

FORT HARRISON REUSE AUTHORITY BOARD MINUTES  
DECEMBER 17, 2007

The FHRA Board met in public session at 9120 Otis Avenue, FHRA conference room, Lawrence, IN at 7:40.

FHRA Board Members Present

Mr. Carl T. Drummer  
Ms. Ann Lathrop  
Ms. Cheryl Sullivan  
Mr. Quake Pletcher

FHRA Staff

Ms. Cassandra Ashley-Jordan  
Ms. Doris Combs

Members of the Public

Ms. April Pyatt, Ice Miller  
Mr. Dennis Dye, Browning  
Ms. Kim Reeves, Browning  
Mr. Joe Desormiers, Browning  
Mr. Pat Hirschfeld, Giraffz-XGraphics

A copy of the public agenda is attached.

1. The first item on the agenda was the approval of the October minutes. Mr. Drummer called for a motion to approve the minutes. Ms. Sullivan made the motion and Mr. Pletcher seconded. The vote was unanimous to approve.
2. The second item on the agenda was the lease amendment for the Fort Harrison YMCA to acquire an additional 3.31 acres of ground. (Mr. Pletcher asked to abstain from voting because he is on the YMCA Board; Mr. Drummer accepted his request.) The YMCA is asking for land negotiations to proceed. In consideration for the additional acreage, the YMCA will establish 40 family membership grants per year through the school system.

Ms. Lathrop made a suggestion that the FHRA review the listed and make sure it is used for children and not faculty or staff. The list should be available on an annual basis prior to presenting scholarships. The Reuse Authority may want to present certificates and have a small reception so that the community understands the scholarships are coming from the Fort Harrison Reuse Authority.

Mr. Drummer called for a motion to approve; Ms. Sullivan made the motion and Ms. Lathrop seconded. The vote was unanimous to grant the lease amendment for 3.31 acres to the YMCA.

3. The third item on the agenda was a presentation of REZ, Inc. Ziegler is interested in purchasing 20 acres of land at corner of 56<sup>th</sup> and Lee at \$150,000 per acre, the approximate appraised value. Ms. Ashley-Jordan asked the board to grant her authority to draft a purchase agreement with REZ to bring before the board.

Mr. Pletecher asked what the proposal from REZ contained? Ms. Ashley-Jordan stated the 56<sup>th</sup> corridor would be commercial and light industry. Then Mr. Pletcher asked if RFI's would be appropriate so the board could see what other developers might be interested in the 56<sup>th</sup> Street corridor.

Ms. Sullivan asked if the site acreage had changed. Mr. Pletecher stated it had changed considerably.

Ms. Lathrop requested formal RFI be sent to vendors.

Mr. Dye of Browning indicated two developers were interested in the proper; REZ and Gilliatte. Gilliatte wanted to build a strip mall and that idea was dismissed. Zickler request most responsive. Mr. Dye stated the developer is looking at two story façade with two story density.; a movie theater as the anchor with parking in the rear and a fitness center.

Mr. Pletcher indicated we want to do our due diligence by (1) understanding developer's vision for parcel; (2) fairness to other developers with possible interest in developing parcels; and (3) we leverage power of the market place – get best development.

Mr. Drummer asked why you would have a fitness center with the gym down the street.

Ms. Lathrop requested when the RFP were sent out on the 20 acres that it be noted that the price is at market rate.

Mr. Drummer ask how quick of a turn around on RFI.

Mr. Dye responded about six weeks; two weeks for Browning to develop RIF; four weeks for developer response period. 2009 is construction time period; the infrastructure will move forward in 2008.

Ms. Lathrop stated that we want to develop and issue RFI based on general guidelines to developers which will include Board's desire to obtain market rate for property.

Mr. Drummer asked if this was Ms. Lathrop's motion and she stated it was; Ms. Sullivan seconded.

4. The fourth item on the agenda was Browning update.

a. Kim Reeves gave an update on the road improvements. Improvements will be made to Wheeler from 56<sup>th</sup> to 59<sup>th</sup> Street and the main entrance to Lawrence Village will be off 56<sup>th</sup> Street. Particular road improvement issues include (1) a median break on Lee Road; (2) detention areas at the ravine on Post Road and behind the YMCA; (3) frame the civic plaza; and (4) move Kent and Rising Road improvement to Phase II. Improvements will also be made to Hawkins; Merritt, Birtz and Otis. New storm lines will handle water drainage along Britz. The finalized design work should be completed in January. Construction should commence in April.

b. Browning introduced Joe Desormiers as new Director of Leasing. Joe presented his vision of bringing significant office users to the village by:

- (1) targeted conversations with office users looking to move;
- (2) conversations with office brokers who can spread the word;
- (3) conversations with economic incentive companies.

Mr. Desormiers stated purpose of attracting office users is to:

- (1) jump start development;
- (2) bring quality jobs into area;
- (3) traffic for retail;
- (4) create interest in residential buyer interest.

Ms. Ashley-Jordan asked the board to appoint two members of FHRA board to serve on a Road/improvement sub-committee along with Executive Director. The new sub-committee is to provide input on financing and engineering issues outside regular scheduled Board meetings. Ms. Lathrop and Mr. Pletcher volunteered.

5. The fifth item on the agenda was appointment of FHRA Executive Director as chairperson to ARC. The FHRA Board appoints the Executive Director to the ARC. Previous director extended his term as ARC chairperson until new director was appointed.

Mr. Drummer called for a motion to appoint Ms. Ashley-Jordan as ARC; Ms. Sullivan made the motion and Ms. Lathrop seconded. The vote was unanimous to appoint Ms. Ashley-Jordan as ARC.

Ms. Sullivan stated in October 15 FHRA board minutes Ms. Basham's lawyer was to put together a final letter of acceptance of agreement for tenants to drop a lawsuit against VLB. Was this letter received by FHRA? Ms. Ashley-Jordan responded no.

Ms. Sullivan then asked Mr. Dodd's statement in October board meeting stating a copy of the signed contract between VLB and Gilliatte would be provided to FHRA. Ms. Ashley-Jordan VLB has provided staff with a letter from Gilliatte confirming its agreement with VLB to complete the Davis Building (Building 666).

Ms. Sullivan asked if the FHRA board agenda for January would include an update from VLB on all buildings.

Meeting was adjourned.