

# Mile Square Economic Enhancement District (EED)

## Maintaining a Clean, Safe, and Beautiful Downtown

### What is an Economic Enhancement District (EED)?

An Economic Enhancement District (EED) is a funding tool to provide an increased level of service to address specific challenges and opportunities facing a central business district. It gives property owners a mechanism to decide how they want to invest in their downtown. **Downtown Indianapolis is the largest central business district in the country without an EED.**

### Why is an EED needed for Indianapolis?

In 2023, the Indiana General Assembly authorized an EED for downtown Indianapolis (defined as the Mile Square) to address issues including safety, cleanliness, and homelessness.

One-time federal funding provided by the City of Indianapolis through the American Rescue Plan Act (ARPA) allowed for the creation of an 18-month pilot program operated by Downtown Indy, Inc. to provide enhanced services for downtown, including providing Mile Square-wide cleaning crews tasked with litter abatement, graffiti removal, power washing of sidewalks and more, as well as an increased public safety presence, new crime-fighting technology and additional homelessness outreach. These enhanced services have generated tangible results for downtown, but this federal funding is going to run out. **Downtown Indianapolis needs a sustainable funding source to operationalize and continue these services so the Mile Square can thrive.**

### What results have we seen with the one-time ARPA funds?

- ✓ An increase from 12 clean team members in 2022 to 36 in 2023
- ✓ A 500% increase in the amount of hours worked by the clean team
- ✓ 5,000 additional bags of trash picked up (a 550% increase from 2022)
- ✓ Remediation of nearly 1,000 graffiti locations (a 1100% increase from 2022)
- ✓ 9x the amount of foot and bike patrol hours each week

### How would the EED be funded?

The EED is funded by a fee on taxable property within the district set by the City-County Council. Under the proposal, the initial EED budget is set at \$5.5M, with homeowners paying a \$250 flat fee and all other property owners paying a fee of 0.168% of the property's gross assessed value with a cap on the overall assessment growth tied to six year inflation.

### What services can the EED support?

EED funds can be used for the following purposes, directly aligning with the priorities of the downtown business community as identified by an Indy Chamber survey:

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

### What is the proposed budget for the EED?

#### Annual Cost:

Public Safety	\$1,025,000
Homelessness Outreach	\$570,000
Cleaning Services	\$2,040,000
Administrative Costs	\$365,000
Operations support for the Housing Hub low-barrier homeless shelter	\$1,500,000
<b>TOTAL</b>	<b>\$5,500,000</b>

## Why does the EED only encompass the Mile Square?

The geographic boundaries were set by the Indiana General Assembly. The area of this district footprint – 1.3 square miles – is in line with the size of other districts nationwide. By maintaining a tight geographic focus, property owners can see the direct benefit of their investment with staffing, operations and safety resources deployed specifically to the area's needs with a high level of accountability and responsiveness in the services being provided.

## How is the EED distinct from the existing city budget and services?

The EED will allow for an unprecedented level of targeted investment downtown, driven by a majority property owner board and tailored to the needs of property owners. Districts like the EED have been used in many other cities for decades. These districts provide a competitive advantage to the area, offer greater levels of direct property owner engagement and responsiveness, and help to protect the investment of downtown stakeholders. Additionally, these districts ensure that there is consistency and continuity in the level of service being offered, instead of competing with the priorities and staffing realities of city-wide resource deployment.

## How was the proposed budget for the EED prioritized?

While the enabling legislation allows for a variety of approved uses of EED funds, in the form of programming and downtown-centric initiatives, the proposed budget is squarely focused on the feedback of property owners and their priorities for a clean, safe and cared for downtown. The proposed budget builds on the strategies of the Downtown Indy, Inc. pilot program, funded by one-time federal dollars, and aims to further expand day-to-day cleanliness, safety and homeless outreach operations in the Mile Square. It also includes dollars to support the operations of a low barrier shelter and housing hub as a single point of entry into the Indianapolis homelessness response system.

## Support from Downtown Business Community

"Salesforce is eager to support the Economic Enhancement District (EED) in downtown Indy. The work that Downtown Indy Inc has accomplished over the last two years to provide safety and cleanliness services for downtown residents and employees has inspired more of our Trailblazers to return to the office. The EED has shown it is the appropriate vehicle for this vital work to continue."  
**Amy Waggoner, Vice President of US State & Local Government Affairs for Salesforce**

"We all want to see a vibrant and cared for downtown. We support community, business and government leaders working together to make critical investments to ensure downtown has the tools and resources needed so our workforce, visitors and residents feel safe and welcome."  
**Brandi Davis-Handy, Chief Customer Officer for AES Indiana**

"The EED is an investment in the success of downtown. We've seen the benefits of the targeted improvements in safety and cleanliness and believe that this long-term sustainable funding will make a difference for businesses, workers, and visitors, and encourage the continued growth of our residential population downtown."  
**Eric Gershman, Principal of Gershman Partners**

"Improving safety and supporting a low-barrier homeless shelter are important priorities for us. We've seen progress being made and are ready to partner with the city and our fellow property owners to continue this important work and strengthen our downtown."  
**Perry Griffith III, President of Denison Parking**