

FORT HARRISON REUSE AUTHORITY
BOARD MEETING

AUGUST 21, 2006

The Fort Harrison Reuse Authority board met in executive session at 7:00, August 21, 2006 and in public session at 7:30 A.M. at 9120 Otis Avenue, FHRA conference room.

FHRA Board Members Present

Mr. Carl Drummer, President
Ms. Ann Lathrop, Secretary/Treasurer
Ms. Cheryl Sullivan
Mr. Paul Ricketts

FHRA Board Member Absent

Mr. Dennis Charles – Excused

FHRA Staff

Mr. Ehren Bingaman
Ms. Doris Combs

Members of the Public

Ms. April Pyatt, Ice Miller
Mr. Rande Pollard, Ice Miller
Mr. Adam Thies, Eden Land & Design
Mr. David Ring, Indiana Funeral Care
Mr. Glen Lawrence, CG&S
Mr. Mike Luedeman, Lenoco Technologies
Mr. Joe Weisinger, Shrewsbury & Associates
Mr. Bob Gallant, Browning
Mr. Matt Coffy, Lenoco Technologies

A copy of the agenda is attached.

Meeting was called to order at 7:32.

1. The first item on the agenda was the approval of the June 2006 minutes. Mr. Dummer called for a motion to approve the minutes. Ms. Lathrop moved and Mr. Ricketts seconded. The vote was unanimous to approve.

2. The second item on the agenda was consideration of committee recommendation for Real Estate Management Services. Mr. Bingaman stated that FHRA had released a Request for Qualifications for professional real estate services or someone to help us facilitate the Village Center development, help us manage an RFQ process, get some value engineering, and several other steps. FHRA advertised and invited more than 40 firms to submit responses. Five responses were received; that was narrowed down to three. Last Wednesday, August 16, a committee of President Drummer, Secretary/Treasurer Lathrop and Mr. Bingaman interviewed those three. Today the committee is delighted to recommend Browning Investments as its Real Estate Manager. The question before the board is to take a vote ratifying that recommendation. A contract will be presented at the next board meeting. Mr. Drummer made the motion to follow the recommendation of Mr. Bingaman. Mr. Drummer also expressed his appreciation to Ms. Lathrop and Mr. Bingaman for spending time to do the interviews; and also thanked the interviewees. Ms. Lathrop moved and Ms. Sullivan seconded. The vote was 4-0 to approve.

3. The third item on the agenda is consideration of resolution for technical matters pertaining to new bond issue. FHRA is in the process of securing a bond to help finance the PX/Commissary which is well underway. FHRA had a resolution in May and Counsel was advised that there were a couple of technical matters pertaining to the bond issue. Randal Pollard, Bond Counsel for the Authority from Ice Miller, stated the resolution before the board gave additional specific information. The May resolution gave this board the authority to issue the bonds and gave certain perimeters. This resolution will specifically state that the President and the Secretary of the board and the Executive Director have the authority to use the Indianapolis Bond Bank to issue the bonds. It also documents the final preliminary official statement, the second supplemental trust indenture, in the qualified entity purchase agreement. The documents are close to final form. The board would basically say these documents are o.k. to execute once the bond issuance is almost ready to close.

Mr. Bingaman stated FHRA was close to having a deal done. Good news was received on Friday. FHRA has potential underwriter's insurance which we believe would make us the first public entity in the State of Indiana in the circuit breaker environment with said insurance. Part of the reason why that is good news for FHRA is the Underwriters believe in our story; the partnership between the City of Lawrence and City of Indianapolis; having a morale obligation of Indianapolis and AAA rating of City of Indianapolis on bonds really made the deal. On Thursday President Drummer and Secretary Lathrop and the Executive Director will be presenting to the Metropolitan Development Committee and bringing them up to speed on what the City of Indianapolis' role in the deal is. On August 28 FHRA will be on the the Bond Bank agenda to get their formal acceptance and approval. Mr. Drummer made motion to accept resolution. Mr. Ricketts moved and Ms. Lathrop seconded. The vote was 4-0 to approve.

4. Fourth item on agenda was consideration of purchase agreement with Eagle Landing Investments for .98 acres under the 56th Street bridge. The purchaser owns 5.75 acres north of this small parcel. He has a proposal to do an office complex in the northern half of the site and proposed to do self-storage on the southern half. The plans as FHRA has seen them in some initial renderings show the type of buildings that reflect former fort support structure. One of the questions FHRA has had was whether or not he will have boat and RV storage. If the board approves Executive Director will execute the agreement assuming purchaser and Director can come to reasonable term of resolution with that question. It would be a resolution supporting the purchase agreement. An executed version will not be presented until that question is resolved satisfactorily. Mr. Drummer made motion to accept. Mr. Ricketts made motion and Ms. Sullivan seconded. The vote was 4-0 to accept.

5. The fifth item was consideration of purchase agreement with David Ring for .73 acres at 5757 Post Road. Mr. Ring has proposed a concept for Indiana Funeral Care to be located on Post Road in the historical district. Developer has proposed a structure that will be reminiscent of the historic structures on Post Road. The use conforms to the Fort Harrison Reuse Master Plan and conforms to the Village Center

Ms. Sullivan stated she had noticed Ivy Tech's interests with the mortuary and wanted to know if Ivy Tech students would be involved. Mr. Ring stated they would; but would also be involved at another site and Indiana Funeral Care had pledged to FHRA that no body work or cremation services take place at the site on Post Road. Students will be involved from a service meeting public standpoint. Body preparation will take place at another facility.

Mr. Drummer inquired about location of other facilities. Mr. Ring responded the primary location was at 82nd and Allisonville. Mr. Drummer made motion to accept; Ms. Lathrop moved and Ms. Sullivan seconded. The vote was 4-0 to accept.

6. The sixth item on agenda was consideration of purchase agreement with Haiku, Inc. for 14.9 acres on Lee Road north of 59th Street. Mr. Bingaman stated the 14.9 acres of land is north of the fire training center and south of the ball diamonds. It served at some time as a land fill. The purchaser has a concept on only developing a small portion of the site and constructing a building similar to Building 30, the old blacksmith shop, a series of small buildings and using them for artists. FHRA thinks the concept is interesting but want to allow the purchaser to investigate the site. The purchaser has agreed to FHRA purchase agreement. Mr. Drummer made motion to accept the purchase agreement; Ms. Lathrop moved and Ms. Sullivan seconded. The vote was 4-0 to accept.

7. Executive Director, FHRA gave an update on PX/Commissary. Looks like we have a bond issue moving forward; so we should have financing for construction. Construction is going well – three and 1/2 walls are up and building floor is poured. A few small change orders have been submitted but nothing substantial. The project is well on its way for a May 2007 grand opening day.

Village Center Update – FHRA has agreed to partner with a real estate firm which will take us through the next critical stage of development. Mr. Thies and Ice Miller are developing an amendment to the Fort Harrison PDU.

Mr. Drummer announced that future board meetings will be held on the fourth Monday of the month.