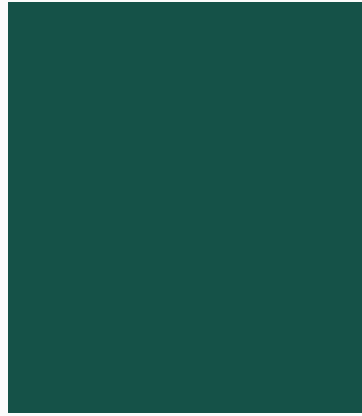


2025 Annual Report



Who We Are

An anchor institution - Martindale Brightwood Community Development Corporation (MBCDC), founded in 1992, is a 501(c)(3) organization committed to serving residents of Martindale Brightwood and surrounding neighborhoods, a historically underserved neighborhood in Indianapolis. For over three decades, MBCDC has been a driving force and partner in revitalizing the community through a holistic approach to development. By advancing economic mobility, outreach, opportunity, and sustainability, we continue to strengthen the fabric of Martindale Brightwood and empower our residents.

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.

Our 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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A Message from our Board Chair and Chief Executive Officer

As we reflect on 2025, we do so with gratitude, pride, and optimism. This year marks the conclusion of seven successful years of leadership by our Executive Director, whose vision and dedication—alongside an exceptional staff and committed Board of Directors—guided the organization through a period of meaningful growth and lasting impact. Our focus remains on organic growth and strategic growth.

Through the midst of federal policy changes, together with residents, community leaders, and valued partners, the organization achieved significant milestones, including improving our new permanent home that now serves as a vital anchor for the redevelopment of the 25th and Sherman Corridor. This achievement strengthens our long-term capacity and reinforces our commitment to community-centered development. Thank you to Citizens Energy Group, Indianapolis Neighborhood Housing Partners (INHP), Indianapolis Urban League and the United Way of Central Indiana (UWCI) partners who have been curious, responsive and innovative in their support of MBCDC programs and projects that allow us to serve and revitalize the community and our organization.

As we enter a new chapter, the organization is well-positioned for continued impact that moves the poverty needle. New attainable homes are being built, innovative small business platforms are being launched, we are expanding employment service options; and residents are actively engaged, and collaboration across the community remains strong. MBCDC is committed to best-in-class development and service models.

We extend our sincere appreciation to all partners whose dedication made this progress possible. It has been an honor to serve this community together, and we look forward with confidence and unity to the work ahead.

Durrell Cullens
Chairman of the Board

Amina Pierson
CEO and Executive Director

Meet the Team



Durell Cullins
Chairman of the Board



Amina Pierson
CEO/ Executive Director



DeAnna Woodruff
Chief Operating Officer



Julie Barrett
Director of Employment Services



Jasmine Buchanan
Senior Director of Real Estate



Keysha Toran
Program Coordinator



Chenille Barrett
Director of Small Business



Kharee Hoggs
Data Administrator



Briana Franklin
Marketing & Program
Coordinator



Debra Roberts-Jones
Receptionist



Latia Wells
Career Navigator
Contractor



Jada Webster
Data Entry
Contractor



Aikim McTush
Career Navigator Manager
Contractor



LaNita Nixon
Talent Scout
Contractor



Robert Mays
Program Manager



Twyce Smith
Employment Services Intern



Darryl Davis
Lead Re-Engagement Center
Coordinator



Nicholas Calvert
Re-Engagement Center
Assistant

Board of Directors

Durrell Cullens
Chairman of the Board
Heritage Lending Group

Jennifer Mentink
Board Secretary
Citizens Energy Group

Sandra Jones (Resident)
V2X, Vertex Aerospace

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

Bria Kemp, Esq
Keffer Hirschauer LLP

Robert Hailey
Old National Bank

Dorothy Price
Board Treasurer
PNC Bank

DeVon Davis
Bose Public Affairs Group

James Milton
Jane Pauley Community
Health Center



Our Programs and Services

MOBILE EMPLOYMENT SERVICES

- Career Readiness
- Workforce Training
- Youth Development
- Industry Certifications
- Job Placement & Support

SMALL BUSINESS DEVELOPMENT

- Entrepreneur Support
- Business Training & Technical Assistance
- Access to Capital
- Business Networking & Growth Opportunities

HOME PRESERVATION

- Home Repair Programs
- Community Maintenance
- Energy Efficiency Initiatives
- Housing Stability Services

REAL ESTATE DEVELOPMENT

- Affordable Housing Development
- Neighborhood Revitalization
- Community Planning
- Strategic Land Development

COMMUNITY EDUCATION AND ENGAGEMENT

- Homebuyer Education
- Financial Empowerment
- Digital Literacy & Technology Access
- Community Workshops & Learning Opportunities

Mobile Employment Services

Creating Pathways and Strengthening Futures

Mobile Employment Services connects residents to career pathways through training, certifications, and job placement support. In partnership with organizations such as YES Indy and EmployIndy, MBCDC expands access to workforce resources, industry-recognized credentials, and employment opportunities that support long-term career growth.

Youth Build

The YouthBuild Program supports young adults through construction training, education, and leadership development. Participants can earn their HSE (GED) diploma and NCCER certification while gaining hands-on experience that prepares them for long-term employment.



Pharmacy Technician Training

The Pharmacy Technician Program is a 16-week course facilitated by Emerging Learning Institute that provides participants with hands-on training and industry-recognized credentials, preparing them for careers in the healthcare field. Participants receive technical instruction, career coaching, and job placement support to successfully enter the workforce.



230+

Job Fair Attendees

95

Employer Onsite Visits

Highlights

- **100+** Young adults impacted through MBCDC employment services
- **4** Community-Wide Job Fairs with over **230+** attendees
- Over **95** Employer onsite visits.
- **9** Pharmacy Tech Certificates Obtained
- **25** Talent Bound Events (Job Shadowing, Mock Interview, Resume Review, Talent Talk, Tours and Mentorship)
- **9** youth received their High School Equivalency (HSE) Diploma **4** adults HSE completion
- **119** Job Readiness Training Completed



Empowered Business Solutions

Investing in Entrepreneurs. Building Community Wealth

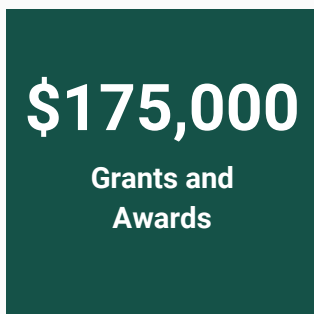
Investing in entrepreneurs remains a key part of MBCDC's commitment to economic growth. In 2025, more than 80 women entrepreneurs participated in the Emerging Women in Business Day Conference, while additional networking events connected local business owners with resources, partnerships, and peer support.

MBCDC helped entrepreneurs access more than \$175,000 in grants, pitch competition awards, and façade improvement funding, strengthening businesses and commercial corridors throughout the community. Outreach efforts also informed the Martindale-Brightwood Quality of Life Plan and elevated local business voices through regional media coverage and national small business development networks.

Entrepreneur Spotlight:

Wendy, Walk by Faith Counseling

Wendy, owner of Walk by Faith Counseling and a 2025 Quality Business Awards winner, participated in a pitch contest hosted by Indy Black Professionals and walked away with \$30,000 in pitch winnings. In addition to capital, Wendy received mentorship from a local seven-figure small business owner, offering guidance on growth, sustainability, and long-term impact. This investment is helping strengthen her practice and expand access to vital mental health services in the community.



Entrepreneur Spotlight:

April Davis, Lulu's Learning Lab

April Davis, owner of Lulu's Learning Lab, received increased visibility for her business through a feature on WRTV, highlighting the importance of small businesses remaining rooted in the Martindale-Brightwood neighborhood. She was also featured in a local magazine sharing her experience as a participant in MBCDC's Microenterprise Program. Lulu's Learning Lab is a proud partner of Indy East Promise Neighborhood and a childcare voucher provider through Edna Martin Christian Center, expanding access to quality early childhood education for local families.

Home Preservation and Neighborhood Stabilization

Helping Neighbors Age in Place

MBCDC’s Home Preservation efforts focus on helping residents remain safely housed while maintaining the quality and longevity of their homes. Through a combination of direct repairs, ongoing exterior maintenance, and energy efficiency improvements, these programs support housing stability and enhance overall quality of life across the community.

Home Repair Program

MBCDC provided critical home repair services to help residents remain safely housed and maintain their properties. In 2025, 30 repair projects were completed, including accessibility upgrades, interior improvements, and essential structural repairs that improved safety and overall housing stability



30

Home Repairs Completed

10

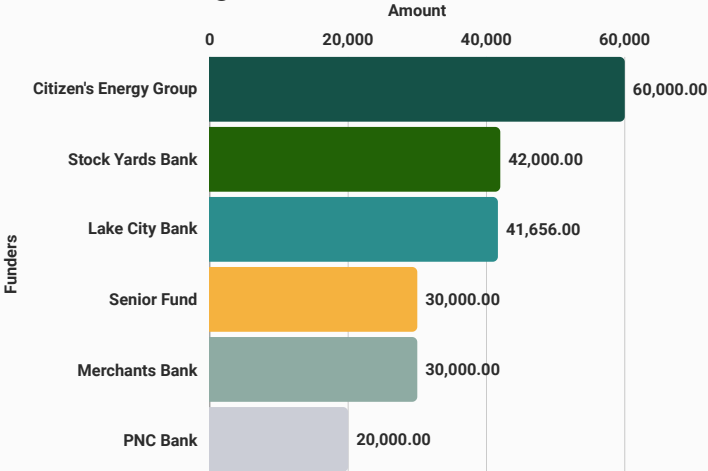
Energy Audit Participants

16

Community Maintenance Participants



Program Financial Overview



Community Maintenance

The Community Maintenance Program supported seniors and residents with mobility challenges through seasonal lawn care and exterior upkeep services. These efforts helped improve neighborhood appearance, reduce safety concerns, and support aging in place for vulnerable households.

Energy Audit

Through support from Cummins and community partners, MBCDC provided energy efficiency resources and targeted home improvements for local households. Participants received home energy assessments, energy-saving supplies, and select repair assistance designed to improve comfort and reduce household utility costs.

Real Estate Development

Creating Affordable Housing That Strengthens Community

In 2025, MBCDC reached a major milestone with the groundbreaking of Phase One of the Ralston Hills Townhomes development. Located on the 2000 block of Ralston Avenue, Ralston Hills is a four-phase initiative that will deliver 26 new affordable homes in Martindale-Brightwood over the next five years, transforming long-vacant land into new housing opportunities.



Phase One, supported by HOTIF and ARPA funding, includes seven homes designated for households earning 80% or less of the Area Median Income (AMI). The groundbreaking marked the transition from planning to construction, bringing the project one step closer to delivering high-quality, affordable homes, with the first units expected to be available by Fall 2026.



stenz



A PARTNERSHIP OF THE NATIONAL URBAN LEAGUE,
INDIANAPOLIS URBAN LEAGUE & THE AFRICAN AMERICAN
COALITION OF INDIANAPOLIS

Community Education

Building Knowledge That Strengthens Community

MBCDC's Community Education efforts continued to expand access to free, high-quality learning opportunities that support long-term stability and informed decision-making.

Through homebuyer education, Jumpstart Martindale-Brightwood, our real estate developer program, and financial education focused on estate planning, taxes, and budgeting, residents gained practical knowledge to navigate homeownership, property development, and personal finances.

These programs strengthened pathways toward home stability, informed ownership, and generational wealth, reinforcing MBCDC's commitment to education as a cornerstone of community well-being.



25

Jumpstart Graduates

15

Homebuyer Education
Participants

Jumpstart Indy

Through continued efforts, we celebrated the graduation of the fourth cohort, with emerging developers completing an intensive nine-week curriculum. Through the "9 Jumpsteps," participants gained foundational knowledge in business formation, financing, construction, and project planning while building connections within a growing network of mission-driven developers.



**"Community learning is
at the heart of
neighborhood growth."**



Community Engagement

Engaging Residents. Strengthening Neighborhoods.

Over the past year, Community Engagement activities brought neighbors together through a variety of educational, celebratory, and service-based events.

These efforts included programs such as Summers in the Garden, Empowerment Fest, and volunteer initiatives in partnership with Lilly. Together, these activities created opportunities for connection, learning, and shared responsibility, strengthening neighborhood relationships and reinforcing a sense of collective care throughout the community.

Summers in the Garden

Summers in the Garden engaged more than 40 residents in an 8-week series focused on wellness, learning, and community connection. Participants gathered for lunch-and-learns, yoga sessions, financial planning conversations, and hands-on gardening activities; creating a space where neighbors could grow together both personally and as a community.



65

Empowerment Fest
Attendees

50

Volunteer Participants

Empowerment Fest

Martindale Brightwood Empowerment Fest brought together residents, partners, and community organizations for a day of connection, resources, and neighborhood engagement. Featuring the Fifth Third eBus and local vendors, the event provided access to financial tools, information, and services while creating a welcoming space for residents to connect and engage with one another.

40

Summers in the Garden
Participants

**“Connection turns
neighbors into
community.”**



Martindale Brightwood Quality of Life Plan

Resident-driven. Community-informed. Built for long-term impact

The Martindale-Brightwood Quality of Life Plan serves as a resident-driven roadmap for creating a safe, vibrant, and thriving community. Developed through a collaborative process, the plan outlines ten key pillars that guide neighborhood priorities, investment, and long-term development.

MBCDC supports implementation of the plan by aligning programs, partnerships, and development efforts with key focus areas, including Housing and Infrastructure and Economic Development.

Chenille Barrett
Economic
Development Lead



Jasmine Buchanan
Housing and
Infrastructure Lead



Economic Development

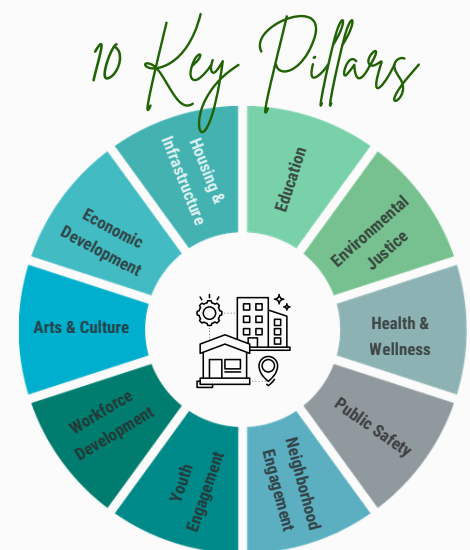
MBCDC supports Economic Development efforts that promote community-led growth, strengthen local businesses, and expand access to opportunity. Through partnerships, programming, and strategic investment, these efforts focus on building local wealth, supporting entrepreneurs and ensuring development aligns with resident priorities.

Key strategies include supporting small business growth, increasing access to commercial opportunities, and fostering equitable investment across the neighborhood.

Housing and Infrastructure

MBCDC advances Housing and Infrastructure priorities by supporting efforts to expand access to quality, affordable housing and improve neighborhood conditions. These efforts focus on strengthening infrastructure, enhancing walkability, and supporting development that reflects the needs and vision of residents.

Through collaboration and investment, these initiatives contribute to long-term neighborhood stability, safety, and resilience.



12TH ANNUAL WILLIAM "BILL" CRAWFORD CHARITABLE GOLF OUTING

Annual William "Bill" Crawford Golf Outing

MBCDC's 12th Annual William "Bill" Crawford Golf Outing brought together sponsors, partners, and community supporters to invest in affordable housing, neighborhood stability, and community development. The event served as both a fundraiser and an opportunity to strengthen relationships with those who support MBCDC's mission.

Citizens Energy Group served as the Title Sponsor, continuing its commitment to community investment and neighborhood revitalization.



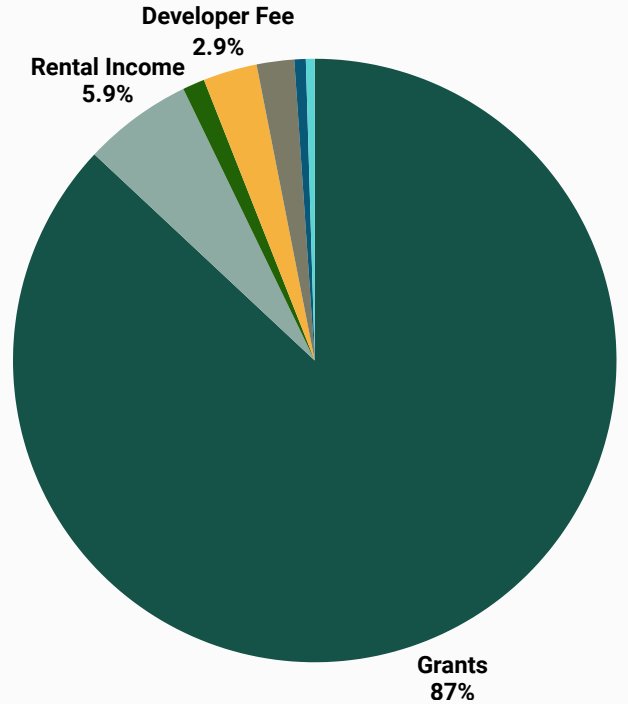
Amina Pierson
Black Men Golf
Crossroads Mulligans
Indiana State Fairgrounds

LED Properties LLC
Roper Group
Ultra Elite Group
Zeb Bartolome

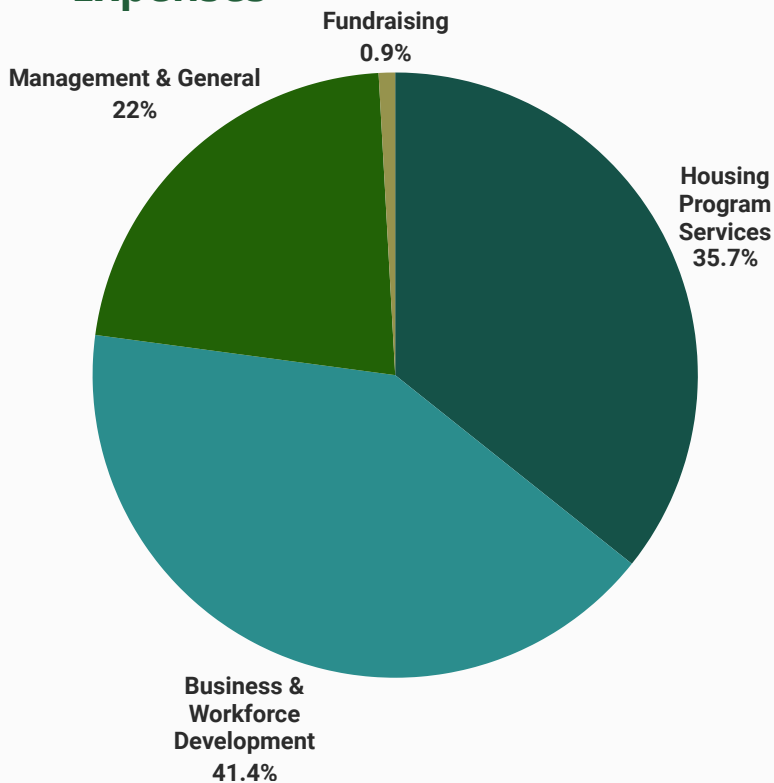
2025 Financials

Income

INCOME	
Grants	\$2,973,688
Rental Income	\$200,281
Contributions	\$40,540
Developer Fees	\$99,000
Investment Income	\$68,696
Fundraising	\$20,841
Other Income	\$16,150
TOTAL	\$3,419,196

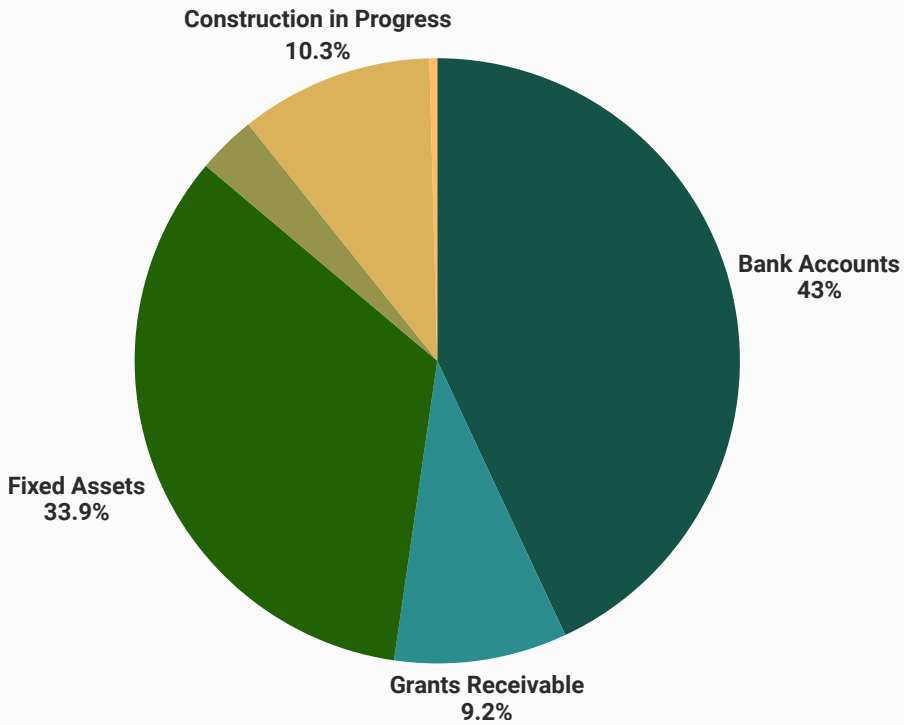


Expenses



EXPENSES	
Housing Program Services	\$668,362
Business and Workforce Development	\$1,027,709
Management & General	\$546,102
Fundraising	\$21,764
TOTAL	\$2,263,937

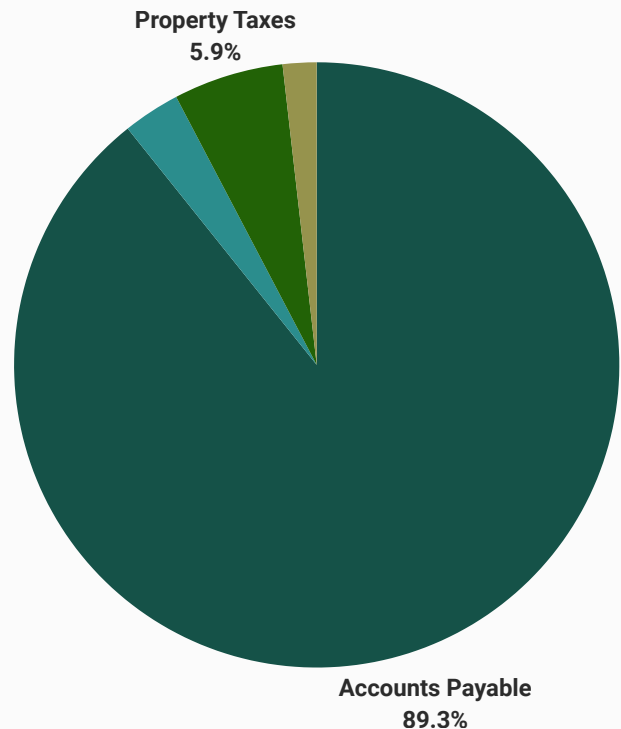
Assets



ASSETS	
Bank Accounts	\$2,626,409
Grants Receivable	\$563,683
Fixed Assets	\$2,065,753
Properties Held for Developments	\$190,865
Construction in Progress	\$629,062
Advances to Contractors	\$25,500
TOTAL	\$6,101,272

Liabilities

LIABILITIES	
Accounts Payable	\$536,958
Payroll Liabilities	\$18,354
Property Taxes	\$35,379
Leasee Deposits	\$10,857
TOTAL	\$601,548



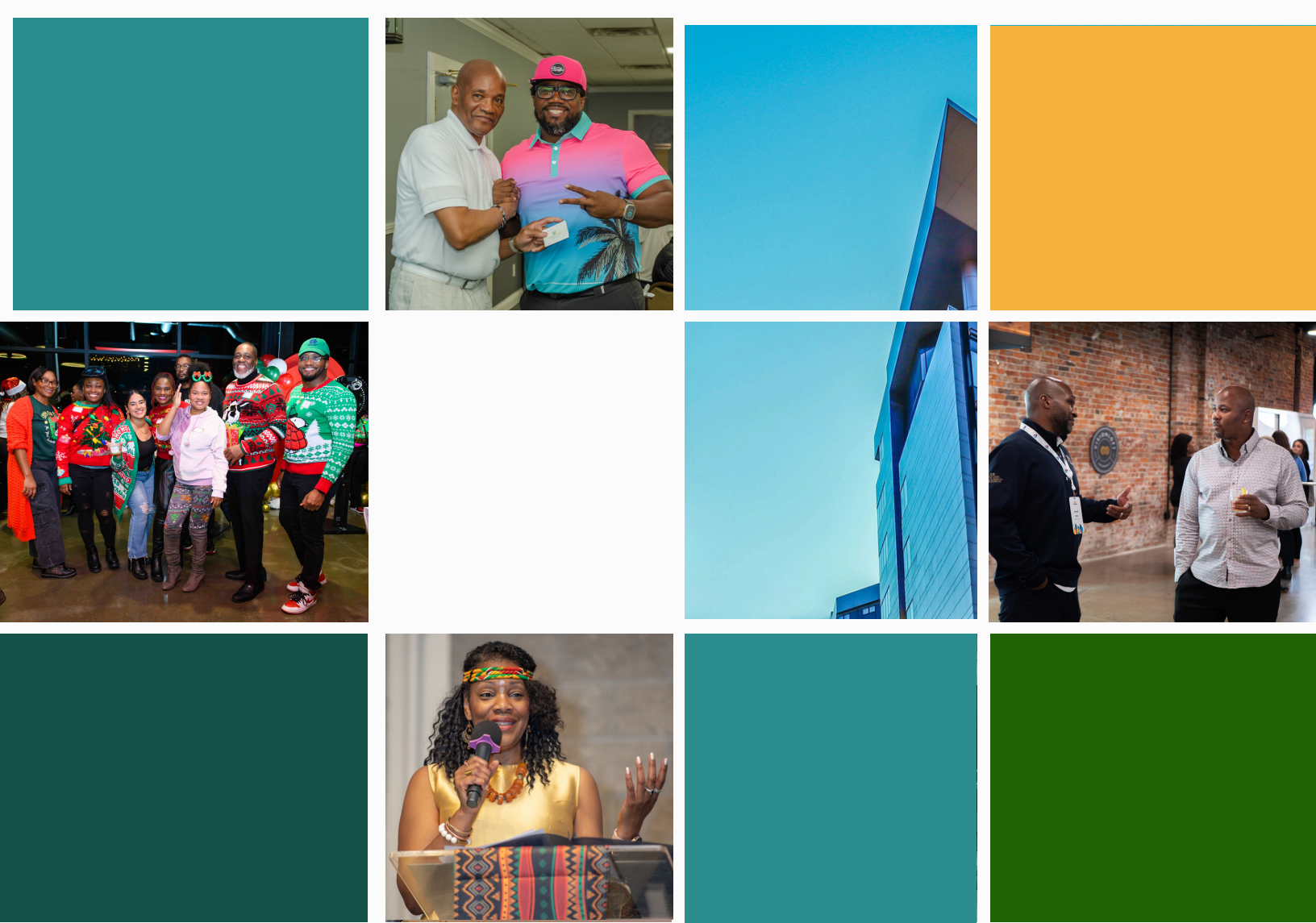
Contributors and Partners

Apple Global Construction
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)
Cummins
CVS Health
Eli Lilly and Company
Edna Martin Christian Center
Emerge Learning Institute
EmployIndy
Fair Housing Center of Central Indiana
Fastenal
Federal Home Loan Bank of Indianapolis
Fifth Third Bank
First Financial Bank
First Financial Foundation
First Merchants Bank
Franklin Design and Construction
Godby
GrassKickers Indy
Indiana Housing and Community Development Authority (IHCD)
Indiana Neighborhood Housing Partners (INHP)
Indianapolis Urban League
Indy Black Chamber
Indy Chamber- Business Opportunity Initiative
Intend Indianapolis
IndyGO
Keep Indianapolis Beautiful
K&C Services
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
Plenty Landscaping Solutions
PNC Bank
Stock Yards Bank & Trust
Small Business Administration
Stenz
THA Construction
Ultra Elite Group
Union Savings Bank
United Way of Indianapolis
US Department of Housing and Urban Development



Thank you to our partners for your trust, collaboration, and dedication. Together, we are making a meaningful impact in our communities.

The MBCDC Staff and Board of Directors



CONTACT US



317-924-8042



www.mbcdc.org



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Indianapolis, IN 46218

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

