



LAWRENCE VILLAGE AT THE FORT

LAWRENCE, INDIANA

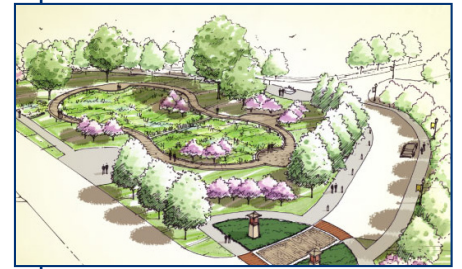
Browning currently serves as the development services manager for the Fort Harrison Reuse Authority (FHRA). The Fort Harrison Army base was decommissioned by the Base Closure and Realignment Commission (BRAC) in 1991. In 1995, 1,700 acres of Fort Harrison's 2,500 acres was given to the Indiana Department of Natural Resources for use as a state park.

The FHRA has since sold a majority of the land to private developers for the addition of new neighborhoods and commercial development including the rehabilitation of former officer housing and barracks into private use. The military still maintains a small portion of the site and the Defense Finance and Accounting Service continues to operate in the Major General Emmett Bean Center.

In 2006, a master plan was finalized for a 100 acre site including the last remaining acreage owned by the FHRA. The master plan is for a mixed use, urban style redevelopment known as Lawrence Village at the Fort. Browning was chosen by the FHRA through an RFP process to assist and advise the FHRA on the appropriate steps to take the master plan vision to reality. This allowed the FHRA to maintain a small staff while having access to a complete commercial development company's resources. Browning is prohibited from having any equity ownership in the vertical development of this master plan.

Browning worked with the master plan architects to prepare the Planned Unit Development (PUD) legal documentation and get approval with the City of Indianapolis and Lawrence. Browning is working with the landscape architects from Browning Day Mullins Dierdorf and the engineers of Cripe to prepare an infrastructure plan that will insure the success of this master plan and provide the necessary infrastructure improvements needed to attract vertical development. Browning also worked with Shrewsbury and Associates to oversee the necessary demolition and environmental cleanup of the existing facilities.

Browning's other responsibilities include marketing of the project to potential developers and users, financial analysis including the Tax Increment Financing debt coverage and the bond payments, permitting, working with the existing stakeholders, working with the City of Lawrence, managing the land sale process and overseeing the compliance with the PUD.



TESTIMONIAL

"Your extensive real estate experience and marketing assistance and advice have been a huge part in getting us where we are today after 14 years of project starts and stops... I look forward to standing next to you all during the dedication of a finished Lawrence Village at the Fort."

Kris Butler, Executive Director - Fort Harrison Reuse Authority



Fortified Living