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 turn out 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 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 presentations
00:04:34 --> 00:04:38: today we're going to talk to the revitalization and stability
00:04:38 --> 00:04:40: 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 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 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 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 a
00:14:28 --> 00:14:29: 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 chatty and his team now called Opportunity
00:18:30 --> 00:18:31: 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 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
00:19:04 --> 00:19:07: or policy initiative that's been thrown at it.
00:19:12 --> 00:19:15: Most previous work on racial disparities,
00:19:15 --> 00:19:19: as has studied inequality within a single generation of people.
00:19:19 --> 00:19:23: The Opportunity Insights team analyzed how racial racial 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 opening
00:29:54 --> 00:29:59: and and I really appreciate that and and really sets
00:29:59 --> 00:30:03: the stage for our panel discussion next and really talking
00:30:04 --> 00:30:06: about. The outcomes of 2020 and how.
00:30:06 --> 00:30:11: We. Reimagine our our sustainable growth for the city of
00:30:11 --> 00:30:12: Indianapolis.
00:30:12 --> 00:30:16: We have a panel featuring experts and community development,
00:30:16 --> 00:30:18: community engagement, real estate development,
00:30:18 --> 00:30:22: and dead. Koons is going to kick this off and
00:30:22 --> 00:30:26: then turn it over to Doug Kuntz to moderate.
00:30:26 --> 00:30:30: Deb is a vice president of construction advisory services at
00:30:30 --> 00:30:33: JS help and also an engaged member of ULI,
00:30:33 --> 00:30:38: Indiana, serving as an at large member of the management
00:30:38 --> 00:30:38: committee.
00:30:38 --> 00:30:40: I'll let our panelists introduce themselves,
00:30:40 --> 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 Solutions.
00:32:05 --> 00:32:07: Tammy, why don't you tell us a
00:32:07 --> 00:32:09: little bit about yourself? Thank you,
00:32:09 --> 00:32:10: Deb once again. Tammy Butler,
00:32:10 --> 00:32:13: CEO of engaging solutions. Excited to be a part of
00:32:13 --> 00:32:14: the panel.
00:32:14 --> 00:32:16: I am a native of Charleston.
00:32:16 --> 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

we
00:39:53 --> 00:39:57: certainly see that it didn't change our world in the
00:39:57 --> 00:40:01: sense that our mission always is about building or creating
00:40:01 --> 00:40:04: better neighborhoods. Right place is a dynamic,
00:40:04 --> 00:40:08: vital places where there is a where there's diversity and
00:40:08 --> 00:40:09: opportunity.
00:40:09 --> 00:40:12: Pandemic didn't change that. The importance of that.
00:40:12 --> 00:40:14: It's probably highlighted the need more than ever,
00:40:14 --> 00:40:17: 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
00:40:48 --> 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 redevelopment and
00:48:07 --> 00:48:09: meet your two point Dev earlier.
00:48:09 --> 00:48:12: Lot of folks who wins at our turn I.
00:48:12 --> 00:48:16: I don't think it's about picking small micro areas and
00:48:16 --> 00:48:18: saying well your first year,
00:48:18 --> 00:48:21: second year. Third, it's got to be progress.
00:48:21 --> 00:48:24: Small steps across the board instead of you know,
00:48:24 --> 00:48:28: a big glorious plan for one area and total revitalization.
00:48:28 --> 00:48:33: Small steps are often better than big plans quite frankly.
00:48:33 --> 00:48:37: So we're really excited about the future of this sort
00:48:37 --> 00:48:42: of grassroots community building and redevelopment around the Methodist Hospital
00:48:42 --> 00:48:43: area.
00:48:43 --> 00:48:46: Again, the framework being around health work where healthy lives
00:48:46 --> 00:48:47: happened.
00:48:47 --> 00:48:50: Health in all sorts from traditional medical care health,
00:48:50 --> 00:48:55: but. Health that comes from economic opportunity health from affordable
00:48:56 --> 00:48:56: housing,
00:48:56 --> 00:48:59: health, from amenities and pedestrian oriented activity,
00:48:59 --> 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 unzoomed 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 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 entreprenuers.
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 might frankly
01:07:35 --> 01:07:38: have to start thinking about those kind of things.
01:07:38 --> 01:07:40: The amenities on site off site,
01:07:40 --> 01:07:43: so it's not just are you providing affordable units,
01:07:43 --> 01:07:47: 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 problem
01:09:30 --> 01:09:35: because your your network is limited and only you can
01:09:35 --> 01:09:36: change that.
01:09:36 --> 01:09:38: Now I'm smoking the bear,
01:09:38 --> 01:09:43: apparently, but. So look at your network and if it's
01:09:44 --> 01:09:46: not diverse you are.
01:09:46 --> 01:09:49: You're perpetuating the problem, and all you have to do
01:09:49 --> 01:09:53: is be intentional in diversifying and growing your network,
01:09:53 --> 01:09:56: and that also then means.
01:09:56 --> 01:10:01: Giving those people opportunity in who gets the jobs.
01:10:01 --> 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 projects and
01:15:24 --> 01:15:28: the city of Indianapolis for many years and I'm excited
01:15:28 --> 01:15:31: to have both of them be part of this program
01:15:31 --> 01:15:34: today. So Paul is going to be moderating Paul and
01:15:34 --> 01:15:37: alone is senior director for Urban Land Institute's in DC.
01:15:37 --> 01:15:40: But he has a lot of roots in the city
01:15:40 --> 01:15:41: of Indianapolis,
01:15:41 --> 01:15:44: 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 that works
01:15:55 --> 01:15:59: to ensure infrastructure investments create equitable and Brazilian places that
01:15:59 --> 01:16:00: build long term community value.
01:16:00 --> 01:16:03: I'm really excited to be moderating this discussion today that
01:16:03 --> 01:16:07: will really focus on the challenges and opportunities for Indianapolis.
01:16:07 --> 01:16:10: But for this while live and work in DC,
01:16:10 --> 01:16:13: I'm a proud Hoosier and Irving Tony and I'm really
01:16:13 --> 01:16:16: happy that there was so much discussion about the.
01:16:16 --> 01:16:20: Beside, I think that's really critical and something that didn't
01:16:20 --> 01:16:22: happen as much when I was growing up,
01:16:22 --> 01:16:26: and I'll first provide a few opening remarks that talk
01:16:26 --> 01:16:30: a little bit more globally and nationally about what's happening
01:16:30 --> 01:16:33: and then turn it over about the historic opportunity that
01:16:33 --> 01:16:36: we're facing it and then turn it over to Scarlet
01:16:36 --> 01:16:37: Andrews,
01:16:37 --> 01:16:41: the director, director of Department of Metropolitan

Development and Mark
01:16:41 --> 01:16:41: Fisher,
01:16:41 --> 01:16:43: the Chief Policy officer at the antechamber.
01:16:43 --> 01:16:46: As we're discussing, please put your questions.
01:16:46 --> 01:16:49: In the chat and I'll make sure that we get
01:16:49 --> 01:16:51: to them as part of the discussion.
01:16:51 --> 01:16:54: After we do the presentations.
01:16:54 --> 01:16:57: But thanks to a generous donation from James Curtis,
01:16:57 --> 01:17:01: you will you will I established the Curtis Infrastructure initiative
01:17:01 --> 01:17:04: last summer that is really focused around promoting locally driven
01:17:04 --> 01:17:06: infrastructure solutions that are equitable,
01:17:06 --> 01:17:08: resilient and build long term community value.
01:17:08 --> 01:17:11: We want to serve as a conduit to enable more
01:17:11 --> 01:17:15: of the right types of infrastructure investments that get done
01:17:15 --> 01:17:18: as well as build a community of practice who worked
01:17:18 --> 01:17:21: who can work together on shared infrastructure challenges and opportunities.
01:17:21 --> 01:17:25: This really requires building a movement of which you are.
01:17:25 --> 01:17:27: All participants that grows the table and creates new ones
01:17:27 --> 01:17:31: through global and strategic partnerships provides technical assistance and capacity
01:17:31 --> 01:17:32: building at the local level,
01:17:32 --> 01:17:34: then acts as a feedback loop to promote the most
01:17:34 --> 01:17:37: innovative and or effective best practices a little bit earlier
01:17:37 --> 01:17:40: I heard a question about broadband or comment about broadband
01:17:40 --> 01:17:43: and just want to let you know that at the
01:17:43 --> 01:17:44: end of August,
01:17:44 --> 01:17:47: well, late summer, early September we will have our first
01:17:47 --> 01:17:50: major report that will be really be focused on broadband
01:17:50 --> 01:17:53: in real estate and the opportunity that presents as well
01:17:53 --> 01:17:56: as also kind of leveraging a lot of the historic.
01:17:56 --> 01:17:59: Infrastructure investment that I'm about to talk about here.
01:18:03 --> 01:18:06: But there's a lot happening in Washington these days,
01:18:06 --> 01:18:10: and during the first days of the Biden Harris administration,
01:18:10 --> 01:18:13: the American Rescue Act was passed to respond to the
01:18:13 --> 01:18:16: immediate needs and shore up state and local budget by
01:18:16 --> 01:18:17: providing transportation,
01:18:17 --> 01:18:21: housing and other support. This act provided some stability and
01:18:21 --> 01:18:24: 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 Development,
01:21:02 --> 01:21:04: so I'm excited to be here today and thank you
01:21:04 --> 01:21:05: for having me.
01:21:05 --> 01:21:06: I'll kick it over tomorrow.
01:21:07 --> 01:21:10: Thanks Carla and Paul. Thank you for that context.
01:21:10 --> 01:21:13: I think as schools going to run through some opportunities
01:21:13 --> 01:21:16: for redevelopment and urban redevelopment,
01:21:16 --> 01:21:19: I think it's important that we just have the the
01:21:19 --> 01:21:23: the national context but also the local context of what
01:21:23 --> 01:21:25: it means to have unified government.
01:21:25 --> 01:21:28: There was not a lot to celebrate in 2020,
01:21:28 --> 01:21:32: but it was the 50 year anniversary of Unified government
01:21:32 --> 01:21:36: which was the merger of the city of Indianapolis and
01:21:36 --> 01:21:37: Marion County it.
01:21:37 --> 01:21:40: Outside of the political implications of you,
01:21:40 --> 01:21:44: it basically tripled the physical size of Indianapolis and double
01:21:44 --> 01:21:46: more than double the population.
01:21:46 --> 01:21:50: It was really designed to capture growing population and tax
01:21:50 --> 01:21:50: base.
01:21:50 --> 01:21:54: I was moving out of the the old city limits
01:21:54 --> 01:21:55: into the what.
01:21:55 --> 01:21:59: 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 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 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 behind
01:24:55 --> 01:24:59: which we've heard in the previous presentation and 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 jurisdiction.
01:25:12 --> 01:25:16: Any apolis can't do that because we have unified 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 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
01:25:33 --> 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 office
01:29:50 --> 01:29:54: buildings and potentially even converting those buildings to other uses.
01:29:54 --> 01:29:58: Uhm, and at the same time we know that downtown
01:29:58 --> 01:30:00: is still indeed artist neighborhood.
01:30:00 --> 01:30:04: As Mark mentioned, we still need housing downtown of all
01:30:04 --> 01:30:04: kinds,
01:30:04 --> 01:30:08: but specifically the cities in focused on affordable housing.
01:30:08 --> 01:30:11: And we recently issued are anti displacement agenda.
01:30:11 --> 01:30:15: The Department of Metropolitan Development did and and are hoping
01:30:15 --> 01:30:18: that some of our American rescue plan dollars can be
01:30:18 --> 01:30:22: allocated to implementing our anti displacement plan plan.
01:30:22 --> 01:30:27: And we've shifted artisan tax abatement programs to specifically require
01:30:27 --> 01:30:31: affordable housing in multifamily and mixed use developments.
01:30:31 --> 01:30:35: Next slide, please. And so COVID also opened up this
01:30:35 --> 01:30:40: challenge in downtown Indianapolis to show that our hospitality industry
01:30:40 --> 01:30:41: could be resilient.
01:30:41 --> 01:30:43: So despite the challenges early on,
01:30:43 --> 01:30:47: the Civ began hosting sporting events safely in the Convention
01:30:47 --> 01:30:51: Center and and other venues opening offer this opportunity unlike
01:30:51 --> 01:30:55: any other really to host the biggest tournament in the
01:30:55 --> 01:30:59: country, the NCAA Tournament, perhaps more basketball games in one
01:30:59 --> 01:31:02: city at one time than than anywhere else before.
01:31:02 --> 01:31:04: And so we did it.
01:31:04 --> 01:31:07: Well and we gained national recognition for that,
01:31:07 --> 01:31:10: proving that we can be resilient in our Convention and
01:31:10 --> 01:31:11: 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 downtown,
01:33:16 --> 01:33:19: obviously. So those connected neighborhoods to downtown,
01:33:19 --> 01:33:23: or actually where some of our biggest economic development projects
01:33:23 --> 01:33:24: are occurring right now.
01:33:24 --> 01:33:26: With the Elanco headquarters investment,
01:33:26 --> 01:33:30: we have this long, long awaited opportunity to develop the
01:33:30 --> 01:33:32: GM stamping plant site,
01:33:32 --> 01:33:34: which is one of our our,
01:33:34 --> 01:33:38: our former manufacturing sites, and was one of the largest
01:33:38 --> 01:33:41: job hubs in our city for many,
01:33:41 --> 01:33:44: many years. And so now finally with Delanco investment,
01:33:44 --> 01:33:48: we're able to invest in connecting the Valley neighborhood to
01:33:48 --> 01:33:51: downtown through infrastructure and in market East.
01:33:51 --> 01:33:52: The move of the courts,
01:33:52 --> 01:33:56: the jail, and some of the county agencies to the
01:33:56 --> 01:33:56: community.
01:33:56 --> 01:33:59: Justice campus at the end of this year is going
01:34:00 --> 01:34:03: to open up opportunities for development on City,
01:34:03 --> 01:34:05: County owned property. So you know,
01:34:05 --> 01:34:08: there are a lot of opportunities to build off of
01:34:08 --> 01:34:12: the last few years of investment and market.
01:34:12 --> 01:34:17: Easton actually make it more successful and more connected to.
01:34:17 --> 01:34:19: Neighborhoods of Holy Cross and two mass out,
01:34:19 --> 01:34:22: and so I think it's just it's a matter of
01:34:22 --> 01:34:25: opening up some of that cord.
01:34:25 --> 01:34:28: Some of those corridors, and with the elevator hill investment,
01:34:28 --> 01:34:30: which is the former Angieslist campus.
01:34:30 --> 01:34:33: Also kicking off at the end of this year.
01:34:33 --> 01:34:36: Even more so, that provides just this this spotlight I
01:34:36 --> 01:34:39: think on the market East and East,
01:34:39 --> 01:34:42: southeastern edge of downtown. And similarly,
01:34:42 --> 01:34:46: the 16 pack and IU Health Medical District and Indian
01:34:46 --> 01:34:50: Ave client planning processes are really opening up seeing 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 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 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 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 emceeing 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 of
02:00:33 --> 02:00:34: that are mission priorities,
02:00:34 --> 02:00:38: so these are priorities that at the global level ULI
02:00:38 --> 02:00:42: has established to focus on over the next three years
02:00:42 --> 02:00:44: based on input from Members.
02:00:44 --> 02:00:46: So here locally at ULI Indiana,
02:00:46 --> 02:00:49: we also have the ability to shape our programming and
02:00:50 --> 02:00:53: and have the autonomy to select topics that are going
02:00:53 --> 02:00:57: to be impactful for us here and relevant to us
02:00:57 --> 02:01:00: at the local level. So this second question.
02:01:00 --> 02:01:03: Is going to help with that as well.
02:01:03 --> 02:01:06: The surveys that we're going to be doing and that
02:01:06 --> 02:01:09: is which of you allies mission priorities are you most
02:01:09 --> 02:01:10: interested in?
02:01:10 --> 02:01:12: And I will say that this is all sort of
02:01:13 --> 02:01:16: underpinned or surrounded by that important focus on diversity,
02:01:16 --> 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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