

FORT HARRISON REUSE AUTHORITY BOARD MINUTES  
Monday, September 21, 2015

The FHRA Board met in public session at 9120 Otis Avenue, FHRA conference room, Lawrence, IN at 5:30 p.m.

FHRA Board Members Present

Mr. Ed Treacy, President  
Mr. Jeff Congdon, Vice President  
Ms. Marci Reddick, Board Member  
Mr. Jerry Clifford, Board Member

FHRA Staff

Mr. Freddie Burrus, Executive Director  
Ms. Heather Millikan

Public

April Pyatt, Ice Miller  
Sherron Freeman, Lawrence Common Council  
Chris Barnett, Lawrence CDC  
Jessica Tower, Lawrence Chamber of Commerce  
Tim Joyce, City of Lawrence Mayor's Office  
Ann Kunz, resident  
Brent Addington

Official Public Meeting was called to order by Mr. Treacy.

Mr. Treacy stated that financials were at the front for anyone that wants to see those.

Mr. Burrus gave an Executive Director's update. Mr. Burrus stated that the Bloomerang building is on schedule for November 30<sup>th</sup>. Envoy LLC has purchased 5723 Birtz Road; IU Urgent Health Care Center located at The Post is set to open in November. There is an open house for builders and developers on September 30<sup>th</sup> at the Post. There is still interest from parties for 9150 Otis Avenue which is the former Credit Union building. The ribbon cutting ceremony for the new homes at Lawrence Village at the Fort is September 29<sup>th</sup> at 10:30 along with a street dedication for Umbarger and Buskirk who are the two Adjutant Generals that the streets are named after. All are welcome to attend the ceremony.

Mr. Congdon stated that he toured the two model homes over the weekend. He stated they are pretty nice homes and are good quality. The future homes will be stick built and with additional insulation. He stated they should sell very well.

Mr. Treacy stated new business is approval of minutes from the August 17, 2015 meeting. Ms. Reddick made the motion to approve the minutes as submitted and Mr. Congdon seconded the motion. The motion unanimously passed.

Mr. Treacy opened the meeting up for questions or comments from the public.

Ms. Sherron Freeman with Lawrence Common Council asked where the public library will go. Mr. Treacy stated that it will be along 56<sup>th</sup> street and will be on the first floor but they are not sure yet. The library is already approved and bonded thru the city council. He stated it may not open until 2020. We are in the process of trying to lock in with a Memo of Understanding with them to marry other developers with the library.

Ms. Freeman asked what kind of grocery store we may get. Mr. Treacy stated the problem is not enough roof tops. The state park and golf course take away from the number of rooftops. Mr. Treacy stated the JC Hart apartments sold to the Ackermann Group and another 90-100 apartments will be added and additional housing will add to the roof tops. John Hart stated to Mr. Treacy that they didn't think about three bedrooms at the apartments but that is being considered now. A road has to be built also for the apartments. Hart had two pieces of land on the north side and Otis will have to go all the way thru. Fortunately we anticipated doing this and we already have bonds and have the money in hand to do the road projects.

Ms. Freeman asked if we are working on having an outdoor venue in front of the apartments. Mr. Treacy said we have talked about it but there is only so much money. As we start selling off some of the Weekley lots we will be making money back as we fronted the money for the homes. As they sell lots we get money back in.

Ms. Reddick said it is pretty standard when you work with residential real estate developers. You have a purchase agreement with a series of lot take downs. We just hope it moves fast.

Mr. Treacy stated that Bloomerang's beautiful building is going up and is hopefully the first of three buildings he is putting up. There has been quite a bit of activity currently. It has been a good marriage between us, the city, the chamber and the council to work together it helps and it promotes development.

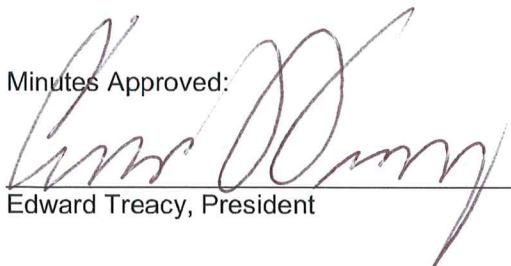
Ms. Kunz asked the nature of Envoy. Mr. Burrus said they deal with real estate and IT clouds and they will have other office space in the building also. Mr. Congdon said they are moving their corporate headquarters from another location to the former Cathy's Concepts building and it will create 30-40 jobs. They have a new building in Fishers with a health care company that they were involved with as well as the Fort building.

Ms. Kunz asked about the extension of the Lawton Loop extension road. Mr. Treacy stated it has been difficult because of people owning pieces of the land and not all have been very cooperative. He stated we are going to put in a new road to improve value of all of their land and have better access to their properties but the ones that would benefit from it don't want to cooperate and are wanting a little bit of a taste. Ms. Kunz asked about eminent domain. Ms. Pyatt of Ice Miller said the FHRA has a right under its statute to proceed with eminent domain action but it has to be approved by the council and Mayor so its not just that easy for the FHRA to move forward. There are also constitutional issues and cost is pretty hefty. Also the timeframe could take a long time and their could be a lawsuit.

Ms. Reddick said they have spent a lot of time trying to make it happen. They've talked every month for two years and are just trying to find different alternatives to make it come to fruition. Mr. Treacy stated they are just trying to be good stewards of the tax dollars they have to spend and do it wisely and let everyone benefit but still being careful with those dollars. That is what they are fighting over right now.

Mr. Congdon made a motion to adjourn the meeting. Mr. Clifford seconded the motion. The motion passed unanimously and the meeting adjourned.

Minutes Approved:

  
Edward Treacy, President

  
Jeffrey Congdon, Vice President