

2023



DOWNTOWN INDIANAPOLIS
Economic Enhancement District (EED)
& Low Barrier Shelter (LBS)

ECONOMIC ENHANCEMENT DISTRICT

ENABLED IN HB 1001 –
STATE BUDGET

MUST BE ENACTED BY CITY-COUNTY COUNCIL VIA ORDINANCE

- Assessment on all taxable real property
- Council dictates district boundaries and rates
- Downtown Indy, Inc. administers funds, does not dictate projects
- 10-year term (renewable by Indiana General Assembly and City-County Council)
- Annual budget and report of activities submitted to City-County Council

GOVERNED BY BOARD OF EIGHT APPOINTEES

- 4 State (2 – Governor, 1 – Speaker of the House, 1 – Senate Pro-Temp.)
- 4 Local (2 – Mayor, 2 – City-County Council)
- Majority must be property owners within the district

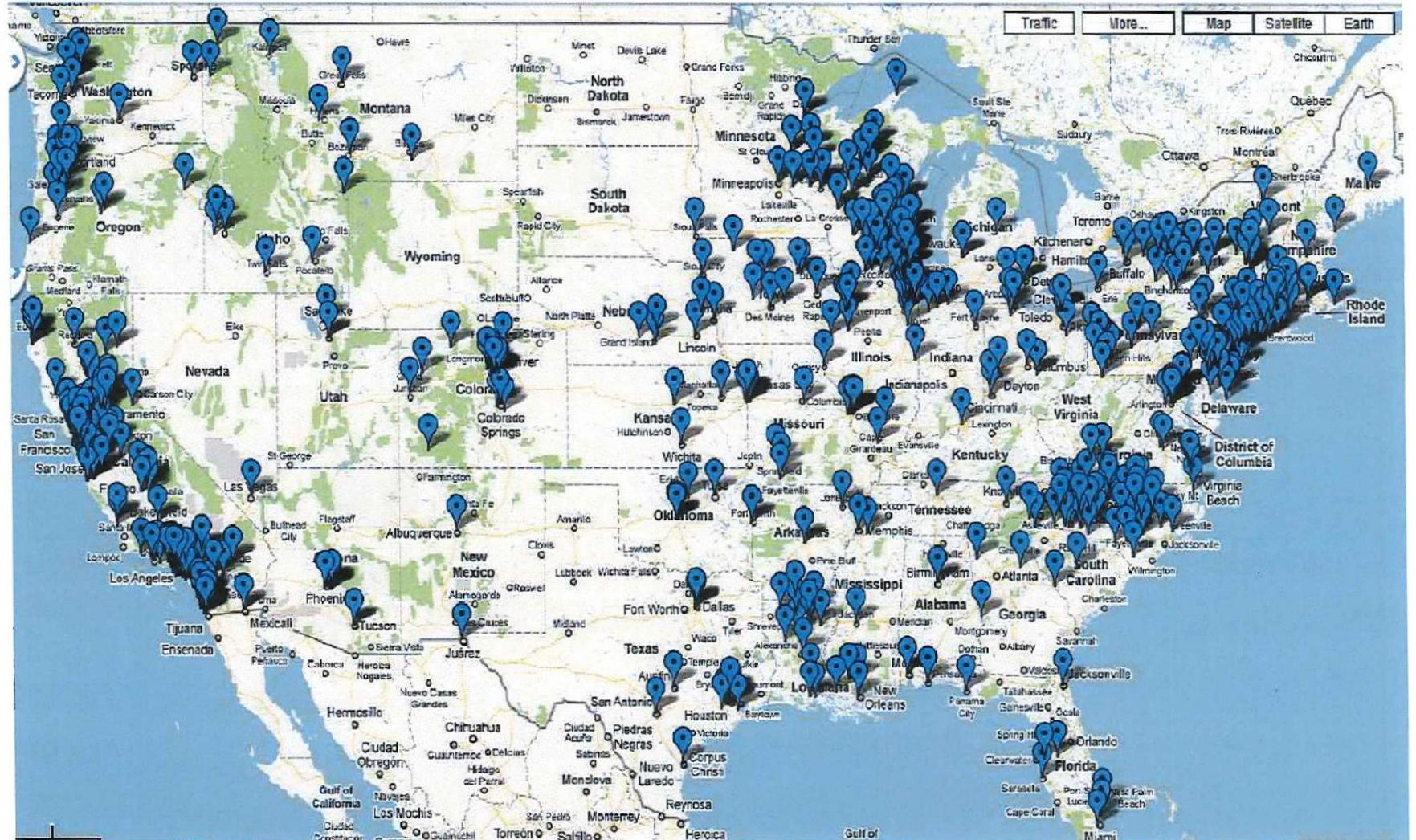
ECONOMIC ENHANCEMENT DISTRICT

Permitted uses of EED funds:

-  Security (including public safety technology)
-  Safety ambassadors
-  Cleaning, litter, and graffiti removal; power washing
-  Outreach to homeless
-  Operations for a low barrier shelter for homeless
-  Landscaping & beautification
-  Public events
-  Business attraction & development
-  Planning for improvement activities

Note: These uses directly align with priorities outlined in Indy Chamber board survey on Downtown needs.

DISTRICTS NATIONWIDE

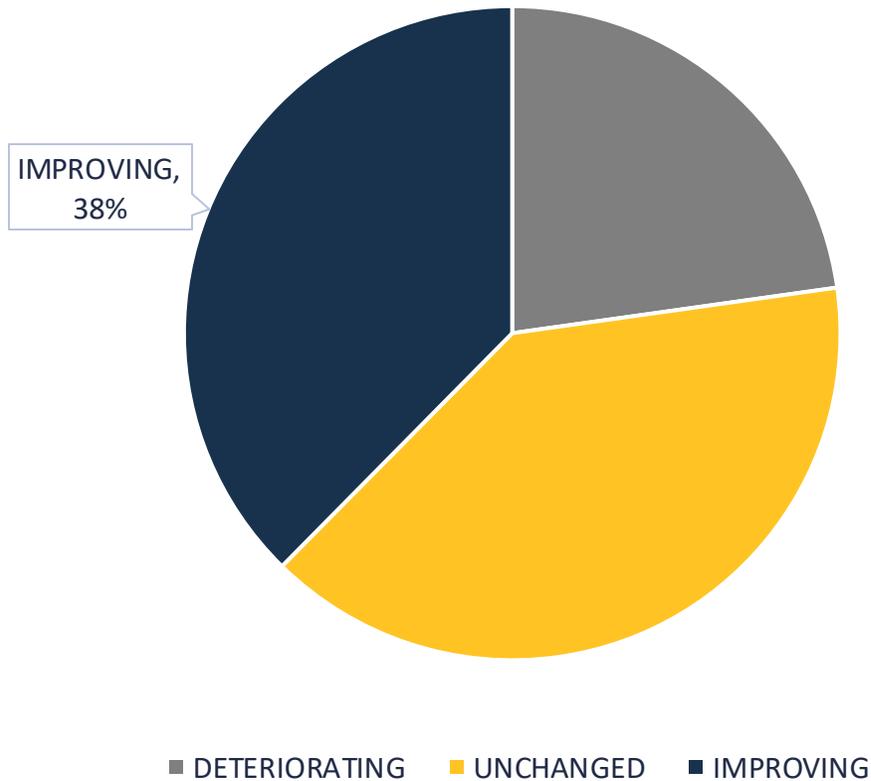


STANDOUT PEER DISTRICTS

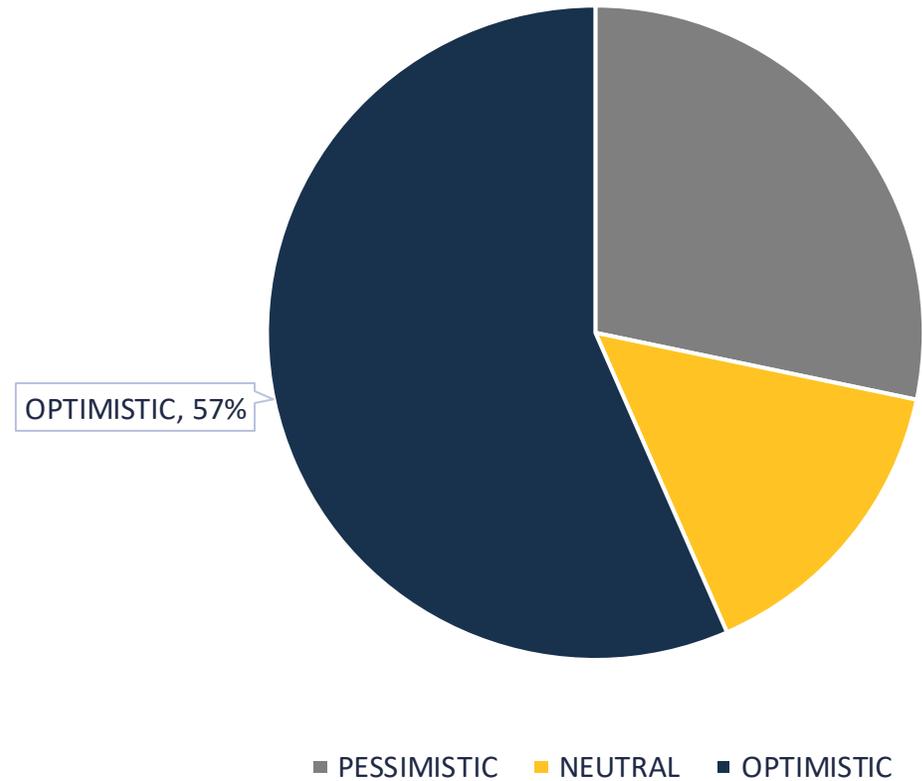
CITY	CREATED	ASSESSMENT	AREA (sq. miles)
DENVER	1992	\$6,707,000	1.2
CHARLOTTE	1973	\$5,765,000	2.9
NASHVILLE	1999	\$4,329,000	0.66
COLUMBUS	2001	\$1,829,917	0.4
AUSTIN	1993	\$10,500,000	1.0
CINCINNATI	1997	\$3,200,000	0.7
WASHINGTON DC	1997	\$10,000,000	1.0

BUSINESS COMMUNITY PERCEPTION

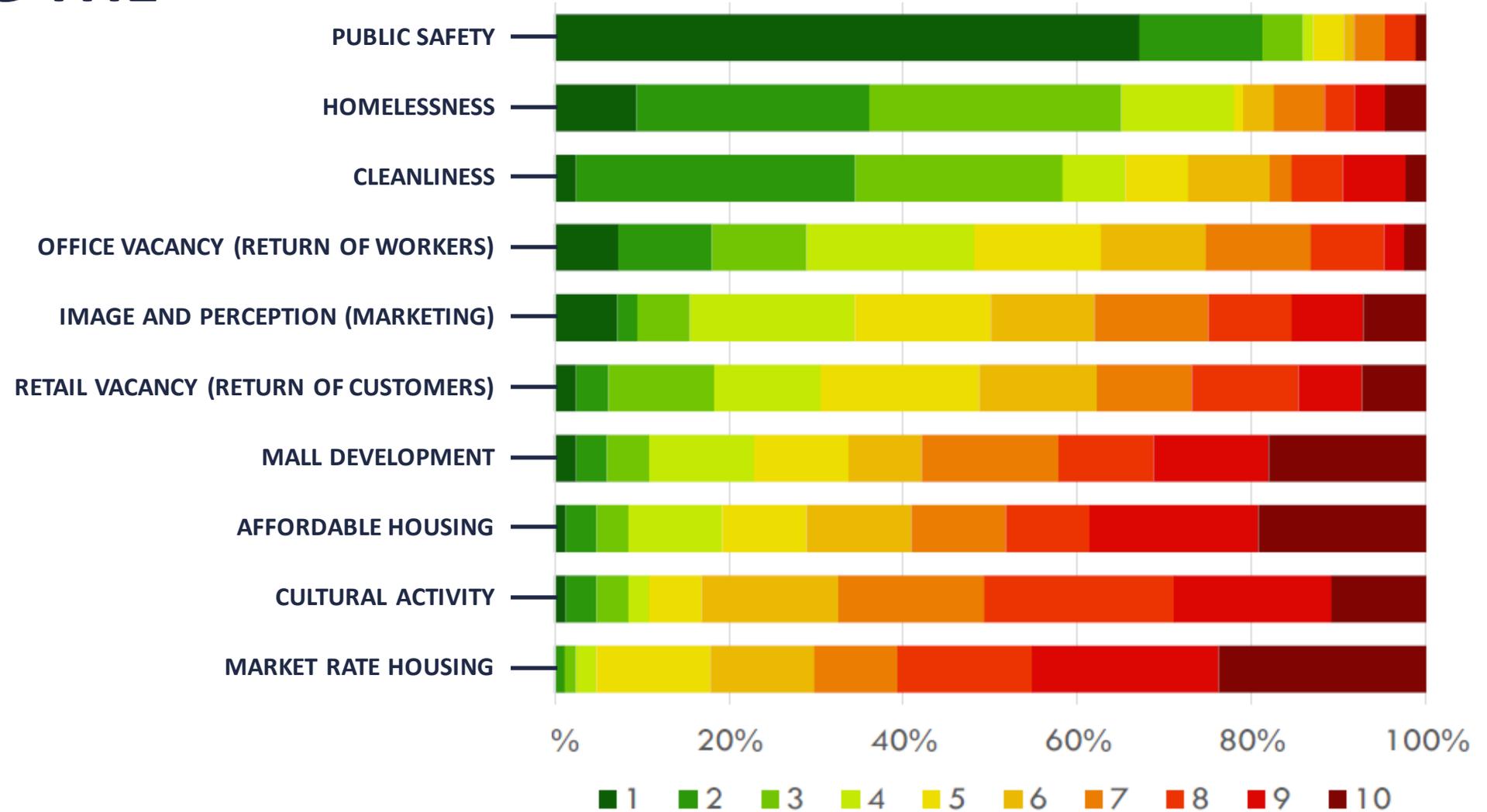
Downtown Indy's Conditions in 2022



Outlook for Downtown Indy in 2023



PRIORITIZING THE CHALLENGES



STAKEHOLDERS ENGAGED TO DATE

EVENTS:

- Indy Chamber Pastries & Politics (80 attendees)
- Indy Chamber Policy Summit (180 attendees)
- Indy Chamber Top Investor (100 attendees)

GROUPS:

- Building Owners & Managers Association (BOMA) Policy Committee (briefed board Sept. 14)
- Downtown Indy, Inc. Board
- Greater Indianapolis Progress Committee Executive Committee (briefed board Sept. 13)
- Indy Chamber Board
- Indy Chamber Local Government & Fiscal Policy Council
- National Association for Industrial and Office Parks Policy Committee
- Stop & Help Coalition

STAKEHOLDERS ENGAGED TO DATE (CONT.)

INDIVIDUAL ORGANIZATIONS:

- AES Indiana
- Amundsen Davis
- Anthem/Elevance
- AT&T
- BMO Bank, N.A.
- BOMA
- Borshoff
- Bose
- Browning Day
- Capital Improvement Board (CIB)
- CHIP
- Christ Church Cathedral
- CICP
- Citimark Management Co., Inc.
- City-County Council
- Cummins
- Deloitte
- Denison
- Dentons
- Elements Financial
- Eli Lilly
- Faegre Drinker
- Fifth Third Bank
- Flaherty & Collins
- FORVIS
- Frost Brown Todd
- General Hotels Corp
- Gershman Partners
- Glick Companies
- Greater Indianapolis Progress Committee
- Gregory & Appel Insurance
- Hathaway Strategies
- Hirons
- Huntington Bank
- IBJ
- Indiana Realtors Association
- Indiana Sports Corp
- IU Health
- IUPUI
- Indiana University Indianapolis – Council of Deans
- JP Morgan Chase
- KeyBank
- Keystone Group
- Kite Realty
- Kittle
- KPMG
- Krieg DeVault
- KSM
- Lumina Foundation
- Mass Ave. Cultural District
- MHS Indiana
- NAIOP Indiana
- National Bank of Indianapolis
- NCAA
- netlogx
- Old National Bank
- OneAmerica
- Pacers Sports & Entertainment
- PNC
- Quality Connections
- Ratio
- Richard M. Fairbanks Foundation
- Rolls Royce
- White Lodging
- Salesforce
- Schmidt Associates
- Shiel Sexton
- Sondhi Solutions
- Square Deals Investment
- Stock Yards Bank and Trust
- Strada Education Foundation
- Studio Science
- Taft
- TWG
- Urban Land Institute (ULI)
- Visit Indy

CURRENT AMERICAN RESCUE PLAN ACT (ARPA)-FUNDED SERVICES

18-MONTH DEMONSTRATION PROGRAM:

Safety	\$734,997
Homelessness Outreach	\$686,130
Cleaning Services	\$1,963,148
Administrative Costs	\$321,000
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Total Budgeted Cost	\$3,705,257

HOUSING HUB/ LOW BARRIER SHELTER

Capital Construction:

State of Indiana **\$20M**

City of Indianapolis **\$12M**

1. Ensures access to services and housing by:
 - Lowering barriers to entry and staying open 24/7
 - Eliminating sobriety and income requirements and other policies that make it difficult to enter shelter
2. Connect individuals to services such as:
 - Medical Clinic
 - BMV / Personal Documentation
 - Benefits Enrollment (local, state, federal)
 - Meals
 - Phone Charging
 - Internet Access
 - Employment Services
3. Prioritize diversion services to find safe and appropriate housing alternatives to entering shelter (Permanent Supportive Housing, Rapid Placement Master Leased Units)
4. Measure data on percentage of exits to housing, average length of stay in shelter, and returns to homelessness to evaluate the effectiveness of and improve outcomes.

PROPOSED EED BUDGET

ANNUAL COST:

Public Safety	\$1,003,887	Increase safety tech, B-Link grants, off-duty patrols, Safety Ambassadors
Homelessness Outreach	\$559,251	Increase pay for Housing Navigator, hours for IMPD Homeless Unit
Cleaning Services	\$1,967,932	One additional supervisor, 12 additional cleaning ambassadors for daily cleaning
Administrative Costs	\$353,107	
Housing Hub Ops Support	\$1,500,000	
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Total Budgeted Cost	\$5,384,177	

ESTABLISHMENT OF LBS & EED

Housing Hub / Low Barrier Shelter

- The City of Indianapolis to secure \$20M from Indiana Housing and Community Development Administration Low Barrier Shelter grant program as capital for construction (estimated at \$30M total need). Additional capital would be sourced from City and philanthropic partners.
- City of Indianapolis and partners will articulate a clear plan for the Housing Hub business model, including low barrier emergency beds, units for short-term housing, and partnerships for wrap around services.
- The STOP & HELP coalition will assist with philanthropic/strategic needs for establishing the Housing Hub, as well as interim capacity for temporary housing placement.

Economic Enhancement District

- Indy Chamber & Downtown Indy will lead advocacy efforts to urge Indianapolis City-County Council to establish the EED with support from policy council and board leadership Nov./Dec. 2023.

SUPPLEMENTAL ASSESSMENT & DISTRICT BOUNDARIES

Feasibility Study

- Conduct a financial feasibility analysis of an EED within the Mile Square
- Offer potential supplemental assessment fee structures
- Outline options for district boundaries
- Include insights on peer markets and best practices

Policy Analytics, LLC



- Lead researcher on Indy Chamber efforts: IPS, Inclusive Incentives, and road funding study

***Note:** Indy Chamber, Downtown Indy, and partners would use this study as the basis of what to advocate to City-County Council to define in ordinance.*

TIMELINE

Q4 2023

Indianapolis City-County Council to consider EED

Q1&2 2024

Appointment of Board Members

Q3 2024

Expiration of ARPA funding for Downtown Indianapolis programming

Q2 2025

Supplemental assessment fee added to 2024 property taxes

An aerial, monochromatic blue-tinted photograph of a city square. In the center is a large, ornate monument with a tall column topped by a statue. The square is surrounded by various buildings, including a prominent skyscraper with a grid-like facade. The overall scene is dense with urban architecture.

DISCUSSION & QUESTIONS