

FORT HARRISON REUSE AUTHORITY BOARD MINUTES
Tuesday, February 16, 2010

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

FHRA Board Members Present

Mr. Keith Mathews, Vice President
Mr. Jeff Congdon, Secretary/Treasurer
Mr. Kyle Walker, Member

FHRA Staff

Ms. Kris Butler, Executive Director
Ms. Jennifer Baker, Executive Assistant

Members of the Public

Ms. April Pyatt, Ice Miller
Ms. Kim Reeves, Browning
Mr. Guy E. Waddy, Historic Standish Estates HOA
Mr. Shawn Wolfgram, YMCA
Mr. Bob Gallant, Browning
Mr. Phil Passen, Meyer Najem
Ms. Noelle Malatestinic, City of Indianapolis
Mr. Eric Ellsworth, YMCA

A copy of the public agenda is attached.

Official Public Meeting was called to order at 5:35pm by Mr. Keith Mathews.

The first order of business was the approval of the minutes from the January 4, 2010 board meeting. Mr. Congdon motioned to approve. Mr. Walker seconded. Minutes approved.

The next item was the Executive Director's Report given by Ms. Butler. Ms. Butler stated that as of 2/16/10 our operating account balance is \$173,555.93.

Ms. Butler reported that the reuse authority should have its first land sale in the Village mid year.

The Letter of Credit has a current interest rate of .42% with Fifth Third.

Ms. Butler welcomed the newest board member, Kyle Walker who was appointed by Mayor Ricketts.

Ms. Butler gave an update on SB 249. The FHRA testified in Tax and Fiscal Policy Subcommittee on January 26. First reading passed; second reading passed with two amendments. Passed in third reading. House sponsors are Grubb, Bartlett and Friend. Testified before the House Small Business subcommittee on February 10; passed first reading with amendment. The committee report for SB 249 was adopted on February 15, meaning that the bill will be on second reading February 16 (and eligible for any other amendments offered on the floor). In addition, Rep Mike Murphy was added as a co-sponsor to the bill. If the bill is called on second reading it will be eligible for passage by the full house on Thursday, February 18.

Ms. Butler stated there is strong interest in land here at the Lawrence Village at the Fort. She expects another letter of intent for Parcels H & J with a First Right for additional land. The use would be apartments.

The Reuse Authority is planning a Grand Reopening in May for the completed roads.

The first item of new business was the YMCA drainage easement request. Ms. Pyatt spoke about the easement requested by the YMCA. The Board vote authorizes the Executive Director, on the Reuse Authority's behalf, to negotiate a storm water drainage easement agreement with the YMCA which grants the YMCA a storm water drainage easement based on the terms proposed and such other terms as may be acceptable to the Reuse Authority. The Board's approval of the storm water drainage easement in favor of the YMCA shall be subject to and conditioned upon the Board's review and approval of such storm water drainage easement agreement. Mr. Congdon motioned to approve. Mr. Walked seconded. Motion passed.

The second item on the agenda was the vote for Main Street Road work and YMCA curb cuts.

As part of the infrastructure improvements being made in connection with the Village, the Reuse Authority intends in the future, to the extent feasible, to improve the 50' public right-of-way, known as Main Street, with sidewalks, curbing, on-street parking and related streetscape improvements. To the extent such future improvements change, modify or relocate the YMCA's existing curb cuts or improvements within such public right-of-way, the YMCA has requested that the Reuse Authority agree as follows: (i) the Reuse Authority, at the Reuse Authority's expense, will pay for demolition of existing improvements to the extent necessary, (ii) *the Reuse Authority, at the Reuse Authority's expense, will cut the existing pavement and curbing of the YMCA parking lot and replace the curbing that currently defines the north edge of the YMCA parking lot, with such curbing to turn down at the south line of the Main Street public right-of-way and immediately abutting the north line of the YMCA site;* (iii) the Reuse Authority will provide 2 curb cuts in full-width dimensions allowing two-way vehicular ingress and egress from the YMCA parking lot to Main Street, in a manner substantially similar to and located approximately at the location of the 2 existing curb cuts from the YMCA parking lot to Main Street; (iv) no utilities and associated easements will be relocated by the Reuse Authority south of Main Street; and (v) the YMCA will not be required to install landscaped islands and/or other structural modifications or additions to its parking lot as a result of the reconfiguration resulting from the Main Street road improvements; provided, the YMCA, at its expense, will be required to restripe its parking lot as necessary to relocate the existing east-west row of perpendicular parking along Main Street, and to remove as necessary head-to-head parking spaces in the north-south rows to accommodate the Main Street road improvements. The foregoing is consistent with the terms of that certain Grant of Easements between the Reuse Authority and the YMCA dated as of January 5, 2009.

Board Action: To the extent the Reuse Authority proceeds with the Main Street road improvements, the Reuse Authority approves and agrees to the terms outlined with respect to the YMCA site; provided, that, any and all curb cuts and curbing improvements to be installed with respect to the YMCA site shall be subject to the Reuse Authority's review and approval of the plans and specifications therefore. Mr. Congdon motioned to approve. Mr. Walked seconded. Motion passed.

The next item on the agenda was the Resolution to approve Lawton Loop conveyance to MSDLT. Mr. Walker motioned to approve the conveyance of approximately .15 acres of property west of Lawton Loop East Drive to MSDLT that is currently listed as owned by the FHRA and is the result of a surveyor's error. Mr. Congdon seconded. Motion passed.

The next item was the motion to authorize the Executive Director and President of the Board to deal in personnel matters. This vote grants approval by the board to authorize the Executive

Director and the President of the Board to deal in general with Reuse Authority personnel matters on an on-going basis. Both the ED and the President will thereafter seek guidance from the other board members on an individual basis with respect to such matters. Mr. Congdon motioned for approval. Mr. Walker seconded. Motion passed.

The next item was the Infrastructure Update given by Mr. Phil Passen of Meyer Najem. The contingency fund increased by \$40,000 in the last 60 days. He said that the hand rails and head wall near Post Road have been completed. The rails consist of 74' linear feet of hand rails. Mr. Passen said that only warm weather work remains. The final work will run through March & April. IPL will be installing the street lights but will have to do locates first. They cannot install the lights with snow on the ground.

The final item was the Marketing Update given by Mr. Bob Gallant of Browning Investments. Mr. Gallant stated that we have met with a several multi-family and commercial users. He feels we are getting very close to lots of activity. He stated that there are 2-3 very interested prospects. A couple of local brokers have contacted us about their clients and we will continue to follow-up. There have been lots of positive comments made about the area.

Mr. Mathews asked if there were any other questions or comments to come before the board. There were none.

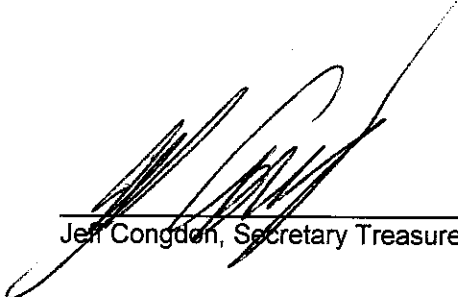
Mr. Congdon made a motion to adjourn the meeting. Mr. Walker seconded. Meeting adjourned at 5:55 pm.

The next board meeting will take place March 15, 2010.

Minutes Approved:



Ann Lathrop, President



Jeff Congdon, Secretary Treasurer