

FORT HARRISON REUSE AUTHORITY BOARD MINUTES  
February 16, 2009

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

FHRA Board Members Present

Ms. Ann Lathrop, President  
Mr. Jeff Congdon, Secretary/Treasurer  
Mayor Paul Ricketts, Member  
Mr. Keith Mathews, Member

FHRA Staff

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

Members of the Public

Joe Desormiers of Browning  
Terry Hebert of Browning  
Jim Gutting of Barnes & Thornburg  
Sam Mishelow of Meyer & Najem  
Charles Thompson of Boston Commons Subdivision  
Angela Gilmer of Standish Estates Subdivision

A copy of the public agenda is attached.

Meeting was called to order at 5:30 PM.

1. The first item on the agenda was the approval of the January 5, 2009 minutes. The January minutes were not available at the time of this meeting and will be approved at March's meeting.
2. The second item on the agenda was the Fiscal Update. The Secretary/Treasurer will have the final budget ready next month.
3. The third item on the agenda was the Executive Director's report.

FHRA had two staff changes. Tim Riggs has been redeployed to Iraq for another year. Ella Riggs was a temporary employee with the FHRA and as there is no need for her assistance at this time, her employment was terminated.

Ms. Butler reminded us that there are several office spaces for lease in the FHRA building and an ad has been placed on Craig's List.

4. The fourth item on the agenda was new business and the first item was the vote to authorize the issuance of tax increment revenue bonds for the purpose of providing funds to be applied to pay for certain expenses in connection with the first phase of infrastructure for Lawrence Village at the Fort. This will be to proceed with the issuance of the 2009 Preliminary Bond Resolution. Ms. Lathrop asked for any questions from the board. Mr. Congdon stated there have been many discussions and believes the board is ready to vote. Ms. Lathrop said they have done their due diligence and have spoken to the Indianapolis Public Improvement Bond Bank and feel this will easily be done within the coverage ratios of the current collections. We would not be taking anything away from anyone during this process and would not be extending the time. Mr. Congdon suggested Ms. Lathrop explain to the public what this will be used for. She stated that we are raising the money for the first phase of infrastructure to do drainage, sidewalks, 3 pocket parks, utilities, streets & lights. Mr. Congdon called for a motion to approve. Ms. Lathrop made the motion and Mr. Mathews seconded. The vote was unanimously approved.
5. The second item of new business was the appointment of new ARC members. Ms. Lathrop called for nominations. Mr. Congdon nominated Mayor Ricketts and the nomination was seconded by Mr. Mathews. Ms. Lathrop called for any other nominations and Mr. Congdon nominated Ms. Butler. The motion was passed unanimously.
6. The third item of new business was the Vacation of Kent Avenue. This vote authorizes the vacation of a section of Kent Avenue for the purposes of selling a portion of one acre of property to be used as a parking lot. Ms. Lathrop asked for questions from the board. Ms. Lathrop moved for a motion of approval. Mr. Congdon moved to move forward with the vacation of Kent Avenue. Motion made, seconded, passed.
7. The fourth item of new business was the Burns Development Purchase Agreement. This vote authorizes the Board to begin negotiations with Burns Development for the purchase of one acre of property to be used as a parking lot. The final agreement would still require board approval. Mr. Congdon moved that the Board moves to authorize these negotiations. Ms. Lathrop asked for a second. Mr. Mathews seconded. Motion passed.
8. The fifth item of new business was the Construction Management RFQ Update. This vote authorizes the selection of Keystone Construction as the construction manager for the first phase of infrastructure.

Mr. Mathews was part of the review committee and told us that there were 17 Requests For Qualifications sent out and the committee made a short list of 4 respondents; Corbitt & Sons, Browning Construction, Meyer & Najem and Keystone Construction, all of which were very well qualified. Based on the

qualifications and price proposal, Keystone Construction was chosen for this project. Ms. Lathrop asked for any questions from the Board Members. She also reminded us that Mr. Pletcher served on that committee as well. Ms. Lathrop asked for a motion to approve the contract approval of Keystone Construction. Mr. Congdon made the motion, Mr. Mathews seconded, motion passed unanimously.

9. The sixth item of new business was the update of Infrastructure Construction Bid given by Terry Hebert from Browning. Mr. Hebert told us that they've gone through the city for approval of the drainage report. The final water & sanitary and erosion reports are expected in 2-3 weeks. Browning is working closely with the City of Lawrence. Once the City has approved the reports, the final plans will go out for bid. The bid process is a 30 day process consisting of analysis, proposal to the board, and the final decisions. Ms. Lathrop asked for any questions. There were none.
10. The seventh item of new business was the REZ Purchase Agreement update. Ms. Butler shared with us that FHRA, Browning, and REZ, Inc. have mutually decided to cease negotiations for the final signing of the purchase agreement to buy 26 acres within Lawrence Village at the Fort. Current market conditions and the inability to come to final terms is the reason for cancellation. Ms. Butler reminded the Board and Public that we still have 26 acres available for sale. Ms. Lathrop thanked Ms. Butler for all her time spent on this project.
11. The last item of new business is an update of the Skate Park. The City of Lawrence and the FHRA have asked Schneider to put the second design of the Lawrence Skate Park out for bid as soon as possible. Schneider has said they intend to get construction documents ready by the end of the week of February 16 and the overall bidding process should take up to 4 weeks.
12. Ms. Lathrop asked if there were any other items to come before the board and for any public comment.

A member of the public questioned the location of the Burns Development parking lot proposal. Ms. Butler explained the location and said that as far as the site development plans are concerned there are plans to put in two fountains, brick columns, and landscaping.

A member of the public asked for an explanation of what Keystone Construction will be doing for the project. It was explained that Keystone Construction will be the construction managers for the first phase of the infrastructure project.

Mr. Gutting of Barnes & Thornburg reminded us that the approval of the project not to exceed \$12 million was in reference to the 2009 Bond Resolution.

Charles Thompson questioned the location of the Skate Park. Ms. Butler explained that the location of the new skate park will be the old tennis courts in the Lawrence Community Park. Mayor Ricketts explained there will also be additional parking for the baseball fields and more lighting.

Ms. Lathrop asked for a motion to adjourn the meeting. Mr. Congdon made the motion. Meeting adjourned at 5:55pm.