

MINUTES OF THE FORT HARRISON REUSE AUTHORITY  
BOARD MEETING

AUGUST 25, 2005

The FHRA Board met in Executive Session at 4:30 on Thursday, August 25, 2005. The FHRA Board met in public session at 9120 Otis Avenue, Lawrence, IN at 5:10.

FHRA Board Members Present

Mr. Carl L. Drummer, President  
Mr. Dennis Charles, Vice President  
Ms. Cheryl Sullivan  
Mr. Paul Ricketts

FHRA Board Member Absent

Ms. Ann Lathrop

FHRA Staff Members

Mr. Ehren Bingaman  
Ms. Doris combs

Members of the Public

April Pyatt  
Mike Couch  
Mike Farr  
Bessie Haarrison  
Mike Quinn  
Victor Reyes  
Jonathan Isaacs  
Gary Vandergriff

A copy of the published agenda is attached.

1. First item on the agenda was the approval of the July 2005 board minutes. Mr. Drummer called for a motion to approve the July minutes. Mr. Ricketts made the motion and Ms. Sullivan seconded. The vote was unanimous to approve.

2. The second item was selection of Owner's Technical Representative for construction of PX/Commissary. Mr. Bingaman stated the FHRA had decided to take the strategy to use the services of an Owner's Technical Rep in helping us sufficiently construct the new PX/Commissary. FHRA did a request for qualifications; had six firms apply; narrowed it down to three. A committee of President Drummer, Secretary/Treasurer Lathrop and the Executive Director

interviewed those three. They narrowed it down to two finalists. Today the majority of that committee recommends to the board to engage in services with Shrewsberry and Associates for the Tech Rep Services. Mr. Drummer made the motion to accept the recommendation coming from the three member panel. Mr. Charles made motion and Ms. Sullivan seconded. Vote was called - 3 for; 1 opposed. Mr. Ricketts, in opposition asked to explain his vote; based on not being on the three member board. Recommendation from the Secretary Treasurer was not a reflection on Shrewsberry, but he trust her judgment based on her experience; and, she had someone else that she chose. That was the reason fro his opposition.

3. Third item on agenda is consideration of authorization of FHRA President to sign agreements with US Army, Department of Defense, Defense Commissary Agency, Army Air Force Exchange Service, Army Reserves and relevant parties as it pertains to the new Commissary and Exchange at Fort Harrison. Mr. Drummer asked Mr. Charles, Vice President, to conduct motion. Mr. Charles stated that this action item authorizes the board president to represent the FHRA in the execution of the documents between the FHRA, Department of Defense, Defense Commissary Agency, Army Air Force Exchange Service, Army Reserves and relevant parties as it pertains to the new commissary/PX at Fort Harrison. Mr. Charles made the motion that the board authorize by consent President Drummer to represent the FHRA in the execution of these documents. Ms. Sullivan seconded board consented.

4. Fourth item was consideration of proposal to develop approximately 13 acres by Centex Homes. Mr. Bingaman stated that there was a board meeting back in June when representatives of Centex Homes came with an idea to do a higher density townhouse development on approximately 13 acres of land located on the east side of Lee Road, north of 59<sup>th</sup> Street. At that time the board had questions and asked for the proposal to be refined; the board did move to continue to talk with Centex and see what terms could come about. At this time they have a refined site plan and proposal before the board. Mr. John Isaacs and Mr. Victor Reyes, Centex Homes, are available in the audience to answer any of your questions.

(Transcribed exchange)

Mr. Ricketts asked about the second site plan which shows on the east side, parking spaces in the front of the building instead of the rear. Any particular reason?

Mr. Reyes thanked the board for the time to consider their proposal. The intent of the parking was to be in front of the buildings all along. We wanted to do on street parking simply because we think it functions better and we do not

want to create a parking lot effect. Our idea here is to emulate other projects we have done recently - more particularly one we did in Carmel

Mr. Ricketts stated Mr. Reyes had been very helpful and that he (Mr. Ricketts) had visited a couple of the sites - quality product, something different; but it definitely has an application and thinks it will go well. Mr. Ricketts stated he is still confused about what price range Centex Homes is starting; and he would like to know, not confirmed, but at least an agreed upon price range. Last question with purchase agreement, it appears that we are supporting the 12 units per acre. I don't know if we sign, if we vote does that mean a member doesn't reserve a right during the zoning process raising questions. I'll ask our legal counsel or even if I vote for the purchase agreement do we as individuals still have the right?

Ms. Pyatt stated the development plan is subject to Reuse Authority approval. Their intended use is to find maximum density of 12 units per acre, not minimum.

Mr. Ricketts stated that FHRA didn't want to vote away any right to participate.

Ms. Pyatt stated the concept was Centex Homes wants to obtain approval.

Mr. Isaacs, Centex Homes, stated it was difficult for them to pinpoint a price range without knowing all development cost, what the final outcome of the density is going to be. Our price point in some of our other projects, both in Carmel and Zionsville, is to fit the market need that Centex sees here in the Fort Ben area. The starting price is no less than \$150,000.00, probably more like to be a little bit higher.

Mr. Bingaman asked in the due diligence period when Centex starts to have a firm idea of the price point, what is the marketing plan time frame?

Mr. Reyes answered about 150 days and during that period Centex has to see what market is and how much it is going to cost - all that has to be put in place. The advantage here is Centex is on the heels of just developing three of this type of project.

Mr. Drummer stated that one of the big concerns was the minimum price of \$150,000. Some of the board members thought they had heard different numbers.

Mr. Reyes stated he had actually approached the board in the fall of 2004. He had seen so much commercial growth in this area that he thought there may be an opportunity. Centex

Homes and FHRA has had several different preliminary discussions. The thing about Centex is they do have a wide range of products. Between that time and now Centex has firmed things up and realistically Centex has a better idea of what the price range will start out as. What Centex would like as their goal tonight is to hope for a resolution to be passed.

Mr. Bingaman stated the concept on this design has been submitted before our technical advisors on Architectural Review.

Mr. Drummer asked for motion for proposal to develop 13 acres by Centex Homes . Mr. Ricketts made motion and Mr. Charles seconded.

Mr. Bingaman asked if it was a motion for resolution?

Mr. Drummer stated it was motion to sign purchase agreement.

Mr. Bingaman stated that would be done by resolution. Mr. Drummer called for a motion to enter into a purchase agreement with Centex. Mr. Ricketts moved; Mr. Charles seconded. Motion passed unanimously.

(Transcribed)

Mr. Ricketts asked about range on square footage of the inter-units vs outer units

Mr. Isaacs stated 1,840 on inter-units and 2,200 on exterior.

5. Fifth item consideration of letter of intent with Crowe Chizek for contracting services was tabled.

Meeting was adjourned at 5:35.