are good for 1 year



Kaitlyn Aiello of Fifth Third Bank with Program Graduate, Deanna Vinson

Powered by:



FIFTH THIRD BANK

## COMMUNITY MAINTENANCE

The Martindale Brightwood Community Maintenance program, funded by the United Way Social Innovation grant, supported **senior** residents with home maintenance services like gutter cleaning, lawn care, and pest control. In 2023, **25 households** were served, completing over **200 maintenance projects**, enhancing safety and curb appeal in the community.



Before

### Testimony

*It has helped me considerably. I do not have to worry about my grass being cut or gutter cleaned. My yard looks every well kept.*

**Debra Hill**

United Way of Central Indiana



After



## FIFTH THIRD BANK MOBILE EMPOWERMENT BUS

This year, the Fifth Third Bank Mobile Empowerment Bus visited Brightwood Plaza, offering essential financial services and workshops to the community. The retrofitted eBus provided attendees with credit checks, mortgage advising, and self-paced financial learning stations. Local partners, including estate attorneys, financial planners, and representatives from the Marion County Treasurer's Office, were available for consultations.

The workshops, which focused on topics such as budgeting, debt management, and identity protection, helped equip community members with tools for financial empowerment. The event demonstrated the continued commitment to providing accessible resources for financial education and support.

Powered by:



FIFTH THIRD BANK

## SUMMERS IN THE GARDEN SERIES

This year's Summers in the Garden Series brought together community members for six weeks of wellness and sustainability education at the Soul Food Project Farm. Covering diverse topics such as gardening, yoga, mental health, credit education, and sound healing, the series offered participants hands-on experiences and practical knowledge. Each session provided a free lunch and fostered a sense of community, engaging our neighbors from various neighborhoods.

The event's success reflects our ongoing commitment to empowering individuals with skills and resources for healthier living, financial wellness, and deeper connections with nature.

In Partnership with:



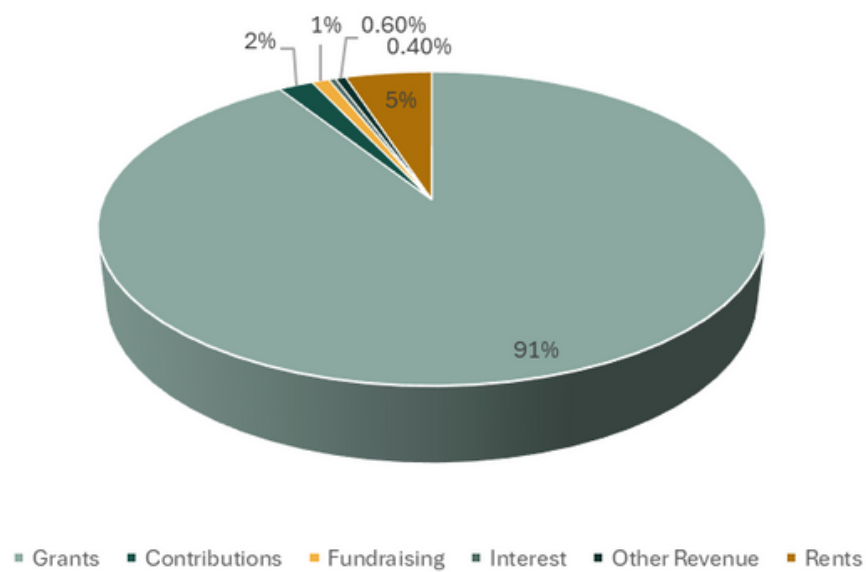


# 2023 Financials

In 2023, MBCDC continued to make significant strides across multiple sectors, including employment services, business development, community engagement, education, home repair, and homeownership. Our mission-driven work was supported by a total income of **\$3,092,292**, with the majority (91%) coming from grants and supplemented by contributions, fundraising, and other revenue sources.

Moving forward, MBCDC will continue to strengthen its impact by addressing both the housing and economic needs of the community, creating sustainable pathways to homeownership and employment for the residents of Martindale Brightwood.

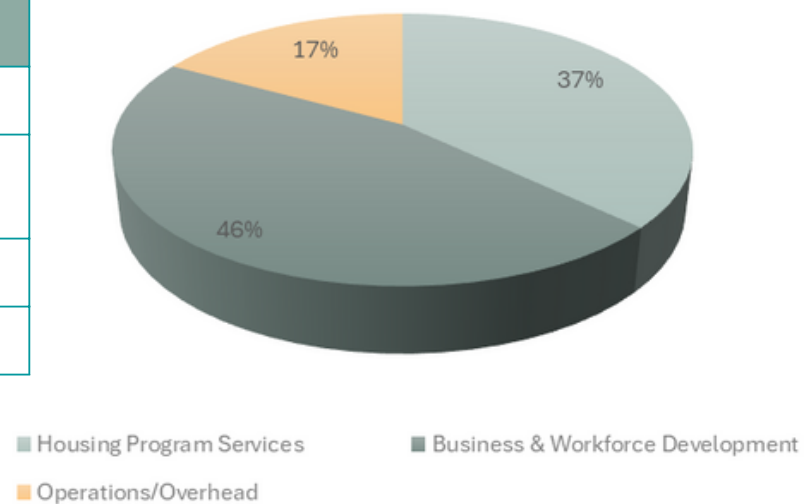
## Income



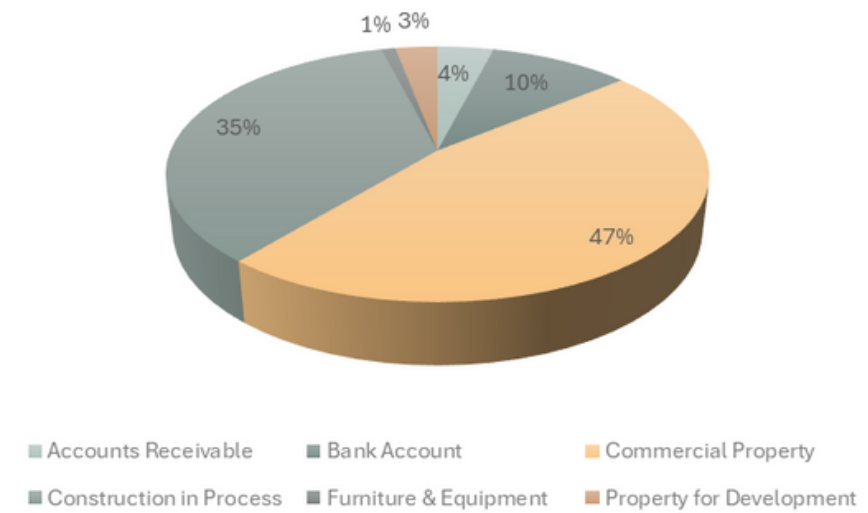
INCOME	
Grants	\$2,815,189
Contributions	\$87,190
Fundraising	\$43,513
Interest	\$14,008
Other Revenue	\$23,711
Rents	\$108,681
<b>TOTAL</b>	<b>\$3,092,292</b>

## Expenses

EXPENSES	
Housing Program Services	\$764,479
Business & Workforce Development	\$958,096
Operations/ Overhead	\$365,003
<b>TOTAL</b>	<b>\$2,087,578</b>

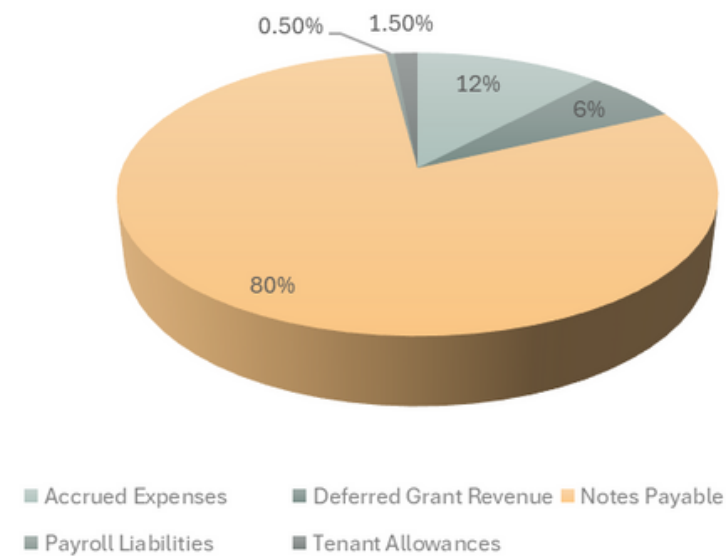


## Assets



ASSETS	
Accounts Receivable	\$184,814
Bank Account	\$411,376
Commercial Property	\$2,061,181
Construction in Process	\$1,508,726
Furniture & Equipment	\$8,536
Property for Development	\$140,099
<b>TOTAL</b>	<b>\$4,314,732</b>

## Liabilities



LIABILITIES	
Accrued Expenses	\$250,066
Deferred Grant Revenue	\$131,423
Notes Payable	\$1,700,000
Payroll Liabilities	\$7,520
Tenant Allowances	\$30,942
<b>TOTAL</b>	<b>\$2,119,951</b>

# Contributors & Partners

- Apple Global Construction
- Arago Honors
- Citizens Energy Group
- Central Indiana Community Foundation (CICF)
- City of Indianapolis - Department of Metropolitan Development
- City of Indianapolis - Office of Minority and Women Business Development
- Community Action of Greater Indianapolis (CAGI)
- Cooperider Golf Management
- Cummins
- Douglass Golf Course
- Eli Lilly and Company
- Edna Martin Christian Center
- EmployIndy Group
- Fair Housing Center of Central Indiana
- Federal Home Loan Bank of Indianapolis
- Fifth Third Bank
- First Financial Bank
- First Financial Foundation
- First Merchants Bank
- Gerron Carpet
- Indiana Housing and Community Development Authority (IHCDA)
- Indiana Neighborhood Housing Partners (INHP)
- Indianapolis Urban League
- Indy Chamber- Business Opportunity Initiative
- KeyBank
- Lake City Bank
- Local Initiative Support Corporation (LISC)
- Marcos Construction
- Martin University
- Martindale Brightwood Board of Directors
- Merchants Bank
- Office of Minority and Women Business Development
- Old National Bank
- OneVoice Martindale Brightwood
- PNC Bank
- Intend Indianapolis
- Soul Food Project
- Stock Yards Bank & Trust
- Small Business Administration
- THA Construction
- The Gideon Group
- Ultra Elite Group
- Union Savings Bank
- United Way of Indianapolis
- US Department of Housing and Urban Development

A sincere thank you from our team to your team!  
**Success is greater when we work with partners.**



*The MBCDC Staff and Board of Directors*





### Your support can make a lasting impact on the Martindale Brightwood community

Contributions to MBCDC help fund essential programs, including small business development, home repairs, affordable housing, community education, and employment services. All levels of contribution, directly benefits our efforts to empower residents and revitalize our neighborhood. Your generosity ensures that we can continue building a stronger, more vibrant community for everyone.

LEARN HOW YOU CAN CONTRIBUTE TODAY!  
WWW.MBCDC.ORG



### CONTACT US



317-924-8042



www.mbcdc.org



2435 N. Sherman Drive, Suite #4  
Indianapolis, IN 46218

