

*An open letter to property owners  
in downtown's mile square*

# DEAR DOWNTOWN INDIANAPOLIS PROPERTY OWNERS:

This letter is to affirm our support for the proposed **Economic Improvement District (EID) for Downtown Indianapolis** and to encourage our peers to do the same. We are incredibly pleased by the growing support for the Mile Square EID, yet some commercial and residential property owners remain undecided regarding the EID's need and purpose. We recognize this uncertainty and seek to address it to move our Downtown forward.

The proposed EID is an economic improvement model that will provide financial resources to help Downtown strengthen its position to sustain momentum and competitiveness.

- **Every major city** across the country, including Columbus, Detroit, Louisville, Cincinnati, Chicago, Milwaukee and St. Louis, uses this method to address downtown enhancements. **Except Indianapolis.**
- **Why now?** Sustaining our momentum is critical, especially as our peer cities are aggressively going after the same talent, visitors, employers and residents that we're seeking to attract.
- The EID will increase additional public safety patrols by **five times the current coverage**, provide dedicated homeless outreach leading to a reduction in panhandling, enhance streetscape cleanliness and maintenance, plus increase litter/weed and graffiti control.
- **Property owners would control EID funds**, which could also be used to create neighborhood enhancements such as dog parks, public restrooms and playgrounds. EIDs exist as vehicles to fund improvements that city tax dollars have never nor ever will fund that would otherwise go undone—all intended to *continue increasing our property values* and attractiveness, which results in business development, talent attraction and retention.

We firmly believe that our best days are ahead of us and this EID will allow us, as property owners, to **collectively advocate for the future of Downtown.** We salute and thank Downtown Indy, Inc., for taking the proactive step of facilitating this petition process as the front line ambassadors for the Mile Square. By providing resources that we manage, this EID puts greater control of the district in our hands and allows us to leverage even more funds to ensure long term success.

As we look ahead, we encourage you to step up and sign your EID petition provided by Downtown Indy, Inc. Not doing so indicates that **perhaps you're OK with the status quo. We are not.** Please review the information at [WWW.DOWNTOWNINDY.ORG/EID](http://WWW.DOWNTOWNINDY.ORG/EID) and if you wish, any of us would be glad to meet to discuss. This plan will dramatically strengthen the public realm enjoyed by our current and future employees, neighbors and visitors. Please join us in supporting the Mile Square EID by signing your petition.

Isaac Bamgbose  
HENDRICKS COMMERCIAL PROPERTIES

Ken S. Deuser  
NIGHTINGALE REALTY, LLC

Dennis Dye  
TWG DEVELOPMENT LLC

Greg Fennig  
INDIANAPOLIS POWER  
& LIGHT COMPANY

Eric Gershman  
GERSHMAN PARTNERS

Greg Henneke  
DOWNTOWN RESIDENTIAL OWNER

Heather Kestner  
DOWNTOWN RESIDENTIAL OWNER

David Lies  
ONEAMERICA FINANCIAL  
PARTNERS, INC.

Jeffrey Line  
DENISON PARKING, INC.

Rick Trimpe  
HERTZ INVESTMENT GROUP







TO PROTECT THE DOWNTOWN YOU  
LOVE AND MAKE IT EVEN BETTER,  
SIGN YOUR PETITION TODAY!

YES.

[WWW.DOWNTOWNINDY.ORG/EID](http://WWW.DOWNTOWNINDY.ORG/EID)



ON BEHALF OF ALL WHO LIVE, WORK AND VISIT DOWNTOWN INDIANAPOLIS, THANKS TO THE FOLLOWING COMMERCIAL PROPERTY OWNERS WITHIN THE MILE SQUARE WHO SUPPORT IMPROVING AND ADVANCING OUR DOWNTOWN THROUGH THE FORMATION OF THE EID.

HERTZ INVESTMENT GROUP - SALESFORCE TOWER, PNC CENTER, CAPITAL CENTER ONEAMERICA THE NIGHTINGALE GROUP - REGIONS TOWER SQUARE DEAL CAPITAL - MARKET TOWER MIS-  
SION PEAK CAPITAL - MARKET SQUARE CENTER TWG - 333 N PENN, PENN STREET TOWER, PULLIAM SQUARE GARAGE, THE WHIT DENISON PARKING HRC HOTELS - HOMEWOOD SUITES,  
HOME2 SUITES GERSHMAN PARTNERS - MARIETTA BUILDING, MAROTT BUILDING, LOCKERBIE MARKETPLACE HENDRICKS COMMERCIAL PROPERTIES - CENTURY BUILDING, MASSALA BUILD-  
ING IPL ROCKBRIDGE CAPITAL - LE MERIDIEN INDIANAPOLIS MARYLAND STREET PARKING GARAGE PAN AM PLAZA PARKING GARAGE CITIMARK MANAGEMENT - LOCKERBIE MARKETPLACE  
HUNTINGTON BANK REALTY RESOURCE CAPITAL CORP - STATION PLACE SQUARE 74 ASSOCIATES LDI, LTD. MCGOWAN INSURANCE MCOUAT PLACE SUN DEVELOPMENT AND MANAGEMENT  
CORPORATION - ONE JACKSON SQUARE, BETHEL AME HOTEL DEVELOPMENT 500 FESTIVAL CRANFILL DEVELOPMENT CORP - INDIANA PARKING GARAGE ST. ELMO STEAK HOUSE SCHMIDT  
ASSOCIATES HORIZON BANK BROTHERS BAR & GRILL 136 E MARKET LLC - STOCK YARDS BANK BUILDING PINNACLE SOLUTIONS ATHENAEUM FOUNDATION 6 E WASHINGTON ST LLC NATIONAL  
RETAIL HARDWARE ASSOCIATION JT MAGNUM LLC UPTOWN REALTY INVESTORS INDIANAPOLIS TERMINAL PROPERTIES 543 INDIANA AVENUE ASSOCIATES LLC AUTH-DORSA PROPERTIES ALL  
STAR TIRE & AUTO SERVICE MARK LASITER INDIANAPOLIS URBAN DEVELOPMENT INC. - CHATTERBOX JAZZ CLUB FRENCH ASSOCIATES I LLC OLD POINT TAVERN URBAN ELITE PROPERTIES LLC  
WX2 LLC SADIE PROPERTIES LLC