

**West Central Neighborhood Association**  
*Association Meeting Minutes*  
*September 17, 2018, 7:00pm*

**Call To Order** – 7:02pm, 28 attendees

**Guest Speaker – Kevan Biggs, Electric Works**

- Next up: Legacy Task Committee Meeting
  - Thursday, September 20 at 5pm
  - They'll decide whether to put it in front of the City Council
- Economic Development Agreement
  - They recently agreed on terms between Electric Works and the City
  - A certain percentage of square footage needs to be leased to businesses that would create new jobs for the region
  - They have an outside closing date of June 30, 2019
    - They're hoping to close earlier than this, but have to get beyond the New Markets tax credit allocations, which as no date yet
  - They have some other terms they need to meet by December 31, 2018
    - Minimum leasing requirements
    - A few other provisions they think are achievable
  - The economic development agreement gave them a framework, but didn't approve any actual funding
- Upcoming funding requests:
  - Capital Improvement Board - \$45 million request
  - Legacy Funds – \$10 million grant, they need 6 votes from City Council
  - City money - \$3.5 million request
  - County money - \$3.5 million request
  - You can show your support by reaching out to city council members
    - There are some links on the Electric Works website that can give you some quick talking points
    - There's a button you can click which will auto-fill your email draft with the City Council and mayor's email addresses
    - [www.fortwayneelectricworks.com](http://www.fortwayneelectricworks.com)
- Leasing
  - Starting to follow up on leads and signing letters of intent
  - They need to have 100,000 sq ft leased by the end of 2018
  - They need to have 250,000 sq ft leased by closing (approximately 1/2 of the total leasable square footage in Phase 1)
  - A member asked if they have a grocery store looking to lease
    - Kevan said not currently, but they'll have the food hall, which will have fresh produce and other food items 7 days per week
    - Also, with all of the development happening and the addition of residents in the area, a grocery store may be interested when they start Phase 2

- A study they performed found out there's currently only about 7% vacancy for Class A office space in downtown Fort Wayne
  - Capacity is considered 10% or below
  - If a company wanted to move here and needed 200,000 sq ft of Class A office space, there isn't currently any place for them to go
- Lending
  - They'll need a \$65 million loan
  - They've met with a number of regional banks and had a good response, but will probably end up with a larger national bank
- Phase 1 Impact
  - Roughly 2,400 construction jobs for 2 years
  - Roughly 1,500 direct new jobs established at the new campus
  - Workforce training program with Weigand Construction
  - Approximately \$100,000-\$125,000 will be given each year to a to-be-formed not-for-profit made up of community members to use the funds somewhere in the local neighborhoods

### **Unfinished Business**

- Home & Garden Tour Update
  - Despite the weather, there was a lot of foot traffic
  - Income & Expenses:
    - \$17,550 from sponsors
    - \$18,998 from tickets
    - \$2,400 from dinner
    - \$2,370 from art vendors
    - \$4,172 of expenses from ArtsFest and \$8,000 from tour
  - Total: \$29,000 in revenue
- Bike Corral
  - The bike corral has been installed at West Berry and Union
  - We received a lot of news coverage at the ribbon cutting

### **New Business**

- 2019 Officer Slate
  - Brandon Steffen, as VP, will head the committee to seek nominations
  - The slate will be presented at the October association meeting: President, Vice President, Secretary, Membership, and Treasurer
  - The association will vote on the slate at the November meeting

### **Officer Reports**

- Membership: 83 members
- \$173,390 in bank account

**Concluded - 8:06pm**