

WOODRUFF PLACE ECONOMIC IMPROVEMENT DISTRICT 2020 ANNUAL REPORT



Woodruff Place EID

Economic Improvement District

Background

Woodruff Place is located just over a mile from the downtown circle and was the first "suburban" neighborhood in Indianapolis. The neighborhood's historic significance lies in its unique character as a planned residential community created within a park-like atmosphere. James O. Woodruff, a civil engineer from Auburn, New York, created a grand plan in 1872 to develop a residential park, a Victorian version of formal Italian Renaissance gardens. From the beginning, Woodruff Place possessed all the prerequisites of a park: three boulevard drives bisected by grassy, shaded esplanades, spacious lots, picturesque homes, clusters of graceful cast-iron statues, multi-tiered fountains, and unique street light fixtures.

James Woodruff's vision included several unique infrastructure features: fountains, statuary, urns, street lights, fences along 10th and Michigan Streets, and monuments at the entrances to the neighborhood. There was also a municipal building on East Drive that continues today as the Woodruff Place Town Hall.

Woodruff Place incorporated as a town in 1876, but was annexed by the City of Indianapolis in 1962 after a ten-year court battle. The Parks Department was the reluctant heir to the historic infrastructure.

One by one, due to budget constraints and higher priorities throughout the city, the City of Indianapolis decreased funding maintenance of the Town Hall, esplanades, fountains, statuary, urns, and street lights. These beautiful features deteriorated over time, due mainly to a lack of financial resources for timely, sustained maintenance.

In response, Woodruff Place residents have successfully raised thousands of dollars annually through neighborhood contributions, fundraisers, special events, and grant-writing. The total amount raised is impressive for an all-volunteer organization but is only a fraction of what is necessary to maintain, let alone improve, the historic infrastructure.

In 2014, the Historic Woodruff Place Foundation authorized a small committee of Woodruff Place property owners to evaluate the feasibility of a Woodruff Place Economic Improvement District (WPEID) as a long-term

financial resource. The WPEID plan assesses all property owners a modest annual amount that is paid into a general fund intended solely for here-to-fore unachievable large, life-extending investments in maintenance and restoration of the neighborhood's historic infrastructure.

In mid-2015, after eighteen months of planning, outreach to and input from property owners, the WPEID proposal was voted on by the neighborhood through a door-to-door campaign. The results: At the end of a two-month petition drive, the owners of 78% of Woodruff parcels voted "YES" for the WPEID. Further, the owners of 92% of Woodruff parcels that responded to the petition drive voted "YES" for the WPEID.

Later that year, three City/County Councillors co-sponsored an ordinance to create the City's first EID and this remarkable achievement was approved by the City/County Council and the Mayor. The Department of Public Works (DPW) agreed to match the funds raised by the WPEID for five years. The Indianapolis Foundation also provided a grant to match contributions to the Historic Woodruff Place Foundation's annual fundraising campaign.

In 2016, all Woodruff Place property owners paid into the WPEID for the first time.

Process

In 2016 a seven-member board, made up of Woodruff Place property owners, was created to govern the WPEID. The board is responsible for: (1) developing and recommending an annual budget and work plan, (2) overseeing administration of the EID funds, and (3) monitoring the performance and provision of EID services. This process continued in 2020.

The board met six times and notice of all meetings was in accordance with Indiana's Open Door Law. In keeping with the WPEID's commitment to inclusion and transparency, the board welcomes attendance and input from all neighborhood residents.

The WPEID uses Huntington Bank and receives deposits throughout the year from the Marion County Treasurer and, until the end of 2020, the DPW. All WPEID organizational documents and meeting agendas and minutes are posted at www.woodruffplace.org.

Accomplishments Narrative

In 2020, the WPEID funded numerous projects—see financial report below—and worked through a number of shifting budget priorities and planning projects. Because 2020 was the last year in which the Department of Public Works would match the WPEID assessment, there were abundant funds to spend and a need to plan for a future without those matching funds.

One major expense was the renovation of the kitchen at the Town Hall community building. (Due to COVID-19 complications, its completion has been delayed.) Funding for fountain renovations and street light updates were both reconfigured during the year to reflect changing needs. The street light situation was the most pressing. The LED light fixtures had begun to fail at an alarming rate; fortunately, the Light Brigade members—volunteers who maintain the street lights—were able to find an improved quality lighting kit. All the street lights on East Drive have been updated; work to update those on Middle, West, and the much shorter Cross Drive will take place in the next two years. Accordingly, more money was spent for mechanics and less to cosmetically rehabilitate light poles. Also, the WPEID provided \$1000 to help test-pilot a project of repainting the iron fence on Michigan Street.

One of the largest projects Woodruff Place has ever undertaken has been the complete renovation of the fountain on South Middle Drive. The EID worked with the Historic Woodruff Place Foundation, a 501(c) (3) fundraising entity, to spend a little under \$100,000 to redo the fountain to its original glory. Though the fountain itself was completed in 2019, the work continued into 2020 as hardscape, landscaping, and benches were added to the environs of the fountain. See pictures below.

Matters for conversation revolved around two major topics. In cooperation with the Historic Woodruff Place Foundation and the Woodruff Place Civic League, Woodruff Place worked on establishing a Memorandum of Understanding with the Department of Public Works and the Parks Department. That agreement should be completed in the spring of 2021 and will delineate roles and responsibilities of all involved parties regarding the Woodruff Place historic infrastructure.

The second topic is the possibility of raising the assessment. Five years into a fifteen year EID, many neighbors seem amenable to the possibility of increasing the assessment. Due to conflicting information received by the WPEID board, it was difficult to discern the exact process to do so. This conversation will continue in 2021.



2020 Financial Reports (see final three pages)

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Cash Basis

Woodruff Place Economic Improvement District
Profit & Loss Budget vs. Actual
January through December 2020

	Jan - Dec 20	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
44800 · Indirect Public Support				
44820 · DPW Grant	7,802.32	45,000.00	-37,197.68	17.3%
Total 44800 · Indirect Public Support	7,802.32	45,000.00	-37,197.68	17.3%
47200 · Program Income				
47240 · EID Funds	44,247.67	45,000.00	-752.33	98.3%
Total 47200 · Program Income	44,247.67	45,000.00	-752.33	98.3%
Total Income	52,049.99	90,000.00	-37,950.01	57.8%
Expense				
50000 · Expenses				
50001 · Town Hall Expenses				
50001-1 · ADA accessible bathroom	0.00	0.00	0.00	0.0%
50001-3 · Kitchen Move	5,064.30	17,000.00	-11,935.70	29.8%
50001-4 · West Exterior Wall	0.00	0.00	0.00	0.0%
50001-5 · Re-point Chimney	0.00	4,025.00	-4,025.00	0.0%
50001-6 · Restore tudor trim- N & S walls	0.00	6,000.00	-6,000.00	0.0%
50001 · Town Hall Expenses - Other	0.00	0.00	0.00	0.0%
Total 50001 · Town Hall Expenses	5,064.30	27,025.00	-21,960.70	18.7%
50002 · Historic Street Light Expenses				
50002-1 · Clean Globes	2,640.00	2,640.00	0.00	100.0%
50002-2 · Replace Fuses & Power Supplies	5,907.89	0.00	5,907.89	100.0%
50002-3 · Overhaul	3,040.00	2,140.00	900.00	142.1%
50002-4 · Buy Globes	0.00	0.00	0.00	0.0%
50002-5 · Repairs	980.00	1,693.00	-713.00	57.9%
50002-6 · Volunteer paint supplies	95.88	250.00	-154.12	38.4%
50002-7 · Electrostatic Painting	7,500.00	7,500.00	0.00	100.0%
50002-8 · Upgrade to LED bulbs	7,594.00	13,377.00	-5,783.00	56.8%
50002 · Historic Street Light Expenses - Other	0.00	0.00	0.00	0.0%
Total 50002 · Historic Street Light Expenses	27,757.77	27,600.00	157.77	100.6%
50003 · Fountain Expenses				
500-17 · Sump pump for Cross & West	1,290.95	100.00	1,190.95	1,291.0%
500-18 · Complete South Middle Fountain	21,714.43	13,900.00	7,814.43	156.2%
500-19 · Small Pump Replacements	1,370.00	1,370.00	0.00	100.0%
5000-13 · Install GFCI outlet	954.12	1,000.00	-45.88	95.4%
50003-1 · Install and remove pumps	0.00	0.00	0.00	0.0%
50003-2 · Paint	0.00	0.00	0.00	0.0%
50003-3 · Replace smal fountain panels	0.00	0.00	0.00	0.0%
50003-4 · Access Panel Cross Dr	0.00	0.00	0.00	0.0%
50003-7 · Unexpected Pump Repairs	0.00	0.00	0.00	0.0%
50003-8 · Water Supply Lines	0.00	0.00	0.00	0.0%
50003-9 · Electric & Plumbing Repairs	0.00	0.00	0.00	0.0%
5000310 · Basin Repairs	0.00	0.00	0.00	0.0%
5000311 · Camera inspection	0.00	0.00	0.00	0.0%
5000312 · Landscape Middle Drive	5,000.00	5,000.00	0.00	100.0%
5000313 · South Middle Bollard Lights	0.00	8,400.00	-8,400.00	0.0%
5000314 · Alley Panel Upgrade	4,125.00	4,125.00	0.00	100.0%
5000315 · Replacement Filter Boxes	0.00	345.00	-345.00	0.0%
5000316 · Cords, Hoses, S Middle Filter	362.66	310.00	52.66	117.0%
5000317 · Cross West Pump	735.00	3,800.00	-3,065.00	19.3%
5003-15 · Repair motor Cross & West	0.00	0.00	0.00	0.0%
5003-16 · General Basin Repaies	0.00	0.00	0.00	0.0%
Total 50003 · Fountain Expenses	35,552.16	38,350.00	-2,797.84	92.7%
50004 · Stone Fence Rebuilding Expenses				
50004-1 · 10 Street Wall	0.00	0.00	0.00	0.0%
50004-2 · Michigan Street Fence	2,975.00	2,975.00	0.00	100.0%
Total 50004 · Stone Fence Rebuilding Expenses	2,975.00	2,975.00	0.00	100.0%
50005 · Statues, Urns & Tree Expenses				
50005-2 · Ash Trees	0.00	0.00	0.00	0.0%
Total 50005 · Statues, Urns & Tree Expenses	0.00	0.00	0.00	0.0%
50006 · Treasurer Fees	1,280.00	3,000.00	-1,720.00	42.7%
50007 · Administrative Expenses	1,402.82	0.00	1,402.82	100.0%
50008 · Tax Penalties	103.67	0.00	103.67	100.0%
Total 50000 · Expenses	74,135.72	98,950.00	-24,814.28	74.9%
Total Expense	74,135.72	98,950.00	-24,814.28	74.9%
Net Ordinary Income	-22,085.73	-8,950.00	-13,135.73	246.8%
Net Income	-22,085.73	-8,950.00	-13,135.73	246.8%

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Cash Basis

Woodruff Place Economic Improvement District

Profit & Loss by Class

January through December 2020

	DPW Grant	EID	TOTAL
Ordinary Income/Expense			
Income			
44800 · Indirect Public Support			
44820 · DPW Grant	7,802.32	0.00	7,802.32
Total 44800 · Indirect Public Support	7,802.32	0.00	7,802.32
47200 · Program Income			
47240 · EID Funds	0.00	44,247.67	44,247.67
Total 47200 · Program Income	0.00	44,247.67	44,247.67
Total Income	7,802.32	44,247.67	52,049.99
Expense			
50000 · Expenses			
50001 · Town Hall Expenses			
50001-3 · Kitchen Move	0.00	5,064.30	5,064.30
Total 50001 · Town Hall Expenses	0.00	5,064.30	5,064.30
50002 · Historic Street Light Expenses			
50002-1 · Clean Globes	0.00	2,640.00	2,640.00
50002-2 · Replace Fuses & Power Supplies	5,775.00	132.89	5,907.89
50002-3 · Overhaul	2,380.00	660.00	3,040.00
50002-5 · Repairs	0.00	980.00	980.00
50002-6 · Volunteer paint supplies	95.88	0.00	95.88
50002-7 · Electrostatic Painting	7,500.00	0.00	7,500.00
50002-8 · Upgrade to LED bulbs	6,250.00	1,344.00	7,594.00
Total 50002 · Historic Street Light Expenses	22,000.88	5,756.89	27,757.77
50003 · Fountain Expenses			
500-17 · Sump pump for Cross & West	1,290.95	0.00	1,290.95
500-18 · Complete South Middle Fountain	8,576.47	13,137.96	21,714.43
500-19 · Small Pump Replacements	1,370.00	0.00	1,370.00
5000-13 · Install GFCI outlet	954.12	0.00	954.12
5000312 · Landscape Middle Drive	5,000.00	0.00	5,000.00
5000314 · Alley Panel Upgrade	4,125.00	0.00	4,125.00
5000316 · Cords, Hoses, S Middle Filter	362.66	0.00	362.66
5000317 · Cross West Pump	735.00	0.00	735.00
Total 50003 · Fountain Expenses	22,414.20	13,137.96	35,552.16
50004 · Stone Fence Rebuilding Expenses			
50004-2 · Michigan Street Fence	0.00	2,975.00	2,975.00
Total 50004 · Stone Fence Rebuilding Expenses	0.00	2,975.00	2,975.00
50006 · Treasurer Fees	0.00	1,280.00	1,280.00
50007 · Administrative Expenses	0.00	1,402.82	1,402.82
50008 · Tax Penalties	0.00	103.67	103.67
Total 50000 · Expenses	44,415.08	29,720.64	74,135.72
Total Expense	44,415.08	29,720.64	74,135.72
Net Ordinary Income	-36,612.76	14,527.03	-22,085.73
Net Income	-36,612.76	14,527.03	-22,085.73

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Cash Basis

Woodruff Place Economic Improvement District
Balance Sheet
As of January 31, 2021

	Jan 31, 21
ASSETS	
Current Assets	
Checking/Savings	
10002 · HNB - Checking	44,037.66
Total Checking/Savings	44,037.66
Total Current Assets	44,037.66
TOTAL ASSETS	44,037.66
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
23000 · LISC Line of Credit	30,000.00
Total Other Current Liabilities	30,000.00
Total Current Liabilities	30,000.00
Total Liabilities	30,000.00
Equity	
32000 · Unrestricted Net Assets	14,037.66
Total Equity	14,037.66
TOTAL LIABILITIES & EQUITY	44,037.66