



# Progress and Promise

2005 ANNUAL REPORT



# send

SOUTHEAST NEIGHBORHOOD DEVELOPMENT



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**Progress** can be a fickle thing. Several decades ago, when the Interstate system divided the near southeast side of Indianapolis into several parts, it looked like progress to most people in our city; yet, it caused significant challenges to our neighborhoods that we're still overcoming today.

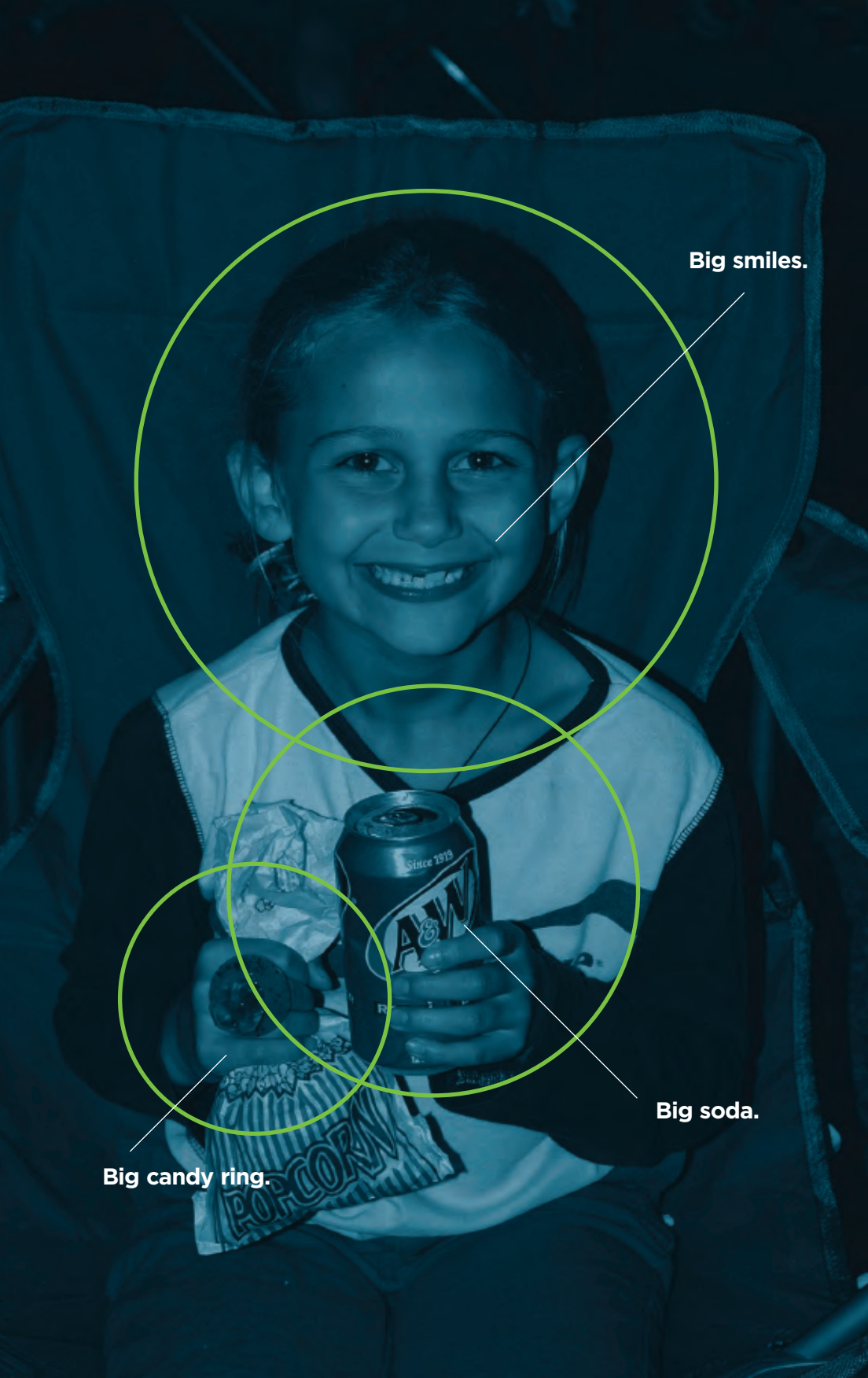
All of us at Southeast Neighborhood Development have experienced our own kind of progress in the past year. We continue to improve housing in the SEND area through our homeowner repair program, our efforts to acquire and rehabilitate homes and our program to help raise the quality of rental housing. We continue to create parks and greenspaces, including our new gateway on Virginia Avenue, to make our community more beautiful.

Our commitment to education is evidenced in the fact that the Fountain Square Charter Center—a once-vacant manufacturing facility—now houses two charter schools.

We continue to attract and help improve businesses that are revitalizing the economic climate on the near southeast side. We continue to host events that both serve our neighborhood and attract new and repeat visitors.

All of these things represent a different kind of progress: a movement to create a vibrant, friendly, distinctive, highly livable community on the near southeast side. That's the promise we're working toward—the promise we see in the work we at SEND have already done, and the work we promise to continue in the years to come.

**Mark Stewart**, SEND President



Big smiles.

Big soda.

Big candy ring.

## Big At The Box Office

In only its second year of existence, the Bank One Family Film Festival at Fountain Square became a summer tradition on the near southeast side, as hundreds of filmgoers, most of them neighborhood residents, gathered in the Square each Friday night. Attendance doubled to a total of 4,000 attendees over the course of the ten-week festival, which was a partnership between SEND and Southeast Umbrella Organization (SUMO), with the support of the Annie E. Casey Foundation.

Each film was also a mini event, as kids and families had the opportunity to watch or participate in art, music, fencing and other activities. Among the highlights were a performance by popular children's entertainer Lord of the Yum Yum, a metal sculpture exhibition by local artist Todd Bracik and a special second showing of *The Wizard of Oz* accompanied by Pink Floyd's *Dark Side of the Moon*. The festival ended with a bang, too: a showing of *Willie Wonka and the Chocolate Factory* that also featured special Golden Tickets in bags of popcorn that could be redeemed for such giveaways as big chocolate bars and a new bicycle.

The festival benefited the community in another way, too: the Lilly Boys and Girls Club, SECO Youth Services and the Fountain Area Care Team (FACT) raised more than \$2,000 from the sale of concessions at the films.

**Summer  
Film  
Festival  
Sets  
Attendance  
Record**



Big attendance benefitted the community in a variety of ways.

## Showing The Way



### New Gateway Sculpture Lights Up The Night

No, it's not a new fountain. But you could be forgiven for thinking so as you drive along Virginia Avenue or pass under on I-65.

It's actually a new sculpture marking the gateway to the Fountain Square Cultural District. "Wishful Thinking" was designed by Fountain Square resident Dick Lutin and was officially unveiled and lit in November 2005.

The sculpture, which is constructed of pigmented concrete, aluminum, Plexiglas and perforated vinyl, is an abstraction of a fountain and displays images relating to the history and culture of Fountain Square. Cycling neon provides night interest and represents moving water.

It's all part of the Fountain Square Gateway Park, a project that is coming to fruition in 2006. SEND's Fountain Square Main Street program collaborated with the City of Indianapolis, the Indianapolis Cultural Districts Initiative and the Indianapolis Cultural Development Commission, the Fountain Square Merchants Association and Southeast Umbrella Organization (SUMO) Weed & Seed to complete the project. It's a great example of the beautiful things that get done when people who care about the community work together.

"Take a look at some of the improvements. We think you'll agree that Fountain Square is looking better all the time."

## An Historic Makeover

### Façade Program Puts A New Face On Fountain Square

In 2005, businesses across the City of Indianapolis were offered the chance to improve their façades and receive matching funds to do so—and Fountain Square businesses took part in a big way. Because SEND is a FOCUS corridor, businesses located here could receive up to two-thirds of the funds needed to improve their appearances.

## Rebuilding Together —In A Big Way

One of SEND's missions is to help homeowners on the near southeast side with necessary renovations they otherwise couldn't afford. The problem is, there's always a long waiting list for this popular program.

That's why the local edition of a national program called "Rebuilding Together" was such a welcome event in 2005. More than 500 volunteers gathered to renovate homes in the SEND area south of Pleasant Run Parkway. The volunteers worked with union contractors to install new windows, roofs, and upgraded kitchens and baths, and provide painting, drywall, carpentry—even landscaping. The homes were chosen from applications received by SEND. In many cases, SEND and Rebuilding Together contractors performed many hours of additional work before and after "game day," which was Saturday, April 30.

In addition to home repairs, volunteers also provided much-needed repairs for an area church, the Church of the Living Water. In all, 23 homes were repaired through Rebuilding Together, bringing the total number of homes in the SEND area that received no-cost repairs in 2005 to more than 60.



### Renovation Event Helps Homeowners In Need



## At Home With SEND

### Housing Program Helps First-Time Homebuyers

Every year, SEND purchases and completely rehabilitates 10 – 12 area homes, turning the worst vacant homes into the nicest homes on the block. After the rehab is complete, these homes are typically sold to first-time homebuyers.

Candace Grider is one of those buyers. A single mother, Candace was thrilled with the help she received from SEND. “Everything went very smoothly, and the people at SEND were great to work with. The kids were so excited to get the house,” she said.

Jennifer Wilkerson and her family were actually renting across the street from the SEND house they purchased. “We’d seen the house from a distance for a while—and we fell in love with it the first time we went in,” she said. “A year later, we’re still thrilled with our house.”

And these are just two of the scores of people SEND has helped to purchase nice homes and make the SEND area a better place to live. “We love our house,” said Candace Grider. You might say that SEND is making more and more houses lovable every year.

“We’d seen the house from a distance for a while—and we fell in love with it the first time we went in.”

## One Fab Neighborhood

One weekend last August, more than one thousand people flocked to the corner of State Street and English Avenue to witness the past—and the future. SEND transformed two identical, side-by-side houses into showplaces of cutting-edge interior design and affordable living for the Fab For Less Design Home Tour.

The event, formerly known as ‘Deco Down’, was pushed to new heights with the introduction of teams of architects and designers that created very different spaces in the two houses. One featured Wabi Sabi design: “the perfection of imperfection.” The other featured Metro Mod style. Both focused on the total living experience of a smaller, beautifully appointed home in a great urban setting.

Jackie Cornish purchased the home at 1650 English. “I read about the event in the paper, and went to look at the home. After this, I attended several events around Fountain Square, and really fell in love with the area. I think it’s the city’s best-kept secret.”

Maybe not for long. As events such as Fab For Less continue to draw curious visitors to the SEND area, more and more people are discovering this affordable, up-and-coming part of Indianapolis.

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### Design Event Spotlights Affordable Living



You might say that SEND is making more and more houses lovable every year.



## 2005 Donor List

### Corporate Donors

#### \$1-\$2,499

Arthur's Music Store  
Bud's Supermarket  
CW Construction  
Dowers Lock Shop  
Five2Five Design Studio, LLC  
Gauthier & Kimmerling  
Giacoletti Appraisal  
Indianapolis  
Downtown, Inc.  
Kent Enterprises  
Local Initiative Support Corporation  
M.E.W., Inc./Peppy's Grill  
Mavis Cultural Center  
Reynolds Construction  
Sallie Mae  
State Employee's Community Campaign  
SUMO, Inc.  
Triangle Associates  
Truex Appraisal Services  
United Sign

#### \$2,500+

Central Indiana  
Community Foundation  
Citizens Gas  
Eli Lilly and Company Foundation  
Farm Bureau  
Flagstar Bank  
Green3  
Indiana Farm Bureau  
Metropolitan Indianapolis Board of Realtors  
National City Bank  
Union Federal Bank

### Churches/Non-Profit

Fishers United Methodist Church

### Individual

#### \$1-\$99

Matt and Tina Aalsma  
Anonymous  
Franklin Ballard  
Paul Bongen  
Donna Bradshaw  
Greg Buck  
Lera Calvert  
Susan Beauchamp and Richard Campi  
Maira Carlstedt  
John Day  
Keith Holdsworth and David Edy  
John Eichacker  
Janine Gensheimer

Andrea Gilland  
Keith Holdsworth  
Alan Judkins  
Tim Martin  
Julie McGrath  
Patrick Miller  
David and Kathleen Murphy  
Kimberly and James Musick  
Kipp Normand  
Maurice Plambeck  
Martha B. Rearick  
Everett Rice  
L. Ramon Secrest  
Donald Swayze  
Mary Vinci  
Patricia Wachtel  
Bonita Wood

#### \$100-\$249

Mike and Elizabeth Boring  
Elaine Cates  
Jesse and Mollie Clements  
Bernice Corley  
Russell Dean  
Jim and Rita Dewes  
Marty Dusel  
Clarence Ferguson  
Ken and Becky Honeywell  
Tim and Tonya Hunley  
David Kingen  
Bob Kruse  
Edward Marcum  
Robert Sachs  
Malia Savarino  
RJ and Judy Smith  
Jim Walker  
Paul Wilson

#### \$250+

David Foster  
Kenyon and Carole Gall  
Joe and Dianne Giacoletti  
Mike Halstead  
Mike Keele  
Korlon Kilpatrick  
Mike McCormick  
Jim and Angie Mulholland  
Mark and Amy Stewart  
Bill and Joanna Taft  
Gary and Ruth Wright

### Individual In Kind Donors

Matt Aalsma  
Eric Anderson, RLA  
Becky Armoto  
Phil Barcio  
David Bayse  
Stacey Beaman  
Susan Beauchamp  
Kelly Beerbower

Paul Bongen  
Mike Boring  
John Britan  
Jason Burk  
Tim Burris  
Fern Calvert  
Linton Calvert  
Kara Casavan  
Elaine Cates  
Monty Conover  
Rachel Cooper  
Bernice Corley  
Cindy Cox  
Michael Crook  
Mark Demery, AIA  
Lana Detro  
Marty Dusel  
Mary Dusel  
Matt Eickhoff  
Clarence Ferguson  
Alba Fernandez-Keys  
MindyFord  
David Foster  
Bob Gaff  
Joe Giacoletti  
Laura Gibson  
Marshall Gibson  
Andrea Gilland  
Audie Gilmer  
Dana Groemminger  
Mike Halstead  
Tim Harmon  
Loree Hildebrandt  
Sue Hildebrandt  
Susan Hodgins  
Andy Hohlt  
Keith Holdsworth  
Becky Honeywell  
Ken Honeywell  
Dan Hook  
Jim Hopkins  
Michael Hunt  
Jay Icevich  
Ben Jackson  
Sandra Jarvis  
Abby Johnson  
Josh Johnson  
Lars Jonker  
Mike Keele  
Jerry Keys  
Korlon Kilpatrick  
David Kingen  
Jack Kouwe

Patrick Manning  
Gale Marcopulos  
Steve Marcopulos  
Shaunta Marsh  
Mike McCormick  
Nancy Moore  
Jim Mulholland  
Jerome Neal  
Linda Osborne  
Jean Paison  
Linda Paul  
Annette Perry  
Ken Ponsler  
Al Radomski  
Kyle Ragsdale  
Becki Roach  
Jeff Roach  
Karen Rutherford  
Elizabeth Ryan  
Dane Sauer  
Alba Savarino  
Rebecca Schafer  
Scott Semester  
Nathan Sinsabaugh  
Judy Smith  
Lynn Smith  
RJ Smith  
Greg Stanovic  
Tina Sullivan  
Ann Sumner  
Nikki Sutton  
Terry Sweeney  
Bill Taft  
Elaine Taylor  
Chris Turner  
Jeff Wadman  
Butch Walker  
Jim Walker  
Pam Walker  
Todd Warwick  
Amanda Whiffing  
Sara Whiffing  
John White  
Austin Williams  
Mark Wilson  
Paul Wilson  
Richa Wilson  
Jason Wolfe  
Scott Woolgar  
Gary Wright

### Corporate In Kind Donors

#### 7-UP

Ace Electric  
Bazbeaux Pizza  
Commercial Solutions  
Deano's Vino  
Decadent by Design  
Delta Faucet Company  
Duke & Associates  
Dunaway's  
Face Ministries

Fancy Fortune Cookies  
Ganassi Racing  
Home Depot  
Iaria's Italian Restaurant  
Indiana Farm Bureau Insurance  
Indiana Fever  
Indiana Pacers Foundation  
Indianapolis Art Center  
Indianapolis Colts  
Indianapolis Ice  
Indianapolis Indians  
Indianapolis Motor Speedway  
Italian Gardens  
Khamis Jewelers  
Lowe's  
Master Lab  
Milano Inn  
Office Depot  
Old Northside B & B  
O'Malia's  
Outback Steakhouse  
Paul Wilson Design  
Primo Catering  
Roberts Distributors  
Santorini Greek Kitchen  
Second Helpings  
Sybaris  
The Roost  
Track Attack  
WYXB  
Yellow Rose Carriage  
Zink Distributing Company

## Income Statement

### Revenues:

#### Grants-2005

(housing) ..... 491,270

(economic development) ..... 208,418

Contributions ..... 140,778

Rental income & management fees ..... 359,179

Development fees ..... 198,092

Other ..... 225,966

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**Total Revenue** ..... **1,623,703**

### Expenses:

Personnel ..... 406,897

Administrative ..... 274,495

Housing programs ..... 498,580

Economic development ..... 293,949

Youth programs ..... 1,590

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**Total expense related to operations** ..... **1,475,511**

**Net gain-operations** ..... **148,192**

**Less: planned loss on sale of homes** ..... **(139,575)**

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**Net Income** ..... **8,617**

### Balance Sheet:

Current assets ..... 228,374

Long-term assets ..... 1,104,422

Property & equipment ..... 6,426,150

Investment in partnership ..... 1,850,717

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**Total assets** ..... **9,609,663**

**Less total liabilities** ..... **(6,115,011)**

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**Net Assets** ..... **3,494,652**



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