



Owner's Rep Services: Emmis Communications HQ and Monument Circle Mixed-Use Development

Indianapolis, Indiana

As the first new office building in downtown Indianapolis in nearly 10 years, the \$50 million mixed-use development that included a new corporate headquarters, restaurants and public parking, was overseen by Mr. Hunden while at the Indianapolis Bond Bank as the City's owner's rep. The project included a complex physical design that physically intertwine both private and public ownership entities into one project.

Hunden oversaw the construction management firm and two different design firms (one each for the public and private developments). Although the City was eager to fill a large vacant parcel on Monument Circle – the iconic geographic and historic center of downtown Indianapolis – the proposed development would require not only public and private participation, but careful coordination to address historic preservation concerns for the area. Hunden provided critical owner's rep services in addressing many of these issues.

- Developing a financing package to facilitate the development through tax abatements and public contribution to the property value
- Coordinating historic preservation plans, which integrated new façade designs with renovated historic facades of various buildings on Monument Circle
- Negotiating development agreements and coordinating development activities between the public and private sector participants
- Forming a neighborhood corporation to take ownership of the garage
- Managing architectural and construction activities (CM, GC and design firms)
- Managing budget and costs on behalf of the public sector

Client: City of Indianapolis

Time Period: Various 1998 - Present