

Webinar

ULI Indiana: Forum on the Future

Date: July 20, 2021

00:00:00 --> 00:00:03: Good morning, everybody. Looks like we have.
 00:00:03 --> 00:00:06: A good turnout looks like we have about 50
 00:00:06 --> 00:00:07: participants so far,
 00:00:07 --> 00:00:10: and I'm sure several more to join and.
 00:00:10 --> 00:00:13: And really, I think that just goes to the importance
 00:00:13 --> 00:00:14: of today's topic.
 00:00:14 --> 00:00:17: You know, as well as a lot of great panelists,
 00:00:17 --> 00:00:19: a lot of great speakers,
 00:00:19 --> 00:00:22: everybody is interested in learning more about about this
 topic
 00:00:22 --> 00:00:25: and kind of reimagining and and and the sustainable growth
 00:00:25 --> 00:00:26: of Indianapolis.
 00:00:26 --> 00:00:27: A little bit. About me.
 00:00:27 --> 00:00:29: My name is Nick Eisenberg.
 00:00:29 --> 00:00:30: I'll be your MC today.
 00:00:30 --> 00:00:33: I work for Wolpert as a regional development director.
 00:00:33 --> 00:00:35: And I've been in the Architecture,
 00:00:35 --> 00:00:40: engineering office or industry for about 25 years.
 00:00:40 --> 00:00:44: Well, First off, I would really like to thank Indiana
 00:00:44 --> 00:00:45: Urban Land Institute.
 00:00:45 --> 00:00:48: They've specifically Holly and Megan and Jennifer.
 00:00:48 --> 00:00:51: They have done an amazing job of putting together this
 00:00:51 --> 00:00:53: this agenda for you today.
 00:00:53 --> 00:00:56: A lot of great speakers lined up a lot of
 00:00:56 --> 00:00:57: great topics.
 00:00:57 --> 00:01:01: So nice work to them and thank you very much
 00:01:01 --> 00:01:03: for putting this on for us,
 00:01:03 --> 00:01:06: this is an important topic.
 00:01:06 --> 00:01:08: Uhm, going through COVID in in 2020.

00:01:08 --> 00:01:12: You know how we look at both immediate and long
 00:01:12 --> 00:01:14: term needs of the city of Indianapolis?
 00:01:14 --> 00:01:17: And with that we're going to have a lot of
 00:01:18 --> 00:01:21: great speakers and a lot of great discussion.
 00:01:21 --> 00:01:23: As you see here on the agenda,
 00:01:23 --> 00:01:26: but I want I want to make sure that all
 00:01:26 --> 00:01:29: the attendees today collaborate with this.
 00:01:29 --> 00:01:31: We have a chat box.
 00:01:31 --> 00:01:33: We have a chat window.
 00:01:33 --> 00:01:36: Please ask questions in the chat or or the other
 00:01:36 --> 00:01:37: topics.
 00:01:37 --> 00:01:39: And ideas out in the chat,
 00:01:39 --> 00:01:41: that's what this is for.
 00:01:41 --> 00:01:43: This is for us to collaborate on to kind of
 00:01:43 --> 00:01:46: reimagine and we think Indianapolis,
 00:01:46 --> 00:01:50: Post pandemic. So now we'll be monitoring the chat.
 00:01:50 --> 00:01:54: Moderators for the panel moderators for the speaker
 discussion will
 00:01:54 --> 00:01:56: be moderating and trying to get all the questions answered.
 00:01:56 --> 00:01:59: But keep in mind at the end if we don't
 00:01:59 --> 00:02:01: have time to get all the questions answered,
 00:02:01 --> 00:02:04: we will have additional time at the end of that.
 00:02:04 --> 00:02:06: At the end of the agenda.
 00:02:06 --> 00:02:09: For more questions and topics we will be recording.
 00:02:09 --> 00:02:13: This session, that way, if you want you forgot some
 00:02:13 --> 00:02:15: key points you want to go back and read,
 00:02:15 --> 00:02:17: visit you all. I will send out a copy of
 00:02:18 --> 00:02:21: the recording as well as I believe posted on their
 00:02:21 --> 00:02:21: website,
 00:02:21 --> 00:02:24: so be sure to go back and share with your
 00:02:24 --> 00:02:25: coworkers and others.
 00:02:25 --> 00:02:28: And as I mentioned, how I Bolton specifically role has
 00:02:28 --> 00:02:30: been instrumental with ULI in putting this agenda together.
 00:02:30 --> 00:02:33: And I know she has a few points that she
 00:02:33 --> 00:02:35: would also like to make.
 00:02:35 --> 00:02:38: So how I would like to turn it over to
 00:02:38 --> 00:02:39: you real quick.
 00:02:40 --> 00:02:43: Thank you Nick and as Nick said I'm Holly Bolton
 00:02:43 --> 00:02:46: and I help you alight Indiana with communications.
 00:02:46 --> 00:02:49: So on behalf of ULI Indiana,
 00:02:49 --> 00:02:52: I'd like to return the things to Wolpert for partnering
 00:02:52 --> 00:02:54: with us on this great program.

00:02:54 --> 00:02:58: And you all were also instrumental in bringing the folks
00:02:58 --> 00:03:01: to the table that we're going to hear from today.
00:03:01 --> 00:03:04: Nick and also Dana McDonough on their team and others
00:03:04 --> 00:03:05: from Wolpert,
00:03:05 --> 00:03:08: as well as RULI team and you will live volunteers.
00:03:08 --> 00:03:11: Molly burns from Wilhelm Construction.
00:03:11 --> 00:03:15: And all the great panelists and speakers that you see
00:03:15 --> 00:03:16: on your screen.
00:03:16 --> 00:03:18: Everyone can hear me, right?
00:03:18 --> 00:03:21: OK, good, I had a weird screen that popped up
00:03:21 --> 00:03:22: there,
00:03:22 --> 00:03:25: so I'd also like to thank our sponsors.
00:03:25 --> 00:03:28: We couldn't do programs like this or other important work
00:03:28 --> 00:03:29: without their support,
00:03:29 --> 00:03:32: so thank you so much to all of these companies
00:03:32 --> 00:03:36: for supporting your mission and why this is important is
00:03:36 --> 00:03:37: because you will.
00:03:37 --> 00:03:39: I Indiana is a nonprofit organization.
00:03:39 --> 00:03:42: We're part of a global organization called the Urban Land
00:03:43 --> 00:03:46: Institute that really touches every facet of the real estate
00:03:46 --> 00:03:47: industry.
00:03:47 --> 00:03:50: And earlier this year UL I launched a new mission,
00:03:50 --> 00:03:53: which is to shape the future of the built environment
00:03:54 --> 00:03:56: for transformative impact in communities worldwide.
00:03:56 --> 00:04:00: So, as you could tell from the lineup we have
00:04:00 --> 00:04:04: today and the topics this is in perfect alignment with
00:04:04 --> 00:04:05: that mission.
00:04:05 --> 00:04:08: There are also three parts to that mission.
00:04:08 --> 00:04:10: Mission commitments to connect, inspire and lead.
00:04:13 --> 00:04:17: So as Nick mentioned, we have an opportunity to be
00:04:17 --> 00:04:21: interactive with this today and I'd like to just really
00:04:21 --> 00:04:25: quickly kick off that interaction with an online poll.
00:04:25 --> 00:04:29: So in the materials that you may have seen for
00:04:29 --> 00:04:30: this,
00:04:30 --> 00:04:34: we talked about how this top this presentation the
00:04:34 --> 00:04:38: presentations
00:04:38 --> 00:04:40: today we're going to talk to the revitalization and stability
00:04:40 --> 00:04:43: of a post pandemic Indianapolis.
00:04:40 --> 00:04:43: So what I'd love for you all.
00:04:43 --> 00:04:47: To do if you're willing to play along,
00:04:47 --> 00:04:50: is open up a web browser,
00:04:50 --> 00:04:55: either on your screen or on your phone and go

00:04:55 --> 00:04:56: to menti.com,
00:04:56 --> 00:05:00: ment.com and key and the code 73740381.
00:05:00 --> 00:05:05: So give you a little time to do that.
00:05:05 --> 00:05:06: And when you get there,
00:05:06 --> 00:05:10: you should see this question that's on the screen.
00:05:10 --> 00:05:13: What words describe what is important to you as related
00:05:13 --> 00:05:17: to the revitalization and stability of post pandemic
Indianapolis now?
00:05:17 --> 00:05:19: There will be 3 fields,
00:05:19 --> 00:05:22: so 3 words pop into your head.
00:05:22 --> 00:05:24: Feel free to put those in if only one or
00:05:24 --> 00:05:25: two,
00:05:25 --> 00:05:27: that's fine too. Alright, so this is great.
00:05:27 --> 00:05:28: We're so it's it works,
00:05:28 --> 00:05:32: which is always good. Starting to see sustainability,
00:05:32 --> 00:05:37: diversity, housing and as well as you'll see if someone
00:05:37 --> 00:05:40: else says sustainability.
00:05:40 --> 00:05:41: You see that that's grown,
00:05:41 --> 00:05:43: so the bigger the word,
00:05:43 --> 00:05:45: the more popular their response.
00:05:45 --> 00:05:48: I love these words equity.
00:05:48 --> 00:05:54: Safe. This is great. We're starting to see equity,
00:05:54 --> 00:05:58: diversity sustainability pop up bigger as you all can see.
00:05:58 --> 00:05:59: So this is fun to watch,
00:05:59 --> 00:06:02: isn't it? I get a kick out of these things
00:06:02 --> 00:06:02: so.
00:06:05 --> 00:06:06: Great.
00:06:07 --> 00:06:11: So to keep us moving forward on the agenda because
00:06:11 --> 00:06:11: it's 840 now.
00:06:11 --> 00:06:15: Feel free if you're still figuring it out to put
00:06:15 --> 00:06:15: in your words,
00:06:15 --> 00:06:18: and I will come back later as we get toward
00:06:18 --> 00:06:21: the end of the agenda and I will reveal the
00:06:21 --> 00:06:22: final slide.
00:06:22 --> 00:06:25: But it's interesting just to see in our panelists and
00:06:25 --> 00:06:28: our speakers to see what these these words come up.
00:06:28 --> 00:06:31: And I suspect that we'll hear a lot of these
00:06:31 --> 00:06:33: words today whenever we,
00:06:33 --> 00:06:35: whenever we hear from all these great people.
00:06:35 --> 00:06:37: So I'm gonna turn it back.
00:06:37 --> 00:06:39: Over to Nick and will keep going.
00:06:39 --> 00:06:40: Thank you.

00:06:41 --> 00:06:43: Great, thank you very much Holly man.

00:06:43 --> 00:06:46: That was a real interesting to see all the different

00:06:46 --> 00:06:49: word clouds pop up and all the different opinions everybody

00:06:49 --> 00:06:50: has so very cool.

00:06:50 --> 00:06:54: I like that. So next I really want to kick

00:06:54 --> 00:06:55: things off with.

00:06:55 --> 00:06:59: Keynote speaker, very excited to have our keynote speaker today.

00:06:59 --> 00:07:02: It's heard him several times.

00:07:02 --> 00:07:06: He's always inspiring. Vape osli president of the City County

00:07:06 --> 00:07:10: Council representing District 11 which is downtown Indianapolis,

00:07:10 --> 00:07:13: as well as the near West side,

00:07:13 --> 00:07:15: including the campus of IUP,

00:07:15 --> 00:07:19: why? He's chairman of the Council's rules and Public Policy

00:07:19 --> 00:07:20: Committee,

00:07:20 --> 00:07:24: as well as the Parks and Recreation Committee.

00:07:24 --> 00:07:29: He works with his fellow public servants on both sides

00:07:29 --> 00:07:30: of the aisle.

00:07:30 --> 00:07:34: He's committed to addressing, committed to addressing important topics and

00:07:34 --> 00:07:36: issues like fair and affordable,

00:07:36 --> 00:07:39: housing, equity, police and community engagement,

00:07:39 --> 00:07:44: homelessness, reentry, and inclusive Urban Development that impacts the daily

00:07:44 --> 00:07:47: lives of Indianapolis residents.

00:07:47 --> 00:07:50: President Osli is also an architect.

00:07:50 --> 00:07:55: He's led urban design and architecture projects in the US

00:07:55 --> 00:07:57: in Africa and the Middle East.

00:07:57 --> 00:08:02: In 2010, he was also the Democratic nominee for Indiana

00:08:02 --> 00:08:04: Secretary of State.

00:08:04 --> 00:08:08: President Lee graduated from Carnegie Mellon University with a bachelors

00:08:08 --> 00:08:11: degree in architecture and earn a Masters degree.

00:08:11 --> 00:08:15: Up with Columbia University. He and his wife,

00:08:15 --> 00:08:18: who are proud parents of two amazing children,

00:08:18 --> 00:08:22: both Renzi and Tasha. So president ossoli please proceed.

00:08:22 --> 00:08:23: Thank you.

00:08:24 --> 00:08:26: Nick, thanks so very much.

00:08:26 --> 00:08:28: I appreciate it a lot.

00:08:28 --> 00:08:32: Uhm, if it's OK I'd like to share a screen.

00:08:32 --> 00:08:34: As we begin, if that's alright.

00:08:34 --> 00:08:37: So I know I don't need to be the millionth

00:08:37 --> 00:08:39: person to be in front of a room and talk
 00:08:40 --> 00:08:42: about how difficult this last year has been.
 00:08:42 --> 00:08:45: But let me instead be the first to say how
 00:08:45 --> 00:08:47: I'm practicing gratitude for it.
 00:08:47 --> 00:08:51: In spite of the discomfort and in spite of the
 00:08:51 --> 00:08:51: pain,
 00:08:51 --> 00:08:55: I'm incredibly grateful for the way that the COVID pandemic
 00:08:55 --> 00:08:57: clear the cobwebs and focus the minds of so many
 00:08:58 --> 00:09:00: on the glaring disparities within our systems.
 00:09:00 --> 00:09:03: Those systems that were meant to protect and preserve our
 00:09:03 --> 00:09:04: collective health and well being.
 00:09:04 --> 00:09:09: And I'm also grateful for the earthquake or racial awakening
 00:09:09 --> 00:09:10: and the local.
 00:09:10 --> 00:09:13: A firestorm of protests that followed because I I,
 00:09:13 --> 00:09:17: I believe I truly believe.
 00:09:17 --> 00:09:21: That system is responsible for those inequities have been
 00:09:21 --> 00:09:22: sufficiently
 00:09:21 --> 00:09:22: weakened or destroyed.
 00:09:22 --> 00:09:26: And now we have an opportunity to build something
 00:09:26 --> 00:09:26: completely
 00:09:26 --> 00:09:26: new.
 00:09:26 --> 00:09:28: One of the reasons I'm looking forward to speaking with
 00:09:28 --> 00:09:30: everyone this morning is because I'm an architect,
 00:09:30 --> 00:09:33: both by trade and by training.
 00:09:33 --> 00:09:35: And I know him. And I'm with folks of a
 00:09:35 --> 00:09:37: similar interest in a similar mindset.
 00:09:37 --> 00:09:40: Folks would know how to build and how to rebuild.
 00:09:40 --> 00:09:41: So you'll understand why I.
 00:09:41 --> 00:09:44: I'll start by framing both the challenge and opportunity ahead
 00:09:44 --> 00:09:47: of us in terms of another city that once whether
 00:09:47 --> 00:09:47: to firestorm.
 00:09:50 --> 00:09:51: Near the end of World War Two,
 00:09:51 --> 00:09:54: the Allied bombing, the German city of Dresden.
 00:09:54 --> 00:09:56: Intended to hasten Germany surrender.
 00:09:56 --> 00:10:00: Created thousands of small fires which converge in a
 00:10:00 --> 00:10:02: devastating
 00:10:00 --> 00:10:02: fire storm that killed as many as 25,000 people.
 00:10:02 --> 00:10:05: I left the city in ruins.
 00:10:05 --> 00:10:07: Now I don't mean to suggest that our country or
 00:10:07 --> 00:10:08: city is in ruins,
 00:10:08 --> 00:10:10: but I do find an app metaphor and the idea
 00:10:11 --> 00:10:14: of many smaller flowers having converged into the firestorm
 of

00:10:14 --> 00:10:14: protests.
 00:10:14 --> 00:10:16: Global action that we saw last year,
 00:10:16 --> 00:10:19: one that swept both our city and the nation as
 00:10:19 --> 00:10:20: a whole.
 00:10:20 --> 00:10:23: Now unlike Dresden, however, last year's farm made crystal
 clear
 00:10:23 --> 00:10:26: the cracks that began forming the minute our foundation was
 00:10:26 --> 00:10:26: laid.
 00:10:26 --> 00:10:30: And the cracks themselves revealing that our foundation is in
 00:10:30 --> 00:10:31: many ways unsafe.
 00:10:31 --> 00:10:35: It's rotten, crumbling, and sometimes even termite infested.
 00:10:35 --> 00:10:38: In short, we see that we we need to tear
 00:10:38 --> 00:10:41: the whole thing down and start over.
 00:10:41 --> 00:10:42: We don't have a choice.
 00:10:42 --> 00:10:45: There is no going back and there's no rebuilding on
 00:10:45 --> 00:10:46: the existing foundation.
 00:10:46 --> 00:10:48: The question is not whether we rebuild,
 00:10:48 --> 00:10:52: but how. I'm not calling it wrong.
 00:10:52 --> 00:10:53: When I was invited to speak today,
 00:10:53 --> 00:10:56: the organizers asked if I could reflect on the state
 00:10:56 --> 00:10:56: of our city.
 00:10:56 --> 00:10:59: Where we are now and where we'd like to be
 00:10:59 --> 00:11:00: 20 years from now.
 00:11:00 --> 00:11:02: And the first thing that came to mind is that
 00:11:02 --> 00:11:05: in 20 years I'd like to drive through Indianapolis at
 00:11:05 --> 00:11:06: 7:00 AM on a Sunday morning.
 00:11:06 --> 00:11:08: And not be able to tell you the demographics of
 00:11:08 --> 00:11:11: the neighborhood by the state of the built environment.
 00:11:11 --> 00:11:13: This, coincidentally, is also my answer.
 00:11:13 --> 00:11:16: When people ask what does racial equity look like?
 00:11:16 --> 00:11:19: A community where you can't tell just by looking at
 00:11:19 --> 00:11:21: the demographics of a neighborhood,
 00:11:21 --> 00:11:25: whether it's primarily populated by by white people or by
 00:11:25 --> 00:11:26: people of color.
 00:11:26 --> 00:11:29: Community that's not just rebuilt but built in new.
 00:11:29 --> 00:11:33: And that has not just replaced what the firestorm destroyed,
 00:11:33 --> 00:11:37: but remade itself as something altogether better.
 00:11:37 --> 00:11:40: And in this case, this metaphor.
 00:11:40 --> 00:11:45: It seemed too grim. Here's what Dresden looked like in
 00:11:45 --> 00:11:47: 2015 seventy years.
 00:11:47 --> 00:11:51: After it's firestorm. Seven decades later,
 00:11:51 --> 00:11:53: dressed in is often called the Florence of Germany,

00:11:53 --> 00:11:56: and while I hope the transformation of India's urban landscape

00:11:57 --> 00:11:58: doesn't take us 70 years,

00:11:58 --> 00:12:02: I do hope our results are striking these days.

00:12:02 --> 00:12:04: And what do I mean by a rotten foundation and

00:12:04 --> 00:12:06: what do I expect all of us to do about

00:12:06 --> 00:12:06: it?

00:12:06 --> 00:12:08: Like every city in the United States,

00:12:08 --> 00:12:11: I mean it was built on a foundation of race.

00:12:11 --> 00:12:13: I know I'm not breaking news when I say this,

00:12:13 --> 00:12:17: but I think it's critically important to be explicit about

00:12:17 --> 00:12:17: it.

00:12:17 --> 00:12:20: How can we talk about transforming the urban landscape without

00:12:20 --> 00:12:23: talking about the single most important factor that shaped our

00:12:23 --> 00:12:24: current urban landscape?

00:12:24 --> 00:12:27: And in this case, and I'm not speaking metaphorically,

00:12:27 --> 00:12:30: race defined the development or lack thereof of the city

00:12:30 --> 00:12:31: of Indianapolis.

00:12:31 --> 00:12:35: It's the concrete that has undergirded decades of decisions about

00:12:35 --> 00:12:36: land use,

00:12:36 --> 00:12:39: development and resource allocation. Now,

00:12:39 --> 00:12:41: maybe I'll break just a small bit of news when

00:12:41 --> 00:12:43: I say outside of government,

00:12:43 --> 00:12:45: I believe this group is key to dismantling that not

00:12:45 --> 00:12:45: just key.

00:12:45 --> 00:12:49: It is the key. And speaking for myself and for

00:12:49 --> 00:12:50: the Council,

00:12:50 --> 00:12:53: I can tell you the commitment to dismantling the systemic

00:12:53 --> 00:12:57: inequities that have produced our current urban landscape is there.

00:12:57 --> 00:12:58: In pursuit of this goal,

00:12:58 --> 00:13:02: the Council allocated funds for a jurisdiction wide engagement with

00:13:02 --> 00:13:05: the national government alliance on race and equity set to

00:13:05 --> 00:13:06: begin later this year.

00:13:06 --> 00:13:10: Beginning last year, we've revamped the city budget process to

00:13:10 --> 00:13:13: require departments to explain not only the fiscal soundness of

00:13:13 --> 00:13:15: their annual budget proposals,

00:13:15 --> 00:13:19: but to articulate how that proposal advances racial equity in

00:13:19 --> 00:13:20: our Community.

00:13:20 --> 00:13:25: We're building reporting mechanisms to ensure accountability to each other

00:13:25 --> 00:13:27: and to the public.

00:13:27 --> 00:13:31: And we're thinking everything through this equity lens?

00:13:31 --> 00:13:36: The question now is, can we do this together collaboratively?

00:13:36 --> 00:13:38: The work of developers land,

00:13:38 --> 00:13:39: use experts, Realtors, urban planners,

00:13:39 --> 00:13:42: and everyone in this field is perhaps the single most

00:13:42 --> 00:13:45: important tool in our collective belt.

00:13:45 --> 00:13:48: So are we going to build better buildings or are

00:13:48 --> 00:13:50: we going to build a better city?

00:13:50 --> 00:13:51: So let's make this case.

00:13:51 --> 00:13:53: First look at what I mean.

00:13:53 --> 00:13:56: I'd like to look at what I mean when I

00:13:56 --> 00:13:59: say racism has defined our current urban landscape.

00:13:59 --> 00:14:01: And if you don't mind.

00:14:01 --> 00:14:03: Let me zip ahead here.

00:14:07 --> 00:14:10: If it is the foundation for in these modern urban

00:14:10 --> 00:14:11: landscape.

00:14:11 --> 00:14:14: Redlining is its blueprint. Now,

00:14:14 --> 00:14:17: obviously the practice of redlining was not the genesis of

00:14:17 --> 00:14:19: structural racism in our society,

00:14:19 --> 00:14:22: but if the purpose of structural racism that was and

00:14:22 --> 00:14:24: is to build environments that create,

00:14:24 --> 00:14:28: enforce, and perpetuate inequities, then redlining was and is

00:14:28 --> 00:14:29: a remarkable strategy.

00:14:29 --> 00:14:32: The fact is, by the time redlining was outlawed in

00:14:32 --> 00:14:32: 1968,

00:14:32 --> 00:14:35: so much of our city had been built using that

00:14:35 --> 00:14:36: group.

00:14:36 --> 00:14:39: That blueprint, that its ability to create and sustain inequities

00:14:39 --> 00:14:40: in our community,

00:14:40 --> 00:14:45: was assured. The first thing that we must acknowledge is

00:14:45 --> 00:14:50: how dramatically redlining impacted where we live.

00:14:50 --> 00:14:53: On the left is another version of the 1937 redlining

00:14:53 --> 00:14:56: map and on the right courtesy of our partners at

00:14:56 --> 00:14:58: Savvy and the IUP UI,

00:14:58 --> 00:15:01: Polish Center is a map showing the distribution of residents

00:15:01 --> 00:15:03: of color across in these census trends,

00:15:03 --> 00:15:07: using data from 2019. The more darkly shaded area is,

00:15:07 --> 00:15:10: the higher its population of people of color.

00:15:10 --> 00:15:13: In fact, the areas with the darkest blue have a
 00:15:14 --> 00:15:17: population of people of color between 64 and 98%
 00:15:17 --> 00:15:19: as opposed to less than 6016%
 00:15:19 --> 00:15:23: in the cream. The cream colored tracks.
 00:15:23 --> 00:15:25: In many places you can see that the demographics of
 00:15:25 --> 00:15:28: the population haven't shifted all that much since 1937.
 00:15:28 --> 00:15:31: Irvington, for example in the 1937 map,
 00:15:31 --> 00:15:34: you can see a pocket of blue and green shading
 00:15:34 --> 00:15:37: wedge between the yellow and red areas.
 00:15:37 --> 00:15:41: A virtual identical outline shows up in the 2019 map.
 00:15:41 --> 00:15:44: Now if the maps broke down solely among a along
 00:15:44 --> 00:15:45: demographic lines,
 00:15:45 --> 00:15:47: that would be one thing,
 00:15:47 --> 00:15:52: but unfortunately the blueprint created by the redlining map
 informed
 00:15:52 --> 00:15:54: much more than just housing.
 00:15:54 --> 00:15:58: Much of our cities built environment follow that same
 blueprint.
 00:15:58 --> 00:16:01: Decades of zoning decisions reflect that old map.
 00:16:07 --> 00:16:10: On the left side of this slide.
 00:16:10 --> 00:16:15: You can see how how industrial sites are distributed around
 00:16:15 --> 00:16:17: our city and on the right.
 00:16:17 --> 00:16:19: Not surprisingly, our current brownfield sites.
 00:16:25 --> 00:16:27: On the net. On this slide you see that all
 00:16:27 --> 00:16:30: of our cities Superfund sites are located in what was
 00:16:30 --> 00:16:32: once a red line zone,
 00:16:32 --> 00:16:35: and of course the construction of our Interstate system tracks
 00:16:35 --> 00:16:36: neatly through the same areas.
 00:16:36 --> 00:16:40: And it's not just historical decisions that reflect the red
 00:16:40 --> 00:16:40: lines.
 00:16:40 --> 00:16:43: Nearly a quarter of a million people in Indianapolis live
 00:16:43 --> 00:16:43: in food deserts,
 00:16:43 --> 00:16:46: defined as areas with low income and low access to
 00:16:46 --> 00:16:47: healthy foods.
 00:16:47 --> 00:16:51: And this map of food deserts from 19 from 2018.
 00:16:59 --> 00:17:02: Is a virtual mirror. Image of the 1937 minutes.
 00:17:02 --> 00:17:05: In other words, and to put it bluntly,
 00:17:05 --> 00:17:08: our decisions about not just housing development,
 00:17:08 --> 00:17:10: the business development and citing,
 00:17:10 --> 00:17:13: zoning and infrastructure improvements that tend to go hand
 in
 00:17:13 --> 00:17:15: glove with such investment.
 00:17:15 --> 00:17:18: Investments continue to create and maintain and widen these

inequities.

00:17:18 --> 00:17:21: That redlining was intended to achieve.

00:17:21 --> 00:17:23: Now, as leaders and decision makers,

00:17:23 --> 00:17:26: I believe those of us working in this sector must

00:17:26 --> 00:17:29: ask ourselves why are we still building off of a

00:17:29 --> 00:17:31: failed blueprint?

00:17:31 --> 00:17:36: No neighborhoods matter. The question is not just academic.

00:17:36 --> 00:17:39: And I'll tell you why an exploding body of research,

00:17:39 --> 00:17:42: led by Raj Chetty and his colleagues at Harvard have

00:17:42 --> 00:17:46: discovered a causal effect of neighborhoods on children's long term

00:17:46 --> 00:17:47: outcome long term outcomes.

00:17:47 --> 00:17:50: So a little background, in case you haven't heard,

00:17:50 --> 00:17:53: heard of him and I know all of us probably

00:17:53 --> 00:17:53: have.

00:17:53 --> 00:17:56: Chevy began by applying what is commonly called big data

00:17:56 --> 00:17:59: to identify causes of and therefore solutions to economic and

00:17:59 --> 00:18:01: social problems in the United States.

00:18:01 --> 00:18:04: The first inquiry he and his partner sought to answer

00:18:04 --> 00:18:06: was whether the American Dream,

00:18:06 --> 00:18:08: defined as children growing up to earn more than their

00:18:08 --> 00:18:09: parents,

00:18:09 --> 00:18:14: is still viable. Chevy's team found that while more than

00:18:14 --> 00:18:14: 90%

00:18:14 --> 00:18:17: of children born in the 1940s grew up to earn

00:18:17 --> 00:18:19: more than their parents,

00:18:19 --> 00:18:22: only half of American children do so today.

00:18:26 --> 00:18:30: This discovery led Chetty and his team now called

00:18:30 --> 00:18:31: Opportunity

00:18:31 --> 00:18:34: Insights.

00:18:31 --> 00:18:34: To begin studying the factors that influence upward mobility.

00:18:34 --> 00:18:38: And he almost 60 years since the so-called War on

00:18:38 --> 00:18:39: Poverty was declared.

00:18:39 --> 00:18:43: Why, they wonder, have rates of upward mobility fallen so

00:18:43 --> 00:18:44: sharply?

00:18:44 --> 00:18:48: To get an answer, Teddy's team examined 20 million records

00:18:48 --> 00:18:51: in the US Census Bureau and Deidentified tax records for

00:18:51 --> 00:18:53: more than 5,000,000 people.

00:18:53 --> 00:18:56: One thing that became immediately clear was a big

00:18:56 --> 00:18:59: difference

00:18:56 --> 00:18:59: in the rates of and the rates of intergenerational upward

00:18:59 --> 00:19:01: mobility between blacks and whites,

00:19:01 --> 00:19:04: a difference that has been remarkably persistent despite

every program
or policy initiative that's been thrown at it.

00:19:04 --> 00:19:07: Most previous work on racial disparities,
00:19:12 --> 00:19:15: as has studied inequality within a single generation of people.
00:19:15 --> 00:19:19: The Opportunity Insights team analyzed how racial racial
00:19:19 --> 00:19:23: gaps change
00:19:23 --> 00:19:24: across generations,
00:19:24 --> 00:19:29: allowing them to identify the factors that lead to disparities
00:19:29 --> 00:19:32: between the various groups that persist overtime.
00:19:32 --> 00:19:36: Using deidentified data from the US Census Bureau covering
20
00:19:36 --> 00:19:38: million children and their parents,
00:19:38 --> 00:19:42: they measure the differences in outcomes and differences in
incomes
00:19:42 --> 00:19:45: in adulthood between children of different races who grow up
00:19:45 --> 00:19:48: in families with similar parental incomes.
00:19:48 --> 00:19:53: The team showed how these intergenerational race gaps
across.
00:19:53 --> 00:19:57: Where is United States? Very across areas United States,
00:19:57 --> 00:20:02: suggesting that there are place based factors influencing
these gaps.
00:20:10 --> 00:20:13: Among them was defining than even when a child's life
00:20:13 --> 00:20:16: circumstances such as parental income,
00:20:16 --> 00:20:18: education and wealth or comparable.
00:20:18 --> 00:20:20: People of color, for instance,
00:20:20 --> 00:20:24: still fare far worse than white men as they age.
00:20:24 --> 00:20:27: That finding suggested that and other environmental factors
are at
00:20:27 --> 00:20:28: play naturally,
00:20:28 --> 00:20:31: instead about just videos and results of that work is
00:20:32 --> 00:20:33: the opportunity Atlas.
00:20:39 --> 00:20:43: An online analysis of the factors that influence children's
social
00:20:43 --> 00:20:47: economic mobility by census tract areas of high
intergenerational mobility
00:20:47 --> 00:20:50: where children tend to grow up to earn more than
00:20:50 --> 00:20:53: their parents are shown in blue and areas of low
00:20:53 --> 00:20:54: mobility.
00:20:58 --> 00:21:01: Where children grow up to earn less than their parents
00:21:01 --> 00:21:02: aren't red.
00:21:02 --> 00:21:06: This slide reflects some ability for children whose parents
earned
00:21:06 --> 00:21:08: an average of roughly 25.
00:21:08 --> 00:21:10: I'm sorry, \$27,000 per year.

00:21:17 --> 00:21:19: It's important to note that all of the data is
00:21:19 --> 00:21:22: analyzed based on where a child grew up,
00:21:22 --> 00:21:25: regardless of where they live as an adult.
00:21:25 --> 00:21:26: Now, if you control for gender,
00:21:26 --> 00:21:28: the Atlas doesn't change very much.
00:21:28 --> 00:21:31: Red areas pretty much status does stay red and blue
00:21:31 --> 00:21:33: area is pretty much stay blue.
00:21:33 --> 00:21:35: But look what happens when you control for race and
00:21:35 --> 00:21:35: gender.
00:21:40 --> 00:21:43: As you can see, there's virtually nowhere in America.
00:21:43 --> 00:21:46: That a young man, a boy of color,
00:21:46 --> 00:21:49: can grow up to earn more than his parents did.
00:21:49 --> 00:21:52: When he becomes an adult and these findings are highly
00:21:52 --> 00:21:53: consistent,
00:21:53 --> 00:21:56: consistently relative to the specific neighborhoods where
children grow up.
00:21:56 --> 00:22:00: In fact, the Opportunity Insights team determined the findings
to
00:22:00 --> 00:22:01: be so consistent that they can,
00:22:01 --> 00:22:05: that they concluded there is a causal effect of neighborhoods
00:22:05 --> 00:22:06: on children's long term outcomes.
00:22:06 --> 00:22:11: In other words, the neighborhood environment during
childhood is a
00:22:11 --> 00:22:14: key determinant of a child's long term success.
00:22:14 --> 00:22:15: So what does that mean for Indianapolis?
00:22:21 --> 00:22:24: If we accept the opportunity insights teams conclusion that
there
00:22:25 --> 00:22:28: is a causal relationship between our childhood neighborhood
and our
00:22:29 --> 00:22:30: economic mobility as an adult,
00:22:30 --> 00:22:33: which should we make of this slide?
00:22:40 --> 00:22:43: The green areas illustrate where a 35 year old white
00:22:43 --> 00:22:46: man who grew up in that census tract earns more
00:22:46 --> 00:22:48: than 30 then a 35 year old black man who
00:22:48 --> 00:22:51: grew up in the same census tract.
00:22:51 --> 00:22:54: The darker the green, the wider the income gap.
00:22:54 --> 00:22:58: Likewise, the pink purple areas illustrate census tracts where
that
00:22:58 --> 00:22:59: dynamic is reversed and at age 35A,
00:22:59 --> 00:23:02: black man, who grew up in that area earns more
00:23:02 --> 00:23:05: than his white counterpart from the same neighborhood.
00:23:07 --> 00:23:09: You might have to look pretty closely.
00:23:11 --> 00:23:14: On the other hand, if we accept the notion of

00:23:14 --> 00:23:19: a causal relationship between childhood neighborhoods and adult outcomes,

00:23:19 --> 00:23:22: how shall we interpret this lie about incarceration?

00:23:27 --> 00:23:30: What is happening in our neighborhoods that is producing such

00:23:30 --> 00:23:33: poor outcomes for certain populations and what you might be

00:23:34 --> 00:23:34: asking by now?

00:23:34 --> 00:23:38: Do I expect all of us to do about it?

00:23:38 --> 00:23:41: To answer that question, let's look at the characteristics of

00:23:41 --> 00:23:43: neighborhoods with higher rates of upward mobility.

00:23:47 --> 00:23:51: Disparities in income and other outcomes are among the most

00:23:51 --> 00:23:54: visible and persistent features of American Society.

00:23:54 --> 00:23:57: The sources of these disparities have been studied and debated

00:23:57 --> 00:23:58: for decades,

00:23:58 --> 00:24:02: with explanations ranging from segregation and discrimination to differences in

00:24:02 --> 00:24:04: family structure and genetics.

00:24:04 --> 00:24:08: Patrick Sharkey's book stuck in place provided additional support for

00:24:08 --> 00:24:08: the thesis.

00:24:08 --> 00:24:12: That place needs to be central to any poverty eradication

00:24:12 --> 00:24:12: strategy.

00:24:12 --> 00:24:15: Sharkey pointed out that living in poor neighborhoods over two

00:24:15 --> 00:24:20: consecutive generations reduces children's cognitive skills by roughly eight or

00:24:20 --> 00:24:20: nine points,

00:24:20 --> 00:24:25: roughly equivalent to missing two to four years of schooling.

00:24:25 --> 00:24:28: And using longitudinal data data over several decades,

00:24:28 --> 00:24:32: he discovered that when neighborhoods improve the economic fortunes of

00:24:32 --> 00:24:35: their youth improve and improve rather substantially.

00:24:35 --> 00:24:38: Sharky's results have since received further support by Chetty's most

00:24:38 --> 00:24:41: recent Seattle based study that suggests that low income children

00:24:41 --> 00:24:45: living in healthy neighborhoods can expect to earn \$210,000 more

00:24:45 --> 00:24:49: than their peers growing up in distressed neighborhoods over the

00:24:49 --> 00:24:50: course of their lives.

00:24:50 --> 00:24:52: And thanks for this work on economic mobility.

00:24:52 --> 00:24:56: We have a much deeper understanding of the connection

between

00:24:56 --> 00:24:58: planes and economic success in life.

00:24:58 --> 00:25:01: What we have learned is that poverty is affectively inheritable.

00:25:03 --> 00:25:11: Is effectively an inheritable. Attribute transmitted via ZIP code.

00:25:11 --> 00:25:14: And that ZIP code is where local governments can work

00:25:14 --> 00:25:18: with various sectors to build these characteristics into neighborhoods with

00:25:18 --> 00:25:18: lower mobility,

00:25:18 --> 00:25:22: from skills training to wrap around services to investments in

00:25:22 --> 00:25:24: well being of our children.

00:25:24 --> 00:25:28: Witness as an example. The new Cook Medical Project in

00:25:28 --> 00:25:29: Indianapolis.

00:25:29 --> 00:25:34: A company like Cook could build a new facility anywhere

00:25:34 --> 00:25:35: in the region.

00:25:35 --> 00:25:39: Instead. It chose to build where it could do the

00:25:39 --> 00:25:40: most good.

00:25:47 --> 00:25:52: Benefits. Of investing in an underserved community.

00:25:52 --> 00:25:55: The workplace is intentionally set in a community where there

00:25:55 --> 00:25:57: has been high unemployment.

00:25:57 --> 00:26:02: The workforce is intentionally. Selected to be local.

00:26:02 --> 00:26:06: And for some reason Cook has a really low turnover

00:26:06 --> 00:26:10: at a time when everyone else is desperate for staff.

00:26:10 --> 00:26:12: You might ask why and this deal will tell you

00:26:12 --> 00:26:15: because the company has found that when you invest in

00:26:15 --> 00:26:17: the workforce and invest in you.

00:26:17 --> 00:26:19: There has to be intentionality.

00:26:22 --> 00:26:25: For the last two decades we have used variants of

00:26:26 --> 00:26:29: the term live work play when discussing a vision of

00:26:29 --> 00:26:31: new projects of new gleaming communities.

00:26:31 --> 00:26:33: But what about the old ones?

00:26:33 --> 00:26:35: Torn down by devastation in Tri cities and neglect?

00:26:35 --> 00:26:38: What will make the difference for the future of our

00:26:38 --> 00:26:41: city is where we are envisioning the projects and who

00:26:41 --> 00:26:43: is living and working and playing there.

00:26:43 --> 00:26:47: We we in Indianapolis, like along with partners like like

00:26:47 --> 00:26:50: any change when developed in the unemployed in have worked

00:26:50 --> 00:26:52: towards this over the years.

00:26:52 --> 00:26:55: Now we all have that opportunity to take this particular

00:26:55 --> 00:26:59: concept of investment and apply it liberally in areas where

00:26:59 --> 00:27:02: good business also makes for good in a community.

00:27:02 --> 00:27:05: And that's where I see our city of Indianapolis headed

00:27:05 --> 00:27:06: the next 20 years.

00:27:06 --> 00:27:11: Where new investment is thoughtfully and intentionally located in areas

00:27:11 --> 00:27:14: where we have previously placed little value.

00:27:14 --> 00:27:16: Where for decades we have thought little of disrupting,

00:27:16 --> 00:27:21: disrupting communities for what we have termed the overall good.

00:27:21 --> 00:27:23: Be that by infrastructure, for example,

00:27:23 --> 00:27:26: Interstate highways, which are physically divided and devastated neighborhoods,

00:27:26 --> 00:27:30: or by restricting certain residential communities to areas of industry

00:27:30 --> 00:27:33: with belching smokestacks polluted air and contaminated groundwater.

00:27:38 --> 00:27:39: The President of Cook Medical.

00:27:42 --> 00:27:45: Said it's possible to do good business.

00:27:45 --> 00:27:47: And do good in the Community too.

00:27:50 --> 00:27:52: So what is the future of our city look like?

00:27:52 --> 00:27:55: It is 1 where communities and those in the public

00:27:55 --> 00:27:59: and private sectors ask the question the intention question what

00:27:59 --> 00:27:59: is good business?

00:27:59 --> 00:28:03: What will strengthen our neighborhoods characteristics and therefore,

00:28:03 --> 00:28:06: uh, cities? And we must think outside our traditional lanes

00:28:07 --> 00:28:08: with every project.

00:28:08 --> 00:28:12: Ask ourselves how it can strengthen those neighborhood characteristics.

00:28:12 --> 00:28:15: When investors and developers come before the Council asking for

00:28:15 --> 00:28:17: various permission and assistance.

00:28:17 --> 00:28:20: I've probably watched my colleagues on the Council consistently now

00:28:20 --> 00:28:21: ask questions,

00:28:21 --> 00:28:25: intentional questions about how those projects will benefit the communities

00:28:25 --> 00:28:26: around them.

00:28:26 --> 00:28:29: And for those in the development community.

00:28:29 --> 00:28:31: Please, we must not wait to be asked,

00:28:31 --> 00:28:36: but rather be prepared to to offer community benefit agreements.

00:28:36 --> 00:28:40: Commitments to those communities. It is investment at the micro

00:28:40 --> 00:28:45: level where that investment can transform neighborhoods and families and

00:28:45 --> 00:28:46: the children who live there.

00:28:46 --> 00:28:49: And where they will have the opportunity to do better

00:28:49 --> 00:28:52: than the generation before and for our city of Indianapolis

00:28:52 --> 00:28:53: and others like it.

00:28:53 --> 00:28:57: Across the country, if we want to see neighborhoods.

00:28:57 --> 00:28:58: Where the trajectory is upward,

00:28:58 --> 00:29:01: then we must ask this very same question.

00:29:01 --> 00:29:04: We have to fix the mobility issue.

00:29:04 --> 00:29:08: We have to change the rings of generational mobility for

00:29:08 --> 00:29:09: all Americans.

00:29:09 --> 00:29:11: We have that opportunity now.

00:29:11 --> 00:29:13: We all have that opportunity now.

00:29:13 --> 00:29:17: In the aftermath of the firestorms of racial awakening and

00:29:17 --> 00:29:19: pandemic devastation to rebuild our city.

00:29:19 --> 00:29:23: Better than we did before to change the current trajectory

00:29:23 --> 00:29:25: of what we can anticipate in the next 20 years,

00:29:25 --> 00:29:29: so that in 20 years we can drive through any

00:29:29 --> 00:29:32: neighborhood on an early Sunday morning.

00:29:32 --> 00:29:39: And feel. At home. That is the future of our

00:29:39 --> 00:29:39: city.

00:29:39 --> 00:29:40: Thank you.

00:29:44 --> 00:29:47: Well, thank you very much.

00:29:47 --> 00:29:49: President knows the way that was.

00:29:49 --> 00:29:54: Always is very inspiring, very informative and honestly I

00:29:54 --> 00:29:59: opening

00:29:59 --> 00:30:03: and and I really appreciate that and and really sets

00:30:04 --> 00:30:06: the stage for our panel discussion next and really talking

00:30:06 --> 00:30:11: about. The outcomes of 2020 and how.

00:30:11 --> 00:30:12: We. Reimagine our our sustainable growth for the city of

00:30:12 --> 00:30:16: Indianapolis.

00:30:16 --> 00:30:18: We have a panel featuring experts and community

00:30:18 --> 00:30:22: development,

00:30:22 --> 00:30:26: community engagement, real estate development,

00:30:26 --> 00:30:30: and dead. Koons is going to kick this off and

00:30:30 --> 00:30:33: then turn it over to Doug Kuntz to moderate.

00:30:33 --> 00:30:38: Deb is a vice president of construction advisory services at

00:30:38 --> 00:30:38: JS help and also an engaged member of ULI,

00:30:38 --> 00:30:38: Indiana, serving as an at large member of the management

00:30:38 --> 00:30:40: committee.

00:30:40 --> 00:30:42: I'll let our panelists introduce themselves,

00:30:42 --> 00:30:42: but I turn it over to you.

00:30:42 --> 00:30:43: Kevin, thank you very much.

00:30:44 --> 00:30:45: Great,

00:30:45 --> 00:30:48: thank you very much. I appreciate that and vape always

00:30:48 --> 00:30:48: inspiring.

00:30:48 --> 00:30:51: I love teeing up this panel for a discussion after

00:30:51 --> 00:30:55: the call to action that you've put out for us

00:30:55 --> 00:30:57: in terms of being able to in 20 years or

00:30:57 --> 00:30:59: over 4 or before you know really,

00:30:59 --> 00:31:02: drive through the neighborhoods and not be able to tell

00:31:02 --> 00:31:04: where the demographics are.

00:31:04 --> 00:31:07: I think about the term mail creating that new blueprint

00:31:07 --> 00:31:10: and I know our panelists are going to give us

00:31:10 --> 00:31:13: lots of good insights into not only what we've seen,

00:31:13 --> 00:31:15: but also what do they see.

00:31:15 --> 00:31:18: In the future, so looking forward to that.

00:31:18 --> 00:31:21: So today our panel. We have three panelists today.

00:31:21 --> 00:31:24: We have Tammy Trinity and Michael and we're going to

00:31:24 --> 00:31:27: let them introduce themselves in just a moment.

00:31:27 --> 00:31:30: But you know, we're really going to focus their questions

00:31:30 --> 00:31:32: or questions with them,

00:31:32 --> 00:31:33: and I will remind everyone.

00:31:33 --> 00:31:36: Please share questions in the chat as we will be

00:31:36 --> 00:31:40: taking those into consideration for our panelists as well,

00:31:40 --> 00:31:43: but we are eager to talk about what does that

00:31:43 --> 00:31:44: redevelopment look like.

00:31:44 --> 00:31:46: What is happening? In our neighborhoods,

00:31:46 --> 00:31:49: one when we look into that micro area that was

00:31:49 --> 00:31:50: referenced by Bob,

00:31:50 --> 00:31:53: you know what is really happening and where is the

00:31:53 --> 00:31:56: difference being made and where those opportunities.

00:31:56 --> 00:31:58: But let's hear first from our panels a little bit

00:31:58 --> 00:31:59: about themselves.

00:31:59 --> 00:32:02: I'm going to 1st ask Tammy Butler Robinson.

00:32:02 --> 00:32:05: She is the co-owner and managing principal of engaging

00:32:05 --> 00:32:07: Solutions.

00:32:07 --> 00:32:09: Tammy, why don't you tell us a

00:32:09 --> 00:32:10: little bit about yourself? Thank you,

00:32:10 --> 00:32:13: Deb once again. Tammy Butler,

00:32:13 --> 00:32:14: CEO of engaging solutions. Excited to be a part of

00:32:14 --> 00:32:16: the panel.

00:32:16 --> 00:32:20: I am a native of Charleston.

00:32:20 --> 00:32:20: South Carolina, so I was the southern belle that learned

00:32:20 --> 00:32:22: to drive in the snow 25 years ago when I
00:32:22 --> 00:32:26: came to Ball State University where I have my masters
00:32:26 --> 00:32:27: in urban and regional planning.
00:32:27 --> 00:32:31: Have worked in state government for over a decade and
00:32:31 --> 00:32:34: excited to be able to share today about community
engagement
00:32:34 --> 00:32:35: and others.
00:32:36 --> 00:32:39: Great, next we have Trinity Heart and Trinity is the
00:32:39 --> 00:32:44: managing principle of story development and Trinity from the
development
00:32:44 --> 00:32:46: side till it's a little bit about yourself.
00:32:48 --> 00:32:52: That's right, I'm a local developer here in Indianapolis,
00:32:52 --> 00:32:55: have been developing since 2010 and 2019.
00:32:55 --> 00:32:59: Left Dale and where I was at for a significant
00:32:59 --> 00:33:01: portion of my career.
00:33:01 --> 00:33:05: And of course having no idea what 2020 would bring
00:33:05 --> 00:33:08: started storycode development in 2020.
00:33:08 --> 00:33:12: I am a system shaker curiosity chaser and a local
00:33:12 --> 00:33:12: developer.
00:33:15 --> 00:33:18: Great, thanks Trinity and then Michael Osborne.
00:33:18 --> 00:33:21: Michael is the President of near North Development
Corporation.
00:33:22 --> 00:33:24: Hi good morning everybody thanks Deb.
00:33:24 --> 00:33:27: Yeah Michael Osborne near North Development Corporation.
00:33:27 --> 00:33:31: I'm a native of northern Indiana where I learned to
00:33:31 --> 00:33:32: drive in Snow,
00:33:32 --> 00:33:36: Tammy. Gold Indianapolis home for now.
00:33:36 --> 00:33:39: About 20 years have a 40 plus year career in
00:33:39 --> 00:33:42: real estate in the private sector in government.
00:33:42 --> 00:33:45: And now for the last 14 years as the head
00:33:45 --> 00:33:49: of near North Development Corporation in the nonprofit
sector.
00:33:52 --> 00:33:53: Great
00:33:53 --> 00:33:56: well, as many of you know you know this event
00:33:56 --> 00:34:00: is really trying to highlight and not just about COVID
00:34:00 --> 00:34:03: but the fact that COVID is really accelerated.
00:34:03 --> 00:34:05: Many of the trends really exposed,
00:34:05 --> 00:34:09: you know, exacerbated those deep seated in equities and I
00:34:09 --> 00:34:12: think give us an opportunity to change our perspective quick
00:34:12 --> 00:34:15: more quickly than we have in the past.
00:34:15 --> 00:34:19: So we really have brought together this multidisciplinary
panel to
00:34:19 --> 00:34:22: feature that community development aspect for Michael.

00:34:22 --> 00:34:25: Tammy Community engagement in real estate development from Trinity.

00:34:25 --> 00:34:26: But really as importantly to discuss,

00:34:26 --> 00:34:29: what are those outcomes? Both of those outcomes of 2020

00:34:29 --> 00:34:32: that are really driving our approach is that we're doing

00:34:32 --> 00:34:34: things maybe differently.

00:34:34 --> 00:34:37: Getting into that microcosm of the neighborhood where we can

00:34:37 --> 00:34:40: build it from the ground up to really create that

00:34:40 --> 00:34:41: new blueprint.

00:34:41 --> 00:34:44: And so I'm going to pose the question 1st and

00:34:44 --> 00:34:47: Tammy I'm gonna ask you to maybe jump in here

00:34:47 --> 00:34:50: 1st and and talk to us a little bit about

00:34:50 --> 00:34:52: you know over the obviously.

00:34:52 --> 00:34:54: We've all been living with COVID for awhile.

00:34:54 --> 00:34:57: It's not over yet, but we are seeing lights at

00:34:57 --> 00:34:59: the end of the tunnel.

00:34:59 --> 00:35:00: But how is that really?

00:35:00 --> 00:35:02: A change of what's happened to us really changed the

00:35:02 --> 00:35:06: neighborhood development and redevelopment and what's happening in the neighborhoods.

00:35:06 --> 00:35:07: Can you want

00:35:07 --> 00:35:09: to start us off? I'm

00:35:09 --> 00:35:14: most definitely, I think, one of the things that we've

00:35:14 --> 00:35:17: really seen as a result of the pandemic and even

00:35:17 --> 00:35:20: living in the post pandemic,

00:35:20 --> 00:35:24: is that there's a heightened awareness about the digital divide

00:35:24 --> 00:35:27: that exists in the communities that we reside in,

00:35:27 --> 00:35:30: and as a result of that,

00:35:30 --> 00:35:32: the way that we engage with people,

00:35:32 --> 00:35:37: particularly around community engagement. While there is wonderful electronic and

00:35:37 --> 00:35:40: online tools and conversation through social media.

00:35:40 --> 00:35:43: There are still people that cannot access that,

00:35:43 --> 00:35:46: and so it's important for us to be able to

00:35:46 --> 00:35:50: identify who's missing and be able to develop strategies to

00:35:51 --> 00:35:54: be able to make sure that they're engaged.

00:35:54 --> 00:35:56: You know, at the same time,

00:35:56 --> 00:36:01: while we were going through the pandemic and leveraging everything

00:36:01 --> 00:36:04: from zoom to meetings and teams and as a part

00:36:04 --> 00:36:05: of that process,

00:36:05 --> 00:36:07: we reach larger audiences oftentimes,
00:36:07 --> 00:36:10: and being able to do that.
00:36:10 --> 00:36:12: We were able to leverage that human capital and gathered
00:36:12 --> 00:36:15: data very easily through our recordings and everything else,
00:36:15 --> 00:36:18: and so was a little bit effortless.
00:36:18 --> 00:36:21: But as we really start to look at the impact
00:36:21 --> 00:36:22: that that is had,
00:36:22 --> 00:36:24: there are still voices that are missing,
00:36:24 --> 00:36:27: and we know whenever there are missing pieces of the
00:36:27 --> 00:36:28: puzzle,
00:36:28 --> 00:36:29: then you don't have the
00:36:29 --> 00:36:32: whole picture. Right so Trinity,
00:36:32 --> 00:36:34: I know that you know to me as I look
00:36:34 --> 00:36:37: at the pandemic and what happened in the last we
00:36:37 --> 00:36:38: did were not recession.
00:36:38 --> 00:36:41: But you know, sometimes we compare that to the recession.
00:36:41 --> 00:36:43: 'cause jobs are lost. You know that maybe one of
00:36:43 --> 00:36:46: the differences we've seen is that there were many who
00:36:46 --> 00:36:47: lost their jobs,
00:36:47 --> 00:36:50: but in in some respects there are others that we're
00:36:50 --> 00:36:52: spending a lot of money and some of that happen
00:36:52 --> 00:36:55: in the development world where they were developing and
what
00:36:55 --> 00:36:58: they were developing. Can you give us some insight as
00:36:58 --> 00:37:00: to what's new and what's changing what's different
00:37:00 --> 00:37:04: now? Well, I think just excuse me again,
00:37:04 --> 00:37:09: you know the pandemic and the events of 2020 highlighting
00:37:09 --> 00:37:13: inequities and and people are now far more aware of
00:37:13 --> 00:37:16: the reality and of what should be.
00:37:16 --> 00:37:20: So I think that more questioning the status quo and
00:37:20 --> 00:37:24: more communities are actually wanting to see results.
00:37:24 --> 00:37:29: We are now at a point where intention must match
00:37:29 --> 00:37:32: impact and those of us that.
00:37:32 --> 00:37:34: Affect the built environment. You know,
00:37:34 --> 00:37:37: most of us here, if not all of us here,
00:37:37 --> 00:37:40: we have an opportunity and a responsibility to make a
00:37:40 --> 00:37:42: significant impact.
00:37:42 --> 00:37:45: So you know, this is about the larger picture,
00:37:45 --> 00:37:50: but also very much. In in our own industry you
00:37:50 --> 00:37:53: know who's getting the jobs,
00:37:53 --> 00:37:56: who's making the decisions, who's building wealth if there's
not
00:37:56 --> 00:37:57: diversity,

00:37:57 --> 00:38:00: and those three things, then nothing's really changing and real

00:38:00 --> 00:38:03: estate touches all three of those categories,

00:38:03 --> 00:38:06: so we have an incredible opportunity to make that impact.

00:38:06 --> 00:38:10: Unfortunately, I think that historically it's kind of been viewed

00:38:11 --> 00:38:13: more as what we're willing to give up in order

00:38:14 --> 00:38:15: to make that impact,

00:38:15 --> 00:38:20: but I think that. There will be pressure more,

00:38:20 --> 00:38:24: so even in the future of you know of changing

00:38:24 --> 00:38:28: that status quo of instead of maximizing return.

00:38:28 --> 00:38:31: With enough impact, it's going to flip.

00:38:31 --> 00:38:34: Maximize impact with enough return.

00:38:35 --> 00:38:38: Well, we even heard Bob talk about that right in

00:38:38 --> 00:38:40: terms of developers who are on the call right when

00:38:40 --> 00:38:43: you come to the city and you want incentives and

00:38:43 --> 00:38:45: you want tax breaks. All those things right?

00:38:45 --> 00:38:48: There is a higher level of accountability about where you

00:38:48 --> 00:38:49: are building where you developing.

00:38:49 --> 00:38:52: And Michael, maybe you see that maybe more than anyone

00:38:52 --> 00:38:53: because of the position that you're in.

00:38:53 --> 00:38:56: I'm sure developers come to you as well,

00:38:56 --> 00:38:57: both at near North. But you also hear it from

00:38:57 --> 00:38:59: your neighboring neighboring communities.

00:38:59 --> 00:39:02: Tell us a little bit about who's what are they

00:39:02 --> 00:39:02: asking?

00:39:02 --> 00:39:03: What are they looking for?

00:39:03 --> 00:39:06: What? What kind of difference are they trying to make

00:39:06 --> 00:39:06: in communities?

00:39:07 --> 00:39:10: But I have to say I think this whole this

00:39:10 --> 00:39:14: whole forum is on the more of the leading edge.

00:39:14 --> 00:39:18: 'cause I'm not sure that the development community is quite

00:39:18 --> 00:39:21: as enlightened as Trinity or at his thinking as deeply

00:39:21 --> 00:39:24: about these subjects that are being put forward today.

00:39:24 --> 00:39:26: So I'm not sure right now.

00:39:26 --> 00:39:29: The questions have changed a lot and in some cases

00:39:29 --> 00:39:33: I think folks are picking up the phrase is picking

00:39:33 --> 00:39:36: up the words but haven't sort of internalized it going

00:39:36 --> 00:39:39: forward, I will say. I think.

00:39:39 --> 00:39:43: From our standpoint as an organization.

00:39:43 --> 00:39:45: You need to jump on the bandwagon.

00:39:45 --> 00:39:49: The pandemic really didn't create a new dynamic,

00:39:49 --> 00:39:53: it just exacerbated. The problems that already existed and

00:39:53 --> 00:39:57: we

00:39:57 --> 00:40:01: certainly see that it didn't change our world in the

00:40:01 --> 00:40:04: sense that our mission always is about building or creating

00:40:04 --> 00:40:08: better neighborhoods. Right place is a dynamic,

00:40:08 --> 00:40:09: vital places where there is a where there's diversity and

00:40:09 --> 00:40:12: opportunity.

00:40:12 --> 00:40:14: Pandemic didn't change that. The importance of that.

00:40:14 --> 00:40:17: It's probably highlighted the need more than ever,

00:40:17 --> 00:40:19: and it makes how you approach it a little differently.

00:40:19 --> 00:40:23: I think it is important is the important takeaway from

00:40:23 --> 00:40:23: that.

00:40:24 --> 00:40:27: You know, Michael, it's interesting that we talked about.

00:40:27 --> 00:40:30: You know that there are those who are picking up

00:40:30 --> 00:40:31: the phrases and you know some.

00:40:31 --> 00:40:34: Some phrases probably resonate more now than they did in

00:40:34 --> 00:40:35: the past,

00:40:35 --> 00:40:37: but you know, how do you get that deep seated

00:40:37 --> 00:40:39: interest and drive to make that happen?

00:40:39 --> 00:40:41: We could send Vanna Roadshow,

00:40:41 --> 00:40:43: which I'm sure he was on all the time,

00:40:43 --> 00:40:45: but that's not enough, right?

00:40:45 --> 00:40:47: I mean, we all need to be talking about that

00:40:47 --> 00:40:50: in a way that can make it reality and attract

00:40:50 --> 00:40:51: at that.

00:40:51 --> 00:40:53: The example that was cited about Cook,

00:40:53 --> 00:40:55: and you know what? What are you know,

00:40:55 --> 00:40:58: the opportunities that really make it good for business and

00:40:58 --> 00:41:00: being in the neighborhoods so want to throw it out

00:41:00 --> 00:41:01: to the you know,

00:41:01 --> 00:41:02: to the three of you.

00:41:02 --> 00:41:04: How do we change that?

00:41:04 --> 00:41:06: How do we make it more than just rhetoric?

00:41:06 --> 00:41:08: How do we make it more than it?

00:41:08 --> 00:41:11: You know, how do we really give them the experience

00:41:11 --> 00:41:12: and show them the models again?

00:41:12 --> 00:41:15: You know, maybe Cook is an example where we need

00:41:15 --> 00:41:17: to showcase that more in a stronger way.

00:41:17 --> 00:41:19: But what are the how do we get people to

00:41:19 --> 00:41:22: really make the leap as opposed to just talking about

00:41:22 --> 00:41:22: it?

00:41:24 --> 00:41:27: I think I, I think the way we had a

00:41:27 --> 00:41:31: public policy for public policymakers,

00:41:31 --> 00:41:35: from the folks on the ground like our organization.
 00:41:35 --> 00:41:37: You know it's the expectations we sat,
 00:41:37 --> 00:41:39: it's the priorities. The community says.
 00:41:39 --> 00:41:41: Here's here's what we want.
 00:41:41 --> 00:41:44: Here's the new way it works.
 00:41:44 --> 00:41:47: I think, yeah, rethinking the whole system,
 00:41:47 --> 00:41:54: it could be from. Zoning and entitlement right to incentives.
 00:41:54 --> 00:41:58: And I think that that's probably where it starts with
 00:41:58 --> 00:42:00: is saying this is now what's expected.
 00:42:00 --> 00:42:03: Here's our vision for the future instead of someone else's
 00:42:03 --> 00:42:05: vision placed on a community.
 00:42:05 --> 00:42:08: It's what's the community's vision or its own future.
 00:42:08 --> 00:42:10: That's a good place to start.
 00:42:11 --> 00:42:15: I think another part of that two Deb piggybacking off
 00:42:15 --> 00:42:16: of Michael,
 00:42:16 --> 00:42:18: is the fact about results.
 00:42:18 --> 00:42:22: I mean, that's what we heard from Council oscillates that
 00:42:22 --> 00:42:25: not only was it about what Cook had done and
 00:42:25 --> 00:42:29: what the city had did did to support them,
 00:42:29 --> 00:42:32: but the results that they thought in regards to their
 00:42:32 --> 00:42:36: labor force and productivity and attrition that exists there,
 00:42:36 --> 00:42:39: and I think when you can combine those two things
 00:42:39 --> 00:42:42: where there's this groundswell of advocates.
 00:42:42 --> 00:42:45: That are working on behalf of their community and saying
 00:42:45 --> 00:42:45: hey,
 00:42:45 --> 00:42:48: invest in US. And then when you invest in in
 00:42:48 --> 00:42:51: those communities and you see a return on that investment,
 00:42:51 --> 00:42:53: I think that makes a big difference.
 00:42:53 --> 00:42:55: And being able to tell that story.
 00:42:57 --> 00:43:01: I agree, we've we've heard a lot about the new
 00:43:01 --> 00:43:03: normal over the past 18 months,
 00:43:03 --> 00:43:07: right? Well, we all work within.
 00:43:07 --> 00:43:09: Structural norms, you know, cultural norms,
 00:43:09 --> 00:43:11: societal norms, even business norms,
 00:43:11 --> 00:43:15: and and so I think it's really about exactly what
 00:43:15 --> 00:43:16: Michael said.
 00:43:16 --> 00:43:22: It's about expectation, and if the expectation is different
 eventually,
 00:43:22 --> 00:43:24: hopefully sooner than later. You
 00:43:24 --> 00:43:26: know it. That
 00:43:26 --> 00:43:27: becomes the
 00:43:27 --> 00:43:31: new norm, and so it's about creating a new norm

00:43:31 --> 00:43:34: of expectations and what?

00:43:36 --> 00:43:41: In how we move forward and you know in development

00:43:41 --> 00:43:45: and and in every aspect of our culture and society.

00:43:45 --> 00:43:46: Well

00:43:46 --> 00:43:49: congratulations to Counselor Ashley and the Council in general for

00:43:49 --> 00:43:52: helping to set for those new norms and those expectations,

00:43:52 --> 00:43:55: and there's no doubt that that drives it to some

00:43:55 --> 00:43:55: degree,

00:43:55 --> 00:43:58: right? Because if you want the incentives,

00:43:58 --> 00:44:01: here's here's what it takes to to get those.

00:44:01 --> 00:44:03: So I think I'll speak on behalf of you.

00:44:03 --> 00:44:06: Like keep going. We need more of that.

00:44:06 --> 00:44:09: I want to change. Maybe the perspective a little bit

00:44:09 --> 00:44:11: and talk about from the neighborhood perspectives.

00:44:11 --> 00:44:15: I think we've all been in neighborhoods in Indianapolis or.

00:44:15 --> 00:44:16: Others where they say, well,

00:44:16 --> 00:44:17: isn't my turn yet, right?

00:44:17 --> 00:44:20: You know, I feel like we've been talking about this

00:44:20 --> 00:44:21: for 20 min.

00:44:21 --> 00:44:22: We worked with some projects,

00:44:22 --> 00:44:25: you know, we've been doing this for 20 years.

00:44:25 --> 00:44:27: We are tired of talking about it.

00:44:27 --> 00:44:29: We want action. We want to see what's really happening.

00:44:29 --> 00:44:31: I'm sure Tammy in your experience,

00:44:31 --> 00:44:33: you see that all of the time.

00:44:33 --> 00:44:35: How do neighborhoods get the attention on themselves?

00:44:35 --> 00:44:37: How do they make sure that they're in the running

00:44:37 --> 00:44:40: or positioned well for develop that kind of development to

00:44:40 --> 00:44:41: happen?

00:44:41 --> 00:44:45: Uhm, absolutely. I'm Deb we're hearing that particularly.

00:44:45 --> 00:44:48: We're doing quite a bit of work on the Far

00:44:48 --> 00:44:52: East side right now between the oak tree development and

00:44:52 --> 00:44:57: recently completed an economic inclusion agenda that took place there

00:44:57 --> 00:45:01: and as a result of both of those projects,

00:45:01 --> 00:45:05: it was once again the groundswell where people were showing

00:45:05 --> 00:45:05: up.

00:45:05 --> 00:45:09: They were writing letters, having conversations with their counselors,

00:45:09 --> 00:45:12: and holding people accountable in that neighborhood.

00:45:12 --> 00:45:14: To be accountable to them,

00:45:14 --> 00:45:18: and I think that that became very important because one
00:45:18 --> 00:45:21: thing that really came out of the pandemic is that
00:45:21 --> 00:45:23: people felt empowered.
00:45:23 --> 00:45:24: They had to take control,
00:45:24 --> 00:45:28: and then there were some equalizers that happened right?
00:45:28 --> 00:45:30: Because when you looked at the news,
00:45:30 --> 00:45:34: everybody was trying to figure out how to be safe,
00:45:34 --> 00:45:37: how to be well, and so there was this sense
00:45:37 --> 00:45:41: of community that began to connect and come together and
00:45:41 --> 00:45:42: began to feel.
00:45:42 --> 00:45:46: Someone else is pain at the same time,
00:45:46 --> 00:45:50: and I think that collective coming together as a voice
00:45:50 --> 00:45:54: on behalf of communities that have often been underserved
and
00:45:55 --> 00:45:59: overlooked began to actually raise voices about what they
want
00:45:59 --> 00:46:04: and demanding it and in an environment that was willing
00:46:04 --> 00:46:06: to hear and to listen.
00:46:06 --> 00:46:10: And. And that's where we're starting to see a whole
00:46:10 --> 00:46:12: lot of change in conversations.
00:46:12 --> 00:46:16: And uhm, thinking and strategy sessions that are taking
place
00:46:16 --> 00:46:20: and what others would have often called grassroots areas
that
00:46:20 --> 00:46:24: we usually those conversations were happening at a grass
top
00:46:24 --> 00:46:27: level. And now you're seeing it happen right on the
00:46:27 --> 00:46:31: ground with the heartbeat of those communities being
engaged.
00:46:32 --> 00:46:34: Well, I know we're hearing a lot about the Far
00:46:34 --> 00:46:36: East side right now.
00:46:36 --> 00:46:38: I think near north with what IU Health is starting
00:46:38 --> 00:46:39: to do.
00:46:39 --> 00:46:41: And I know Michael. Maybe you want to jump in
00:46:41 --> 00:46:44: here and talk about the health district and you know,
00:46:44 --> 00:46:46: there's there's some other, I think exciting things coming in
00:46:46 --> 00:46:49: an area that hasn't always seen some of that development.
00:46:49 --> 00:46:50: But it's starting. You
00:46:50 --> 00:46:52: can really see a difference now and just tie that
00:46:52 --> 00:46:53: back to Tammy's comment.
00:46:53 --> 00:46:57: I mean, I think. Thinking big picture,
00:46:57 --> 00:47:00: it really is about to the bottom up and this
00:47:01 --> 00:47:05: idea of like the 15 minute city where every neighborhood
00:47:06 --> 00:47:10: you know within a 15 minute walk or transit ride

00:47:10 --> 00:47:14: or bike everything you need to live is within 15

00:47:14 --> 00:47:15: minutes.

00:47:15 --> 00:47:18: And that almost redefines this.

00:47:18 --> 00:47:21: What you target where, right?

00:47:21 --> 00:47:24: The breadth of it, the the the,

00:47:24 --> 00:47:29: the bottom, up planning and prioritization.

00:47:29 --> 00:47:33: And. So I think that that goes to this idea

00:47:33 --> 00:47:35: of as you mentioned.

00:47:35 --> 00:47:36: Thank you for bringing up.

00:47:36 --> 00:47:40: We've we've struck a long term strategic partnership with IU

00:47:40 --> 00:47:43: Health for the creation of a health district around the

00:47:43 --> 00:47:44: new Methodist Hospital.

00:47:44 --> 00:47:46: Again, a small walkable area,

00:47:46 --> 00:47:51: really creating. Creating a quality of life that's about.

00:47:51 --> 00:47:53: Health and really that in the pandemic.

00:47:53 --> 00:47:55: That's one of the things that came out of the

00:47:55 --> 00:47:55: pandemic,

00:47:55 --> 00:47:59: right? Was the premium one health and lifestyle?

00:47:59 --> 00:48:02: So really that I think that illustrates.

00:48:02 --> 00:48:06: Uhm? This idea of bottom up micro neighborhood

00:48:07 --> 00:48:09: redevelopment and

00:48:09 --> 00:48:12: meet your two point Dev earlier.

00:48:12 --> 00:48:16: Lot of folks who wins at our turn I.

00:48:16 --> 00:48:18: I don't think it's about picking small micro areas and

00:48:18 --> 00:48:21: saying well your first year,

00:48:21 --> 00:48:24: second year. Third, it's got to be progress.

00:48:24 --> 00:48:28: Small steps across the board instead of you know,

00:48:28 --> 00:48:33: a big glorious plan for one area and total revitalization.

00:48:33 --> 00:48:37: Small steps are often better than big plans quite frankly.

00:48:37 --> 00:48:42: So we're really excited about the future of this sort

00:48:42 --> 00:48:43: of grassroots community building and redevelopment around

00:48:43 --> 00:48:46: the Methodist Hospital

00:48:46 --> 00:48:47: area.

00:48:47 --> 00:48:50: Again, the framework being around health work where

00:48:50 --> 00:48:55: healthy lives

00:48:55 --> 00:48:56: happened.

00:48:56 --> 00:48:59: Health in all sorts from traditional medical care health,

00:48:59 --> 00:49:04: but. Health that comes from economic opportunity health

00:49:04 --> 00:49:04: from affordable

00:49:04 --> 00:49:04: housing,

00:49:04 --> 00:49:04: health, from amenities and pedestrian oriented activity,

00:49:04 --> 00:49:04: greenspace, etc. Mental health. The whole gamut of it.

00:49:09 --> 00:49:12: Yeah, thank you. Thanks to Andrea what she's gonna call
00:49:12 --> 00:49:15: hi Andrea for putting in the oak Tree revitalization plan.
00:49:15 --> 00:49:18: Like I said, I know there's a huge focus on
00:49:18 --> 00:49:20: the Far East side right now.
00:49:20 --> 00:49:22: But Michael is right, we can point to any area
00:49:22 --> 00:49:23: of the city,
00:49:23 --> 00:49:25: particularly the redlined districts. I mean,
00:49:25 --> 00:49:28: I, I know we've been working with with the Old
00:49:28 --> 00:49:31: South side on the lift in DB and lifting is
00:49:31 --> 00:49:32: a great program,
00:49:32 --> 00:49:35: right? That's investing dollars in a concentrated area in
different
00:49:35 --> 00:49:36: parts of our city.
00:49:36 --> 00:49:39: Uhm, that was a historically redlined area as well,
00:49:39 --> 00:49:42: so we we could probably pick almost any area of
00:49:42 --> 00:49:45: the city and talk about those those needs.
00:49:45 --> 00:49:48: So thanks Andrea for and Tammy for highlighting.
00:49:48 --> 00:49:50: One that's happening both at Oak Tree,
00:49:50 --> 00:49:53: but also on the near north as a lift in
00:49:53 --> 00:49:55: the neighborhood as well.
00:49:55 --> 00:49:58: So yeah, let's take us maybe a slightly different,
00:49:58 --> 00:49:59: maybe more tactical approach here,
00:49:59 --> 00:50:02: and talk about the needs of today and tomorrow.
00:50:02 --> 00:50:05: And you know, are there certain kinds of facilities or
00:50:05 --> 00:50:06: types of facilities?
00:50:06 --> 00:50:09: And that neighborhoods are need and want that are going
00:50:09 --> 00:50:12: to make a difference in and creating that new blueprint
00:50:12 --> 00:50:15: for the future so that there is more upward mobility
00:50:15 --> 00:50:18: is how does real estate development really support that in
00:50:18 --> 00:50:20: terms of uses we we can work it backwards.
00:50:20 --> 00:50:23: You can say, here's what the market study says we
00:50:23 --> 00:50:23: need.
00:50:23 --> 00:50:26: We could also say if we build it,
00:50:26 --> 00:50:28: they will come and it will change.
00:50:28 --> 00:50:30: So Trinity, do you want to start there and lead
00:50:31 --> 00:50:32: us forward with some vision on
00:50:32 --> 00:50:36: that? Yeah, come up to Michael's point.
00:50:36 --> 00:50:41: I think that you know it's it's really about.
00:50:41 --> 00:50:45: All neighborhoods and and all all voices being heard.
00:50:45 --> 00:50:51: And since I saw some of the inclusive incentives dropped
00:50:51 --> 00:50:52: into the chat,
00:50:52 --> 00:50:57: you know changing some policy around you know how we

00:50:58 --> 00:51:03: can get things done as developers and and what it

00:51:03 --> 00:51:08: what it means to be inclusive and and what it

00:51:08 --> 00:51:14: means to. To offer. The opportunity to everyone and and

00:51:14 --> 00:51:14: so.

00:51:14 --> 00:51:18: I guess this is going to be the part of

00:51:18 --> 00:51:21: the program where I get on my soapbox for a

00:51:21 --> 00:51:26: moment and and talk about equitable development and how.

00:51:26 --> 00:51:30: I really think that there's a lot missing right now

00:51:30 --> 00:51:33: from the definition of equitable development.

00:51:33 --> 00:51:37: One talking about neighborhoods. Of course you know.

00:51:37 --> 00:51:41: Community engagement is a pillar of equitable development.

00:51:41 --> 00:51:45: Yet in higher income areas and historic districts,

00:51:45 --> 00:51:49: developers see community engagement as part of the entitlement process.

00:51:49 --> 00:51:53: So why is it given a different name and include

00:51:53 --> 00:51:58: something about being equitable just because it's in a lower

00:51:58 --> 00:51:59: income neighborhood?

00:51:59 --> 00:52:02: I think that's more, you know it,

00:52:02 --> 00:52:06: it's equal treatment. It's finally listening to voices that have

00:52:06 --> 00:52:08: previously been silenced.

00:52:08 --> 00:52:11: But I don't see that as.

00:52:11 --> 00:52:14: Promoting or creating more equity because it's the same.

00:52:14 --> 00:52:19: It's the same thing, it's just called something different in

00:52:19 --> 00:52:23: in a lower income neighborhood and in in talking about.

00:52:23 --> 00:52:27: Equitable development, there's nothing in that definition right now about

00:52:27 --> 00:52:31: it starting in the industry itself and as a developer

00:52:31 --> 00:52:33: in the industry for over 10 years,

00:52:33 --> 00:52:37: I can tell you it's not equitable within the industry

00:52:37 --> 00:52:38: itself.

00:52:38 --> 00:52:42: It's again goes back to who's getting the jobs.

00:52:42 --> 00:52:46: Who's making the decisions? Who's building wealth from this and

00:52:46 --> 00:52:49: that has to start in the pre development process?

00:52:49 --> 00:52:52: If you leave that to construction?

00:52:52 --> 00:52:54: To me that is not equitable.

00:52:54 --> 00:52:57: You're not helping anyone in the service industry,

00:52:57 --> 00:53:01: which most of us here and you'll I you know,

00:53:01 --> 00:53:04: a XP architecture firm or engineering firm.

00:53:04 --> 00:53:07: All of that. And in addition to that,

00:53:07 --> 00:53:11: both in the industry when we're talking two neighborhoods in

00:53:11 --> 00:53:12: that community.

00:53:12 --> 00:53:16: Engagement process, you know, I grew up in rural Oregon.

00:53:16 --> 00:53:19: In poverty, I had no idea what I wanted to
00:53:19 --> 00:53:19: do.
00:53:19 --> 00:53:23: I had no exposure to that universe of options that
00:53:23 --> 00:53:24: are out there.
00:53:24 --> 00:53:28: You know, if if a Community member sees.
00:53:28 --> 00:53:31: Vape a black architect they think,
00:53:31 --> 00:53:33: oh I could be an architect.
00:53:33 --> 00:53:35: If somebody sees a female developer.
00:53:35 --> 00:53:38: Oh, I could be a female developer.
00:53:38 --> 00:53:42: You know it. It goes to it has to start
00:53:42 --> 00:53:46: in the process and I've heard all of the they're
00:53:46 --> 00:53:47: not there.
00:53:47 --> 00:53:51: That's the pipeline problem. We have a entire ready program
00:53:51 --> 00:53:53: that shows you they are there.
00:53:53 --> 00:53:57: We are here. It's just maybe the problem is a
00:53:57 --> 00:53:58: network.
00:53:58 --> 00:54:00: Problem not the problem that we're not here,
00:54:00 --> 00:54:03: so really in how we are addressing this in the
00:54:03 --> 00:54:07: future has to start from the very beginning and it
00:54:07 --> 00:54:09: has to again it goes back to intention,
00:54:09 --> 00:54:14: must match impact and I think that people are going
00:54:14 --> 00:54:16: to be held to a.
00:54:16 --> 00:54:19: Higher standard or more accountable,
00:54:19 --> 00:54:25: standard and and in those incentives and that inclusive
inclusiveness.
00:54:25 --> 00:54:30: Policymakers also need to be talking to everybody in the
00:54:30 --> 00:54:30: spectrum.
00:54:30 --> 00:54:35: You know, Tammy of course already mentioned this to that.
00:54:35 --> 00:54:38: If there are voices not being heard,
00:54:38 --> 00:54:40: you're leaving entire populations out,
00:54:40 --> 00:54:43: and I will be honest right now.
00:54:43 --> 00:54:48: The Inclusive incentives program in Indianapolis leaves
people out because
00:54:48 --> 00:54:51: it is geared more towards the large development.
00:54:51 --> 00:54:56: OK, and how do you do a small neighborhood project?
00:54:56 --> 00:55:00: If those inclusive incentives are geared towards a \$50 million
00:55:00 --> 00:55:01: project,
00:55:01 --> 00:55:04: and you've got a \$5 million project,
00:55:04 --> 00:55:06: OK, those those don't match up,
00:55:06 --> 00:55:10: and instead of looking at projects independently or on a
00:55:10 --> 00:55:14: point system or on a what are you actually doing?
00:55:14 --> 00:55:17: You know it's this across the board,

00:55:17 --> 00:55:19: so that doesn't help the smaller developer,
00:55:19 --> 00:55:24: the local developer, the artist who's also developing
properties where
00:55:24 --> 00:55:25: he grew up.
00:55:25 --> 00:55:27: That's one of our ready graduates.
00:55:27 --> 00:55:30: You know so, so it has to be far more
00:55:30 --> 00:55:31: holistic than it is.
00:55:32 --> 00:55:36: And until that starts happening and those voices are being
00:55:37 --> 00:55:37: heard.
00:55:37 --> 00:55:39: It's not going to be active,
00:55:39 --> 00:55:41: and it's not going to address all the needs,
00:55:41 --> 00:55:43: so I guess that's my soapbox.
00:55:43 --> 00:55:45: I'll jump off for now.
00:55:45 --> 00:55:46: Thank you for giving me
00:55:46 --> 00:55:48: the platform and and and Trinity.
00:55:48 --> 00:55:49: I'll jump on your bar.
00:55:51 --> 00:55:53: Soapbox up very, very
00:55:53 --> 00:55:56: well, said I I there's a great example of what
00:55:57 --> 00:55:58: you were talking about.
00:55:58 --> 00:56:03: Trinity in the Martindale Brightwood area we're working on
another
00:56:03 --> 00:56:04: project right now.
00:56:04 --> 00:56:09: The Frederick Douglass Park Family Center to that's coming
into
00:56:09 --> 00:56:13: play after 13 years and the mirror making an investment
00:56:13 --> 00:56:17: of \$20 million into that community and one of the
00:56:17 --> 00:56:21: things that when we first went in for the very
00:56:21 --> 00:56:22: first meeting.
00:56:22 --> 00:56:26: Before I could even open up up the community engagement
00:56:26 --> 00:56:28: session that evening,
00:56:28 --> 00:56:32: the head of 1 voice said to me we we
00:56:32 --> 00:56:36: really don't need your help.
00:56:36 --> 00:56:40: We know how to do this and I said,
00:56:40 --> 00:56:43: well come on, let let let's do it together so
00:56:43 --> 00:56:47: we were all unzoned he became my Co facilitator just
00:56:47 --> 00:56:51: like that and basically it's he was exactly right.
00:56:51 --> 00:56:55: We should not be planning for people but planning with
00:56:55 --> 00:56:58: them and that is what is most important as a
00:56:58 --> 00:57:02: part of these processes and one of the things that
00:57:02 --> 00:57:06: even we did working on the Far East side was
00:57:06 --> 00:57:07: empowering.
00:57:07 --> 00:57:11: Stands right because you want to create sustainability
because what

00:57:11 --> 00:57:13: happens most of consultants come in.
 00:57:13 --> 00:57:17: They have a contract that starts and end the project
 00:57:17 --> 00:57:21: starts and ends and then what is being left for
 00:57:21 --> 00:57:22: that community.
 00:57:22 --> 00:57:25: Long term and so one of the things that came
 00:57:25 --> 00:57:29: out of the pandemic was resident consultants and being able
 00:57:29 --> 00:57:32: to identify residents be able to screen them,
 00:57:33 --> 00:57:36: train them, deploy them to be boots on the ground
 00:57:36 --> 00:57:38: to carry information.
 00:57:38 --> 00:57:41: While you may have had this on the online tools
 00:57:41 --> 00:57:42: that were available,
 00:57:42 --> 00:57:45: they weren't always accessible, and so you still had to
 00:57:46 --> 00:57:49: have this hybrid approach of being able to connect and
 00:57:49 --> 00:57:49: touch people,
 00:57:49 --> 00:57:53: and that was one thing that through those resident
 consultants
 00:57:53 --> 00:57:55: was able to be done and you were able to
 00:57:55 --> 00:57:59: have those smaller community conversations with people
 meeting at the
 00:57:59 --> 00:58:03: bus stops or walking through apartment communities that let
 residents
 00:58:03 --> 00:58:06: know that their voice mattered and that they owned the
 00:58:06 --> 00:58:09: process and were in charge of the decision.
 00:58:09 --> 00:58:09: Making
 00:58:10 --> 00:58:11: or Tambo, I
 00:58:11 --> 00:58:13: want to build on the little bit because I think
 00:58:13 --> 00:58:16: that resident consultants is a strategy that is catching on.
 00:58:16 --> 00:58:19: We do a lot of work with 16 tech and
 00:58:19 --> 00:58:20: they've just engaged.
 00:58:20 --> 00:58:22: I think a team of six or eight and they
 00:58:22 --> 00:58:26: called the street team and they are neighborhood residential
 consultants
 00:58:26 --> 00:58:29: that are being paid to help make that connection.
 00:58:29 --> 00:58:32: So it's not just dependent solely on volunteers because we
 00:58:32 --> 00:58:34: all need to make a living and time is money,
 00:58:34 --> 00:58:36: right? That includes everyone. And so I,
 00:58:36 --> 00:58:39: I think that notion that you know 60 texts going
 00:58:40 --> 00:58:41: to be there along time.
 00:58:41 --> 00:58:43: But they they have a small staff and they need
 00:58:43 --> 00:58:46: more connectivity with neighborhoods surrounding them,
 00:58:46 --> 00:58:47: and so they're really engaging.
 00:58:47 --> 00:58:50: This street team is that concept same the same exact
 00:58:50 --> 00:58:50: way?

00:58:50 --> 00:58:54: You're calling residential consultants. So I think that's something

00:58:54 --> 00:58:55: that we're going to continue to see.

00:58:55 --> 00:58:57: And I know it's working,

00:58:57 --> 00:59:00: and so I'm glad to hear that others are doing

00:59:00 --> 00:59:00: that as

00:59:00 --> 00:59:04: well. Did you use a?

00:59:04 --> 00:59:07: Was there urban plan at some point used because I

00:59:07 --> 00:59:10: thought there was Mark Martindale Brightwood recently.

00:59:10 --> 00:59:12: Did an urban plan training with ULI and I think

00:59:13 --> 00:59:16: that that's awesome for residents to be able to do

00:59:16 --> 00:59:19: and get that education and training because again,

00:59:19 --> 00:59:21: it goes back to exposure and and language.

00:59:22 --> 00:59:23: You know how do they?

00:59:23 --> 00:59:26: How can they express what they want and don't want

00:59:26 --> 00:59:29: when they don't have the exposure to it?

00:59:29 --> 00:59:32: Or the language that we use in the industry?

00:59:32 --> 00:59:36: To be able to express that so by offering opportunities

00:59:37 --> 00:59:41: for training like urban plan that that through ULI it,

00:59:41 --> 00:59:45: it is very empowering because of that knowledge and experience

00:59:45 --> 00:59:48: that is gained in understanding that language,

00:59:48 --> 00:59:51: and the tradeoffs that that have to be made.

00:59:51 --> 00:59:55: Regardless because the finances still have to make

00:59:55 --> 00:59:58: sense. Yeah, absolutely. Trinity and a part of that was

00:59:58 --> 01:00:00: about terminology,

01:00:00 --> 01:00:03: making sure that people under understood the terminology.

01:00:03 --> 01:00:05: Were able to use it.

01:00:05 --> 01:00:08: Everything from charettes to key informant.

01:00:08 --> 01:00:10: Interviews and understanding what that looked like,

01:00:10 --> 01:00:14: how to conduct a SWOT analysis as a part of

01:00:14 --> 01:00:15: that process.

01:00:15 --> 01:00:19: Being able to really know how to listen and even

01:00:19 --> 01:00:22: just taking notes and summarizing your notes.

01:00:22 --> 01:00:25: Putting together a PowerPoint presentation and understanding.

01:00:25 --> 01:00:29: Also diversity, equity and inclusion at a whole different level.

01:00:29 --> 01:00:34: So we had various speakers that came in and shared.

01:00:34 --> 01:00:38: Their experiences and then trained on specific topics as a

01:00:38 --> 01:00:41: part of the on boarding for them.

01:00:41 --> 01:00:45: And then we learned from them what they felt was

01:00:45 --> 01:00:46: missing.

01:00:46 --> 01:00:48: After going through the process.

01:00:48 --> 01:00:52: 'cause once again communication is a two way St for
01:00:52 --> 01:00:54: me for our team.

01:00:54 --> 01:00:58: One of the primary goals as in an African American
01:00:58 --> 01:01:02: firm here in the city minority owned business and having
01:01:02 --> 01:01:04: that planning.

01:01:04 --> 01:01:08: Component is that there needs to be more urban planners
01:01:08 --> 01:01:12: that are African American and that resident consultant team
was

01:01:12 --> 01:01:14: made up of patients.

01:01:14 --> 01:01:17: It was made up of Latin X population.

01:01:17 --> 01:01:21: It was made up of African Americans of Faith.

01:01:21 --> 01:01:24: Leaders of individuals that were entrepreneurs.

01:01:24 --> 01:01:27: And so when you looked at that team,
01:01:27 --> 01:01:32: there was so much diversity that was there to people
01:01:32 --> 01:01:34: that were able to translate.

01:01:34 --> 01:01:36: Language for us helping creation of materials.

01:01:36 --> 01:01:39: And so when you really identify the jewels that already
01:01:39 --> 01:01:42: exist and take those assets and leverage them,
01:01:42 --> 01:01:45: it takes your planning and development to a whole another
01:01:45 --> 01:01:46: level,

01:01:46 --> 01:01:49: and I think that that's what we have to really
01:01:49 --> 01:01:52: make sure that we continue to connect to the Community
01:01:52 --> 01:01:54: in which we are trying to serve.

01:01:54 --> 01:01:57: And so we we really leave it better than where
01:01:58 --> 01:01:58: we found it.

01:02:00 --> 01:02:03: Great, well I just want to bring everyone's attention to
01:02:03 --> 01:02:03: the chat.

01:02:03 --> 01:02:06: If you're not following on the chat,
01:02:06 --> 01:02:09: there's a lot of great other resources that are being
01:02:09 --> 01:02:12: thrown out here in terms of the incremental development
alliance.

01:02:12 --> 01:02:15: There's a reference to the Philadelphia organization.

01:02:15 --> 01:02:17: Thanks Paul for showing tiny WPA,
01:02:17 --> 01:02:19: and I'm probably not catching all,
01:02:19 --> 01:02:21: but I just want to bring your attention.

01:02:21 --> 01:02:25: There's a lot of good resources and links that are
01:02:25 --> 01:02:28: being thrown out in the chat that help or other
01:02:28 --> 01:02:28: tools.

01:02:28 --> 01:02:31: Urban plan which was. Trinity mentioned that as a whole
01:02:31 --> 01:02:32: life program,
01:02:32 --> 01:02:36: and I think there's one other one that's been indicated
01:02:36 --> 01:02:36: in here.

01:02:36 --> 01:02:38: Uh, I don't see it.

01:02:38 --> 01:02:40: Now that is a another training opportunity.

01:02:40 --> 01:02:42: Oh, here it is. Again.

01:02:42 --> 01:02:45: Thanks Andrea for the People's Planning Academy and I know

01:02:45 --> 01:02:46: Scarlett.

01:02:46 --> 01:02:50: That's probably falls under you under DMD and so that's

01:02:50 --> 01:02:51: a popular one.

01:02:51 --> 01:02:52: Actually, that is a great,

01:02:52 --> 01:02:54: you know, breaking down the jargon,

01:02:54 --> 01:02:58: giving neighbors, and so if you're working in neighbors or

01:02:58 --> 01:03:02: I should say when you're working in neighbors neighborhoods,

01:03:02 --> 01:03:05: this is an opportunity to get some of those resident

01:03:05 --> 01:03:06: consultants and or others.

01:03:06 --> 01:03:09: Plugged into these opportunities so they can learn and educate.

01:03:09 --> 01:03:12: Get educated on how they can continue to have their

01:03:12 --> 01:03:14: voice heard in many different,

01:03:14 --> 01:03:16: many different arenas. So again,

01:03:16 --> 01:03:19: great resources. Thanks to everybody who's been throwing that out,

01:03:19 --> 01:03:22: so I think that really gets at the development tools

01:03:22 --> 01:03:25: and systematic you know strategies that are out there.

01:03:25 --> 01:03:27: Is there any others that we've missed,

01:03:27 --> 01:03:30: panelists that we need to mention for the group so

01:03:30 --> 01:03:32: we have some real takeaways today?

01:03:33 --> 01:03:36: I want to say going to I think your question

01:03:36 --> 01:03:40: of quite a few minutes ago of actual development in

01:03:40 --> 01:03:41: neighborhoods.

01:03:41 --> 01:03:44: I think one of the things we've we thought about

01:03:44 --> 01:03:48: again in terms of place making and how you see

01:03:48 --> 01:03:50: the impact of the pandemic.

01:03:50 --> 01:03:52: Certainly not everybody falls in this category,

01:03:52 --> 01:03:54: but the pandemic highlighted mobility,

01:03:54 --> 01:03:57: right? It? It increase mean it it highlighted who doesn't

01:03:57 --> 01:03:58: have mobility,

01:03:58 --> 01:04:02: and that's got a whole other set of things you

01:04:02 --> 01:04:02: should do,

01:04:02 --> 01:04:05: but that's frankly. That's always been there,

01:04:05 --> 01:04:08: right? What's new is a whole lot of people have

01:04:08 --> 01:04:10: discovered that they don't have to.

01:04:10 --> 01:04:12: You don't have to go into the office,

01:04:12 --> 01:04:15: I think depending on who you ask her how the

01:04:16 --> 01:04:17: question was poison.

01:04:17 --> 01:04:20: Number of studies indicate between like 25 and 50%

01:04:20 --> 01:04:23: of workers are gonna in the future be involved in

01:04:23 --> 01:04:27: some sort of remote or partially remote hybrid work experience.

01:04:27 --> 01:04:30: So again, back to Bob's early point about live work.

01:04:30 --> 01:04:33: Play mean that that phrase has been in our neighborhood

01:04:33 --> 01:04:34: development vocabulary.

01:04:34 --> 01:04:36: That's the principle. Live work play,

01:04:36 --> 01:04:40: although really it was work live play 'cause it was

01:04:40 --> 01:04:40: about.

01:04:40 --> 01:04:44: Where is the job? So bringing housing near that right?

01:04:44 --> 01:04:47: Make a great place near the jazz.

01:04:47 --> 01:04:51: If the as if the work was the center that

01:04:51 --> 01:04:55: you then diversified from well for 25 to 50%

01:04:55 --> 01:04:59: of the population, that won't be the case necessarily anymore,

01:04:59 --> 01:05:03: and so. Maybe it's up.

01:05:03 --> 01:05:09: It's live and play, and so neighborhood revitalization.

01:05:09 --> 01:05:11: People are going to make choices about where they live.

01:05:11 --> 01:05:12: If you have a choice,

01:05:12 --> 01:05:14: we're going to make choices about where you live,

01:05:14 --> 01:05:16: not based on whether it's close to your work or

01:05:16 --> 01:05:16: not anymore.

01:05:16 --> 01:05:19: It's going to be about.

01:05:19 --> 01:05:22: The lifestyle, the amenity right people are going to move

01:05:22 --> 01:05:24: to the city because they want to live there,

01:05:24 --> 01:05:27: not because that's where their job is,

01:05:27 --> 01:05:30: and I think that has huge impacts in terms of

01:05:30 --> 01:05:32: investments in amenities.

01:05:32 --> 01:05:34: On sort of neighborhood scale,

01:05:34 --> 01:05:37: I think it has a huge impact on the actual.

01:05:37 --> 01:05:40: Let's say that the affordable housing or just the housing

01:05:40 --> 01:05:41: that's developed,

01:05:41 --> 01:05:44: it can't just be near your work and it can't

01:05:44 --> 01:05:46: just be because it's downtown.

01:05:46 --> 01:05:50: Now where you know apartment developer might have said I'm

01:05:50 --> 01:05:54: not putting in a fitness center in because it's going

01:05:54 --> 01:05:55: to be a problem or I'm not,

01:05:55 --> 01:05:58: you know, laundry rooms are a problem now.

01:05:58 --> 01:06:00: Frankly, balconies are balconies are amenities.

01:06:00 --> 01:06:02: You know fresh air, fitness areas,

01:06:02 --> 01:06:04: green spaces. TD Garden on site.

01:06:04 --> 01:06:06: People are going to start.

01:06:06 --> 01:06:09: Expecting different things right from their choices,

01:06:09 --> 01:06:14: and so I think the development community and even in

01:06:14 --> 01:06:15: our own work,

01:06:15 --> 01:06:19: you know the affordable housing we're doing in the health

01:06:19 --> 01:06:20: district.

01:06:20 --> 01:06:24: Frankly, our first project is going to be a showcase

01:06:24 --> 01:06:27: for healthy housing from the design,

01:06:27 --> 01:06:30: from the materials, from the programming,

01:06:30 --> 01:06:32: Fitness Center, community garden, greenspace,

01:06:32 --> 01:06:37: balconies, fresh air, this idea that it can't just be

01:06:37 --> 01:06:38: a place.

01:06:38 --> 01:06:41: And more people, if they can choose where they want

01:06:41 --> 01:06:41: to live,

01:06:41 --> 01:06:45: it's got to be about amenities in the community and

01:06:45 --> 01:06:47: the quality of the housing.

01:06:47 --> 01:06:49: So that's not quite to Trinity Soapbox,

01:06:49 --> 01:06:50: but that's a bit

01:06:50 --> 01:06:51: of my little

01:06:51 --> 01:06:53: box. But to your point,

01:06:53 --> 01:06:56: Michael, I just read on on changing amenities or or

01:06:56 --> 01:06:57: floor plans or whatever.

01:06:57 --> 01:07:00: I just read an article that for the first time,

01:07:00 --> 01:07:02: and you know, over a decade,

01:07:02 --> 01:07:07: that. We're starting to see square footage is increase instead

01:07:07 --> 01:07:08: of decrease,

01:07:09 --> 01:07:13: so so that's starting to happen and and definitely a

01:07:13 --> 01:07:16: result of the pandemic and that need for.

01:07:16 --> 01:07:20: Well, the changing needs because of the pandemic so.

01:07:21 --> 01:07:22: In my last little thing,

01:07:22 --> 01:07:25: it made me think of sort of regulatory piece,

01:07:25 --> 01:07:26: and we're talking about incentives,

01:07:26 --> 01:07:29: etc. You know, part of the part of the zoning

01:07:30 --> 01:07:31: part of the incentives?

01:07:31 --> 01:07:35: Provided to spur development where it's more challenging

01:07:35 --> 01:07:38: might frankly

01:07:38 --> 01:07:40: have to start thinking about those kind of things.

01:07:40 --> 01:07:43: The amenities on site off site,

01:07:43 --> 01:07:47: so it's not just are you providing affordable units,

01:07:47 --> 01:07:48: but maybe you get. I don't know your points or

01:07:47 --> 01:07:48: something,

01:07:48 --> 01:07:50: but for. Coworking common spaces.

01:07:50 --> 01:07:52: How much of that do you have in your in

01:07:52 --> 01:07:53: your development project,

01:07:53 --> 01:07:58: right? What sort of healthy oriented or community amenities are

01:07:58 --> 01:08:02: built into that project and making that kind of requirement?

01:08:02 --> 01:08:04: For incentives to disperse.

01:08:07 --> 01:08:07: Well,

01:08:07 --> 01:08:08: tell you since

01:08:08 --> 01:08:11: we started a few minutes early we are gonna actually

01:08:11 --> 01:08:14: give everybody an opportunity to take a bio break here

01:08:14 --> 01:08:17: between about 9:40 five 9:50 to 10:00 o'clock.

01:08:17 --> 01:08:20: So we're going to build a quick break here.

01:08:20 --> 01:08:22: But before we do that,

01:08:22 --> 01:08:25: I'd like maybe the panelist to build on the call

01:08:25 --> 01:08:28: to action that we heard from Bob this morning.

01:08:28 --> 01:08:30: And I know you've kind of given us little hints

01:08:30 --> 01:08:33: of that along our conversation this morning.

01:08:33 --> 01:08:36: But let's end this session before everyone takes their bio

01:08:36 --> 01:08:37: breaking.

01:08:37 --> 01:08:39: Comes back at 10 to really build on the call

01:08:39 --> 01:08:42: to action for a new blueprint and you know,

01:08:42 --> 01:08:45: what are the strategies around that or what?

01:08:45 --> 01:08:47: What is that call to action we have for folks

01:08:47 --> 01:08:48: today?

01:08:52 --> 01:08:58: I'll start. I would say probably in my my biggest

01:08:58 --> 01:09:03: call to action that I think is a very.

01:09:06 --> 01:09:11: Easily. Quantifiable had come, comes down to network.

01:09:11 --> 01:09:17: I would challenge everyone to look at their networks and

01:09:17 --> 01:09:22: if you cannot find someone in your network that is

01:09:22 --> 01:09:25: a female minority in every.

01:09:25 --> 01:09:30: Aspect of our industry. That you are perpetuating the

01:09:30 --> 01:09:35: problem

01:09:35 --> 01:09:36: because your your network is limited and only you can

01:09:36 --> 01:09:38: change that.

01:09:38 --> 01:09:43: Now I'm smoking the bear,

01:09:43 --> 01:09:46: apparently, but. So look at your network and if it's

01:09:46 --> 01:09:49: not diverse you are.

01:09:49 --> 01:09:53: You're perpetuating the problem, and all you have to do

01:09:53 --> 01:09:56: is be intentional in diversifying and growing your network,

01:09:56 --> 01:10:01: and that also then means.

01:10:01 --> 01:10:04: Giving those people opportunity in who gets the jobs.

01:10:04 --> 01:10:04: Who makes the decisions and who can build wealth from

01:10:04 --> 01:10:04: it?

01:10:07 --> 01:10:12: I I would definitely agree with everything that Trinity said.

01:10:12 --> 01:10:15: The other piece that I would say is as we're

01:10:15 --> 01:10:21: putting together advisory committees that often drives the development and

01:10:21 --> 01:10:25: redevelopment process and give guidance to that they have to

01:10:25 --> 01:10:30: include residents. And if you are including residents as a

01:10:30 --> 01:10:32: part of the advisory committee,

01:10:32 --> 01:10:37: not just all the anchor institutions that live there and.

01:10:37 --> 01:10:41: Some grass tops stakeholders, but please make sure that you

01:10:41 --> 01:10:44: have residents as a part of your advisory committees so

01:10:44 --> 01:10:48: that that voice that resident voices heard loud and clear

01:10:48 --> 01:10:51: at the planning table. Not that they're responding,

01:10:51 --> 01:10:56: but that they're proposing that they're creating that they're thinking

01:10:56 --> 01:10:59: right along with you and filling up that that white

01:10:59 --> 01:11:01: board at the same time.

01:11:01 --> 01:11:03: The other piece, I would say,

01:11:03 --> 01:11:07: is that when we think about our engagement tools some

01:11:07 --> 01:11:08: some of those.

01:11:08 --> 01:11:10: Will need to be re evaluated.

01:11:10 --> 01:11:13: We need to relearn how we listen as a part

01:11:13 --> 01:11:15: of this process and so we are.

01:11:15 --> 01:11:18: It's going to be important to you know,

01:11:18 --> 01:11:21: continue a lot of the online tools that we're using.

01:11:21 --> 01:11:23: Just as we're using today,

01:11:23 --> 01:11:26: but then also make sure you're sending out those postcards

01:11:26 --> 01:11:29: to somebody that may not be able to connect online

01:11:29 --> 01:11:32: and that you're connecting with them in that way.

01:11:32 --> 01:11:36: That telephonic outreach is taking place and that you're doing

01:11:36 --> 01:11:38: even telephone town halls now have become.

01:11:38 --> 01:11:42: A real best practice that we see several organizations using

01:11:42 --> 01:11:45: and leveraging to make sure that everybody has a voice

01:11:45 --> 01:11:47: as a part of the process.

01:11:47 --> 01:11:49: Because I'll say, as Bill Crawford said,

01:11:49 --> 01:11:51: if you're not at the table,

01:11:51 --> 01:11:52: you're on the menu.

01:11:57 --> 01:11:59: I'm not going to be not going to be nearly

01:12:00 --> 01:12:00: as inspiring,

01:12:00 --> 01:12:03: and I'm going to actually seal a comment in the

01:12:03 --> 01:12:03: chat,

01:12:03 --> 01:12:04: but I think it captures it.

01:12:04 --> 01:12:09: My challenge would be. That good good development is or

01:12:09 --> 01:12:12: frankly will be good business,

01:12:12 --> 01:12:16: right? And we we can't think about somehow.

01:12:16 --> 01:12:18: I challenge everybody out there.

01:12:18 --> 01:12:21: The call to action is join those two together,

01:12:21 --> 01:12:24: it's not. Well, good idealistic development.

01:12:24 --> 01:12:26: Be good for business. It's going to it.

01:12:26 --> 01:12:30: Is it? It's going to be the other way around.

01:12:30 --> 01:12:33: Good development will be good business and like I said

01:12:33 --> 01:12:34: earlier,

01:12:34 --> 01:12:37: I think sometimes. Small steps are better,

01:12:37 --> 01:12:39: often better than a big plan.

01:12:39 --> 01:12:42: So do something to contribute to this to move the

01:12:42 --> 01:12:43: needle a little bit.

01:12:43 --> 01:12:46: And even if it's not changing the world all at

01:12:46 --> 01:12:46: once,

01:12:46 --> 01:12:50: I challenge everybody out there to make a contribution and

01:12:50 --> 01:12:51: take one step forward.

01:12:52 --> 01:12:55: Great thank you for that and always I'm sure everyone

01:12:55 --> 01:12:58: is applauding in the background for our panelists.

01:12:58 --> 01:13:01: Great call to action. Great to inspiring as well as

01:13:01 --> 01:13:04: tactical things you can apply in your daily lives right

01:13:04 --> 01:13:04: now,

01:13:04 --> 01:13:06: so go make a difference.

01:13:06 --> 01:13:07: Nick will turn it over to

01:13:07 --> 01:13:08: you.

01:13:11 --> 01:13:13: OK, well amazing. I hallway and Megan.

01:13:13 --> 01:13:16: I'm really glad you're recording this because I am going

01:13:16 --> 01:13:19: to have to go back and re watch this about

01:13:19 --> 01:13:21: 100 times just so many great messages.

01:13:21 --> 01:13:24: I started writing them down in my book and I've

01:13:24 --> 01:13:25: already got 3 pages of just,

01:13:25 --> 01:13:28: you know messages that I picked up from from each

01:13:28 --> 01:13:29: of you.

01:13:29 --> 01:13:31: So thank you so much for being a part of

01:13:31 --> 01:13:34: the panel today that was very inspiring and encouraging.

01:13:34 --> 01:13:37: So I do think we're going to take a quick

01:13:37 --> 01:13:37: break.

01:13:37 --> 01:13:40: Give you a chance to refill your coffee or get

01:13:40 --> 01:13:41: a beverage.

01:13:41 --> 01:13:44: Restroom, whatever you need to do and we will reconnect
01:13:44 --> 01:13:46: here at 10:00 o'clock so please be back by 10
01:13:46 --> 01:13:48: and we'll go on to the speakers.
01:14:59 --> 01:15:01: Alright, well let's go ahead.
01:15:01 --> 01:15:03: I see it's 10:00 o'clock now.
01:15:03 --> 01:15:05: So let's go ahead and and off to the next
01:15:06 --> 01:15:06: topic.
01:15:06 --> 01:15:09: I know we were all inspired by the panelist and
01:15:09 --> 01:15:12: we have two more speakers that are going to continue
01:15:12 --> 01:15:15: to inspire us and and really talk about the revitalization
01:15:15 --> 01:15:18: and both for the immediate and long term of the
01:15:18 --> 01:15:19: city of Indianapolis.
01:15:19 --> 01:15:24: Both speakers have. Man been working on redevelopment
01:15:24 --> 01:15:28: projects and
01:15:28 --> 01:15:31: the city of Indianapolis for many years and I'm excited
01:15:31 --> 01:15:34: to have both of them be part of this program
01:15:34 --> 01:15:37: today. So Paul is going to be moderating Paul and
01:15:37 --> 01:15:40: alone is senior director for Urban Land Institute's in DC.
01:15:40 --> 01:15:41: But he has a lot of roots in the city
01:15:41 --> 01:15:44: of Indianapolis,
01:15:44 --> 01:15:46: so Paul, I will turn it over to you.
01:15:46 --> 01:15:49: Well, sure well. Well thank you so much for having
01:15:49 --> 01:15:52: me and thank you for letting me to join today.
01:15:52 --> 01:15:55: I'm Paul Angelo Medley, the Curtis Infrastructure initiative
01:15:55 --> 01:15:59: that works
01:15:59 --> 01:16:00: to ensure infrastructure investments create equitable and
01:16:00 --> 01:16:03: Brazilian places that
01:16:03 --> 01:16:07: build long term community value.
01:16:07 --> 01:16:10: I'm really excited to be moderating this discussion today that
01:16:10 --> 01:16:13: will really focus on the challenges and opportunities for
01:16:13 --> 01:16:16: Indianapolis.
01:16:16 --> 01:16:20: But for this while live and work in DC,
01:16:20 --> 01:16:22: I'm a proud Hoosier and Irving Tony and I'm really
01:16:22 --> 01:16:26: happy that there was so much discussion about the.
01:16:26 --> 01:16:30: Beside, I think that's really critical and something that didn't
01:16:30 --> 01:16:33: happen as much when I was growing up,
01:16:33 --> 01:16:36: and I'll first provide a few opening remarks that talk
01:16:36 --> 01:16:37: a little bit more globally and nationally about what's
01:16:37 --> 01:16:41: happening
01:16:41 --> 01:16:44: and then turn it over about the historic opportunity that
01:16:44 --> 01:16:47: we're facing it and then turn it over to Scarlet
01:16:47 --> 01:16:50: Andrews,
01:16:50 --> 01:16:53: the director, director of Department of Metropolitan

Development and Mark
 Fisher,
 the Chief Policy officer at the antechamber.
 As we're discussing, please put your questions.
 In the chat and I'll make sure that we get
 to them as part of the discussion.
 After we do the presentations.
 But thanks to a generous donation from James Curtis,
 you will you will I established the Curtis Infrastructure
 initiative
 last summer that is really focused around promoting locally
 driven
 infrastructure solutions that are equitable,
 resilient and build long term community value.
 We want to serve as a conduit to enable more
 of the right types of infrastructure investments that get done
 as well as build a community of practice who worked
 who can work together on shared infrastructure challenges
 and opportunities.
 This really requires building a movement of which you are.
 All participants that grows the table and creates new ones
 through global and strategic partnerships provides technical
 assistance and capacity
 building at the local level,
 then acts as a feedback loop to promote the most
 innovative and or effective best practices a little bit earlier
 I heard a question about broadband or comment about
 broadband
 and just want to let you know that at the
 end of August,
 well, late summer, early September we will have our first
 major report that will be really be focused on broadband
 in real estate and the opportunity that presents as well
 as also kind of leveraging a lot of the historic.
 Infrastructure investment that I'm about to talk about here.
 But there's a lot happening in Washington these days,
 and during the first days of the Biden Harris administration,
 the American Rescue Act was passed to respond to the
 immediate needs and shore up state and local budget by
 providing transportation,
 housing and other support. This act provided some stability
 and
 provides the opportunity to think more about how to spend

01:18:24 --> 01:18:26: on job creating investments,
01:18:26 --> 01:18:29: including infrastructure that's equitable, sustainable and provides access to opportunities.

01:18:29 --> 01:18:32: Hopefully this will enable some of those things.
01:18:32 --> 01:18:35: That you're talking about that there actually are some funds
01:18:35 --> 01:18:39: to actually start doing that and provide more resources on
01:18:39 --> 01:18:40: the way to come,
01:18:40 --> 01:18:43: and I think that's something that's really important to think
01:18:43 --> 01:18:44: about as we go forward.

01:18:44 --> 01:18:48: And then, while not Pastora bill at this point really,
01:18:48 --> 01:18:51: the American jobs plan proposed by the Biden Harris administration
01:18:51 --> 01:18:54: access a policy framework for how the administration is looking
01:18:54 --> 01:18:57: at how to prioritize spending in the coming years combined
01:18:57 --> 01:18:59: with the American rescue plan.

01:18:59 --> 01:19:02: This is the largest proposed investment in American infrastructure since.
01:19:02 --> 01:19:05: World War Two and three times as large as a
01:19:05 --> 01:19:09: 2009 American Recovery and Reinvestment Act that passed in response
01:19:09 --> 01:19:11: to the 2008 Global financial crisis.

01:19:11 --> 01:19:14: It really focuses on the core of addressing our dual
01:19:14 --> 01:19:18: crisis of climate change and racial injustice and creating economic
01:19:18 --> 01:19:21: opportunity to recover from a post pandemic.

01:19:21 --> 01:19:22: With industry of the future,
01:19:22 --> 01:19:26: and it's great to hear that Cook and others are
01:19:26 --> 01:19:28: doing some of this work right now,
01:19:28 --> 01:19:31: and this is already happening in this city.

01:19:33 --> 01:19:37: It and then mostly, but it's not just proposed funding.
01:19:37 --> 01:19:41: It is also that the administration looks to do this
01:19:41 --> 01:19:45: through using the full statutory authority of the federal government
01:19:45 --> 01:19:49: by revamping things such as TOTOD guidance that really is
01:19:49 --> 01:19:52: looking at how do you better fund in finance?
01:19:52 --> 01:19:54: A lot of these projects,
01:19:54 --> 01:19:57: particularly built around things such as housing,
01:19:57 --> 01:20:01: economic opportunity, and also leveraging things such as the 1968
01:20:01 --> 01:20:03: Civil Rights Act through the.
01:20:03 --> 01:20:07: Implementation of the Affordable Fair Housing Act and and the
01:20:07 --> 01:20:10: administration is also thinking a lot about how to do

01:20:10 --> 01:20:14: these projects that are more shovel worthy as opposed to

01:20:14 --> 01:20:17: just shovel ready which was more like those those 2009

01:20:17 --> 01:20:18: projects.

01:20:18 --> 01:20:21: But as I said, there's a historic opportunity and it's

01:20:21 --> 01:20:25: really exciting that we that there we can leverage those

01:20:25 --> 01:20:26: dollars with state,

01:20:26 --> 01:20:30: local and private dollars and and with that providing that

01:20:30 --> 01:20:32: kind of global perspective.

01:20:32 --> 01:20:35: I just want to turn it now over to Scarlet

01:20:35 --> 01:20:38: and Mark who will talk a little bit more specifically

01:20:38 --> 01:20:41: about local how this is impacting the the local economy

01:20:41 --> 01:20:43: and having a discussion after that.

01:20:45 --> 01:20:48: Thank you. Well, my name is Mark Fisher.

01:20:48 --> 01:20:51: I'm the chief policy officer at the Indy Chamber and

01:20:51 --> 01:20:51: Scarlett.

01:20:51 --> 01:20:54: Do you want to introduce yourself and then I'm gonna?

01:20:54 --> 01:20:56: I think I'm gonna kick this off for us.

01:20:58 --> 01:20:59: Yeah, sure my name is Scarlett Andrews Martin.

01:20:59 --> 01:21:02: I am the director of the Department of Metropolitan

01:21:02 --> 01:21:04: Development,

01:21:04 --> 01:21:05: so I'm excited to be here today and thank you

01:21:05 --> 01:21:06: for having me.

01:21:07 --> 01:21:10: I'll kick it over tomorrow.

01:21:10 --> 01:21:13: Thanks Carla and Paul. Thank you for that context.

01:21:13 --> 01:21:16: I think as schools going to run through some opportunities

01:21:16 --> 01:21:19: for redevelopment and urban redevelopment,

01:21:19 --> 01:21:23: I think it's important that we just have the the

01:21:23 --> 01:21:25: the national context but also the local context of what

01:21:25 --> 01:21:28: it means to have unified government.

01:21:28 --> 01:21:32: There was not a lot to celebrate in 2020,

01:21:32 --> 01:21:36: but it was the 50 year anniversary of Unified government

01:21:36 --> 01:21:37: which was the merger of the city of Indianapolis and

01:21:37 --> 01:21:40: Marion County it.

01:21:40 --> 01:21:44: Outside of the political implications of you,

01:21:44 --> 01:21:46: it basically tripled the physical size of Indianapolis and double

01:21:46 --> 01:21:50: more than double the population.

01:21:50 --> 01:21:50: It was really designed to capture growing population and tax

01:21:50 --> 01:21:54: base.

01:21:54 --> 01:21:55: I was moving out of the the old city limits

01:21:55 --> 01:21:59: into the what.

01:21:59 --> 01:22:01: What was then turned the suburbs we now think is

01:21:59 --> 01:22:01: the the townships that's that value.

01:22:01 --> 01:22:05: Capture that that tax capture was really able to support
01:22:05 --> 01:22:07: this growing downtown.
01:22:07 --> 01:22:09: That was the. Bill Hudnut,
01:22:09 --> 01:22:11: who was Richard Lugar's predecessor,
01:22:11 --> 01:22:14: followed Richard Lugar as as mayor of Indianapolis for four
01:22:14 --> 01:22:15: terms,
01:22:15 --> 01:22:18: said his family said you cannot be a suburb of
01:22:18 --> 01:22:22: nothing and so we really had to focus on making
01:22:22 --> 01:22:27: sure that our downtown Indianapolis did not see the same
01:22:27 --> 01:22:30: fate as many downtowns that saw in the 50s and
01:22:30 --> 01:22:33: 60s as post World War Two.
01:22:33 --> 01:22:36: Economy pushed housing and development outside of the
old city
01:22:37 --> 01:22:37: limits.
01:22:37 --> 01:22:41: But while you? Did serve us well and has served
01:22:41 --> 01:22:43: as well with the past 50 years.
01:22:43 --> 01:22:46: It does present some very unique challenges,
01:22:46 --> 01:22:49: some of them in our in our control and some
01:22:49 --> 01:22:52: of them are not downtown is it did serve its
01:22:52 --> 01:22:56: purpose of of making sure that we had a vibrant
01:22:56 --> 01:22:59: downtown Indianapolis both as a central business district.
01:22:59 --> 01:23:02: Our visitors center. So are our large conventions and large
01:23:02 --> 01:23:03: sporting events.
01:23:03 --> 01:23:06: We do it like no other city in America,
01:23:06 --> 01:23:08: but also downtown is now these cities.
01:23:08 --> 01:23:14: Largest neighborhood. Despite the growth and investment in
Downtown Center
01:23:14 --> 01:23:16: Township as a whole,
01:23:16 --> 01:23:22: is still nearly off. 170,000 residents from its peak peak
01:23:22 --> 01:23:24: population in the 1950s.
01:23:24 --> 01:23:28: So we need to think about strategies to take the
01:23:28 --> 01:23:32: success of investing in downtown and and how we support
01:23:32 --> 01:23:34: neighborhoods throughout our community.
01:23:34 --> 01:23:38: We are grappling with kind of the full impact of
01:23:38 --> 01:23:39: deindustrialization.
01:23:39 --> 01:23:42: Unlike cities like Cleveland to Detroit,
01:23:42 --> 01:23:45: you saw precipitous drops in their their manufacturing base.
01:23:45 --> 01:23:47: We saw this slow erosion.
01:23:47 --> 01:23:50: It was kind of a 20%
01:23:50 --> 01:23:54: erosion of our manufacturing employment base decade after
decade,
01:23:54 --> 01:23:58: so. Without that shock, we didn't necessarily respond to it,
01:23:58 --> 01:24:01: but only Cleveland and Detroit have seen a larger excess

01:24:01 --> 01:24:04: of traditional manufacturing from their urban core.

01:24:04 --> 01:24:06: Those jobs provided solid wage wages,

01:24:06 --> 01:24:09: and our economy was largely built off of,

01:24:09 --> 01:24:13: you know, relatively low skill but relatively high pay.

01:24:13 --> 01:24:16: You could walk out of high school with or without

01:24:16 --> 01:24:17: that degree,

01:24:17 --> 01:24:22: could go down to the factory at the the end

01:24:22 --> 01:24:24: of your street.

01:24:24 --> 01:24:27: And make equivalent of \$30.00 an hour plus pension and

01:24:27 --> 01:24:31: benefits as mechanization or or robotics usage and and

01:24:31 --> 01:24:32: automation

01:24:31 --> 01:24:32: is really taking hold.

01:24:32 --> 01:24:36: About 87% of the jobs we've lost in manufacturing throughout

01:24:36 --> 01:24:39: Indiana have actually not due to offshoring.

01:24:39 --> 01:24:43: While that has occurred, certainly it's actually due to

01:24:43 --> 01:24:44: automation

01:24:44 --> 01:24:47: and those trends are not going to slow down.

01:24:47 --> 01:24:50: With that, with these 400 square miles,

01:24:50 --> 01:24:52: we now have of unigov,

01:24:52 --> 01:24:55: we are unfortunately leaving large parts of our community

01:24:55 --> 01:24:59: behind

01:24:55 --> 01:24:59: which we've heard in the previous presentation and

01:24:59 --> 01:25:03: discussions.

01:24:59 --> 01:25:03: But unlike many other cities that have seen revitalization in

01:25:03 --> 01:25:04: court,

01:25:04 --> 01:25:07: you know parts of their community and and where they

01:25:07 --> 01:25:12: can kind of punt their problems to another political

01:25:12 --> 01:25:16: jurisdiction.

01:25:12 --> 01:25:16: Any apolis can't do that because we have unified

01:25:16 --> 01:25:18: government.

01:25:16 --> 01:25:18: We are going to have to.

01:25:18 --> 01:25:22: Confront these challenges and we're going to have to

01:25:22 --> 01:25:24: confront

01:25:22 --> 01:25:24: them systematically.

01:25:24 --> 01:25:27: And there is not going to be any silver bullet

01:25:27 --> 01:25:29: as President Oakley mentioned,

01:25:29 --> 01:25:32: we have one of the lowest socio economic mobility rates

01:25:32 --> 01:25:34: in the nation.

01:25:34 --> 01:25:37: That is largely because we built this large middle class

01:25:37 --> 01:25:39: off of that manufacturing base.

01:25:39 --> 01:25:43: As our economy evolves, we have a changing nature of

01:25:43 --> 01:25:43: of jobs,

01:25:43 --> 01:25:46: but also changing location of jobs.

01:25:46 --> 01:25:49: Again, there will be no silver bullet and how we

01:25:49 --> 01:25:50: address this,
 01:25:50 --> 01:25:54: we are going to have to increase access to opportunities.
 01:25:54 --> 01:25:56: That means we need to be thinking about brownfields.
 01:25:56 --> 01:25:58: What the near Eastside promise program,
 01:25:58 --> 01:26:01: and their focus on the former RCA facility at one
 01:26:01 --> 01:26:02: point employed 8200 people.
 01:26:02 --> 01:26:04: At the peak, employment in the 1950s,
 01:26:04 --> 01:26:07: Brownfield redevelopment is going to be key because it now
 01:26:07 --> 01:26:09: takes if you want to get a comfort letter from
 01:26:10 --> 01:26:10: IDEM.
 01:26:10 --> 01:26:11: That means, hey, we you know,
 01:26:11 --> 01:26:14: we, we know how much contamination is there,
 01:26:14 --> 01:26:16: and as long as you don't contribute to it,
 01:26:16 --> 01:26:18: we're not gonna hold you liable.
 01:26:18 --> 01:26:20: That can take up to six months to get a
 01:26:20 --> 01:26:22: comfort letter from my damn.
 01:26:22 --> 01:26:24: So companies that are looking to.
 01:26:24 --> 01:26:28: To invest in a community can't wait six months just
 01:26:28 --> 01:26:31: to get the go ahead to to put that,
 01:26:31 --> 01:26:33: you know, to invest in the community.
 01:26:33 --> 01:26:37: So Brownfield redevelopment, transportation and connectivity
 are transit expansion.
 01:26:37 --> 01:26:40: We you know basically tripled the the the service to
 01:26:40 --> 01:26:42: low low income households.
 01:26:42 --> 01:26:44: We tripled the service to minority households.
 01:26:44 --> 01:26:48: We are tripling the job access but we also have
 01:26:48 --> 01:26:51: to think about the role that zoning plays.
 01:26:51 --> 01:26:54: Last night, the metropolitan Economic Development
 Committee of the city.
 01:26:54 --> 01:26:58: Council passed a A transit oriented development zoning
 overlay for
 01:26:58 --> 01:27:00: our rapid transit corridors.
 01:27:00 --> 01:27:04: We're going to have to think about housing and affordable
 01:27:04 --> 01:27:08: housing in in the context of the constraints that the
 01:27:08 --> 01:27:11: legislature has put on local governments.
 01:27:11 --> 01:27:14: Have to think about the digital divide,
 01:27:14 --> 01:27:17: I think, uh oh, said earlier that the pandemic didn't
 01:27:17 --> 01:27:18: catalyze a lot,
 01:27:18 --> 01:27:22: but it accelerated and and oftentimes exponentially
 accelerated a lot
 01:27:22 --> 01:27:23: of these trends,
 01:27:23 --> 01:27:26: and one of the things that really came to the
 01:27:26 --> 01:27:29: fore was we have a lot of discussions about rural

01:27:29 --> 01:27:32: broadband development and deployment,
01:27:32 --> 01:27:35: but we have a very urban digital divide as well.
01:27:35 --> 01:27:38: And then this idea of human infrastructure.
01:27:38 --> 01:27:41: How do we start to address public health and food
01:27:41 --> 01:27:42: access?
01:27:42 --> 01:27:45: We are one of the I think we're the worst
01:27:45 --> 01:27:46: city or lower.
01:27:46 --> 01:27:49: At one point. The worst city for large city for
01:27:49 --> 01:27:53: food deserts and and and child care child care.
01:27:53 --> 01:27:55: I think any of us who have children that will
01:27:55 --> 01:27:59: that lived through this pandemic have a full appreciation for
01:28:00 --> 01:28:03: teachers and the role that child care plays in our
01:28:03 --> 01:28:06: economic access. And the reality is now with unigov.
01:28:06 --> 01:28:09: Largely the growth in our region was confined to Indianapolis,
01:28:09 --> 01:28:11: Marion County through the early 90s.
01:28:11 --> 01:28:14: But now? 50% of the population of our region is
01:28:14 --> 01:28:17: outside of Marion County and we're going to need to
01:28:17 --> 01:28:19: address these things on a regional basis,
01:28:19 --> 01:28:21: not just on a local basis.
01:28:21 --> 01:28:23: So I want to turn it over to Scarlet.
01:28:23 --> 01:28:26: She's got a presentation I'm going to kind of add
01:28:26 --> 01:28:28: in where she asked me too and then look forward
01:28:28 --> 01:28:30: to your question and answers.
01:28:33 --> 01:28:37: Thanks, Mark, and thanks for kind of setting the stage
01:28:37 --> 01:28:40: there for how our history kind of impacts our current
01:28:40 --> 01:28:40: moment.
01:28:40 --> 01:28:43: I want to start with kind of a mid COVID
01:28:43 --> 01:28:47: or post COVID contacts that were currently in and 1st
01:28:47 --> 01:28:50: talk about downtown and a couple of things that we're
01:28:50 --> 01:28:53: seeing that is bringing our attention so one of the
01:28:53 --> 01:28:57: things we're noticing is increased demand for office space in
01:28:57 --> 01:28:58: neighborhood based settings,
01:28:58 --> 01:29:01: specifically those mixed use settings or transit walkability.
01:29:01 --> 01:29:03: A live work environment is present so.
01:29:03 --> 01:29:07: The kind of the 15 minute neighborhood that Paul mentioned
01:29:07 --> 01:29:08: and his his remark.
01:29:08 --> 01:29:11: The example code on the left is a recent groundbreaking
01:29:11 --> 01:29:13: for office space in Brickle.
01:29:13 --> 01:29:16: This is the 811 group office space primarily,
01:29:16 --> 01:29:19: but again, this is just kind of a a different
01:29:19 --> 01:29:19: trend.
01:29:19 --> 01:29:22: It's kind of smaller office space,

01:29:22 --> 01:29:25: but more density of other views is kind of surrounding

01:29:25 --> 01:29:28: it and and then further we see companies coming out

01:29:28 --> 01:29:32: of COVID offering more flexibility for where and how people

01:29:32 --> 01:29:33: work, potentially impacting our office.

01:29:33 --> 01:29:37: Lisa is an occupancy levels and it's probably too early

01:29:37 --> 01:29:40: to know what this may mean for our downtown office

01:29:40 --> 01:29:40: towers,

01:29:40 --> 01:29:43: but I think it's important for us to acknowledge that

01:29:44 --> 01:29:47: these trends exist so that we can be more proactive

01:29:47 --> 01:29:50: and potentially thinking about mixed uses for our downtown

01:29:50 --> 01:29:54: office buildings and potentially even converting those buildings to

01:29:54 --> 01:29:58: other uses.

01:29:58 --> 01:30:00: Uhm, and at the same time we know that downtown

01:30:00 --> 01:30:04: is still indeed artist neighborhood.

01:30:04 --> 01:30:04: As Mark mentioned, we still need housing downtown of all

01:30:04 --> 01:30:08: kinds,

01:30:08 --> 01:30:11: but specifically the cities in focused on affordable housing.

01:30:11 --> 01:30:15: And we recently issued are anti displacement agenda.

01:30:15 --> 01:30:18: The Department of Metropolitan Development did and and

01:30:18 --> 01:30:22: are hoping

01:30:22 --> 01:30:27: that some of our American rescue plan dollars can be

01:30:27 --> 01:30:31: allocated to implementing our anti displacement plan plan.

01:30:31 --> 01:30:35: And we've shifted artisan tax abatement programs to

01:30:35 --> 01:30:40: specifically require

01:30:40 --> 01:30:41: affordable housing in multifamily and mixed use

01:30:41 --> 01:30:43: developments.

01:30:43 --> 01:30:47: Next slide, please. And so COVID also opened up this

01:30:47 --> 01:30:51: challenge in downtown Indianapolis to show that our

01:30:51 --> 01:30:55: hospitality industry

01:30:55 --> 01:30:59: could be resilient.

01:30:59 --> 01:31:02: So despite the challenges early on,

01:31:02 --> 01:31:04: the Civ began hosting sporting events safely in the

01:31:04 --> 01:31:07: Convention

01:31:07 --> 01:31:10: Center and and other venues opening offer this opportunity

01:31:10 --> 01:31:11: unlike

01:31:11 --> 01:31:14: any other really to host the biggest tournament in the

01:31:14 --> 01:31:17: country, the NCAA Tournament, perhaps more basketball

01:31:17 --> 01:31:20: games in one

01:31:20 --> 01:31:23: city at one time than than anywhere else before.

01:31:23 --> 01:31:26: And so we did it.

01:31:26 --> 01:31:29: Well and we gained national recognition for that,

01:31:29 --> 01:31:32: proving that we can be resilient in our Convention and

01:31:32 --> 01:31:35: sports industry,

01:31:11 --> 01:31:14: even as we're thinking about growing our economy in other
01:31:14 --> 01:31:15: areas.
01:31:15 --> 01:31:17: And we also did that by becoming one of the
01:31:17 --> 01:31:21: only cities it's actually looking forward in terms of our
01:31:21 --> 01:31:24: ability to host conventions and events.
01:31:24 --> 01:31:28: Expanding our Convention Center and adding more hotel
rooms connected
01:31:28 --> 01:31:30: to that such that the the that will open in
01:31:30 --> 01:31:34: 2025 when we project that the hospitality industry is really
01:31:34 --> 01:31:37: fully. That and so hopefully Indianapolis will be on the
01:31:37 --> 01:31:39: forefront of that.
01:31:39 --> 01:31:41: UM, of that, among other cities.
01:31:41 --> 01:31:46: Next slide, please. A dental AA tournament also brought this
01:31:46 --> 01:31:49: opportunity to showcase local artistic talent.
01:31:49 --> 01:31:53: Musicians and artists activated our public spaces downtown
in Georgia
01:31:53 --> 01:31:54: St Lugar Plaza.
01:31:54 --> 01:31:58: The Downtown Canal Monument circle and even beyond that
come
01:31:58 --> 01:31:59: through the program,
01:31:59 --> 01:32:03: SWISH, which was a multi week festival that builds off
01:32:03 --> 01:32:06: of the themes of racial equity that became so important
01:32:06 --> 01:32:11: Indianapolis and throughout the entire country and and
Indianapolis.
01:32:11 --> 01:32:14: Focusing on Indianapolis as a sports hub,
01:32:14 --> 01:32:16: all coming. Together for that.
01:32:16 --> 01:32:18: And we learned that through that experience,
01:32:18 --> 01:32:20: you know we already knew this,
01:32:20 --> 01:32:24: that involving local residents in national events like this
makes
01:32:24 --> 01:32:26: it more impactful for visitors,
01:32:26 --> 01:32:28: but also for residents here locally,
01:32:28 --> 01:32:31: both from an economic perspective actually earning more
revenue in
01:32:31 --> 01:32:33: our local businesses downtown,
01:32:33 --> 01:32:36: but also just from a cultural perspective.
01:32:36 --> 01:32:39: And we need to do more of that,
01:32:39 --> 01:32:42: which is why DMV is now embarking on the South
01:32:42 --> 01:32:44: downtown connectivity vision plans,
01:32:44 --> 01:32:47: and so that's really looking at infrastructure at the pedestrian
01:32:47 --> 01:32:50: level and activation of our key public spaces downtown.
01:32:50 --> 01:32:54: Looking for more regular and consistent programming of
those spaces,

01:32:54 --> 01:32:57: providing an opportunity for local residents as well as visitors
 01:32:57 --> 01:33:01: to program those faces on a regular basis and integrates
 01:33:01 --> 01:33:04: not just have the visitors on one side of downtown
 01:33:04 --> 01:33:07: and the local residents on the other next slide.
 01:33:07 --> 01:33:12: Eat. So, uhm. In terms of downtown,
 01:33:12 --> 01:33:16: we're also thinking about what actually goes beyond
 01:33:16 --> 01:33:19: downtown,
 01:33:19 --> 01:33:23: obviously. So those connected neighborhoods to downtown,
 01:33:23 --> 01:33:24: or actually where some of our biggest economic development
 01:33:24 --> 01:33:26: projects
 01:33:26 --> 01:33:30: are occurring right now.
 01:33:30 --> 01:33:32: With the Elanco headquarters investment,
 01:33:32 --> 01:33:34: we have this long, long awaited opportunity to develop the
 01:33:34 --> 01:33:38: GM stamping plant site,
 01:33:38 --> 01:33:41: which is one of our our,
 01:33:41 --> 01:33:44: our former manufacturing sites, and was one of the largest
 01:33:44 --> 01:33:48: job hubs in our city for many,
 01:33:48 --> 01:33:51: many years. And so now finally with Delanco investment,
 01:33:51 --> 01:33:52: we're able to invest in connecting the Valley neighborhood to
 01:33:52 --> 01:33:56: downtown through infrastructure and in market East.
 01:33:56 --> 01:33:56: The move of the courts,
 01:33:56 --> 01:33:59: the jail, and some of the county agencies to the
 01:34:00 --> 01:34:03: community.
 01:34:03 --> 01:34:05: Justice campus at the end of this year is going
 01:34:05 --> 01:34:08: to open up opportunities for development on City,
 01:34:08 --> 01:34:12: County owned property. So you know,
 01:34:12 --> 01:34:17: there are a lot of opportunities to build off of
 01:34:17 --> 01:34:19: the last few years of investment and market.
 01:34:19 --> 01:34:22: Easton actually make it more successful and more connected
 01:34:22 --> 01:34:25: to.
 01:34:25 --> 01:34:28: Neighborhoods of Holy Cross and two mass out,
 01:34:28 --> 01:34:30: and so I think it's just it's a matter of
 01:34:30 --> 01:34:33: opening up some of that cord.
 01:34:33 --> 01:34:36: Some of those corridors, and with the elevator hill
 01:34:36 --> 01:34:39: investment,
 01:34:39 --> 01:34:42: which is the former Angieslist campus.
 01:34:42 --> 01:34:46: Also kicking off at the end of this year.
 01:34:46 --> 01:34:50: Even more so, that provides just this this spotlight I
 01:34:50 --> 01:34:50: think on the market East and East,
 01:34:50 --> 01:34:50: southeastern edge of downtown. And similarly,
 01:34:50 --> 01:34:50: the 16 pack and IU Health Medical District and Indian
 01:34:50 --> 01:34:50: Ave client planning processes are really opening up seeing
 01:34:50 --> 01:34:50: northern

01:34:50 --> 01:34:51: borders of downtown.

01:34:51 --> 01:34:55: And we know that they're going to be heavily invested

01:34:55 --> 01:34:57: in in the next several years.

01:34:57 --> 01:34:59: And so, as Michael mentioned,

01:34:59 --> 01:35:04: where are those opportunities to then connect neighborhoods and connect

01:35:04 --> 01:35:07: neighborhood based services to those investments?

01:35:07 --> 01:35:11: And as I finally as I just want to point

01:35:11 --> 01:35:11: out,

01:35:11 --> 01:35:14: that also again connectivity is part of all of this

01:35:14 --> 01:35:18: and pedestrian and multimodal transportation is is a connective fiber.

01:35:18 --> 01:35:22: Through all of this, and so the cultural trail expansion

01:35:22 --> 01:35:26: will be a big part of the outskirts of downtown

01:35:26 --> 01:35:28: and how that investment spreads.

01:35:28 --> 01:35:32: The next slide, please. And finally,

01:35:33 --> 01:35:36: I think as we've talked about a lot today,

01:35:36 --> 01:35:39: neighborhood based investment and community driven investment should not be

01:35:39 --> 01:35:41: forgotten in this context,

01:35:41 --> 01:35:44: and so the work that a ULI does is actually

01:35:44 --> 01:35:46: been a key component.

01:35:46 --> 01:35:50: And in DMV has engaged with ULI with several neighborhood

01:35:50 --> 01:35:53: on site specific plans in the last few years,

01:35:53 --> 01:35:56: and we've embarked on some of our own plans with

01:35:56 --> 01:35:59: communities including in Furing some Plaza,

01:35:59 --> 01:36:02: the alkyl Southside neighborhood, one of our lips.

01:36:02 --> 01:36:05: Indeed, districts the 25th and moan an area where the

01:36:05 --> 01:36:08: city does own a lot of property right there on

01:36:08 --> 01:36:12: the Monan Ann and currently the Oak Tree Apartments site

01:36:12 --> 01:36:15: which Tammy mentioned. Her work as with as part of

01:36:15 --> 01:36:17: engaging solutions.

01:36:17 --> 01:36:21: These efforts help us engage with the community and ensure

01:36:21 --> 01:36:25: that community engagement is is the focus of any future

01:36:25 --> 01:36:27: development in that area.

01:36:27 --> 01:36:31: And then further transit oriented development is really the future

01:36:31 --> 01:36:34: of a neighborhood based development too and so much like

01:36:34 --> 01:36:36: I mentioned at the beginning,

01:36:36 --> 01:36:39: we know that this 15 minute neighborhood or a neighborhood

01:36:39 --> 01:36:44: that includes potentially your grocery store job multimodal development place

01:36:44 --> 01:36:47: to live and multiple types of places to live right
01:36:47 --> 01:36:51: there in your community are going to boost quality of
01:36:51 --> 01:36:55: life for residents but also spur more development and
property
01:36:55 --> 01:36:57: value in the future.
01:36:57 --> 01:37:01: Uhm, and so just last night the City County Council,
01:37:01 --> 01:37:06: Metropolitan Economic Development Committee did pass
transit oriented zoning code
01:37:06 --> 01:37:09: amendments to help us move in that direction.
01:37:09 --> 01:37:12: Next slide, please and I think I'll turn it over
01:37:12 --> 01:37:14: to Mark to talk a little bit about beyond the
01:37:14 --> 01:37:16: Indianapolis Marion County border.
01:37:18 --> 01:37:22: Thank you scarlet. As I mentioned in my opening comments
01:37:22 --> 01:37:22: that 50%
01:37:22 --> 01:37:26: of our region's population is now outside of Indianapolis,
01:37:26 --> 01:37:30: Marion County, Marion County grew more in the past decade
01:37:30 --> 01:37:33: than any other community in the state.
01:37:33 --> 01:37:37: From WRAL population numbers. But the trends and the
accelerated
01:37:37 --> 01:37:39: development as as a region grows.
01:37:39 --> 01:37:41: We have 92 counties in Indiana.
01:37:41 --> 01:37:45: Only 14 are going to see a a workforce age
01:37:45 --> 01:37:47: population increase of 5%
01:37:47 --> 01:37:51: or more and. Seven of those are in central IN.
01:37:51 --> 01:37:54: So as goes, Indianapolis goes the region as the region
01:37:54 --> 01:37:55: goes,
01:37:55 --> 01:37:58: the state and we have a very great group of
01:37:58 --> 01:37:59: regional elected officials.
01:37:59 --> 01:38:03: Mayor Hogsett Mayor Fadness and Fishers Mayor Cook
Mayor Myers
01:38:03 --> 01:38:05: all throughout our region,
01:38:05 --> 01:38:09: working on how do we address some of these challenges
01:38:09 --> 01:38:12: from a on a regional basis and a lot of
01:38:12 --> 01:38:16: it has to deal with workforce mobility and making sure
01:38:16 --> 01:38:18: that we do have a strong.
01:38:18 --> 01:38:23: Urban Core we have a great opportunity right now for
01:38:23 --> 01:38:24: a proof of concept.
01:38:24 --> 01:38:28: This they're ready, initiative, the running being run by the
01:38:28 --> 01:38:33: Indiana Economic Development Corporation and funded by
\$500 million from
01:38:33 --> 01:38:37: the legislature that they've earmarked some of the federal
dollars
01:38:37 --> 01:38:41: to fund innovation and quality of life investments throughout

the
01:38:41 --> 01:38:42: state of Indiana.
01:38:42 --> 01:38:47: We have currently have a really four proposals from central
01:38:47 --> 01:38:48: IN the one that.
01:38:48 --> 01:38:52: Indianapolis, Marion County is is really jelling around is the
01:38:52 --> 01:38:56: White River master plan that was developed in conjunction
with
01:38:56 --> 01:38:57: visit Indy,
01:38:57 --> 01:39:00: DMD and the Hamilton County Visitors Association visit.
01:39:00 --> 01:39:04: Visit Hamilton County around how do we activate our right
01:39:04 --> 01:39:05: river today?
01:39:05 --> 01:39:09: We've kind of used the White River as a dump.
01:39:09 --> 01:39:12: We we dump sewage in it but we are investing
01:39:12 --> 01:39:17: very heavily in our combined sewer overflow and we're going
01:39:17 --> 01:39:19: to have a an asset.
01:39:19 --> 01:39:21: That we can really capitalize on,
01:39:21 --> 01:39:24: and the White River vision plan took took a lot
01:39:24 --> 01:39:27: of care to ensure that we we made sure that
01:39:27 --> 01:39:30: it was inclusive that that it thought about the residents
01:39:30 --> 01:39:33: that are there in that it was equally spread out
01:39:33 --> 01:39:37: and then investment and so jelling around that White River
01:39:37 --> 01:39:40: master plan for the Ready program is going to be
01:39:40 --> 01:39:43: a great opportunity to have this proof of concept that
01:39:43 --> 01:39:47: regionalism can work and that we can have investments
throughout
01:39:47 --> 01:39:49: the region in a cooperative manner so.
01:39:49 --> 01:39:52: We also have the Indianapolis NPO is currently running the
01:39:53 --> 01:39:56: the Regional Comprehensive Economic Development
Strategy.
01:39:56 --> 01:40:00: It's a process prescribed by the US Economic Development
Administration.
01:40:00 --> 01:40:04: It's a five year master plan for economic development.
01:40:04 --> 01:40:08: That plan will hopefully lead to us our region forming
01:40:08 --> 01:40:13: a federally recognized economic development district and
that really opens
01:40:13 --> 01:40:17: up our region to funding and technical assistance from the
01:40:17 --> 01:40:19: federal government that we are missing.
01:40:19 --> 01:40:22: Out on right now without and dry,
01:40:22 --> 01:40:25: so the next step is part of that said processes
01:40:25 --> 01:40:28: looking as job growth is happening in our region.
01:40:28 --> 01:40:30: How do we make sure that we have good flow
01:40:30 --> 01:40:34: of people and goods throughout our region as and and
01:40:34 --> 01:40:37: making sure that people have access to that opportunity and

01:40:37 --> 01:40:40: that's going to be so critical to helping solve for
01:40:40 --> 01:40:43: those that low socio economic mobility rate.
01:40:51 --> 01:40:53: Alright great, well I'm gonna I'm closeout.
01:40:53 --> 01:40:57: This stop sharing screen here so that you can see
01:40:57 --> 01:41:00: we can all see our faces and I can see
01:41:00 --> 01:41:00: the chat.
01:41:00 --> 01:41:03: But I I think before as I kind of start
01:41:03 --> 01:41:04: going through this,
01:41:04 --> 01:41:07: the scrolling through this list is everyone asked questions.
01:41:07 --> 01:41:09: One thing I I just,
01:41:09 --> 01:41:12: I'm just I'm really curious about is why is downtown
01:41:12 --> 01:41:14: so important as we talk about this forum so much
01:41:14 --> 01:41:17: about neighborhood empowerment and development?
01:41:17 --> 01:41:20: Why is is focusing on downtown so important to the
01:41:20 --> 01:41:22: future of both Indianapolis and the region?
01:41:27 --> 01:41:27: I
01:41:27 --> 01:41:30: think I can start this pretty simply with saying that
01:41:30 --> 01:41:33: it is still our job centre and would still our
01:41:34 --> 01:41:36: biggest neighborhood and so dumb.
01:41:36 --> 01:41:37: In a very simple way,
01:41:37 --> 01:41:40: we still have the most economic activity going on downtown.
01:41:42 --> 01:41:47: Part of that people planning Academy work they brought in
01:41:47 --> 01:41:51: Joe Minicozzi to talk about the economics of land use.
01:41:51 --> 01:41:56: So I posted those those videos in the the chat.
01:41:56 --> 01:42:01: It will show you clearly where tax revenue is generated
01:42:01 --> 01:42:06: in that tax revenue that is shared throughout the entire
01:42:06 --> 01:42:09: county and it has high density,
01:42:09 --> 01:42:13: high tax revenue of the urban core COVID going to
01:42:13 --> 01:42:15: change how people work,
01:42:15 --> 01:42:19: change the nature of work in the office and it
01:42:19 --> 01:42:23: will be a challenge as a central business district,
01:42:23 --> 01:42:26: we have a very traditional central business district that is
01:42:27 --> 01:42:28: very commuter dependent.
01:42:28 --> 01:42:32: So as the full effects of COVID take take root,
01:42:32 --> 01:42:36: we're going to have to continue to evolve and and
01:42:36 --> 01:42:40: invest and downtown for the for the benefit and betterment
01:42:40 --> 01:42:42: of the entire city.
01:42:46 --> 01:42:49: And you mentioned that urban three study that was done
01:42:49 --> 01:42:49: is.
01:42:49 --> 01:42:52: Have you been thinking about that in terms of of
01:42:52 --> 01:42:55: how you kind of do land use planning for the
01:42:55 --> 01:42:57: entire entire city or region?

01:42:57 --> 01:43:00: Or is it more as you kind of think about
01:43:00 --> 01:43:03: broader maintenance questions which are is such a big issue
01:43:03 --> 01:43:06: coming going forward in the next few years?
01:43:12 --> 01:43:15: I mentioned our transit oriented zoning amendments that are currently
01:43:15 --> 01:43:19: working their way through the legislative process right now,
01:43:19 --> 01:43:22: and so essentially that opens up different types of housing
01:43:22 --> 01:43:26: that we can build in in in neighborhoods throughout the
01:43:26 --> 01:43:26: city,
01:43:26 --> 01:43:29: as well as standards for that,
01:43:29 --> 01:43:32: as well as creating a transit oriented overlay district within
01:43:33 --> 01:43:35: a certain distance of the transit bus.
01:43:35 --> 01:43:38: Rapid transit line that encourages that density in development,
01:43:38 --> 01:43:42: so we are kind of actively working on that.
01:43:42 --> 01:43:45: At the moment, with this with this ordinance is working
01:43:45 --> 01:43:48: its way through the Council in the Metropolitan Solid
01:43:48 --> 01:43:51: Commission. From our standpoint, I think it's important this STD
01:43:51 --> 01:43:53: zoning overlay encouraging denser development,
01:43:53 --> 01:43:57: more affordable housing development, the work that the Indianapolis Neighborhood
01:43:57 --> 01:44:00: Housing Partnership is doing around the ETO defund Equitable Transit
01:44:00 --> 01:44:01: Oriented Development Fund,
01:44:01 --> 01:44:04: but you know the the the COD amendment is an
01:44:04 --> 01:44:08: amendment to a much broader rezone indie process which was
01:44:08 --> 01:44:09: the first time,
01:44:09 --> 01:44:12: you know, it's great to see the city.
01:44:12 --> 01:44:15: Really not taking one size fits all approach to 400
01:44:15 --> 01:44:16: square miles,
01:44:16 --> 01:44:19: it was the first time that we've updated our zoning
01:44:19 --> 01:44:21: code comprehensively since LBJ was president.
01:44:21 --> 01:44:24: So there are a lot of things to come and
01:44:24 --> 01:44:27: and and different parts of the city can.
01:44:27 --> 01:44:30: It can encourage different types of development without that kind
01:44:30 --> 01:44:33: of 1 size fits all approach from an infrastructure standpoint,
01:44:33 --> 01:44:35: we have a very unique tax shocker.
01:44:35 --> 01:44:38: You know, it was questioned about the the the effectiveness
01:44:38 --> 01:44:39: of those inclusive incentives.
01:44:39 --> 01:44:42: The reality is our incentives policy is a state.
01:44:42 --> 01:44:45: Are still very brick and mortar.

01:44:45 --> 01:44:48: Focused but with property tax caps,
 01:44:48 --> 01:44:51: the value of an abatement is much lower than it
 01:44:51 --> 01:44:53: was even a decade ago,
 01:44:53 --> 01:44:57: and so you know we were tax structure where you
 01:44:57 --> 01:44:59: pay your income tax where you live,
 01:44:59 --> 01:45:02: not where you work. Does put the city of Indianapolis
 01:45:03 --> 01:45:04: at a structural disadvantage,
 01:45:04 --> 01:45:07: so that is one of the things I think the
 01:45:07 --> 01:45:10: infrastructure and the physical infrastructure,
 01:45:10 --> 01:45:14: our roads and streets are are probably the top issue
 01:45:14 --> 01:45:16: that that are our would like to be.
 01:45:16 --> 01:45:20: Address at the regional level and that the mayors are
 01:45:20 --> 01:45:22: most most concerned about right now.
 01:45:23 --> 01:45:24: And I just
 01:45:24 --> 01:45:27: wanted to kind of pick up on that Tod element.
 01:45:27 --> 01:45:30: It kind of make a comment about there was a
 01:45:30 --> 01:45:32: question about a little bit more about.
 01:45:32 --> 01:45:35: Are there additional federal funds that you're looking to
 leverage?
 01:45:35 --> 01:45:38: And in one comment I think that's really important.
 01:45:38 --> 01:45:40: Is they put this into the chat,
 01:45:40 --> 01:45:42: but is really is that teody guidance guidelines at the
 01:45:42 --> 01:45:44: federal government put out?
 01:45:44 --> 01:45:47: Because one thing is in return to that statutory authority
 01:45:47 --> 01:45:47: side of things.
 01:45:47 --> 01:45:50: Which is, you know, kind of boring stuff,
 01:45:50 --> 01:45:53: but it's really critically important because the federal
 government is
 01:45:53 --> 01:45:53: looking to.
 01:45:53 --> 01:45:56: Leverage its ability to do large scale loans,
 01:45:56 --> 01:46:00: so with that effia and drift programs guidelines and all
 01:46:00 --> 01:46:01: backronyms are are in there.
 01:46:01 --> 01:46:05: But for projects that are larger than \$10 million,
 01:46:05 --> 01:46:07: which can be a combination of things.
 01:46:07 --> 01:46:11: For instance, you could have lots of different bike shares
 01:46:11 --> 01:46:13: that add up to \$10 million.
 01:46:13 --> 01:46:15: Could be alone as part of that.
 01:46:15 --> 01:46:19: So there's a large scale amount of private sector dollars
 01:46:19 --> 01:46:23: that can really support this and I think it gets
 01:46:23 --> 01:46:24: back to those.
 01:46:24 --> 01:46:27: That were made earlier that really a private sector
 development.
 01:46:27 --> 01:46:29: If you do it right,

01:46:29 --> 01:46:32: can actually be really beneficial to from a private sector.
 01:46:32 --> 01:46:34: Return on investment side of things as well as also
 01:46:35 --> 01:46:37: really strongly benefit the community.
 01:46:37 --> 01:46:39: And that's one of the reasons why the Curtis Infrastructure
 01:46:40 --> 01:46:42: Initiative exists broadly because of that,
 01:46:42 --> 01:46:45: because you know, while you know they were able to
 01:46:45 --> 01:46:48: get things moving and leverage a lot of the additional
 01:46:48 --> 01:46:51: funds from both the city state when DC was in
 01:46:51 --> 01:46:54: federal receivership, so there wasn't money like there.
 01:46:54 --> 01:46:57: Is available and now there's a lot of money,
 01:46:57 --> 01:47:00: so my hope is that it's a lot less about
 01:47:00 --> 01:47:04: just prioritizing things and more about actually just doing
 these
 01:47:04 --> 01:47:08: projects because there's finally funds to actually do this.
 01:47:08 --> 01:47:10: And so I'm to your perspectives.
 01:47:10 --> 01:47:12: Are there additional federal funds
 01:47:12 --> 01:47:15: or resources that could be useful on one of the
 01:47:15 --> 01:47:19: things that I'm I'm very excited about and there's going
 01:47:19 --> 01:47:23: to be more information to come as the Rethink 6570
 01:47:23 --> 01:47:26: Coalition has formalized. As a nonprofit organization,
 01:47:26 --> 01:47:29: it's a supporting organization of the Chamber,
 01:47:29 --> 01:47:31: CCF and and Indiana landmarks,
 01:47:31 --> 01:47:36: and they're going to be focused on equitable.
 01:47:36 --> 01:47:38: Issues with the built environment,
 01:47:38 --> 01:47:41: but one of the things that we did at the
 01:47:41 --> 01:47:46: Chamber and partnership with with the Rethink Coalition and
 I
 01:47:46 --> 01:47:49: I want to make sure that Kevin Osborne,
 01:47:49 --> 01:47:52: who's been just a terrific partner,
 01:47:52 --> 01:47:54: I saw him earlier on.
 01:47:54 --> 01:47:57: Here. He's just done a heckuva job that the Rethink
 01:47:57 --> 01:48:01: Coalition and the chamber received a Lilly endowment grant
 to
 01:48:01 --> 01:48:06: study the opportunities of recessing the remainder of the
 downtown.
 01:48:06 --> 01:48:10: Inner Loop highway system and there's a perfect opportunity
 now
 01:48:10 --> 01:48:13: that that the 6570 or the the North Split is
 01:48:13 --> 01:48:14: under construction.
 01:48:14 --> 01:48:16: There's a lot more real,
 01:48:16 --> 01:48:19: but also as we think about the future of downtown
 01:48:19 --> 01:48:21: and better connectivity in writing,
 01:48:21 --> 01:48:26: some of those wrongs that came with the putting the

01:48:26 --> 01:48:30: highway system where that Red line map existed.

01:48:30 --> 01:48:32: We're we're very excited about the product.

01:48:32 --> 01:48:35: We have a couple of weeks before we're ready to

01:48:35 --> 01:48:37: start going out into the public,

01:48:37 --> 01:48:39: but you will definitely be hearing more about about that

01:48:40 --> 01:48:42: opportunity and what that means at the federal level as

01:48:43 --> 01:48:44: well as they're discussing this

01:48:44 --> 01:48:49: infrastructure package. Well, perfect, well we have.

01:48:49 --> 01:48:52: We've actually got overtime, but I wanted to end with

01:48:52 --> 01:48:54: a starting first with you.

01:48:54 --> 01:48:56: Scarlett is is is. Is there anything else that you

01:48:57 --> 01:48:58: really think needs to be said?

01:48:58 --> 01:49:01: As part of this? So in kind of a closing

01:49:01 --> 01:49:02: message for everyone.

01:49:05 --> 01:49:08: A lot of it has been already sad today,

01:49:08 --> 01:49:10: especially in the previous panel.

01:49:10 --> 01:49:13: Uhm, I resonated a lot with what Trinity said,

01:49:13 --> 01:49:17: and with President Oakley's keynote in in thinking about equity

01:49:17 --> 01:49:20: and making that the center of of all of our

01:49:20 --> 01:49:21: work,

01:49:21 --> 01:49:24: I think the city has made good strides in the

01:49:24 --> 01:49:26: last five years or so.

01:49:26 --> 01:49:28: In visiting our incentive programs.

01:49:28 --> 01:49:31: But also some other programs and initiatives towards equity and

01:49:31 --> 01:49:32: development,

01:49:32 --> 01:49:34: but I think it's it's it's.

01:49:34 --> 01:49:38: It's inspiring and. A heartening to hear that that's actually

01:49:38 --> 01:49:41: going beyond just the public walls that I sit in

01:49:41 --> 01:49:43: every day and actually into the private sector.

01:49:43 --> 01:49:46: And in practitioners or working from an equitable,

01:49:46 --> 01:49:48: equitable lens as well. So I,

01:49:48 --> 01:49:50: I just really appreciate it.

01:49:50 --> 01:49:52: And thank you for the opportunity today.

01:49:53 --> 01:49:56: Yep, all I would just add that I everything that

01:49:56 --> 01:50:00: was said on the panel before about engagement is is

01:50:00 --> 01:50:00: true?

01:50:00 --> 01:50:03: I mean I I reference you gone are the days

01:50:03 --> 01:50:06: where you can get you know 66 men in a

01:50:07 --> 01:50:08: room and determine.

01:50:08 --> 01:50:11: The direction of the city for the next decade or

01:50:11 --> 01:50:12: the next two decades.

01:50:12 --> 01:50:15: Right power is much more diffuse it,
 01:50:15 --> 01:50:18: but it requires people to show up and be present
 01:50:18 --> 01:50:21: and participate and and efforts to make that easier,
 01:50:21 --> 01:50:24: specially with with scheduling and work demands and family demands
 01:50:24 --> 01:50:25: is going to be paramount.
 01:50:25 --> 01:50:28: But just know that that you have that voice and
 01:50:28 --> 01:50:31: that opportunity to to really determine what our city and
 01:50:31 --> 01:50:34: our community looks like going forward.
 01:50:34 --> 01:50:34: Well, thank
 01:50:34 --> 01:50:37: you so much and I look forward to continuing as
 01:50:37 --> 01:50:38: part of this.
 01:50:38 --> 01:50:41: Conversation and let me know how I can be helpful.
 01:50:41 --> 01:50:44: Anyway, going forward and and you'll I also I would
 01:50:44 --> 01:50:46: love to be involved in in in all of this
 01:50:46 --> 01:50:46: work.
 01:50:46 --> 01:50:49: So thank you so much and thank you for letting
 01:50:49 --> 01:50:50: us all be here today.
 01:50:50 --> 01:50:52: Turn it back to the next session.
 01:50:53 --> 01:50:55: Alright, thank you very much,
 01:50:55 --> 01:50:58: Paul. Thank you, mark. Thank you scarlet.
 01:50:58 --> 01:51:00: Great topics I you know,
 01:51:00 --> 01:51:03: I don't envy you for for your job everyday and
 01:51:03 --> 01:51:07: trying to really manage the growth and and what we're
 01:51:07 --> 01:51:10: going to see what we're currently seeing and how to
 01:51:10 --> 01:51:13: ensure the sustainability of that growth right?
 01:51:13 --> 01:51:16: That that's why it keeps resonating to me is how
 01:51:16 --> 01:51:19: do we sustain the growth from a workforce,
 01:51:19 --> 01:51:22: environment, business environment? However, that looks.
 01:51:22 --> 01:51:25: And that's probably 'cause I'm in the Andy industry.
 01:51:25 --> 01:51:28: So I I'm experiencing some of that now.
 01:51:28 --> 01:51:32: So it'll be interesting to see how that plays out.
 01:51:32 --> 01:51:36: So thank you very much for the for this speaking.
 01:51:36 --> 01:51:40: Now we're going to really just invite all the attendees
 01:51:41 --> 01:51:42: to ask questions to.
 01:51:42 --> 01:51:45: Give us some thoughts in the chat.
 01:51:45 --> 01:51:49: What did you take away from today's event as an
 01:51:49 --> 01:51:51: example for me?
 01:51:53 --> 01:51:56: I think for me it was.
 01:51:56 --> 01:51:58: The pandemic is devastating as it was,
 01:51:58 --> 01:52:00: and it was devastating for a lot of us and
 01:52:00 --> 01:52:02: we all got hit by it.

01:52:02 --> 01:52:06: Personally, I'm sure. And also created an opportunity opportunity that

01:52:06 --> 01:52:08: has always been there,

01:52:08 --> 01:52:12: but maybe wasn't capitalized on until the pending the cabin.

01:52:12 --> 01:52:16: So it's it's a created the opportunity to be better

01:52:16 --> 01:52:17: and I see,

01:52:17 --> 01:52:20: you know, listen to everybody on the panel and the

01:52:20 --> 01:52:24: speakers today and and I feel really good.

01:52:24 --> 01:52:28: I feel really good about the leadership we have in

01:52:28 --> 01:52:31: Indianapolis about our next steps.

01:52:31 --> 01:52:32: Whether it be in the private,

01:52:32 --> 01:52:34: whether it be in public.

01:52:34 --> 01:52:37: We all utilize kind of bringing everybody together to really

01:52:37 --> 01:52:40: start some good conversations and continue this moving forward.

01:52:40 --> 01:52:43: And honestly, I want Indianapolis to lead the charge.

01:52:43 --> 01:52:47: I want to be the best in the country.

01:52:47 --> 01:52:48: We are event space right?

01:52:48 --> 01:52:52: We can be the best in the country on how

01:52:52 --> 01:52:55: we handle this post pandemic change so.

01:52:55 --> 01:52:57: Again, start asking or start chatting,

01:52:57 --> 01:53:01: you know. Why you took away from today?

01:53:01 --> 01:53:05: What resonated with you and will start going through the

01:53:05 --> 01:53:08: chats and it kinda discussing those a little bit further.

01:53:11 --> 01:53:12: I'm going to ask a question then,

01:53:12 --> 01:53:14: and I'm not going to chat it,

01:53:14 --> 01:53:18: but. Anybody can jump in whether it be scarlet,

01:53:18 --> 01:53:20: mark or whomever are we.

01:53:20 --> 01:53:23: I I had mentioned at the very beginning that I

01:53:23 --> 01:53:23: am.

01:53:23 --> 01:53:25: I have a concern on sustainable growth,

01:53:25 --> 01:53:28: right? And we had talked about that a little bit.

01:53:28 --> 01:53:31: Are you seeing that in are we kind of looking

01:53:31 --> 01:53:32: at our projects,

01:53:32 --> 01:53:36: upcoming projects and some of those that you had mentioned

01:53:36 --> 01:53:37: scarlet or we kind of?

01:53:37 --> 01:53:39: I hate to say spacing them out,

01:53:39 --> 01:53:42: but are we thinking about everything else going on in

01:53:42 --> 01:53:43: the city,

01:53:43 --> 01:53:45: right? I mean we have IU Health.

01:53:45 --> 01:53:48: We see JC. We have so many projects happening right

01:53:48 --> 01:53:51: now and that makes an impact to the workforce.

01:53:51 --> 01:53:53: So how do we balance?

01:53:53 --> 01:53:56: Do the best that we can to balance that while

01:53:56 --> 01:54:00: still taking advantage of our power or future stimulus funding.

01:54:00 --> 01:54:03: That's going to trickle down is are we looking at

01:54:03 --> 01:54:03: that?

01:54:03 --> 01:54:06: Are we investigating that we're releasing our projects?

01:54:06 --> 01:54:09: Anybody can jump in there from the panel or speaker

01:54:09 --> 01:54:09: side.

01:54:15 --> 01:54:18: I can jump in from the just from the city

01:54:18 --> 01:54:18: perspective,

01:54:18 --> 01:54:22: and I'm sure others have a have important insights this

01:54:22 --> 01:54:23: year as well,

01:54:23 --> 01:54:26: but I think from the city perspective it is a

01:54:26 --> 01:54:29: it is a balance right now of figuring out OK

01:54:29 --> 01:54:32: if we have these larger projects that are creating a

01:54:32 --> 01:54:35: lot of tax increment, we want to take as much

01:54:35 --> 01:54:38: advantage of that tool as possible in terms of building

01:54:38 --> 01:54:41: out infrastructure in particular connected infrastructure to

01:54:41 --> 01:54:45: neighborhood.

01:54:41 --> 01:54:45: It's been our focus on some of these larger projects,

01:54:45 --> 01:54:48: but. To your point, we do have American recipe plan

01:54:48 --> 01:54:49: funds coming in,

01:54:49 --> 01:54:51: as well as potentially funds from the federal government or

01:54:51 --> 01:54:52: infrastructure projects,

01:54:52 --> 01:54:55: and so we're starting to think about which ones make

01:54:55 --> 01:54:57: sense to be paid for.

01:54:57 --> 01:55:01: Out of which sources and a lot of that is

01:55:01 --> 01:55:02: is a puzzle.

01:55:02 --> 01:55:04: By specifically, as I said,

01:55:04 --> 01:55:07: a lot of the work of our anti displacement Agenda,

01:55:07 --> 01:55:11: department of false involvements, anti placement agenda is

01:55:11 --> 01:55:15: focused on

01:55:11 --> 01:55:15: housing security and affordable housing and I think we think

01:55:15 --> 01:55:18: in particular that some of our American rescue plan funds

01:55:18 --> 01:55:22: as well as our infusion fusion of Home American rescue

01:55:22 --> 01:55:25: plan funds from HUD are going to be helpful in

01:55:25 --> 01:55:27: terms of implementing that plan.

01:55:27 --> 01:55:30: And then you know, I'm I'm adjacent to the Department

01:55:30 --> 01:55:32: of Public Works conversation.

01:55:32 --> 01:55:35: But I know that they are thinking about some of

01:55:35 --> 01:55:39: the largest projects that aren't necessarily able to be paid

01:55:39 --> 01:55:42: for out of tax increment or local funds and and

01:55:42 --> 01:55:45: how can we be prepared for what may be federal
01:55:45 --> 01:55:49: stimulus funds in terms of infrastructure work by making sure
01:55:49 --> 01:55:52: we have shovel worthy and shovel ready projects in terms
01:55:52 --> 01:55:54: of having them planned and designed.
01:55:57 --> 01:55:58: Very good, thank you for that Scarlet.
01:56:02 --> 01:56:05: And I saw that there's actually a question for me
01:56:05 --> 01:56:07: in there I I think.
01:56:07 --> 01:56:10: I mean it did highlight I didn't mention me,
01:56:10 --> 01:56:13: so I'm going to speak up here is is so
01:56:13 --> 01:56:13: yes,
01:56:13 --> 01:56:15: I do live in Washington DC.
01:56:15 --> 01:56:19: I I I'm I left Indianapolis IN Indianapolis specifically after
01:56:19 --> 01:56:22: College in 2005 with overseas and and then Chicago and
01:56:22 --> 01:56:22: Washington DC.
01:56:22 --> 01:56:26: But it's one of the things that the reasons why
01:56:26 --> 01:56:27: I left was because I,
01:56:27 --> 01:56:31: I, you know there was just such a higher quality
01:56:31 --> 01:56:32: of life seemingly in some.
01:56:32 --> 01:56:36: Other communities and it was hard to thinking about like
01:56:36 --> 01:56:37: having to fight for all of that,
01:56:37 --> 01:56:40: and so there's lots of challenges and other things.
01:56:40 --> 01:56:42: And I I'm pretty involved locally within DC.
01:56:42 --> 01:56:45: But you know, there's always things to keep on pushing
01:56:45 --> 01:56:45: for.
01:56:45 --> 01:56:48: And so I, I think one thing I think that's
01:56:48 --> 01:56:51: really important is thinking about those quality of life things
01:56:51 --> 01:56:54: which you're talking about and and helping to tell the
01:56:54 --> 01:56:56: story around that and why that's so important.
01:56:56 --> 01:56:59: I mean you, I mean other cities know about you,
01:56:59 --> 01:57:02: know your your significant expansion of the system.
01:57:02 --> 01:57:03: That's really, I think, impressed,
01:57:03 --> 01:57:07: other communities. But telling the story about how you're
01:57:07 --> 01:57:10: building
01:57:07 --> 01:57:10: a really strong quality of life and raising incomes,
01:57:10 --> 01:57:14: because even though the cost of living on the East
01:57:14 --> 01:57:15: Coast is so much higher,
01:57:15 --> 01:57:19: it's because I don't have to drive a car because
01:57:19 --> 01:57:19: you know,
01:57:19 --> 01:57:23: things are closer. And then wages like I'm an urban
01:57:23 --> 01:57:26: planner are just significantly higher out here.
01:57:26 --> 01:57:28: For likely things that it actually makes I,
01:57:28 --> 01:57:31: I think more fiscal sense to actually be in DC

01:57:31 --> 01:57:33: than necessarily in Indianapolis,

01:57:33 --> 01:57:35: so that's something to think about that that that wage

01:57:36 --> 01:57:39: and housing costs are really associated in racing up focusing

01:57:39 --> 01:57:41: on how do you do these growth opportunities?

01:57:41 --> 01:57:44: And I think a building building opportunity is so critical

01:57:44 --> 01:57:46: and it was mentioned so much today.

01:57:46 --> 01:57:49: It's so important. But that's just some of my thoughts

01:57:49 --> 01:57:50: around that.

01:57:52 --> 01:57:53: Very

01:57:53 --> 01:57:55: good Paul. Thank you for sharing that with us.

01:57:57 --> 01:57:58: Holly, would you like to?

01:57:58 --> 01:58:01: I know we have another mentimeter question.

01:58:01 --> 01:58:05: I think I'd be a good time to to roll

01:58:05 --> 01:58:06: that

01:58:06 --> 01:58:09: out. Yes? Alright, let's do that and thank you Nick

01:58:09 --> 01:58:10: again.

01:58:10 --> 01:58:13: I just want to extend my thanks to Nick Eisenberg

01:58:13 --> 01:58:17: at Woolpert not only for emceeding this event,

01:58:17 --> 01:58:21: but also for being part of the Wolpert team again,

01:58:21 --> 01:58:25: along with Dana, McDonagh and others at Woolpert for thoughtfully

01:58:25 --> 01:58:28: assembling this great group of speakers and just sharing.

01:58:28 --> 01:58:32: Gagement with this program today so thank you so much.

01:58:32 --> 01:58:34: We were in a room.

01:58:34 --> 01:58:36: We would all be clapping audibly,

01:58:36 --> 01:58:39: but I wanted to make sure that I thank you

01:58:39 --> 01:58:43: for that and you know the timing of this program

01:58:43 --> 01:58:47: is really perfect for us that you will I Indiana

01:58:47 --> 01:58:50: because July 1st kicked off our new fiscal year and

01:58:50 --> 01:58:54: so that includes a new management committee which is the

01:58:54 --> 01:58:56: leadership of our UI District Council.

01:58:56 --> 01:58:58: All volunteers and Trinity heart.

01:58:58 --> 01:59:02: Have you heard from earlier is our new District Council

01:59:02 --> 01:59:02: chair,

01:59:02 --> 01:59:05: so we're really excited for her leadership,

01:59:05 --> 01:59:08: and other leaders are in the audience and involved,

01:59:08 --> 01:59:11: and so that the reason I mentioned this is,

01:59:11 --> 01:59:14: you know, these topics that we discussed and and seeing

01:59:14 --> 01:59:18: what resonated with people and hearing your good feedback will

01:59:18 --> 01:59:21: help us as we look to shaping additional initiatives and

01:59:21 --> 01:59:24: programs and events. Excuse me moving forward.

01:59:24 --> 01:59:27: So with that in mind will also be sending out

01:59:27 --> 01:59:29: a survey after this.

01:59:29 --> 01:59:32: So you can weigh in not just feedback on today's

01:59:32 --> 01:59:33: program,

01:59:33 --> 01:59:36: but also other ideas that you have for other programs.

01:59:36 --> 01:59:40: So I'd like to now share my screen again and

01:59:40 --> 01:59:42: go back to our mental meter poll.

01:59:42 --> 01:59:46: Just I know that you all are just anticipating what

01:59:46 --> 01:59:48: the results were of our first poll.

01:59:48 --> 01:59:50: I've changed a little bit.

01:59:50 --> 01:59:53: I saw some some words moving around,

01:59:53 --> 01:59:56: but again, a lot of the words that we heard

01:59:56 --> 01:59:57: today,

01:59:57 --> 01:59:59: equity housing, sustainability, diversity, inclusion.

01:59:59 --> 02:00:03: All of these things, and so we'll do a screenshot

02:00:03 --> 02:00:04: of this.

02:00:04 --> 02:00:06: And of course, like I said,

02:00:06 --> 02:00:11: this is being recorded, so we'll have that as well.

02:00:11 --> 02:00:15: So now I've got another hole for you again.

02:00:15 --> 02:00:19: It's the same code up at the top of the

02:00:19 --> 02:00:19: screen.

02:00:19 --> 02:00:21: It has that listed minty.com.

02:00:21 --> 02:00:26: Use the code 73740381 and I talked earlier about how

02:00:26 --> 02:00:29: ULI has a new mission that they articulated.

02:00:29 --> 02:00:33: Earlier this year and mission commitments and another piece

02:00:33 --> 02:00:34: of

02:00:34 --> 02:00:38: that are mission priorities,

02:00:38 --> 02:00:42: so these are priorities that at the global level ULI

02:00:42 --> 02:00:44: has established to focus on over the next three years

02:00:44 --> 02:00:46: based on input from Members.

02:00:46 --> 02:00:49: So here locally at ULI Indiana,

02:00:49 --> 02:00:53: we also have the ability to shape our programming and

02:00:53 --> 02:00:57: and have the autonomy to select topics that are going

02:00:57 --> 02:01:00: to be impactful for us here and relevant to us

02:01:00 --> 02:01:03: at the local level. So this second question.

02:01:03 --> 02:01:06: Is going to help with that as well.

02:01:06 --> 02:01:09: The surveys that we're going to be doing and that

02:01:09 --> 02:01:10: is which of you allies mission priorities are you most

02:01:10 --> 02:01:12: interested in?

02:01:12 --> 02:01:13: And I will say that this is all sort of

02:01:13 --> 02:01:16: underpinned or surrounded by that important focus on

02:01:16 --> 02:01:20: diversity,

02:01:20 --> 02:01:20: equity and inclusion. So one of them is decarbonizing the

02:01:20 --> 02:01:22: real estate sector and targeting net zero.

02:01:22 --> 02:01:24: The other one is education.

02:01:24 --> 02:01:27: Educating the next generation of diverse real estate leaders and

02:01:27 --> 02:01:31: then the third is increasing housing attainability in communities.

02:01:31 --> 02:01:32: So if you're on that screen,

02:01:32 --> 02:01:35: you still you should be able to vote,

02:01:35 --> 02:01:37: and we're seeing some things come in here.

02:01:37 --> 02:01:41: You can kind of see the the bar charts grow

02:01:41 --> 02:01:43: and change as more people vote.

02:01:43 --> 02:01:46: So this is interesting. It's interesting to see the the

02:01:46 --> 02:01:50: numbers come in here with decarbonization currently in the lead.

02:01:50 --> 02:01:55: I feel like I'm a a race track announcer here.

02:01:55 --> 02:01:58: And you can see the other ones growing as well.

02:01:58 --> 02:02:02: So while that's happening, please feel free to keep voting

02:02:02 --> 02:02:05: UM and we will consider that it's just kind of

02:02:05 --> 02:02:08: interesting to to see to take the pulse of this

02:02:08 --> 02:02:12: particular audience and see what's important to you.

02:02:12 --> 02:02:15: So this helps us better understand your thoughts.

02:02:15 --> 02:02:17: And again, if you have other feedback,

02:02:17 --> 02:02:18: please share that with us.

02:02:18 --> 02:02:20: Just to reserve reminder, we will.

02:02:20 --> 02:02:23: We are recording this program and will be sharing it

02:02:23 --> 02:02:24: after the fact.

02:02:24 --> 02:02:27: So please share this great content with your colleagues or

02:02:27 --> 02:02:28: if you had to,

02:02:28 --> 02:02:30: maybe miss a piece you can come back and watch

02:02:30 --> 02:02:33: it and also please be sure that you are following

02:02:33 --> 02:02:36: fuelie Indiana on all of our social media platforms were

02:02:36 --> 02:02:40: on Facebook, Twitter, LinkedIn, Instagram so that you can continue

02:02:40 --> 02:02:42: some dialogue and conversation with us and see what's new.

02:02:42 --> 02:02:45: And what's coming up and additional opportunities to engage.

02:02:45 --> 02:02:48: We also have a weekly email announcement that goes out

02:02:48 --> 02:02:51: and you can sign up for that on our website.

02:02:51 --> 02:02:54: If you are not signed up for that already,

02:02:54 --> 02:02:56: and the way you do that is,

02:02:56 --> 02:03:00: you go to indiana.uli.org scroll all the way down to

02:03:00 --> 02:03:00: the bottom.

02:03:00 --> 02:03:04: And. Put in your email address.

02:03:04 --> 02:03:07: Join our newsletter right here.
02:03:07 --> 02:03:10: Put in your email address and then you'll opt into
02:03:10 --> 02:03:11: communications from us.
02:03:11 --> 02:03:14: And of course, if you're not a member of ULI,
02:03:14 --> 02:03:17: you can get engaged by joining or renewing today and
02:03:17 --> 02:03:20: maybe getting on a committee and engaging with us in
02:03:21 --> 02:03:21: that way.
02:03:21 --> 02:03:24: So we look forward to seeing you soon and keep
02:03:24 --> 02:03:25: the dialogue going,
02:03:25 --> 02:03:28: and I think we'll be able to wrap up and
02:03:28 --> 02:03:31: let you all get onto your busy day now.
02:03:31 --> 02:03:33: So thank you so much for coming.

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