

**MEMORANDUM OF UNDERSTANDING (“MOU”)
BETWEEN THE JOHN H. BONER COMMUNITY CENTER, INC.
(DBA “JOHN BONER NEIGHBORHOOD CENTERS” AND “JBNC”) AND
MEMBERS OF THE PARTNERSHIP CONSORTIUM FOR THE IMPLEMENTATION
OF THE INDYEAST ECONOMIC MOBILITY DISTRICT**

This Memorandum of Understanding (“MOU” or “Agreement”) formalizes a multi-organization Partnership Consortium to collaborate in the implementation of the IndyEast Economic Mobility District (“IEMD”).

WHEREAS, the federal government made a ten-year designation of the IndyEast Promise Zone, which is designed to improve education, increase the availability of affordable housing, create jobs, promote economic development and improve public safety;

WHEREAS, the federal government made a five-year designation of the IndyEast Promise Neighborhood, which is a place-based U.S. Department of Education program striving to turn poverty-concentrated neighborhoods into communities of opportunity;

WHEREAS, the State of Indiana and the U.S. Department of the Treasury made a designation of certain tracts as Opportunity Zones, which are designed to offer federal tax breaks to those who invest in projects located in the designated tracts;

WHEREAS, the State of Indiana made a designation of the IndyEast Promise Zone as a 21st Century Talent Region, which is designed to attract, develop and connect talent by implementing a plan to increase educational attainment and raise household income;

WHEREAS, the named implementation partners of the IEMD have studied and determined that innovative systemic and structural changes are necessary to address the economic stability, recovery, and mobility of residents within and surrounding the combined IndyEast Promise Zone and Opportunity Zone geographies;

WHEREAS, decreased unemployment and increased household income for unemployed or underemployed neighborhood residents is one of the main goals of the IndyEast Promise Zone designation;

WHEREAS, there are currently and are anticipated to be future funding applications which will provide resources to support the IEMD; and,

WHEREAS, the list of partners in Section 5 have formed a CONSORTIUM to implement the IEMD;

NOW THEREFORE, the CONSORTIUM partners agree and affirm the following commitments, obligations, assurances and responsibilities as defined in the Agreement. By affixing their signature on this Agreement, the IEMD partners ensure the following stipulations shall govern this program and all of its parts until this MOU expires or is terminated.

Section 1: Vision of the IndyEast Economic Mobility District

The IEMD's vision is a vibrant, inclusive and welcoming community in which all families have access to the tools, support, and resources to achieve economic mobility and to build generational wealth.

Section 2: Theory of Change

The IEMD was created to ensure every Eastside neighbor has the opportunity to build wealth that stays local and lasts for generations. Our work aims to stabilize and strengthen neighborhoods, and to bring investment and employment back to long-neglected corridors. Together, we're aligning resources, reimagining vacant properties, and advancing strategies that remove barriers and expand opportunities. Our place-based approach is grounded in decades of collaboration and guided by the voices of our neighbors, reflecting a proven track record of success in making our District a great place to live, work, and learn. The IEMD is creating a foundation for lasting, shared prosperity – built by and for the people who live here.

Section 3: Theory of Action

The IEMD theory of action is a shift in thinking, planning and implementation of economic, housing, and social supports to improve opportunities for individuals and families residing in the IEMD. Based upon the results of consistent, data-driven evaluation and assessments and community engagement, strategies in the IEMD will guide residents along a pathway of economic mobility. Results-driven, evidence-based strategies will center on seven core components:

1. Asset Building;
2. Entrepreneurship and Business Enterprises;
3. Workforce Development;
4. Social Enterprise;
5. Housing Innovations;
6. Resident Engagement, and;
7. Lifelong Education.

Through engagement in IEMD strategies, residents of the IEMD will work together to promote changes in systems and neighborhood dynamics to support these pathways out of poverty.

Section 4: Definition of the Target Area

The footprint of the IEMD target area resides within the Eastside and Southeast side communities of Indianapolis and includes the areas commonly known as Martindale-Brightwood, the Near Eastside, Fountain Square, Twin Aire, and parts of the Near Southeast side. This ~15.8 square mile area is the home of approximately 60,327 residents (as of the 2023 U.S. Census Bureau ACS 5-Year Estimates) and follows the following boundaries: I-65/70 and the Monon Trail to the west, Raymond Street to the south, Emerson Avenue to the east, and 30th Street to the north – inclusive of parcels along both sides of each boundary street and avenue. The target area encompasses the total area of the IndyEast Promise Zone, superimposed Opportunity Zones, and surrounding neighborhoods.

Section 5: Partners

A broad Consortium of partners has been selected to ensure that strategies may be successfully implemented across a broad geography:

- a. *Neighborhood Center Partners:* John Boner Neighborhood Centers, Edna Martin Christian Center, Southeast Community Services
- b. *Community Development Partners:* Edna Martin Christian Center – Community-Based Development Organization Subsidiary, Englewood Community Development Corporation, Near East Area Renewal,

Southeast Neighborhood Development, Martindale Brightwood Community Development Corporation, Shepherd Community Center, Habitat for Humanity of Greater Indianapolis, Home Repairs for Good

- c. *Data and Evaluation Partners:* CityStrategies, LLC; United Way of Central Indiana
- d. *Systems Partners:* Intend Indiana, EmployIndy, Indianapolis Neighborhood Housing Partnership, Indy Economic Development, Local Initiatives Support Corporation Indianapolis, Prosperity Indiana, United Way of Central Indiana
- e. *Local Government Partners:* The City of Indianapolis

Section 6: Governance

- a. **Partner Consortium:** The Partner Consortium shall be composed of representatives of each of the IEMD partners. The Consortium shall hold meetings at least semiannually in which members provide guidance, support, and strategic direction pertaining to programs and initiatives, their implementation, and other matters necessary and proper for the functioning of the IEMD. In addition, the Partner Consortium shall ensure that relevant data is collected and that systems are being built and utilized.
- b. **Neighborhood Center Alliance:** Whereas the IEMD is an initiative arising from the planning grant application submitted by the John Boner Neighborhood Centers, Edna Martin Christian Center, and Southeast Community Services, the IEMD shall maintain a Neighborhood Center Alliance composed of the directors of these three organizations and designated members of IEMD permanent staff. The purpose of this Alliance shall pertain to advancing the mission, vision, and goals of the District in accordance with agreed-upon shared values. The Alliance shall serve as a permanent standing Committee with an advisory role towards, but not authority over, the Partner Consortium. To foster increased collaboration, cross-membership on Alliance members' boards of directors shall be encouraged. The Alliance shall meet at a frequency of its choosing, and decisions of the Alliance shall be made by unanimous consent of its members.
- c. **Committee Engagement:** The expanded work of the IEMD may occur within Committees, each of which shall have discretion to create subgroups for specific initiatives, strategies, or activities as determined by the Committees. Committees and subcommittees shall meet at a frequency of their choosing. Members of the Partner Consortium may form and dissolve Committees on an ad hoc basis.
- d. **Resident Engagement:** Core to the establishment of the IEMD are the principles of community organizing, resident engagement, and asset-based community development principles. The strategies comprising the IEMD were developed from a variety of community planning processes conducted throughout the District. The following are the key plans that form the basis of the District and the proposed strategies being employed:
 - i. East Washington Street Vision Plan;
 - ii. Sherman Park Redevelopment Plan;
 - iii. Twin Aire Comprehensive Redevelopment Plan;
 - iv. City of Indianapolis-designated Eastside Redevelopment Area (RDA);
 - v. City of Indianapolis-designated Greater Martindale-Brightwood RDA;
 - vi. City of Indianapolis-designated Norwood RDA;
 - vii. IndyEast Promise Neighborhood Strategic Framework; and,
 - viii. Quality of Life Plans for Martindale-Brightwood, Southeast, and Near Eastside.

Section 7: Mutual Commitments

- a. The Agreement is effective beginning January 1st, 2026 and shall end on December 31st, 2035. This Agreement shall be automatically renewed for two consecutive five-year periods unless written

notice is provided by one of the participating Partners or jointly agreed by the members of the Partner Consortium, ninety days prior to the end of the original or renewal term(s). This Agreement supersedes the MOU for the “Eastside Economic Recovery & Mobility District” signed in 2020.

- b.** IEMD Partners agree to support efforts to improve outcomes for individuals, families and the community, and to help ensure that data describing results is analyzed on an ongoing basis. All IEMD Partners agree to adjust their efforts to align with the results of the analysis.
- c.** IEMD Partners agree to build a wide array of strategies that are composed of evidence-based and results-driven practices.
- d.** IEMD Partners agree to share all data necessary to inform the work of data and evaluation Partners, who will develop agreed-upon indicators for the IEMD and measure the impact of the IEMD. Separate data sharing and licensing agreements may be executed with each Partner, as appropriate, and may be modified as necessary.
- e.** IEMD Partners agree to break down silos and to move beyond partnership and collaboration towards integration of efforts, data, staffing, and programs as appropriate or required to successfully implement the selected strategies.
- f.** IEMD Partners agree to work with public and private organizations and individuals to build a community of support, to achieve the stated goals of the IEMD, and to leverage and sustain resources over time.
- g.** IEMD Partners agree to comply with financial agreements that may be approved by the Consortium and executed separately by the applicable parties.

As stated in the above Agreement, partner organizations are affirming their commitment and obligations to the IndyEast Economic Mobility District by affixing their signature to this Memorandum of Understanding.

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IEMD Partnership Consortium

Signature Page

John Boner Neighborhood Centers:

James Taylor
Title: CEO
Date:

Edna Martin Christian Center:

Barato Britt
Title: President/CEO
Date:

Southeast Community Services:

Peggy Frame
Title: Executive Director
Date:

EMCC CBDO subsidiary:

Immanuel Ivey
Title: Executive Director
Date:

Englewood CDC:

Joe Bowling
Title: Executive Director
Date:

Near East Area Renewal:

Emily Scott
Title: Executive Director
Date:

Southeast Neighborhood Development:

Kelli Mirgeaux
Title: President
Date:

Martindale Brightwood CDC:

DeAnna Woodruff
Title: Executive Director
Date:

Shepherd Community Center:

Jay Height
Title: Executive Director
Date:

Habitat for Humanity of Greater Indianapolis:

Jim Morris
Title: President & CEO
Date:

Home Repairs for Good:

Rachel Nelson
Title: Executive Director
Date:

CityStrategies, LLC:

John Marron
Title: Principal
Date:

United Way of Central Indiana:

Fred Payne
Title: President/CEO
Date:

EmployIndy:

Ken Clark
Title: President/CEO
Date:

Indianapolis Neighborhood Housing Partnership:

Gina Miller
Title: President/CEO
Date:

Indy Economic Development:

Jim Schellinger
Title: President/CEO
Date:

LISC Indianapolis:

Brandon Taylor
Title: Executive Director
Date:

City of Indianapolis, Department of Metropolitan
Development:

Megan Vukusich
Title: Director
Date: