

FORT HARRISON REUSE AUTHORITY BOARD MINUTES  
Monday, December 14, 2009

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

FHRA Board Members Present

Ms. Ann Lathrop, President  
Mr. Jeff Congdon, Secretary/Treasurer  
Mr. Keith Mathews, Member  
Mr. Quake Pletcher, Member

FHRA Staff

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

Members of the Public

Mr. Guy E Waddy, Historic Standish Estates HOA  
Ms. April Pyatt, Ice Miller  
Mr. Bob Gallant, Browning Investments  
Mr. Phil Passen, Meyer Najem  
Mr. Charles Thompson, Boston Commons

A copy of the public agenda is attached.

Official Public Meeting was called to order at 5:35pm by Ms. Ann Lathrop.

The first item on the agenda was the approval of the minutes from the November 3, 2009 board meeting. Mr. Pletcher made a motion to approve the minutes. Mr. Congdon seconded. Motion passed.

The second item on the agenda was the Fiscal Update given by Ms. Butler. The FHRA's operating account currently has a balance of \$227,218.69. The Fifth Third line of credit of \$500,000 has not been approved at this point. The Letter of Credit for the Series 200 Bond has been approved. Ms. Lathrop asked if there any questions regarding the update and there were none.

The next item on the agenda was the Executive Director's Report. Ms. Butler stated in her report that the Letter of Credit's current interest rate is .75%.

She updated us on the progress of the Miller Valentine Group (MV) Purchase and Sale Agreement. Phase II environmental assessment has been ordered on the property to determine its fitness for residential development.

Ms. Butler stated that the first Broker Developer Event was held last week and was a success.

Ms. Butler is working on the business plan which will detail how the FHRA plans to sunset in the future. According the Marion County Assessor, the FHRA has 51 parcels to sell, dedicate or convey before that can happen.

The next item on the agenda was New Business. The FHRA has identified several parcels that should be conveyed to the City of Lawrence and/or Indianapolis. Ms. Lathrop called for a vote for

the conveyance of these parcels. Mr. Mathews motioned to pass the Resolutions and Mr. Pletcher seconded. Motion passed.

The next item on the agenda was the BKD Audit Contract approval. Mr. Congdon motioned to approve. Mr. Pletcher seconded. Motion carried.

The construction update was given by Mr. Phil Passen of Meyer Najem. The contingency spending has decreased as the project nears the end. In the last 30 days only an additional \$7,900 has been spent.

Mr. Passen updated on the progress of the construction and stated that the pavers and monuments should be completed this week. The road surface is not complete. The temperatures have been too cold to put down the final coat. Wedging of the sidewalks and man holes will take place to make the road drivable until the weather is warm enough to complete the road surface which will most likely be the spring.

The street lights will begin next week per IPL.

Phase II involves putting the binder on the roads. Utility work still needs to be done but this won't effect the roads.

Rails are going in on the boardwalk at the ravine.

Ms. Lathrop asked if there were any questions for Mr. Passen and there were none.

The final item on the agenda was the Marketing Update given by Mr. Bob Gallant of Browning Investments. Mr. Gallant stated that we are reaching out to people regularly.

There is some interest from an apartment owner who is already in the area. They provided a letter of interest and the FHRA has responded back asking for additional information.

There is another company looking to build their headquarters here at the Village.

Mr. Gallant commented about the recently expired HUB Zone status and how this will affect many of the area businesses. He said there are about 15 businesses that were taking advantage of this. The Mayor has been asked to assist in possibly extending this. We've been told though that an extension would take an act of Congress. The original certification was a 5 year certification of for blighted areas.

Ms. Lathrop 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. Mathews seconded. Meeting adjourned at 6:05 pm.